

**Idaho State Board of Land Commissioners  
Open Meeting Checklist**

Meeting Date: February 18, 2025

**Regular Meetings**

Date	Action
2/5/2025 2/14/2025	Revised Meeting Notice posted in Idaho Department of Lands (IDL) Boise Director's office five (5) or more calendar days before meeting.
2/5/2025 2/14/2025	Revised Meeting Notice posted in IDL Coeur d'Alene staff office five (5) or more calendar days before meeting.
2/5/2025 2/14/2025	Revised Meeting Notice posted at meeting location five (5) or more calendar days before meeting.
2/5/2025 2/14/2025	Revised Meeting Notice posted electronically on <a href="https://www.idl.idaho.gov">IDL website</a> (https://www.idl.idaho.gov) five (5) or more calendar days before meeting.
2/5/2025 2/14/2025	Revised Meeting Notice published on <a href="https://townhall.idaho.gov">Townhall Idaho website</a> (https://townhall.idaho.gov) five (5) or more calendar days before meeting.
2/13/2025 2/14/2025	Revised Agenda posted in IDL Boise Director's office forty-eight (48) hours before meeting.
2/13/2025 2/14/2025	Revised Agenda posted in IDL Coeur d'Alene staff office forty-eight (48) hours before meeting.
2/13/2025 2/14/2025	Revised Agenda posted at meeting location forty-eight (48) hours before meeting.
2/13/2025 2/14/2025	Revised Agenda posted electronically on <a href="https://www.idl.idaho.gov">IDL website</a> (https://www.idl.idaho.gov) forty-eight (48) hours before meeting.
2/13/2025 2/14/2025	Revised Agenda published on <a href="https://townhall.idaho.gov">Townhall Idaho website</a> (https://townhall.idaho.gov) forty-eight (48) hours before meeting.
12/19/2024	Land Board annual meeting schedule posted—Boise Director's office, Coeur d'Alene staff office, and <a href="https://www.idl.idaho.gov">IDL website</a> (https://www.idl.idaho.gov).

**Certification**



\_\_\_\_\_  
Recording Secretary

February 14, 2025

\_\_\_\_\_  
Date



## Idaho State Board of Land Commissioners

Brad Little, Governor and President of the Board

Phil McGrane, Secretary of State

Raúl R. Labrador, Attorney General

Brandon D Woolf, State Controller

Debbie Critchfield, Superintendent of Public Instruction

Dustin T. Miller, Secretary to the Board

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# REVISED NOTICE OF PUBLIC MEETING FEBRUARY 2025

The Idaho State Board of Land Commissioners will hold a Regular Meeting on Tuesday, February 18, 2025 in the **Boise City Council Chambers, Boise City Hall, 3rd Floor, 150 N. Capitol Blvd.**, Boise. The meeting is scheduled to begin at **9:30 AM** (MT).

Please note revised meeting start time and meeting location.

**Directions:** Enter City Hall from Capitol Blvd.; take the Capitol Boulevard elevators to the 3rd floor; Council Chambers are directly across from the elevators.

The State Board of Land Commissioners will conduct this meeting in person and by virtual means. This meeting is open to the public. No public comment will be taken.

[View live streaming via YouTube:](https://youtube.com/live/CmIZ8_wL02Y?feature=share)

[https://youtube.com/live/CmIZ8\\_wL02Y?feature=share](https://youtube.com/live/CmIZ8_wL02Y?feature=share)

[Register to attend the Zoom webinar:](https://idl.zoom.us/webinar/register/WN_jNrxdEzkTZmsEum6IRaCFA)

[https://idl.zoom.us/webinar/register/WN\\_jNrxdEzkTZmsEum6IRaCFA](https://idl.zoom.us/webinar/register/WN_jNrxdEzkTZmsEum6IRaCFA)

Notice Posted: 2/5/2025 Boise; 2/5/2025 Coeur d'Alene  
Revised Notice Posted: 2/14/2025 Boise; 2/14/2025 Coeur d'Alene

This notice is published pursuant to Idaho Code § 74-204. For additional information regarding Idaho's Open Meeting Law, please see Idaho Code §§ 74-201 through 74-208.

Idaho Department of Lands, 300 N 6th Street, Suite 103, Boise ID 83702, 208.334.0200



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State Board of Land Commissioners Regular Meeting

February 18, 2025—**9:30 AM** (MT)

Revised Final Agenda

Boise City Council Chambers, Boise City Hall, 3rd Floor, 150 N. Capitol Blvd., Boise

Please note revised meeting start time and meeting location.

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[View live streaming via YouTube](https://youtube.com/live/CmIZ8_wL02Y): [https://youtube.com/live/CmIZ8\\_wL02Y](https://youtube.com/live/CmIZ8_wL02Y)

[Register to attend the Zoom webinar](https://idl.zoom.us/webinar/register/WN_jNrxdEzkTZmsEum6IRaCFA):

[https://idl.zoom.us/webinar/register/WN\\_jNrxdEzkTZmsEum6IRaCFA](https://idl.zoom.us/webinar/register/WN_jNrxdEzkTZmsEum6IRaCFA)

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### Reports

1. Department Reports—presented by Dustin Miller, Director
  - A. Timber Sales Revenue—January 2025
  - B. Leases/Permits Transactions and Revenue—January 2025
  - C. Land Bank Aging
  - D. Legislative Summary
  - E. Resource Protection & Assistance Report
2. Endowment Fund Investment Board—presented by Chris Anton, EFIB Manager of Investments
  - A. Manager's Report
  - B. Investment Report

### Consent—Action Item(s)

3. December 18, 2024 Live Auction, Mineral Lease E700065—presented by Jason Laney, Section Manager-Leasing
4. Approval of Draft Minutes—December 17, 2024 Regular Meeting

### Regular—Action Item(s)

5. Land Acquisition for Idaho Division of Veterans Services (IDVS)—presented by Mark Tschampl, Chief Administrator, IDVS

6. Land Board Support Letter to JFAC—Funding Fire Suppression Deficiency Fund

**Information**

7. Modernizing Wildland Fire Operations Facilities—presented by Michele Andersen,  
Deputy Director-Policy and Administration

**Executive Session**

None

This agenda is published pursuant to Idaho Code § 74-204. The agenda is subject to change by the Land Board. To arrange auxiliary aides or services for persons with disabilities, please contact Idaho Department of Lands at (208) 334-0200. Accommodation requests for auxiliary aides or services must be made no less than five working days in advance of the meeting. Agenda materials are available on [IDL's website](https://www.idl.idaho.gov/land-board/) at <https://www.idl.idaho.gov/land-board/>.



# Idaho Statutes

Idaho Statutes are updated to the website July 1 following the legislative session.

TITLE 74  
TRANSPARENT AND ETHICAL GOVERNMENT  
CHAPTER 2  
OPEN MEETINGS LAW

74-206. EXECUTIVE SESSIONS - WHEN AUTHORIZED. (1) An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held:

(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;

(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;

(c) To acquire an interest in real property not owned by a public agency;

(d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code;

(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;

(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

(g) By the commission of pardons and parole, as provided by law;

(h) By the custody review board of the Idaho department of juvenile corrections, as provided by law;

(i) To engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim imminently likely to be filed. The mere presence of a representative of the public agency's risk manager or insurance provider at an executive session does not satisfy this requirement; or

(j) To consider labor contract matters authorized under section 74-206A (1) (a) and (b), Idaho Code.

(2) The exceptions to the general policy in favor of open meetings stated in this section shall be narrowly construed. It shall be a violation of this chapter to change the subject within the executive session to one not identified within the motion to enter the executive session or to any topic for which an executive session is not provided.

(3) No executive session may be held for the purpose of taking any final action or making any final decision.

(4) If the governing board of a public school district, charter district, or public charter school has vacancies such that fewer than two-thirds (2/3) of board members have been seated, then the board may enter into executive session on a simple roll call majority vote.

History:

[74-206, added 2015, ch. 140, sec. 5, p. 371; am. 2015, ch. 271, sec. 1, p. 1125; am. 2018, ch. 169, sec. 25, p. 377; am. 2019, ch. 114, sec. 1, p. 439.]

# STATE BOARD OF LAND COMMISSIONERS

February 18, 2025  
Trust Land Revenue

## Timber Sales

During January 2025, the Idaho Department of Lands (IDL) sold six endowment timber sales and one Good Neighbor Authority (GNA) timber sale at auction. All sales sold had competitive bidding. The net sale value represents a 36% up bid on endowment timber sales and 84% on GNA timber sales over the appraised value. One endowment timber sale did not sell at auction on its third attempt.

<b>TIMBER SALE AUCTIONS</b>								
Sale Name	Area	Sawlog MBF	Cedar Prod MBF	Pulp MBF	Appraised Net Value	Sale Net Value	Net \$/MBF	Purchaser
Westwood	MICA	4,780	0	0	\$ 639,281.00	\$ 872,205.00	\$ 182.47	IFG Timber
Worn Leather Cedar	POL	2,535	0	0	\$ 905,874.50	\$1,058,847.10	\$ 417.69	IFG Timber
North Loop Cedar	MC	3,135	0	0	\$ 789,904.00	\$1,115,526.00	\$ 355.83	Stella-Jones Corporation
Mashed Potato Cedar	PON	8,350	0	0	\$2,472,789.00	\$3,430,706.00	\$ 410.86	IFG Timber
White Doe Cedar	CLWR	1,050	0	0	\$ 169,204.00	\$ 233,452.00	\$ 222.34	Mike Kesler Enterprises
Anchor Cedar	CLWR	3,630	0	0	\$1,089,397.00	\$1,564,967.40	\$ 431.12	Empire Lumber Co.
<b>Endowment</b>		<b>23,480</b>	<b>0</b>	<b>0</b>	<b>\$6,066,449.50</b>	<b>\$8,275,703.50</b>	<b>\$ 352.46</b>	
Mineral Elk GNA	IPNF	8,140	0	0	\$1,578,778.14	\$2,907,932.64	\$ 357.24	IFG Timber
<b>Non-Endowment</b>		<b>8,140</b>	<b>0</b>	<b>0</b>	<b>\$1,578,778.14</b>	<b>\$2,907,932.64</b>	<b>\$ 357.24</b>	

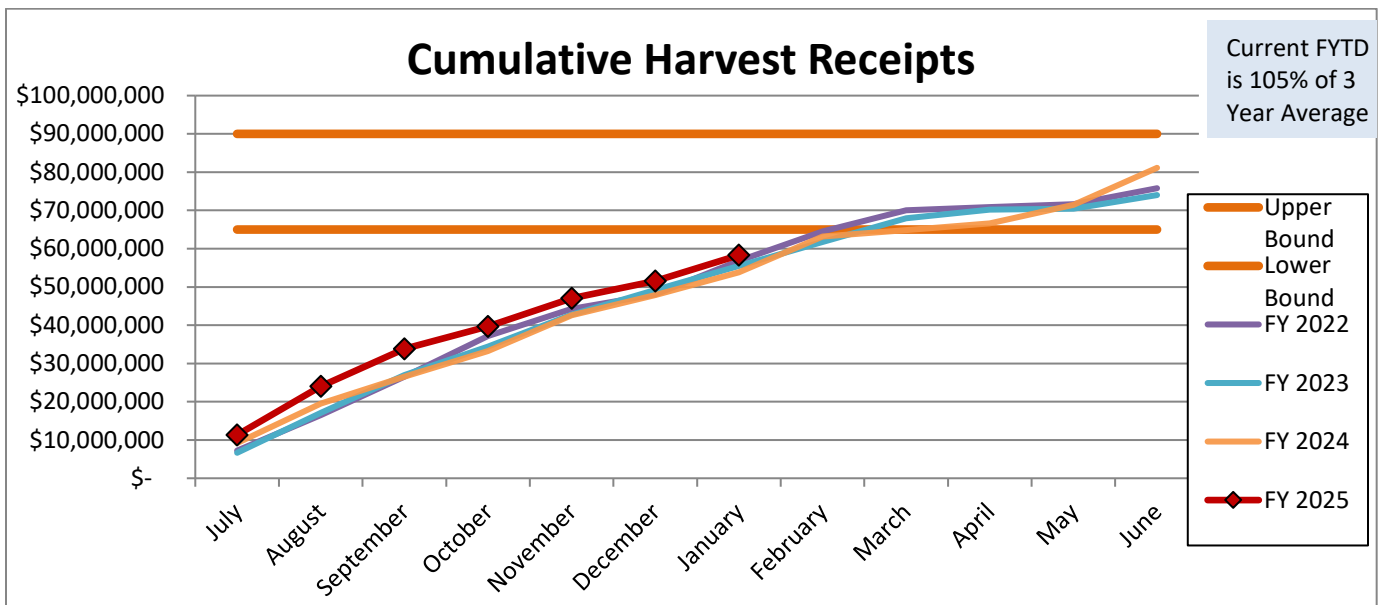
<b>PROPOSED TIMBER SALES FOR AUCTION</b>				
Sale Name	Volume MBF	Advertised Net Value	Area	Scheduled Auction Date
<b>North Operations</b>				
Bear Parts	3,110	\$ 409,534.50	Priest Lake	2/4/2025
Thompson Turkey	2,605	\$ 204,745.50	St. Joe	2/5/2025
Steep and Cheep	2,495	\$ 570,079.00	Pend Oreille	2/25/2025
Red Hot GNA	2,530	\$ 171,267.70	Nez Clear NF	2/27/2025
<b>TOTALS</b>	<b>10,740</b>	<b>\$ 1,355,626.70</b>		
<b>South Operations</b>				
Huck Seed Cedar	3,105	\$ 832,667.50	CLWR	2/19/2025
Rainy Slopes II OSR	1,275	\$ 162,764.50	CLWR	2/19/2025
Dog Shorts Ton	3,200	\$ 271,701.48	PAY	2/26/2025
<b>TOTALS</b>	<b>7,580</b>	<b>\$ 1,267,133.48</b>		

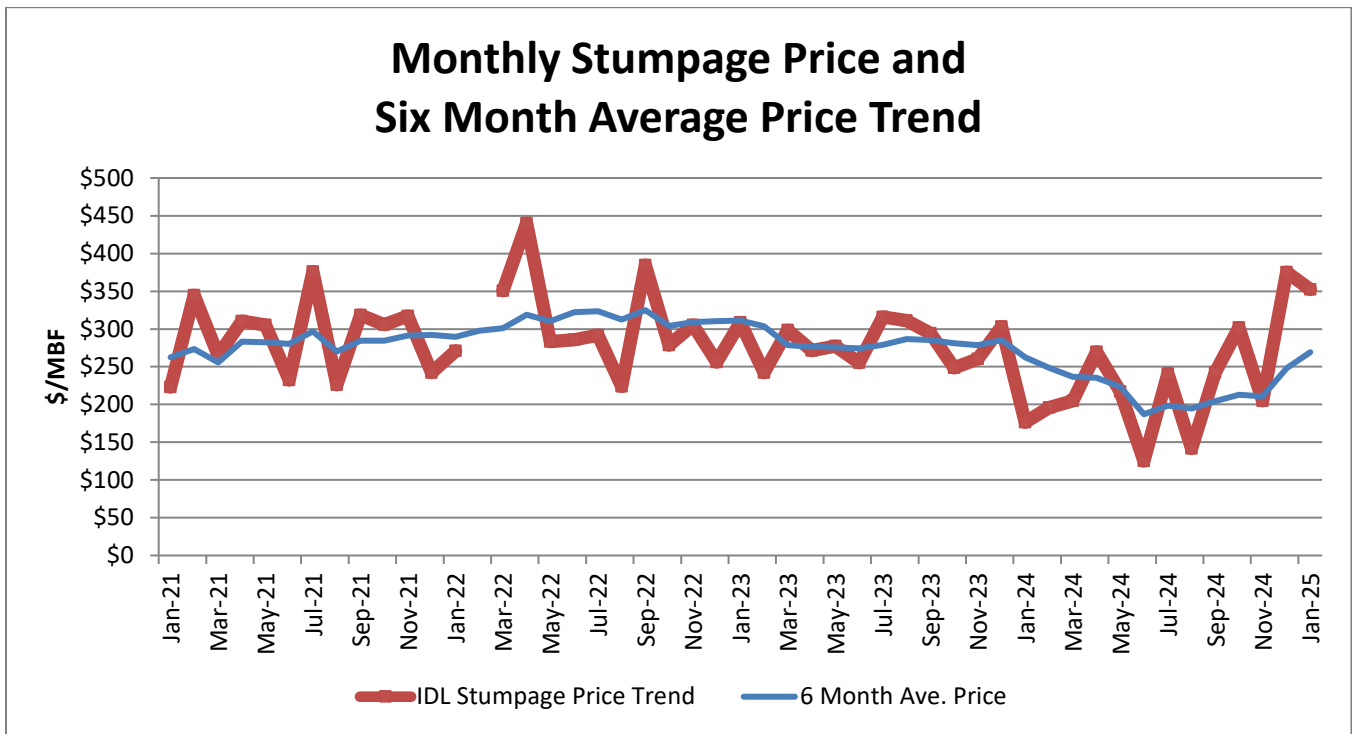
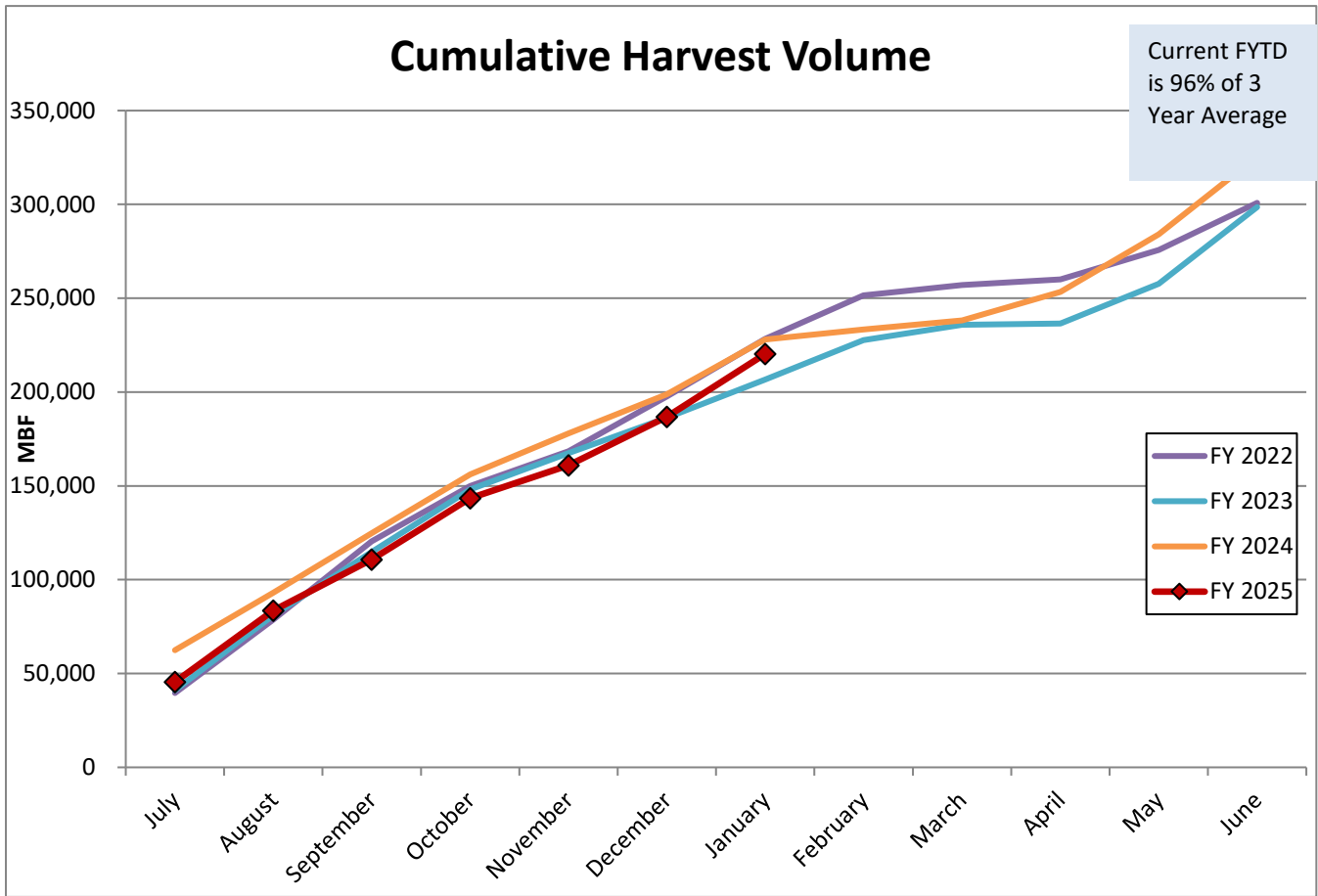
<b>VOLUME UNDER CONTRACT as of January 31, 2025</b>				
	Public School	Pooled	Total	3 Year Avg.
Active Contracts			<b>161</b>	163
Total Residual MBF Equivalent	296,825	168,865	<b>465,690</b>	517,451
Estimated residual value	\$81,836,495	\$50,881,886	<b>\$132,718,381</b>	\$139,019,441
Residual Value (\$/MBF)	\$275.71	\$301.32	<b>\$284.99</b>	\$268.66

	TIMBER HARVEST RECEIPTS				
	January		FY to date	February Projected	
	Stumpage	Interest	Harvest Receipts	Stumpage	Interest
<b>Public School</b>	\$ 3,900,581.53	\$ 334,830.44	\$ 36,276,645.56	\$ 4,904,060.64	\$ 299,664.16
<b>Pooled</b>	\$ 2,280,053.97	\$ 225,609.93	\$ 22,019,436.02	\$ 2,964,568.38	\$ 246,621.81
<b>General Fund</b>	\$ 0.06	\$ -	\$ 4,163.55		\$ -
<b>Totals</b>	<b>\$ 6,180,635.56</b>	<b>\$ 560,440.37</b>	<b>\$ 58,300,245.13</b>	<b>\$ 7,868,629.02</b>	<b>\$ 546,285.97</b>

	Status of FY2025 Timber Sale Program					
	MBF Sawlog			Number Poles		
	Public School	Pooled	All Endowments	Public School	Pooled	All Endowments
Sold as of January 31, 2025	39,658	76,043	115,701	5,024	9,546	14,570
Currently Advertised	19,458	7,347	26,805	0	0	0
In Review	20,814	9,671	30,485	4,000	0	4,000
Did Not Sell*	1,575	0	1,575	0	0	0
<b>TOTALS</b>	<b>81,505</b>	<b>93,061</b>	<b>174,566</b>	<b>9,024</b>	<b>9,546</b>	<b>18,570</b>
FY2025 Sales Plan			328,000			20,000
Percent to Date			53%			93%

\* After three attempts at auction.





January 2025 6-month average price is \$269.39.  
 January 2024 6-month average price was \$262.54.

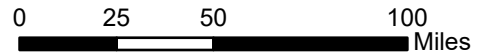


# TIMBER SALES STATUS

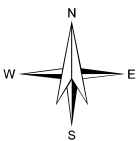
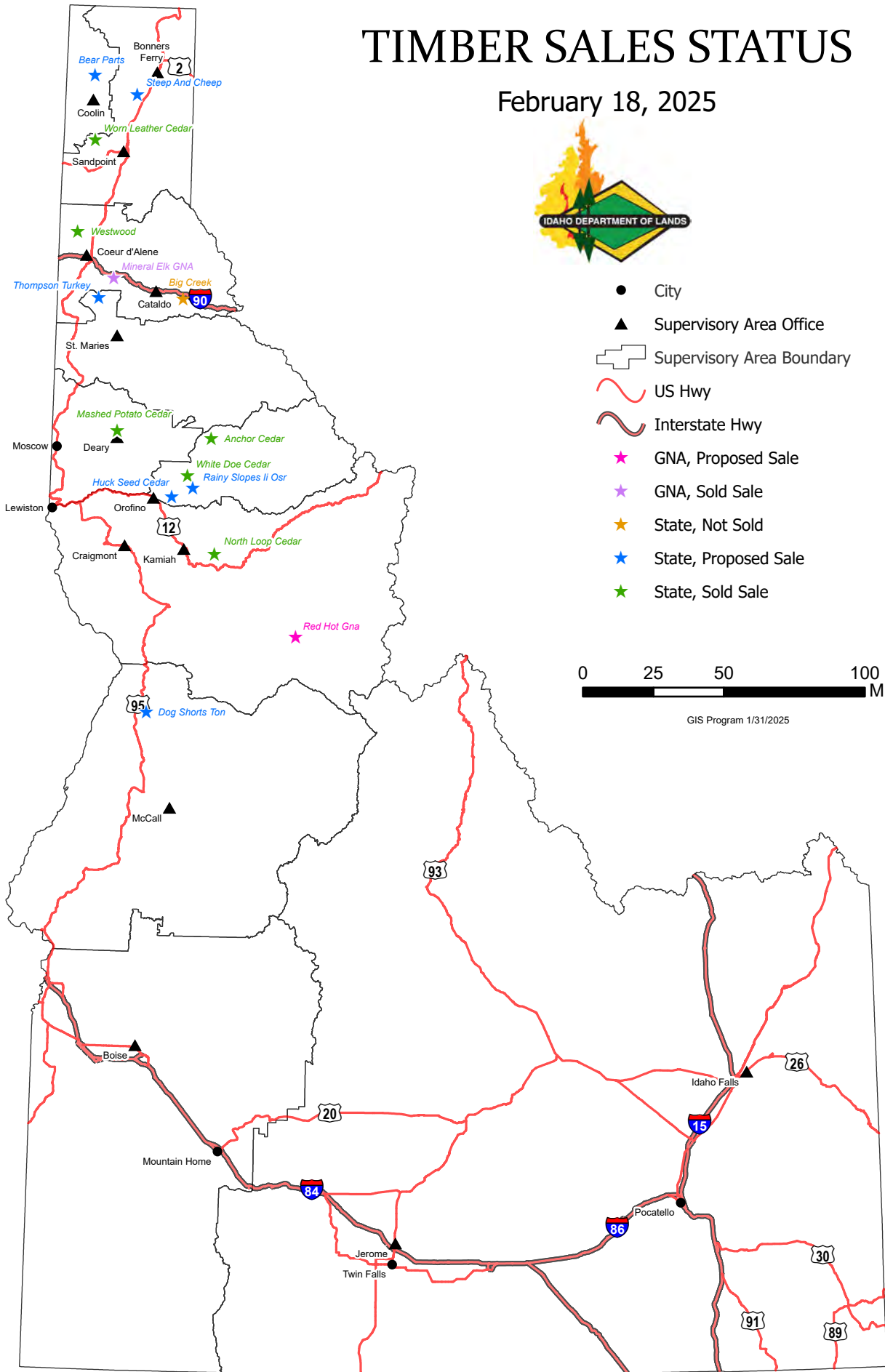
February 18, 2025



- City
- ▲ Supervisory Area Office
- ▭ Supervisory Area Boundary
- ~ US Hwy
- ~ Interstate Hwy
- ★ GNA, Proposed Sale
- ★ GNA, Sold Sale
- ★ State, Not Sold
- ★ State, Proposed Sale
- ★ State, Sold Sale



GIS Program 1/31/2025



STATE BOARD OF LAND COMMISSIONERS

February 18, 2025

Endowment Transactions

Leases and Permits

FISCAL YEAR 2025 – LEASING & PERMITTING TRANSACTIONS BY MONTH through January 31, 2025													
ACTIVITY	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FYTD
<b>SURFACE</b>													
Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	0
<i>Assignments</i>	-	-	-	-	-	-	1	-	-	-	-	-	1
Communication Sites	1	-	-	-	-	-	-	-	-	-	-	-	1
<i>Assignments</i>	-	4	-	-	-	-	-	-	-	-	-	-	4
Grazing	-	3	-	2	-	-	-	-	-	-	-	-	5
<i>Assignments</i>	4	2	11	2	3	-	1	-	-	-	-	-	23
Residential	-	9	1	8	3	6	4	-	-	-	-	-	31
<i>Assignments</i>	-	2	2	1	-	1	-	-	-	-	-	-	6
<b>COMMERCIAL</b>													
Alternative Energy	-	-	-	-	-	-	2	-	-	-	-	-	2
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	0
<i>Assignments</i>	-	-	-	-	-	-	1	-	-	-	-	-	1
Military	-	-	-	-	-	-	-	-	-	-	-	-	0
Office/Retail	-	-	-	-	-	-	-	-	-	-	-	-	0
Recreation	-	-	-	1	-	-	-	-	-	-	-	-	1
<i>Assignments</i>	1	-	-	-	-	-	-	-	-	-	-	-	1
<b>OTHER</b>													
Conservation	-	-	-	-	-	-	-	-	-	-	-	-	0
Geothermal	-	-	-	-	-	-	-	-	-	-	-	-	0
Minerals	2	-	-	2	-	1	-	-	-	-	-	-	5
<i>Assignments</i>	-	-	-	-	-	-	4	-	-	-	-	-	4
Non-Comm Recreation	-	-	-	-	-	-	-	-	-	-	-	-	0
Oil & Gas	-	-	-	-	-	-	-	-	-	-	-	-	0
<b>PERMITS</b>													
Land Use Permits	9	11	10	7	2	7	11	-	-	-	-	-	57
<b>TOTAL INSTRUMENTS</b>	<b>17</b>	<b>31</b>	<b>24</b>	<b>23</b>	<b>8</b>	<b>15</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>142</b>

Real Estate

FISCAL YEAR 2025 – REAL ESTATE TRANSACTIONS BY MONTH through January 31, 2025													
ACTIVITY	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	FYTD
Deeds Acquired	-	1	-	-	-	-	-	-	-	-	-	-	1
Deeds Granted	-	-	-	4	8	-	-	-	-	-	-	-	12
Deeds Granted - Surplus	-	1	-	2	-	-	-	-	-	-	-	-	3
Easements Acquired	-	-	-	1	-	1	-	-	-	-	-	-	2
Easements Granted	-	-	-	-	1	-	1	-	-	-	-	-	2
<i>Notes</i> Easement granted to Inland Empire Paper Company for consideration fee of \$18,952.48; road use through Bonner, Kootenai, Benewah and Idaho Counties.													

**TRUST LAND MANAGEMENT DIVISION**  
**FY2025 GROSS REVENUE (non-timber) - ACTUAL AND FORECASTED**  
**through January 31, 2025**

	REVENUE YTD AS OF 01.31.2025	REVENUE EXPECTED BY 01.31.2025*	REVENUE EXPECTED BY 06.30.2025
<b>SURFACE</b>			
AGRICULTURE	\$ 456,783	\$ 518,710	\$ 678,710
COMMUNICATION SITES	\$ 996,553	\$ 925,000	\$ 1,100,000
GRAZING	\$ 107,161	\$ 163,000	\$ 2,089,000
RESIDENTIAL LEASES	\$ 1,308,774	\$ 1,250,000	\$ 1,557,115
<b>COMMERCIAL</b>			
COMMERCIAL ENERGY RESOURCES	\$ 55,757	\$ 117,340	\$ 117,340
COMMERCIAL INDUSTRIAL	\$ 194,509	\$ 95,000	\$ 130,000
COMMERCIAL MILITARY FACILITIES	\$ 111,775	\$ 75,000	\$ 150,000
COMMERCIAL OFFICE/RETAIL LEASES	\$ 712,079	\$ 800,000	\$ 950,000
COMMERCIAL RECREATION	\$ 789,801	\$ 990,000	\$ 1,150,000
<b>OTHER</b>			
CONSERVATION LEASES	\$ 100,911	\$ 73,095	\$ 73,595
GEOHERMAL	\$ -	\$ 5,006	\$ 5,006
MINERAL LEASES	\$ 295,507	\$ 110,494	\$ 110,494
OIL AND GAS LEASES	\$ 1,684	\$ 1,120	\$ 3,029
<b>Sub Total</b>	<b>\$ 5,131,295</b>	<b>\$ 5,123,766</b>	<b>\$ 8,114,289</b>
REAL ESTATE SERVICES (ER)	\$ -		**
<b>Grand Total - Earnings Reserve</b>	<b>\$ 5,131,295</b>		

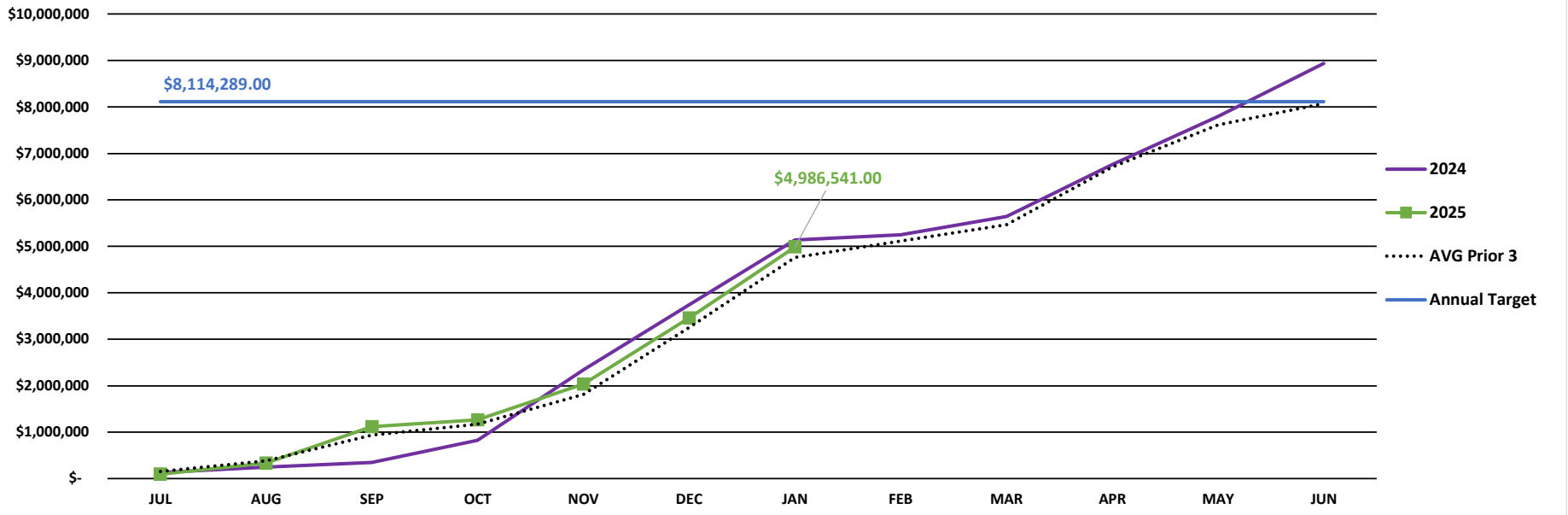
<b>PERMANENT FUND REVENUE</b>	
<b>MINERALS (PF)</b>	<b>\$ 2,691,800</b> ***

\*These figures are based on historic timing of revenue/billing as well as estimates of upcoming lease and permit revenue.

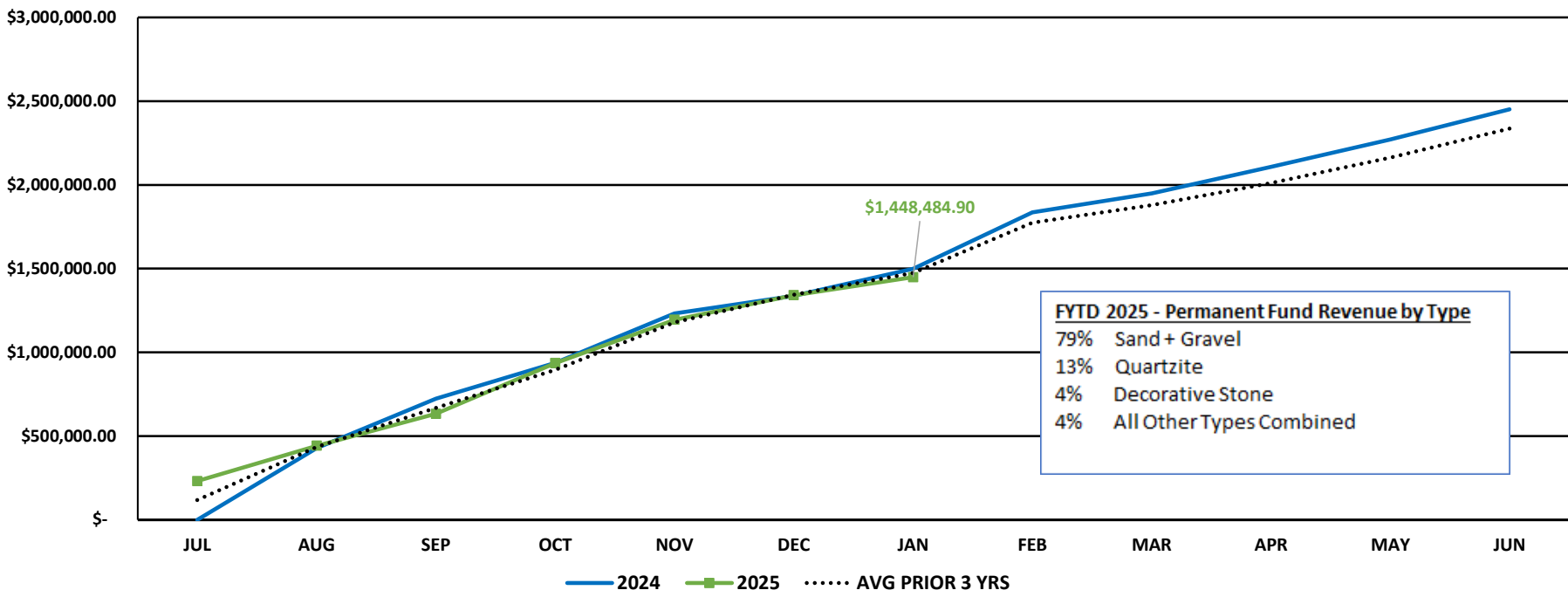
\*\* This category is not included in the annual forecast.

\*\*\*This category is not included in the annual forecast and represents minerals revenue to the permanent fund.

**Cumulative Trust Land Program Receipts  
Earnings Reserve - All Programs Excluding Timber  
FYTD 2025**



**Trust Land Permanent Fund Revenue & Royalties  
(Excluding Land Bank and Timber Program)  
FYTD 2025**



**LAND BANK AGING REPORT**

**Current Remaining Principal Balance By Quarter Received - As of December 31, 2024**

<b>FY Quarter IN</b>	<b>Public School</b>	<b>Agriculture College</b>	<b>Normal Schools</b>	<b>State Hospital South</b>	<b>University of Idaho</b>	<b>All Endowments</b>	<b>FY Quarter EXPIRES</b>
2021-01	\$ 1,639,920	\$ -	\$ -	\$ -	\$ -	\$ 1,639,920	2026-01
2021-02	\$ 6,595,000	\$ -	\$ -	\$ -	\$ -	\$ 6,595,000	2026-02
2021-03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2026-03
2021-04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2026-04
2022-01	\$ 1,500,720	\$ -	\$ -	\$ -	\$ -	\$ 1,500,720	2027-01
2022-02	\$ 10,140,720	\$ 1,309,681	\$ -	\$ -	\$ -	\$ 11,450,401	2027-02
2022-03	\$ 9,890,500	\$ -	\$ -	\$ -	\$ -	\$ 9,890,500	2027-03
2022-04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2027-04
2023-01	\$ 6,125,000	\$ -	\$ -	\$ -	\$ -	\$ 6,125,000	2028-01
2023-02	\$ 9,848,000	\$ -	\$ -	\$ 432,187	\$ -	\$ 10,280,187	2028-02
2023-03	\$ 9,800,000	\$ -	\$ -	\$ -	\$ -	\$ 9,800,000	2028-03
2023-04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2028-04
2024-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2029-01
2024-02	\$ 6,006,000	\$ -	\$ -	\$ -	\$ -	\$ 6,006,000	2029-02
2024-03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2029-03
2024-04	\$ 2,099,820	\$ -	\$ -	\$ -	\$ -	\$ 2,099,820	2029-04
2025-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2030-01
2025-02	\$ 10,249,720	\$ -	\$ 450,000	\$ 5,563,000	\$ -	\$ 16,262,720	2030-02
<b>TOTAL PRINCIPAL REMAINING</b>	<b>\$ 73,895,400</b>	<b>\$ 1,309,681</b>	<b>\$ 450,000</b>	<b>\$ 5,995,187</b>	<b>\$ -</b>	<b>\$ 81,650,268</b>	

<b>LAND BANK CASH BALANCE (with Interest)</b>	<b>\$ 76,534,254</b>	<b>\$ 2,518,654</b>	<b>\$ 463,802</b>	<b>\$ 6,041,469</b>	<b>\$ -</b>	<b>\$ 85,558,180</b>
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## STATE BOARD OF LAND COMMISSIONERS

February 18, 2025  
2025 Legislative Summary

Status of legislation monitored by the Idaho Department of Lands

### IDL Pending Rules

[Docket No. 20-0313-2401](#) (p.15)—Administration of Cottage Site Leases on State Lands

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

[Docket No. 20-0314-2401](#) (p.18)—Rules Governing Grazing, Farming, and Conservation Leases

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

[Docket No. 20-0315-2401](#) (p.31)—Rules Governing Geothermal Leasing on Idaho State Lands

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

[Docket No. 20-0316-2401](#) (p.48)—Rules Governing Oil and Gas Leasing on Idaho State Lands

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

[Docket No. 20-0401-2301](#) (p.65)—Rules Pertaining to Forest Fire Protection

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

[Docket No. 20-0402-2301](#) (p.76)—Rules Pertaining to the Idaho Forestry Act and Fire Hazard Reduction Laws

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

[Docket No. 20-0702-2401](#) (p.92)—Rules Governing Conservation of Oil and Natural Gas in the State of Idaho

**Status** House Resources and Conservation—hearing February 13. Senate Resources and Environment—hearing February 26.

## **IDL Legislation**

### **Budget**

IDL budget setting held February 11.

EFIB budget setting held February 11.

### **Other Legislation**

#### **Endowment Land**

[H0129 LAND BANK FUND](#)—Amends existing law to extend the time that proceeds can be held in the land bank fund.

**Status** House—Second Reading.

[S1062 STATE LANDS](#)—Amends existing law to establish requirements for commercial land use authorizations on state endowment land.

**Status** Referred to Senate Resources and Environment.

#### **Idaho Administrative Procedure Act**

[H0009 IDAHO ADMINISTRATIVE PROCEDURE ACT](#)—Amends, repeals, and adds to existing law to revise the procedures for the conducting of contested cases.

**Status** House—General Orders.

[H0014 IDAHO CODE CLEANUP](#)—Adds to existing law to establish the Idaho Code Cleanup Act.

**Status** LAW.

[H0036 IDAHO ADMINISTRATIVE PROCEDURE ACT](#)—Adds to existing law to establish provisions regarding the issuance of a subpoena in a contested case.

**Status** House—passed 69-0-1. Referred to Senate Judiciary and Rules.

#### **Miscellaneous**

[H0017 DEPARTMENT OF INSURANCE](#)—Amends and adds to existing law to establish a wildfire risk mitigation and stabilization pool, fund, and board.

**Status** Referred to House Business.

[H0103 OPEN MEETINGS LAW](#)—Amends existing law to establish provisions regarding multiple action items on an agenda.

**Status** Referred to House State Affairs.



[HCR003 NATURAL RESOURCE ISSUES STUDY](#)— States findings of the Legislature and authorizes the Legislative Council to appoint a committee to undertake and complete a study of natural resource issues.

**Status** Adopted; transmitted to Secretary of State.

[S1078 STATE GOVERNMENT](#)—Amends current law to revise provisions regarding director appointments to certain executive agencies.

**Status** Referred to Senate State Affairs.

# STATE BOARD OF LAND COMMISSIONERS

February 18, 2025

## Resource Protection and Assistance Bureau Biannual Report

The Resource Protection and Assistance (RPA) Bureau houses the non-endowment regulatory functions within the Division of Minerals, Navigable Waterways, and Oil and Gas.

### Navigable Waterways Program

The Navigable Waterways Program administers encroachment permits, submerged lands leases, easements, and disclaimers of interest. The Navigable Waterways Program is self-supported through a dedicated account.

**INSTRUMENT ACTIVITY** - Instruments issued FY2017 through first half of FY2025:

Table 1: Navigable Waterways Historical Instrument Numbers									
Instrument Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
Encroachment Permits Issued	289	338	412	383	542	425	384	297	235
Active Submerged Land Leases	192	180	172	179	176	153	196	194	168
New Submerged Land Leases	8	36	48	24	17	6	39	14	2
Active Riverbed Mineral Leases	2	2	2	3	1	1	1	1	1
New Riverbed Mineral Leases	0	0	0	0	0	0	0	0	0
Active Exploration Locations	3	4	2	3	5	2	2	0	0
New Exploration Locations	1	2	4	0	0	1	0	0	0
New Submerged Land Easements	6	2	3	2	3	6	4	12	1
New Disclaimers of Interest	1	3	0	1	2	2	5	10	2

### PAST 6-MONTH HIGHLIGHTS

- IDL granted Temporary Permits to 68 boat garage owners that leased space at Heyburn State Park, enabling owners to meet IDPR's deadline to remove their boat garages from the park by December 31, 2024, and have time to find another location. These boat garage owners now have up to three years to find a new location for their boat garages and obtain an encroachment permit from IDL.
- **Administrative Hearings.** Between July 1 and December 31, 2024, IDL ordered five public hearings and two contested case hearings on encroachment permit applications. One contested case application was withdrawn, and no hearing was held. The other contested case resulted in a

denial of the application. Of the public hearings, one application was withdrawn, and no hearing was held. One resulted in approval, two are awaiting a decision from the Hearing Officer, and one has not been held yet.

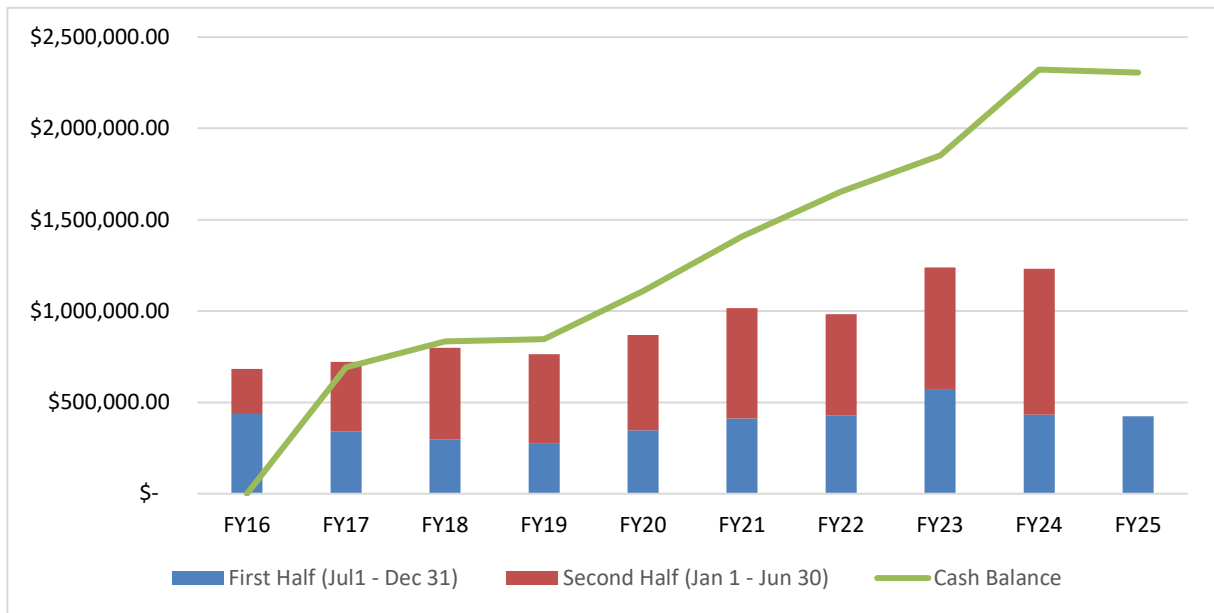
**NEXT 6 MONTHS**

- **Research and Negotiated Rulemaking.** Based on comments received during 2024, IDL is working on a second draft of IDAPA 20.03.04, Rules for the Regulation of Beds, Waters, and Airspace Over Navigable Lakes in the State of Idaho. IDL will continue the negotiated rulemaking process this year, holding public meetings across the state in April and will present these rules during the 2026 legislative session.

**FINANCIAL UPDATE**

- IDL generated \$424,499 from navigable waterways for the first half of FY25. The dedicated fund for this program exceeded \$2 million as shown in Figure 1.

**Figure 1: Navigable Waterways Program Revenue and Cash Balance**



**Regulatory Minerals Program**

The Regulatory Minerals Program administers surface mining reclamation plans, dredge and placer permits, and abandoned mine land projects. The Regulatory Minerals Program is supported through a mix of general and dedicated fund sources.

## PAST 6-MONTH HIGHLIGHTS

- **Negotiated Rulemaking.** In compliance with Executive Order 2020-01, administrative rules for IDAPA 20.03.02, Rules Governing Mined Land Reclamation were posted online and presented to the public at six locations around the state. Comments were logged and considered for incorporation into the revised proposed rule in 2025.
  
- **Large Metallic Mine Review**
  - Perpetua Resources - Stibnite Mine, Valley County: IDL is reviewing one of two required application submittals for the Stibnite Mine. The first application describes the tasks and anticipated costs for the Cyanidation Facility Permanent Closure Plan. The Permanent Closure Plan is a component of the overall Reclamation Plan. IDL anticipates receiving the Reclamation Plan and cost estimate from Perpetua in early February. The agency review period for both applications will end on April 1, 2025. IDL has entered an agreement with Stantec as a third party contractor to assist in the cost estimate review process.
  - Centerra Gold - Thompson Creek Molybdenum Mine, Custer County: IDL approved the revised Phase 8 Reclamation Plan in December 2024. This approval allows Thompson Creek to move ahead with the Phase 8 mining activities. Pre-stripping activities commenced in Spring 2025, and Thompson Creek anticipates mine and mill startup in Q1 2025. Phase 8 mining will extend the mine life by approximately four to five years.
  - Integra Resources - DeLamar Mine, Owyhee County: In April 2024, BLM issued a Completeness Letter confirming adequate baseline site characterization to start the NEPA process. IDL's effort in this step included participation in interagency meetings and review and approval of the soils and waste rock characterization baseline studies.
  - Liberty Gold - Black Pine Mine, Cassia County: Liberty enters the preliminary stages of mine planning and is proactive in coordinating with state and federal agencies. A Memo of Understanding (MOU) was recently signed by IDL, along with cooperators USFS, BLM, IDEQ, and OEMRS. The Mine Plan of Operations is expected in Q4 2025.
  
- **Phosphate Mine Review**
  - Caldwell Canyon Mine, P4/Bayer Corp. Caribou County: Ore production from the Caldwell Canyon Mine is on hold while Bayer prepares a revised FEIS reflecting additional sage grouse habitat analysis. Bayer anticipates startup in 2028.

- North Rassmussen Mine, Itafos, Caribou County: Mining is complete, and follow-on reclamation is in the monitoring phase on an Endowment land parcel that was mined and reclaimed. IDL is in negotiation with Itafos on future work and costs to complete the reclamation.
- In September 2024, IDL and Itafos staff performed a site inspection of the Endowment land parcel to observe the status of reclaimed ground. As a result of the inspection, Itafos and IDL negotiated a supplemental reclamation bond for future work in the amount of \$1,127,806. IDL received the Surety note in January 2025.

**LOOKING FORWARD**

- **Research and Negotiated Rulemaking.** Negotiated rulemaking continues for IDAPA 20.03.02, Rules Governing Mined Land Reclamation. IDL is working on a second draft. Public meetings will be held this spring, and the rules will be presented during the 2026 legislative session.
- The Integra DeLamar NEPA process will run approximately 18 to 24 months. At Integra's request, IDL will work with DeLamar staff and their consultants during this period on the mine plan of operations and mining sequencing in advance of reclamation planning.

**TOTAL PERMITS AND BONDING**

IDL currently administers 1,580<sup>1</sup> mine sites covered by reclamation plans and 26 covered by dredge and placer permits. The mines are presented in Table 2 by category, and Table 3 has historical plan numbers.

Table 2: Current Mine Permit Categories			
Sand and Gravel Mines (IDAPA 20.03.02.069)	Hardrock, Phosphate & Complex Industrial (IDAPA 20.03.02.070)	Cyanidation Mines (IDAPA 20.03.02.071)	Dredge and Placer Permits (IDAPA 20.03.01)
1549	31	1	26

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<sup>1</sup> The total number of active mine sites has fluctuated due to the recent correction of old data that our database held.

Table 3: Regulatory Minerals Historical Instrument Numbers										
Instrument Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Mined Land Reclamation</b>										
New Reclamation Plans	36	24	18	28	17	10	10	29	33	15
Retirements	36	15	22	9	13	7	14	20	43	18
Total Reclamation Plans	1,530	1,542	1,540	1,561	1,580	1,574	1,545	1,571	1,571	1580
<b>Dredge and Placer</b>										
New/Amended Permits	3	3	1	2	0	1	2	0	0	0
Retirements	-	2	0	1	0	0	0	3	1	1
Total Permits	25	26	27	28	28	29	31	28	27	26

Mine operators are eligible to provide bonding through traditional methods or the Bond Assurance Fund (BAF). Tables 4 and 5 list the acres and bond amounts currently in place for different types of mining operations. Created in 2006, the BAF provides a reclamation bonding option for small operators on private and state lands. Table 6 has details from the FY2025 BAF billing. Figure 2 illustrates the revenue, expenditure, and balance for this fund.

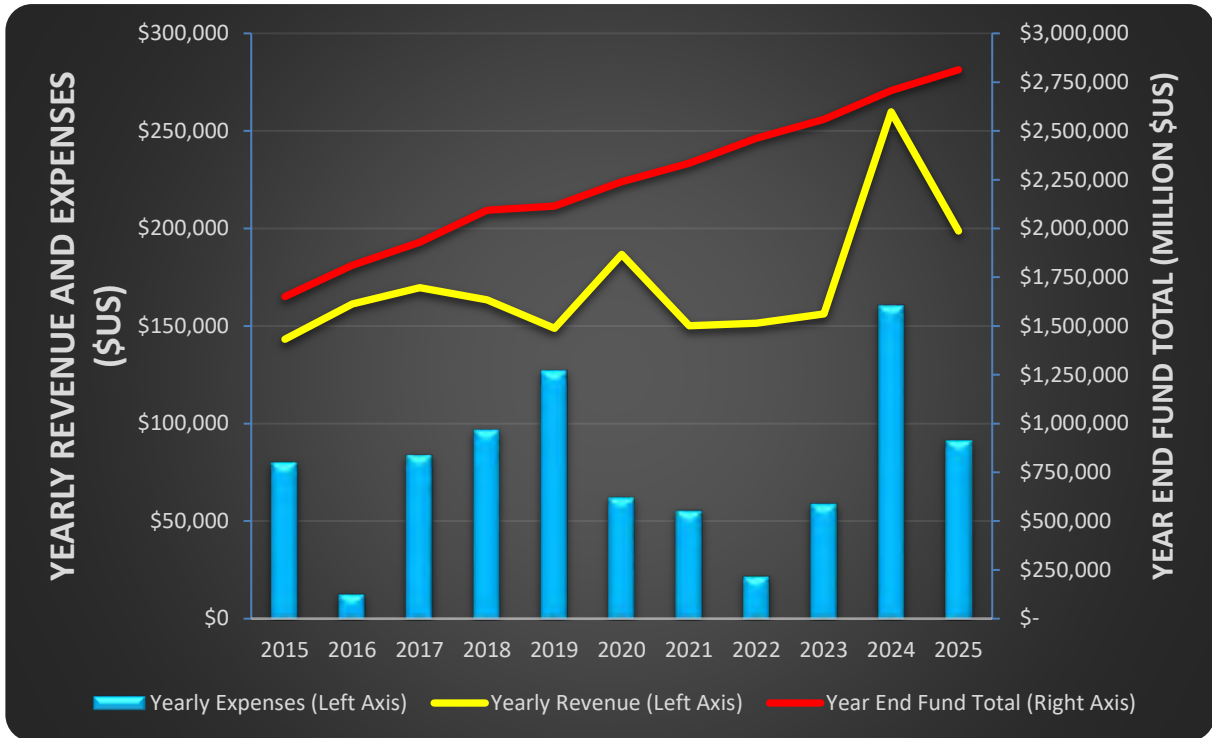
Table 4: Bonding for Sand and Gravel, Simple Industrial Minerals, and Placer Permits								
	Reclamation Plans (IDAPA 20.03.02.069)				Dredge and Placer Permits (IDAPA 20.03.01)			
	Plans	Permitted Acres	Total Bond	Bond/Acre	Permits	Affected Acres	Total Bond	Bond/Acre
Traditional Bond <sup>1</sup>	351	45,242	\$21 Million	\$464	21	936.63	\$232K	\$248
Bond Assurance Fund	608	26,899	n/a	n/a	5	166.5	n/a	n/a

<sup>1</sup> Surety Bond, Letter of Credit, Certificate of Deposit, or Cash

<b>Table 5: Bonding for Hardrock, Phosphate &amp; Complex Industrial Minerals</b>				
	<b>Reclamation Plans (IDAPA 20.03.02.070)</b>			
	<b>Permits</b>	<b>Permitted Acres</b>	<b>Total Bond</b>	<b>Bond/Acre</b>
Traditional Bond <sup>1</sup>	31	22,029	\$224 Million	\$10,168
<sup>1</sup> Surety Bond, Letter of Credit, Certificate of Deposit, or Cash				

<b>Table 6: Bond Assurance Fund Billing (For FY 2025)</b>			
<b>Disturbance (ACRES)</b>	<b>Annual Fee Schedule (\$)</b>	<b>Total Permits Distribution</b>	<b>Total Annual Fees Due (\$)</b>
2 acres or less	\$100	150	\$15,000
> 2 acres ≤ 5 acres	\$200	147	\$29,400
> 5 acres ≤ 10 acres	\$250	138	\$34,500
> 10 acres ≤ 15 acres	\$300	55	\$16,500
> 15 acres ≤ 20 acres	\$350	41	\$14,350
> 20 acres ≤ 25 acres	\$400	28	\$11,200
> 25 acres ≤ 30 acres	\$450	23	\$10,350
> 30 acres ≤ 35 acres	\$500	7	\$3,500
> 35 acres ≤ 40 acres	\$550	19	\$10,450
<b>TOTAL</b>		<b>608</b>	<b>\$145,250</b>

**Figure 2: Bond Assurance Fund - Revenue, Expenditure, and Fund Balance; Jan 2025**



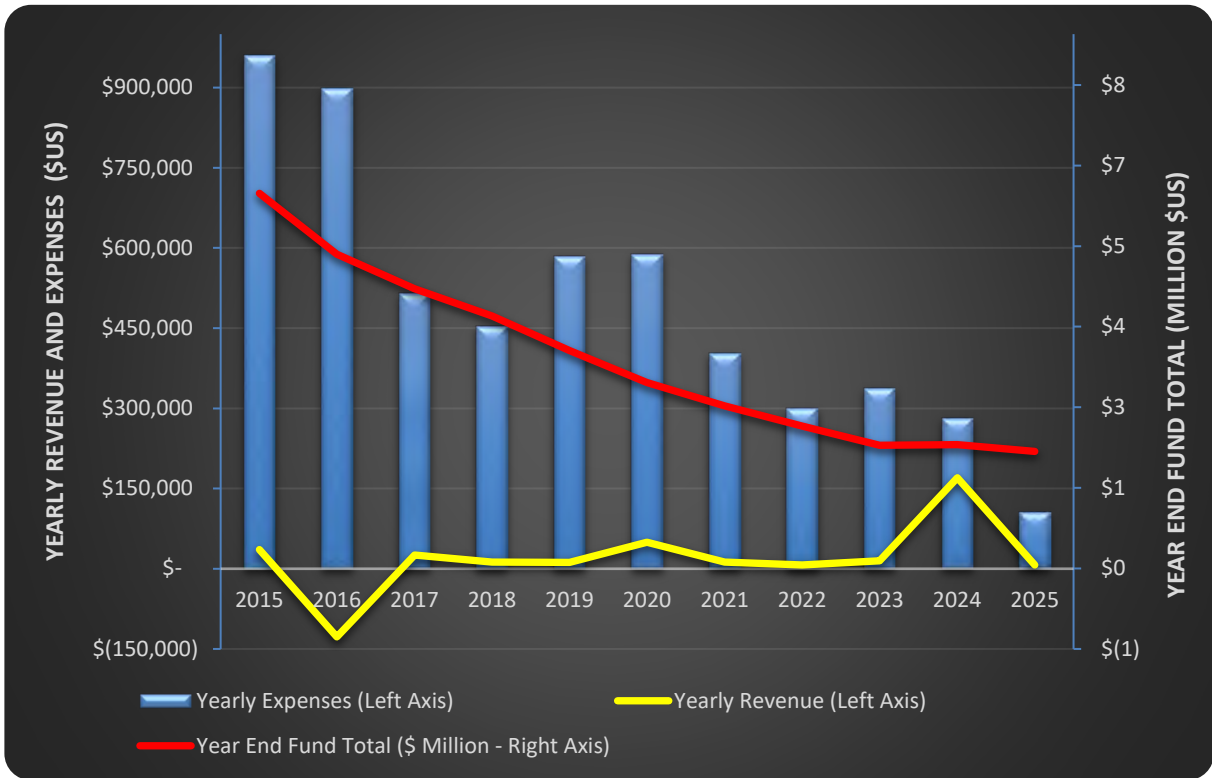
**ABANDONED MINE LANDS**

The abandoned mine lands (AML) program is funded by receiving 34% of Idaho's Mine License Tax, a 1% net tax of Idaho's mining industry (excluding sand and gravel as described in Idaho Code § 47-1205). IDL's share of income for the first half of FY25 was \$7,180.71. Table 7 lists the projects worked on in the first half of FY2025. Figure 3 illustrates the revenue, expenditure, and balance for this fund.

<b>Project Name</b>	<b>Project Description</b>
Triumph Mine	Ground- and surface water sampling, ground water modeling, mine water infiltration bed design
Idaho Geological Survey	AML information compilation and digitization.



**Figure 3: AML Fund - Revenue, Expenditure, and Fund Balance; Jan 2025**





Thomas J. Wilford :: Chairman  
Jerry F. Aldape                      Mary Pat Thompson  
Robert M. Donaldson              Chuck Winder  
Joseph Forney                      Kenny Wroten  
Irving Littman                      Brian Yeargain  
  
Chris J. Anton :: Manager of Investments

## Monthly Report to the Board of Land Commissioners

### Investment performance through January 31, 2025

**Month: 3.0%      Fiscal year: 6.3%**

Financial markets rebounded after a dip in December. The Fed left the target range for fed funds rate at 4.25%-4.50% as expected. Given inflation progress has stalled over the last few months, labor markets have remained healthy and there is uncertainty around implementation of President Trump’s fiscal policies, there appears to be no urgency for the Fed to cut interest rates in the near term. A.I. stocks experienced a hiccup during the month as Chinese generative A.I. company DeepSeek surpassed OpenAI’s ChatGPT as the most downloaded open-source A.I. app and called into question the necessity for the high-powered processing units supplied by Nvidia. Overall, the U.S. economy remains strong with GDP expanding 2.8% in 2024 and 2.3% during the fourth quarter.

### Status of endowment fund reserves

Distributions for FY2025 and FY2026 are well secured.

### Significant actions of the Endowment Fund Investment Board

The transition from Western Asset Management to Dodge & Cox is complete.

### Compliance/legal issues, areas of concern

**Material deviations from Investment Policy:** None.

**Material legal issues:** None.

### Changes in board membership or agency staffing:

Senator Jim Woodward and Representative James Petzke were appointed to the Board.

### Upcoming issues/events

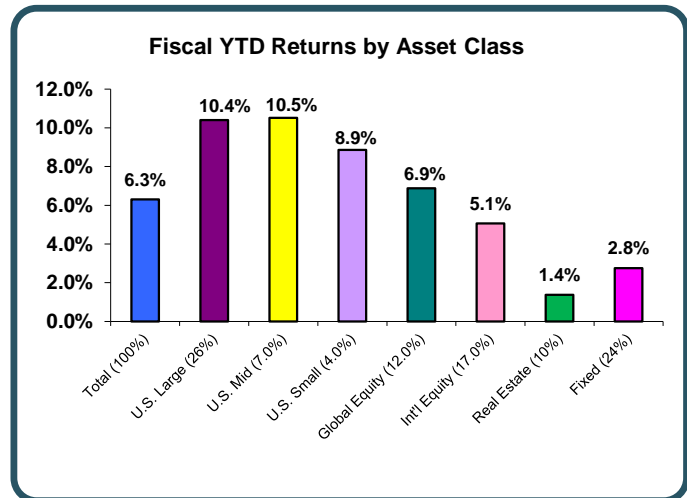
Board Meeting – May 20, 2025

	<u>Month</u>	<u>FYTD</u>
<b>Beginning Value of Fund</b>	<b>3,335,953,104</b>	<b>\$ 3,254,002,699</b>
Distributions to Beneficiaries	(8,601,800)	(60,462,600)
Land Revenue net of IDL Expenses	7,658,988	42,362,444
Change in Market Value net of Investment Mgt. Expenses	99,436,827	198,544,576
<b>Current Value of Fund</b>	<b>\$ 3,434,447,119</b>	<b>\$ 3,434,447,119</b>

<u>Gross Returns</u>	<u>Current Month</u>	<u>Calendar Y-T-D</u>	<u>Fiscal Y-T-D</u>	<u>One Year</u>	<u>Three Year</u>	<u>Five Year</u>	<u>Ten Year</u>
<b>Total Fund</b>	3.0%	3.0%	6.3%	13.4%	4.8%	8.0%	8.0%
<i>Total Fund Benchmark*</i>	2.4%	2.4%	6.9%	13.3%	5.3%	7.8%	7.7%
<b>Total Fixed</b>	0.5%	0.5%	2.8%	2.5%	-1.3%	-0.2%	1.4%
<i>BBG U.S. Agg. (Ag)</i>	0.5%	0.5%	2.5%	2.1%	-1.4%	-0.2%	1.3%
<b>Total Equity</b>	4.1%	4.1%	8.3%	19.1%	8.1%	12.0%	10.9%
<i>56% R3 25.8% Ax 18.2% AC</i>	3.4%	3.4%	9.7%	21.2%	8.8%	11.6%	10.6%
<b>Domestic Equity</b>	3.4%	3.4%	10.2%	22.6%	9.9%	13.8%	12.6%
<i>Russell 3000 (R3)</i>	3.2%	3.2%	12.5%	26.3%	11.4%	14.6%	13.2%
<b>Global Equity</b>	4.2%	4.2%	6.9%	16.9%	7.4%	11.4%	9.6%
<i>MSCI ACWI (AC)</i>	3.4%	3.4%	9.1%	20.7%	8.4%	11.0%	9.8%
<b>Int'l. Equity</b>	5.9%	5.9%	5.1%	13.4%	4.9%	8.7%	7.8%
<i>MSCI ACWI ex-US (Ax)</i>	4.0%	4.0%	3.9%	10.9%	3.4%	5.5%	5.2%
<b>Real Estate</b>	0.9%	-5.5%	1.4%	0.9%	-2.8%	1.9%	
<i>NCREIF ODCE Index</i>		-8.0%	-4.9%	-12.9%	6.1%	4.7%	

\* Benchmark: 37% Russell 3000 17% ACWI ex-US 12% AC 24% BB Agg. 10% OD

	<u>Mkt Value</u>	<u>Allocation</u>
<b>Domestic Equity</b>	<b>\$ 1,283.3</b>	<b>37.4%</b>
Large Cap	894.9	26.1%
Mid Cap	246.8	7.2%
Small Cap	141.5	4.1%
<b>Global Equity</b>	<b>423.9</b>	<b>12.3%</b>
<b>Int'l Equity</b>	<b>576.8</b>	<b>16.8%</b>
<b>Fixed Income</b>	<b>782.2</b>	<b>22.8%</b>
<b>Real Estate</b>	<b>352.3</b>	<b>10.3%</b>
Cash	15.7	0.5%
<b>Total Fund</b>	<b>\$ 3,434.4</b>	<b>100.0%</b>

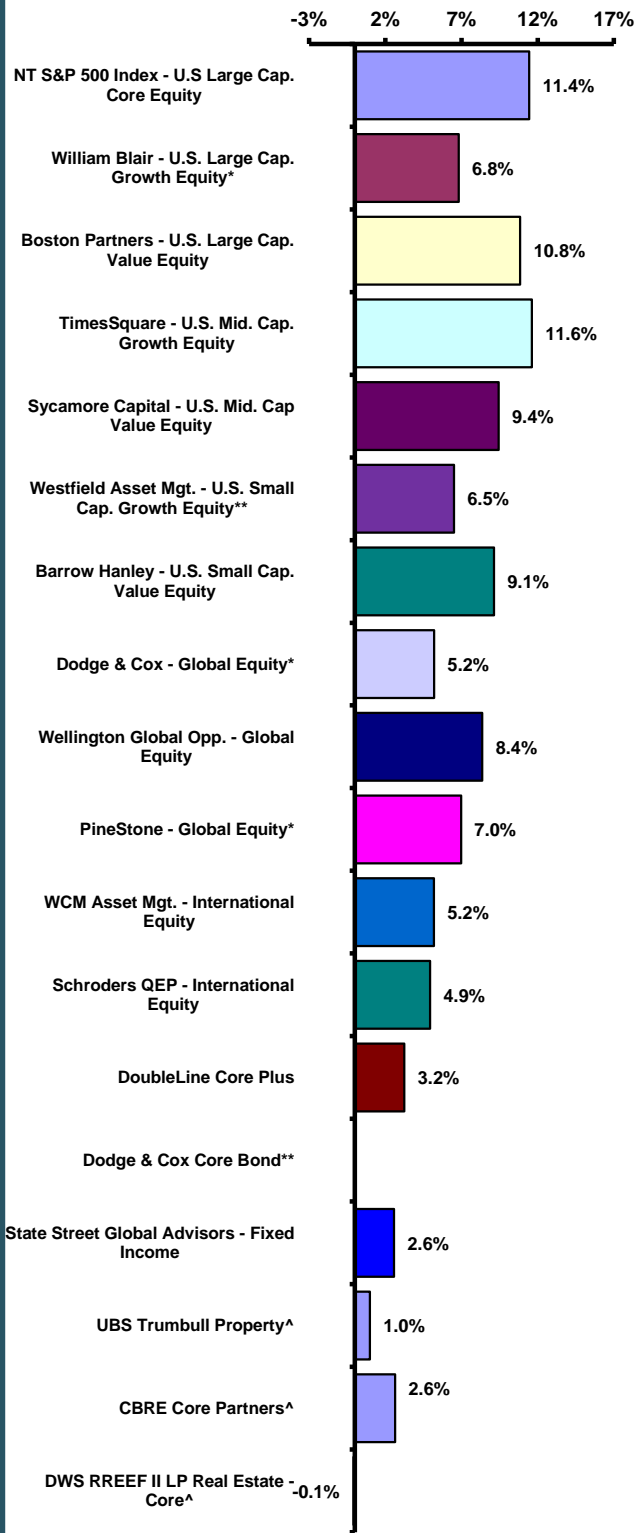


### Endowment Fund Staff Comments:

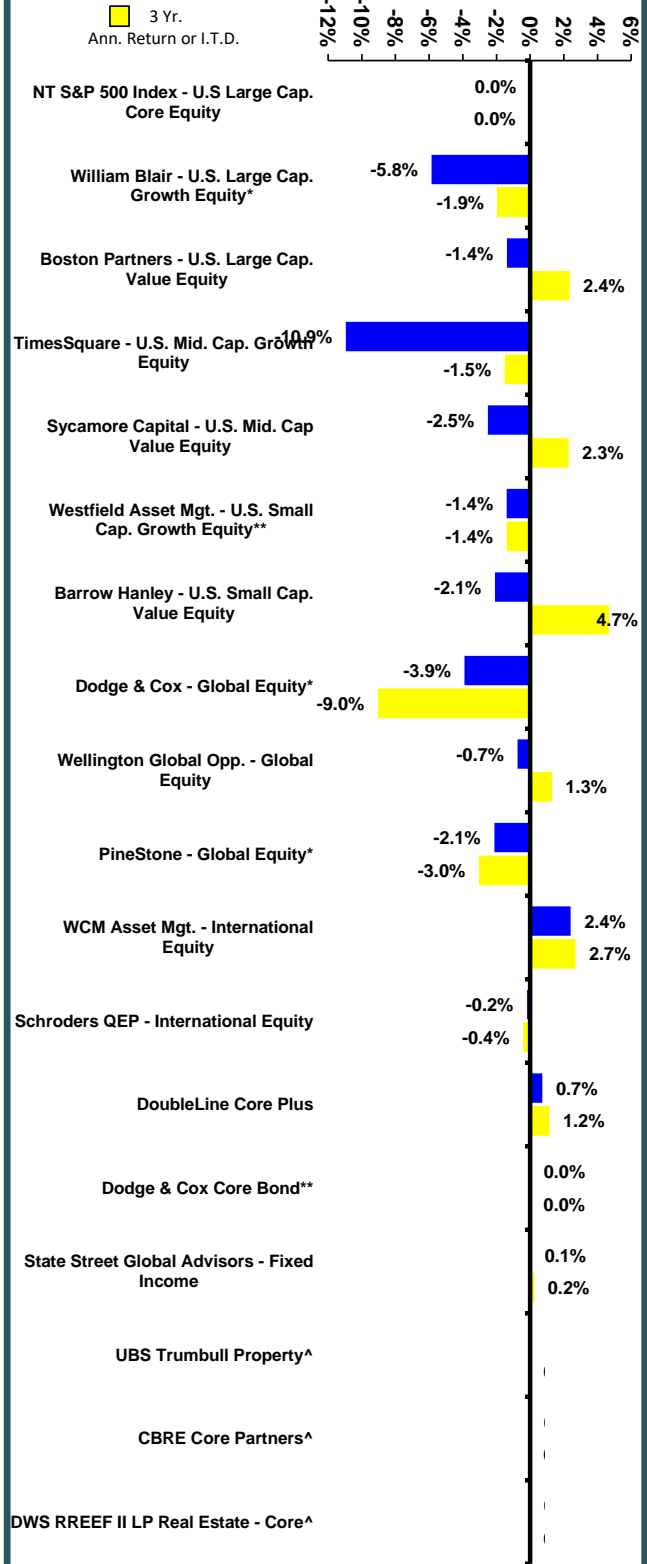
Financial markets rebounded after a dip in December. The Fed left the target range for fed funds rate at 4.25%-4.50% as expected. Given inflation progress has stalled over the last few months, labor markets have remained healthy and there is uncertainty around implementation of President Trump's fiscal policies, there appears to be no urgency for the Fed to cut interest rates in the near term. A.I. stocks experienced a hiccup during the month as Chinese generative A.I. company DeepSeek surpassed OpenAI's ChatGPT as the most downloaded open-source A.I. app and called into question the necessity for the high-powered processing units supplied by Nvidia. Overall, the U.S. economy remains strong with GDP expanding 2.8% in 2024 and 2.3% during the fourth quarter.

# INVESTMENT REPORT

## FYTD Manager Returns\*



## Manager Relative Returns Fiscal YTD and 3-Yr Ave\*



\*\* Westfield Started 7/19/24, Dodge & Cox 2/1/25

^ Most recent valuation. \* I-T-D if no FYTD or 3-yr. history

# STATE BOARD OF LAND COMMISSIONERS

February 18, 2025

Consent Agenda

## Subject

Mineral Lease Live Auction—December 18, 2024

## Question Presented

Shall the Land Board direct the Department to award a mineral lease to the high bidder at the live auction?

## Background

The Idaho Department of Lands (Department) received an application for a basalt mineral lease on a 160-acre parcel of Public School endowment land located northeast of Wendell in Jerome County. Site maps are included as Attachment 1.

Pursuant to Idaho statute and Department procedure, the public auction was advertised and held to determine the high bidder for the lease. Auction participants were required to register for the live auction one week prior to the auction date. Department staff conducted the live auction.

## Discussion

For the purpose of securing a single lessee for the mineral lease, a live auction was held on December 18, 2024, at the Department's Eastern Area field office in Jerome. North Side Canal Company submitted the successful premium bid of \$10,000 for mineral lease E700065. Premier, LLC also registered for the auction. The lease includes a 10-year term for the extraction of basalt, including annual rent of \$480.00 (\$3.00 per acre); a minimum annual royalty payment of \$2,500.00; and a royalty rate of \$1.20/short ton. Attachment 2 summarizes the results of the live auction.

Idaho Code § 58-310(4) provides that the Land Board has the right to reject any bid made at a live auction where fraud or collusion are present, or for any reason, all within the sole discretion of the Land Board. The Department completed the lease auction process in accordance with existing statute and procedures and did not observe any indication of fraud or collusion related to this process.

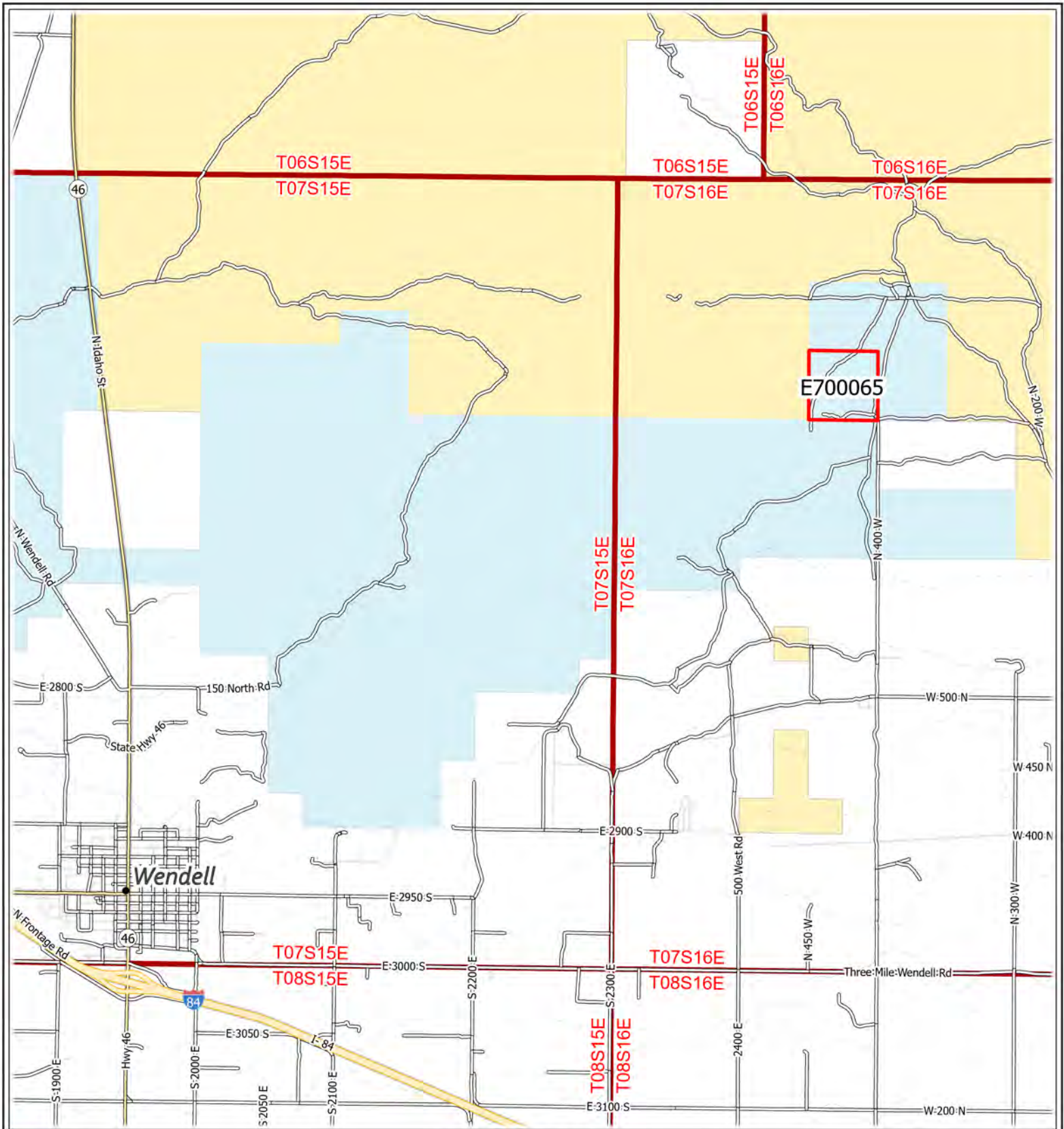
## Recommendation

Direct the Department to award mineral lease E700065 to North Side Canal Company, the high bidder at the auction.

## **Board Action**

## **Attachments**


1. Site Maps
2. Summary of Auction Results




- Subject Lease
- Bureau of Land Management
- State
- Private
- Local Roads
- Interstate
- Idaho

**E700065- Vicinity**  
Town 07S- Range 16E- Section 8  
Jerome County, Idaho

8/5/2024





**Map Notes**

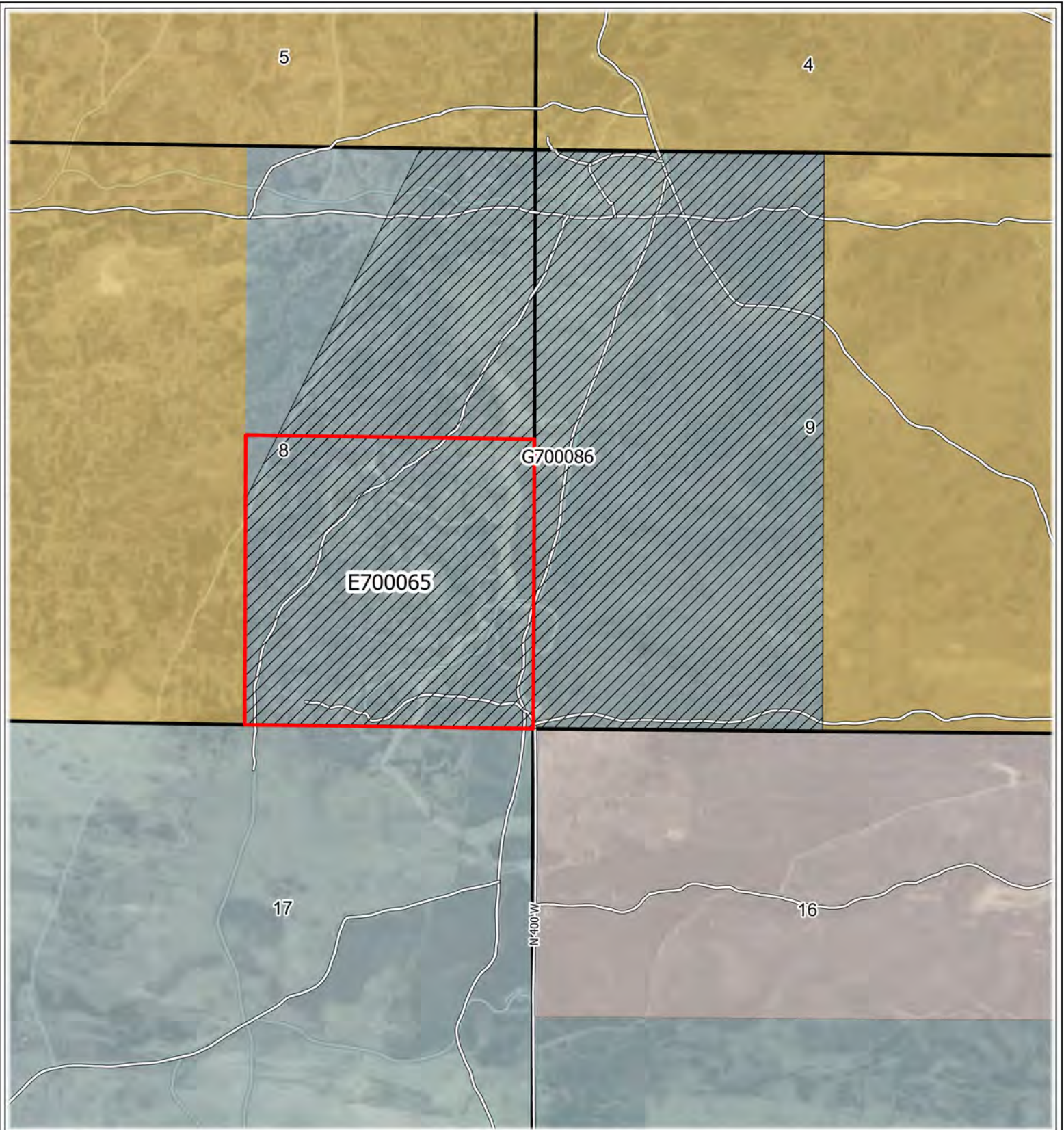
Projection: Idaho Transverse Mercator, NAD 83

Map Notes and Data Sources

**Disclaimer:**  
This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.







- Subject Lease
- G700086
- Bureau of Land Management
- State
- Private
- PLSS Section
- Local Roads

**E700065- Detail**  
 Town 07S- Range 16E- Section 8  
 Jerome County, Idaho



**Map Notes**

Projection: Idaho Transverse Mercator, NAD 83

Map Notes and Data Sources

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**Summary of December 18, 2024 Mineral Lease Live Auction**

<b>Supervisory Area</b>	<b>Lease Number</b>	<b>Endowment</b>	<b>Lease Term (Years)</b>	<b>Acres</b>	<b>Commodity</b>	<b># of Participants</b>	<b># of Bids</b>	<b>High Bid Amount</b>	<b>High Bidder</b>
Jerome Field Office Eastern Area	E700065	PS	10	160	basalt	2	15	\$10,000	North Side Canal Company



## Idaho State Board of Land Commissioners

Brad Little, Governor and President of the Board

Phil McGrane, Secretary of State

Raúl R. Labrador, Attorney General

Brandon D Woolf, State Controller

Debbie Critchfield, Superintendent of Public Instruction

Dustin T. Miller, Secretary to the Board

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*Be it remembered that the following proceedings were had and done by the State Board of Land Commissioners of the State of Idaho, created by Section Seven (7) of Article Nine (IX) of the Constitution.*

Draft Minutes  
State Board of Land Commissioners Regular Meeting  
December 17, 2024

The regular meeting of the Idaho State Board of Land Commissioners was held on Tuesday, December 17, 2024 at the State Capitol, Senate Hearing Room WW55, Lower Level, West Wing, 700 W. Jefferson Street, Boise, Idaho, and via webinar. The meeting began at 2:00 p.m. The Honorable Governor Brad Little presided. The following members were in attendance:

Honorable Governor Brad Little  
Honorable Secretary of State Phil McGrane  
Honorable Attorney General Raúl Labrador  
Honorable State Controller Brandon Woolf  
Honorable Superintendent of Public Instruction Debbie Critchfield

All Land Board members were present at the physical location.

Director Miller mentioned that a few Board members were present earlier today in the Capitol rotunda where a "big check" was presented to the endowment beneficiaries for Public School in the amount of \$63 million. Director Miller thanked the Board members who were able to participate in that celebration and expressed appreciation for the hard work of the employees of the Department of Lands and investment professionals at EFIB for helping produce that income for the endowments. Director Miller stated that the total distribution for all beneficiaries in fiscal year 2025 was \$103 million.

At 2:01 p.m., motion was made by Attorney General Labrador to amend the agenda to add an executive session pursuant to Idaho Code § 74-206(1)(d) to discuss attorney client privileged communications with the Land Board's attorney. A good faith reason exists for the amendment because the Land Board needs to discuss a recent legal memorandum from the Land Board's legal counsel related to an agenda action item. Secretary of State McGrane seconded the motion. Governor Little so ordered it.

## Reports

1. Department Reports—presented by Dustin Miller, Director

A. Timber Sales Revenue—November 2024

B. Leases/Permits Transactions and Revenue—November 2024

Discussion: Secretary of State McGrane extended appreciation to the Department for conducting an evaluation of fire impacts to endowment timberland in the 2024 fire season. Secretary of State McGrane recognized the Department is covering many more acres and the Land Board's responsibility goes beyond marketable timber; fire suppression is crucial for preserving lives and personal property. This analysis helps inform the Land Board and the legislature, and the conversation will come up during the legislative session due to the need to replenish fire suppression funds. Controller Woolf noted in the first paragraph, third sentence of the analysis, "The other 516 acres were classified as timber assets but classified non-commercial." Controller Woolf inquired what it means to be classified as non-commercial. Director Miller replied that the 516 acres classified as timber but non-commercial are in areas that are inaccessible because it is steep and rocky, and the quality of timber may be poor. Director Miller said trees are growing, it is timberland, but it is non-merchantable. It would take a lot of effort, money and complex logging systems to get that timber. Governor Little commented it is commercial but unaffordable to harvest and suggested that there be another way to classify it.

2. Endowment Fund Investment Board—presented by Chris Anton, EFIB Manager of Investments

Introduction: Tom Wilford, chair of the Endowment Fund, introduced Investment Board members in attendance: Jerry Aldape, Chairman of the Land Board Audit Committee; Bobby Lawrence from Eide Bailly, EFIB's auditors; Janet Becker-Wold with Callan; Chris Anton, Manager of Investments; Chris Halvorson, Investment Officer, and Kathy Van Vactor, Fiscal Officer. Mr. Wilford stated that Chris Anton will provide a summary of EFIB's annual report; Jerry Aldape and Bobby Lawrence will provide the Land Board Audit Committee Report; Chris Anton will provide the standard monthly report; and Janet Becker-Wold has announced her retirement and will reflect on the 18 years of service that she has provided to EFIB.

A. FY2024 Annual Report

Discussion: Mr. Anton reviewed the annual report and highlighted some of the key performance measures.

B. Land Board Audit Committee Report

Discussion: Mr. Aldape mentioned that every year the endowment fund is independently audited, this year by Eide Bailly, who did a great job, beginning with communication before the audit starts. After the audit Eide Bailly meets with accounting staffs on both EFIB and the Department. Everything was very positive this year. Mr. Lawrence commented he was happy to be doing business with EFIB again, and thanked the staff of both EFIB and the Department in getting through these

procedures, top-quality individuals that were prepared, responsive, and made both successful engagements. Mr. Lawrence summarized the reports and opinions as provided in the materials, saying Eide Bailly expressed a clean or unmodified opinion on the financial statements for 2024. As the successor auditor this year, the predecessor auditor's opinion on fiscal year 2023 financial statements is included, a clean or unmodified opinion as well. Both auditors are professional, independent third parties that check financials to make sure they are in accordance with generally accepted accounting principles, and they are. Mr. Lawrence said the second report is an internal control report. As part of planning and performing the audit auditors go through the internal control system, testing compliance with laws, regulations, and contracts. There were no items to report as a result of that process, also a clean opinion on that. Lastly, the Agreed Upon Procedures report for the Idaho Department of Lands. There were no material items to note there, again a clean report. Governor Little noticed the materials twice referenced recalculating the allocation and asked if that is a big or little number. Mr. Lawrence answered that the Department identified a very small difference when comparing the State information and the Department's internal information; Eide Bailly saw that was the case and so disclosed that as well. Governor Little noted the difference was about \$90.

### C. Manager's Monthly Report

Discussion: Mr. Anton reported a strong month of November. The portfolio was up 3.2% and up 6.4% fiscal year-to-date. The big rally during the month of November was primarily due to the election of President Donald Trump and his platform, which is considered to be pro-growth, less regulation, lower taxes, etcetera. Small stocks moved the most, up 11% during the month. Markets are excited about the new administration. One item that people are cautious about and watching is the proposal of higher tariffs. It is not known how that will be implemented or the magnitudes, but potentially those can be inflationary; it is something the Federal Reserve will be watching. It is anticipated the Federal Reserve will cut rates by another 25 basis points later this week. Inflation seems to be stabilized, not quite at the Federal Reserve's goal, but it has come down. Mr. Anton noted that at its November meeting, the Investment Board elected to terminate one of its managers, Western Asset Management, which manages fixed income for both EFIB and the State Insurance Fund. The chief investment officer is under investigation by the Securities and Exchange Commission. The Investment Board elected to terminate Western Asset Management's services and is in the process of transitioning to Dodge & Cox, both EFIB investments and the State Insurance Fund investments. Governor Little asked, when EFIB learned of the matter, did the market already know and the funds took a big hit. Mr. Anton responded that EFIB found out right away; Western Asset Management called and disclosed the fact that there was an investigation, before it was in the market. This is fixed income, and the funds are primarily in high quality, investment grade fixed income; those bonds have continued to perform well, with no losses.

#### D. Janet Becker-Wold's Planned Retirement

Discussion: Ms. Becker-Wold mentioned her appreciation for the relationships with the Department of Lands, the Land Board, and EFIB, and the honor it has been to serve as consultant for almost 18 years. Ms. Becker-Wold recalled that it began in 2007 and one of the big projects Callan performed for the Department of Lands and the Land Board was an asset allocation and governance study that was published in 2014. That was a continuation of the work that the Land Board and others had done on endowment reform, and Callan is proud of their contribution in laying out a framework to improve the governance of the three entities and to further collaboration between the Department of Lands, the Land Board, and the Investment Board in terms of managing the trust assets more holistically, including the lands and the financial assets. Callan is also pleased with the work done for EFIB, which has compounded an annual rate of return of over 9% over the last 15 years, a really stellar return. Endowment Fund assets more than doubled in the last 10 years, and distributions have grown, too, which is the primary responsibility of the Fund and Board. Ms. Becker-Wold noted she will retire from Callan after 31 years, in March of 2025, and wanted an opportunity to thank the Land Board, the EFIB Board, and the Department of Lands, for their relationships over these last 18 years. Governor Little thanked Ms. Becker-Wold for her service.

#### 3. Performance Review of Total Endowment—presented by Dustin Miller, Director

Discussion: None.

#### **Consent—Action Item(s)**

#### 4. Results of October 16, 2024 Mineral Lease Live Auction—presented by Mike Murphy, Program Manager-Minerals Leasing

Recommendation: Direct the Department to award mineral lease E500059 to Silver Rock Resources, Inc., the high bidder at the auction.

Discussion: Governor Little asked if the 5% net smelter is in code. Mr. Murphy replied no, it is based on an old Land Board policy and current market conditions. Controller Woolf commented that getting a premium bid is desirable; he noted there were others at the auction that did not bid and asked if the Department knows why they may not have bid. Mr. Murphy said there was follow up with the interested parties. One registered party was new to the Department's auction process. It was worth their time and the \$250 fee to register and simply watch the process in anticipation of a future auction; they had no intention of bidding. In follow up with the other party that the Department anticipated might bid, they did significant geologic research and did not have enough time to complete it. They were going to bid on the lease anyway, risking the potential of little value on the parcel, then their geologic team pulled the plug, and they did not bid. One registered party remained and bid \$28,000 which was the opening bid and that is where the auction ended.

5. Results of November 1, 2024 Residential Cottage Site Lease Live Auction—presented by Kemp Smith, Program Manager-Commercial/Residential

Recommendation: Direct the Department to award residential cottage site lease R100418 to the high bidders, David and Deborah Rubens.

Discussion: None.

6. Approval of Draft Minutes—October 15, 2024 Regular Meeting (Boise)
7. Approval of Draft Minutes—November 14, 2024 Special Meeting (Boise)

**Consent Agenda Board Action:** A motion was made by Controller Woolf that the Land Board approve and adopt the Consent Agenda. Secretary of State McGrane seconded the motion. The motion carried on a vote of 5-0.

### **Regular—Action Item(s)**

8. Statement of Investment Policy Annual Review—presented by Jim Elbin, Division Administrator-Trust Lands

Recommendation: Approve the revised Statement of Investment Policy.

At 2:36 p.m., a motion was made by Attorney General Labrador that the Land Board resolve into Executive Session pursuant to Idaho Code § 74-206(1)(d) to consider records exempt from disclosure as provided in the Idaho Public Records Act, specifically to discuss attorney-client privileged communications which are exempt from disclosure pursuant to Idaho Code §§ 74-104(1)(a) and 3-201(5). Secretary of State McGrane seconded the motion. Roll Call Vote: Aye: McGrane, Labrador, Woolf, Critchfield, Little; Nay: None; Absent: None.

### **Executive Session**

At 2:47 p.m., a motion was made by Superintendent Critchfield that the Land Board resolve out of Executive Session. Controller Woolf seconded the motion. Roll Call Vote: Aye: McGrane, Labrador, Woolf, Critchfield, Little; Nay: None; Absent: None.

*[Editor's note: the Discussion portion is written in first-person format. This is not a verbatim transcript.]*

Discussion:

Controller Woolf: What would the Department's process be for reclassification and transition lands. How is that communicated; is it shared with the public?

Mr. Elbin: The first part is bringing this policy; it was there before as transition lands. A key example would be Tamarack Ski Resort. Those 2,000 acres were reclassified from timberland to commercial recreation because the lease was worth more than two times revenue off timber. There are influences that change what the best use of land is. In 2016 when we classified everything, it was a very broad brush; we were not looking potentially at HBU [highest and best use]. Then as we went through the Payette Endowment Land Strategy, the PELS process, we identified some places with conflicts on what the land values are and how that matches up with our management.

The values we are talking about reclassifying come to the Board; it is very public. Nowhere is the policy talking about selling; the statute is clear that we cannot sell timberland. Our intent here is to best match what the management is or to look for other opportunities to diversify our income portfolio.

Secretary of State McGrane: Is there any concern, for example, we reclassify land, we lease it, is there risk down the road of selling a reclassified parcel; does it indirectly get to a sale at some point in the future.

Mr. Elbin: I suppose it could, but that is not our overall intent with this process.

Attorney General Labrador: I know it is not your intent, but is there anything preventing it. That is the concern that when you reclassify it the statute says certain things cannot be sold, but if you reclassify it to a different type of property or land, then it can be sold. Nothing in the statute is preventing you from selling that land.

Mr. Elbin: That is correct. We have been very open about that when we have talked about some parcels around McCall, White Pine Heights, Lick Creek, for example. As timberland, in that area of the state, an acre is worth about \$1,400-\$1,800 to us. When you are looking at real estate value, I think one parcel was over \$21 million. When we weigh those options as a manager, we are going to continue doing a good job with the timber, but you also have to look at what return we should be getting; Director Miller hit on this earlier. Then we have EFIB down the street; if we cannot produce the income then we should look at disposal. There are a lot of limits that keep that from being a wholesale thing. Statute says where it is timberland you cannot sell, there is a limit on the number of acres that we can sell in a year, and there is also a limit on the number of acres you can sell to an individual that varies by endowment. I think University of Idaho is 160 acres and the rest of them are 320. There are several restrictions in place preventing a wholesale selling off land.

Attorney General Labrador: Just to be clear, if we make this reclassification, there is nothing legally that would prevent you from selling or putting that property up for sale.

Mr. Elbin: Not if the Land Board approves doing so.

Superintendent Critchfield: Looking at the timing of the update of the policy, is it because of other statutes that are in place, what was put in the books at the time, outdated for how we manage it now, trying to kind of find that balance between where we are, where we have been, where we want to go.

Mr. Elbin: Yes, that is what we are trying to do. We are trying to make the language match what the actual process is. We were looking through the history of different parcels that have happened, and it requires a reclassification if we do anything; regardless of what the current classification is, it is what we are doing. We want to clean up the language, and right now we are talking about Statement of Investment Policy, and the next item is the Asset Management Plan; the Asset Management Plan feeds from it, so why not make the language match. We have bought well over 50,000 acres of timberland so our base of timberland is increasing. We have very few acres that would need to be considered for reclassification that we will be very up front and bring to the Board when we need to.

Superintendent Critchfield: Thank you for that explanation. Like any policy or any action, once the Land Board staff determines what action needs to take place, it will come here and there will be an explanation of this got reclassified, here is what we want to do, this is why we did it, and so changing the policy does not initiate any separate action from the Land Board staff, it is all Land Board approved.

Mr. Elbin: That is true, other than the Director has authority up to \$250,000, but land values when we are talking about this will far exceed that.

Attorney General Labrador: I assume we have reclassified property before?

Mr. Elbin: Yes, sir.

Attorney General Labrador: Have we ever reclassified from assets that cannot be set aside or sold to assets that can be sold.

Mr. Elbin: We have, Attorney General; the cottage sites are a prime example. Those get sold.

Attorney General Labrador: Can you explain that a little bit more.

Mr. Elbin: We have done that, including at Priest Lake. I believe all of those properties were part of the Priest Lake State Forest and they have been converted to residential and then through a Land Board decision in 2010, the direction was made to sell those.

Attorney General Labrador: Why do we need this change in the policy if it has been done before.

Mr. Elbin: I would argue there is really not a change in the policy, it is just a change in the wording. We have said transition lands that may move from one classification to another, and we just were cleaning it up to say reclassification. We would still bring a piece of transition land to the Board to be reclassified if that is what we felt was in the best interest of the endowments.

Secretary of State McGrane: During the update given by the Director on the fire report, the Governor had talked about those lands that are trees on the side of a cliff and coming up with a better classification. Does this play into that at all.

Mr. Elbin: Yes, it could be because it is unfeasible to log; it is low value trees. But primarily we are looking at instances where the land values dictated different management or a different instrument that could be on it. And again, with Tamarack, we still manage the timber there, but we manage it in a different way because there is value to those trees being there and providing scenery for the ski resort. That is what we are looking at, do we need to dispose if we cannot make the money that we need to from leasing opportunities.

Secretary of State McGrane: My next question might bleed into the Asset Management Plan, to your point that one leads to the other. A lot of conversation on the reclassification piece, part of that effort is just the recognition that over time certain parcels may have a better use than they did previously, hence recreation like Tamarack skiing; something we did not contemplate previously, now it makes a lot of



sense because there is a resort right at the bottom. As we look in the Asset Management Plan, that shift towards leasing opportunities, there is some language in there that we are trying to get away from some of the leasing. It feels like our policy is coming at both ends a little; when I look at the Asset Management Plan that causes me a bit of hesitation on those, because where are we headed. I think the policies are intended to provide direction to you and the team about how you function throughout the year.

Mr. Elbin: That is exactly what it is. I know what you are talking about, in the commercial leasing we had commercial buildings and residential leasing as well, but we are moving away from that. It was Land Board decision in the past to sell off all the commercial buildings, but as we talked about earlier, between developing the commercial leasing policy and the energy leasing policy, we are still looking at ground leasing. I wanted to make sure the Asset Management Plan was updated as well as the Statement of Investment Policy to recognize those two, even though it does look like we are getting out of some things, but we are still exploring others.

Secretary of State McGrane: From where I sit, I do not necessarily think it reflects the will of the Board. I can see the benefit, and as we are looking at the policy of the reclassifications because the state is changing, that is why you are bringing it forth, looking at cottage sites in particular, but some of these things...I was around enough to know the 2012-2014 decisions, but now some of those look like that was a lot of potential loss; do we as a Board need to have a conversation at some point to reevaluate that direction.

Mr. Elbin: Do we need to look at it? I would say absolutely. If you look at the value that we could be getting if we had maintained the residential leasing program, it would rival timber. That said, we have replaced all of it with the reinvestment into timberlands and an increased harvest. Having a few more eggs of different color in the basket would be nice.

Secretary of State McGrane: Of that history, that money went into Land Bank; some remains in the Land Bank, some went to the EFIB. I do not know that it neatly fits in the narrative. It is interesting some of the phrasing in this plan is more action oriented under certain areas, but Land Bank in specific is not very descriptive, and I feel like we should do something with those Land Bank funds, because timberland has reached the hurdle rate; this is my opportunity to express those opinions.

Mr. Elbin: Duly noted, and we are always looking.

Attorney General Labrador: You keep mentioning Tamarack; that was reclassified from what to what?

Mr. Elbin: Tamarack was reclassified from timberland to commercial recreation.

Attorney General Labrador: If I am reading the statute correctly, recreation would still not be allowed to be sold. You were reclassifying from one character to another that was pretty much the same, correct?

Mr. Elbin: Yes.

Board Action: A motion was made by Controller Woolf that the Land Board approve the revised Statement of Investment Policy. Superintendent Critchfield seconded the motion. The motion carried on a vote of 4-1, with Attorney General Labrador casting the opposing vote.

9. Asset Management Plan Review—presented by Jim Elbin, Division Administrator-Trust Lands

Recommendation: Approve the 2024 Endowment Lands Asset Management Plan.

Discussion: None.

Board Action: A motion was made by Controller Woolf that the Land Board approve the 2024 Endowment Lands Asset Management Plan. Superintendent Critchfield seconded the motion. The motion carried on a vote of 4-1, with Attorney General Labrador casting the opposing vote.

10. Negotiated Rulemaking for IDAPA 20.03.08, Easements on State-Owned Lands—presented by Roger Hall, Bureau Chief-Real Estate

Recommendation: Authorize the Department to initiate negotiated rulemaking for IDAPA 20.03.08 *Easements on State-Owned Lands*.

Discussion: None.

Board Action: A motion was made by Controller Woolf that the Land Board authorize the Department to initiate negotiated rulemaking for IDAPA 20.03.08 *Easements on State-Owned Lands*. Secretary of State McGrane seconded the motion. The motion carried on a vote of 5-0.

## Information

*[Editor's note: the Discussion portion is written in first-person format. This is not a verbatim transcript.]*

11. Fire Strategic Plan Update—presented by Dustin Miller, Director

Discussion:

Controller Woolf: Several of these things will cost quite a bit; what do we need and how do we set up that funding structure, let alone this versus replenishing the fire suppression in itself. How do we as a Board best prepare ourselves financially to help pay for these things if that is such a need.

Director Miller: We need to be strategic in how we do this. We need to continue to rely on our partners the best we can to leverage resources and capabilities, but we also need to stay focused on becoming more self-reliant to be able to hold more of our fires, especially during times of resource scarcity when we have a bunch of fire on the landscape and resource orders are unable to fill. We want to make sure that we have those key positions in place and the resources to be able to hold that. We talk about trying to hold things to a Type 3 Incident Management Team level or lower. We have one standing Type 3 Incident Management Team that moves around the state during fire season. Oftentimes we do not have the resources or the personnel to

handle a fire if it increases in complexity because of infrastructure and homes, and we have to order a much larger team. I would like to replicate that Type 3 model and have two or three Type 3 Incident Management Teams in place to better set us up for success to hold those fires and handle it ourselves before having to bring in additional resources. That is one thing that we are discussing and that we are looking at. The master agreement is what it is, our folks did a great job negotiating that. We lost some areas that are no longer in offset, but we maintained large swaths of ground in offset. Things may change as we move forward and renegotiate that agreement here in the next 3 years. My fear is that we go completely out of offset which is certainly not our desire. That means we have to staff up in places where we historically have not had resources and have relied on the federal agencies and vice versa. It is going to cost everybody a lot of money and we will be digging into that again here in the next couple of years to renegotiate that agreement. We have expanded into the wildland urban interface, and it is going to cost more for us to protect those acres. The question is how we set ourselves up financially. I do not have an answer for that yet; this is something that we want to continue to work on closely with the Board as we build this plan out and our partners in the legislature as well. You mentioned the deficiency fund, hopefully there is a way to backfill the suppression account because it really is a useful tool for us to draw from. Many states do not have that to draw from in the summer. We will keep working very closely and talking about these ideas with the Board and the legislature.

There being no further business before the Land Board, at 3:06 p.m. a motion to adjourn was made by Controller Woolf. Superintendent Critchfield seconded the motion. The motion carried on a vote of 5-0.

# STATE BOARD OF LAND COMMISSIONERS

February 18, 2025

Regular Agenda

## Subject

Land acquisition by the Idaho State Board of Land Commissioners on behalf of the Idaho Division of Veterans Services.

## Question Presented

Shall the Land Board approve the land acquisition on behalf of the Idaho Division of Veterans Services.

## Background

Idaho Code Title 65, Chapters 1 & 2, and Title 66, Chapter 9 supports Idaho Division of Veterans Services (IDVS) operating Idaho State Veterans Cemeteries.

The Idaho State Veterans Cemetery in Boise was established in 2004. Since then, approximately 8,000 veterans have been buried or inurned in the cemetery. There has been a recent increase in the number of requests for burial services.

Due to the increased requests of Veteran burial services, the current remaining casket, columbarium wall, in-ground urn burial, and scatter garden memorials are estimated to be full and unavailable to continue burial service in approximately eight years.

IDVS does not have statutory authority to acquire and hold new lands. Therefore, IDVS is requesting that the Idaho State Board of Land Commissioners (Land Board) hold title to the real property for IDVS' use as a veterans' cemetery. The property is described and shown in Attachments 1 and 2.

## Discussion

The 2024 Idaho Legislature passed Senate Bill S1410, which, in part, allocated Three Million Nine Hundred Fifty Thousand Dollars (\$3,950,000) for the purchase of additional land for the Idaho State Veterans Cemetery.

This request for additional land at the Idaho State Veterans Cemetery in Boise will ensure that Idaho's Veterans and their families continue to have access to their Veteran burial benefits of a dignified and honorable burial site in the state of Idaho. The additional land will provide the necessary burial plots for casket, columbarium, in-ground urns, and scatter garden memorials for approximately another 40 years once developed. If not approved, all available burial plots will

be filled in approximately eight years and Veteran burial operations will cease at the Idaho State Veterans Cemetery in Boise.

IDVS has been working with representatives of Dry Creek Cemetery, which owns the only land adjacent to the existing cemetery that is available for cemetery expansion. The IDVS and Dry Creek Cemetery have agreed on a purchase price of Three Million Nine Hundred Fifty Thousand Dollars (\$3,950,000) for an approximately 15.5-acre parcel adjacent to the existing cemetery property.

IDVS has procured and reviewed copies of the survey, environmental site assessment and preliminary title commitment. IDVS has not identified any environmental or title issues affecting the proposed use.

### **Recommendation**

As land trustee, approve the land acquisition on behalf of the Idaho Division of Veterans Services.

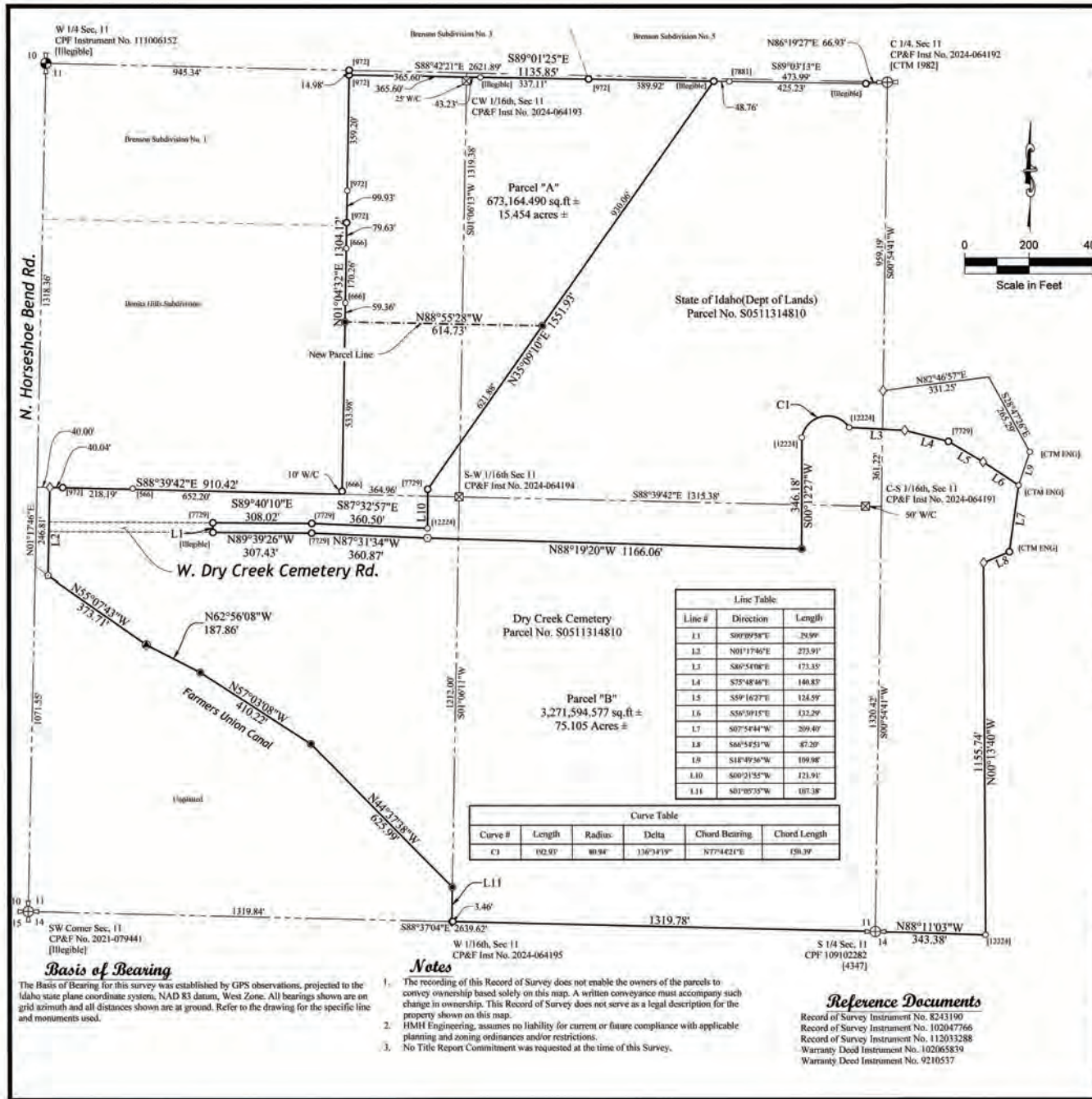
### **Board Action**

### **Attachments**

1. Property Survey
2. Property Location Map

RS14154

Instrument No. 2024-06419  
 I hereby certify that this instrument was filed for record at the request of  
 HMH Engineering, Inc. minutes past 10 o'clock A.M. this 14th day  
 of November, year of 2024  
 Deputy  
 West Trindle  
 Ex-Officio Recorder  
 Fee \$65



**Legend**

- Boundary Line
- New Parcel Line
- Section Line
- Adjacent Parcel Line
- Existing Access Easement Line
- Section Corner
- Quarter-Section Corner
- Found Brass Cap
- Found Aluminum Cap
- Found 1/2" Rebar, as Noted
- Found 5/8" Rebar, as Noted
- Found Concrete Monument
- Found 5/8" Rebar with no cap, added Plastic Cap marked "PLS 22247"
- Found 5/8" Rebar, Damaged, Pulled & 1 5/8"x24" Rebar, with Plastic Cap h
- Found 1/2" Rebar with no cap, added Plastic Cap marked "PLS 22247"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "PLS 22247"
- Set 5/8" Rebar with Aluminum Cap
- (###) - Information Found on Monument



**Narrative**

The purpose of this survey is to facilitate a Property Boundary Adjustment for Dry Creek Cemetery. The survey was initiated pursuant to the legal descriptions and bounding calls contained within Warranty Deed Instrument No. 102065839 and 92105377. The survey commenced by identifying and verifying the location of the southwest quarter of Section 11, Township 4 North, Range 1 East, Boise Meridian. Upon confirming the quarter section, the survey proceeded by identifying and analyzing the physical monuments referenced in Warranty Deed Instrument No. 102065839. All relevant monuments were inspected and analyzed in accordance with the bounding calls set forth in the referenced Warranty Deeds to ascertain the boundaries of the parent parcels. Once the parent parcel boundaries were confirmed, a boundary adjustment was executed to approximate a 15-acre adjustment, aligning the new property boundary to meet the approval of the owner. Monumentation was established or rehabilitated as shown herein.

**Certificate of Surveyor**

I, Travis L. Krupp, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and this map has been prepared from an actual survey made on the ground under my direct supervision, and is an accurate representation of said survey. It is in conformity with the Corner Perpetuation and Filing Act, State of Idaho Code 55-1601 through 55-1612 and to the Idaho Code relating to Surveys.



INDEX# 411-11-0-0-00-00

**PARCEL LINE ADJUSTMENT**  
FOR  
**DRY CREEK CEMETERY**

Situate in the South Half of Section 11  
Township 4 North, Range 1 East,  
Boise Meridian, Ada County, City of Boise, Idaho

**HMH engineering**  
680 #2B S. Progress Avenue, Meridian, ID 83642  
208-342-7957 - www.hmh-llc.com

ACAD DWG. S24041-V-ROS.dwg DR. JP. CK. TK. PLOT SCALE: 1" = 1'  
SCALE: 1" = 200' DATE: 13/11/2024 SHEET 1 OF 1

Line #	Direction	Length
1.1	S89°09'58"E	24.99'
1.2	N01°17'46"E	273.91'
1.3	S86°54'08"E	473.35'
1.4	S75°48'46"E	140.83'
1.5	S59°16'27"E	124.59'
1.6	S56°30'15"E	133.29'
1.7	S07°54'44"W	209.40'
1.8	S66°54'51"W	87.20'
1.9	S18°49'36"W	109.98'
1.10	S60°21'55"W	121.91'
1.11	S01°03'35"W	101.38'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	102.87'	80.94'	136°34'19"	S77°44'21"W	150.39'

**Basis of Bearing**

The Basis of Bearing for this survey was established by GPS observations, projected to the Idaho state plane coordinate system, NAD 83 datum, West Zone. All bearings shown are on grid azimuth and all distances shown are at ground. Refer to the drawing for the specific line and monuments used.

**Notes**

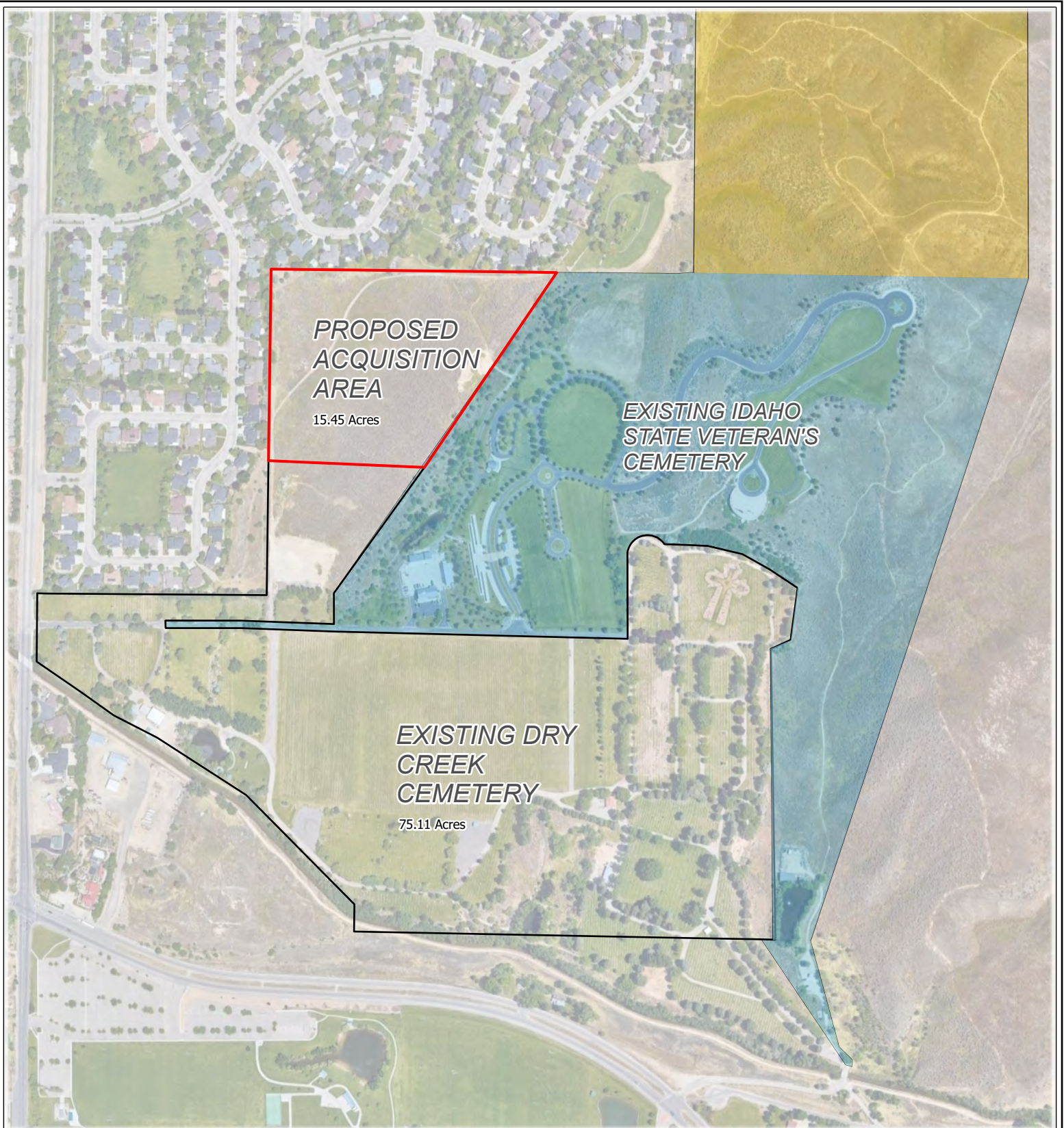
- The recording of this Record of Survey does not enable the owners of the parcels to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown on this map.
- HMH Engineering, assumes no liability for current or future compliance with applicable planning and zoning ordinances and/or restrictions.
- No Title Report Commitment was requested at the time of this Survey.

**Reference Documents**

- Record of Survey Instrument No. 8243190
- Record of Survey Instrument No. 102047766
- Record of Survey Instrument No. 112053288
- Warranty Deed Instrument No. 102065839
- Warranty Deed Instrument No. 92105377


ATTACHMENT 1



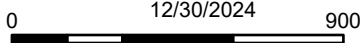


- Proposed Acquisition Area
- Existing Dry Creek Cemetery
- Bureau of Land Management
- State
- Private

**Veterans' Cemetery Property Acquisition**  
 T04N - R01E Section 11  
 Ada County, Idaho



12/30/2024

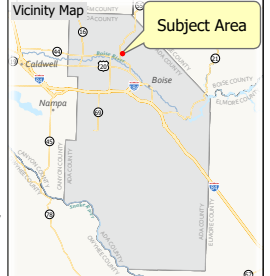


**Map Notes**

Projection: Idaho Transverse Mercator, NAD 83

Map Notes and Data Sources

Disclaimer:  
 This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.



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*Working Lands, Trusted Stewards*

**State Board of Land Commissioners**

Brad Little, Governor  
Phil McGrane, Secretary of State  
Raúl R. Labrador, Attorney General  
Brandon D Woolf, State Controller  
Debbie Critchfield, Sup't Public Instruction

February 18, 2025

**Re: State Board of Land Commissioners Endorses Governor's Budget Recommendations for Fire Suppression Deficiency Fund**

Dear Members of the Joint Finance-Appropriations Committee:

Idaho is proud of our effective and efficient wildfire suppression response. Our state's brave wildland fire teams fully suppress fires, meaning our costs are nearly 7 times less than those of our federal partners.

But even with that aggressive approach, the cost of fighting fire has become more expensive as catastrophic fires increase across the West. Suppression costs can vary widely from year to year depending on the severity of the season, but Idaho Department of Land's costs can easily exceed \$50 million annually, like they did in 2024.

In the last decade, Idaho leaders have understood that wildfires and the costs of managing them can be unpredictable, and they prudently planned ahead by funding the Fire Suppression Deficiency Fund to ensure Idaho does not go into debt to protect our lands, property, and people.

For this reason, the State Board of Land Commissioners endorses the Governor's recommendation for a \$60 million FY25 supplemental appropriation that will backfill the last fire season so we can continue to keep the Fire Suppression Deficiency Fund balance near \$100 million, and an additional ongoing \$40 million fund transfer to help Idaho avoid going into debt to fight wildfires in the future.

Other states have not prepared the way Idaho has. During the grueling fire season in 2024, officials at the Oregon Dept. of Forestry had to ask their emergency board to loan them money to pay their contractors, and then the Oregon Governor had to call a special session to appropriate additional funds and correct the accounts. This is a trend happening across other states and thanks to the wise planning of the Idaho Legislature and the Governor, we have been able to avoid this catastrophic situation. We urge that you continue this smart budgeting practice.



Backing the Fire Suppression Deficiency Fund means Idaho's wildland firefighters can focus on aggressively protecting timber, lands, property, and people without funding delays, and lawmakers can enter next year's budgeting cycle without a deficit due to wildfire suppression.

This is the Idaho way.

Sincerely,

Brad Little  
Governor of Idaho  
Land Board Chairman

Phil McGrane  
Secretary of State

Raúl R. Labrador  
Attorney General

Debbie Critchfield  
Superintendent of Public Instruction

Brandon D Woolf  
State Controller

# STATE BOARD OF LAND COMMISSIONERS

February 18, 2025  
Information Agenda

## **Subject**

Modernizing Wildland Fire Operations Facilities

## **Background**

Over the past decade, the scope and scale of the Idaho Department of Lands' (Department) wildland fire programs have expanded significantly due to the increasing number of wildfire incidents, the need for advanced fire prevention strategies, and the integration of modern technology and equipment. The State Board of Land Commissioners (Land Board) has supported substantial investments in personnel and equipment in recent years to support the wildland fire program. This investment has proven significant as the Department works towards its goal of suppressing at least 95% of fires at 10 acres or less.

Despite these advancements, the Department's fire operations buildings have not kept pace with the growth of personnel and equipment, leading to increased maintenance costs, operational inefficiencies, safety concerns, and a potential reduction in the effectiveness of the Department's fire response capabilities.

## **Discussion**

The current facilities supporting the Department's fire program (originally constructed in the mid-1960s through the 1980s) have become increasingly inadequate to meet the growing demands of fire management, emergency response, and public safety. As part of the Department's Strategic Fire Planning effort, staff have defined clear goals that align with the organization's mission and vision. One of these goals is to build adaptive infrastructure to address increasing fire intensity. A primary action for this goal is to develop a comprehensive fire operations facilities plan.

The Department proposes constructing Fire Operations Centers utilizing a slab-on-grade pre-engineered metal building that is scalable to meet the individual needs of each Forest Protective District. This design provides the greatest return on investment due to decreased cost associated with the building's footprint, increased life expectancy, and reduced long-term maintenance costs when compared to standard wood frame construction. The use of a standard design will also save money over the life of the project by reducing architectural and engineering costs.

The Department's facilities need is statewide across all districts. The Department is currently finalizing an assessment which will be included in the Department's comprehensive fire operations facilities plan. The Timber Protective Associations' facilities will also be evaluated as part of this effort.

The Department has investigated three alternatives for securing funding for this project: Idaho Permanent Building Funds capital improvement project, line-item enhancement budget appropriation, and the Idaho State Building Authority (ISBA).

The ISBA was established in 1974 pursuant to Idaho Code § 67-6403. The authority was created to provide for "predevelopment costs, temporary financing, land development expenses, construction and operation of governmental facilities for rental to State government." Idaho Code § 67-6410 requires a concurrent resolution by the legislature allowing the State Agency to enter into agreements with the ISBA to finance the construction of the facilities.

The Department proposes investigating the feasibility of partnering with the ISBA to modernize fire operation facilities. This will require due diligence (including legal analysis) by the Department. The Department will report back to the Land Board with the results of all due diligence.

Investing in modern fire operations facilities is essential to ensuring the safety, efficiency, and effectiveness of Idaho's wildland fire management program. Through improved infrastructure, the agency will reduce maintenance costs, enhance firefighter safety, increase operational readiness, and provide a robust platform for future growth.