



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

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

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

Managing Wisconsin's trust assets for public education.

AGENDA

July 22, 2008

10:00 A.M.

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

1. Call to Order
2. Approve Minutes – July 1, 2008
3. Approve Loans
4. Loan Limit Exception – City of Green Bay
5. Proposed Land Bank Sales to the DNR
 - A. Swamp Creek Fen
 - B. Crandon Ribbed Fen
 - C. Edith Lake
 - D. Brule River State Forest
 - E. Turtle Flambeau Flowage
 - F. Willow Flowage
6. Proposed Land Bank Purchase from Patrick Phalen
7. Adjourn

**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 2
APPROVE MINUTES**

Attached for approval are the minutes from the July 1, 2008, board meeting.

Board Meeting Minutes
July 1, 2008

ITEM 1. CALL TO ORDER

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:00 p.m.

Present were:

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

ITEM 2. APPROVE MINUTES – June 24, 2008

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

ITEM 3. APPROVE LOANS

Board Chair La Follette asked if the loans had received legal review. Assistant Attorney General Bob Hunter replied that they had and are for public purpose.

Municipality	Municipal Type	Loan Amount
1. Chute Lake Pro & Rehab District #1 County of Oconto Application #: 02008110 Purpose: Finance aquatic invasive species abatement	Lake District Rate: 4.25 Filed: June 18, 2008	\$40,000.00
2. Grafton County of Ozaukee Application #: 02008109 Purpose: Finance biosolids handling improvements, replace equipment	Village Rate: 4.25 Filed: June 16, 2008	\$1,117,900.00
3. Hawthorne County of Douglas Application #: 02008108 Purpose: Build new fire hall and town hall	Town Rate: 4.75 Filed: June 11, 2008	\$450,000.00
4. Paris County of Grant Application #: 02008112 Purpose: Finance new fire house	Town Rate: 4.25 Filed: June 20, 2008	\$125,000.00

5.	Royall County of Juneau, Monroe And Vernon Application #: 02008111 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: June 18, 2008	\$1,330,000.00
6.	Tripp County of Bayfield Application #: 02008107 Purpose: Purchase Caterpillar motor grader	Town Rate: 4.75 Filed: June 2, 2008	\$67,500.00
TOTAL			\$3,130,400.00

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

ITEM 4. PROPOSED LINCOLN COUNTY LAND BANK ACQUISITION

Board Chair La Follette explained that the purchase of the O'Day property would allow access to property that was recently purchased from Wausau Timberlands.

MOTION: Commissioner Van Hollen moved to purchase the O'Day property; Commissioner Sass seconded the motion. The motion passed, 3-0.

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

ITEM 5. EXECUTIVE SECRETARY'S REPORT

Executive Secretary Nelson reported that a new loan analyst, Scott Eastwood, had been hired because the current loan analyst, Coletta DeMuth, would be retiring. Tom German, Scott Eastwood and Executive Secretary Nelson were meeting with the State of Wisconsin Investment Board to discuss investment options for unencumbered Trust Funds. Commissioner Sass added that a recent Legislative Audit Bureau report raised the prospect of diverting unclaimed property funds from the Common School Fund to the General Fund. She said that her office strongly objected. The commissioners discussed an opposition strategy but it was determined that it would be premature since no legislation had been introduced.

ITEM 6. ADJOURN

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



Tia Nelson, Executive Secretary

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

**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Algoma County of Kewaunee Application #: 02009010 Purpose: Finance new and replacement sanitary sewers	City Rate: 4.75 Filed: July 14, 2008	\$200,000.00
2. Athens County of Marathon and Taylor Application #: 02009014 Purpose: Finance unfunded pension liability	School Rate: 6.00 Filed: July 7, 2008	\$409,000.00
3. Brillion County of Calumet Application #: 02009004 Purpose: Finance projects in TIF Districts #2 & 4	City Rate: 4.75 Filed: July 7, 2008	\$1,130,700.00
4. Hales Corners County of Milwaukee Application #: 02009013 Purpose: Finance TID #3 redevelopment project	Village Rate: 4.25 Filed: July 17, 2008	\$662,000.00
5. Juda County of Green Application #: 02008113 Purpose: Purchase school buses, boiler replacement and repair	School Rate: 3.25 Filed: June 25, 2008	\$100,000.00
6. Kewaskum Counties of Fond du Lac, Sheboygan and Washington Application #: 02008116 Purpose: Finance building renovation project	School Rate: 4.25 Filed: June 18, 2008	\$711,000.00
7. Livingston Counties of Grant and Iowa Application #: 02009012 Purpose: Finance improvements to waste water treatment plant	Village Rate: 4.75 Filed: July 16, 2008	\$350,000.00
8. Manitowoc County of Manitowoc Application #: 02009011 Purpose: Finance lift station construction	City Rate: 4.75 Filed: July 15, 2008	\$1,000,000.00

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
9. Mondovi County of Buffalo, Dunn, Eau Claire and Pepin Application #: 02009007 Purpose: Replace roof on elementary school	School Rate: 4.25 Filed: July 14, 2008	\$453,299.00
10. Prescott County of Pierce Application #: 02008114 Purpose: Purchase fire truck	City Rate: 4.75 Filed: June 27, 2008	\$379,000.00
11. River Falls County of Pierce and St. Croix Application #: 02009002 Purpose: Restructure and new money for projects in TIF #6	City Rate: 4.75 Filed: July 2, 2008	\$2,329,651.00
12. River Falls County of Pierce and St. Croix Application #: 02009003 Purpose: Provide financing for TIF #5 projects and new city hall project	City Rate: 4.25 Filed: July 2, 2008	\$652,500.00
13. Rusk County of Rusk Application #: 02009008 Purpose: Finance economic development projects	County Rate: 4.75 Filed: July 14, 2008	\$3,000,000.00
14. Sevastopol County of Door Application #: 02009005 Purpose: Finance new town hall	Town Rate: 4.25 Filed: July 7, 2008	\$900,000.00
15. South Fork County of Rusk Application #: 02009009 Purpose: Purchase motor grader	Town Rate: 3.25 Filed: July 14, 2008	\$85,000.00
16. Sullivan County of Jefferson Application #: 02008115 Purpose: Purchase new truck and snow plow	Town Rate: 3.25 Filed: June 27, 2008	\$100,000.00
17. Westfield County of Marquette Application #: 02009006 Purpose: Construction of a sanitary sewer	Village Rate: 4.25 Filed: July 14, 2008	\$381,762.00

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
18. Winchester County of Vilas Application #: 02009001 Purpose: Purchase rescue truck	Town Rate: 3.25 Filed: July 2, 2008	\$231,595.00
	TOTAL	<hr/> \$13,075,507.00

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 4

LOAN LIMIT EXCEPTION – CITY OF GREEN BAY

The City of Green Bay has requested an additional exception to the State Trust Fund Loan Program's current loan limit. Our loan limit is currently set at \$5 million for all loans to any customer in a calendar year. The Board had already approved an exception for the City of Green Bay to be able to apply for a total of **\$8,350,000** in loans this calendar year for various public purposes. The City of Green Bay is now asking for an exception that would allow them to borrow **\$600,000** more from the State Trust Fund Loan Program this calendar year. The purpose of this additional loan would be to purchase and rehabilitate blighted properties within the City.

BCPL's Trust Funds currently contain more than \$100 million in unencumbered available funds. The City of Green Bay is seeking a 20 year loan, which carries an interest rate of 4.75%. Currently, unencumbered funds in the State Investment Fund are earning less than 2.5%. Therefore, the loan would provide significantly more trust fund income than if the money were left in the State Investment Fund. This loan request offers the Board a good opportunity to make a prudent investment with a good rate of return.

BCPL staff recommends that the Board of Commissioners of Public Lands grant the City of Green Bay's request for an exception to the **\$5,000,000** loan limit in an amount sufficient to allow the City of Green Bay to apply for up to **\$8,950,000** in loans in 2008.

**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 5A
PROPOSED LAND BANK SALE TO DNR - SWAMP CREEK FEN**

The Wisconsin Department of Natural Resources (“DNR”) has determined that 80 acres of BCPL land in Langlade County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is an unproductive parcel that does not produce revenue for the trust funds;
- 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; and
- Sale of the Property to the DNR would allow the DNR to protect a rare natural area containing very rare species.

Attachments:

Recital / Resolution

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5A

PROPOSED LAND BANK SALE TO DNR - SWAMP CREEK FEN

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property located in Langlade County and more particularly described as the SWNW and the NWSW of Section 4, Township 34 North, Range 12 East, Ainsworth Township, Langlade County, Wisconsin (the “Swamp Creek Fen Property”) is required for state use.
- B. The Swamp Creek Fen Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Swamp Creek Fen Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Swamp Creek Fen 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.
- D. The Swamp Creek Fen Property has been independently appraised by Brod Appraisal Services, LLC at a value of Seventy Six Thousand Dollars (\$76,000.00). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has been authorized by its board to offer to pay the sum of Seventy Six Thousand Dollars (\$76,000.00) to acquire the Swamp Creek Fen Property.
- F. The offered price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Swamp Creek Fen Property to the Wisconsin Department of Natural Resources at the price of Seventy Six Thousand Dollars (\$76,000.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale

EXHIBIT A

Common Name for Land Parcel Swamp Creek Fen

County Langlade Township Ainsworth

Legal Description SWNW, NWSW all located in
Section 4, Township 34 N, Range 12 E,
Ainsworth Township, Langlade County, Wisconsin

Transaction ID# (from Accountant) S0904

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
- Parcel is a deferred natural area

3. Access

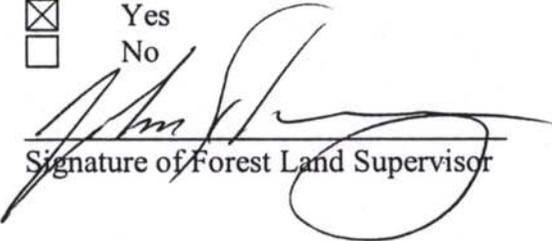
- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- Parcel has no current access

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.

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

- Yes
- No


Signature of Forest Land Supervisor

7/14/08
Date

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

The interest appraised in this report is fee simple. Subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on May 06, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$76,000 as of May 06, 2008.

Appraised Subject Value/Valuation Date

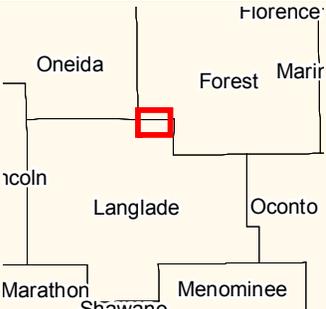
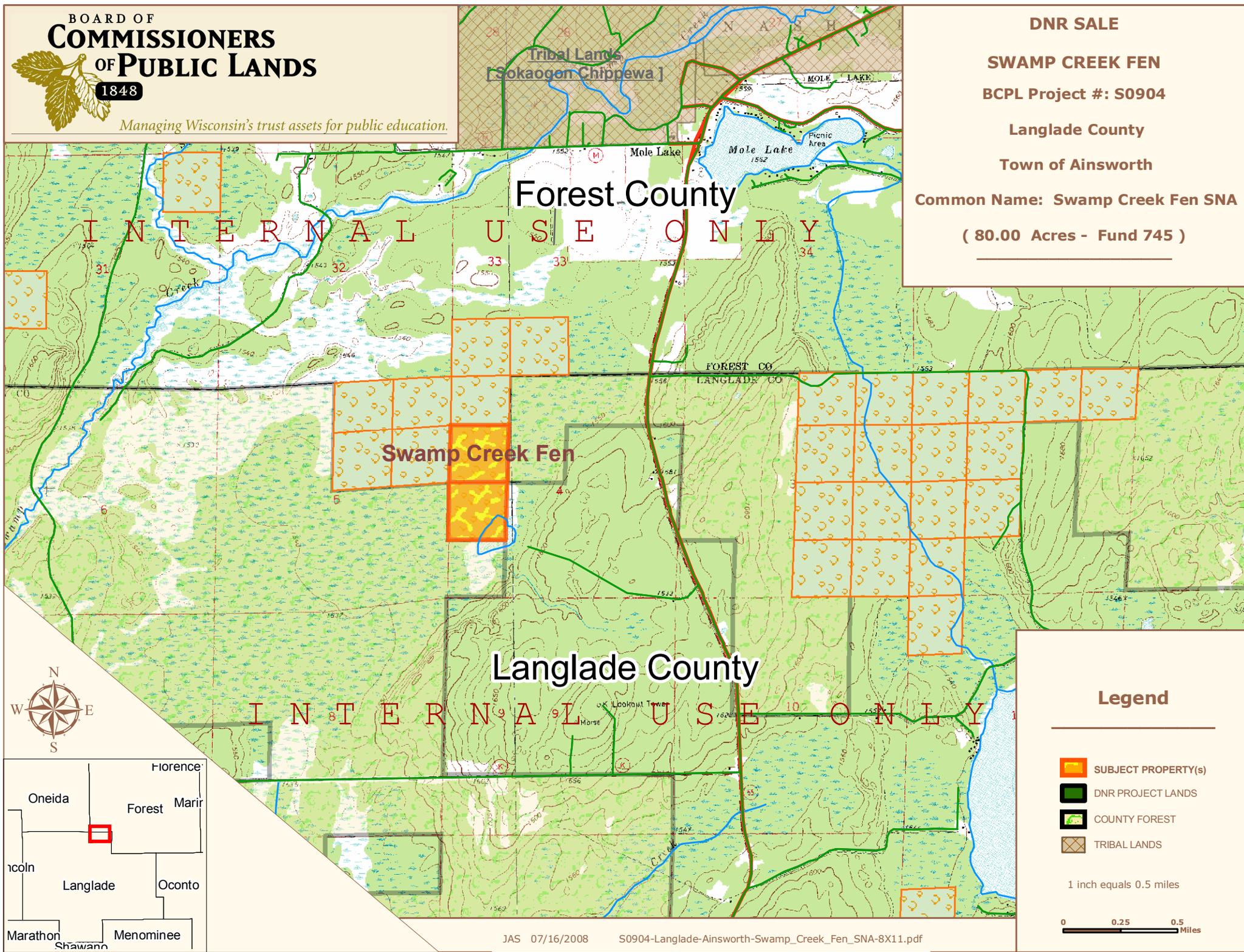
Signed: Jolene M. Brod 6/3/08
 Jolene M. Brod Date Report Submitted
 Wisconsin Certified General Appraiser #1339

DNR SALE

SWAMP CREEK FEN
 BCPL Project #: S0904

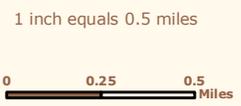
Langlade County
Town of Ainsworth

Common Name: Swamp Creek Fen SNA
(80.00 Acres - Fund 745)



Legend

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



**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 5B
PROPOSED LAND BANK SALE TO DNR - CRANDON RIBBED FEN**

The Wisconsin Department of Natural Resources (“DNR”) has determined that 115.43 acres of BCPL land in Forest County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is an unproductive parcel that does not produce revenue for the trust funds;
- 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; and
- Sale of the Property to the DNR would allow the DNR to protect a rare natural area containing very rare species.

Attachments:

Recital / Resolution

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5B

PROPOSED LAND BANK SALE TO DNR - CRANDON RIBBED FEN

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property located in Forest County and more particularly described as the NWSW and the SWSW of Section 7, and the NWNW of Section 18, all located in Township 36 North, Range 13 East, Lincoln Township, Forest County, Wisconsin (the “Crandon Ribbed Fen Property”) is required for state use.
- B. The Crandon Ribbed Fen Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Crandon Ribbed Fen Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Crandon Ribbed Fen 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.
- D. The Crandon Ribbed Fen Property has been independently appraised by Brod Appraisal Services, LLC at a value of Ninety Eight Thousand Dollars (\$98,000). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has been authorized by its board to offer to pay the sum of Ninety Eight Thousand Dollars (\$98,000) to acquire the Crandon Ribbed Fen Property.
- F. The offered price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Crandon Ribbed Fen Property to the Wisconsin Department of Natural Resources at the price of Ninety Eight Thousand Dollars (\$98,000.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale**

Common Name for Land Parcel **Crandon Ribbed Fen**

County Forest Township Lincoln

Legal Description NWSW, SWSW of Section 7, and NWNW of Section 18,
all located in Township 36 N, Range 13 E,
Lincoln Township, Forest County, Wisconsin

Transaction ID# (from Accountant) **S0903**

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
 Parcel is a deferred natural area

3. Access

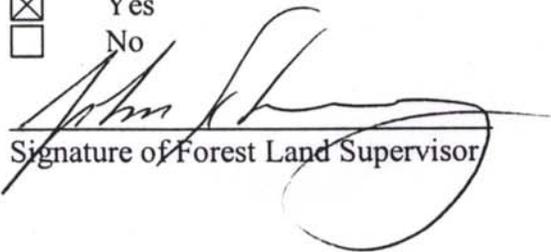
- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
 Parcel has no current access

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.

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

- Yes
 No


Signature of Forest Land Supervisor

7/17/08
Date

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

The interest appraised in this report is fee simple. Subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on May 06, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$98,000 as of May 06, 2008.

Appraised Subject Value/Valuation Date

Signed:

Jolene M. Brod

Jolene M. Brod

Wisconsin Certified General Appraiser #1339

6/15/08

Date Report Submitted

DNR SALE

CRANDON RIBBED FEN

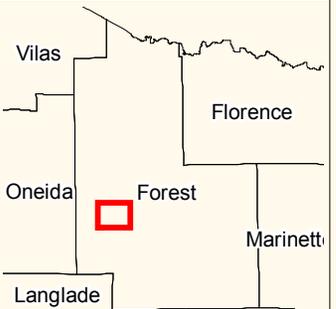
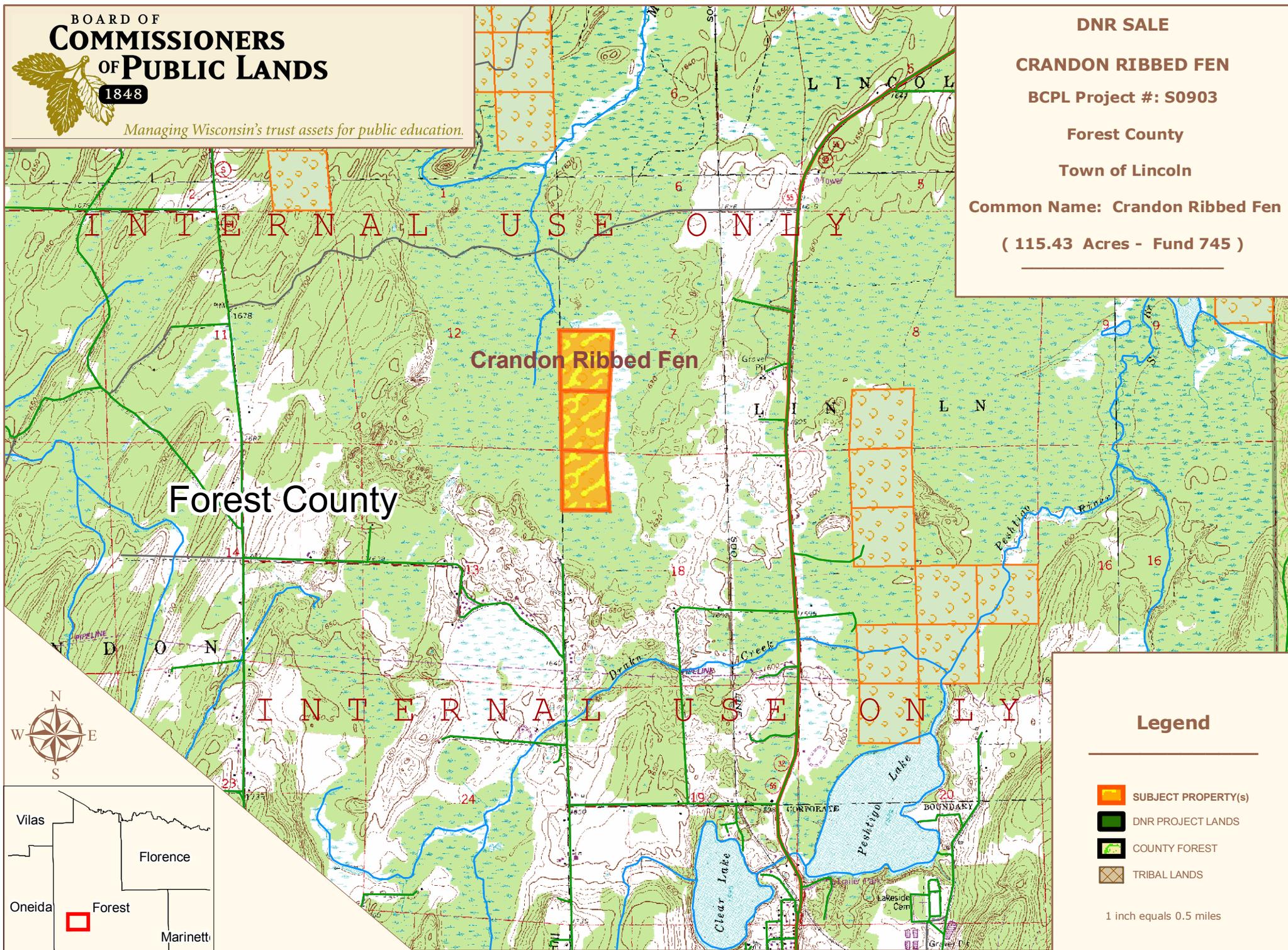
BCPL Project #: S0903

Forest County

Town of Lincoln

Common Name: Crandon Ribbed Fen

(115.43 Acres - Fund 745)



Legend

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

1 inch equals 0.5 miles



BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5C

PROPOSED LAND BANK SALE TO DNR – EDITH LAKE

The Wisconsin Department of Natural Resources (“DNR”) has determined that 36.37 acres of BCPL land in Florence County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is isolated and does not produce timber revenue for the trust funds;
- 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; and
- Sale of the Property to the DNR would allow the DNR to develop a boat landing on Edith Lake to make the lake and the Property more accessible to the public for recreational use.

Attachments:

Recital / Resolution

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5C

PROPOSED LAND BANK SALE TO DNR – EDITH LAKE

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property located in Florence County and more particularly described as Government Lot 10, Section 18, Township 40 North, Range 17 East, of Florence Township, Florence County, Wisconsin (the “Edith Lake Property”) is required for state use.
- B. The Edith Lake Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Edith Lake Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Edith Lake 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.
- D. The Edith Lake Property has been independently appraised by Brod Appraisal Services, LLC at a value of One Hundred Sixteen Thousand and Four Hundred Dollars (\$116,400). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has been authorized by its board to offer to pay the sum of One Hundred Twenty Three Thousand Six Hundred Fifty Dollars (\$123,650) to acquire the Edith Lake Property.
- F. The offered price is greater than the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Edith Lake Property to the Wisconsin Department of Natural Resources at the price of One Hundred Twenty Three Thousand Dollars (\$123,650.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale

Common Name for Land Parcel Edith Lake
County Florence Township Florence
Legal Description Government Lot 10,
Section 18, Township 40 North, Range 17 E
astFlorence Township, Florence County, Wisconsin
Transaction ID# (from Accountant) S0901

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
 - Parcel is a deferred natural area

- 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.

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

- Yes
- No


 Signature of Forest Land Supervisor 6/26/08
 Date

BOARD OF
COMMISSIONERS
OF **PUBLIC LANDS**

1848

Managing Wisconsin's trust assets for public education.

DNR SALE

EDITH LAKE

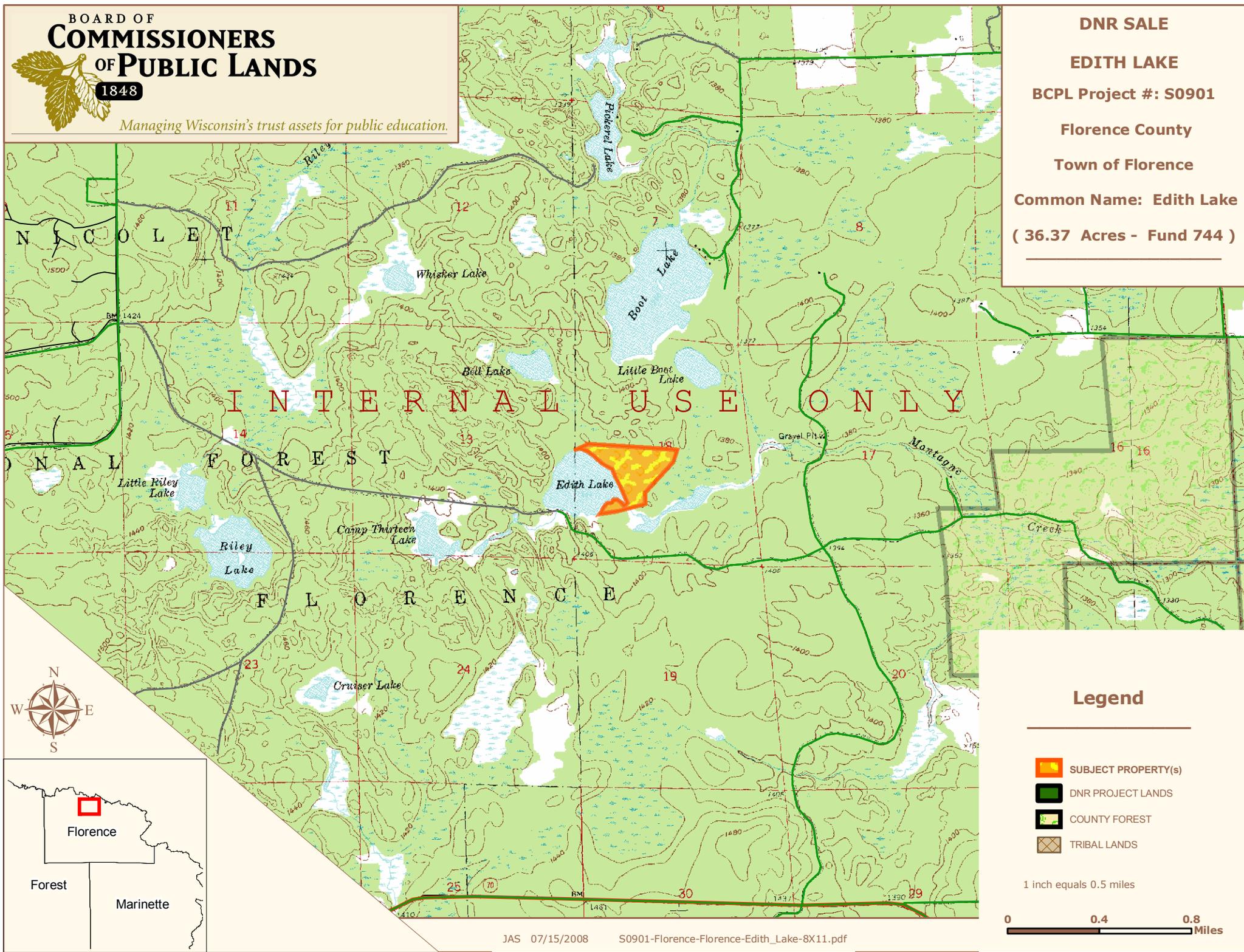
BCPL Project #: S0901

Florence County

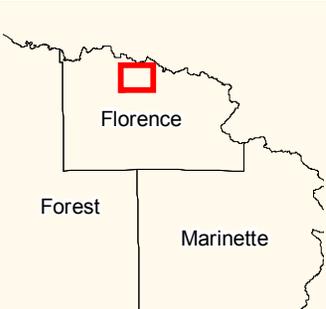
Town of Florence

Common Name: Edith Lake

(36.37 Acres - Fund 744)



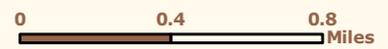
INTERNAL USE ONLY



Legend

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

1 inch equals 0.5 miles



**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 5D
PROPOSED LAND BANK SALE TO DNR – BRULE RIVER STATE FOREST**

The Wisconsin Department of Natural Resources (“DNR”) has determined that 80 acres of BCPL land in Douglas County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is an isolated parcel located far outside BCPL’s Consolidation Zone
- 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; and
- The Property is located within the project boundaries of the Brule River State Forest and sale of the Property to the DNR would allow the DNR to enhance the Brule River State Forest.

Attachments:

Recital / Resolution

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5D

PROPOSED LAND BANK SALE TO DNR – BRULE RIVER STATE FOREST

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property located in Douglas County and more particularly described as the NENE and the NWNE of Section 13, Township 46 North, Range 10 West, Highland Township, Douglas County, Wisconsin (the “Brule River State Forest Property”) is required for state use.
- B. The Brule River State Forest Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Brule River State Forest Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Brule River State Forest 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.
- D. The Brule River State Forest Property has been independently appraised by Thomas Olson of Market Trend Appraisals at a value of One Hundred Four Thousand Dollars (\$104,000). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has been authorized by its board to offer to pay the sum of One Hundred Four Thousand Dollars (\$104,000) to acquire the Brule River State Forest Property.
- F. The offered price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Brule River State Forest Property to the Wisconsin Department of Natural Resources at the price of One Hundred Four Thousand Dollars (\$104,000) 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 Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale**

Common Name for Land Parcel Brule River State Forest

County Douglas Township Highland

Legal Description NENE & NWNE all located in
Section 13, Township 46N, Range 10W
Highland Township, Douglas County, Wisconsin

Transaction ID# (from Accountant) S0905

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
 Parcel is a deferred natural area

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.

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

- Yes
 No


Signature of Forest Land Supervisor

7/14/08
Date

PROJECT

Brule River State Forest

EXHIBIT B

LAND OWNER

**State of Wisconsin BCPL
% Terry Hess
PO Box 277
Lake Tomahawk, WI 54539-0277**

LEGAL DESCRIPTION

The N 1/2 of the NE1/4, all in Section 13, Township 46N, Range 10W, Highland Township, Douglas County, Wisconsin .

CERTIFICATION

On May 8, 2008 I made a personal inspection of the Subject property. Terry Hess of the BCPL was present during the inspection. I have no present or contemplated future interest in the subject tract. I have not discussed the matter of price with the owner or any representatives of the owner. This appraisal was made and the appraisal report prepared in conformity with the *Uniform Appraisal Standards for Federal Land Acquisitions*.

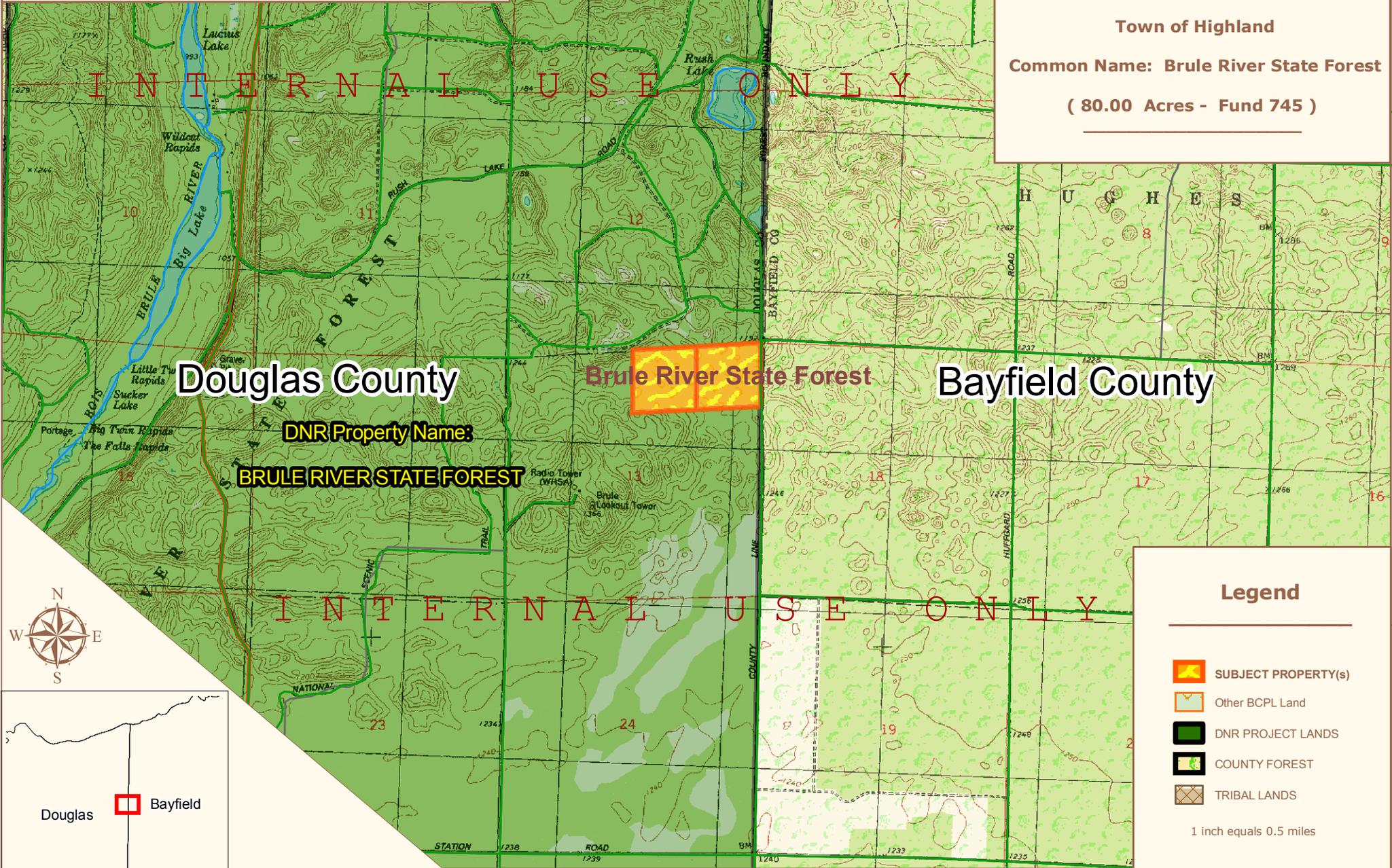
The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-14 of the *Uniform Appraisal Standards for Federal Land Acquisitions*.

The intended user of this report is The Wisconsin Department of Natural Resources to be used to estimate the value for acquisition purposes.

Land Value	\$ 104,000
Improvements	\$ 0
Severance Damages	\$ 0
Final Opinion of Value	\$ 104,000

Thomas A. Olson
Wisconsin Certified General Appraiser #185
Signed May 20, 2008

DNR SALE
BRULE RIVER STATE FOREST
 BCPL Project #: S0905
 Douglas County
 Town of Highland
 Common Name: Brule River State Forest
 (80.00 Acres - Fund 745)



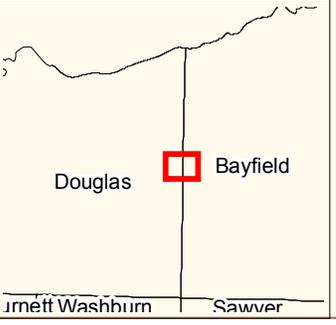
Douglas County

Brule River State Forest

Bayfield County

DNR Property Name:

BRULE RIVER STATE FOREST



Legend

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

1 inch equals 0.5 miles



**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 5E
PROPOSED LAND BANK SALE TO DNR - TURTLE FLAMBEAU FLOWAGE**

The Wisconsin Department of Natural Resources (“DNR”) has determined that 134.16 acres of BCPL land in Iron County is required for state use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is a remote, landlocked, unproductive parcel that does not produce revenue for the trust funds;
- 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; and
- Sale of the Property to the DNR would allow the DNR to strategically protect natural areas and recreation areas associated with the Turtle Flambeau Flowage.

Attachments:

Recital / Resolution

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5E

PROPOSED LAND BANK SALE TO DNR - TURTLE FLAMBEAU FLOWAGE

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property located in Iron County and more particularly described as the SWNW, the NWSW, and the SWSW of Section 19, Township 41 North, Range 3 East, Sherman Township, Iron County, Wisconsin (the “Turtle Flambeau Flowage Property”) is required for state use.
- B. The Turtle Flambeau Flowage Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Turtle Flambeau Flowage Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Turtle Flambeau Flowage 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.
- D. The Turtle Flambeau Flowage Property has been independently appraised by Chris Dobrinski at a value of One Hundred Seven Thousand Dollars (\$107,000.00). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The DNR has been authorized by its board to offer to pay the sum of One Hundred Seven Thousand Dollars (\$107,000.00) to acquire the Turtle Flambeau Flowage Property.
- F. The offered price is equal to the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Turtle Flambeau Flowage Property to the Wisconsin Department of Natural Resources at the price of One Hundred Seven Thousand Dollars (\$107,000.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

**Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale**

Common Name for Land Parcel Turtle Flambeau2

County Iron Township Sherman

Legal Description SWNW, NWSW, SWSW, all located
in Section 19, Township 41N, Range 3E,
Sherman Township, Iron County, Wisconsin

Transaction ID# (from Accountant) S0902

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
 Parcel is a deferred natural area

3. Access

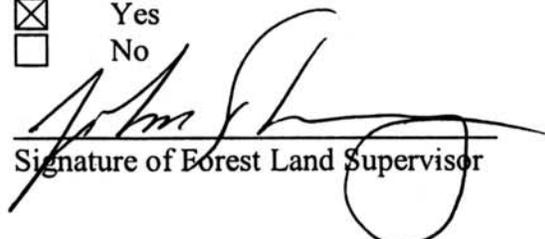
- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
 Parcel has no current access

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.

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

- Yes
 No


Signature of Forest Land Supervisor

7/14/08
Date

EXHIBIT B

SUMMARY APPRAISAL REPORT

Date: June 10, 2008

For: Mr. Terry Hess
Board of Commissioners of Public Lands
7271 Main Street
P. O. Box 277
Lake Tomahawk, WI 54539-0277

I hereby certify that I have personally inspected a parcel of land described as the Southwest Quarter of the Northwest Quarter (SW NW), the Northwest Quarter of the Southwest Quarter (NWSW), and the Southwest Quarter of the Southwest Quarter (SWSW) of Section 19, Township 41 North, Range 3 East, Sherman, Iron County, Wisconsin.

The purpose of this appraisal is to estimate the market value* of the subject property as of June 2, 2008. It is my opinion that the market value as of the aforementioned date is ***One Hundred Seven Thousand and no/100 Dollars (\$107,000.00)***.

The property was appraised as a whole, owned in fee simple, and unencumbered, subject to the assumptions and limiting conditions outlined herein.



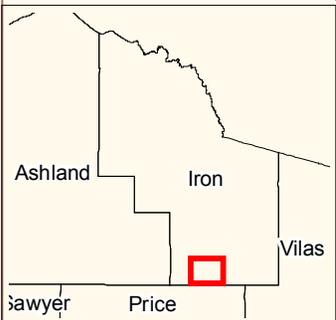
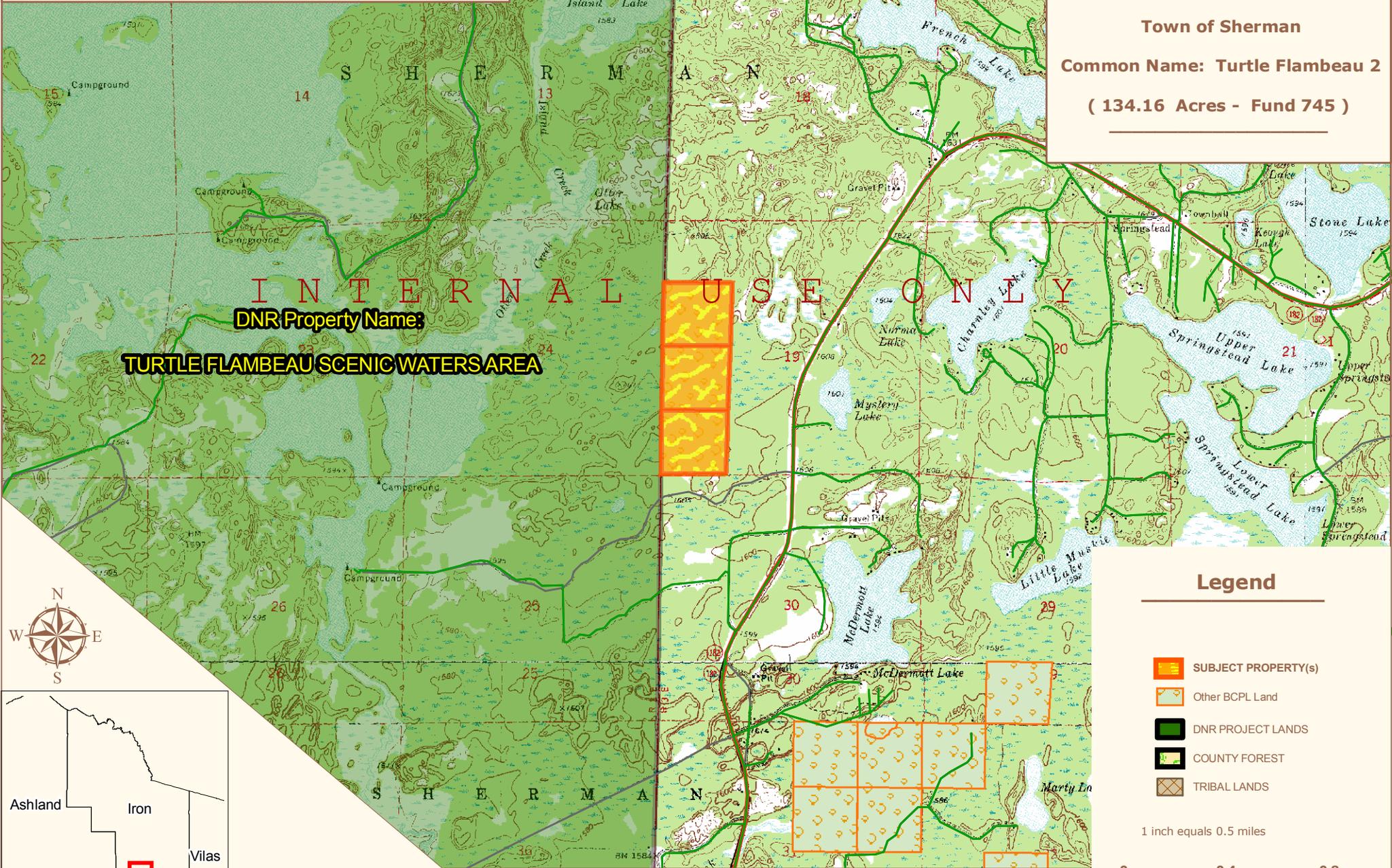
CHRIS G. DOBRINSKI
Wis. Certified General Appraiser #10
Expires 12/14/09

*Market value is defined on Page 3 of this report.

DNR SALE
TURTLE FLAMBEAU 2
 BCPL Project #: S0902
 Iron County
 Town of Sherman
 Common Name: Turtle Flambeau 2
 (134.16 Acres - Fund 745)

INTERNAL USE ONLY

DNR Property Name:
TURTLE FLAMBEAU SCENIC WATERS AREA



Legend

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

1 inch equals 0.5 miles



**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 5F
PROPOSED LAND BANK SALE TO DNR - WILLOW FLOWAGE**

The Wisconsin Department of Natural Resources (“DNR”) has determined that 1083.5 acres of BCPL land in Oneida County is required for required for State use.

BCPL staff recommends the sale of the property to the DNR for the following reasons:

- The Property is mostly unproductive for timber management;
- 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; and
- Sale of the Property to the DNR would allow the DNR to strategically protect the Tomahawk River corridor.

Attachments:

Recital / Resolution

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

BOARD MEETING

JULY 22, 2008

AGENDA ITEM 5F

PROPOSED LAND BANK SALE TO DNR - WILLOW FLOWAGE

RECITALS

- A. The Wisconsin Department of Natural Resources (“DNR”) has determined that certain property located in Oneida County and more particularly described in the attached legal description (the “Willow Flowage Property”) is required for state use.
- B. The Willow Flowage Property is currently owned by the Board of Commissioners of Public Lands.
- C. The Willow Flowage Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Willow Flowage 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.
- D. The Willow Flowage Property has been independently appraised in six different pieces by Brod Appraisal Services, LLC at a total value of One Million, Seven Hundred Seven Thousand, Seven Hundred Dollars (\$1,707,700.00). Copies of the Summary and Certifications of the Appraisal have been attached to this resolution as Exhibit B.
- E. The DNR has been authorized by its board to offer to pay the sum of One Million, Eight Hundred Sixty Thousand, and Eight Hundred Fifty Dollars (\$1,860,850.00) to acquire the Willow Flowage Property.
- F. The offered price is greater than the appraised value.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the sale of the Willow Flowage Property to the Wisconsin Department of Natural Resources at the price of One Million, Eight Hundred Sixty Thousand, Eight Hundred Fifty Dollars (\$1,860,850.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Township	Town	Range	Section	QQ	Tax ID	Acres
Nokomis	36N	06E	9	NESW	NO-134	40
	36N	06E	9	GL-3, (SESW)	NO-136A	29.25
	36N	06E	9	GL-4, (SWSE)	NO-139	44.05
	36N	06E	9	GL-5, (NESE)	NO-137	37.35
	36N	06E	15	SWSW	NO-230	40
	36N	06E	16	NENE	NO-236	40
	36N	06E	16	NWNE	NO-237	40
	36N	06E	16	SENE	NO-239	40
	36N	06E	16	GL-1, (NENW)	NO-240	30.15
	36N	06E	16	Pt. GL-8, (NENW)	Pt. NO-241	3.45
	36N	06E	16	NESE	NO-248	40
	36N	06E	16	SWSE	NO-250	40
	36N	06E	16	SESE	NO-251	40
	36N	06E	22	NWNW	NO-332	40
Lynne	37N	04E	24	NENE	LY-968	40
Little Rice	37N	05E	11	SENE	LR-735	40
	37N	05E	11	NESW	LR-740	40
	37N	05E	11	GL-1, (SWSW)	LR-742	38.5
	37N	05E	11	GL-3, (SESW)	LR-743	4.65
	37N	05E	11	GL-4, (SESW)	LR-748A	32.5
	37N	05E	13	GL-8, (SESE)	LR-782	12
	37N	05E	14	NENE	LR-783	40
	37N	05E	14	GL-3, (NWNE)	LR-784	50.6
	37N	05E	14	GL-4, (NENW)	LR-787	23
	37N	05E	14	GL-6, (SENW)	LR-790	38.9
	37N	05E	27	NWNW	LR-997	40
	37N	05E	27	SWNW	LR-998	40
	37N	05E	27	SENW	LR-999	40
	37N	05E	27	NESW	LR-1000	40
37N	05E	28	NENE	LR-1008	40	
Cassian	37N	06E	18	GL-8, (SWSW)	CA-267	19.1
Total Acres						1083.5

**Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale**

Common Name for Land Parcel Willow Flowage SWA

County Oneida Township Nokomis, Cassian, Lynne, Little Rice

Legal Description See Attached Legal

Transaction ID# (from Accountant) 50806

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
 Parcel is a deferred natural area

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.

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

- Yes
 No


 Signature of Forest Land Supervisor

6/12/08
 Date

July 03, 2008

State of Wisconsin-Board of Commissioners of Public Lands
 Terry Hess, Real Estate Specialist and Forester
 PO Box 277
 Lake Tomahawk, WI 54539

EXHIBIT B
 Page 1 of 7

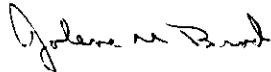
Dear Mr. Hess,

I have submitted to you six appraisal reports of properties located in the Towns of Little Rice, Nokomis, Lynne and Cassian. The subject properties were inspected over the course of two days, June 12th and June 20th, 2008. The following is a summary of the estimated values of the properties based on inspection and market analysis:

Appraisal	Location	Acreage	Valuation Date	Estimated Value
Appraisal 1	Town of Nokomis	504.25	June 12, 2008	\$907,700
Appraisal 2	Town of Lynne	40	June 12, 2008	\$60,000
Appraisal 3	Town of Little Rice	40	June 12, 2008	\$80,000
Appraisal 4	Town of Little Rice	268.15	June 20, 2008	\$482,700
Appraisal 5	Town of Little Rice	200	June 12, 2008	\$140,000
Appraisal 6	Town of Little Rice Town of Cassian	31.1	June 20, 2008	\$37,300
Totals	-	1,083.50	-	\$1,707,700

Please contact me if you have any questions or comments regarding my reports.

Sincerely,



Jolene M. Brod
 Wisconsin Certified General Appraiser #1339

CC: Tia Nelson, Executive Secretary Board of Commissioners of Public Lands

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

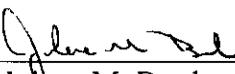
The interest appraised in this report is fee simple, subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on June 12, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$907,700 as of June 12, 2008.

Appraised Subject Value/Valuation Date

Signed:  6/30/08
Jolene M. Brod Date Report Submitted
Wisconsin Certified General Appraiser #1339

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

The interest appraised in this report is fee simple, subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on June 12, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$60,000 as of June 12, 2008.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 7/3/08
Jolene M. Brod Date Report Submitted
Wisconsin Certified General Appraiser #1339

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

The interest appraised in this report is fee simple, subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on June 12, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$80,000 as of June 12, 2008.

Appraised Subject Value/Valuation Date

Signed: _____

Jolene M. Brod

Wisconsin Certified General Appraiser #1339

7/13/08

Date Report Submitted

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

The interest appraised in this report is fee simple, subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on June 12, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$140,000 as of June 12, 2008.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 7/1/08
Jolene M. Brod Date Report Submitted
Wisconsin Certified General Appraiser #1339

CERTIFICATION OF THE APPRAISAL

The undersigned appraiser does hereby certify that, except as otherwise noted in the appraisal report:

I have personally inspected the real estate that is set forth in this appraisal report, and the analysis, conclusions and opinions belong solely to the undersigned appraiser.

To the best of my knowledge and belief, the facts and data cited in this report, upon which the analysis, conclusions and opinions expressed herein are based, are true and correct.

The appraised value represents my best and unbiased judgment with respect to the subject matter of this appraisal report and to the parties involved.

I have no present or contemplated future interest in the real estate that is the subject matter of this appraisal report. Also, I have not discussed the matter of price or value with the owner or his representative.

Neither the employment nor the compensation for this report is contingent upon the value estimated herein.

The statements in this appraisal report are made subject to the assumptions and limiting conditions set forth.

The interest appraised in this report is fee simple, subject to known reversions and/or limiting conditions as stated in this report.

Terry Hess, Real Estate Specialist/Forester for the State of Wisconsin-Board of Commissioners of Public Lands, accompanied the appraiser on the property inspection. The subject property was inspected on June 20, 2008.

In my opinion, the market value of the described real estate, subject to conditions stated in the legal description, is:

\$37,300 as of June 20, 2008.

Appraised Subject Value/Valuation Date

Signed: Jolene M. Brod 7/3/08
Jolene M. Brod Date Report Submitted
Wisconsin Certified General Appraiser #1339

DNR SALE

WILLOW FLOWAGE SNA

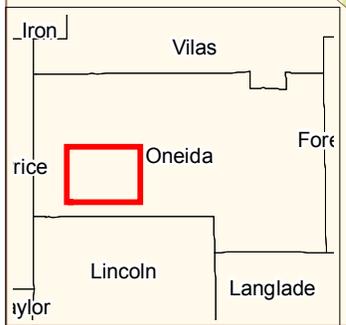
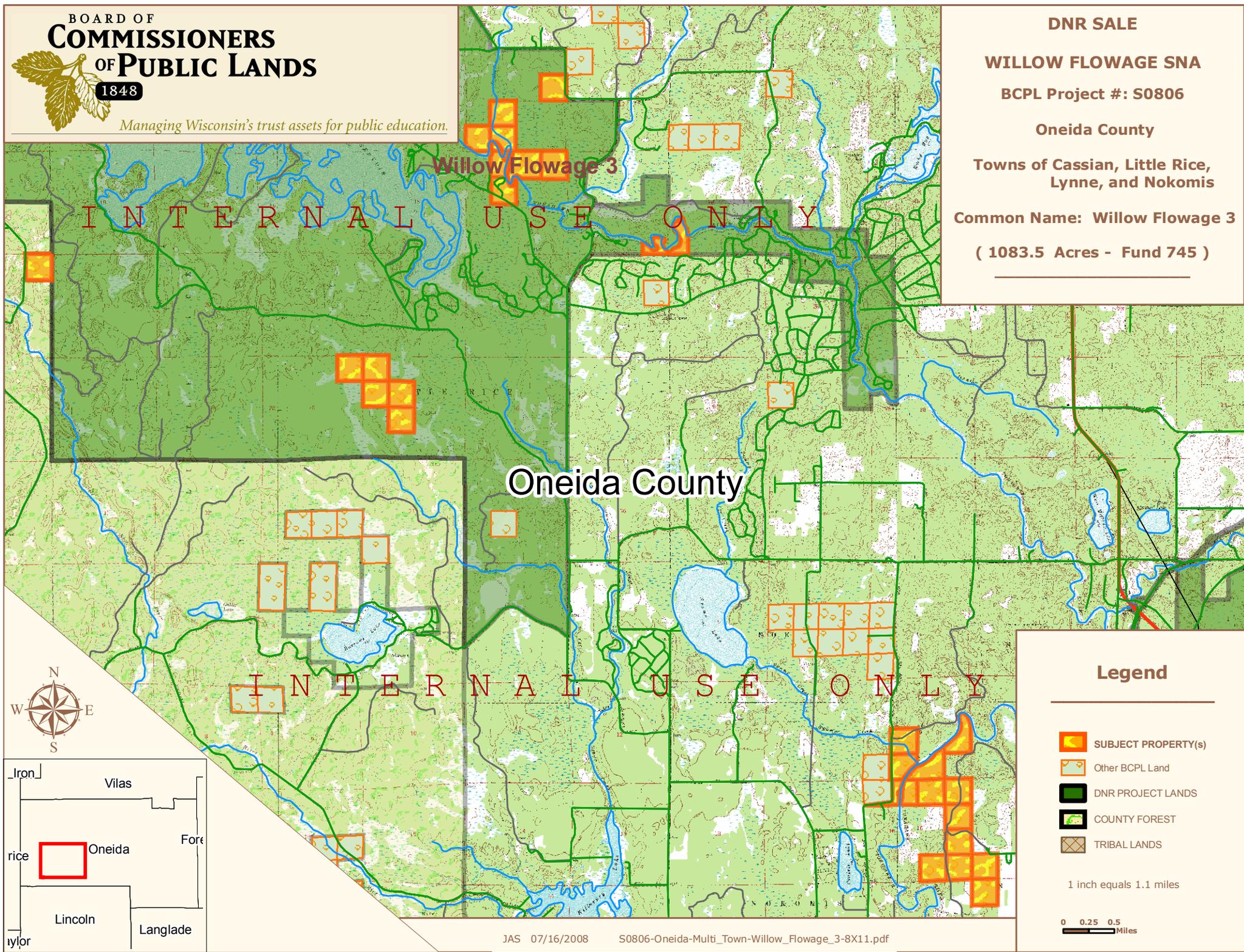
BCPL Project #: S0806

Oneida County

Towns of Cassian, Little Rice, Lynne, and Nokomis

Common Name: Willow Flowage 3

(1083.5 Acres - Fund 745)



Legend

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

1 inch equals 1.1 miles



**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 6
PROPOSED LAND BANK ACQUISITION - PATRICK AND SUSAN PHALEN**

Patrick and Susan Phalen have granted BCPL an Option to Purchase 197 acres of land in Forest County for the price of \$187,150. This Property is contiguous to approximately 720 acres that are currently owned by BCPL. However, BCPL has limited access to its current land holdings.

BCPL staff recommends the purchase of the Property from the Phalens for the following reasons:

- Purchase of the Property would provide BCPL with better access to its existing lands, thereby increasing their value;
- Purchase of the Property would improve management efficiency by providing BCPL with a larger manageable block of land in reasonable proximity to the Lake Tomahawk Office;
- Purchase of the Property would provide BCPL with productive timberland, that can be expected to produce revenue for the trust funds through future timber harvests;
- Purchase of the Property would reduce forest fragmentation as it would keep a sizeable block of forestland from subdivision; and
- The property is available at a discount from its assessed value due to the recent slowdown in the real estate market;

Attachments:

Recital / Resolution

Exhibit A - BCPL Purchase Criteria

BCPL Project Map

**BOARD MEETING
JULY 22, 2008**

**AGENDA ITEM 6
PROPOSED FOREST COUNTY – LAND BANK ACQUISITION
FROM PATRICK AND SUSAN PHALEN**

RECITALS

- A. Patrick and Susan Phalen have granted BCPL an Option To Purchase certain property more particularly described as:
- The NE1/4 of the SE1/4 of Section 34, the SW1/4 of the SE1/4 of Section 34, and the SE1/4 of the SE1/4 of Section 34, the SW1/4 of the SW1/4 of Section 35, and the NW1/4 of the SW1/4 of Section 35, except for a +/- 3.0 acre parcel to be withheld described as follows, commencing at the West 1/4 corner of Section 35, thence East along the East/West quarter line 682.51 feet to the point of beginning. Thence S88*24'56"E, 201.04 feet, thence S00*52'39"W, 650.00 feet, thence N88*24'56"W, 201.04 feet, thence N00*52'39"E, 650.00 feet to the point of beginning, all in Township 35 North, Range 12 East, Nashville Township, Forest County, Wisconsin
- B. The Property has been evaluated by BCPL staff against purchase criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for purchase according to such criteria. A copy of the summary purchase analysis for the Property is attached to this resolution as Exhibit A.
- C. The Property is comprised of one 197 acre tract of timberland within BCPL's consolidation zone.
- D. This Property is contiguous to approximately 720 acres of land currently owned by the Board of Commissioners of Public Lands and the acquisition of the Property from the Phalens will provide improved access to BCPL's current land holdings.
- E. The Option Price is \$187,150.
- F. The Property has an assessed value of \$353,600 according to the Forest County tax records. However, the Phalens are willing to sell the Property at the discounted price of \$187,150 due to the recent slowdown in the real estate market. BCPL staff have concluded that the Option Price is less than or equal to the fair market value of the Property.
- G. The proceeds from the proposed sale of other properties to the DNR will provide enough funds to purchase the Property from the Phalens under BCPL's Land Bank Authority.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the purchase of the Property at the price of One Hundred Eighty Seven Thousand, One Hundred Fifty Dollars (\$187,150.00) in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such purchase transaction.

**Board of Commissioners of Public Lands
Summary Analysis of Potential Property Purchase**

County & Township of Parcel(s): Forest County Nashville Township
Legal Description: W1/2 of SW1/4 of Section 35, E1/2 of SE1/4 of Section 34
SW of SE of Section 34
All in Township 35N and Range 12E

Acres: 199
Parcel ID Number: 022-00840, 022-00841, 022-00825, 022-00827, 022-00828
Previous Year Tax Levy: \$1,133.44
File # (Obtain from Accountant): _____
Name(s) of Seller(s): Patrick Phalen Jr.
Address of Seller(s): 3497 Twin Point Rd, Conover, WI 54519

Seller Phone #: (715) 479-6710
Seller's Attorney or Agent: _____
Contact Information: _____

Seller's Attorney or Agent Phone Number(s): () _____
Asking Price: \$199,000

Summary Analysis of Potential Property Purchase

EXHIBIT A
Page 2

Acres of productive forest land in parcel(s):	<u>150 acres</u>
Acres of non productive land in parcel(s):	<u>49 acres</u>
Acres of land with public access in parcel(s):	<u>199 acres</u>
Acres of land without public access in parcel(s):	<u>0 acres</u>
Acres of current BCPL land that will become accessible to the public through parcel(s):	<u>720 acres</u>
Acres of our current BCPL land that will become accessible for timber management purposes through parcel(s):	<u>720 acres</u>

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

The purchase of this property will provide access to 720 acres of existing Trust Lands that are land locked. The parcel is a little more than half upland with a mix of aspen, pine, spruce and hardwood. The lowlands are nicely stocked with spruce and cedar.

Summary Analysis of Potential Property Purchase

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

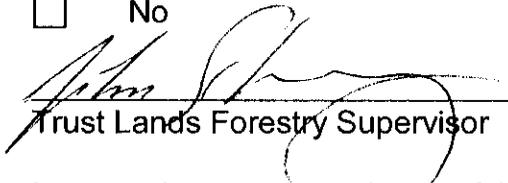
- The percentage of upland on BCPL properties increases
- The amount of line work per acre decreases
- The average distance from the tracts to the BCPL field office decreases

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

5/22/08
Date

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

- Yes
- No


Executive Secretary

5/30/08
Date

PHALEN

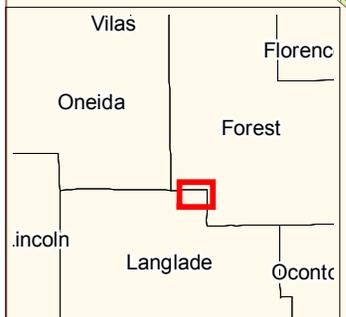
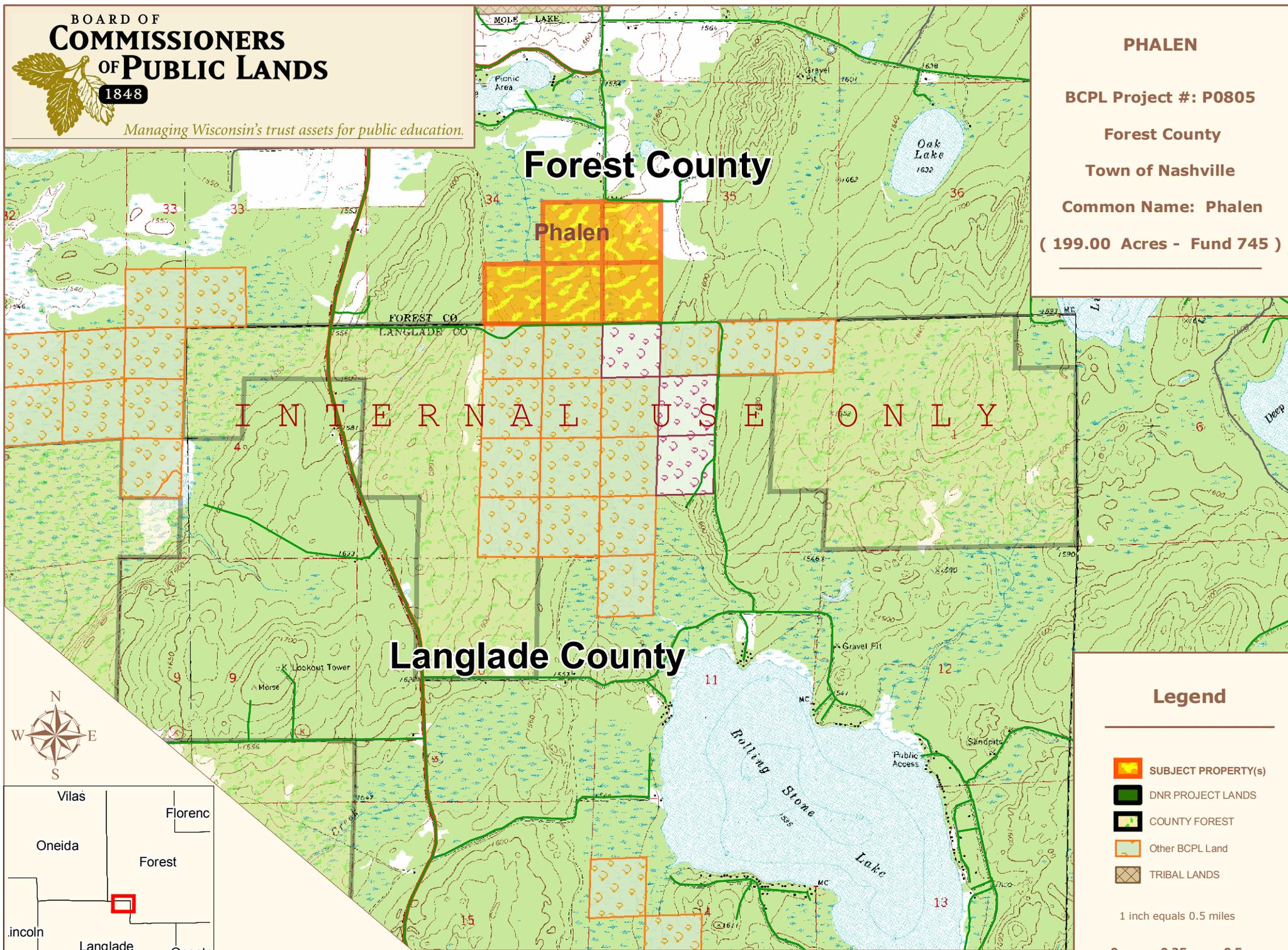
BCPL Project #: P0805

Forest County

Town of Nashville

Common Name: Phalen

(199.00 Acres - Fund 745)



Legend

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

1 inch equals 0.5 miles

