



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

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**Managing Wisconsin's trust assets for public education.**

AGENDA  
April 6, 2009  
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 – March 18, 2009
3. Approve Loans
4. Loan Limit Exception – Town of Windsor
5. Executive Secretary's Report
6. Adjourn

**BOARD MEETING  
April 6, 2009**

**AGENDA ITEM 2  
APPROVE MINUTES**

Attached for approval are the minutes from the March 18, 2009, board meeting.

Board Meeting Minutes  
March 18, 2009

**ITEM 1. CALL TO ORDER**

Board Chair La Follette called the meeting of the Board of Commissioners of Public Lands to order at 2:15 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                       |
| 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 – March 3, 2009**

**MOTION:** Commissioner Sass moved to approve the minutes; Board Chair La Follette seconded the motion. The motion passed, 2-0. Commissioner Van Hollen abstained from approving the minutes due his absence from that meeting.

**ITEM 3. APPROVE LOANS**

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

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>

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

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

Commissioner Van Hollen asked if an analysis had been performed to justify the purchase of the land and its return in terms of timber revenue compared to lending the funds via the State Trust Fund Loan Program. Executive Secretary Nelson replied that a formal economic analysis had not been done. She was confident that given the property's \$525 per acre price and its high value timber, an analysis would have been comparable. Commissioner Van Hollen said that if the objective was to increase earnings for the Common School Fund, then an analysis would have to be completed. If it was to reduce non-productive timber land and acquire productive timber lands, then this purchase met the criteria. Executive Secretary Nelson said that procedures and criteria were developed when the Land Bank Authority was granted to the agency. The overall goal is to increase timber productivity in the Board's timber portfolio regardless of the fund. She said that the Land Bank legislation requires that the land bank proceeds be invested in other lands.

**MOTION:** Commissioner Van Hollen moved to approve the purchase of the Potlatch 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 a price of up to One Million, Five Hundred One Thousand One Hundred Ten Dollars (\$1,501,110) 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 reminded the Board of the press event at 10:30 AM on Friday, March 27, in the State Capitol's Assembly Parlor.

**ITEM 6. ADJOURN**

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



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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  
APRIL 6, 2009**

**AGENDA ITEM 3  
APPROVE LOANS**

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Amount</u>
1. Blooming Grove County of Dane Application #: 02009185 Purpose: Fund capital purchases	Town Rate: 3.50 Filed: March 27, 2009	\$60,383.21
2. Blue Mounds County of Dane Application #: 02009181 Purpose: Finance street project	Village Rate: 5.50 Filed: March 23, 2009	\$875,181.00
3. Deerfield Community County of Dane Application #: 02009183 Purpose: Renovate High School and Middle School	School Rate: 3.50 Filed: March 23, 2009	\$500,000.00
4. Ellington County of Outagamie Application #: 02009180 Purpose: Finance road construction	Town Rate: 3.50 Filed: March 18, 2009	\$500,000.00
5. Flambeau County of Rusk Application #: 02009184 Purpose: Purchase truck	Town Rate: 3.50 Filed: March 23, 2009	\$106,385.18
6. Fulton Sanitary District No. 2 County of Rock Application #: 02009179 Purpose: Finance sanitary sewer main installation	Sanitary District Rate: 4.50 Filed: March 17, 2009	\$129,100.00
7. Lessor County of Shawano Application #: 02009182 Purpose: Purchase tanker truck	Town Rate: 3.50 Filed: March 23, 2009	\$48,000.00
8. West Allis County of Milwaukee Application #: 02009178 Purpose: Finance TID #7 improvements	City Rate: 4.50 Filed: March 16, 2009	\$1,300,000.00
<b>TOTAL</b>		<b>\$3,519,049.39</b>

**BOARD MEETING**

**APRIL 6, 2009**

**AGENDA ITEM 4**

**LOAN LIMIT EXCEPTION – TOWN OF WINDSOR**

The town of Windsor has requested an exception to the loan limit, which is currently set at \$5 million for all loans to any customer in a calendar year. This is Windsor's first request for a State Trust Fund Loan in 2009.

The town of Windsor's current loan limit request in the amount of \$5,582,895 is for the purpose of refinancing an existing note used to finance economic development in an industrial park. The proposed loan to Windsor would be for a term of 5 years and carry an interest rate of 3.50%.

BCPL has approximately \$90 million in unencumbered funds available to lend at this point in time. While the agency received unprecedented demand for loans over the last six months, BCPL staff feels that we have adequate funds to honor this request without impairing other communities' ability to borrow through the program. Additionally, unencumbered funds in the State Investment Fund are earning less than 1%. Since the requested loan would carry an interest rate of 3.50%, this loan request would provide more trust fund income than if the money were left in the State Investment Fund. Therefore, we believe that this loan will offer the Board a good opportunity to make a prudent investment with a good rate of return and help a Wisconsin community in its economic development efforts during this difficult economic time.

BCPL staff recommends that the Board of Commissioners of Public Lands grant the town of Windsor's request for an exception to the loan limit in an amount sufficient to allow Windsor to apply for a \$5,582,895 loan at this time.