

Board Meeting Minutes
July 21st, 2020

Present were:

Sarah Godlewski, Board Chair	State Treasurer
Josh Kaul, Commissioner	Attorney General
Doug LaFollette, Commissioner	Secretary of State
Tom German, Executive Secretary	Board of Commissioners of Public Lands
Richard Sneider, Chief Investment Officer	Board of Commissioners of Public Lands
Mike Krueger, IT Manager	Board of Commissioners of Public Lands
Denise Nechvatal, Senior Accountant	Board of Commissioners of Public Lands
Thuy Nguyen, Office Manager	Board of Commissioners of Public Lands
Julie Benkoske	State Treasurer's Office

ITEM 1. CALL TO ORDER

Board Chair Godlewski called the meeting to order at 2:02 p.m.

ITEM 2. APPROVE MINUTES – July 7, 2020.

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

DISCUSSION: None.

VOTE: The motion passed 3-0.

ITEM 3. APPROVE LOANS

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

DISCUSSION: Mr. Sneider commented that the loans were all pretty standard this week. He added that there will be a significantly higher number of loans for approval at the next meeting.

VOTE: The motion passed 3-0.

The Board of Commissioners of Public Lands (BCPL) unanimously approved **\$1,070,000.00** in State Trust Fund Loans to support **3** community projects in Wisconsin.

1. Town of Presque Isle / Vilas County / Finance roadwork / \$500,000.00
2. Village of Nashotah / Waukesha County / Finance roadwork / \$270,000.00
3. Village of Summit / Waukesha County / Finance 2020 Capital Improvement Program / \$300,000.00

ITEM 4. OLD BUSINESS – NONE

ITEM 5. NEW BUSINESS - NONE

ITEM 6. CHIEF INVESTMENT OFFICER'S REPORT

Mr. Sneider shared that BCPL continues to purchase preferred stock ETFs, which have a greater yield and lower risk profile than common stocks at this time. Within the next four weeks BCPL will be at its \$50 million allocation set by the investment committee. The next investments being considered by the investment committee will be infrastructure funds that also provide higher yields and lower volatility than many other asset classes moving to the goal of providing higher distribution and greater stability than before the implementation of the investment policy.

ITEM 7. EXECUTIVE SECRETARY'S REPORT

Executive Secretary German shared that BCPL will be presenting a proposed submerged lands lease for consideration at the next board meeting. The City of Sturgeon Bay is looking to lease part of its downtown area. The area has been filled lakebed for many years. The purpose of the lease will be primarily recreation related to navigation.

Executive Secretary German commented that last week he spoke too soon. At the last board meeting he had shared that Senior forester, Kevin Burns, was back full time with BCPL but he has been called back to work again for DHS on the COVID mapping effort. Kevin will be spending a significant time with DHS again.

Executive Secretary German also shared that he has been asked to attend, virtually, the Voigt Intertribal Task Force of the Great Lakes Indian Fish & Wildlife Commission (GLIFWC) meeting in early August. Some of the members expressed interest in learning more about BCPL as a result of discussions about our proposed land exchange with the USFS. At the last meeting, he reported that GLIFWC officials expressed cautious support for the transaction and also expressed interest in the possibility that BCPL might consider entering into a memorandum of understanding (MOU) with local tribes similar to the MOU that BCPL has with the Forest County Potawatomi Community.

Commissioner LaFollette asked about Sturgeon Bay and whether the submerged land lease pertained to the same issue that was discussed many years ago.

Executive Secretary German responded that it does pertain to the same issue from years ago.

Commissioner LaFollette commented that he recalled when Executive Secretary German went to Sturgeon Bay and looked at the area and saw all the problems with it.

Executive Secretary German shared that a century ago there were docks that extended from the land in that area of Sturgeon Bay out into the water. Over time they were filled in along with the area around it. The entire area in that part of downtown has been neglected over the years. The community has come together to resolve this and work to make it an accessible part of downtown so people can have access to the water.

Commissioner LaFollette commented that he remembers that there were some laws broken or something along those lines.

Executive Secretary German explained that there were some developers that were looking at putting developments on that land which led to some environmental organizations suing the city. The organizations claimed that the land in question was filled lakebed and that those developments could not be done.

Commissioner LaFollette recalled that a group had contacted him, and he spoke with some people in Sturgeon Bay about the situation.

Executive Secretary German commented that BCPL has consistently maintained that the area is filled lakebed and it should be leased and it can only be leased for certain purposes.

Commissioner LaFollette asked if they are to lease it from BCPL and for what purposes will they be leasing it.

Executive Secretary German replied that the main purpose is recreation related to navigation. The city is trying to make the area more accessible to the people. Right now, it is mostly crumpled parking lot. The city is looking at putting some improvements down in that area so that people can sit and enjoy the water and get to the water.

Commissioner LaFollette asked if there a plan to put in a marina or something similar.

Executive Secretary German responded that there are no plans for a marina or hotel or anything like that right now. The City has docked tugboats on the shore there and they may continue to do that because navigation is one of the additional purposes of the lease.

Commissioner LaFollette asked if the new area will mostly be a city park.

Executive Secretary German replied that that is a good way to describe it, although he is uncertain how much green space there will be, it may be more an urban park but generally that is the description provided right now.

Commissioner LaFollette thanked Executive Secretary German for the discussion.

Executive Secretary German shared that he felt good that BCPL is a part of resolving this issue.

ITEM 8. BOARD CHAIR'S REPORT

Board Chair Godlewski shared that she wanted to check in with the other commissioners about the agency's achievements and future. She added that she would like to revisit the goals and priorities that were discussed last fall and asked if that would be of interest to the other commissioners.

Commissioner Kaul commented that he thought that was a good idea.

Commissioner LaFollette asked for clarification about the items Board Chair Godlewski wanted to discuss.

Board Chair Godlewski commented that she has the advantage of participating with the agency more because of the investment committee meetings and wanted to have more communication with the commissioners and hoped to meet to discuss the goals and priorities in August sometime.

Commissioner LaFollette replied that that sounds good.

ITEM 9. FUTURE AGENDA ITEMS

1. Sturgeon Bay submerged land lease
2. Revisit and discuss Board goals and priorities

ITEM 10. ADJOURN

Commissioner LaFollette moved to adjourn the meeting; Commissioner Kaul seconded the motion. The motion passed 3-0; the meeting adjourned at 2:14 p.m.

A handwritten signature in black ink, appearing to read "Thomas P. German", written over a horizontal line.

Thomas P. German, Executive Secretary

Link to audio recording:

https://bcpl.wisconsin.gov/Shared Documents/Board Meeting Docs/2020/2020-07-21_BoardMtgRecording.mp3