

# *Trust Lands Management FY 2019 Review*





- **K-12: 2019 School Year Enrollment: 147,785 public school children**
- **OPI Budget: \$840.2 million**
- **OPI Pupil Budget: average state share per student \$5,685**



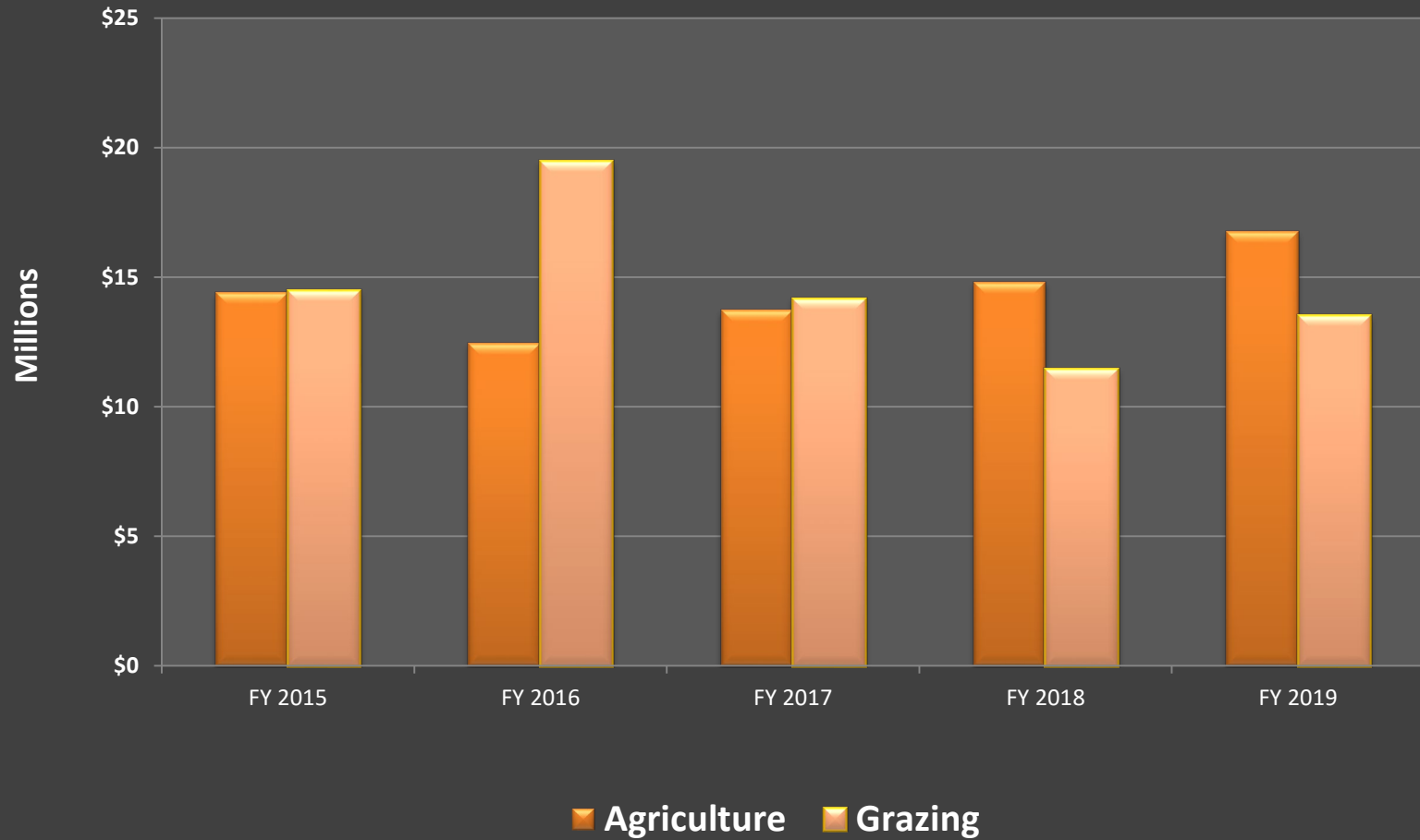
- **Trust Lands Common Schools Distribution:  
\$45.9 million or \$311 per student**
- **Trust Lands Contribution to the OPI Budget: 5.5%**
- **School Facility & Technology Fund: \$3.7 million**

# Agriculture & Grazing Management

- **Agriculture Lease Revenues: \$16.8 million**
  - 5.15 million bushels of wheat
  - 666.5 thousand bushels of barley
  - 66 thousand tons of hay
- **Grazing Revenues: \$13.5 million**
  - An increase in beef cattle prices resulted in an increase of the grazing rate from \$11.03/AUM to \$13.10/AUM.
- **Recreational Use**
  - 499,969 conservation licenses were sold, generating \$999,938 for the trust beneficiaries.



## Ag & Grazing Revenues FY 2015 - FY 2019





# Minerals Management

- In FY 2019, revenue from mineral activities totaled \$24.4 million
- Average price per barrel: \$54.58
- Oil & Gas royalty revenue: \$10.4 million
- Coal royalty revenue: \$11.3 million
- Oil & Gas rentals & bonus revenue: \$2.2 million



# Minerals Management

- During FY 2019:
  - 521,156 acres under 1,298 lease agreements for Oil & Gas:
    - 611 leases are producing from 231,097 acres
    - 1.2 million barrels of oil
    - 2.4 million mcf (thousand cubic feet) of gas
  - 14,692 acres under 31 lease agreements for Coal:
    - 6 leases are producing from 2,520 acres.
    - 6 million tons of coal





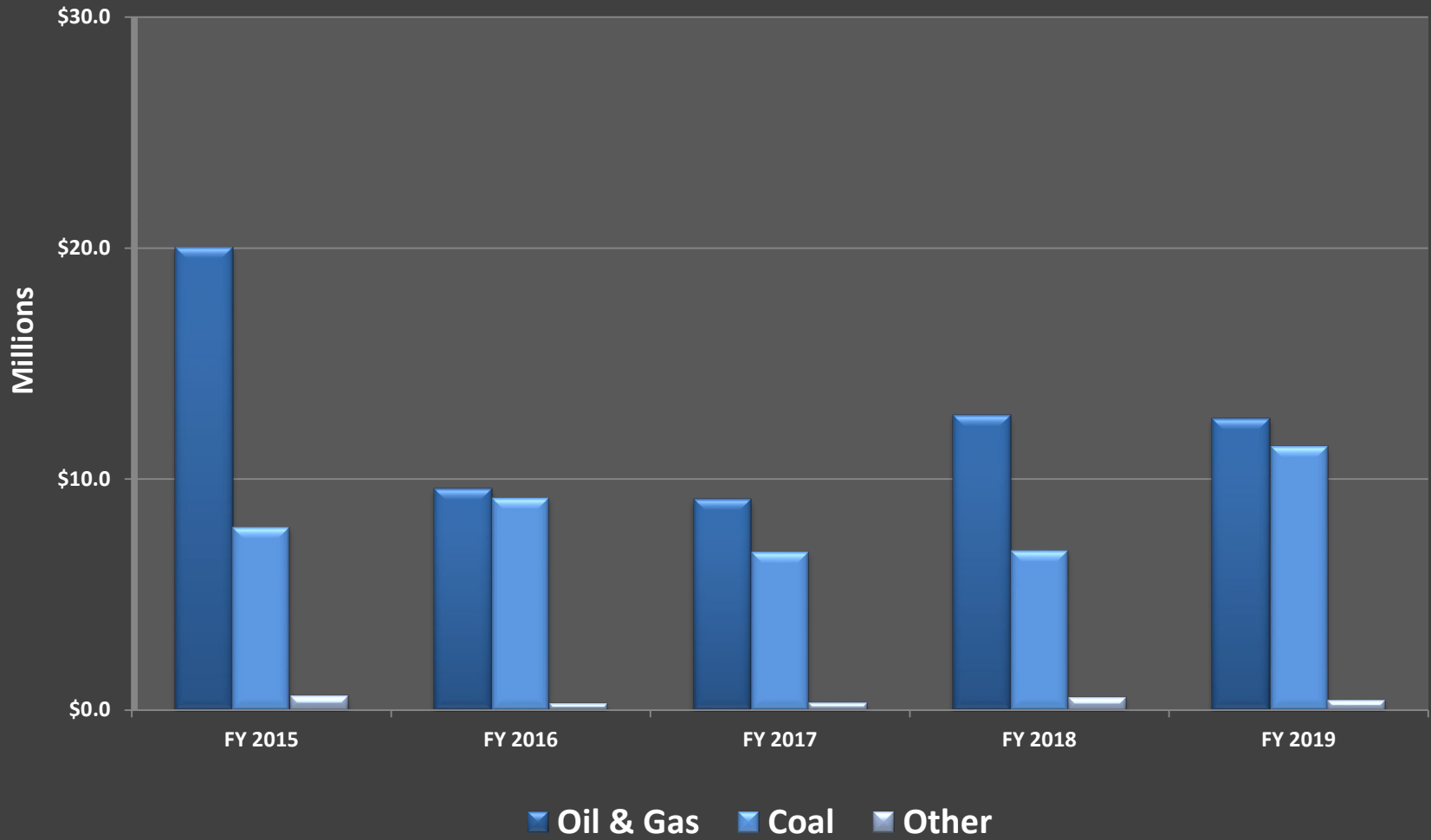
# Minerals Management

## Oil & Gas Lease Auctions

- **Four quarterly auctions per year.**
- **Generated \$1.16 million in bonus revenue in FY 2019.**
- **57% increase over the previous 3-year average.**
- **However, wide fluctuations in quarterly lease auction revenues.**



## Mineral Revenues FY 2015 - FY 2019

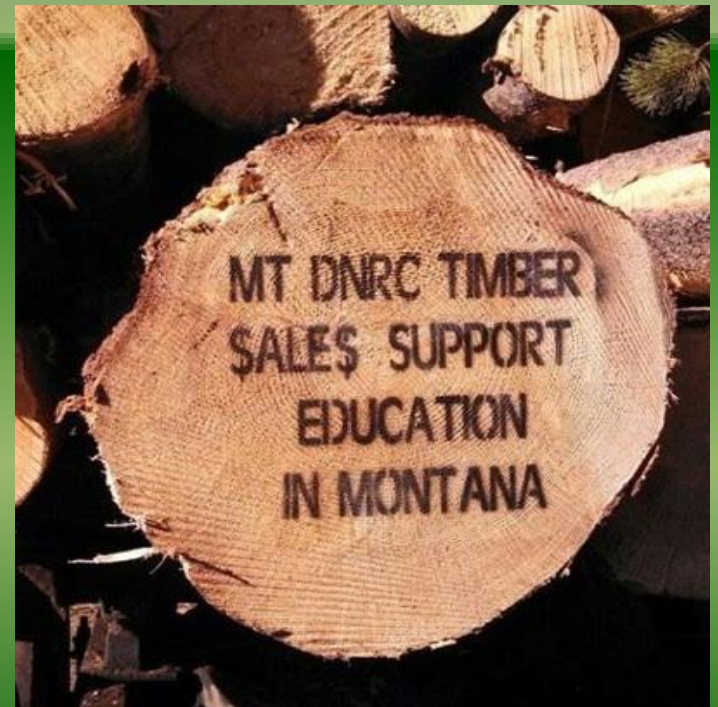




# Forest Management

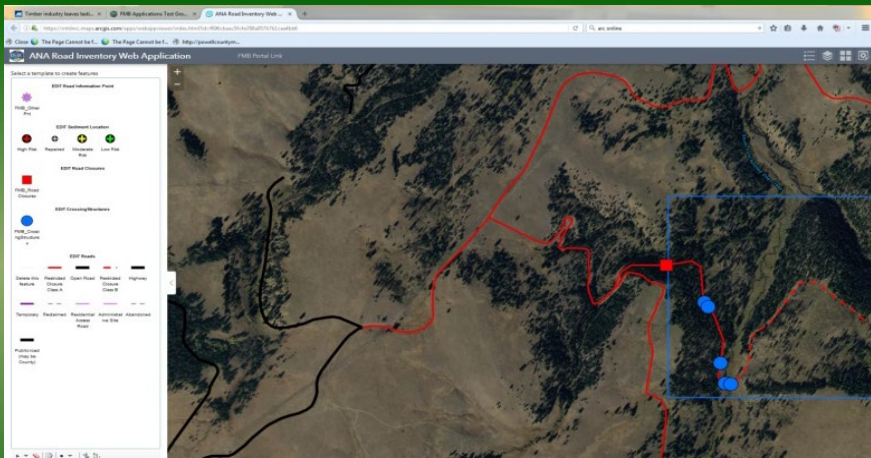
## Fiscal Year 2019:

- 54 million board feet sold of the 58.7 offered
  - Value of \$11.2 million
  - Average stumpage price increased 8% to \$195 per MBF.
- 54.8 million board feet harvested
  - Value of \$10.5 million
- 208,015 seedlings planted



# Forest Management

- Completed forest stand, road and stream crossing inventory of 13,398 acre Lazy-Swift Acquisition on Stillwater State Forest.
- Initiated 2020 Sustainable Yield Calculation. Hired MB&G as contractor, updated stand data, calibrated growth & yield, refined management regimes, and designed model constraints.
- Continued deployment of “Next Generation” data & data systems with enhancements to DNRC cloud data tools and offline capability.



Improved Data



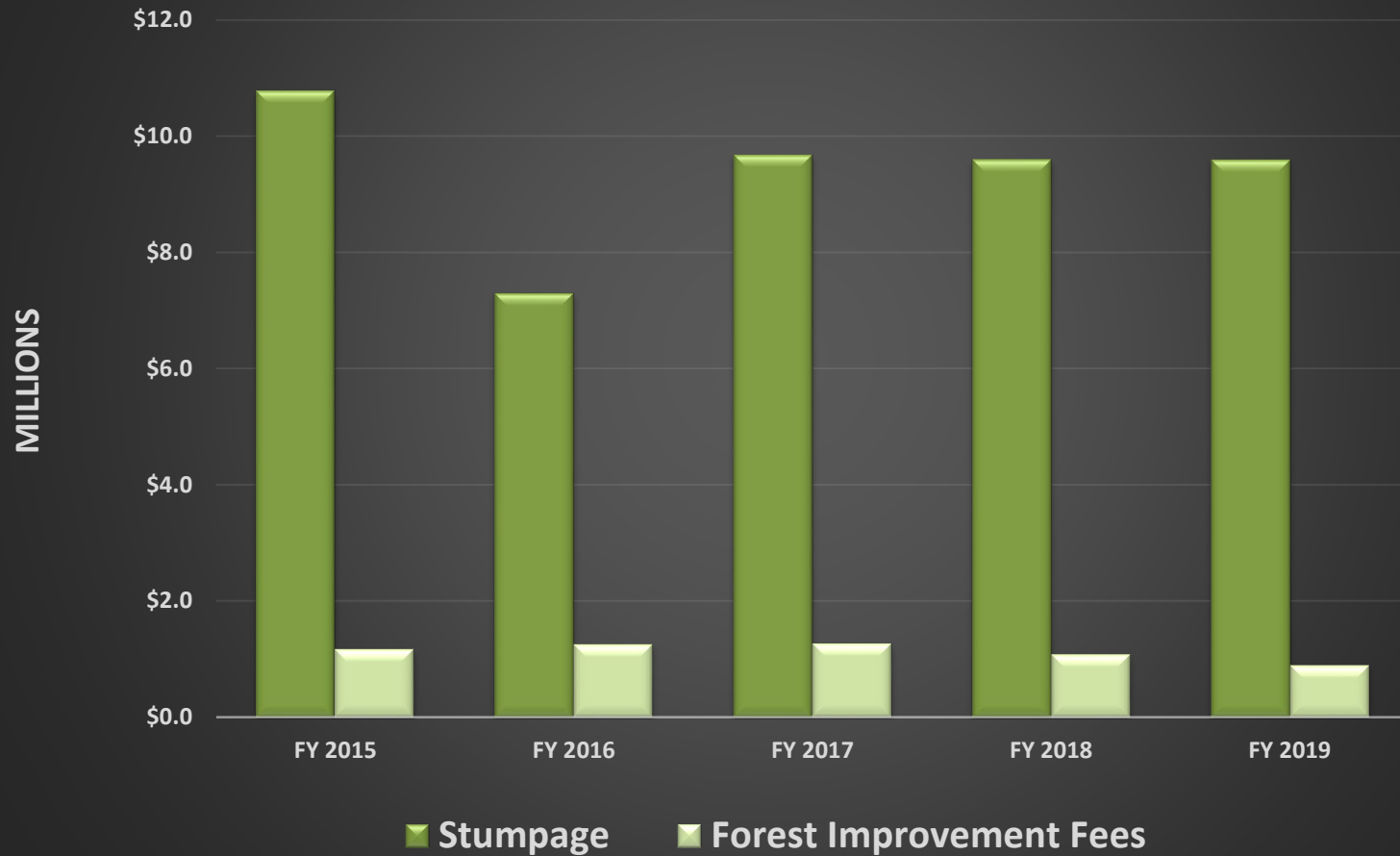
Restored Habitats  
Gained efficiency



Higher ROI



## Forest Management Revenue FY 2015 - FY 2019



# Real Estate Management

## FY 2019 Revenue by Program

- ROW/Easement: \$2.1 million
- Residential Leasing: \$2.4 million
- Commercial Leasing and Licensing: \$2.5 million
- Hydro Lease: \$4.9 million\* undistributed  
(\$14.4 million in hydro revenue currently held in escrow)





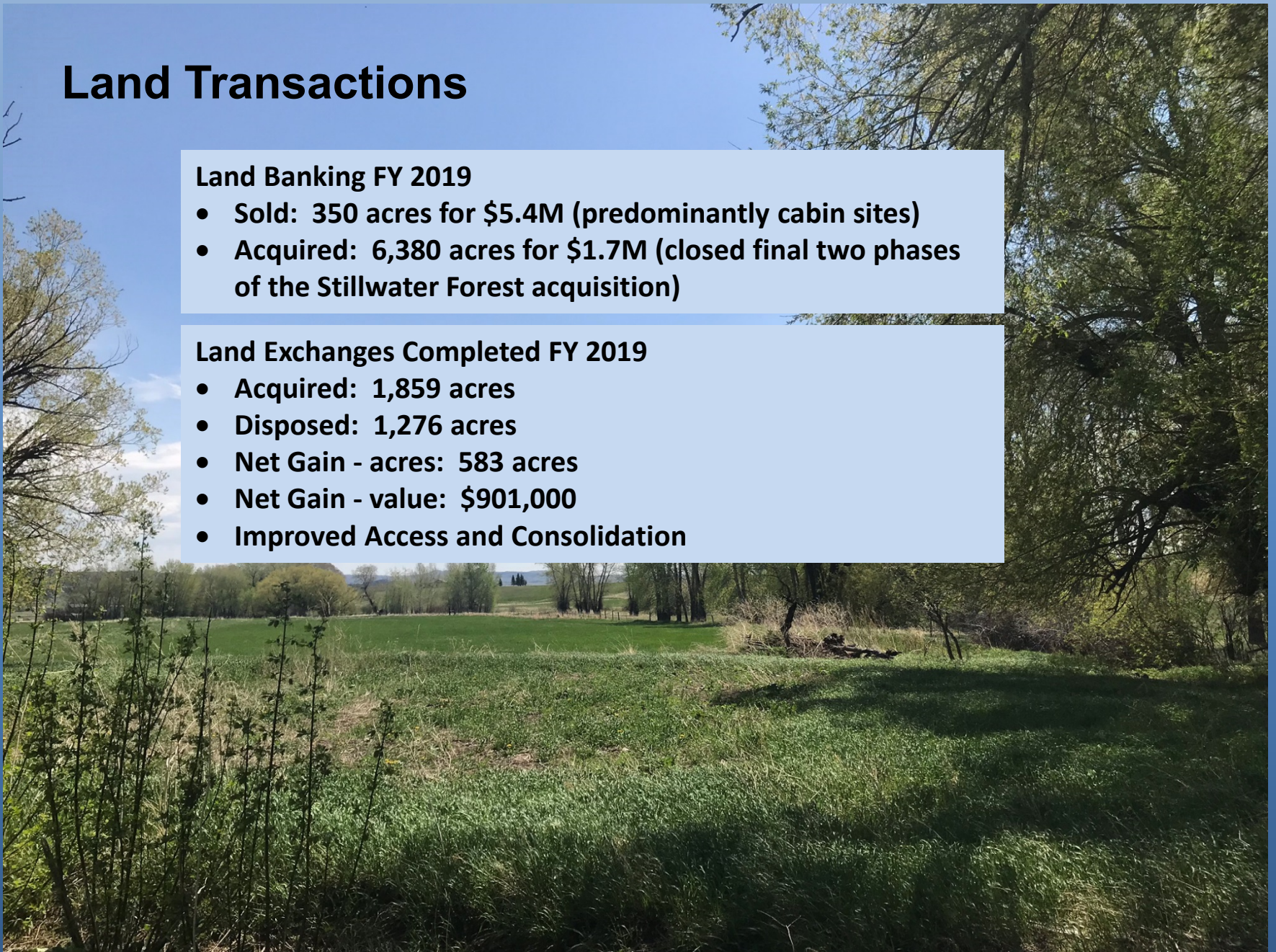
# Land Transactions

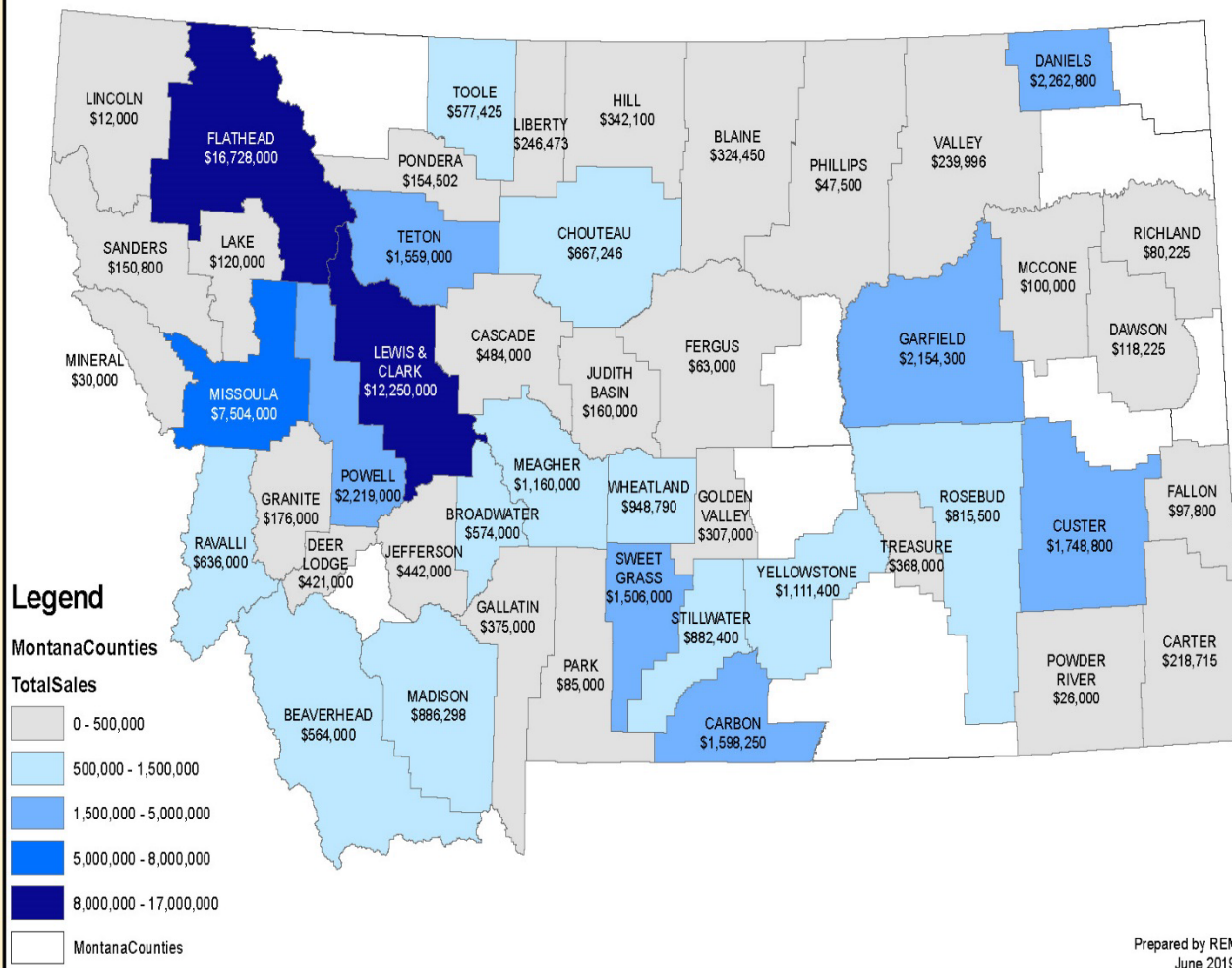
## Land Banking FY 2019

- Sold: 350 acres for \$5.4M (predominantly cabin sites)
- Acquired: 6,380 acres for \$1.7M (closed final two phases of the Stillwater Forest acquisition)

## Land Exchanges Completed FY 2019

- Acquired: 1,859 acres
- Disposed: 1,276 acres
- Net Gain - acres: 583 acres
- Net Gain - value: \$901,000
- Improved Access and Consolidation





Land Banking  
2006 -2019

Total Lands Sold:  
80,281 Acres  
\$63.5 M

Total Lands  
Acquired: 98,228 Acres  
\$53.3M



Montana Trust Lands Land Banking  
Total Sales by County, 2006 - 2019





# Cabin Site Sales Highlights

- 46 cabin sites sold FY 2019
- 20+ additional sites to close by end of the calendar year
- 200 lessees have formally elected to be considered for the FY20/21 sale programs



Beaver Lake cabin site



Echo Lake cabin site

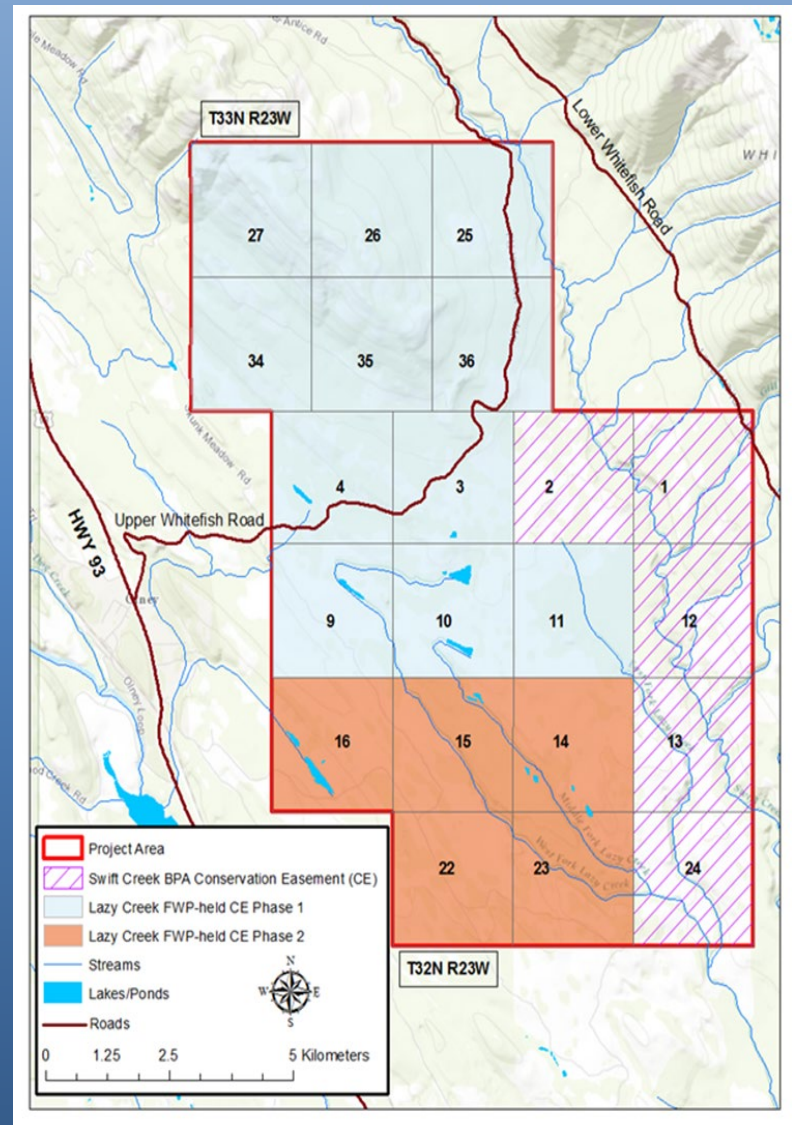


Seeley Lake Outlet cabin site

# Land Acquisitions

**Stillwater Lazy/Swift – final two phases completed in FY19 for the 13,398 acre inholding acquisition**

- **3,200 acre Lazy Cr purchase**
- **3,180 acre Swift Cr. Donation (BPA)**
- **6,380 total acres acquired with \$1,722,464 in land banking funds for an average \$270/acre.**
- **In-Lieu: The final Phase II completed package has been with the fed's since August of last year. The Common School Trust is owed 5,800 acres (Custer, Prairie and Richland Counties) of new trust land with a current value of \$2.29M. The department continues to push for closure of this important debt to the state.**

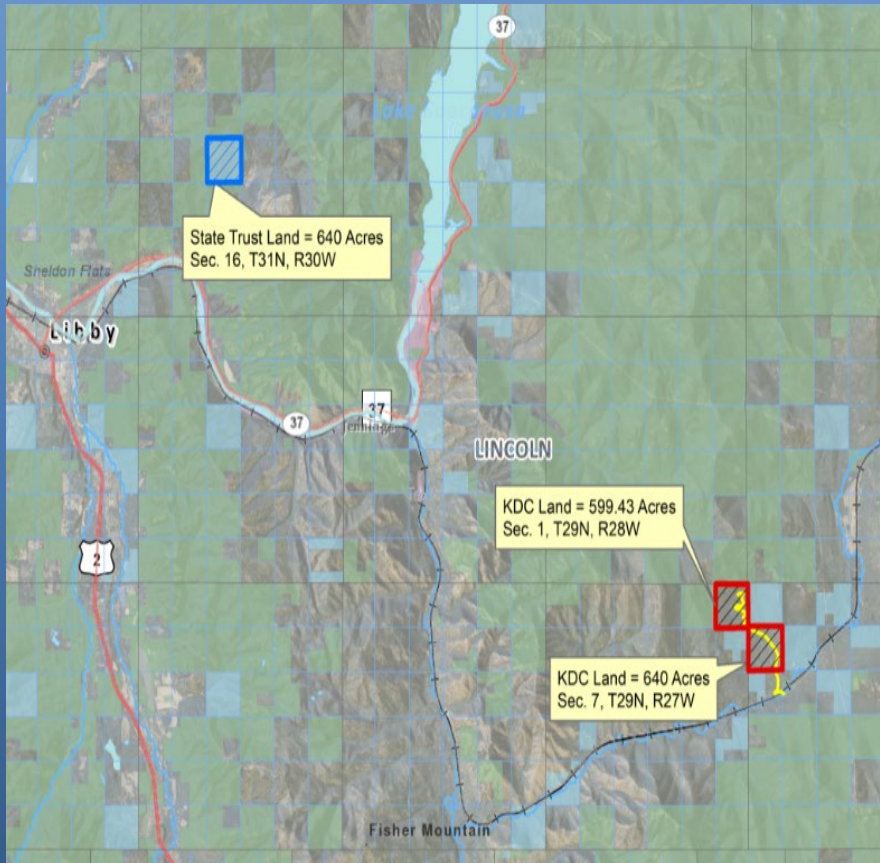




# Land Exchanges

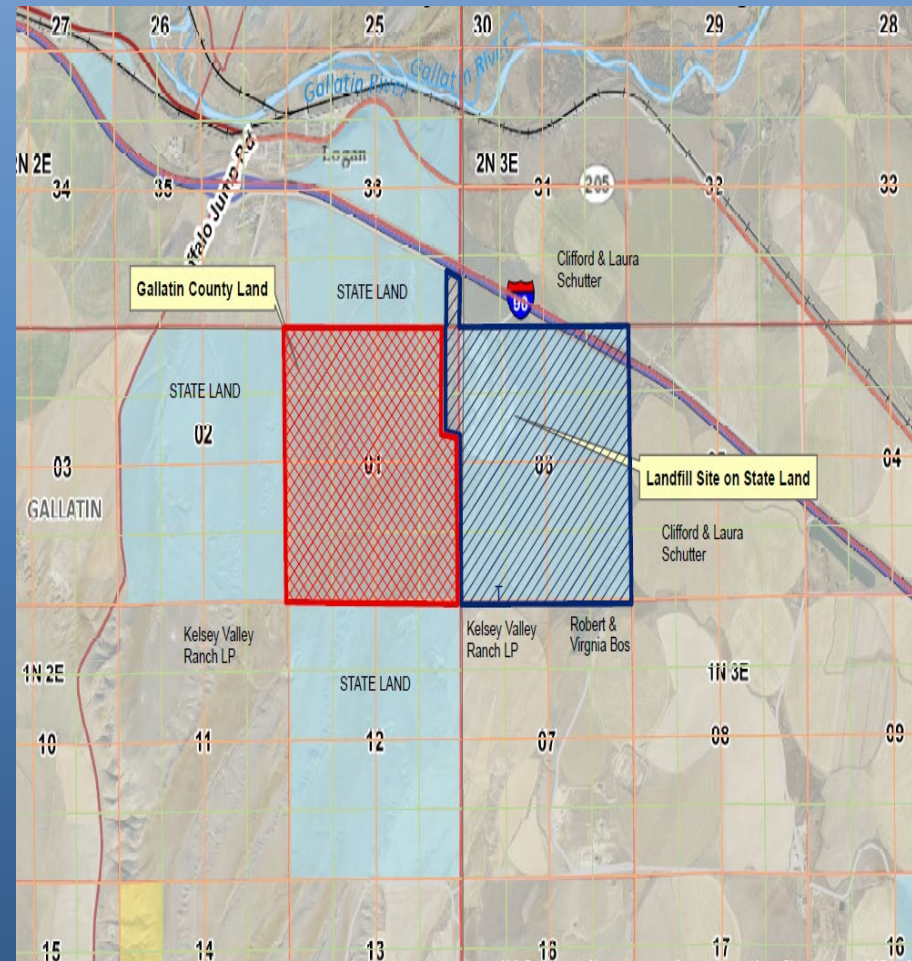
## Vermiculite Mountain - Lincoln County

- Exchanged out of 640 acres within the OU3 superfund, Gained 1240 productive timbered acres with legal access
- Consolidated a block of 2,945 acres of trust land for future forest management



## Logan Landfill Site - Gallatin County

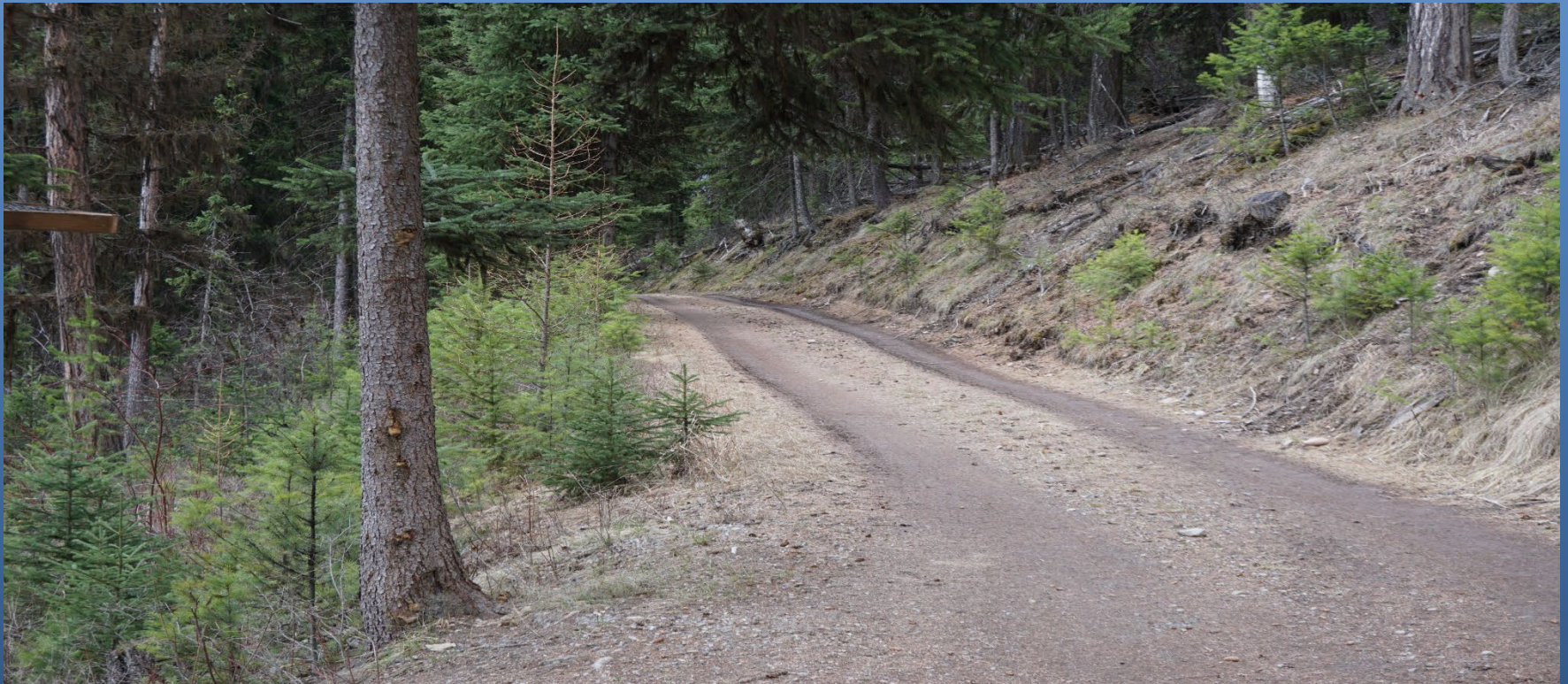
- Exchanged out of 636 acre County landfill Site
- Gained 620 acres while increasing public access
- Consolidated a block of 4 sections of trust lands





# Rights-of-Way/Easements

- 336 historic rights-of-way/easement applications approved by the Land Board. (private access roads, utilities and Counties)
- 46 cabin site sale legal access easements
- Revenue back near the 5-year average, bringing \$2.1M to the permanent fund.
- Actively pursuing reciprocal easement exchanges to obtain and enhance legal access to trust land inholdings.





# Public Access Project Highlight

## East Fork Blacktail Road Beaverhead County, South of Dillon

- DNRC stepped in to secure a full ownership assignment from U.S.F.S. for this popular public access to ~8,000 acres of Trust land, FWP WMA holdings and a popular BLM Campground.
- DNRC completed the bridge repairs necessary to insure this road remains open permanently.
- A true win-win for protecting and enhancing access to public and state lands.



# Property Management

## Commercial Leasing

- Lands managed for intensive Real Estate leasing represent the smallest land classification at only 15,152 acres, of the total 5.2M acres.
- However, these lands generate 7 times more revenue per acre than any other program.
- The Real Estate Management Bureau is aggressively pursuing commercial opportunities throughout the state.



Development in Kalispell Treeline Center – Section 36



# Real Estate Management

## Property Management

### Commercial Leasing

- Average annual revenues increase of 11.15% over past 6 years.
- First year commercial lease revenue surpassed residential lease revenue.
- 3 wind development leases under consideration.



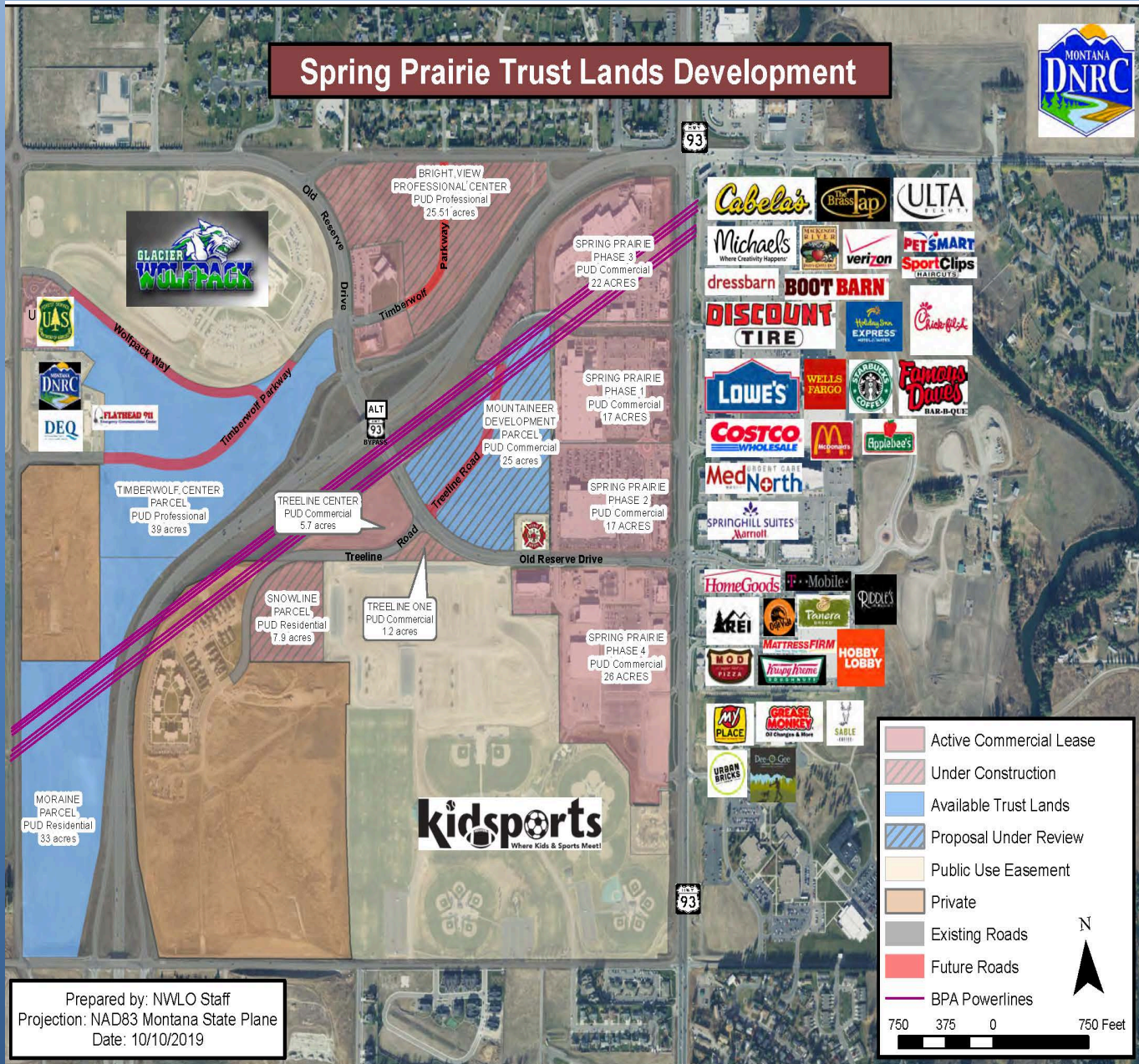
Development in Bozeman  
South of Interstate: Lewis and Clark Subdivision  
North of Interstate: North Park

Development in  
Belgrade: Alaska Road





# Spring Prairie Trust Lands Development



Prepared by: NWLO Staff  
 Projection: NAD83 Montana State Plane  
 Date: 10/10/2019

Section 36 is currently producing \$904,636 per year with 11 ground leases.

Anticipate strong demand and competitive RFP's for remaining in-fill sites.

The department is pursuing historic ROW easement grant with BPA Powerline for significant revenue potential.



## MONTANA DEPARTMENT OF NATURAL RESOURCES RENEWABLE ENERGY LEASE PROJECTS FY2019

This map shows wind and solar leasing projects that are currently in some stage of the commercial leasing process. To date, Judith Gap wind farm is the only active commercial ground lease for a renewable energy project. Acreage shown is the trust land acreage and does not necessarily represent the project as a whole.

Judith Gap Wind Lease - 640 ac.

Wibaux - 3,840 ac.  
Wind Proponent

Martinsdale Wind - 3,080 ac.  
Wind Proponent

Rock Springs - 8,079 ac.  
Wind Proponent

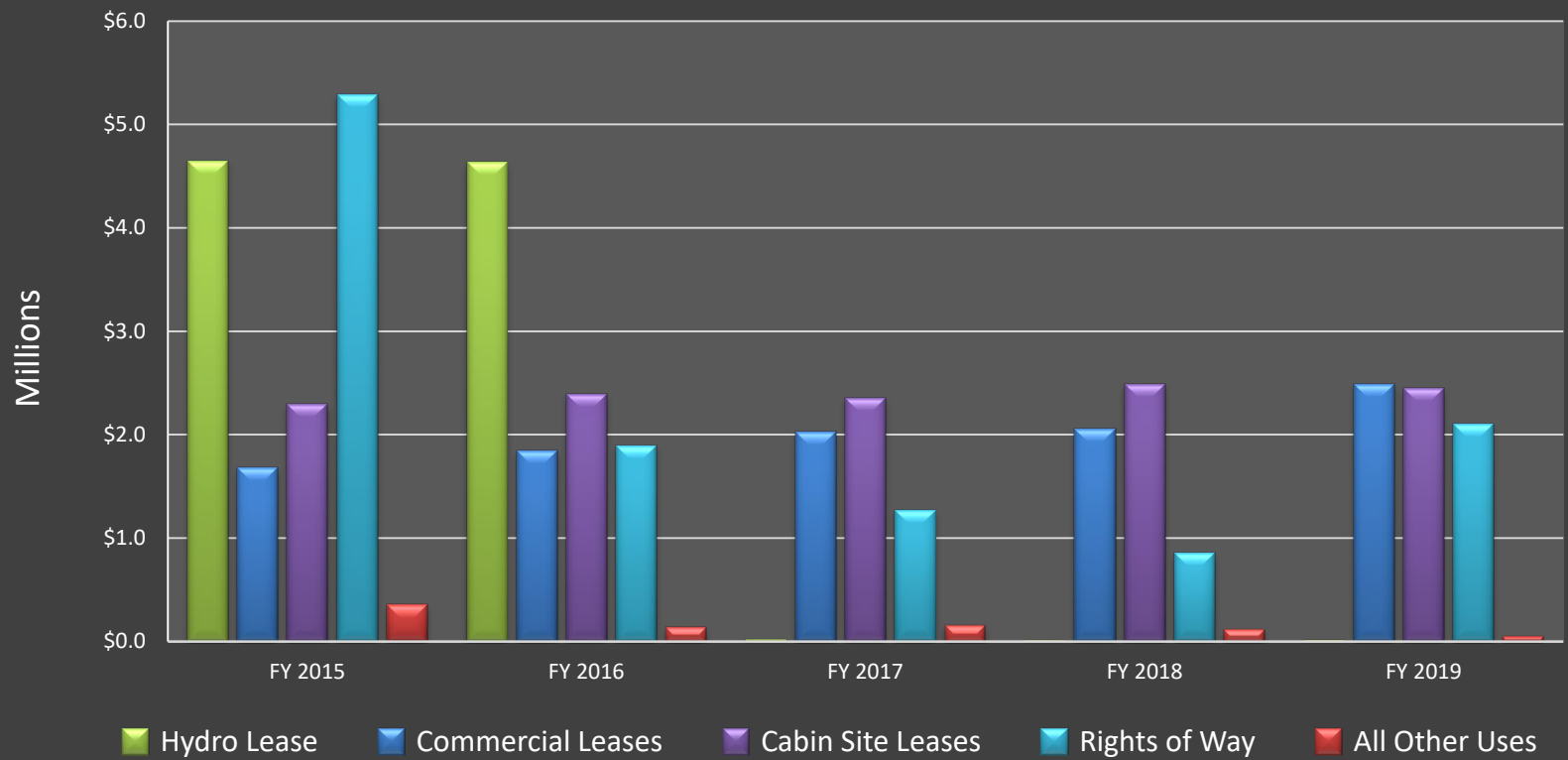
Apex - 1,308 ac.  
Solar Proponent

North Fork - 15.4 ac.  
Solar Sub-station

Trust Lands

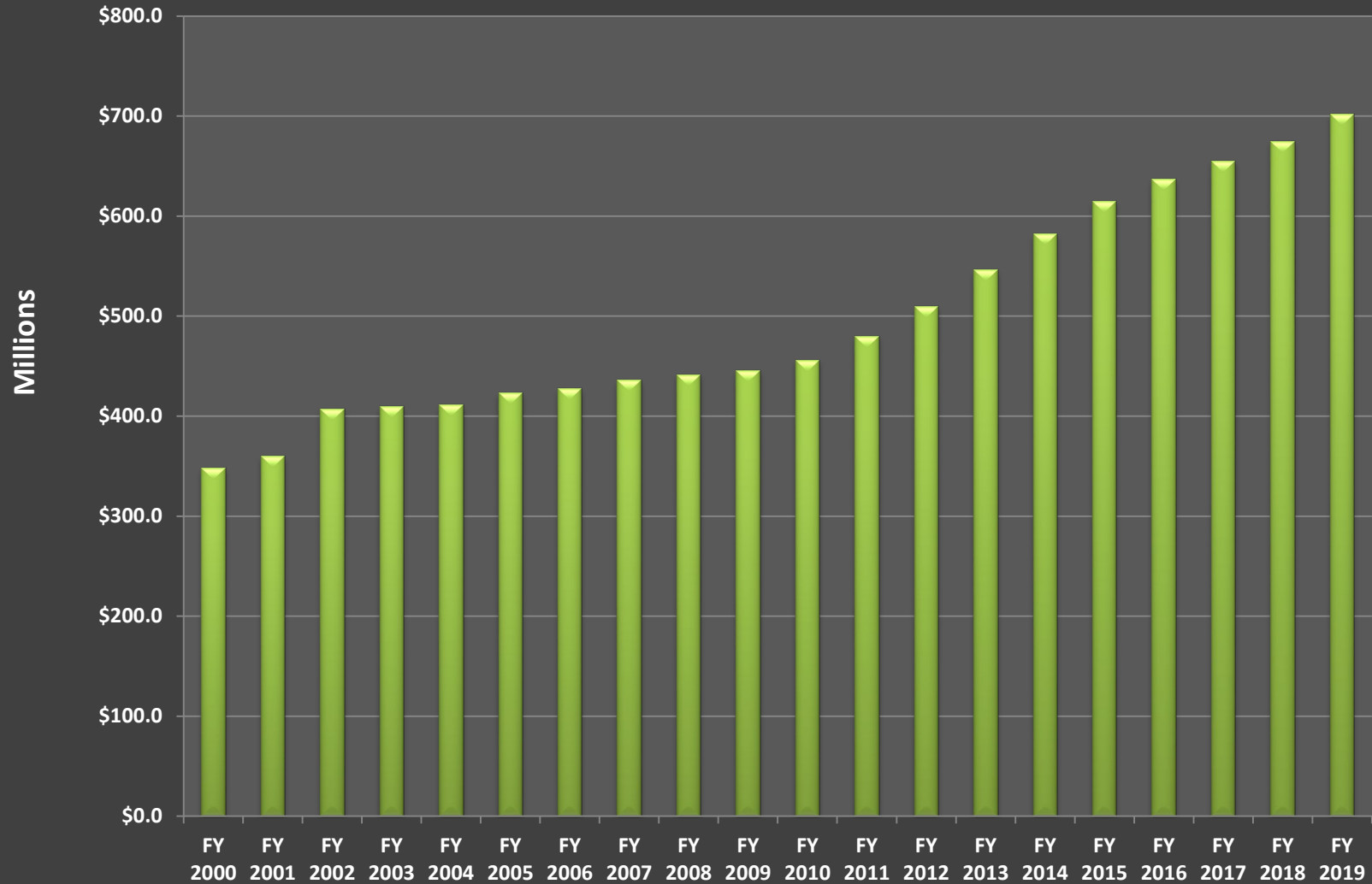
# Real Estate Management

Real Estate Revenues  
FY 2015 - FY 2019





## Permanent Fund Balance FY 2000 - FY 2019



## Net Distributable Revenues FY 2010 - FY 2019

