

119TH CONGRESS
1ST SESSION

H. R. 3937

[Report No. 119-]

To provide for the conveyance of certain Federal land in Chequamegon-Nicolet National Forest, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 11, 2025

Mr. TIFFANY introduced the following bill; which was referred to the Committee on Agriculture, and in addition to the Committee on Natural Resources, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

JULY --, 2025

Reported from the Committee on Natural Resources with an amendment

[Strike out all after the enacting clause and insert the part printed in *italic*]

[For text of introduced bill, see copy of bill as introduced on June 11, 2025]

A BILL

To provide for the conveyance of certain Federal land in
Chequamegon-Nicolet National Forest, and for other
purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 *This Act may be cited as the “Wabeno Economic De-*
5 *velopment Act”.*

6 **SEC. 2. CONVEYANCE OF CERTAIN NATIONAL FOREST SYS-**
7 **TEM LAND IN THE CHEQUAMEGON-NICOLET**
8 **NATIONAL FOREST TO TONY’S WABENO REDI-**
9 **MIX, LLC.**

10 *(a) CONVEYANCE REQUIRED.—If, during the 180-day*
11 *period beginning on the date of Federal approval of the ap-*
12 *praisal under subsection (d), Tony’s Wabeno Redi-Mix,*
13 *LLC submits to the Secretary an offer to acquire the prop-*
14 *erty described in subsection (b) for market value, as deter-*
15 *mined by such appraisal, the Secretary shall, not later than*
16 *180 days after receiving such offer, convey to Tony’s*
17 *Wabeno Redi-Mix, LLC all right, title, and interest of the*
18 *United States, including mineral rights, in and to the prop-*
19 *erty described in subsection (b).*

20 *(b) DESCRIPTION OF PROPERTY.—*

21 *(1) IN GENERAL.—The property referred to in*
22 *subsection (a) is the parcel of real property, including*
23 *all land and improvements, generally depicted as*
24 *“Federal Parcel to be Conveyed” on the Map, con-*
25 *sisting of approximately 14 acres of National Forest*

1 *System land located in the Chequamegon-Nicolet Na-*
2 *tional Forest in Wisconsin.*

3 (2) *MAP.*—

4 (A) *MINOR ERRORS.*—*The Secretary may*
5 *correct minor errors in the Map.*

6 (B) *AVAILABILITY.*—*A copy of the Map*
7 *shall be on file and available for public inspec-*
8 *tion in the appropriate office of the Forest Serv-*
9 *ice.*

10 (3) *SURVEY.*—*The exact acreage and legal de-*
11 *scription of the National Forest System land to be*
12 *conveyed under subsection (a) shall be determined by*
13 *a survey satisfactory to the Secretary.*

14 (c) *TERMS AND CONDITIONS OF THE CONVEYANCE.*—

15 (1) *REQUIREMENTS.*—*The conveyance under*
16 *subsection (a) shall be—*

17 (A) *subject to valid existing rights;*

18 (B) *made by quitclaim deed; and*

19 (C) *subject to such other terms and condi-*
20 *tions as the Secretary considers to be appro-*
21 *priate to protect the interests of the United*
22 *States.*

23 (2) *COSTS.*—*As a condition of the conveyance*
24 *under subsection (a), Tony's Wabeno Redi-Mix, LLC*
25 *shall pay to the Secretary—*

1 (A) *an amount equal to the market value of*
2 *the land to be conveyed under subsection (a), as*
3 *determined by the appraisal under subsection*
4 *(d); and*

5 (B) *all costs associated with the conveyance,*
6 *including the cost of—*

7 (i) *a survey, if necessary, under sub-*
8 *section (b)(3);*

9 (ii) *conducting the appraisal under*
10 *subsection (d); and*

11 (iii) *any environmental analysis or re-*
12 *source survey required under Federal law.*

13 (d) *APPRAISAL.—*

14 (1) *IN GENERAL.—Not later than 300 days after*
15 *the date of enactment of this Act, the Secretary shall*
16 *complete an appraisal to determine the market value*
17 *of the land to be conveyed under subsection (a).*

18 (2) *STANDARDS.—The appraisal under para-*
19 *graph (1) shall be conducted in accordance with—*

20 (A) *the Uniform Appraisal Standards for*
21 *Federal Land Acquisitions; and*

22 (B) *the Uniform Standards of Professional*
23 *Appraisal Practice.*

24 (e) *DEFINITIONS.—In this section:*

1 (1) *MAP.*—*The term “Map” means the map enti-*
2 *tled “Conveyance of Federal Parcel Chequamegon-*
3 *Nicolet National Forest” and dated September 27,*
4 *2023.*

5 (2) *SECRETARY.*—*The term “Secretary” means*
6 *the Secretary of Agriculture, acting through the Chief*
7 *of the Forest Service.*

8 **SEC. 3. COMPREHENSIVE REVIEW OF FEDERAL PERMIT-**
9 **TING PROCESSES FOR STONE, SAND, AND**
10 **GRAVEL DEVELOPMENT ON FEDERAL LANDS.**

11 (a) *REVIEW.*—*The Secretary of the Interior, in con-*
12 *sultation with the heads of other relevant Federal agencies,*
13 *industry stakeholders, and State permitting authorities,*
14 *shall conduct a comprehensive review of the Federal permit-*
15 *ting processes for the development of stone, sand, and gravel*
16 *on Federal lands.*

17 (b) *REPORT.*—*Not later than 180 days after the date*
18 *of enactment of this Act, the Secretary of the Interior, in*
19 *consultation with the entities referred to in subsection (a),*
20 *shall submit to the Committee on Natural Resources of the*
21 *House of Representatives and the Committee on Energy and*
22 *Natural Resources of the Senate, and make publicly avail-*
23 *able on the website of the Department of the Interior a re-*
24 *port that includes—*

1 (1) a detailed description of the current Federal
2 permitting process for stone, sand, and gravel devel-
3 opment, including average timelines from initial ap-
4 plication to final approval;

5 (2) an analysis identifying potential inefficien-
6 cies and duplicative steps in such permitting process
7 and the impact of such inefficiencies and duplicative
8 steps on project timelines;

9 (3) the Secretary's recommendations for legisla-
10 tive or administrative actions to streamline such per-
11 mitting process; and

12 (4) a summary of the economic impacts associ-
13 ated with current permitting timelines under such
14 permitting process, specifically focusing on the stone,
15 sand, and gravel sectors.