

Calendar No. 494

119TH CONGRESS
2D SESSION

H. R. 3937

IN THE SENATE OF THE UNITED STATES

JULY 23, 2025

Received; read twice and referred to the Committee on Energy and Natural
Resources

JULY 23, 2026

Reported by Mr. LEE, without amendment

AN ACT

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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Wabeno Economic De-
3 velopment Act”.

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

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

18 (b) DESCRIPTION OF PROPERTY.—

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

26 (2) MAP.—

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

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

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

11 (c) TERMS AND CONDITIONS OF THE CONVEY-
12 ANCE.—

13 (1) REQUIREMENTS.—The conveyance under
14 subsection (a) shall be—

15 (A) subject to valid existing rights;

16 (B) made by quitclaim deed; and

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

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

24 (A) an amount equal to the market value
25 of the land to be conveyed under subsection (a),

1 as determined by the appraisal under sub-
2 section (d); and

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

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

7 (ii) conducting the appraisal under
8 subsection (d); and

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

11 (d) APPRAISAL.—

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

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

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

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

23 (e) DEFINITIONS.—In this section:

24 (1) MAP.—The term “Map” means the map en-
25 titled “Conveyance of Federal Parcel Chequamegon-

1 Nicolet National Forest” and dated September 27,
2 2023.

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

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

9 (a) REVIEW.—The Secretary of the Interior, in con-
10 sultation with the heads of other relevant Federal agen-
11 cies, industry stakeholders, and State permitting authori-
12 ties, shall conduct a comprehensive review of the Federal
13 permitting processes for the development of stone, sand,
14 and gravel on Federal lands.

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

23 (1) a detailed description of the current Federal
24 permitting process for stone, sand, and gravel devel-

1 opment, including average timelines from initial ap-
2 plication to final approval;

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

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

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

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