

FOR DISCUSSION PURPOSES ONLY

BWCAW Exchange and Sale

Next Steps (06/10/11)

1.) Develop Minnesota Legislative Package (0-9 Months)

- a.) Legislative Authority for Transaction
- b.) Legislative Authority to use Title Insurance
- c.) Legislative Authority for Non-Appraisal Valuation Method
- d.) Legislative Authority for Condemnation of Sale Parcels (if needed; need to determine if State or Federal Government will Condemn)
- e.) Legislative Authority for Direct Sale to USFS if State Condemns
- f.) Funding Appropriations
 - i.) Appraisals
 - ii.) Title Examination Work/Title Insurance
 - iii.) Staff Time
 - iv.) Attorney General Costs
 - v.) Other (ie. recording fees, etc.)
 - vi.) Funds to Compensate the Trust (if State Condemns)

2.) Develop Federal Legislative Package (0-15 Months)

- a.) Legislative Authority for Transaction
- b.) Legislative Authority for Non-Appraisal Valuation Method
- c.) Legislative Authority to except this transaction from NEPA review
- d.) Legislative Authority for Condemnation (if needed; need to determine if State or Federal Government will Condemn)
- e.) Funding Appropriations
 - i.) Appraisals
 - ii.) Title Examination Work/Title Insurance
 - iii.) Staff Time
 - iv.) Other (ie. recording fees, etc.)
 - v.) Funds to Compensate the Trust (if Federal Government Condemns)

3.) Information package to Minnesota Congressional Delegation (0-9 Months)

- a.) Letters from Governor, Minnesota Legislature, PSFAC, DNR, and others
- b.) History
- c.) Maps

- d.) Details of Exchange/Sale
- e.) Necessary Congressional Legislation

4.) Additional Detailed Analysis of USFS Parcels (15-21 Months)

- a.) Site Inspections
- b.) Map and Data Review
- c.) Title Record Review

5.) Appraisals and Appraisal Reviews (15-21 Months)

6.) Title Examination Work (15-21 Months)

7.) Finalize Transaction (21-27 Months)

- a.) Draft Conveyance Documents
- b.) Land Exchange Board Approval (for exchange portion)
- c.) (Payment for and Conveyance of Sale parcels may be over a period of a few years)

*The months indicated above provide an estimated timeframe for completion of steps and begins after USFS exchange parcels are agreed upon.