

*These abbreviated summary minutes and the audio recording will become the official adopted minutes at the next Land Board meeting when the board votes to officially approve them. Until then they are considered a draft.*

**MINUTES**  
**REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS**  
**August 23, 2021, at 9:00 a.m.**  
**State Capitol, Room 303**  
**Helena, MT**

**Please note:** *The Land Board has adopted the audio recording of its meetings as the official record, as allowed by [2-3-212, MCA](#). These minutes provide an abbreviated summary of the Land Board discussion, public testimony, action taken, and other activities. The time designations listed are approximate and may be used to locate the referenced discussion on the audio recording of this meeting. Access to an electronic copy of these minutes and the audio recording is provided from the Land Board webpage at <http://dnrc.mt.gov/LandBoard>. The written minutes summary, along with the audio recordings, are listed by meeting date on the Land Board Archive webpage.*

**Members Present**

Governor Greg Gianforte  
Attorney General Austin Knudsen  
Commissioner of Securities and Insurance Troy Downing  
Secretary of State Christi Jacobsen  
Superintendent of Public Instruction Elsie Arntzen

**Members Absent**

None

**Testifying Staff**

Amanda Kaster, DNRC Director  
Shawn Thomas, DNRC Administrator, Trust Lands Management Division  
Ryan Weiss, DNRC Bureau Chief, Real Estate Management Division  
Cory Shaw, DNRC Land Section Supervisor

**Attachments**

Related Materials, Attachment 1 – *sign-in sheet*  
Related Materials, Attachment 2 – *Guiding Real Estate Development on Montana’s School Trust Lands*

**Call to Order**

00:00:01 Governor Gianforte called the meeting to order.  
00:00:09 Commissioner Downing moved to approve the July 19, 2021, minutes. The motion was seconded by Attorney General Knudsen and carried unanimously.

**Business Considered**

**0821-1 CABIN AND HOMESITES: FINAL APPROVAL FOR SALE**

00:00:33 Mrs. Kaster gave an overview of the item.  
00:01:38 Governor Gianforte

00:01:58 Attorney General Knudsen moved to approve item 0821-1.

**Public Comment**

None

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**Board Discussion/Comments**

00:02:08 Commissioner Downing  
00:05:37 Governor Gianforte  
00:05:42 Superintendent Arntzen  
00:06:47 Governor Gianforte  
00:06:50 Attorney General Knudsen  
00:06:57 Governor Gianforte  
00:06:58 Attorney General Knudsen  
00:08:22 Governor Gianforte  
00:08:24 Commissioner Downing  
00:08:50 Attorney General Knudsen  
00:09:15 Commissioner Downing  
00:09:16 Governor Gianforte

00:10:19 The motion to approve item 0821-1 carried with a 4-1 vote with Commissioner Downing opposed.

**0821-2 EASEMENTS: STANDARD GRANTS**

00:10:29 Mrs. Kaster gave an overview of the item.  
00:11:23 Governor Gianforte

**Public Comment**

None

00:11:41 Commissioner Downing moved to approve item 0821-2. The motion was seconded by Attorney General Knudsen and carried unanimously.

**Board Discussion/Comments**

None

**0821-3 INFORMATIONAL ITEM: FY22 REAL ESTATE PROJECT LIST**

00:12:08 Ms. Kaster gave an overview of the item.  
00:13:00 Governor Gianforte  
00:13:01 Ryan Weiss DNRC, Real Estate Bureau Chief  
00:14:42 Governor Gianforte  
00:15:03 Cory Shaw DNRC, Property Management Section Supervisor  
00:15:07 Governor Gianforte  
00:15:08 Ms. Shaw  
00:17:26 Governor Gianforte  
00:17:30 Attorney General Knudsen  
00:17:47 Ms. Shaw  
00:17:56 Attorney General Knudsen  
00:18:06 Ms. Shaw  
00:18:11 Shawn Thomas DNRC, Division Administrator Trust Lands Management Division  
00:19:42 Attorney General Knudsen  
00:19:56 Governor Gianforte  
00:19:57 Mr. Thomas  
00:20:03 Governor Gianforte  
00:20:06 Commissioner Downing  
00:21:09 Governor Gianforte

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**General Public Comment**

00:21:39 Jeff Reynolds, Resident Harrison/Cardwell Montana  
00:22:03 Governor Gianforte  
00:22:09 Mr. Reynolds  
00:24:29 Governor Gianforte  
00:24:31 Mr. Reynolds  
00:24:42 Governor Gianforte  
00:24:49 Mrs. Kaster  
00:24:51 Governor Gianforte  
00:24:58 Mrs. Kaster  
00:25:07 Mr. Reynolds  
00:25:24 Mr. Weiss  
00:26:23 Governor Gianforte  
00:26:28 Mr. Weiss  
00:26:29 Governor Gianforte  
00:26:32 Mr. Weiss  
00:26:32 Governor Gianforte  
00:26:43 Mr. Weiss  
00:26:44 Governor Gianforte  
00:26:54 Mrs. Kaster  
00:26:57 Governor Gianforte  
00:27:01 Mrs. Kaster  
00:27:08 Governor Gianforte  
00:27:21 Mrs. Kaster  
00:27:40 Mr. Thomas  
00:28:44 Attorney General Knudsen  
00:28:45 Governor Gianforte  
00:28:46 Attorney General Knudsen  
00:29:01 Mr. Thomas  
00:29:29 Attorney General Knudsen  
00:29:45 Governor Gianforte  
00:30:04 Commissioner Downing  
00:30:17 Governor Gianforte  
00:30:58 Commissioner Downing  
00:30:59 Governor Gianforte

**Adjournment**

00:31:29 Adjournment

PRESIDENT

ATTEST

/s/ Greg Gianforte  
Greg Gianforte, Governor

/s/ Amanda Kaster  
Amanda Kaster, DNRC Director

**SIGN-IN SHEET  
 REGULAR MEETING OF THE BOARD OF LAND COMMISSIONERS  
 August 23, 2021 at 9:00 am**

**NAME**

**AFFILIATION**

**E-MAIL**

*Check to be added to  
the interested parties  
list.*

JOE REYNEN	RESIDENT		
JEFFREY REYNOLDS			

Email [landboard@mt.gov](mailto:landboard@mt.gov) or indicate on this sign-in sheet if you would like to be placed on the Land Board interested parties list.

*This sign-in sheet is a public record under Title 2, Chapter 6 of the Montana Code Annotated, but may not be reproduced or distributed for use as a mailing list without the permission of the named individuals under 2-6-1017, MCA.*



# State Trust Land

## Real Estate Management Plan

### Guiding Real Estate Development on Montana's School Trust Lands

In 2005, the DNRC's Real Estate Management Bureau completed a statewide Final Programmatic Environmental Impact Statement (FEIS) that serves as the Real Estate Management Plan (Plan) for policy, direction, and guidance in the selection and management of real estate development on School Trust Lands. The Plan covers those activities related to the leasing, exchanging, or selling of School Trust lands for residential, commercial, industrial, and conservation purposes. The DNRC adopted administrative rules to implement the Plan in December 2008.

#### The Plan's Three Goals

- **Share in Expected Community Growth.** The DNRC seeks to bring School Trust Lands an appropriate share of the growth occurring in each community during a given period.
- **Plan Proactively.** The DNRC engages and complies with local growth policies and land use regulations to ensure development of School Trust Lands meets community expectations and fully involves the public, while at the same time balancing the DNRC's obligation to obtain the greatest benefit for the beneficiaries.
- **Maximize Revenue for the Trust Beneficiaries.** The DNRC actively strives to improve School Trust Land value by bringing entitlements to specific School Trust Lands identified for development; by maximizing the intensity and density of development per acre; and by developing properties to those uses with the highest rates of return.

#### Project Manager

All projects should have a dedicated Project Manager to serve as the lead management official responsible for coordinating personnel and resources necessary to complete the project.

The Project Manager should initially hold a "kick-off" meeting of key personnel from the Area/Unit and REMB. Attendees should discuss the project from their perspective so that all begin the REPRS with a common understanding of issues, needs and goals. This may not be necessary for most Real Estate Activities.

# State Trust Land

## Real Estate Management Plan



### Project Management & Identification

[ARM 36.25.901-36.25.918](#)

#### Project Management List

The Project Management List is DNRC's report to the State Board of Land Commissioners and to the public on what Real Estate Projects are currently being developed by the department. To be included on the Project Management List (and be eligible for REMB funding), Real Estate Projects must complete the REPRS process and be selected by the PIT. The current Project Management List is online at [Real Estate Management Plan](#). The status of Real Estate Projects may be stated as Active, Inactive or Complete on the Project Management List.

#### Project Identification Team & Project Review Committee

The Project Identification Team (PIT) meets at least once annually to select Real Estate Projects proposed by field staff for inclusion on the Project Management List, allocate REMB funding to Real Estate Projects and Real Estate Activities, and to review the status of previously-selected Real Estate Projects and Real Estate Activities approved for funding that are active or inactive.

The Chair may call a meeting or request a vote of the PIT or PRC at any time. If a vote is requested via email, the request must be made by the PRC Chair before 5pm and members will have until 5pm on the next business day to respond.

#### Steps for Project Selection

Step 1 – Project Identified via (Developer nomination, Internal Nomination, Demand for Development, Local Agency Request, or a combination thereof)

Step 2 – Site Evaluation – Process to determine if site is appropriate for proposed development and if proposal meets Fiduciary responsibility to Trust.

Step 3 – Market/Financial Analysis – determine market potential for site for proposed development. Factors include zoning, site specific development criteria, any departmental costs, etc.

Step 4 – PIT Funding request, Voting, and Project adoption by PIT.

#### The PIT Timeline:

- |   |             |
|---|-------------|
| • Project Selection – Budget Allocation Meeting | April – May |
| • Annual Budget Progress Updated                | Monthly     |
| • Annual Project Review Committee Meeting       | October     |

#### Development Standards

The development of State Trust Lands must comply with the standards provided in [ARM 36.25.904](#) of the Real Estate Management Administrative Rules. The standards can be categorized into three types: General Development Standards that apply to all projects (both Real Estate Projects and Real Estate Activities) in Rural and Urban areas; Urban Development Standards that, in addition to the General Standards, must be considered for projects in urban areas; and Rural Development Standards that, in addition to the General Standards, must be considered for projects in rural areas.

# State Trust Land

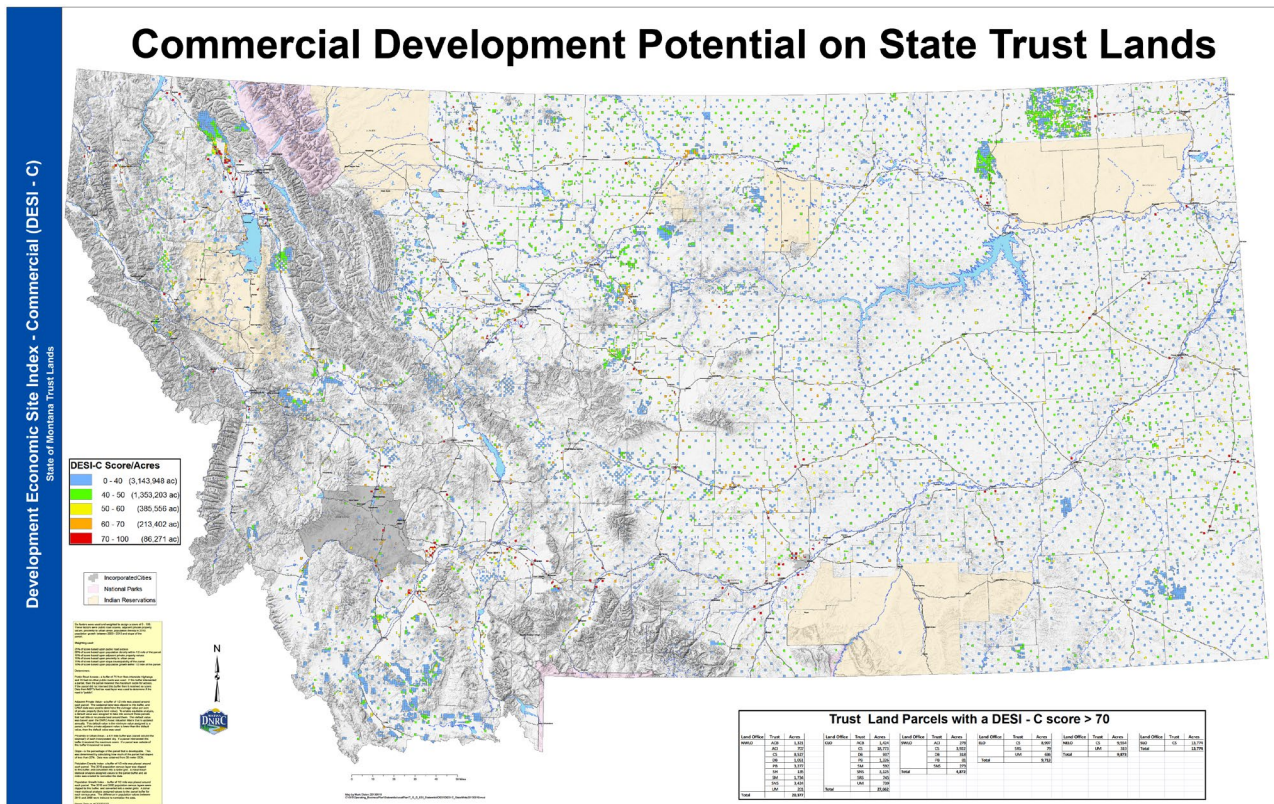
## Development Economic Site Index (DESI) MAP



In 2013 the DNRC conducted a statewide study of Trust Lands in order to easily identify areas for potential development. Five factors were used and weighted to assign a score of 0 - 100. These factors were: public road access, adjacent private property values, proximity to urban areas, water frontage, and slope of the parcel.

Weighting used:

- 30% of score based upon public road access
- 25% of score based upon adjacent private property values
- 20% of score based upon proximity to urban areas
- 15% of score based upon slope develop ability of the parcel
- 10% of score based upon water frontage of the parcel



# State Trust Land

Commercial  
Development



- |                   |               |                 |              |
|-------------------|---------------|-----------------|--------------|
| Cabela's          | Ulta          | Michael's       | Verizon      |
| MacKenzie River   | Pet Smart     | Dressbarn       | Boot Barn    |
| Sport Clips       | Chick-fil-a   | Holiday Inn     | Starbucks    |
| Wells Fargo       | Discount Tire | Famous Dave's   | Lowe's       |
| Costco            | McDonald's    | Applebees       | Med North    |
| Springhill Suites | HomeGoods     | T-Mobile        | REI          |
| Panera Bread      | Mattress Firm | Hobby Lobby     | MOD Pizza    |
| Krispy Kreme      | My Place      | Grease Monkey   | Urban Bricks |
| Kidsports         | DNRC          | DEQ             | USFS         |
| Glacier High      | Flathead 911  | ** More to Come |              |

Spring Prairie – Section 36  
Kalispell Montana

Phases	Acres ±
Brightview	25.4
Timberwolf Center	38.9
Mountaineer	25.2
Morane	32.6



Amsterdam Road Opportunity  
Belgrade Montana

Approximately 432 Acres  
Appraisal 2021  
RFP 2021  
Seeking Master Development Opportunities



North Park Development Lease  
Bozeman Montana

NP East Approximately 87.5 Acres  
Assignment Bozeman TRAX LLC 2021  
Development Begins 2021  
Railroad SPUR