



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

Thomas P. German, *Executive Secretary*

AGENDA

April 19, 2022
2:00 P.M.

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

Routine Business:

1. Call to Order
2. Approve Minutes – April 5, 2022 (Attachment)
3. Approve Loans

Old Business:

4. None

New Business:

5. Update on Goals and Priorities
6. Proposed Land Bank Transactions
 - a) Purchase of Tyler 40 - P2201
 - b) Sale of Kitty Corner 40s - S2201
 - c) Sale of Highway 13 80 - S2202

Routine Business:

7. Chief Investment Officer's Report
8. Executive Secretary's Report
9. Board Chair's Report
10. Future Agenda Items
11. Adjourn

AUDIO ACCESS INFORMATION

Conference Line Number: **(608) 571-2209**
Conference ID Code: **790 694 843#**

Board Meeting
Minutes
April 5, 2022

Present were:

Sarah Godlewski, Board Chair	State Treasurer
Doug LaFollette, Commissioner	Secretary of State
Josh Kaul, Commissioner	Attorney General
Richard Sneider, Chief Investment Officer	Board of Commissioners of Public Lands
Denise Nechvatal, Senior Accountant	Board of Commissioners of Public Lands
Mike Krueger, IT Manager	Board of Commissioners of Public Lands
Thuy Nguyen, Office Manager	Board of Commissioners of Public Lands
Emma Stutzman, Chief of Staff	State Treasurer

ITEM 1. CALL TO ORDER

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

ITEM 2. APPROVE MINUTES – March 15, 2022

MOTION: Board Chair Godlewski moved to approve the minutes; Commissioner LaFollette seconded the motion.

DISCUSSION: None

VOTE: The motion passed 3-0.

ITEM 3. APPROVE LOANS

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

DISCUSSION: Mr. Sneider explained that road work and refinancing making up the bulk of the loans. He noted that some of the loans are at the lower old interest rate as they were initiated before we changed our rates.

Commissioner LaFollette asked if interest rates are higher on longer range loans.

Mr. Sneider replied yes. Generally, that is true. He will discuss that further in his report.

VOTE: The motion passed 3-0

The Board of Commissioners of Public Lands (BCPL) unanimously approved **\$4,207,620.68** in State Trust Fund Loans to support **8** community projects in Wisconsin.

1. Town of Calumet / Fond du Lac County / Finance purchase of truck/snowplow / \$170,000.00
2. Town of Conover / Vilas County / Refinance BCPL Loan #2020057 / \$138,269.61
3. Town of Conover / Vilas County / Refinance BCPL Loan #2020059 / \$106,956.71
4. Town of Conover / Vilas County / Refinance BCPL Loan #2020058 / \$48,394.36
5. Town of Kingston / Juneau County / Finance purchase of truck / \$94,000.00
6. Town of Delafield / Waukesha County / Finance roadwork / \$250,000.00
7. Town of Metomen / Fond Du Lac County / Finance roadwork / \$400,000.00
8. Town of Knowlton / Marathon County / Finance reconstruction of Old Highway 51 / \$3,000,000.00

ITEM 4. OLD BUSINESS

None

ITEMS 5. NEW BUSINESS

None

ITEM 6. CHIEF INVESTMENT OFFICER'S REPORT

Mr. Sneider shared that the investment committee approved another increase in the State Trust Fund Loan Program interest rates. The new rates went into effect March 28th and the increase was needed to reflect current market conditions. The new interest rates for the State Trust Fund Loan Program are 4.00% for 2-10 years and 4.25% for 11-20 years.

It is unusual to have the same rate for a 10 year loan as a 2 year. Most of the time BCPL's longer term rates are substantially higher than the rate on shorter term loans. However, BCPL sets its rates in consideration of how the national fixed income markets are moving and right now the interest rates on U.S. treasury securities are pretty much the same across the board. 2, 10 and 20 year treasury rates are about 2.5%. The 5 year treasury note rate is actually higher at 2.7% than the 10 and 20 year rates. An "inverted" yield curve means that the short term rates are higher than the long term interest rates. In the past an inverted curve has usually been a precursor to recession. Here is the theory about why this time is different - quantitative easing. Quantitative easing is Fed speak for the Fed buying debt in the open market to push down interest rates which may have artificially created this inversion by reducing longer term interest rates.

The market is anticipating that the Federal Reserve will raise short term rates substantially over the remainder of the year in an effort to subdue inflation. This will probably include the Fed selling off many of the \$4 trillion in bonds that they purchased since the onset of COVID-19. Selling these bonds will increase overall supply and effectively reduce prices. And when bond prices go down, yields go up. Interest rates are definitely on the rise. So, what does this all mean for BCPL?

First, our current fixed income portfolio will lose value. At the next quarterly reporting, you'll notice that bond valuations have already declined. The nice thing about bonds is that unless there's a default, you get 100% of your principal back upon maturity.

Second, as market interest rates go up, we will begin to see fewer early redemptions in bonds. As rates go up, there is less incentive for bond issuers to refinance. That will help stabilize that part of our portfolio.

Third, as rates become more attractive from an investment standpoint, we will begin to invest more of our excess cash reserves into longer term fixed income investments that pay reasonable rates of return.

Fourth, we will also begin to grow the interest income received from the State Trust Fund Loan Program. The average interest rate in our loan portfolio will slowly begin to move higher. And as with bonds, incentive for our customers to refinance and prepay loans will go down.

And last, the big picture is that a higher interest rate environment will improve our ability to generate distributable income over the long term.

The investment committee made an additional \$13 million commitment to the Invesco US Income Fund, one of our open-ended real estate funds that invests in a diversified portfolio across the United States. In addition to property appreciation, this fund has been generating 5.4% in distributable income. The new commitment brings the total investment in this fund to about \$55 million or 4% of Common School Fund assets. This level of funding will allow about 25% appreciation before we reach the threshold of 5% of total assets for any one fund investment. In addition, the Investment Committee also made a \$20 million commitment to Venture Investors Health Fund VII, a new Madison based fund managed by the same team as one of our current Venture capital investments. We've been very pleased with the performance of our

current investment in Fund VI. It is expected that this commitment will close over the summer and be called over the next three to four years.

Board Chair Godlewski reiterated to the Commissioners that the Investment Committee has been very busy. With regards to all the work the Investment Committee has taken on, we're seeing it pay off as we continue to have record breaking distributions. She shared her appreciation for the work. She emphasized that Venture investments is an example of partnering with firms that are based here in Wisconsin.

ITEM 7. EXECUTIVE SECRETARY'S REPORT

None

ITEM 8. BOARD CHAIR'S REPORT

Board Chair Godlewski shared that she was in Green Bay yesterday and did a Common School Fund distribution to the Green Bay Public Schools. People were incredibly appreciative and the former head of WEMTA was there. She commented that it was a very appropriate event as April is National School Librarian Month. It was a great way to kick off this month knowing that our funds are often the sole source of funding for Wisconsin's public school libraries. She added that the next BCPL meeting will be a bit longer. In addition to some land transactions, an update on the goals and priorities of the agency will be presented.

ITEM 9. FUTURE AGENDA ITEMS

None

ITEM 10. ADJOURN

Board Chair Godlewski moved to adjourn the meeting; Commissioner Kaul 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/Shared Documents/Board Meeting Docs/2022/2022-04-05 BoardMtgRecording.mp3>

**BOARD MEETING
APRIL 19, 2022**

**AGENDA ITEM 3
APPROVE LOANS**

Municipality	Municipal Type	Loan Type	Loan Amount
1. Burlington Racine and Walworth Counties Application #: 02022075 Purpose: Finance demolition of 617 Pine Street	City Rate: 2.50% Term: 2 years	General Obligation	\$96,000.00
2. Redgranite Waushara County Application #: 02022080 Purpose: Finance purchase of truck	Village Rate: 3.25% Term: 5 years	General Obligation	\$92,000.00
3. Oliver Douglas County Application #: 02022081 Purpose: Finance purchase of dump truck with plow and sander	Village Rate: 3.00% Term: 10 years	General Obligation	\$29,900.00
4. Brillion Calumet County Application #: 02022082 Purpose: Finance roadwork	City Rate: 2.50% Term: 5 years	General Obligation	\$150,000.00
5. Arkdale Lake District Adams County Application #: 02022083 Purpose: Finance dredging project	Lake District Rate: 4.25% Term: 20 years	General Obligation	\$150,000.00
	TOTAL		<hr/> \$517,900.00



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Thomas P. German, *Executive Secretary*

MEMORANDUM

TO: BOARD OF COMMISSIONERS OF PUBLIC LANDS

FROM: TOM GERMAN, EXECUTIVE SECRETARY

RE: GOALS AND PRIORITIES REPORT TO THE BOARD

DATE: FEBRUARY 24, 2022

We have continued to make progress on the goals and priorities set forth by the Board. And along the way, we have made substantial progress on reshaping the agency's operations and revenue streams. We will be making a record \$40.6 million annual distribution from the Common School Fund for public school libraries and a record distribution of approximately \$1.07 million to the University of Wisconsin from the Normal School Fund as well.

We have made great progress with the diversification of our portfolio of trust assets, both financial instruments and land assets. We also made progress on developing ways to tell our story. As the pandemic continues to impact our communities and our economies, we continue to look for ways to better connect with stakeholders without adding additional risk. Improvements on these issues also leads to progress on the Board's Goals and Priorities.

I have set forth below a short summary of progress on the Goals and Priorities identified by the Board.

- I. INVESTMENTS** – Build a comprehensive investment program that ensures strong returns for our beneficiaries while embracing the agency's history of investing in Wisconsin.

Priorities:

A. Create a School Trust Fund Investment Performance Scorecard & Annual Report

1. This priority was achieved earlier.

B. Establish a Due Diligence Protocol for Investments

1. This priority was also completed earlier.

C. Establish a Wisconsin Impact Advisor Group; and

D. Expand the Membership of the Investment Committee

1. We have expanded the Investment Committee to include two advisors with expertise that is highly relevant to our investment portfolio.
 - a. Mark Eppli is Director of the James A. Graaskamp Center for Real Estate at the University of Wisconsin-Madison. Mark earned his Ph.D., master's, and bachelor's degrees from the University of Wisconsin-Madison. He is an independent board member for the Federal Home Loan Bank of Chicago since 2012, and he is immediate past president of the nonprofit Real Estate Research Institute. Dr. Eppli was named a "Distinguished Fellow" by NAIOP, a national commercial real estate organization, which recognizes him as a foremost real estate policy expert. He has also received awards from the Greater Washington Urban League and the Urban Land Institute for his efforts to attract minorities to the real estate profession.
 - b. Jason L. Stephens is Chief Executive Officer, President, Principal, and a Portfolio Manager at Thompson Investment Management. Jason earned his bachelor's degree and an M.S. in Finance from the University of Wisconsin-Madison. He is a member of the CFA Institute and holds the Chartered Financial Analyst designation. He has worked in various capacities for Thompson Investment Management and Thompson, Plumb & Associates, Inc. for twenty years. Jason also serves as Board Chair for Arts for All Wisconsin and as a Wisconsin Union Association Trustee.
2. We greatly appreciate the talents, generosity, and thoughtfulness of our expanded team. However, we also continue to look for ways to diversify and strengthen our investment committee team.

E. Execute the Asset Allocation and Develop Clear Timeline

1. As noted last fall, we have now diversified our trust fund investments in accordance with our investment policy and asset allocation such that all asset categories are now within their respective target ranges. This accomplishment required a large amount of agency resources and a vast amount of work and coordination between BCPL staff and outside service providers. Now the results of that work reflected in Rich's quarterly results are easy to see. The trust funds are producing distributable income at a rate that could not have been accomplished under the old investment parameters of only limited fixed income investments. I commend our chief investment officer, Rich Sneider, for his vision and analysis for diversification of our trust fund

portfolios and our controller, Denise Nechvatal, for her tireless work on accounting for all these new investments and income streams.

2. We continue to look for ways to make improvements in our practices and operations. Rich Sneider has been working with several outside advisors on developing a methodology for optimizing our portfolio performance. Using that information, it is likely that the Investment Committee will be making recommendations to the Board to slightly adjust the asset allocations from time to time based on market conditions. This item is likely to always be a work in progress.

II. OPERATIONS - Update BCPL's operations to meet its evolving role and to best serve beneficiaries and stakeholders

Priorities:

A. Develop a BCPL Strategic Plan and Supporting Metrics.

1. As noted earlier, BCPL Madison office staff took the first step last year in working with Erickson & Company to evaluate our respective communication styles and set the stage for a group strategic planning and problem-solving session to follow. In the meantime, the pandemic and the business interruption at Erickson have set us back. Strategic planning requires significant time and attention that generally doesn't work well in a video conferencing environment. Hopefully, we will reach a point soon where it will be safe and productive to meet again in person. We remain committed to developing a new strategic plan as our agency continues its portfolio management migration to multiple revenue streams for both financial instruments and land assets. The goals and priorities of the last strategic plan have been achieved and it is important to work towards our agency mission with a clear vision and path.

B. Update BCPL Budget & Personnel Staffing Plan

1. Jim DiUlio retired in the fall. With the higher compensation levels available in the private sector, it may not be possible to recruit a candidate with the preferred skillsets within the current state compensation parameters for the position, but we continue to search. The plan is to post the position soon and promote as best and as wide as we can.

C. Improve the Agency's Outreach, Communication, and Branding

1. We are working with Stephanie Marquis to assist us with this goal. Her work product on the agency "scorecard" has helped turn our complicated stories into easier-to-understand graphics for our various stakeholders. I commend our IT manager, Mike Krueger, for being able to retrieve data on our performance and investments in a way that makes it easier to depict in

charts and graphs. As we emerge from the pandemic, we will be developing a communications and outreach plan for the agency.

D. Create a Government Relations Approach

1. We engaged an advisor to provide professional consultation on our budget request to the legislature and on other legislative issues. We continue to work on building better bridges with stakeholders that share common interests with BCPL and we will continue our efforts to communicate with the legislature more often using the materials we have developed to demonstrate the impact of BCPL in each legislator's district.

III. LANDS

Priorities:

A. Create an approach that reduces unproductive lands

1. "Unproductive" land has generally been defined as "not producing revenue" for the trust funds. Fifteen years ago, most of our remaining school trust lands were unproductive. The land bank legislation made it possible to reshape some of our land base. However, our ability to buy different productive lands is contingent upon our ability to sell our unproductive lands. There's a reason why we still have many of those unproductive lands. Impediments to sale may include too much wetland on a property, lack of access and limitations on use and some statutory constraints including the mineral and water rights reservations set forth in Wis. Stats. Section 24.11(3). After decades and decades, these issues are still impediments to sale and accessibility may even be tougher these days. While our Real Estate Specialist, Micah Zeitler, has done a great job in resolving title issues, and marketing and selling our lands. There is only so much you can do to market these currently unproductive parcels. We continue to work on identifying the pertinent impediments and we are developing tailored strategies and tactics to address those impediments
2. Our Trust Lands Supervisor, Kevin Burns, has led the way to view our lands in a different light, to look for ways to make "unproductive" lands more productive. This includes increasing productivity on already productive lands and transforming some of our unproductive lands into revenue producing assets.
3. Kevin and our senior forester, Joe Malinowski, have led the agency to reevaluate our timber sale processes and conditions.
 - a. We have done a more extensive outreach and advertising campaign to regional loggers when we offer timber sales. This has resulted in more bidders, more bids and more successful sales.

- b. We have shortened our timber sale contract length in order to encourage loggers to cut the sale earlier rather than wait for market conditions to improve.
 - c. We have allowed some summer logging on parcels where the ground is dry and firm and there is no expected damage to the parcel from logging activities.
 - d. The net result of these changes is positive. It is not a coincidence that our timber sale revenue received this fiscal year is running significantly ahead of the last two years. These changes fall into the category of “making our productive lands more productive.”
4. In addition, we are also looking at developing different ways of generating new income streams from these parcels.
- a. We have engaged in lengthy discussions with several entities regarding the potential harvest of maple syrup on some of our parcels with significant maple tree inventory. After analyzing the data and history of other landowners that have engaged in maple syrup production, we are convinced that this could provide a significant revenue boost on such parcels. There may be a slight decrease in timber revenue as none of the tapped trees would be considered veneer quality, but we would still be able to generate significant timber revenue in addition to the maple syrup revenue. We are looking to review proposals from syrup producers in the next six months. This also falls into the category of making our productive lands more productive.
 - b. We have been working with a consultant on seeking proposals from carbon credit buyers. While a number of our parcels have some trees on them, we don’t conduct harvests on all such parcels. White cedar doesn’t regenerate well due to deer browsing. Hemlock doesn’t bring a good price in the timber markets. Some parcels have small timber tracts that are uneconomical to harvest so loggers don’t bid on timber sales for such parcels. Some parcels have access impediments. The only option we had entertained until recently was selling such parcels to a third party that could choose to do whatever they wanted with the property. Selling carbon credits on such lands allows BCPL to generate revenue on such lands while at the same time preserving high conservation value aspects of such properties. Selling carbon credits will NOT prevent BCPL from conducting timber harvests or selling certain parcels that are not strategic assets. This is a good example of converting an unproductive parcel to a revenue producing parcel.
 - c. We have also considered leasing School Trust Lands for other developments such as solar farms, communication towers, etc. However, these options are more remote at this time

due to changing conditions in such markets. However, we continue to keep our eyes open for possibilities.

B. Complete a financial analysis on BCPL land holdings.

1. The staff of the Lake Tomahawk office have continued to refine the draft of an Excel spreadsheet tool that identifies all BCPL School Trust Land Parcels, the timber base on such parcels and the revenue generating capacity on such parcels. This is a work in progress and staff is busy refining the tool and adding additional potential revenue components including maple syrup production, carbon credits, wetland mitigation monies and outright sales to third parties. As noted earlier, completing a financial analysis on all 2,000 parcels of School Trust Lands is a huge project. We are leveraging our GIS capabilities, forest inventory information, and in-house expertise to create an automated analysis tool that will provide us with an up-to-date snapshot of our land assets at any time. We have taken a significant step forward on this project and look forward to sharing the tool with the Board when it is a bit more refined.
2. We had hoped to migrate to DNR's WisFIRS software system for timber sale management. One of the reasons for doing so would be to enhance our timber sale financial analysis. However, this migration has been delayed by the DNR. Our forestry and IT staff continue to work on improving the quality of the data in our system and are also working on improvements to our current IT applications to better project future timber sales.
3. Financial analysis must include expenses as well as revenue. Lake Tomahawk staff is also in the early stages of developing property access management plans along with maintenance schedules. Planning culvert replacements and roadwork ahead of time make it possible to prioritize and budget for those expenses. Early completion of access work significantly reduces sale set-up expenses, increases the asset value of our lands, and increases the amount that loggers are willing to bid for our timber sales.

As we head into the spring, I again remain thankful that we have made it through this difficult time. I continue to appreciate all the hard work and sacrifice made by our staff and commend them on the fruits of their efforts. We look forward to continuing to make progress on the goals and priorities of the Board.

Respectfully submitted,

Tom

**BOARD MEETING
APRIL 19, 2022**

**AGENDA ITEM 6(a)
PROPOSED LAND BANK PURCHASE – TYLER PROPERTY (P2201)**

Daniel K. Tyler, Mary K. Tyler, Thomas E. Lawrence II, and Natalie Tyler (Tyler Family) are offering to sell 40 acres of land in Oneida County (the “Tyler Property”), which is contiguous to existing BCPL Trust Land holdings.

BCPL staff recommends the purchase of the Tyler Property for the following reasons:

- Acquisition of the Tyler Property will decrease future land management costs. The Property is an inholding in a large block of BCPL land. The Property is adjacent to BCPL’s 2,500 acre Stony Creek Block and is surrounded by BCPL land on the north, west, and south sides. Acquisition would eliminate a half mile of boundary line work.
- It increases potential timber revenue. The parcel is 95% forested and contains about 20 acres of northern hardwoods that are ready for immediate harvest. Most of the remaining cover type is 35 year old aspen that will be ready for harvest in 15-20 years. The aspen is on sandy ground which will provide summer logging opportunities and higher timber prices. These timber stands can be managed with adjacent BCPL timber stands to increase economies of scale and thereby enhance timber revenue.
- It increases total upland acreage. BCPLs total land base is currently about 46% upland and the Tyler Property is 88% upland.
- The parcel has character and will likely hold its value. The Tyler Property contains nearly 2,000 feet of upland two-bank frontage on Stony Creek and 600 feet of lowland two-bank frontage on Little Willow Creek, both of which are Class I trout streams.
- Although the parcel does not increase legal access to other BCPL lands, it does increase practical access. The Tyler Family has given verbal permission for BCPL staff to drive into and park on the parcel when staff needed to access BCPL property south of the parcel. The Tyler Property also has a good road network and log landing that will allow for better access to adjacent BCPL hardwood stands than the existing road on BCPL property.
- Purchase of the Tyler Property would reduce forest fragmentation.

Attachments:

- Resolution w/Exhibits*
- Exhibit A – BCPL Purchase Criteria*
- Exhibit B – Appraisal Certification*
- BCPL Project Map*

BOARD MEETING

APRIL 19, 2022

AGENDA ITEM 6(a)

PROPOSED LAND BANK PURCHASE – TYLER PROPERTY (P2201)

RECITALS

- A. BCPL staff is requesting authority to purchase forty (40) acres of land from Daniel K. Tyler, Mary K. Tyler, Thomas E. Lawrence II, and Natalie Tyler (“Tyler Family”) more particularly described as all that part of the Southeast Quarter of the Northwest Quarter (SE/NW) of Section Thirty (30), Township Thirty-eight (38) North, Range Four (4) East, Town of Minocqua, Oneida County, Wisconsin (the “Property”).
- B. The Property is contiguous to a large block of land currently owned by the Board of Commissioners of Public Lands.
- C. 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 purchase analysis is attached to this resolution as Exhibit A.
- D. The Property was independently appraised by Compass Land Consultants, Inc. at a value of Two Thousand Two Hundred Fifty (\$2,250) per acre for a total of Ninety Thousand Dollars (\$90,000). A copy of the Certification of the Appraisal has been attached to this resolution as Exhibit B.
- E. The Tyler Family is offering to sell the Property for the appraised value.
- F. BCPL staff recommends the purchase of the Property because:
 - 1. It is surrounded by BCPL land on three sides and acquisition will provide better access to BCPL timber stands and reduce management costs;
 - 2. It contains a high percentage of upland and is mostly forested. Timber volumes are adequate and will provide short-term revenue in addition to long-term revenue; and
 - 3. It will improve management efficiencies from both a cost/expense standpoint and a revenue generation standpoint due to enhanced economies of scale.
- G. BCPL staff recommends that the Board authorize the purchase of the Property at the asking price of \$90,000.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the purchase of the Property at a price not to exceed Ninety Thousand Dollars (\$90,000) exclusive of closing costs 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#: P2201

Common Name: Tyler 40

County: Oneida Township: Minocqua

Legal Description: T38N-R4E, Sec. 30: SE/NW

Acres: 40

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

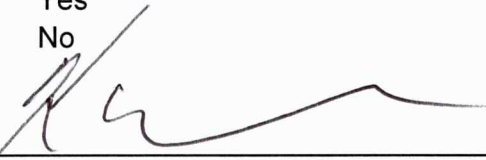
- The percentage of upland on BCPL properties increases.
- The amount of line work per acre decreases.
- The average distance from the tracts to the BCPL field office decreases.

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

3/28/22

 Date

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

- Yes
- No



 Executive Secretary

4/13/22

 Date

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Purchase
Transaction ID#: P 2201

Common Name: Tyler 40

County: Oneida Township: Minocqua

Legal Description: T38N-R4E, Sec. 30: SE/NW

Acres: 40

Parcel ID Number: MI-468

Previous Year Tax Levy: \$ 29.60

Name(s) of Seller(s): Daniel Tyler, Mary Tyler, Thomas Lawrence II, and Natalie Tyler

Address of Seller(s): 9617 MANITOU PARK DR
Minocqua, WI 54548

Seller Phone #: _____

Seller's Attorney or Agent: n/a

Contact Information: n/a

Seller's Attorney or Agent Phone Number(s): n/a

Asking Price: \$ _____

Summary Analysis of Potential Property Purchase
Transaction ID#: P 2201

Common Name: Tyler 40

County: Oneida Township: Minocqua

Legal Description: T38N-R4E, Sec. 30: SE/NW

Acres: 40

Acres of productive forest land in parcel(s): 40 acres

Acres of timber base in parcel(s): 35 acres

Acres of non-productive land in parcel(s): 0 acres

Acres of land with public access in parcel(s): 40 acres

Acres of land without public access in parcel(s): 0 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):

REAL ESTATE APPRAISAL – RESTRICTED REPORT**CERTIFICATION**

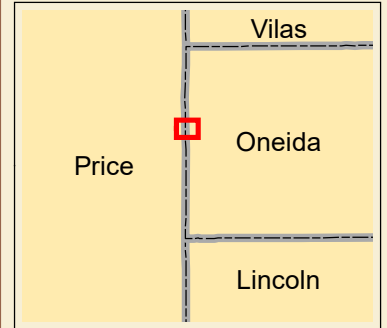
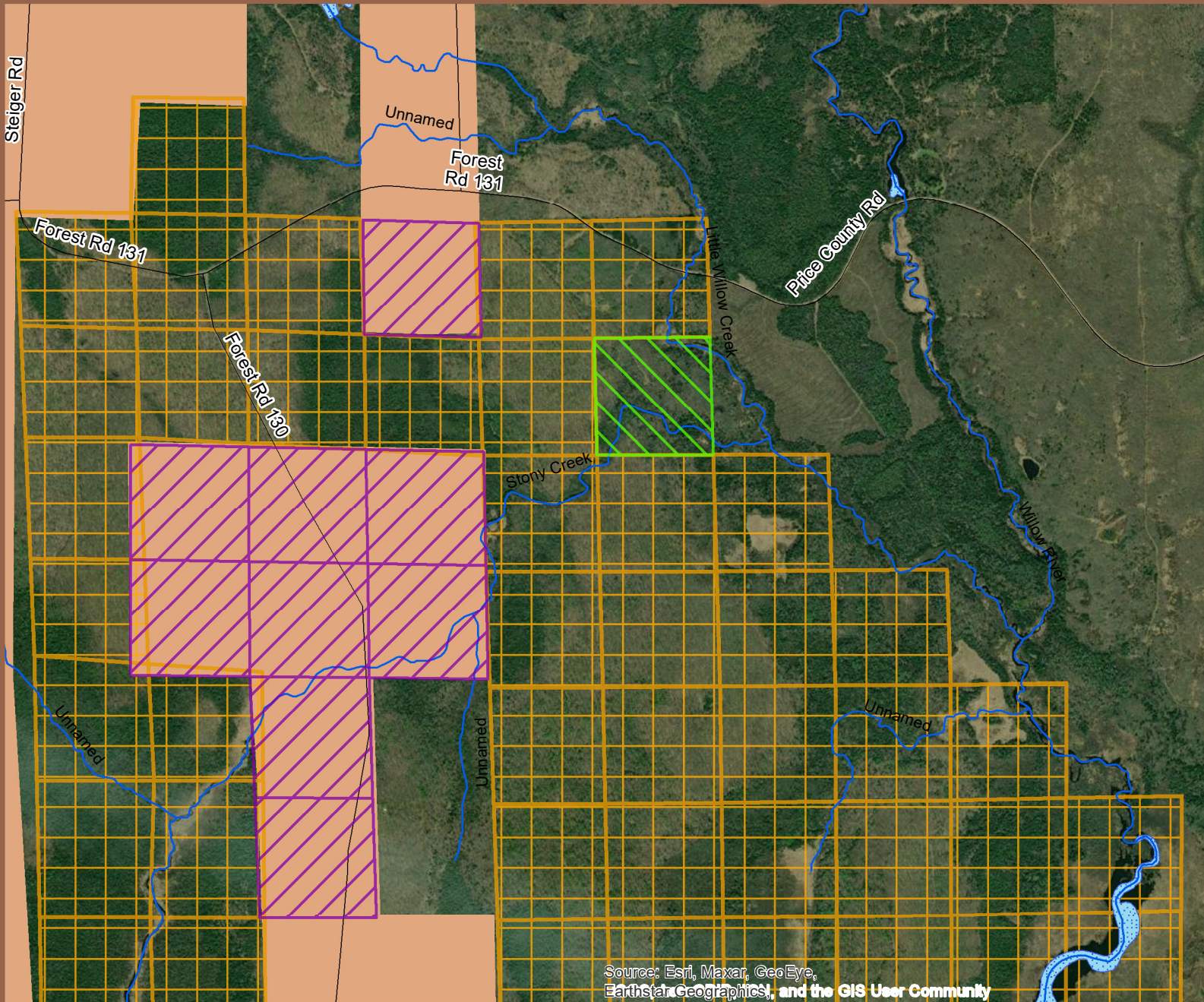
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias or personal interest with respect to the property and parties involved in the assignment.
- I have not performed services on the subject property within a 3-year period of the effective date of this appraisal.
- My engagement in this assignment is not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the "Uniform Standards of Professional Appraisal Practice."
- I, Douglas L. Johnson, personally inspected the subject property on March 11, 2022. The comparable sales were field inspected by the appraiser on March 11, 2022.
- No one provided assistance to the appraiser signing this report.
- Ken Tyler was contacted and accompanied the appraiser during the property inspection on March 11, 2022.
- It is my opinion that the subject property has a value of \$90,000 as of March 11, 2022.



Douglas L. Johnson
Real Estate Specialist
Wisconsin CGA #2544-10
(Expires 12/14/2023)

TYLER 40 (Oneida)



P2201

County: Oneida





Town: Minocqua

Common Name:
Tyler 40

Acres - 40

Fund: NSF



-  Incoming Property
-  E1502 USFS
-  Current BCPL Land
-  Chequamegon NF

Source: Esri, Maxar, GeoEye, Earthstar Geographics, and the GIS User Community



INTERNAL USE ONLY

BCPL_I/T - April 14, 2022 P2201-Oneida-Minocqua-Tyler_40-8x11.pdf

**BOARD MEETING
APRIL 19, 2022**

AGENDA ITEM 6(b)

PROPOSED LAND BANK SALE TO THE PUBLIC – KITTY CORNER 40s (S2201)

BCPL staff recommends the sale of 120 acres located in Price County to the public via sealed bid process for the following reasons:

- The property is inside the consolidation zone but only has partial legal access;
- The property does not provide access to other BCPL lands that will be retained;
- Sale of the property would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or all of the above;
- No governmental entities in Wisconsin have determined that the property is required for their respective use; and
- Sale of the property via sealed bid process is expected to be the best method for maximizing the sales proceeds from the property.

Attachments:

Resolution w/Exhibits

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

**BOARD MEETING
APRIL 19, 2022**

**AGENDA ITEM 6(b)
PROPOSED LAND BANK SALE TO THE PUBLIC – KITTY CORNER 40s (S2201)**

RECITALS

- A. The Board of Commissioners currently holds title to the following Property, consisting of approximately 120 acres:

Township 36 North, Range 1 East, Town of Hackett, Price County, Wisconsin
Section 17: SE/NW, NW/SW
Section 18: SE/SE
- B. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- C. The Property was independently appraised by Steigerwaldt Land Services at a value of \$850 per acre for a total of \$102,000. A copy of the Certification of the Appraisal is attached to this resolution as Exhibit B.
- D. BCPL staff members assert that, to the best of their knowledge, the Property is not required by any other governmental unit in Wisconsin.
- E. BCPL staff recommends that the Board authorize the sale of the Property at public sale pursuant to the sealed bid process set forth in Wisconsin Statutes Chapter 24.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the sale of the Property pursuant to a sealed bid process. The minimum acceptable bid for the Property shall be the appraised value as determined by the independent appraiser as set forth above. Such sale shall be conducted 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 transactions.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale
Transaction ID#: S2201

Common Name for Land Parcel: Kitty Corner 40s

County: Price Town: Hackett

Legal Description: T36N-R1E, Sec. 17: SE/NW, NW/SW; Sec. 18: SE/SE

GLO Acres: 120

Sale Criteria

1. Title

- Ownership verified with Register of Deeds.
- Title appears merchantable.

2. Timber Management

- Parcel is located outside of Consolidation Zone.
- Parcel is an isolated or unproductive parcel within the Consolidation Zone.

3. Access

- Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
- If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
- Parcel has no current access. *Partial access - to first 40 only*

4. Parcel Required By Other Government Entity: _____

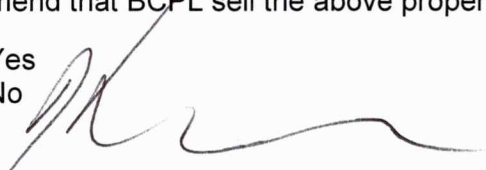
- The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
- Parcel is otherwise required by another unit of government.

5. Recommend Selling via Public Auction or Sealed Bid

- Parcel is not otherwise required by another unit of government and will be sold via public auction or sealed bid.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes
- No



 Trust Lands Forestry Supervisor

3/28/22

 Date

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

- Yes
- No



 Executive Secretary

4/13/22

 Date

4. Certification

I certify that, to the best of my knowledge and belief:

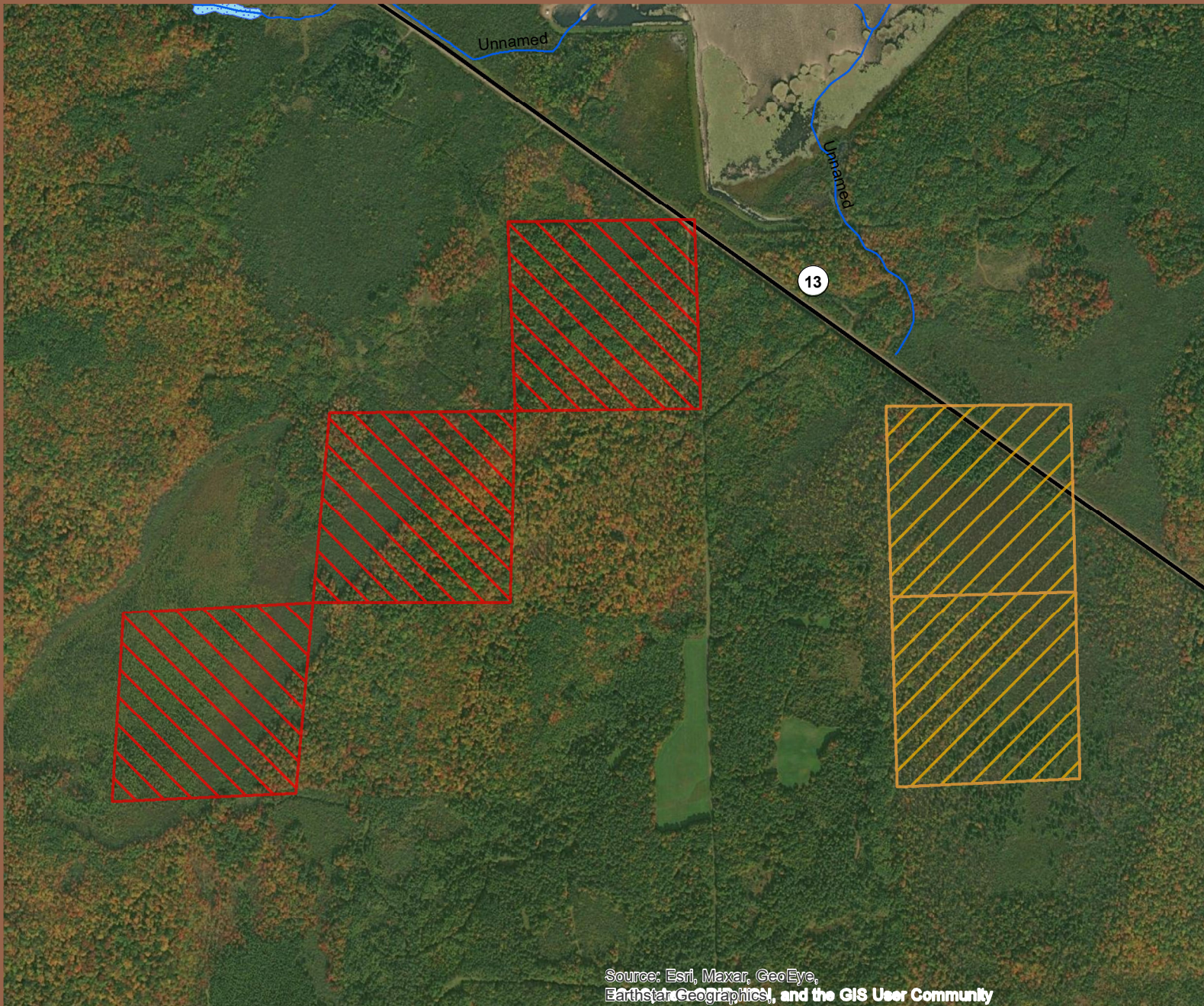
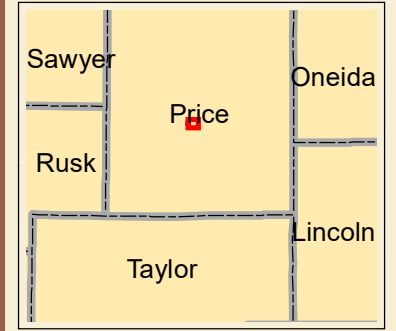
1. The statements of fact contained in this report are true and correct and no important facts have been withheld.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. The assignment is not contingent on a specific value or loan approval.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Uniform Standards of Professional Appraisal Practice."
6. Steven R. Kimble inspected the subject property on March 10, 2022. All comparable sales were inspected by the appraiser or by qualified staff of Steigerwaldt Land Services, Inc.
7. Steven R. Kimble prepared this report. No others provided significant real property appraisal assistance to the persons signing this certification.
8. The appraiser did not discuss the subject property's value with the owner or the owner's representative.
9. Within the prior three years, the appraiser has not performed any other services with regard to the subject property, and no services except this appraisal assignment are currently in progress.
10. It is my opinion that the market value of the subject property is \$102,000.00 as of March 10, 2022.

STEIGERWALDT LAND SERVICES, INC.



Steven R. Kimble
Wisconsin Certified General Appraiser No. 2523

KITTY CORNER 40s (Price)



S2201

County: Price


Town: Hackett


**Common Name:
 Kitty Corner 40s**

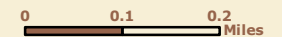
Acres - 120

Fund: NSF



 **Outgoing Property**

 **S2202 Sale**



Source: Esri, Maxar, GeoEye,
 Earthstar Geographics, and the GIS User Community

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**BOARD MEETING
APRIL 19, 2022**

**AGENDA ITEM 6(c)
PROPOSED LAND BANK SALE TO THE PUBLIC – HWY 13 80 (S2202)**

BCPL staff recommends the sale of 80 acres located in Price County to the public via sealed bid process for the following reasons:

- The property is inside the consolidation zone and has legal access but is unproductive;
- The property does not provide access to other BCPL lands that will be retained;
- Sale of the property would provide BCPL with funds to purchase other lands that would provide better access to its existing lands, produce timber revenue, improve management efficiency, reduce forest fragmentation, or all of the above;
- No governmental entities in Wisconsin have determined that the property is required for their respective use; and
- Sale of the property via sealed bid process is expected to be the best method for maximizing the sales proceeds from the property.

Attachments:

Resolution w/Exhibits

Exhibit A - BCPL Sale Criteria

Exhibit B - Appraisal Certification

BCPL Project Map

**BOARD MEETING
APRIL 19, 2022**

**AGENDA ITEM 6(c)
PROPOSED LAND BANK SALE TO THE PUBLIC – HWY 13 80 (S2202)**

RECITALS

- A. The Board of Commissioners currently holds title to the following Property, consisting of approximately 80 acres:

Township 36 North, Range 1 East, Town of Hackett, Price County, Wisconsin
Section 17: NE/SE, SE/SE
- B. The Property has been evaluated by BCPL staff against sale criteria previously adopted by the Board. The Property has been determined by BCPL staff to be appropriate for sale according to such criteria. A copy of the sale analysis is attached to this resolution as Exhibit A.
- C. The Property was independently appraised by Steigerwaldt Land Services at a value of \$600 per acre for a total of \$48,000. A copy of the Certification of the Appraisal is attached to this resolution as Exhibit B.
- D. BCPL staff members assert that, to the best of their knowledge, the Property is not required by any other governmental unit in Wisconsin.
- E. BCPL staff recommends that the Board authorize the sale of the Property at public sale pursuant to the sealed bid process set forth in Wisconsin Statutes Chapter 24.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the sale of the Property pursuant to a sealed bid process. The minimum acceptable bid for the Property shall be the appraised value as determined by the independent appraiser as set forth above. Such sale shall be conducted 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 transactions.

Board of Commissioners of Public Lands
Summary Analysis of Potential Property Sale
Transaction ID#: S2202

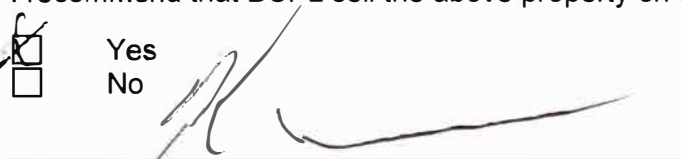
Common Name for Land Parcel: Highway 13 80
County: Price Town: Hackett
Legal Description: T36N-R1E, Sec. 17: NE/SE, SE/SE
GLO Acres: .80

Sale Criteria

- 1. Title**
 Ownership verified with Register of Deeds.
 Title appears merchantable.
- 2. Timber Management**
 Parcel is located outside of Consolidation Zone.
 Parcel is an isolated or unproductive parcel within the Consolidation Zone.
- 3. Access**
 Parcel does not provide the only reasonable access to other BCPL parcels that will be retained.
 If parcel does provide the only reasonable access to other BCPL parcels to be retained, a public access easement across the parcel has been reserved.
 Parcel has no current access.
- 4. Parcel Required By Other Government Entity: _____**
 The parcel is located within a project boundary of another government agency or adjacent to a parcel of land owned by another unit of government.
 Parcel is otherwise required by another unit of government.
- 5. Recommend Selling via Public Auction or Sealed Bid**
 Parcel is not otherwise required by another unit of government and will be sold via public auction or sealed bid.

I recommend that BCPL sell the above property on terms and conditions acceptable to BCPL:

- Yes
 No




 Trust Lands Forestry Supervisor

3/28/22

 Date

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

- Yes
 No



 Executive Secretary

4/13/22

 Date

4. Certification

I certify that, to the best of my knowledge and belief:

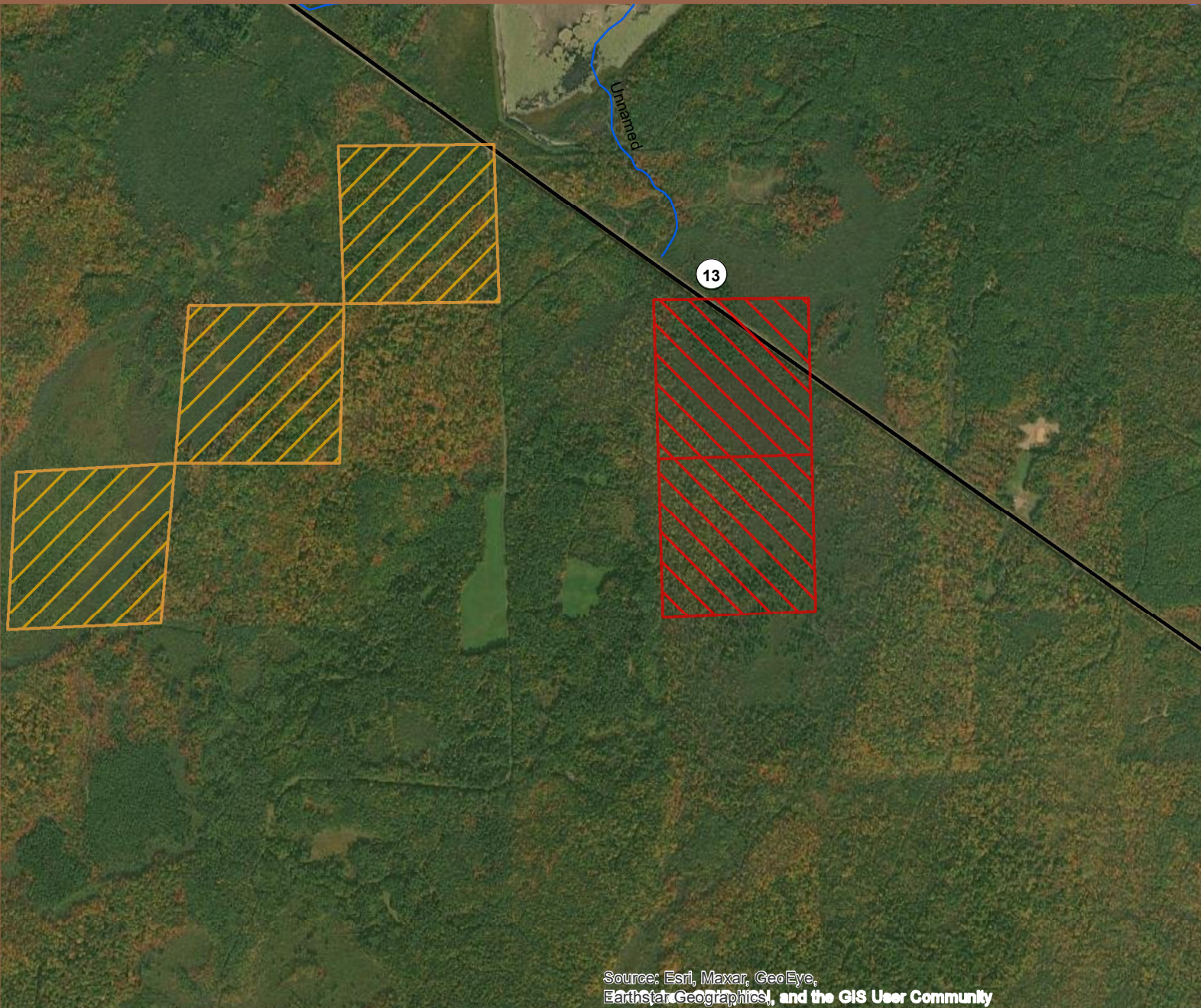
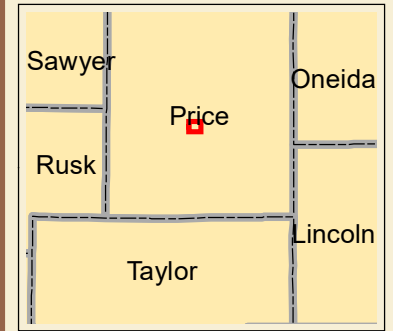
1. The statements of fact contained in this report are true and correct and no important facts have been withheld.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. The assignment is not contingent on a specific value or loan approval.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Uniform Standards of Professional Appraisal Practice."
6. Steven R. Kimble inspected the subject property on March 10, 2022. All comparable sales were inspected by the appraiser or by qualified staff of Steigerwaldt Land Services, Inc.
7. Steven R. Kimble prepared this report. No others provided significant real property appraisal assistance to the persons signing this certification.
8. The appraiser did not discuss the subject property's value with the owner or the owner's representative.
9. Within the prior three years, the appraiser has not performed any other services with regard to the subject property, and no services except this appraisal assignment are currently in progress.
10. It is my opinion that the market value of the subject property is \$48,000.00 as of March 10, 2022.

STEIGERWALDT LAND SERVICES, INC.



Steven R. Kimble
Wisconsin Certified General Appraiser No. 2523

HIGHWAY 13 - 80 (Price)



S2202

County: Price


Town: Hackett


Common Name:
Highway 13 - 80

Acres - 80

Fund: NSF



 Outgoing Property

 S2201 Sale



Source: Esri, Maxar, GeoEye,
Earthstar Geographics, and the GIS User Community

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