

Board Meeting Minutes
June 4, 2024

Present were:

Sarah Godlewski, Board Chair	Secretary of State
Josh Kaul, Commissioner	Attorney General
John Leiber, Commissioner	State Treasurer
Tom German, Executive Secretary	Board of Commissioners of Public Lands
Rich Sneider, Chief Investment Officer	Board of Commissioners of Public Lands
Micah Zeitler, Real Estate Specialist	Board of Commissioners of Public Lands
Chuck Failing, IT Manager	Board of Commissioners of Public Lands
Thuy Nguyen, Office Manager	Board of Commissioners of Public Lands

ITEM 1. CALL TO ORDER

Board Chair Godlewski called the meeting to order at 2:01 p.m.

ITEM 2. APPROVE MINUTES

MOTION: Commissioner Leiber moved to approve the minutes; Commissioner Kaul seconded the motion.

DISCUSSION: None.

VOTE: The motion passed 3-0.

ITEM 3. APPROVE LOANS

MOTION: Board Chair Godlewski moved to approve the loans; Commissioner Kaul seconded the motion.

DISCUSSION: Mr. Sneider shared that Loans #1, #2 and #4 are for vehicles, including tractors and trucks. Loans #5 and #8 are for roadwork and loans #3, #6, #7 and #9 are for larger projects that include water, sewer and other infrastructure. The Town of Lawrence borrows from BCPL fairly regularly and they have come back again for another loan.

Commissioner Leiber asked about why the Village of Black Creek is taking out two loans?

Mr. Sneider explained that he believes they wanted some flexibility to pay off one of the loans before the other. Often if a community has a large list of projects, it improves their flexibility and transparency. The village likely separated the projects between sewer and water, and water main for that purpose.

VOTE: The motion passed 3-0.

The Board of Commissioners of Public Lands (BCPL) unanimously approved **\$7,833,984.00** in State Trust Fund Loans to support **9** community projects in Wisconsin.

1. Town of Chimney Rock /Trempealeau County / Finance purchase of tractor and mower / \$100,000.00
2. Town of Pine Lake / Oneida County / Finance purchase of patrol truck and fire truck / \$378,500.00
3. Town of Lawrence / Brown County / Finance infrastructure construction and water tower maintenance / \$3,400,000.00

4. Town of Onalaska / La Crosse County / Finance purchase of two plow trucks / \$490,484.00
5. Town of Lincoln / Vilas County / Finance roadwork / \$525,000.00
6. Village of Black Creek / Outagamie County / Finance water main replacement / \$250,000.00
7. Village of Black Creek/ Outagamie County / Finance replacement of sewer and water / \$2,000,000.00
8. Village of Fall Creek / Eau Claire County / Finance roadwork / \$40,000.00
9. Village of Fall Creek / Eau Claire County / Finance TID #2 utility and road extensions / \$ 650,000.00

ITEM 4. OLD BUSINESS

None

ITEM 5. NEW BUSINESS – Land Bank Transaction, Sale of Kafka Road Wetlands (S2403)

Meeting rules have been suspended so that description and discussion of the land bank transaction can be had before a motion is made.

DISCUSSION: Executive Secretary German described the proposed transaction - the sale of a block of landlocked swampland in Oneida County. In a situation like this, we will not offer land for sale until we know someone may be interested in purchasing it. BCPL has a very limited budget for appraisals and an appraisal for this type of transaction costs over \$2,000. Recently, there was a change in the adjoining land ownership. The land to the south of our trust lands has a new owner. We reached out to all the adjoining landowners, including that new landowner, and the new landowner expressed interest in purchasing our trust (swamp) land. We had the land appraised, and we are hopeful that the landowner is still willing to buy it at the appraised price. We currently do not generate any revenue for the trust funds from this land. This transaction is an opportunity to use the land sale proceeds and put them back to work acquiring property that is productive and generates revenue for the trust funds. For these reasons, we're recommending this transaction to the board.

Commissioner Leiber asked if it is just the one landowner that might be interested in purchasing the land.

Executive Secretary German replied that at this point it's only the landowner to the south that is interested. BCPL reached out to all the surrounding landowners, and the one to the south is the only one that expressed an interest.

Commissioner Kaul asked if the fact that there is only one interested person causes concern about whether it's a good time to move forward with the transaction.

Executive Secretary German answered that he has no concerns. When selling landlocked property, we are hopeful that somebody will bid on it. Oftentimes, there is only one bidder when it is landlocked property. If there are multiple adjoining landowners and they do not get along, then sometimes there is a bidding war because neither landowner may want the other to acquire our trust land.

Board Chair Godlewski asked from a process perspective, what happens if the interested landowner ends up not bidding.

Executive Secretary German explained that if that happens, the land becomes available to anybody willing to pay appraised value. If they submit paperwork saying they are good with buying it at that rate, they can go ahead and purchase it. Otherwise, we may determine that the appraisal was too high, and we may ask the board to withdraw the land from sale, have it reappraised and start the process over again.

MOTION: Board Chair Godlewski moved to approve the proposed land bank transaction of the Kafka Road Wetlands as captured in the resolution, Commissioner Kaul seconded the motion.

VOTE: The motion passed 3-0.

ITEM 6. CHIEF INVESTMENT OFFICER'S REPORT

None

ITEM 7. EXECUTIVE SECRETARY'S REPORT

Executive Secretary German reported that the Dane County Drainage Board made a partial payment of \$27,000 and they have indicated that they will be making the remaining delinquent payment of \$55,000 before the middle of the month. We've kept in conversation with them to make sure that things go smoothly. We have a high degree of confidence that they will carry through on this.

On an unrelated topic, sometimes there is an indirect positive effect of what BCPL does. Last week the Wisconsin Economic Development Corporation (WEDC) announced that they were putting tens of millions of dollars into five venture capital funds. Those funds are earmarked for investing in Wisconsin companies. BCPL is invested in three of those venture capital funds and our commitments in those funds are substantial. The WEDC money came with strings attached. WEDC is requiring those venture capital funds to match WEDC's investments in those funds. BCPL's investment in those three Wisconsin venture capital funds counts toward that match and is going to be a strong reason why those three funds may be able to use the full WEDC investments in Wisconsin companies. Again, it's an indirect effect of what we do and how we do it that makes a positive impact in Wisconsin.

ITEM 8. BOARD CHAIR'S REPORT

None

ITEM 9. FUTURE AGENDA ITEMS

None

ITEM 10. ADJOURN

Commissioner Kaul moved to adjourn the meeting; Board Chair Godlewski seconded the motion. The motion passed 3-0; the meeting adjourned at 2:13 p.m.



Thomas P. German, Executive Secretary

Link to audio recording:

[https://bcpl.wisconsin.gov/bcpl.wisconsin.gov/Shared Documents/Board Meeting Docs/2024/2024-06-04/BCPLBoardMtgRecording.mp3](https://bcpl.wisconsin.gov/bcpl.wisconsin.gov/Shared%20Documents/Board%20Meeting%20Docs/2024/2024-06-04/BCPLBoardMtgRecording.mp3)