



Douglas La Follette, *Secretary of State*
Kurt Schuller, *State Treasurer*
J.B. Van Hollen, *Attorney General*
Tia Nelson, *Executive Secretary*

101 E. Wilson Street
2nd Floor
PO Box 8943
Madison, WI 53708-8943

608 266-1370 INFORMATION
608 266-0034 LOANS
608 267-2787 FAX
bcpl.wisconsin.gov

Managing Wisconsin's trust assets for public education

AGENDA

November 18, 2014

2:00 P.M.

Board of Commissioners of Public Lands
101 E. Wilson Street, 2nd Floor
Madison, Wisconsin

- 1) Call to Order
- 2) Approve Minutes – November 4, 2014
- 3) Approve Loans
- 4) Proposed Land Bank Purchase – Double Bend Marvin (P1501)
- 5) Executive Secretary's Report
- 6) Adjourn

**BOARD MEETING
NOVEMBER 18, 2014**

**AGENDA ITEM 2
APPROVE MINUTES**

Attached for approval are the minutes from the November 4, 2014, board meeting.

Board Meeting Minutes
November 4, 2014

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 |
| Kurt Schuller, 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 |

ITEM 2. APPROVE MINUTES – OCTOBER 21, 2014

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

ITEM 3. APPROVE LOANS

Executive Secretary Nelson said that the loans had received legal review.

Municipality	Municipal Type	Loan Amount
1. Bayfield Bayfield County Application #: 02015044 Purpose: Finance water main extension	City Rate: 4.25% Term: 20 years	\$100,000.00
2. Manitowoc Manitowoc County Application #: 02015049 Purpose: Finance capital projects	City Rate: 3.00% Term: 5 years	\$409,000.00
3. Oshkosh Winnebago County Application #: 02015047 Purpose: Finance Southwest Industrial Park Project	City Rate: 3.50% Term: 10 years	\$1,250,000.00
4. Rockland Manitowoc County Application #: 02015045 Purpose: Finance road construction	Town Rate: 3.00% Term: 4 years	\$225,000.00
5. Sturgeon Bay Door County Application #: 02015048 Purpose: Construct park restrooms and purchase capital equipment	City Rate: 3.00% Term: 5 years	\$146,631.60

6.	Verona Dane County Application #: 02015046 Purpose: Purchase community theatre facility	City Rate: 3.50% Term: 10 years	\$386,000.00
7.	Wascott Douglas County Application #: 02015051 Purpose: Refinance BCPL loan #2008016	Town Rate: 3.00% Term: 3 years	\$102,615.45
8.	Wascott Douglas County Application #: 02015052 Purpose: Refinance BCPL loan #2009253	Town Rate: 3.00% Term: 5 years	\$54,506.85
9.	Webster Burnett County Application #: 02015050 Purpose: Purchase plow/sand truck	Village Rate: 3.00% Term: 5 years	\$72,733.00
TOTAL			\$2,746,486.90

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

ITEM 4. EXECUTIVE SECRETARY'S REPORT

Executive Secretary Nelson said that she recently participated in a forestry roundtable discussion with private industry and public land managers, local officials, conservation groups, U.S. Senator Tammy Baldwin, and U.S. Forest Service Chief Tom Tidwell.

She also reported that the BCPL timber sale bid opening went well.

ITEM 5. ADJOURN

MOTION: Commissioner Van Hollen moved to adjourn the meeting; Commissioner Schuller 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 recording may do so at the Board of Commissioners of Public Lands, 101 E. Wilson Street, 2nd Floor, Madison, Wisconsin.

**BOARD MEETING
NOVEMBER 18, 2014**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Amount
1. Cassian Oneida County Application #: 02015053 Purpose: Purchase tanker/pumper truck	Town Rate: 3.00% Term: 3 years	\$50,000.00
2. Green Bay Brown County Application #: 02015055 Purpose: Finance economic development projects	City Rate: 4.25% Term: 20 years	\$2,845,903.70
3. Hobart Brown County Application #: 02015057 Purpose: Finance economic development projects	Village Rate: 2.50% Term: 2 years	\$4,130,000.00
4. Lucas Dunn County Application #: 02015054 Purpose: Replace town hall roof	Town Rate: 3.00% Term: 5 years	\$16,870.00
5. Plover Portage County Application #: 02015056 Purpose: Finance street improvements	Village Rate: 3.50% Term: 10 years	\$1,500,000.00
6. Washburn Bayfield County Application #: 02015058 Purpose: Refinance 2010 taxable promissory note	City Rate: 3.50% Term: 9 years	\$166,000.00
7. Washburn Bayfield County Application #: 02015059 Purpose: Finance marina boat ramp project	City Rate: 3.50% Term: 9 years	\$365,000.00
8. Washburn Bayfield County Application #: 02015060 Purpose: Purchase land	City Rate: 3.50% Term: 9 years	\$160,000.00
TOTAL		\$9,233,773.70

**BOARD MEETING
NOVEMBER 18, 2014**

**AGENDA ITEM 4
PROPOSED LAND BANK PURCHASE – DOUBLE BEND MARVIN (P1501)**

The Marvin/Wickham families (collectively, “Marvin”) is offering to sell 80 acres of land in Forest County.

BCPL staff recommends the purchase of the property from Marvin for the following reasons:

- Purchase of the Property would improve and protect public access on a sizeable block of forestland.
- Purchase of the Property would result in improved management efficiencies as the size of BCPL’s block of land would increase and the boundary line work associated with that block would decrease;
- 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 the percentage of upland on BCPL property;
- Purchase of the Property would increase the forest types and species that diversify the BCPL’s timber portfolio; and
- Purchase of the Property would reduce forest fragmentation.

Attachments:

Resolution w/Exhibits
Exhibit A – BCPL Purchase Criteria
Exhibit B – Opinion of Value
BCPL Project Map

**BOARD MEETING
NOVEMBER 18, 2014**

**AGENDA ITEM 4
PROPOSED LAND BANK PURCHASE – DOUBLE BEND MARVIN (P1501)**

RECITALS

- A. BCPL staff is requesting authority to purchase Eighty (80) acres of land from the Marvin/Wickham family (collectively, “Marvin”) more particularly described as all that part of the Northeast Quarter of the Northwest Quarter (NENW) lying south of the highway, the Southeast Quarter of the Northwest Quarter (SEnw) and the Northwest Quarter of the Southeast Quarter (NWSE) of Section Thirty-one (31), Township Thirty-eight (38) North, Range Fourteen (14) East, Town of Ross, Forest County Wisconsin, totaling approximately 80 acres in size (the “Marvin Property”).
- B. The Marvin Property is contiguous to land currently owned by the Board of Commissioners of Public Lands.
- C. The Marvin Property has been evaluated by BCPL staff against purchase criteria previously adopted by the Board. The Marvin Property has been determined by BCPL staff to be appropriate for purchase according to such criteria. A copy of the purchase analysis is attached to this resolution as Exhibit A.
- D. The Marvin Property was independently appraised by M. Childers Appraisals at a value of One Thousand Five Hundred Sixty Two Dollars (\$1,562) per acre for a total of One Hundred Twenty Five Thousand Dollars (\$125,000). A copy of the Opinion of Value has been attached to this resolution as Exhibit B.
- E. Marvin is offering to sell the Marvin Property for One Thousand Seven Hundred Fifty Dollars (\$1,750) per acre for a total of One Hundred Forty Thousand Dollars (\$140,000).
- F. The asking price is 12 % higher than the appraised value.
- G. BCPL staff believes that in this situation it is appropriate to pay a premium over the appraised value. The Marvin Property is in a prime location with good road access. This makes the property a viable candidate for subdivision which may then drive up the price even more and lead to even more forest fragmentation. (Three different 40-acre parcels on this road have already been subdivided into five- and ten-acre units). BCPL staff has also been advised that Marvin has another private party ready, willing and able to make an offer on the Marvin Property. Finally, the Marvin Property is in a location that can provide important additional road access to existing

BCPL school trust lands in the area that are located on the other side of the Popple River.

- H. BCPL staff recommends the purchase of the Marvin Property because purchase of the Property would:
 - a. Improve public access to an existing sizeable block of BCPL forestland;
 - b. Improve management efficiencies by increasing the tract size of an existing block of school trust lands while reducing per acre boundary line work associated with that block.
 - c. Add 80 acres of productive, upland timber that can be expected to produce revenue for the school trust funds through future timber harvests;
 - d. Increase the percentage of upland on BCPL properties; and
 - e. Reduce forest fragmentation.

- I. BCPL staff recommends that the Board authorize the purchase of the Marvin Property from Marvin at the asking price of \$140,000.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the purchase of the Marvin Property from Marvin at the price of One Hundred Forty Thousand Dollars (\$140,000) in accordance with Chapter 24 of the Wisconsin Statutes on such other terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transaction.

Summary Analysis of Potential Property Purchase
Transaction ID#: P1501

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

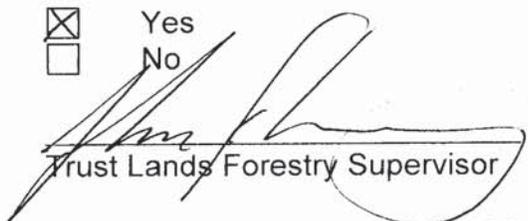
- The percentage of upland on BCPL properties increases
- The amount of line work per acre decreases
- The average distance from the tracts to the BCPL field office decreases

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

10/23/14
Date

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

- Yes
- No


Executive Secretary

NOV 4, 2014
Date

REC'D OCT 27 2014

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Purchase
Transaction ID#: P 1501

Common Name: Double Bend Marvin

County: Forest Township: Ross

Legal Description: SENW & NWSE of Section 31, T38N, R14E

Acres: 80

Parcel ID Number: 026-00647-0000, 026-650-0000

Previous Year Tax Levy: \$149.60

Name(s) of Seller(s): Nick Marvin & Harold Wickham

Address of Seller(s): 200 E Cobb Blvd. Lot 19
Crandon, WI 54520

Seller Phone #: (715) 889-4412

Seller's Attorney or Agent: _____

Contact Information: _____

Seller's Attorney or Agent Phone Number(s): (____) _____

Asking Price: \$140,000

Summary Analysis of Potential Property Purchase
Transaction ID#: P 1501

Acres of productive forest land in parcel(s): 75 acres

Acres of non productive land in parcel(s): 5 acres

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

Acres of land without public access in parcel(s): 80 acres

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

Acres of our current BCPL land that will become accessible for timber management purposes through parcel(s): 0 acres

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

This parcels blocks well with existing BCPL holdings, eliminates an inholding, and creates another point of access for timber management and public access into existing BCPL ownership. This parcel is nicely wooded with young northern hardwood pole timber and small sawlogs and has a significant amount of desirable hardwood regeneration such as sugarmaple, yellow birch and basswood. This parcel is in an area where BCPL is trying to create a large contiguous block. Acquiring this private tract would eliminate an inholding within the block. This parcel is currently enrolled in the MFL Closed program, purchase by BCPL would increase public access for traditional recreational uses.

M. Childers Appraisals
503 South Park Avenue
Crandon, WI 54520
(715) 478-2881
www.crandonappraisals.com

10/28/2014

Board of Commissioners of Public Lands
7271 Main Street
Lake Tomahawk, WI 54539-0277

Re: Property: 7123 Double Bend Road
Newald, WI 54511
Borrower: Not Applicable
File No.: 3708

Opinion of Value: \$ 125,000
Effective Date: 10/23/2014

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as vacant, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and township, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

www.SureDocs.com/validate

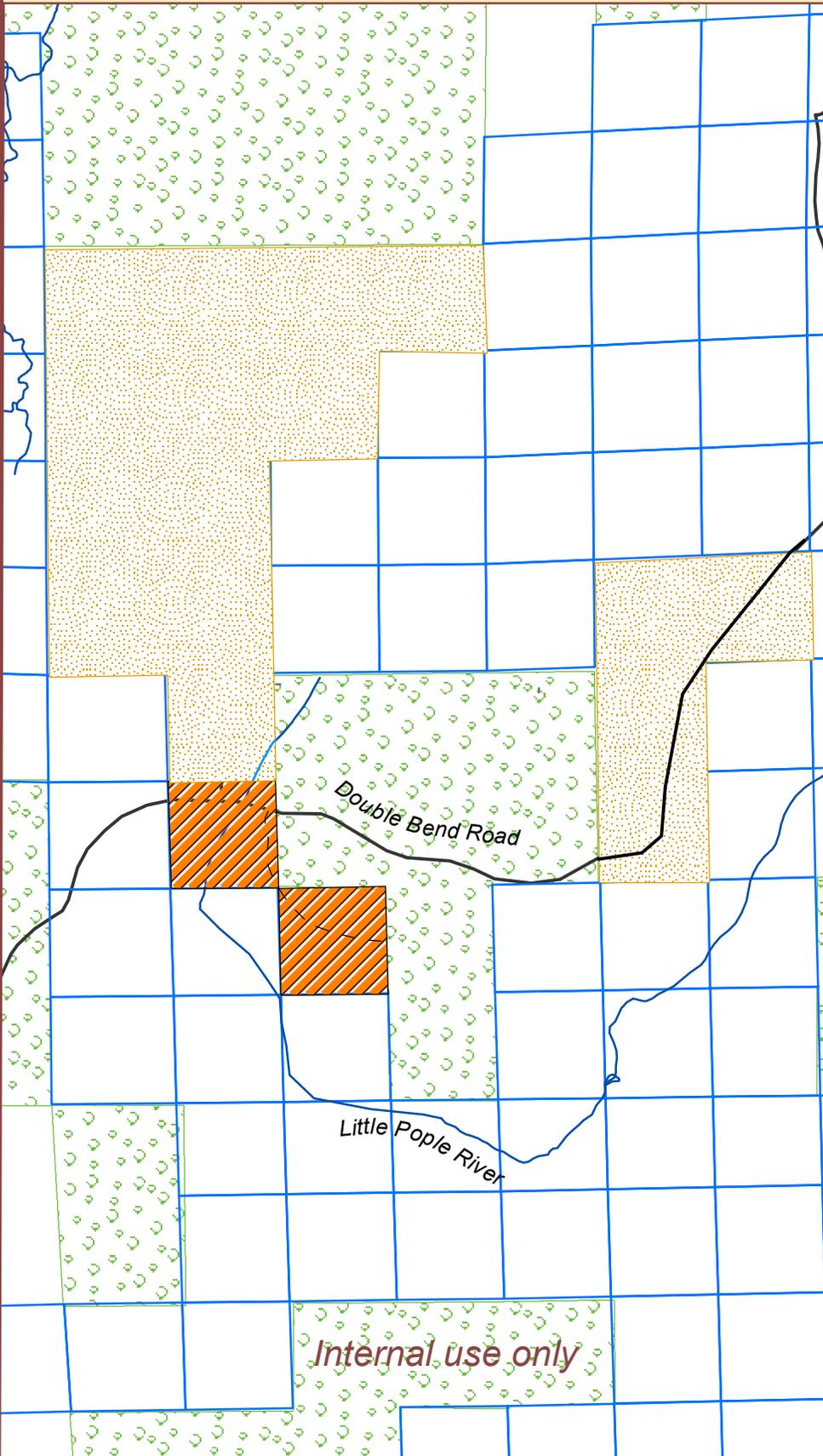
Stacy Karcz

Stacy M. Karcz Serial #: ACC966C1
Certified General and Licensed Appraiser
Certification #: 1542-10
State: WI Expires: 12/14/2015
crandonappraisal@charter.net

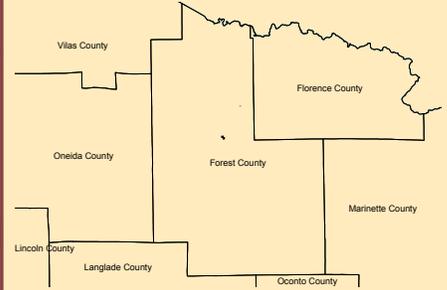
Stacy Karcz

Serial# ACC966C1

Double Bend Marvin Purchase



Internal use only



BCPL Project # : P1501

County: Forest

Town: Ross

Common Name: Double Bend Marvin

Acres - 81

Fund - 745

-  **Incoming Parcel**
-  **Existing BCPL Lands**
-  **Forest Service Lands**
-  **Private Lands**

Scale = 1:24,000

