DNRC Trust Land Management
University System System Trusts
Presented by Shawn Thomas, TLMD Administrator
University System Trusts

- University of Montana
- Montana State University – Second Grant
- Montana State University – Morrill Grant
- Montana Tech
- State Normal School
  - Montana State University Billings (Eastern)
  - University of Montana Dillon (Western)
Residential Leasing

• ARM 36.25.1000 to 36.25.1015
• Earns revenue from residential use by lessees
• Competitive bidding
• DOR appraised value
• Improvements & split ownership
Cabin/Home Site Sales Program

• SB 369 passed in 2013
• Goals
  • Maximize revenue
  • Sell over a reasonable period across Montana
  • Improve investment portfolio through replacement lands with fewer management costs
  • Offer at least 40 sites for sale annually
• Preferential Rights
  • Hearing
  • Withdrawal
  • Matching bids
Accomplishments

• 119 cabin sites have sold for more than $15 million
• Increased capacity
• Streamlined processing
• Decreased withdrawal rate to 10%
• Lessee engagement
### Cabin/Home Site Sale Process

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
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<tbody>
<tr>
<td>Solicitation</td>
<td>August &amp; September of odd-numbered years</td>
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<tr>
<td>Selection</td>
<td>January of even-numbered years, target of 40 sites sold annually</td>
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<tr>
<td>Land Board Preliminary Approval</td>
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<tr>
<td>Survey</td>
<td>Required for undefined sites, can take up to 8 months</td>
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<tr>
<td>Marketing &amp; Public Notice</td>
<td>1 month period, online, legal notice, signage</td>
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<tr>
<td>Land Board Sets the Minimum Bid</td>
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<tr>
<td>Hearing</td>
<td>Requested by 10% of lessees, adds 3 to 4 months to timeline, 3 in 4 petitioners receive a recommendation of no change</td>
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<tr>
<td>Appraisal</td>
<td>General Certified Montana Appraiser, land &amp; improvements values</td>
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<tr>
<td>Bid Registration Deadline</td>
<td>5% of land value, 20 days prior to auction, withdrawals occur 10 days prior to auction</td>
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<tr>
<td>Auction</td>
<td>Public auction in county seat</td>
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<tr>
<td>Land Board Final Approval</td>
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<tr>
<td>Closing</td>
<td>Occurs within 30 to 60 days of Land Board approval</td>
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Cabin/Home Sites Sold by Trust

- MSU Second Grant: 40%
- Montana Tech: 15%
- Pine Hills School: 4%
- Public Buildings: 2%
- Common Schools: 39%
Land Banking Fund Balances

- Montana Tech: $1,983,033.27
- MSU Second Grant: $4,832,623.34
- MSU Morrill Grant: $60.02
- Montana Tech: $1,983,033.27
- Eastern/Western: $77,345.96
- Pine Hills School: $253,010.57
- Public Buildings: $109,910.69
- University of Montana: $86,064.97
- Common Schools: $2,975,631.52
- Eastern/Western: $77,345.96