



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

March 18, 2009

2:15 P.M.

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

1. Call to Order
2. Approve Minutes – March 3, 2009
3. Approve Loans
4. Proposed Land Bank Purchase – Potlatch/Moose Lake
5. Executive Secretary's Report
6. Adjourn

**BOARD MEETING  
MARCH 18, 2009**

**AGENDA ITEM 2  
APPROVE MINUTES**

Attached for approval are the minutes from the March 3, 2009, board meeting.

Board Meeting Minutes  
March 3, 2009

**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                        |
| Bob Hunter, Asst. Attorney General | Department of Justice                  |
| Tia Nelson, Executive Secretary    | Board of Commissioners of Public Lands |
| Tom German, Deputy Secretary       | Board of Commissioners of Public Lands |
| Scott Eastwood, Loan Analyst       | Board of Commissioners of Public Lands |

**ITEM 2. APPROVE MINUTES – February 17, 2009**

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

**ITEM 3. APPROVE LOANS**

Assistant Attorney General Bob Hunter reported that the loans had received legal review.

Municipality	Municipal Type	Loan Amount
1. Bergen County of Vernon Application #: 02009169 Purpose: Purchase emergency response vehicle	Town Rate: 3.50 Filed: February 20, 2009	\$50,000.00
2. Campbell County of La Crosse Application #: 02009168 Purpose: Refinance existing State Trust Fund Loan	Town Rate: 4.50 Filed: February 19, 2009	\$355,656.97
3. Centuria County of Polk Application #: 02009172 Purpose: Finance economic development	Village Rate: 4.50 Filed: February 23, 2009	\$536,000.00
4. Little Chute County of Outagamie Application #: 02009170 Purpose: Purchase properties within T I D	Village Rate: 4.50 Filed: February 20, 2009	\$691,000.00
5. Menasha County of Calumet And Winnebago Application #: 02009167 Purpose: Refinance revenue bond anticipation notes	City Rate: 5.50 Filed: February 18, 2009	\$7,000,000.00

6.	Onalaska County of La Crosse Application #: 02009165 Purpose: Purchase police vehicles and finance waterfront development and design costs	City Rate: 3.50 Filed: February 13, 2009	\$95,000.00
7.	Washington County of Door Application #: 02009171 Purpose: Refinance unfunded prior service liability	Town Rate: 4.25 Filed: February 20, 2009	\$79,200.00
8.	Whiting County of Portage Application #: 02009166 Purpose: Purchase public works and parks vehicle	Village Rate: 3.50 Filed: February 13, 2009	\$80,000.00
<b>TOTAL</b>			<b>\$8,886,856.97</b>

**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**

Nothing to report.

#### **ITEM 5. ADJOURN**

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



\_\_\_\_\_  
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  
MARCH 18, 2009**

**AGENDA ITEM 3  
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Hartland County of Waukesha Application #: 02009173 Purpose: Finance water utility projects	Village Rate: 3.50 Filed: March 2, 2009	\$776,000.00
2. Oshkosh County of Winnebago Application #: 02009176 Purpose: Purchase land and finance various capital projects	City Rate: 4.50 Filed: March 5, 2009	\$1,451,000.00
3. Ripon County of Fond Du Lac Application #: 02009177 Purpose: Purchase police squad car	Town Rate: 3.50 Filed: March 6, 2009	\$21,599.00
4. Sturgeon Bay County of Door Application #: 02009174 Purpose: Finance fire station roof	City Rate: 4.50 Filed: March 3, 2009	\$63,800.00
5. Sturgeon Bay County of Door Application #: 02009175 Purpose: Purchase municipal vehicles, equipment, and facility improvements	City Rate: 3.50 Filed: March 3, 2009	\$506,625.00
<b>TOTAL</b>		<b>\$2,819,024.00</b>

**BOARD MEETING  
MARCH 18, 2009**

**AGENDA ITEM 4  
PROPOSED LAND BANK PURCHASE – POTLATCH / MOOSE LAKE**

Potlatch Forest Holdings, Inc. (“Potlatch”) is offering to sell 3002.22 acres of land in Iron County (the “Property”).

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

- Purchase of the Property would improve management efficiency by providing BCPL with a large 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 increase BCPL’s average tract size and percentage of upland;
- 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 unencumbered appraised value due to a conservation easement on the Property and is further discounted due to the recent slowdown in the real estate market;

Attachments:

*Resolution w/Exhibits*

*Exhibit A - Legal descriptions*

*Exhibit B - BCPL Purchase Criteria*

*BCPL Project Map*

**BOARD MEETING  
MARCH 18, 2009**

**AGENDA ITEM 4  
PROPOSED LAND BANK PURCHASE – POTLATCH / MOOSE LAKE**

**RECITALS**

- A. Potlatch Forest Holdings, Inc. (“Potlatch”) has offered to sell approximately 3000 acres of land in Iron County more particularly described on attached Exhibit A (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 for the Property is attached to this resolution as Exhibit B.
- C. The Property is comprised of two large contiguous tracts of productive timberland with good access within an hour’s drive of the Lake Tomahawk office and is located within BCPL’s Consolidation Zone.
- D. The property has an excellent stocking of pole size yellow birch which helps increase the forest types and species that diversify the BCPL’s timber portfolio. BCPL staff project that within one cutting cycle there will be an increase in the potential high value sawlog volume and growth.
- E. The Property is contiguous with several thousand acres of land currently owned by Iron County and the Wisconsin Department of Natural Resources. The DNR is purchasing over 2,600 acres of adjacent lands from Potlatch and together the two purchases will reduce the threat of conversion of these valuable lands from forest to non-forest use.
- F. The Property is subject to a conservation easement held by the DNR and has been appraised by Steigerwaldt Land Services, Inc. at a value of \$525 per acre for a total value of \$1,576,201. However, Potlatch is willing to sell the Property to BCPL at the discounted price of \$1,501,110 due to the recent slowdown in the real estate market.
- G. BCPL currently has more than \$2,135,000 in land bank funds available for investment.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of Public Lands authorizes the purchase of the Property at a price of up to One Million, Five Hundred One Thousand One Hundred Ten Dollars (\$1,501,110.00) 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.

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

County	SecTwpRge	Desc	Sec	Twp	Rge	Acres	Parcel Code	Township	Note 1
IRON	020420222	NWNW	2	42	2	42.82	01200360000	MERCER	
IRON	020420223	SWNW	2	42	2	40.00	01200370000	MERCER	
IRON	030420211	NENE	3	42	2	40.00	01200480000	MERCER	
IRON	030420212	NWNE	3	42	2	40.00	01200490000	MERCER	
IRON	030420213	SWNE	3	42	2	45.49	01200500000	MERCER	
IRON	030420214	SENE	3	42	2	40.00	01200510000	MERCER	
IRON	030420221	NENW	3	42	2	40.00	01200520000	MERCER	
IRON	030420222	NWNW	3	42	2	40.00	01200530000	MERCER	
IRON	030420223	SWNW	3	42	2	45.29	01200540000	MERCER	
IRON	030420224	SENW	3	42	2	40.00	01200550000	MERCER	
IRON	030420231	NESW	3	42	2	40.00	01200560000	MERCER	
IRON	030420232	NWSW	3	42	2	40.00	01200570000	MERCER	
IRON	030420241	NESE	3	42	2	40.00	01200600000	MERCER	
IRON	030420242	NWSE	3	42	2	40.00	01200610000	MERCER	
IRON	110430211	NENE	11	43	2	40.00	01212590000	MERCER	
IRON	110430212	NWNE	11	43	2	39.00	01212600100	MERCER	that part lying east of
Moose Creek, acres listed as per Iron County tax records									
IRON	110430213	SWNE	11	43	2	33.50	01212610100	MERCER	that part lying east of
Moose Creek, acres listed as per Iron County tax records									
IRON	110430214	SENE	11	43	2	40.00	01212620000	MERCER	
IRON	110430241	NESE	11	43	2	40.00	01212710000	MERCER	
IRON	110430242	NWSE	11	43	2	25.00	01212720100	MERCER	that part lying east of
Moose Creek, acres listed as per Iron County tax records									
IRON	110430243	SWSE	11	43	2	26.00	01212730100	MERCER	that part lying east of
Moose Creek, acres listed as per Iron County tax records									
IRON	110430244	SESE	11	43	2	40.00	01212740000	MERCER	
IRON	140430211	NENE	14	43	2	40.00	01213000000	MERCER	
IRON	140430212	NWNE	14	43	2	40.00	01213010000	MERCER	that part lying east of
Moose Creek measured by BCPL GIS to be 37.5 acres									
IRON	140430213	SWNE	14	43	2	40.00	01213020000	MERCER	that part lying east of
Moose Creek measured by BCPL GIS to be 25.9 acres									
IRON	140430214	SENE	14	43	2	40.00	01213030000	MERCER	
IRON	140430241	NESE	14	43	2	40.00	01213120000	MERCER	
IRON	140430242	NWSE	14	43	2	40.00	01213130000	MERCER	that part lying east of
Moose Creek measured by BCPL GIS to be 29.0 acres									
IRON	140430243	SWSE	14	43	2	40.00	01213140000	MERCER	that part lying east of
Moose Creek measured by BCPL GIS to be 10.9 acres									
IRON	140430244	SESE	14	43	2	40.00	01213150000	MERCER	
IRON	250430213	SWNE	25	43	2	40.00	01214310000	MERCER	

IRON	250430214	SENE	25	43	2	40.00	01214320000	MERCER	
IRON	250430241	NESE	25	43	2	40.00	01214410000	MERCER	
IRON	250430242	NWSE	25	43	2	40.00	01214420000	MERCER	
IRON	250430244	SESE	25	43	2	40.00	01214440000	MERCER	
IRON	260430243	SWSE	26	43	2	40.00	01214590000	MERCER	
IRON	270430223	SWNW	27	43	2	40.00	01214670000	MERCER	
IRON	270430232	NWSW	27	43	2	40.00	01214700000	MERCER	
IRON	270430233	SWSW	27	43	2	40.00	01214710000	MERCER	
IRON	340430213	SWNE	34	43	2	40.00	01214960000	MERCER	
IRON	340430214	SENE	34	43	2	40.00	01214970000	MERCER	
IRON	340430222	NWNW	34	43	2	40.00	01214990000	MERCER	
IRON	340430223	SWNW	34	43	2	40.00	01215000000	MERCER	
IRON	340430224	SENW	34	43	2	40.00	01215010000	MERCER	
IRON	340430231	NESW	34	43	2	40.00	01215020000	MERCER	
IRON	340430232	NWSW	34	43	2	40.00	01215030000	MERCER	
IRON	340430233	SWSW	34	43	2	40.00	01215040000	MERCER	
IRON	340430234	SESW	34	43	2	40.00	01215050000	MERCER	
IRON	340430241	NESE	34	43	2	40.00	01215060000	MERCER	
IRON	340430242	NWSE	34	43	2	40.00	01215070000	MERCER	
IRON	340430243	SWSE	34	43	2	40.00	01215080000	MERCER	
IRON	340430244	SESE	34	43	2	40.00	01215090000	MERCER	
IRON	350430211	NENE	35	43	2	40.00	01215110000	MERCER	
IRON	350430212	NWNE	35	43	2	35.10	01215120000	MERCER	
IRON	350430213	SWNE	35	43	2	40.00	01215130000	MERCER	
IRON	350430214	SENE	35	43	2	40.00	01215140000	MERCER	
IRON	350430221	NENW	35	43	2	40.00	01215150000	MERCER	
IRON	350430223	SWNW	35	43	2	40.00	01215170000	MERCER	
IRON	350430224	SENW	35	43	2	40.00	01215180000	MERCER	
IRON	360430211	NENE	36	43	2	40.00	01215270000	MERCER	
IRON	360430212	NWNE	36	43	2	40.00	01215280000	MERCER	
IRON	360430221	NENW	36	43	2	40.00	01215320000	MERCER	
IRON	360430222	NWNW	36	43	2	40.00	01215330000	MERCER	
IRON	360430223	SWNW	36	43	2	40.00	01215340000	MERCER	
IRON	360430224	SENW	36	43	2	40.00	01215350000	MERCER	
IRON	190430344	SESE	19	43	3	40.00	01216980000	MERCER	
IRON	200430333	SWSW	20	43	3	40.00	01217010000	MERCER	
IRON	300430311	NENE	30	43	3	40.00	01220730000	MERCER	
IRON	300430312	NWNE	30	43	3	40.00	01220740000	MERCER	
IRON	300430313	SWNE	30	43	3	40.00	01220750000	MERCER	
IRON	300430314	SENE	30	43	3	40.00	01220760000	MERCER	
IRON	300430321	NENW	30	43	3	40.00	01220770000	MERCER	
IRON	300430322	NWNW	30	43	3	41.74	01220780000	MERCER	
IRON	300430323	SWNW	30	43	3	41.70	01220790000	MERCER	
IRON	300430324	SENW	30	43	3	40.00	01220800000	MERCER	
IRON	300430332	NWSW	30	43	3	41.66	01220820000	MERCER	
IRON	300430333	SWSW	30	43	3	41.62	01220830000	MERCER	

P0902

**Board of Commissioners of Public Lands  
Summary Analysis of Potential Property Purchase  
Iron-Mercer-Moose\_Lake**

County & Township of Parcel(s): Iron Mercer

Legal Description: Part of Sections 2 & 3, T42N, R2E, Sherman Township,  
Part of Sections 11, 14, 25, 26, 27, 34, 35, and 36 of T43N, R2E, Mercer Township, and Part of  
Sections 19, 20, and 30 of T43N, R3E, Mercer Township, Iron County, Wisconsin. See  
attached List of Lands.

Acres: 3,002.22

Parcel ID Number: See Attached List

Previous Year Tax Levy: \$

File # (Obtain from Accountant): \_\_\_\_\_

Name(s) of Seller(s): Potlatch Corp:Attention Shawn Sunnaborg

Address of Seller(s): P.O. Box 540  
Cloquet, MN 55720

Seller Phone #: (218) 879-0436

Seller's Attorney or Agent: Ryan Hanson@Lakeland Land Co

Contact Information: P.O. Box 1104  
Minocqua, WI 54548

Seller's Attorney or Agent Phone Number(s): (715) 358-5263

Asking Price: \$500/Acre

**Summary Analysis of Potential Property Purchase  
Property Name Iron-Mercer-Moose\_Lake**

Acres of productive forest land in parcel(s):	<u>2,670.22 acres</u>
Acres of non productive land in parcel(s):	<u>332 acres</u>
Acres of land with public access in parcel(s):	<u>3,002.22 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>0 acres</u>
Acres of our current BCPL land that will become accessible for timber management purposes through parcel(s):	<u>0 acres</u>

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

By Cooperating with the DNR we are able to purchase a large tract of land at a reasonable price within an hours drive of our Lake Tomahawk office. This tract has excellent stocking of pole and sapling size yellow birch which helps us diversify our species mix. There is sufficient stocking of second growth hardwood to allow BCPL to increase the volume of high value sawlogs. The timber mix and variety of terrain is such that it will increase BCPL's summer logging opportunities. Purchasing this tract will reduce the potential for forest fragmentation on a unique block of hemlock-hardwood dominated timber; it will connect and provide access to several other county and state tracts of land.

**Summary Analysis of Potential Property Purchase**  
**Property Name Iron-Mercer-Moose\_Lake**

**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**

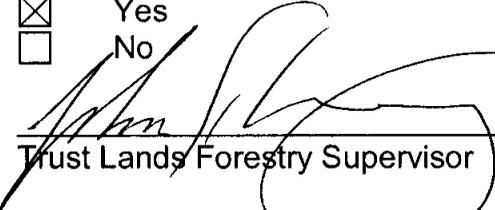
- The percentage of upland on BCPL properties increases
- The amount of line work per acre decreases
- The average distance from the tracts to the BCPL field office decreases

**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:

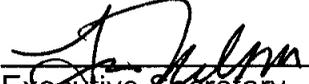
- Yes
- No

  
Trust Lands Forestry Supervisor

2/9/09  
Date

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

- Yes
- No

  
Executive Secretary

2-20-09  
Date

INTERNAL USE ONLY

**MOOSE LAKE  
 POTLATCH PURCHASE**

**BCPL Project #:P0902**

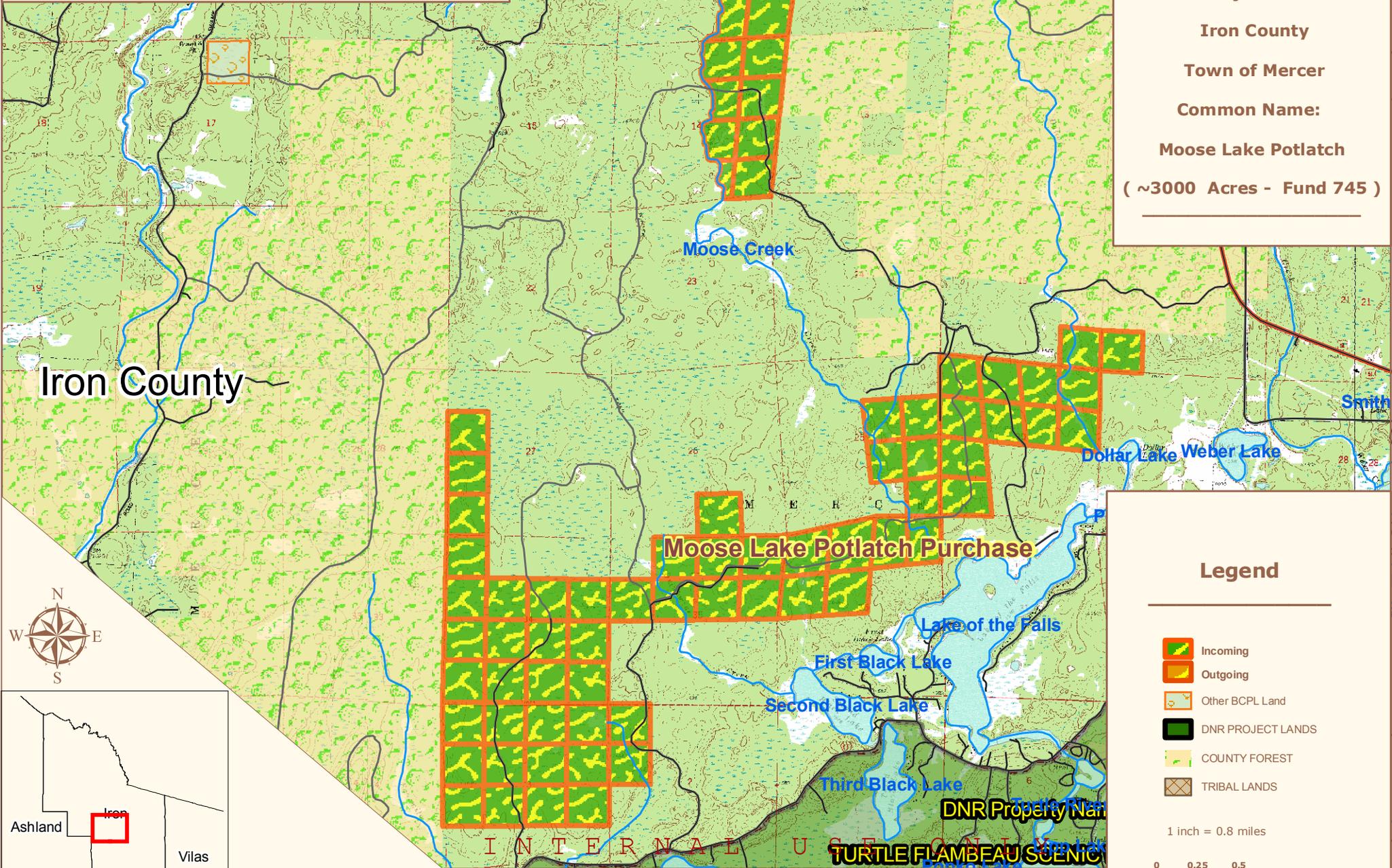
**Iron County**

**Town of Mercer**

**Common Name:**

**Moose Lake Potlatch**

**( ~3000 Acres - Fund 745 )**



INTERNAL USE ONLY  
 TURTLE FLAMBEAU SCENIC