

119TH CONGRESS
1ST SESSION

H. R. 3937

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

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”.

1 **SEC. 2. CONVEYANCE OF CERTAIN NATIONAL FOREST SYS-**
2 **TEM LAND IN THE CHEQUAMEGON-NICOLET**
3 **NATIONAL FOREST TO TONY'S WABENO REDI-**
4 **MIX, LLC.**

5 (a) CONVEYANCE REQUIRED.—If, during the 180-
6 day period beginning on the date of Federal approval of
7 the appraisal under subsection (d), Tony's Wabeno Redi-
8 Mix, LLC submits to the Secretary an offer to acquire
9 the property described in subsection (b) for market value,
10 as determined by such appraisal, the Secretary shall, not
11 later than 180 days after receiving such offer, convey to
12 Tony's Wabeno Redi-Mix, LLC all right, title, and interest
13 of the United States, including mineral rights, in and to
14 the property described in subsection (b).

15 (b) DESCRIPTION OF PROPERTY.—

16 (1) IN GENERAL.—The property referred to in
17 subsection (a) is the parcel of real property, includ-
18 ing all land and improvements, generally depicted as
19 “Federal Parcel to be Conveyed” on the Map, con-
20 sisting of approximately 14 acres of National Forest
21 System land located in the Chequamegon-Nicolet
22 National Forest in Wisconsin.

23 (2) MAP.—

24 (A) MINOR ERRORS.—The Secretary may
25 correct minor errors in the Map.

1 (B) AVAILABILITY.—A copy of the Map
2 shall be on file and available for public inspec-
3 tion in the appropriate office of the Forest
4 Service.

5 (3) SURVEY.—The exact acreage and legal de-
6 scription of the National Forest System land to be
7 conveyed under subsection (a) shall be determined
8 by a survey satisfactory to the Secretary.

9 (c) TERMS AND CONDITIONS OF THE CONVEY-
10 ANCE.—

11 (1) REQUIREMENTS.—The conveyance under
12 subsection (a) shall be—

13 (A) subject to valid existing rights;

14 (B) made by quitclaim deed; and

15 (C) subject to such other terms and condi-
16 tions as the Secretary considers to be appro-
17 priate to protect the interests of the United
18 States.

19 (2) COSTS.—As a condition of the conveyance
20 under subsection (a), Tony's Wabeno Redi-Mix, LLC
21 shall pay to the Secretary—

22 (A) an amount equal to the market value
23 of the land to be conveyed under subsection (a),
24 as determined by the appraisal under sub-
25 section (d); and

1 (B) all costs associated with the convey-
2 ance, including the cost of—

3 (i) a survey, if necessary, under sub-
4 section (b)(3);

5 (ii) conducting the appraisal under
6 subsection (d); and

7 (iii) any environmental analysis or re-
8 source survey required under Federal law.

9 (d) APPRAISAL.—

10 (1) IN GENERAL.—Not later than 300 days
11 after the date of enactment of this Act, the Sec-
12 retary shall complete an appraisal to determine the
13 market value of the land to be conveyed under sub-
14 section (a).

15 (2) STANDARDS.—The appraisal under para-
16 graph (1) shall be conducted in accordance with—

17 (A) the Uniform Appraisal Standards for
18 Federal Land Acquisitions; and

19 (B) the Uniform Standards of Professional
20 Appraisal Practice.

21 (e) HAZARDOUS MATERIALS.—Notwithstanding the
22 requirements of section 120(h) of the Comprehensive En-
23 vironmental Response, Compensation, and Liability Act of
24 1980 (42 U.S.C. 9620(h)), with respect to the conveyance
25 under subsection (a), the Secretary—

1 (1) shall only be required to meet disclosure re-
2 quirements for hazardous substances, pollutants, or
3 contaminants under section 120(h); and

4 (2) shall not otherwise be required to remediate
5 or abate the hazardous substances, pollutants, or
6 contaminants disclosed pursuant to paragraph (1).

7 (f) DEFINITIONS.—In this section:

8 (1) MAP.—The term “Map” means the map en-
9 titled “Conveyance of Federal Parcel Chequamegon-
10 Nicolet National Forest” and dated September 27,
11 2023.

12 (2) SECRETARY.—The term “Secretary” means
13 the Secretary of Agriculture, acting through the
14 Chief of the Forest Service.

15 **SEC. 3. COMPREHENSIVE REVIEW OF FEDERAL PERMIT-**
16 **TING PROCESSES FOR STONE, SAND, AND**
17 **GRAVEL DEVELOPMENT ON FEDERAL LANDS.**

18 (a) REVIEW.—The Secretary of the Interior, in con-
19 sultation with the heads of other relevant Federal agen-
20 cies, industry stakeholders, and State permitting authori-
21 ties, shall conduct a comprehensive review of the Federal
22 permitting processes for the development of stone, sand,
23 and gravel on Federal lands.

24 (b) REPORT.—Not later than 180 days after the date
25 of enactment of this Act, the Secretary of the Interior,

1 in consultation with the entities referred to in subsection
2 (a), shall submit to the Committee on Natural Resources
3 of the House of Representatives and the Committee on
4 Energy and Natural Resources of the Senate, and make
5 publicly available on the website of the Department of the
6 Interior a report that includes—

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

11 (2) an analysis identifying potential inefficien-
12 cies and duplicative steps in such permitting process
13 and the impact of such inefficiencies and duplicative
14 steps on project timelines;

15 (3) the Secretary's recommendations for legisla-
16 tive or administrative actions to streamline such per-
17 mitting process; and

18 (4) a summary of the economic impacts associ-
19 ated with current permitting timelines under such
20 permitting process, specifically focusing on the
21 stone, sand, and gravel sectors.

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