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MINUTES OF THE
FOREVER WILD BOARD MEETING
LANARK PAVILION
Millbrook, Alabama
June 11, 2020

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TRANSCRIPT OF PROCEEDINGS

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Proceedings taken before Tracye
Sadler Blackwell, Certified Court Reporter, ACCR
No. 294, and Commissioner for the State of Alabama
at Large, at the Lanark Pavilion, 3050 Lanark Road,
Millbrook, Alabama, on Thursday, June 11, 2020,
commencing at approximately 10:05 a.m.

* * * * *

1 meeting we not have it for the spring or
2 the summer meetings in the future. But
3 it actually feels very nice under here,
4 and I appreciate the opportunity for us
5 to have a meeting. Appreciate your
6 willingness to come and to have this
7 public meeting so that we can do the
8 work of the Board.

9 And so at this time let me call the
10 roll, and we'll get started. As I call
11 your name, if you're here, please
12 indicate that.

13 Chris Blankenship is here.

14 Reginald Holloway?

15 MR. HOLLOWAY: Here.

16 CHAIRMAN BLANKENSHIP: Horace Horn?

17 MR. HORN: Here.

18 CHAIRMAN BLANKENSHIP: Raymond Jones?

19 MR. JONES: Here.

20 CHAIRMAN BLANKENSHIP: Dr. James McClintock?

21 DR. McCLINTOCK: Here.

22 CHAIRMAN BLANKENSHIP: Rick Oates?

23 MR. OATES: Here.

1 CHAIRMAN BLANKENSHIP: Dr. Powers?

2 DR. POWERS: Here.

3 CHAIRMAN BLANKENSHIP: Dr. Saloom?

4 DR. SALOOM: Here.

5 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

6 MR. SATTERFIELD: Here.

7 CHAIRMAN BLANKENSHIP: Dr. Sims?

8 DR. SIMS: Here.

9 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

10 DR. TOLLEY-JORDAN: Here.

11 CHAIRMAN BLANKENSHIP: Dr. Valentine?

12 DR. VALENTINE: Here.

13 CHAIRMAN BLANKENSHIP: Mr. Runyan?

14 MR. RUNYAN: Here.

15 CHAIRMAN BLANKENSHIP: And Mr. Wright?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: Mr. Wright is not here,

18 but we do have a quorum.

19 Like I said, thank you all for
20 taking the time to come and for being
21 flexible with the meeting date, moving
22 it from May to June. Really didn't want
23 to go until August without having a

1 meeting. I thought that we had some
2 work that the Board could do and wanted
3 to keep us on track with the work that
4 we have underway. Appreciate you being
5 here.

6 I'd really like to thank Mr. Tim
7 Gothard for allowing us to use the
8 facility here as we were talking about
9 places that we could meet that was large
10 enough to get the Board spread out and
11 to be able to have plenty of public
12 access and maintain social distancing
13 and close to Montgomery. So we had
14 several objectives that we were trying
15 to reach, and Tim offered the facility
16 here.

17 And with that, Tim, I want to thank
18 you and give you just a moment to say
19 anything you would like to about your
20 facility and the work that y'all do
21 here.

22 MR. GOTHARD: Thank you, Chris. And I'll move
23 around this way a little bit.

1 I just want to welcome everybody to
2 Lanark Pavilion. There's about
3 420 acres here now that is home to AWF
4 State Headquarters, Historic Lanark,
5 Lanark Pavilion, and right down the
6 paved road is our Alabama Nature Center
7 facility.

8 While you were talking, I was
9 enjoying seeing some families out here
10 walking the trails. We have 5 miles of
11 boardwalks and trails. Right now trail
12 access is the only thing that's open out
13 here other than we're following health
14 department requirements for our summer
15 camp. Usually we would have 50, 60, 70
16 campers, and we've got that down in the
17 20s so we can maintain the social
18 distancing that we do.

19 Chris, I would just say this: It's
20 a real honor and a privilege for AWF,
21 our board of directors, our members
22 across the state, to have the Forever
23 Wild Board here meeting at this

1 facility. Our organization has been a
2 big part of Forever Wild since its
3 inception and up to now. We're very
4 proud of that relationship. We're proud
5 of whatever Forever Wild does. So it's
6 our privilege and honor to have y'all
7 here today. I hope that the meeting
8 goes well.

9 And I'll say thank you. The weather
10 did not feel this good yesterday. Glad
11 to be here. I'll be around for a little
12 while. And thank you for what you do
13 for Alabama and for conservation.

14 CHAIRMAN BLANKENSHIP: Thank you.

15 And if you are -- Tim is right.
16 They have beautiful trails out here. If
17 you're looking for a place close to
18 Montgomery to get outdoors and hike some
19 trails, this is a wonderful place. I
20 brought my family out here in the
21 spring, and we had -- early spring, I
22 guess, late winter, and we had a really
23 nice time. A really beautiful place.

1 So with that, we'll move into the
2 public comment period. As a reminder,
3 we try to keep this to a three-minute
4 limit. And I think Evan is going to
5 keep the time or Jo and just kind of let
6 you know when you get to the end of your
7 three minutes.

8 But the first speaker will be Andrew
9 Schock on the Little River State Forest
10 Addition. That's Tab 4-B, page 17.
11 4-B, page 17.

12 I was remiss in not welcoming our
13 new member.

14 I'm sorry. Your time is not -- I'm
15 still giving you your three minutes.

16 I would like to recognize the newest
17 member of the Forever Wild Board,
18 Dr. James McClintock from the University
19 of Alabama in Birmingham. This is his
20 first meeting. And appreciate your
21 service to the Board and your
22 willingness to participate.

23 DR. McCLINTOCK: Thank you. It's an honor to

1 serve.

2 CHAIRMAN BLANKENSHIP: Glad to have you here.

3 Having a new member, I'll make sure
4 we go a little slower before the
5 speakers begin to make sure everybody
6 can find the tracts that they're
7 speaking on in their packets.

8 So with that, Tab 4-B, page 17,
9 Little River State Forest Addition. I
10 think we're good. Go ahead, Mr. Schock.

11 MR. SCHOCK: Well, thank you, Commissioner.

12 And I thought I would come and take my
13 mask off because I have missed several
14 of these meetings. As I was telling
15 Mr. Oates earlier, I don't know why, but
16 you don't consult me when you set the
17 dates for these meetings. So I have not
18 been able to come.

19 But I'm here today, and I appreciate
20 it very much. And my name is Andrew
21 Schock. I'm with The Conservation Fund.
22 And I'm going to speak on behalf of
23 Little River State Forest Addition.

1 I am and The Conservation Fund are
2 very much in favor of that addition
3 because it will provide almost
4 3,000 acres into public ownership with
5 public access with protection along the
6 river -- along Little River. It clearly
7 supports the State ownership in the
8 Little River State Forest, which is just
9 across the river. And, of course, those
10 who know me, near and dear to my heart,
11 it will provide roughly 1900 acres that
12 will be available for longleaf pine
13 restoration. And it's a critical
14 ecosystem in our state of Alabama and,
15 of course, in the Southeast.

16 And so this is just a tremendous
17 opportunity, not to say the least that
18 the Forever Wild funding would be
19 leveraged three to one or four to one,
20 however you want to look at that, by
21 federal funding. So most of the
22 acquisition that would be done for the
23 almost 3,000 acres would be federal

1 dollars with the Forever Wild being part
2 of the match.

3 So thank you. Any questions?

4 (No response.)

5 CHAIRMAN BLANKENSHIP: No questions, but I'll
6 give you a tip if you want to put this
7 on your calendar. We try and schedule
8 our meetings the first Thursday of
9 February, May, August, and November,
10 except for this month.

11 MR. SCHOCK: Thank you.

12 CHAIRMAN BLANKENSHIP: But the last several
13 that you have not made have all been on
14 that normal schedule.

15 MR. SCHOCK: Yes, sir. I understand.

16 CHAIRMAN BLANKENSHIP: Thank you.

17 DR. TOLLEY-JORDAN: I had --

18 CHAIRMAN BLANKENSHIP: Oh, I'm sorry. Yes,
19 ma'am.

20 DR. TOLLEY-JORDAN: Just had a quick question.
21 Who is the match provided by?

22 MR. SCHOCK: Most of the funding -- the
23 majority of the funding will come

1 through the U.S. Department of
2 Agriculture's Forest Legacy Program.
3 That's the bulk of the funding. And
4 then Forever Wild would be the match to
5 that. And obviously you can look at it
6 the other way. Forever Wild puts in 25
7 percent and the federal funding does the
8 rest.

9 CHAIRMAN BLANKENSHIP: All right. Thank you,
10 sir.

11 MR. SCHOCK: Thank you.

12 CHAIRMAN BLANKENSHIP: The next speaker on the
13 same property is Mitch Reid.

14 MR. REID: I'm speaking on the Little River
15 Addition. And I just wanted to echo my
16 support for it. We think it is a great
17 partnership between Forest Legacy and
18 Forestry Commission and Forever Wild.
19 This is a great example of how to take a
20 federal program that's doing -- you
21 know, preserving public land in Alabama
22 and leveraging that with State dollars
23 through Forever Wild.

1 We're absolutely supportive of it.
2 We would request that the Board move for
3 a second appraisal and close on this. I
4 think it's a great opportunity to match
5 the funds. It's a great place. It's
6 near our TNC's Pitcher Plant Bog down in
7 south Alabama near Atmore. So it would
8 be a great sort of part of that complex
9 of land that's being preserved down in
10 south-central Alabama. And I just echo
11 the support that Andrew gave for it.

12 Since I've got a little bit of time,
13 I would also like to just throw out that
14 I really appreciate AWF hosting this and
15 all that they do for the state. This is
16 a wonderful opportunity for us to come
17 together in a way that's safe and allows
18 us to get the business of the State
19 done. So I want to just echo that
20 appreciation of the AWF since I had some
21 time there.

22 CHAIRMAN BLANKENSHIP: Thank you. Any
23 questions?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Might as well stay
3 there, Mitch, because the next speaker
4 will be Mitch Reid on the Oak Mountain
5 State Park-Belcher Lake Addition.

6 That's Tab 4-B, page 23. 4-B, page 23.

7 All right, sir.

8 MR. REID: This is a new project that we have
9 not spoken on before, but I am speaking
10 in high favor of this project for just a
11 whole host of benefits to the community
12 of Shelby County, the greater Birmingham
13 area, and also the people who are
14 building and living along the 280
15 corridor.

16 This is a piece of property -- it's
17 not a Conservancy property. This is
18 actually owned by EBSCO company. They
19 bought it as a development property.
20 And members of that family have since
21 fallen in love with the opportunity that
22 this property provides.

23 It is a gorgeous longleaf pine

1 habitat that sort of flows down into
2 hardwood land. It's got stocked fishing
3 ponds. Most importantly, it adjoins to
4 the current Oak Mountain State Park
5 property. So if you are moving from
6 west to east in Oak Mountain, the hard
7 cut on the ridgeline overlooking the two
8 easternmost lakes at Oak Mountain, that
9 ridgeline is actually this property that
10 would continue over to 280.

11 So there's really two options. You
12 could either preserve this for the
13 people of Alabama or you could have
14 houses overlooking the state park. And
15 to me this is just a great opportunity.
16 We're asking that the Board consider a
17 first appraisal for this property.

18 I think that the first question is
19 how much is it going to cost in a place
20 that's obviously booming. But if you --
21 we go -- my family -- this is personal a
22 little bit because we go to Oak Mountain
23 about once a week. And that is a

1 well-loved piece of property. I mean,
2 people are flying in during normal times
3 to mountain-bike and recreate at Oak
4 Mountain. But during this time, the
5 COVID pandemic, it has been just a --
6 just a godsend for people to be able to
7 go out and get into a big open space
8 when you live in that urban area.

9 And this would be an additional
10 2,000 acres plus access that many of the
11 community really doesn't have. If
12 you're living down in Chelsea or that
13 part of Shelby County, you've got to
14 come up and around the park to get in,
15 whereas this -- and the family has said
16 that they would work on this with
17 Forever Wild. This would provide a
18 corridor access off of 280.

19 The benefits are just legion, and I
20 would just consider the Board to give it
21 a favorable nomination.

22 Any questions for me?

23 MR. JONES: Excuse me. This -- I don't see

1 that it touches 280.

2 MR. REID: So if you look at the piece of
3 property as they've drawn it out, the
4 family -- EBSCO -- and I think it's in
5 the nomination letter. I've heard
6 directly from them that they want to
7 work with Forever Wild and the state
8 park to make sure that that is a 280
9 access as part of this package.

10 MR. SATTERFIELD: Mr. Chairman?

11 CHAIRMAN BLANKENSHIP: Yes, sir.

12 MR. SATTERFIELD: A couple of questions.

13 First of all, since we know that
14 this is going to be an expensive piece
15 of property, has there been any
16 discussions with Shelby County in how
17 they feel about if Forever Wild acquired
18 this property the reverberation on
19 Shelby County of taking it out of their
20 tax base?

21 Because we've had that problem come
22 up before on other pieces of property,
23 and that's something that's very

1 important for us to know -- from that
2 standpoint to know whether or not the
3 local folks are going to be in favor of
4 a purchase or not. Before we spend a
5 lot of money it just seems to me --
6 because it's going to be expensive to
7 get an appraisal. And I'd like to know
8 a little bit more about what the local
9 support is going to be from a political
10 standpoint to make sure we're not
11 stepping on people's toes before we go
12 forward with this and are the local
13 folks at the political level
14 knowledgeable about this nomination.

15 MR. REID: Sir, I can't speak directly to
16 Shelby County. I know that I have
17 had -- I sent the packet to
18 Mr. Holloway. I have personally had
19 conversations with members of the
20 community who say that they have been
21 talking with Shelby County before this
22 nomination about how to expand the park.
23 And there's been some conversations,

1 particularly in the -- in reference to
2 this particular conversation was that
3 the mountain bike community, they think
4 that the tax receipts and the benefits
5 coming in currently are a benefit to --
6 from Oak Mountain currently are a
7 benefit to Shelby County. But I would
8 have to turn it over to Shelby County to
9 speak specifically about tax --

10 MR. HOLLOWAY: Mr. Chairman, if I could.

11 CHAIRMAN BLANKENSHIP: Yes, sir.

12 MR. HOLLOWAY: To the Board members and to
13 Mitch, the County's position is that
14 it's fine with the project. Okay. It's
15 fine with the project. It's not really
16 its priority right now; okay?

17 It likes the project, and we don't
18 see -- they don't see a problem with it.
19 It's just that it would be probably a
20 number-two item in a priority at this
21 particular time.

22 MR. SATTERFIELD: And what would be your first
23 and second and third priorities that

1 we're dealing with for Shelby County?

2 MR. HOLLOWAY: I think that perhaps there is
3 something about another area -- swamp
4 area there in the Alabaster area would
5 probably be number three, and that's
6 about it right now.

7 MR. SATTERFIELD: And what would be number
8 one?

9 MR. HOLLOWAY: Number one is the Shelby
10 Crossroads.

11 MR. SATTERFIELD: Okay. Because we've got
12 three properties that are in various
13 stages on today's agenda, Shelby
14 Crossroads, this piece of property, and
15 also the Penitentiary Mountain
16 nomination, which is, I think, on the
17 short list, too, which is further south
18 on 280. And in our balancing it's
19 helpful for us to know what the
20 priorities of the County are because
21 they will all impact not only the
22 recreational opportunity but those
23 tax-base revenues.

1 MR. HOLLOWAY: Let me say this on the
2 Penitentiary property: It's not on our
3 short list. It's not on the County's
4 short list.

5 CHAIRMAN BLANKENSHIP: Thank you, sir.

6 Yes, sir, Mr. Satterfield.

7 MR. SATTERFIELD: Regarding the property, I
8 have a couple more specific questions.

9 I notice on the extreme southeastern
10 boundary of this property it appears
11 that there's a railroad.

12 MR. REID: That's correct.

13 MR. SATTERFIELD: And there would be a right
14 of way. Do you know what encumbrances
15 there would be involved with the
16 railroad right of way?

17 Because it looks like the way the
18 boundaries are -- the property lines
19 that are being proposed, some of the
20 area would be on both sides of that
21 right of way.

22 MR. REID: This is -- and I'm trying to -- and
23 someone from the staff may be able to

1 answer about working with railroad right
2 of ways in other cases.

3 Originally when they were looking at
4 the package that EBSCO was considering,
5 there was property that was actually to
6 the south and the east of that railroad
7 line. And in an effort to try to reduce
8 the cost that they may be asking for, if
9 I understand the maps that you have,
10 they've moved that up so that the
11 property south of that is not part of
12 the package. And so the railroad line
13 would be the boundary.

14 But specifically how the Board deals
15 with right of way of railroad, I would
16 have to really ask for your thoughts on
17 that.

18 MS. McCURDY: Obviously it's going to involve
19 the specific language of that particular
20 right of way. I have not seen the
21 document. If it is on the boundary, it
22 generally creates not -- unless there's
23 an active railroad and a safety issue,

1 it doesn't generally present an issue.
2 If it transects the tract, it depends on
3 the particular document.

4 We go back to Shelby Crossroads. We
5 made an adjustment in that tract with
6 the landowner because of an issue we had
7 on that tract.

8 So it's very tract specific. I have
9 not seen the document. And I think it
10 would -- probably y'all would need to
11 help us be sure whether it is on the
12 boundary or is actually transecting the
13 property. So I would need y'all's help
14 on that aspect.

15 CHAIRMAN BLANKENSHIP: Yes, sir.

16 MR. SATTERFIELD: And one other quick
17 question.

18 I notice up in the northeastern
19 corner of the proposed property it looks
20 like a small inholding. Do you know
21 what that is?

22 MR. REID: On the northeastern corner, is
23 that -- so that's come up -- I think

1 that that's -- we've asked about that
2 piece. I think that that is a mistake
3 in the drawing. We're not aware of
4 that -- when we talked to EBSCO about
5 their nomination, I think that's a
6 misdrawn line that would be corrected as
7 part of the appraisal. I don't -- they
8 don't -- as I understand it, they are
9 not holding any inholdings within the
10 property, that that boundary line
11 actually would continue up and around
12 without it being squared off.

13 MS. McCURDY: So you're saying that is not
14 excluded, or are you saying there's a
15 gap?

16 MR. REID: I'm saying that that's -- as I
17 understand it that is not excluded.

18 MS. McCURDY: Okay. We'll compare maps with
19 what you have and what we have.

20 MR. SATTERFIELD: Mr. Chairman, not to belabor
21 the point, but I've personally been on
22 this property. I'm a little familiar
23 with it. And as I remember, there are

1 also some structures on this property
2 which we would also have to identify and
3 staff would have to deal with. And we
4 would need to know probably a little bit
5 more about those and how we deal with
6 those as well, I assume. We've had that
7 problem come up in the past.

8 MR. REID: So we actually did a drive-through
9 with the owners of the property -- or at
10 least members of the family of the
11 property along with some of the state
12 park employees. It was recognized that
13 as this deal was sort of put together,
14 if there was an intent -- I know that
15 there is at least one house that was
16 used as a caretaker. If the state park
17 had interest in preserving the
18 structures that that was -- that money
19 would have to come outside of Forever
20 Wild. Although I would say that EBSCO
21 was sort of agnostic as to whether the
22 house was left or destroyed or however
23 that -- they're like whatever y'all need

1 to do. I think that's part of the
2 structure program that would come
3 through the state park.

4 MS. McCURDY: And, also, just to remind Board
5 members, we do not pay for the -- the
6 program -- if there are structures, the
7 program does not pay for the value. If
8 there is a value associated with that
9 structure, that is from -- it's part of
10 the appraisal, but it is not considered
11 part of the amount that we pay. So
12 that's one thing we do.

13 Whether the structure remains or
14 not -- also structure specific, tract
15 specific -- State Parks -- we'd have to
16 work with State Parks as to whether that
17 structure would serve any program
18 purpose for them or for us, if it's a
19 hazard or if it's just going to be a
20 nuisance. You know, we tear down a lot
21 of structures, and our crews can
22 generally handle that.

23 But, again, I can't speak to the

1 specifics of the structure. Parks would
2 have to add to that.

3 DR. SALOOM: Do I need ...

4 CHAIRMAN BLANKENSHIP: I'll do my best.

5 DR. SALOOM: Thank you very much.

6 Looking at the map, there appears to
7 be five named lakes on this property.

8 Do we know about roughly ballpark figure
9 total acreage with those?

10 MR. REID: I don't have the total of --

11 DR. SALOOM: There appears to be a lot of
12 water running through this property. So
13 that downstream is where? Does it serve
14 any of Birmingham or any of the
15 surrounding communities?

16 MR. REID: No, sir. You're actually -- you
17 actually fall off of the fall line, and
18 that moves into the Coosa Watershed.
19 It's not part of a drinking water
20 supply. The lakes have been maintained
21 for sports fisheries. I think probably
22 members of this community have actually
23 been on the property as part of fishing

1 tournaments that the company has had.
2 They're well stocked. They're -- it's
3 an envious invitation to get onto the
4 property for these lakes.

5 But I would say that the
6 uppermost -- if you're looking at the
7 map, as you go up, that uppermost lake,
8 which is called Catfish Lake or Pond,
9 that is actually the ridgeline that
10 would overlook the current state park
11 lakes that fall into the Indian
12 Springs -- it's over the line, so it
13 doesn't -- they flow that way. But that
14 really gives you a sense of how
15 important this piece of property is to
16 the continuity of the current state
17 park.

18 CHAIRMAN BLANKENSHIP: All right. Thank you,
19 sir.

20 MR. REID: I sure appreciate the chance to
21 answer these questions.

22 CHAIRMAN BLANKENSHIP: The next speaker is
23 Mr. --

1 DR. McCLINTOCK: Can I ask a question?

2 CHAIRMAN BLANKENSHIP: Oh, yes, sir.

3 Dr. McClintock.

4 DR. McCLINTOCK: Coming from Birmingham, Oak
5 Mountain State Park is sort of the jewel
6 of the state parks in central Alabama.
7 So anything that we can do, I think, to
8 help ensure the integrity of that for
9 the future would be wonderful just
10 speaking as a recreational sort of value
11 for that part of the state.

12 CHAIRMAN BLANKENSHIP: Yes, sir. Thank you.

13 MR. REID: Thank you.

14 CHAIRMAN BLANKENSHIP: The next speaker is
15 Mr. Jerry Joe Ingram on the Lowndes
16 WMA-Johnson Hill Addition, Tab 4-B, page
17 19. 4-B, page 19.

18 I think -- it looks like we've got a
19 handout coming. So give everybody just
20 a second, Jerry Joe, and let them get
21 that handout.

22 MR. INGRAM: Okay. Commissioner Blankenship,
23 thank you for -- and the Board, thank

1 you for letting me come up and speak to
2 y'all today. I know -- you did pick --
3 I'm glad you're having this meeting
4 today and not yesterday.

5 CHAIRMAN BLANKENSHIP: We had a fine storm
6 that rolled through Montgomery yesterday
7 about 12:30 or 1:00, I mean, a fine one,
8 now.

9 MR. INGRAM: It did. It laid a bunch of my
10 sweet corn down that was just about
11 ready, so ...

12 And I've kind of addressed the pros
13 and cons for this property. I know --
14 you know, since Forever Wild started
15 till today, I know, you know, y'all's
16 criteria and mission statement has
17 probably changed a lot. And y'all are
18 probably kind of like the University of
19 Alabama and Auburn football teams.
20 Y'all don't have to pick every recruit
21 that comes along anymore. Y'all can be
22 more selective and go after the ones
23 that you want. And I think there's some

1 reasons why I think this property is a
2 good recruit.

3 First of all, it already adjoins the
4 Lowndes County Wildlife Management Area.
5 The management area is comprised -- the
6 Corps of Engineer owns part of it, State
7 Lands and Forever Wild owns part, and
8 then Department of Conservation owns
9 part. This actually joins some of the
10 Forever Wild property, and it also joins
11 the Corps of Engineer property.

12 Also with this property -- it's all
13 owned by the Browder Veneer -- the
14 family that owns Browder Veneer in
15 downtown Montgomery, and they own it in
16 two entities. They bought 160 acres of
17 it that is landlocked probably 20 plus
18 years ago, and then they bought another
19 piece that is a little over 600 acres
20 that has access to a county-maintained
21 gravel road and a paved county road.

22 And so -- but the 160 acres, there's
23 always, I think, been some problems

1 there at the management area because the
2 access is a prescriptive easement that's
3 been used for 40 or 50 years, and the --
4 you know, hunters and loggers try to go
5 through there, which is going right
6 through the middle of the Forever Wild
7 property. And, you know, so there is,
8 you know, potentially some kind of
9 prescriptive easement maybe there.

10 I'm not an attorney, but they have
11 used that access for back in there. As
12 far as I know nobody else drives through
13 this property to get to any other
14 property, though, that I'm presenting.

15 A little bit about the property.
16 You know, about 89 percent of it is in a
17 100-year floodplain. You know, it's a
18 bottomland hardwood tract. It's a
19 little unique of a bottomland hardwood
20 tract in the respect that it has an
21 understory of palmetto bushes, which is
22 a -- you don't find many of in this part
23 of the country. But it's pretty much --

1 you know, mostly water, swamp chestnut
2 and overcup oak with this palmetto
3 understory on the floor, which is a
4 unique, you know, ecosystem.

5 The Big Swamp Creek, just the
6 floodplain part of it is about 70,000
7 acres. It's about a 30-mile-long range.
8 It starts just a little bit east of I-65
9 in Crenshaw County, and it goes all
10 the -- actually it's kind of weird. It
11 flows from north to south. It flows
12 from underneath the interstate and goes
13 to Hayneville and eventually ends up
14 down in White Hall where this property
15 is. And then when it gets a little
16 bit -- a couple of miles north of this
17 property where it goes in the Alabama
18 River, it gets down real narrow to just
19 a creek where it goes in the Alabama
20 River.

21 So I know all of y'all are familiar
22 with Tensaw Delta in this room. This is
23 sort of like a mini version of the

1 Tensaw Delta because you've got this big
2 wide drainage area and it's kind of like
3 when get down to Mobile Bay and it necks
4 up and it holds all that water back.

5 So it's a very wet-natured area. If
6 we went in there today, you know, you'd
7 probably be walking through waist-high
8 water and oxbow lakes and stuff like
9 that. And it's, you know, a tremendous
10 amount of wildlife and also is loaded
11 with timber rattlers and water
12 moccasins. So I would strongly suggest
13 snake boots for going in there.

14 I guess, you know, really that's
15 probably -- you know, it's a great
16 filtering system. These big hardwood
17 drains are always, you know, good for
18 the environment for drainage and all
19 that.

20 But one point I want to make, I know
21 with a lot of properties that get
22 presented to this Board, you know,
23 there's people that oppose it. And I

1 know with a lot of rural counties the
2 county commissioners are always looking
3 at a loss for ad valorem tax and stuff.
4 And I know y'all hear these complaints.
5 That's why y'all get paid the big bucks,
6 I guess, to sit on this board and hear
7 stuff like that.

8 But I think this property does make
9 sense because of the way it's shaped.
10 It's all in the floodplain. Y'all --
11 you know, the management area is
12 adjoining it already on three sides.
13 You know, it is, I think, an
14 environmentally sensitive property.

15 And, you know, when you -- when
16 Forever Wild started out, you know, 20
17 plus years ago, whenever it was, you
18 know, probably, you know, trying to
19 piece stuff together, you know, maybe
20 some properties that y'all don't do
21 today -- you know, that you don't
22 approve you may have approved a long
23 time ago. But I still think this

1 property here still works within the
2 plan of what y'all are trying to
3 achieve.

4 CHAIRMAN BLANKENSHIP: Any questions for
5 Mr. Ingram?

6 Mr. Satterfield.

7 MR. SATTERFIELD: Mr. Chairman.

8 Patti, I notice there's a
9 discrepancy in the map we have in the
10 book and the map that's been handed out
11 in this handout in that this map that we
12 just got in the handout doesn't show the
13 1-acre outparcel that's in the map
14 that's in our book that says is
15 privately owned and accessed via --

16 MR. INGRAM: Oh, yes. Yeah. Yeah.

17 MR. SATTERFIELD: Is that still --

18 MR. INGRAM: That property touches the county
19 road. And the family that used to own
20 it deeded a 1-acre lot years ago to a
21 family. And there's no houses or
22 structures on it, but it does have a
23 county road/dirt road frontage on it.

1 MR. SATTERFIELD: Do you know how that
2 property is used and --

3 MR. INGRAM: It's just abandoned right now.
4 There's no houses or -- there's not a
5 house or anything on it.

6 MR. SATTERFIELD: Well, is there any
7 opportunity for that to be included in
8 the purchase? Do you know? Has anyone
9 approached them to see if that could be
10 incorporated in --

11 MR. INGRAM: I certainly could.

12 MR. SATTERFIELD: -- the process?

13 MR. INGRAM: You know, I think it's -- you
14 know, it's been handed down. There's
15 several people that own it right now.
16 But, you know, it's just -- you know,
17 it's not landlocked. It does have its
18 own frontage off of a county road. But
19 if you drove through there today, you
20 never would even know you -- that
21 there's an outparcel.

22 MR. SATTERFIELD: And so if there is a county
23 road through there, does that mean

1 there's a right of way that we'd have to
2 deal with for that county road?

3 MR. INGRAM: Well, it's a -- you know, it's a
4 county-maintained road that goes through
5 the property.

6 MR. SATTERFIELD: Okay. But that easement
7 also doesn't show on the map.

8 MS. McCURDY: The county road doesn't show on
9 the map?

10 MR. SATTERFIELD: No. On the map we have here
11 in the book.

12 MR. INGRAM: Actually it doesn't really show
13 it on here. I should have brought a tax
14 map. But it goes -- yeah, here it is.
15 It goes right through here to this piece
16 right here. You see that road right
17 there?

18 It goes right there to that Johnson
19 Hill Tract.

20 MS. McCURDY: And so the easement --

21 MR. INGRAM: It's not an easement. It's --
22 you know, it's a county road. But it's
23 on the map. It shows it on the topo

1 map. You can see it. I should have --
2 my fault for not drawing it out. But it
3 is a county-maintained road.

4 MS. McCURDY: Are you asking about the access
5 for the owner of the inholding? Is that
6 what you're referring to?

7 MR. SATTERFIELD: No. I'm interested in
8 what -- if that is a county road --

9 MS. McCURDY: Yes.

10 MR. SATTERFIELD: -- and it's a dedicated
11 public county road --

12 MR. INGRAM: It is.

13 MR. SATTERFIELD: -- then what duties does
14 that -- or is there any -- are there any
15 issues that DCNR would be concerned
16 about about a county road coming into
17 that piece of property to just access
18 that 1-acre parcel if it's purchased by
19 Forever Wild. That's what I'm getting
20 at. We've run into these road issues
21 and easements and all that kind of thing
22 before which then would create
23 management problems.

1 MS. McCURDY: As I understand this one right
2 now, it's the county road, and the
3 question -- you know, we -- on all of
4 our tracts, obviously, due to the size
5 of many -- I won't say all of our
6 tracts. But due to the size of many of
7 our tracts, there are going to be county
8 roads transecting portions. You will
9 have a county road sometimes crossing
10 entirely through.

11 So, yes, you know, we manage
12 accordingly. It's just part of what we
13 have to do on the larger acreage -- you
14 know, a large acreage tract. So the
15 county road doesn't present a concern.
16 If there's some reason that the
17 inholding would require a special
18 easement, then we would have to talk
19 about that, but --

20 CHAIRMAN BLANKENSHIP: For clarification, I
21 think your question was did the county
22 road just go to that 1-acre parcel. I
23 believe Mr. Ingram said that county road

1 goes all the way through to the Johnson
2 Hill property that's listed here.

3 Is that correct?

4 MR. INGRAM: It does. It is a county -- it's
5 not one of these county-abandoned roads.
6 It's county-maintained. They scrape it
7 and haul gravel on it and maintain it.

8 MR. SATTERFIELD: Okay.

9 CHAIRMAN BLANKENSHIP: Thank you, sir.

10 The next speaker --

11 MR. INGRAM: So I'm sorry I didn't include
12 that on the map.

13 CHAIRMAN BLANKENSHIP: The next speaker is
14 Mr. Robert Ritchey on the -- not for a
15 particular nomination but wanted to
16 speak on the Yates Tract property that
17 Forever Wild -- I'm sorry -- for the
18 Yates Tract Forever Wild property.

19 Yes, sir.

20 MR. RITCHEY: Good morning.

21 CHAIRMAN BLANKENSHIP: Good morning.

22 MR. RITCHEY: I just want to thank y'all.

23 Yates Lake is beautiful. And the

1 Gothard Tract is on the west side, and
2 there's another tract on the east side.
3 And we've had a lot of rain this spring,
4 and I've taken my family. This is the
5 first time I've taken my grandkids. We
6 floated down Saugahatchee Creek into
7 Yates Lake, and we floated down Weoka
8 into Lake Jordan. And you'll see all
9 types of birds and see all types of
10 animals.

11 I'd just like y'all to consider
12 looking at the fall line. The diversity
13 of plant life along the fall line is
14 just tremendous. I don't know if you're
15 familiar with Dutchman's Pipe Vine.
16 Anybody?

17 There's that and it's -- the flower
18 is like a pipe, an old mantis -- just
19 beautiful -- and a certain pipevine
20 swallowtail lays its eggs on it. But
21 there's just so much natural beauty that
22 you're protecting.

23 I don't think anything I say will

1 ever be quoted, but someone once said
2 the great use of human life is to use it
3 for something that outlasts it. And
4 that's what y'all are doing. That's
5 your task.

6 I've got some handouts -- I don't
7 have enough -- that shows you some
8 species of trees that are growing now
9 that the birds particularly like in
10 Elmore and Tallapoosa Counties,
11 everything from when they first start --
12 when they first start getting ripe with
13 the red mulberries in the spring --
14 fairly early spring to the black
15 cherries now, the caterpillars that are
16 on the oak trees.

17 There's a tremendous basis of life
18 in these creeks that flow into your
19 wildlife areas. And so I just urge you
20 to try to buy more property, try to
21 acquire the east side of Yates Lake,
22 possibly -- I know several large
23 landowners on Weoka Creek. They let us

1 put our canoe in on their property or
2 take it out. Same thing with Yates
3 Lake.

4 You're on the right track. That's
5 all I can say. It's almost undiscovered
6 land over there. And a lot of it you
7 might be able to acquire. I don't know.
8 But that's what I came for is just to
9 thank you for what you're doing. It
10 means a lot to my family.

11 CHAIRMAN BLANKENSHIP: Yes, sir. Thank you
12 for your comments. I do appreciate you
13 coming. It's nice to hear --

14 MR. RITCHEY: It's rare you just get thanked
15 for something.

16 CHAIRMAN BLANKENSHIP: Yes, sir. It is very
17 nice to hear about the tracts that we've
18 acquired as a board. And thank you very
19 much. I took my family to the tract in
20 the fall, and we hiked. We spent a good
21 day hiking along the river and through
22 the tract, and it was very beautiful.
23 And I appreciate you --

1 MR. RITCHEY: And we've also hiked the John
2 Scott Trail. There's beautiful
3 wildflowers up there on the north end.
4 And I'll tell you something. I never
5 thought I'd see an alligator above the
6 fall line, but there's one -- when the
7 fog lifted and I was sitting out there
8 fishing one day, there was one on Yates
9 Lake. There is also otter -- river
10 otter on Yates Lake, a family of them.
11 Beautiful. Thank you.

12 CHAIRMAN BLANKENSHIP: Thank you, sir.

13 Our last speaker is Mr. Jonathan
14 Neely, again, not on a particular tract.
15 Just a general comment.

16 MR. NEELY: Good morning.

17 CHAIRMAN BLANKENSHIP: Good morning, sir.

18 MR. NEELY: My name is Jonathan Neely. I
19 represent the Southeast Chapter of
20 Backcountry Hunters & Anglers. I want
21 to express my personal gratitude and the
22 Backcountry Hunters & Anglers' gratitude
23 for the work the Board does and the

1 public access you provide me and my
2 family. I'm a military member. So we
3 find ourselves traveling a lot. So it's
4 really hard to secure hunting and
5 fishing recreational access to lands. I
6 think Alabama does a great job,
7 specifically Forever Wild tracts, in
8 providing all kinds of recreational
9 access to me and the millions of
10 families that are like mine across the
11 country.

12 That's all. Thank you.

13 CHAIRMAN BLANKENSHIP: Thank you, sir. Again,
14 nice to hear some good comments on the
15 work of the Board. Appreciate the work
16 that the Board does.

17 MR. OATES: And thank you for your service.

18 CHAIRMAN BLANKENSHIP: Yes, sir.

19 So that's the last speaker. Anybody
20 else that wanted to make a public
21 comment that didn't have an opportunity
22 to fill out the green card?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: I'm seeing none.

2 Now we'll move into Executive
3 Session. By regulation, appraisal
4 values are confidential during the
5 periods of negotiation. Accordingly, in
6 order to discuss tract appraisal values,
7 the Board will need to go into recess
8 for an Executive Session.

9 Is there a motion for the Board to
10 now recess to attend an Executive
11 Session?

12 DR. SALOOM: So move.

13 CHAIRMAN BLANKENSHIP: A motion by Dr. Saloom.
14 And is there a second?

15 MR. OATES: Second.

16 CHAIRMAN BLANKENSHIP: Seconded by Mr. Oates.

17 On this one we do have to have a
18 recorded vote. So as I call your name,
19 if you are in favor of dismissing to an
20 Executive Session, please indicate by
21 saying "aye."

22 Chris Blankenship, aye.

23 Mr. Holloway?

1 MR. HOLLOWAY: Aye.

2 CHAIRMAN BLANKENSHIP: Mr. Horn?

3 MR. HORN: Aye.

4 CHAIRMAN BLANKENSHIP: Mr. Jones?

5 MR. JONES: Aye.

6 CHAIRMAN BLANKENSHIP: Mr. McClintock?

7 DR. McCLINTOCK: Aye.

8 CHAIRMAN BLANKENSHIP: Mr. Oates?

9 MR. OATES: Aye.

10 CHAIRMAN BLANKENSHIP: Dr. Powers?

11 DR. POWERS: Aye.

12 CHAIRMAN BLANKENSHIP: Dr. Saloom?

13 DR. SALOOM: Aye.

14 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

15 MR. SATTERFIELD: Aye.

16 CHAIRMAN BLANKENSHIP: Dr. Sims?

17 DR. SIMS: Aye.

18 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

19 DR. TOLLEY-JORDAN: Aye.

20 CHAIRMAN BLANKENSHIP: Dr. Valentine?

21 DR. VALENTINE: Aye.

22 CHAIRMAN BLANKENSHIP: Mr. Runyan?

23 MR. RUNYAN: Aye.

1 CHAIRMAN BLANKENSHIP: With that, we are
2 dismissed into an Executive Session.
3 It's 10:48. We will be meeting under a
4 tree somewhere.

5 **(Recess for Executive Session was**
6 **taken at approximately 10:48 a.m.**
7 **and the meeting was called back to**
8 **order at approximately 11:08 a.m.)**

9 CHAIRMAN BLANKENSHIP: All right. We are back
10 from Executive Session at 11:08. I
11 would like to point out that we have for
12 the first time that I've been on the
13 Board limited our Executive Session to
14 20 minutes like we say that we will. We
15 dismissed at 10:48. It is now 11:08.

16 Glad to have everybody back. We'll
17 move now to the financial data and
18 Ms. McCurdy.

19 MS. McCURDY: All right. I'm going to run
20 through -- if nothing blows away, I'm
21 going to run through the financial
22 information. I'm going to do the
23 standard, starting as we do each time

1 with Tab 2-A.

2 If you have any questions, just
3 speak up. You're a little further
4 spread out, so it's a little more
5 difficult for me to see somebody -- be
6 sure I see somebody raise their hand.
7 So if I miss you, just stop me.

8 For the benefit of the public, I'm
9 Patti McCurdy. I'm Director of State
10 Lands Division. And I begin this
11 portion of the meeting talking about for
12 the Board how much money that you have
13 available to work with during the
14 meeting today.

15 As I say each time, just like your
16 checkbook, sometimes you write checks
17 that haven't cashed yet, but you've got
18 to keep up with them so you know you've
19 got enough money in the bank and don't
20 bounce one of them. And that's what
21 we're here to do.

22 You have many projects. As soon as
23 you motion for the staff to proceed with

1 purchase and begin those negotiations
2 and try to get to the closing table,
3 those properties become an obligation.
4 And I'm going to run through those that
5 are in some stage of the closing -- of
6 trying to get to closing as you have
7 motioned.

8 So the balance -- the cash balance
9 before I subtract from it is about
10 \$25.4 million.

11 The tracts that are currently,
12 again, in some form of negotiation
13 and/or closing process as you motioned
14 us to acquire would include D'Olive Bay,
15 Baldwin County; Red Hills-Baucom
16 Addition, Monroe County; Monte Sano
17 State Park-McCombs Addition, Madison
18 County; Red Hills-Parris Trust Addition,
19 Monroe County; Cedar Creek SOA Addition,
20 Dallas County; Cedar Creek SOA-Elm Bluff
21 Addition, Dallas; Portland Landing
22 SOA-Gilmore Addition, Dallas County; Red
23 Hills-Brown Schutt Trust Addition,

1 Monroe County; Red Hills-Flat Creek
2 Phase III, Monroe County; Thigpen
3 Hill-Option A, Phase 1, Butler County.

4 When I subtract what we anticipate
5 to be both the Forever Wild acquisition
6 amount as well as a 15-percent
7 stewardship transfer that we're required
8 to make with each transfer, you have an
9 unencumbered balance of just over
10 \$11.3 million. However, there are also
11 certain capital spending authority
12 limitations that are connected to State
13 budgetary processes. Because of that,
14 you have just barely over \$11 million to
15 work with that's not -- that would be
16 within your capital spending authority.

17 So that is the current status of
18 cash and spending authority. Any
19 questions on that?

20 (No response.)

21 MS. McCURDY: The second page of Tab 2-A just
22 contains a listing of the properties
23 that have rolled off the 2-A, the

1 adjustments, because we have either
2 closed them or it has been removed from
3 consideration by the landowner or we've
4 reached some impasse and we know they're
5 not going to close. So far this fiscal
6 year everything has closed. We haven't
7 hit a glitch on anything.

8 The tracts that have closed this
9 fiscal year which for the State began
10 October 1st: Blackwater River South.
11 We've completed the Blakeley Land Swap.
12 Beaverdam Swamp. Cahaba River-Mohon
13 Tract. Cahaba River-Savage Creek Tract.
14 Red Hills-Flat Creek Phase I and Red
15 Hills-Flat Creek Phase 2 and Red
16 Hills-Section 2. I think those are all
17 together just for my tongue-tying event
18 each meeting.

19 Any question on those closed tracts
20 or anything else from that account --
21 from our acquisition account?

22 CHAIRMAN BLANKENSHIP: I would just mention
23 for the Board's information that the

1 Alabama Legislature passed 13 bills in
2 the last session. One of those bills
3 was a supplemental appropriation that
4 included a little over \$3 1/2 million in
5 spending authority for the Forever Wild
6 Board. That's not new money, but it was
7 money that -- it was the spending
8 authority to be able to use some of the
9 cash that had accumulated over time in
10 the account where we had lost the
11 spending authority for that.

12 So we appreciate the Governor and
13 the Finance Director and the two budget
14 chairmen for including that in the
15 supplemental appropriations bill that
16 passed this year to give us that
17 authority back. Thank you.

18 MS. McCURDY: And then, also, we wanted to
19 provide an update on the stewardship
20 fund, the usage of the authority that
21 the Board gives us each year.

22 We had -- the Board approved up to
23 \$1.5 million for the use of stewardship

1 fund proceeds. Currently, as of May 31,
2 we have spent \$473,000, just over that
3 amount. So we still have over a million
4 remaining.

5 Now, this is the time of year where
6 a lot of stuff starts clicking. And so
7 we think we're fine. We believe -- we
8 have not identified any need that we
9 will not be able to provide for. But
10 you will see that available balance
11 continue to go down as we head towards
12 the end of the fiscal year.

13 The net assets that we provide to
14 the Board, that amount as of
15 September 30th -- we go back to the
16 beginning of the fiscal year -- was just
17 over \$36 million, \$36,33,000. As of
18 April 30th it's \$36,208,000
19 approximately. There was an expected
20 little bit of dip in the middle but
21 looking good on that.

22 Any questions on the stewardship
23 fund usage?

1 (No response.)

2 MS. McCURDY: You also have in your packet as
3 Tab 2-C the report that the Treasurer's
4 Department has begun providing the Board
5 for each meeting. This is more of an
6 investment report -- investment
7 performance report. And so if there are
8 any questions on that -- I know
9 Commissioner works with the Treasurer.
10 We sure appreciate that information. We
11 can cover that also.

12 All right. If no questions, we'll
13 move into what is your Tab 3-A. Tab 3-A
14 contains the properties -- the listing
15 of properties that this Board has
16 motioned for appraisal or that we have
17 been provided an appraisal by a third
18 party that we have both had the time to
19 review and have found the review to be
20 satisfactory. At times we do save some
21 money by others who provide appraisals
22 to us.

23 So I'm going to run through those.

1 I would say that normally at the meeting
2 I run through the appraisals we have in
3 hand. I also run through the appraisals
4 that we have not yet received for some
5 reason.

6 When you motion for a first
7 appraisal, the staff's first step is to
8 contact the owner, get deed information,
9 provide that information to the
10 appraiser to be sure, hopefully, we have
11 as accurate an appraisal as possible.
12 Sometimes there are delays. Sometimes
13 the appraisals just are not completed.
14 At this meeting we have actually now
15 caught up to where everything that I am
16 going to list for the public and for the
17 Board is an appraisal that we have in
18 hand.

19 All right. We have the Coldwater
20 Mountain-Oxanna Addition, Calhoun
21 County. Coldwater Mountain-Young
22 Addition, Calhoun County.

23 Locust Fork-Palmer Tract. That

1 crosses Blount and Jefferson County.

2 Perdido WMA-McNeill Addition,
3 Baldwin County. Prairie Grove Glades
4 Tract, Lawrence County. Shelby
5 Crossroads, Shelby County. Thigpen
6 Hill-Option A, Phase II, Butler County.
7 Weeks Bay Reserve-Snook Addition,
8 Baldwin County.

9 I will pause there to say those are
10 the tracts that the Board had motioned
11 on. As you know, appraisal amounts are
12 confidential, but I will report that
13 that takes up about -- over 11, heading
14 towards the \$11 1/2 million area, and so
15 that's a little more than we talked
16 about you have spending authority for.

17 And I also want to note that one
18 additional appraisal that was
19 provided -- being paid for by the
20 Alabama Forestry Commission, that
21 appraisal was provided to DCNR. My
22 staff has been through the appraisal,
23 and we have approved the appraisal. It

1 was also provided by one of our -- the
2 Board's usual contract appraisers. And
3 so with that appraisal added in,
4 obviously you will -- you were past your
5 spending authority before that and again
6 past your spending authority. But that
7 was for the Little River State Forest
8 Addition in Escambia County that you
9 heard spoke on before earlier in the
10 meeting.

11 So any questions on those -- those
12 tracts or the status of those
13 appraisals?

14 MR. HOLLOWAY: Ms. McCurdy?

15 MS. McCURDY: Yes.

16 MR. HOLLOWAY: Excuse me, Mr. Chairman.

17 CHAIRMAN BLANKENSHIP: Yes, sir.

18 MR. HOLLOWAY: Do we need to accept any of
19 those appraisals at this time?

20 MS. McCURDY: No. The next step would occur
21 in the general discussion agenda item
22 that comes a little bit later when
23 motions -- you don't have to accept any

1 of these. You would only -- your next
2 step if you wanted to acquire the
3 property would be to move for a second
4 appraisal and to proceed to purchase
5 during general discussion.

6 For the benefit of the public that
7 may not know, the constitutional
8 amendment which formed this program
9 required that two appraisals be
10 performed. If those two appraisals do
11 not come back within 10 percent, that
12 triggers the need for a third, a review
13 appraisal, to try to figure out why
14 there's such a difference between those
15 two value opinions. But, yes, that
16 would come up in general discussion.

17 MR. HOLLOWAY: Thank you.

18 MS. McCURDY: Any other questions?

19 (No response.)

20 MS. McCURDY: Just to limit the number of
21 people up at the microphone, I'm going
22 to go ahead -- and I'm sure not do as
23 well as Jo does by any means. That's

1 not even my goal. But I'm going to run
2 through the short-list tracts. And I
3 apologize. Due to the setting of the
4 meeting, we're not able to project as we
5 normally do. But the presentation I'm
6 going to go through or talk about -- the
7 tracts I'm going to talk about are in
8 Tab 4-A.

9 Tab 4-A lists the tracts that have
10 short-listed. We take the top-three
11 tracts across the four usage categories
12 that the program is built on -- nature
13 preserve, recreation, wildlife
14 management area or additions or state
15 parks or additions to state parks -- and
16 then also factor in those scores by the
17 northern, central, and southern
18 district.

19 By Jo's math -- I'm a lawyer, not a
20 mathematician -- but, anyway, that you
21 potentially can have 36 tracts on the
22 short list. But normally tracts -- at
23 least some of the tracts will short-list

1 in more than one category, so we very
2 rarely have that many.

3 So in your packet in Tab B you have
4 a brief description and a map for each
5 tract. And so I'm going to try to kind
6 of run through that briefly. Again, it
7 is fine to stop me if you have a
8 question. Just do please speak up.

9 The tracts currently on the short
10 list that are available to the Board for
11 further consideration include Briar
12 Lake, which is 111 acres in Baldwin
13 County.

14 We have Coldwater Mountain-Andrews
15 Addition, approximately 86 acres in
16 Calhoun County.

17 We have Coosa WMA-Hatchet Creek
18 Addition, 151 acres, Coosa County.

19 We have Cypress Creek Tract,
20 74 acres in Lauderdale County. D'Olive
21 Bay Addition, 29 acres in Baldwin
22 County. Hobbs Island, 334 acres,
23 Madison County.

1 Joe Wheeler State Park-Page Branch
2 Addition. That's 423 acres in
3 Lauderdale County.

4 Little River State Forest Addition,
5 2,885 acres in Escambia County. This
6 would be a split with Forestry
7 Commission. So the approximate acreage
8 that would be titled to Forever Wild
9 would be approximately -- approximately
10 the 712 acres.

11 Lowndes WMA-Johnson Hill Addition,
12 783 acres in Lowndes County. Minamac
13 Wildflower Bog, 19 acres in Baldwin
14 County. Oak Mountain State Park-Belcher
15 Lake Addition, 1,651 acres approximately
16 in Shelby County. Penitentiary
17 Mountain, 3,928 acres in Shelby County.
18 Perdido Headwaters-Brushy Creek,
19 408 acres in Baldwin County. Walls of
20 Jericho-Bradford Addition, 40 acres,
21 Jackson County. Yates-Porter Addition,
22 47 acres, Elmore County.

23 So, again, that is a brief

1 run-through. Again, I apologize for it
2 not being on the overhead projector.

3 Any questions as to the short list?

4 (No response.)

5 CHAIRMAN BLANKENSHIP: No questions.

6 MS. McCURDY: So I think that wraps up -- I'm
7 sorry you had to listen to me the whole
8 time and didn't get to hear Jo. But
9 that wraps up our status reports.

10 CHAIRMAN BLANKENSHIP: Did you want to talk
11 about the grant status?

12 MS. McCURDY: Oh, I'm sorry. Yeah. I got so
13 excited about getting to do the short
14 list. The power overcame me. So I'm
15 sorry. We normally do cover the grant
16 status before the short list.

17 So if you'll turn to Tab 5-A in your
18 packet, you'll find the grant status
19 update memo. It's shorter and a little
20 less complicated than it has been the
21 last several meetings due to the motions
22 from the last Board meeting that you
23 made on some of the Pittman-Robertson

1 opportunities for partnership with
2 Wildlife and Freshwater Fisheries and,
3 also, because of the receipt of grant
4 funds for the Red Hills tracts. Those
5 awards finally came in. So we were able
6 to move forward with those. And I
7 appreciate everybody's help with those,
8 and we're very excited to get those
9 awards in for those tracts.

10 Commissioner, anything else you want
11 to say on Red Hills?

12 There were a couple of -- we're
13 continually trying to pursue grant
14 funds. And so we're always doing that.
15 But one opportunity I wanted to mention
16 to you specifically -- there's one
17 short-list nomination, D'Olive Bay
18 Addition -- that's Tab 4, pages 11 and
19 12. I wanted to identify that tract.

20 As you may recall, we're in the
21 process of closing the D'Olive tract.
22 That tract by the time we got to closing
23 included a good bit of donated acreage.

1 And so long story short, we had some
2 funds -- we had some funds left over
3 from that award.

4 We are talking with U.S. Fish and
5 Wildlife Service about trying to amend
6 that award to continue to take advantage
7 of those funds and work with them on the
8 other potential tract. And this D'Olive
9 Bay Addition is one tract that we are
10 working -- talking to them on and
11 planning to try to amend the grant and
12 obtain those funds. That does not
13 obligate the Board to acquire the tract,
14 but I wanted you to know that that
15 activity that we generally do is ongoing
16 and we hope to take full advantage of
17 that grant award. We will keep you
18 updated on that.

19 The second really is a combination
20 of grant opportunity and a partnership
21 opportunity that we've been talking
22 about on the Little River State Forest
23 Addition with Alabama Forestry

1 Commission. And so if you want to turn
2 to page -- and that tract is Tab 4,
3 pages 17 and 18.

4 To kind of give you an overview both
5 of the tract and how the -- I know Will
6 Brantley was kind enough at the last
7 meeting to provide you a little tutorial
8 on the Forest Legacy -- that grant
9 program. So I wanted this time to sort
10 of tell you how -- run through how the
11 splits would work, what the opportunity
12 looks like, and review the tract a
13 little bit.

14 If you'll look on page -- Tab 4,
15 page 18, you'll see the nomination map.
16 You will see the ownership that is
17 proposed -- the way the grant works, the
18 federal dollars, as most do, require
19 State match. Forever Wild's expenditure
20 of funds to purchase its portion of this
21 tract will serve as the required State
22 match in order to receive the federal
23 dollars. There is a minimum State match

1 of 25 percent. You must have that to
2 get the funds.

3 We are actually -- staff -- DCNR
4 staff working with Forestry Commission
5 staff are actually proposing the split
6 that you see on the map in Tab 4-B
7 because of some -- the drain, some
8 internal roads, some natural features
9 that we believe are the best opportunity
10 for management of the tract and best
11 allow us to describe the acreage that
12 each agency will retain. That would put
13 Forever Wild slightly over the required
14 25 percent at approximately 28.3 percent
15 of the acquisition funding. We would
16 have just under 25 percent of acreage,
17 24.5, and that's all due to the
18 appraisal value. The required match
19 comes off the funding tied to the
20 appraisal value. So that's -- you'll
21 see that difference.

22 The Forestry Commission would
23 utilize the grant funds to take down the

1 remaining acreage, and they would hold
2 title to that property. Our intent
3 would be to manage this tract,
4 obviously, in close coordination and
5 cooperation and partnership with the
6 Alabama Forestry Commission. One aspect
7 of that would be also combining our
8 efforts -- Forever Wild's normal efforts
9 as well as Forestry Commission's efforts
10 related to timber management on the
11 tract. And the Forestry Commission has
12 offered their assistance on helping us
13 with the forestry plans that will be on
14 the tract, and those will be used for
15 post closing in connection with the
16 grant.

17 So one aspect that's very unique
18 with this tract -- and I'll be honest.
19 I had never -- to be totally honest,
20 I had never heard of this before. But
21 the tract contains a location that is
22 called a Mystery Worm Pond. There's
23 about 80 acres in this area. It's a

1 patch on the tract that is Southern
2 Coastal Nonriverine Cypress Dome. Never
3 heard of that before.

4 But it is very, very rare. And, in
5 fact, in the state we believe there are
6 only 6 acres of this rare habitat that
7 currently occurs on public land and
8 therefore is able to be conserved and
9 properly managed and maintained. And
10 this acreage in this area has been
11 identified in the Alabama Wildlife
12 Action Plan, which our Department
13 develops, as a priority area for
14 conservation action.

15 So in addition to looking at timber
16 management on the tract -- let me
17 clarify. I think there -- some have
18 asked me about this. There's no
19 requirement to harvest a certain amount
20 of the timber on the tract per the grant
21 requirements. You're able to provide
22 for recreation. You're able to provide
23 for habitat conservation. You are to

1 properly manage the timber, and you may
2 have timber harvesting going on. But I
3 would just note that to alleviate -- if
4 there are any concerns or any questions
5 that quite obviously, as with any tract
6 that has a significant habitat feature,
7 we manage our harvest efforts on the
8 Forever Wild acreage first looking at
9 habitat and looking at recreation usage,
10 the wildlife needs.

11 And so we would certainly, as we
12 always would, be conscious of this very
13 rare area and manage any timber that
14 might be harvested in a manner that did
15 not impact the area with the usual
16 buffer zones that we have. And
17 obviously this is a priority for
18 everybody. But I did want to thank the
19 Forestry Commission for their offer to
20 be part of the overall timber management
21 planning on the tract.

22 So that's a little bit more about
23 the tract, a little about the split.

1 One other thing I do want to
2 mention -- and we do have -- Will
3 Brantley is here today, and he can
4 provide any specifics -- as I'm sure
5 Mr. Oates can also -- on the grant
6 program.

7 But I want to note one thing that is
8 kind of critical in this tract. We're
9 coming up on a September 30th --

10 That is correct; right?

11 MR. OATES: That is correct, yes.

12 MS. McCURDY: -- deadline on these grant
13 proceeds. And so just as with any
14 tract, I'm not saying that to tell you
15 to do anything, but we always make you
16 aware of upcoming deadlines. And that's
17 one of the deadlines that we're looking
18 toward.

19 So having given that overview, let
20 me take any questions and, also, I'll
21 make Will come up.

22 CHAIRMAN BLANKENSHIP: Any questions?

23 MR. OATES: Can I just add real quick, Chris,

1 this will be a part of the Little River
2 State Forest which we currently own down
3 there. It's about 2,000 -- a little
4 over 2,000 acres. So this 2800 will
5 more than double the size of the Little
6 River State Forest.

7 And we will -- we do manage our land
8 for timber -- or partly. So the part
9 that we own, we will look at managing it
10 for timber. And we will certainly be --
11 hope to be a very big partner with y'all
12 working on managing all of it and
13 protecting the pond as well and make
14 sure we don't get anywhere near that.

15 But we extend that offer to help
16 manage this land and save y'all the
17 effort of doing it with -- of course,
18 y'all would get approval of our plans or
19 anything. But we want to be a part of
20 that.

21 MS. McCURDY: And we thank you for your offer
22 of expertise. I mean, a second eye is
23 always helpful.

1 CHAIRMAN BLANKENSHIP: All right.

2 MS. McCURDY: Oh, I'm sorry. I do want to
3 mention one thing on this one too.

4 It is available for the next usual
5 step, which would be to get the second
6 appraisal and proceed to purchase if you
7 would like to do that. But I would
8 note, again, this is a tract that we
9 were provided the appraisal by a third
10 party. So this would require a little
11 more technical motion.

12 If anyone wants to make a motion, I
13 did include that at the end of the grant
14 status update memo in 5-A. It's just a
15 little more -- I thought that might be
16 easier.

17 CHAIRMAN BLANKENSHIP: All right. I see no
18 other questions or comments. Thank you.

19 We'll move into the next order of
20 business is the general discussion. For
21 Dr. McClintock, this is generally where
22 motions are made on particular tracts.
23 And so I'll try and make sure that --

1 and for Tracye's benefit and it being
2 outside, I'll try to make sure I
3 recognize for you who makes the motions
4 and who seconds those so we can have an
5 accurate recording in the minutes. If I
6 get too fast, please stop me.

7 DR. SALOOM: Commissioner?

8 CHAIRMAN BLANKENSHIP: Dr. Saloom.

9 DR. SALOOM: Yes. In light of that
10 discussion, I move that we make a motion
11 to accept the appraisal provided by the
12 Alabama Forestry Commission and approved
13 by State Lands Division staff as Forever
14 Wild's first appraisal for the Little
15 River State Forest Addition and to
16 proceed with second appraisal and
17 purchase of the proposed Forever Wild
18 portion of this nomination contingent
19 upon an expenditure by Forever Wild Land
20 Trust in an amount not to exceed
21 28.3 percent of the overall tract
22 appraisal value.

23 CHAIRMAN BLANKENSHIP: So for the record, let

1 me just make sure that that -- you are
2 talking about the Little River State
3 Forest Addition?

4 DR. SALOOM: That is correct.

5 CHAIRMAN BLANKENSHIP: Okay. Is there a
6 second?

7 MR. SATTERFIELD: Second.

8 CHAIRMAN BLANKENSHIP: I have that seconded by
9 Mr. Satterfield.

10 Any discussion on that motion?

11 MS. McCURDY: Just everybody please verbalize
12 when you vote. Thank you.

13 CHAIRMAN BLANKENSHIP: All right. Seeing no
14 hands for discussion, all those in favor
15 of the motion say "aye."

16 (All Board members present respond
17 "aye.")

18 CHAIRMAN BLANKENSHIP: Any opposed?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: None opposed. The
21 motion carries.

22 DR. VALENTINE: Commissioner?

23 CHAIRMAN BLANKENSHIP: Dr. Valentine.

1 DR. VALENTINE: I would like to move for Weeks
2 Bay Reserve-Snook Addition for a second
3 appraisal and purchase.

4 CHAIRMAN BLANKENSHIP: So the motion is for a
5 second appraisal and move to purchase on
6 the Weeks Bay Reserve-Snook Addition
7 made by Dr. Valentine. Is there a
8 second?

9 DR. POWERS: Second.

10 CHAIRMAN BLANKENSHIP: Seconded by Dr. Powers.
11 Any discussion?

12 Yes, sir, Mr. Satterfield.

13 MR. SATTERFIELD: Maybe this is for staff.
14 This originally was eligible for some
15 funding from the -- as I remember, from
16 the Deepwater oil spill.

17 MS. McCURDY: It was actually --

18 MR. SATTERFIELD: But whatever it was, it went
19 away because you used that money
20 somewhere else. Are you working on a
21 contribution from some other agency that
22 might impact this purchase as well?

23 MS. McCURDY: And for the Board, it was NOAA

1 funding through our Weeks Bay National
2 Estuarine Research Reserve facility.

3 And we had another tract that we
4 were able, Commissioner, partnered with
5 some of the Deepwater Horizon oil spill
6 money to add to this to get a larger
7 tract. It was ready to go. So those
8 funds were applied there.

9 We are always hoping to get and
10 always, when we have opportunity,
11 applying for additional NOAA funding.
12 We did not receive any for the tract in
13 the last round that was awarded. We
14 will continue each year to try to get
15 funding, but I do not have any currently
16 available to apply.

17 MR. SATTERFIELD: So there's no foreseeable
18 near-term opportunity to do that?

19 MS. McCURDY: No, sir, not in the near term.

20 MR. SATTERFIELD: Okay.

21 CHAIRMAN BLANKENSHIP: Any other discussion or
22 questions?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: Seeing none, the motion
2 is to move for a second appraisal and
3 move to purchase on the Weeks Bay
4 Reserve-Snook Addition. All those in
5 favor say "aye."

6 (All Board members present respond
7 "aye.")

8 CHAIRMAN BLANKENSHIP: Any opposed?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: None opposed. Motion
11 carries.

12 MR. HOLLOWAY: Mr. Chairman?

13 CHAIRMAN BLANKENSHIP: Mr. Holloway.

14 MR. HOLLOWAY: Mr. Chairman, I'd like to make
15 a motion to move for a second appraisal
16 for the Shelby Crossroads property and
17 move to purchase.

18 CHAIRMAN BLANKENSHIP: All right. So that's a
19 move for a second appraisal and move to
20 purchase on the Shelby Crossroads
21 property made by Mr. Holloway. Is there
22 a second?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: No second. All right.

2 Motion fails.

3 Dr. Powers.

4 DR. POWERS: I'd like to move for a second
5 appraisal and move to purchase on the
6 Perdido WMA-McNeill Addition.

7 MR. JONES: Second.

8 CHAIRMAN BLANKENSHIP: Seconded by Mr. Jones.

9 Any discussion?

10 (No response.)

11 CHAIRMAN BLANKENSHIP: So the motion is to
12 move for a second appraisal and move to
13 purchase on the Perdido-McNeill
14 Addition. All those in favor say "aye."

15 (All Board members present respond
16 "aye.")

17 CHAIRMAN BLANKENSHIP: Any opposed?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: None opposed. Motion
20 carries.

21 DR. TOLLEY-JORDAN: Mr. Chairman?

22 CHAIRMAN BLANKENSHIP: Yes, ma'am.

23 Dr. Tolley-Jordan.

1 DR. TOLLEY-JORDAN: I would like to make a
2 motion for second appraisal and move to
3 purchase for the Prairie Grove Glades
4 Tract in Lawrence County.

5 CHAIRMAN BLANKENSHIP: All right. So it's a
6 motion for the Prairie Grove Glades
7 Tract. Is there a second?

8 DR. SIMS: Second.

9 CHAIRMAN BLANKENSHIP: Seconded by Dr. Sims.
10 Is there any discussion?
11 Mr. Satterfield.

12 MR. SATTERFIELD: Mr. Chairman, I have
13 concerns about this particular site.
14 First of all, I know it's worthy of
15 protection, but it's already under the
16 protection of our friends with The
17 Nature Conservancy. And it's got some
18 significant management problems in how
19 that site needs to be managed. It's
20 been the benefit of the glade -- benefit
21 of the plants there being managed --
22 being actively managed with the cattle.
23 To help do that through -- it would have

1 to be done a different way if we didn't
2 put cattle on it if it was acquired
3 through Forever Wild with some kind of
4 burning problems.

5 My philosophy is -- I love to
6 partner with our good friends from The
7 Nature Conservancy, but this is one of
8 those exceptions when I think on behalf
9 of looking at it from -- from the
10 standpoint of Forever Wild, this piece
11 of property has too many management
12 problems for us as a Forever Wild piece
13 of property in the fact that it's
14 isolated and it would take some very
15 site-specific resources away from DCNR
16 or however they would manage it.

17 So I think it just has too many
18 challenges for Forever Wild to take on
19 at this particular time. Maybe sometime
20 in the future when the economy is
21 restored and we have more resources
22 available. I just think it's a
23 premature purchase at this point in

1 time.

2 CHAIRMAN BLANKENSHIP: Mr. Jones, I think you
3 had a comment.

4 MR. JONES: I feel very similarly. This tract
5 is kind of a one-off tract. It's not
6 really located near any of our other
7 tracts. I think, like Mr. Satterfield,
8 it would have extreme management
9 issues/problems that it would cause.
10 And with the limited spending authority
11 and some of the other large tracts that
12 we have potential to spend money on
13 either now or down the road, I just feel
14 like this tract is not a wise purchase
15 at this time.

16 MR. OATES: Commissioner, I agree with both of
17 those comments. Small tracts like that
18 that are by themselves just -- it
19 concerns me that y'all's resources to
20 manage them are going to be stretched.

21 CHAIRMAN BLANKENSHIP: Would anybody like to
22 speak in favor of the motion or ...

23 DR. TOLLEY-JORDAN: I'll rescind the motion.

1 I'm not sure what the language is for
2 that, but I can rescind it.

3 MS. McCURDY: Okay. Just speak up a little
4 bit.

5 DR. TOLLEY-JORDAN: I will rescind the motion.
6 I'm not sure of the language that you
7 use.

8 CHAIRMAN BLANKENSHIP: That's fine.

9 Is that okay with the seconder,
10 Dr. Sims?

11 DR. SIMS: That's fine.

12 CHAIRMAN BLANKENSHIP: Dr. Sims indicated that
13 was okay to rescind her second on that.

14 Thank you, Dr. Tolley-Jordan.

15 So we'll move on. Any other
16 discussion?

17 MR. OATES: Commissioner, I would move for a
18 first appraisal on the Coldwater
19 Mountain-Andrews Addition.

20 MR. SATTERFIELD: I'm sorry. I didn't hear
21 that.

22 CHAIRMAN BLANKENSHIP: Sure. The motion is to
23 move for a first appraisal on the

1 Coldwater-Andrews Addition.

2 DR. TOLLEY-JORDAN: Second.

3 MR. SATTERFIELD: That's under Tab 4?

4 CHAIRMAN BLANKENSHIP: Yes, sir.

5 MS. McCURDY: Tab 4, page 5.

6 CHAIRMAN BLANKENSHIP: So the motion was made
7 by Mr. Oates and seconded by
8 Dr. Tolley-Jordan for a first appraisal
9 on the Coldwater Mountain-Andrews
10 Addition.

11 Any questions or discussion on that?

12 MR. SATTERFIELD: Yes.

13 CHAIRMAN BLANKENSHIP: Yes, sir.

14 Mr. Satterfield.

15 MR. SATTERFIELD: From our previous discussion
16 at previous meetings, my recollection is
17 that piece of property has some
18 challenges with potential access issues
19 because the access was going to be
20 provided through a residential area in
21 that area getting into that parcel,
22 unless I'm mistaken about previous
23 discussions.

1 MS. McCURDY: And it gets very confusing.

2 We've had so many --

3 MR. SATTERFIELD: Is that a concern -- is that
4 something that we need to be concerned
5 about?

6 MS. McCURDY: Yeah. I'm double-checking with
7 staff, but I think we've had so many
8 Coldwater Mountains with different
9 names. I don't think that was the issue
10 on the Andrews. I don't believe we --
11 Andrews just made it onto the short list
12 for this meeting -- well, I don't know
13 if it was this meeting.

14 Did we discuss it in the past?

15 I don't believe it's been discussed
16 in the past. I'll ask Evan on my staff
17 to be sure that -- we'll double-check --
18 that there's no residential issue, none
19 that we're aware of. We'll
20 double-check.

21 We can certainly hold on that and
22 get back to the Board. That's fine.
23 That's not a problem.

1 MR. SATTERFIELD: Yeah.

2 MS. McCURDY: I know this tract is one that --
3 I know we've seen several of the
4 Coldwater Mountain. It just gives us
5 some access toward the city of Oxford.
6 And another opportunity for access, it
7 adjoins some acreage up there. So I
8 know that about it, but I'm not aware of
9 the -- I'm not saying you're incorrect,
10 Mr. Satterfield. I just don't recall
11 that.

12 MR. SATTERFIELD: Well, the notes I had showed
13 it was accessed through the Hobson City
14 area, which is a residential area, to
15 get onto that piece of property. So
16 that's why I was asking that question.

17 CHAIRMAN BLANKENSHIP: And this is a motion
18 for a first appraisal, and that's
19 something that could be --

20 MS. McCURDY: I mean, and that's -- some of
21 the access in some areas -- I mean, that
22 is -- could be. So I guess if that --
23 we can either report back to the Board

1 in August or -- I mean, if that's your
2 question, or if that was access on a
3 road that --

4 MR. SATTERFIELD: Well, the reason I raise the
5 issue is if that's a question, do we
6 want to go through the trouble to pay
7 the expense of an appraisal at this
8 meeting without getting that question
9 answered.

10 MS. McCURDY: Well, might I suggest --

11 MR. SATTERFIELD: Maybe we ought to defer that
12 to the next meeting where we have a more
13 definitive answer to that issue.

14 MS. McCURDY: Either need to defer it if
15 that's a concern or if it's -- I mean, I
16 guess I would need to know -- we can
17 make the motion contingent upon staff's
18 completion of investigation of access.
19 But it appears that -- I'll tell you
20 what. Commissioner, if you don't mind
21 on this one, can we just hold this one
22 and let us talk about --

23 CHAIRMAN BLANKENSHIP: Let me -- is there --

1 is the motioner and the seconder in
2 favor of --

3 MR. OATES: I'll withdraw the motion until
4 August.

5 MS. McCURDY: I certainly don't want to do
6 anything that any -- proceed with an
7 appraisal while someone is uncomfortable
8 with it. And I'm not sure if -- but
9 even though we can acquire the answer,
10 I'm not sure how to apply your concern
11 to it and then whether to go forward
12 with the appraisal or not. So that's my
13 reason. It's difficult for me to take
14 that contingent on that because when
15 I get the answer I'm not going to know
16 how to apply it to the concern. Because
17 we already have properties where you go
18 down roads -- public roads that pass
19 through a neighborhood, so that's --

20 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan, are
21 you okay with rescinding the second?

22 DR. TOLLEY-JORDAN: Oh, yeah. That's a great
23 question.

1 CHAIRMAN BLANKENSHIP: Okay. So we'll hold
2 off on that, then, at the request of the
3 motioner and the second.

4 MS. McCURDY: Thank you. And we'll report
5 back. And I may get with you, if you
6 don't mind, to be sure before the next
7 meeting that we've identified the
8 concern in relation to the information
9 that we have. So thank you.

10 CHAIRMAN BLANKENSHIP: Anything else? Any
11 other motions? Any other discussion?

12 DR. TOLLEY-JORDAN: I had one more motion,
13 Commissioner.

14 CHAIRMAN BLANKENSHIP: Yes, ma'am.

15 DR. TOLLEY-JORDAN: I would like to motion for
16 a first appraisal for the Oak Mountain
17 State Park-Belcher Lake Addition.

18 DR. SALOOM: Second.

19 CHAIRMAN BLANKENSHIP: All right. The motion
20 was made by Dr. Tolley-Jordan, seconded
21 by Dr. Saloom on the Oak
22 Mountain-Belcher Tract Addition for a
23 first appraisal.

1 All right. Any discussion or
2 question?

3 MR. SATTERFIELD: Mr. Chairman?

4 CHAIRMAN BLANKENSHIP: Yes, sir,
5 Mr. Satterfield.

6 MR. SATTERFIELD: I hate to be dominating this
7 meeting, but I would like to just
8 reiterate some of the questions that I
9 asked earlier about this piece of
10 property.

11 I think it's a great piece of
12 property. As I said, I've been on it.
13 I've had the opportunity on a couple of
14 occasions in fishing tournaments to fish
15 those lakes, and they have -- they're
16 bass-trophy fishing lakes. They're in a
17 great watershed. The water comes down
18 through a series of three or four lakes
19 on the property.

20 But I do know, having been on the
21 property, it does have that house on it,
22 caretaker house, and my recollection is
23 that it may also have some other

1 facilities that the family that owns it
2 utilizes for recreational purposes.

3 We have the question that I raised
4 about the boundary map and having those
5 little -- what impact the railroad
6 easement might have on it and whether or
7 not those little portions that showed on
8 the maps that we have in front of us are
9 on the other side of the railroad. And
10 all of those things to me would impact
11 boundaries of property that we're
12 talking about and the fact that we
13 need -- might need to get those things
14 cleared up because that will impact the
15 appraisal price.

16 And, again, because this is a big
17 piece of property, it's going to cost
18 some significant money to appraise it.
19 My only question is -- I'm not -- I'm
20 not opposing the piece of property. I
21 think it's a worthwhile thing to do, and
22 I would like to see us acquire it down
23 the road at the appropriate time when we

1 have enough information to expand Oak
2 Mountain State Park. I think that's
3 very important. But I would prefer that
4 we defer this until the next meeting and
5 take it up then when staff has had a
6 better opportunity to work with the
7 nominator to get these questions cleared
8 up before we go to the expense of
9 developing the appraisal. That's my
10 concern.

11 MR. JONES: Mr. Chairman?

12 CHAIRMAN BLANKENSHIP: Mr. Jones.

13 MR. JONES: It was also indicated in the
14 presentation that there would be access
15 to 280 off of that, and that was not
16 shown. To me that's a vital portion to
17 this purchase. I, too, agree. I think
18 it's a great piece of property. But
19 having that access point cleared up
20 would be -- I do think -- the one little
21 line where there's a little land below
22 the railroad, as Mr. Satterfield talked
23 about, if it would be really nice and

1 clean, the railroad and the boundary
2 line in that portion of the property.
3 But if we could have that connection
4 over at 280 and staff could work that
5 out, I think that would greatly benefit
6 the value of what we could create.

7 MR. OATES: Commissioner, I'll just add one
8 more comment.

9 We are looking at, as you and I have
10 talked about, maybe making this a Forest
11 Legacy grant. Those will be due in, I
12 think, the October, November time frame.
13 So we will hopefully be able to come to
14 the table with some significant funding
15 to help pay for this.

16 CHAIRMAN BLANKENSHIP: In applying for a
17 Forest Legacy grant, would it be
18 beneficial to have the appraised value
19 of the property as you -- before you
20 apply or --

21 MR. OATES: That would be -- so, yes, that
22 would be. But, again, we won't be doing
23 that until November, October time frame,

1 so ...

2 DR. TOLLEY-JORDAN: May I ask how long do you
3 think staff would need in order to
4 address those questions to be done
5 within the time frame of October,
6 November, by that time period.

7 MS. McCURDY: I'll have to take it
8 individually.

9 I think information on how State
10 Parks would envision management on the
11 ground, for example, as to the
12 structures, Greg -- I don't want to put
13 him on the spot -- probably could
14 provide some information on that today.
15 I don't know if he was prepared totally.
16 But that should be fairly quick.

17 I would have to rely on Mitch and
18 TNC in working with the landowner as to
19 formalizing a formal offer by the
20 landowners of exactly what would
21 constitute their promise of access to
22 280. I wouldn't be able to control
23 that, but I'm sure Mitch would do all

1 that he could for you on that.

2 Third, as to the railroad
3 positioning, you will have to get a
4 little more detail as to the mapping and
5 drawing abilities that we have and
6 Mitch's representation for sure that
7 those -- that acreage has been, he
8 thinks, moved up. That should be fairly
9 quick.

10 I think -- so I think -- let me let
11 Greg -- do you want Greg to go ahead and
12 provide the information he can?

13 I think the rest of the information
14 would be pretty attainable based on the
15 assistance of TNC. They're always a
16 great partner.

17 MR. LEIN: Good morning. For the benefit of
18 the Board, I'm Greg Lein. I'm the State
19 Parks Director.

20 We have spent time on this property,
21 and we've worked with the County, The
22 Nature Conservancy, representatives from
23 EBSCO for the last year to look at this

1 opportunity. There's been a lot of
2 action and responsiveness in terms of
3 carving out portions of the property
4 that could reduce the cost that are
5 developable -- Shelby County had
6 expressed that to us in the beginning --
7 to include areas up around 280. That
8 area in our opinion -- access could be
9 satisfied through an easement rather
10 than frontage of land out on 280. And
11 the County has a water tank up there.
12 So there's already a road and things
13 that would be needed to service that.

14 There are two houses on this
15 property, one up on the 280 end and one
16 down on the south. We've reviewed all
17 this in the beginning. We represented
18 to the -- all the partners that Parks
19 would likely want to have those two
20 houses as caretaker facilities for our
21 staff to help in the stewardship of the
22 land, but beyond that general discussion
23 we haven't attempted to carve out

1 acreage or anything like that.

2 There is a very, very good road
3 system on this property which is of huge
4 benefit in terms of access.

5 The Parks system looks at this as an
6 opportunity -- probably the last
7 opportunity -- to add significant land
8 to Oak Mountain State Park. We've seen
9 the ridge developed in the Indian
10 Springs area. We've seen land built
11 next to Peavine Falls in the Pelham
12 area. This is really the last front on
13 the part to protect, and it's a
14 significant block. This is our largest
15 park in the Parks system. It's the
16 second-most visited park in the Parks
17 system, second only to Gulf State Park.

18 There would be immediate access and
19 benefit to the public from this property
20 and a large portion of the public
21 through the trail system. And, of
22 course, there would be opportunities for
23 other improvements on the property over

1 time.

2 And we recognize it is a very
3 expensive piece of property. And,
4 again, the Commissioner and I haven't
5 had very specific conversations, but
6 we've had general conversations about
7 the Parks system being a partner in this
8 effort and making it work.

9 MR. SATTERFIELD: Mr. Chairman, it's for all
10 those reasons that I indicated earlier I
11 think this is an important project for
12 us to eventually seriously consider to
13 acquire and for all those reasons. My
14 only concern is it might be premature
15 for us to move forward on an appraisal
16 at this time until we get all of these
17 boundary and other technical questions
18 cleared up that have been raised here
19 today. And hopefully we can get that
20 done so that the staff and the property
21 owners can respond to us before the
22 next -- by the next meeting in August,
23 and then maybe we can be prepared to do

1 something different then if it's
2 appropriate. That's the reason I
3 brought up those questions.

4 CHAIRMAN BLANKENSHIP: So the questions -- I
5 think Greg answered your questions on
6 structures. I think he answered the
7 question about access to 280 in his
8 discussions he's had with Shelby County.

9 The information about the railroad
10 track and the easement there would be
11 borne out in the -- obtaining the deeds
12 from the landowner prior to doing the
13 appraisal.

14 The internal road system, I think
15 that may have been another question that
16 you had. It sounds like that was in
17 pretty good shape.

18 There's some clarification that
19 needs to be made before we would request
20 an appraisal on the exact boundary --
21 southern boundaries of the property on
22 what was being offered by the landowner,
23 whether it included the area around the

1 railroad tracks or if the railroad
2 tracks would be the southern border of
3 the property.

4 MR. RUNYAN: Mr. Chairman, is that an active
5 railroad, or is it abandoned?

6 MS. McCURDY: I couldn't hear.

7 CHAIRMAN BLANKENSHIP: The question is, is
8 that an active railroad or is it
9 abandoned.

10 MR. LEIN: It's active.

11 CHAIRMAN BLANKENSHIP: If I might suggest, I
12 think the -- I'll just, you know, share
13 my concerns.

14 The length of time it takes to have
15 an appraisal done on a property of this
16 size is sometimes significant. I am
17 concerned that if we don't start the
18 appraisal process until sometime towards
19 the end of August after the next meeting
20 that it will be difficult to complete
21 the appraisal before the time that
22 Mr. Oates would be applying for some
23 grant funds for this.

1 MR. OATES: You're probably right about that.

2 CHAIRMAN BLANKENSHIP: If I might could
3 suggest this as a path forward at this
4 meeting, that if we made the motion for
5 the first appraisal contingent upon the
6 boundary of the property not
7 including -- where it would not include
8 the railroad track, after we get that
9 clarification that the Board -- that we
10 move --

11 MR. JONES: And I would like to add the
12 clarification that we do have access to
13 the easement to 280, whatever that looks
14 like that's satisfactory to the staff,
15 so we would make sure we have access in
16 that regard.

17 CHAIRMAN BLANKENSHIP: So if it suits the
18 motioner, if I can add -- if it will be
19 appropriate to add a couple of
20 contingencies on that motion that before
21 we would order an appraisal that we
22 would ensure that there would be an
23 agreement -- tentative agreement or at

1 least some information for access to 280
2 from the property and that the property
3 would not include the railroad track or
4 the easement around the railroad track.
5 If any of those two things can't be
6 accomplished, then we would not move
7 forward on the appraisal and we would
8 come back at the next meeting and
9 discuss those.

10 MR. RUNYAN: Where are we on the structure
11 issue?

12 CHAIRMAN BLANKENSHIP: And the structures, I
13 think the State Parks indicated that
14 they would like to keep the structures
15 for them to use for either housing or
16 management of the property.

17 MS. McCURDY: And that would -- now, again --

18 CHAIRMAN BLANKENSHIP: And those would not be
19 included in what Forever Wild would pay
20 for the property.

21 MR. OATES: And we might could put those in
22 the Legacy part if we did the Legacy
23 part too.

1 CHAIRMAN BLANKENSHIP: So I don't want to
2 be -- I don't want to overly confuse
3 anybody. That was a lot of information.
4 Are there any questions about the
5 proposed amendment to the motion?

6 MR. SATTERFIELD: Can you restate it for us,
7 please?

8 CHAIRMAN BLANKENSHIP: Sure. I'll do my best.

9 So the motion would be for a first
10 appraisal on the Oak Mountain-Belcher
11 Tract contingent upon some path forward
12 for an easement or access to
13 U.S. Highway 280 and that the property
14 would not include the railroad track or
15 the railroad track right of way or
16 easement. And if those two
17 contingencies can't be resolved, then we
18 would not move forward with an
19 appraisal. We would come back at the
20 next meeting with --

21 MR. SATTERFIELD: So, in essence, your
22 proposal on the boundary is that the
23 boundary of that southeastern portion of

1 the property would be the railroad right
2 of way?

3 CHAIRMAN BLANKENSHIP: Either the railroad
4 right of way or some -- or some area
5 north of that.

6 MS. McCURDY: Or stop before. It would not
7 touch --

8 CHAIRMAN BLANKENSHIP: Yeah. It would stop --
9 it would not touch or include the
10 railroad or the railroad right of way.

11 MR. SATTERFIELD: Not include the railroad or
12 that little triangular piece across the
13 railroad?

14 CHAIRMAN BLANKENSHIP: Correct.

15 MR. SATTERFIELD: And in regard to the
16 structures, what was -- I didn't hear
17 all of that answer.

18 CHAIRMAN BLANKENSHIP: So the structures --
19 the Forever Wild Board doesn't pay for
20 structures anyway on the properties.
21 But the State Parks has indicated that
22 they would like to keep the structures
23 for housing or management of the

1 property.

2 DR. TOLLEY-JORDAN: And, Mr. Oates, didn't you
3 say that that could be used as --

4 MR. OATES: We think that could be in the
5 Legacy acreage if we go that route.

6 MS. McCURDY: And I will say, you know, we
7 just -- and if it's not, I can tell you
8 how we handle that. We've just had to
9 be very up front with landowners that,
10 you know, any value to those structures
11 would not be included in funding from --
12 you know, from an offer from the Board.
13 So that's standard for us. Some --
14 we've lost some deals on that and we've
15 kept some deals on that. But that's how
16 we would proceed.

17 MR. SATTERFIELD: And as I remember, one of
18 the other questions I had was that
19 little inholding piece of property up in
20 the northeastern corner that I think
21 Mitch was going to try to clarify for
22 us, also, as to the ownership of that
23 and whether or not it was included in

1 the property or would still be an
2 outparcel.

3 MS. McCURDY: Yeah. We were going to confirm
4 the acreage with Mitch, and if that is
5 in fact an outparcel or due to the
6 on-the-ground line in our mapping
7 limitations, if it looked like -- so let
8 me -- Mitch, I'll let -- Mitch may have
9 updates. Let me move 6 feet away.

10 MR. REID: I apologize for the confusion here.
11 I do want -- Bill, I wanted to make sure
12 there was one clarification.

13 On the map -- so I was -- I didn't
14 have the map in front of me in making
15 sure that they're talking about the same
16 outparcel piece.

17 There is -- so there is a map that
18 shows a little red dot/circle. That is
19 a family cemetery that is -- would be an
20 inholding within the property. There's
21 another map that shows sort of an odd
22 square within. That is not an
23 inholding.

1 MS. McCURDY: I think that would have been at
2 the top. But, anyway ...

3 MR. REID: So that is a family cemetery.

4 MS. McCURDY: So the bottom line, the only
5 inholding is a family cemetery that is
6 the little circle in the north-most tip
7 on the map. So that's bottom line the
8 only inholding.

9 MR. SATTERFIELD: So the answer is ...

10 MR. REID: You're looking at -- I don't know
11 what page that is.

12 MS. McCURDY: This is Tab 4, page 24.

13 MR. SATTERFIELD: Exactly.

14 MR. REID: That is a family cemetery, and that
15 is an inholding that they would hold
16 out.

17 MR. SATTERFIELD: A family cemetery?

18 MR. REID: Right. There is another map that I
19 saw in here that showed a boundary line
20 with a sizable square cut out. That's
21 just a misdrawing. There is no
22 inholding in that sizable square.

23 MR. SATTERFIELD: So is it, then --

1 MR. REID: I'm sorry. That dot is a family
2 cemetery and is an inholding. I'll
3 clarify that.

4 MR. SATTERFIELD: And that brings up another
5 question. Is it a historic cemetery, or
6 is it a working cemetery? And if it's a
7 working cemetery, do we have to continue
8 to provide public access to it?

9 MR. REID: They -- my understanding from the
10 family is that they are requesting an
11 easement to that cemetery because of the
12 inholding.

13 MR. SATTERFIELD: Which would also impact the
14 appraisal price.

15 MS. McCURDY: So I think --

16 MR. SATTERFIELD: I bring that up, Chris,
17 because if it requires another
18 clarification of your motion, I wanted
19 to put that in there, too, contingent
20 upon us understanding what we would have
21 to do to provide an easement for that
22 cemetery.

23 MS. McCURDY: And, Commissioner, what I think

1 we would probably do, if this would work
2 as to both questions on the easement, we
3 would not proceed with the appraisal
4 until we have an area defined so that
5 the appraiser would know the area and
6 location of access to 280 and would know
7 the area and location of access to the
8 cemetery, so those two easements. Until
9 we have enough information to define the
10 easements for the appraiser, we will not
11 move forward with the appraisal.

12 So would that be sufficient,
13 Mr. Satterfield, do you think?

14 MR. SATTERFIELD: However you guys want to
15 work out the motion and get all these
16 contingencies in there. That's all I'm
17 saying.

18 MS. McCURDY: Would that be a satisfactory
19 contingency --

20 MR. SATTERFIELD: Yes.

21 MS. McCURDY: -- as to the two easements?

22 MR. SATTERFIELD: Yes.

23 MS. McCURDY: It would be sufficient

1 definition so that both easements could
2 be appraised and included in the
3 appraisal value -- taken into
4 consideration in the appraisal value.

5 So it would be contingent upon staff
6 obtaining sufficient information from
7 the landowner to define the area and
8 location of the easement access to
9 Highway 280 and easement access to the
10 inholding and then, of course, what you
11 had for the railroad.

12 CHAIRMAN BLANKENSHIP: All right. Let's try
13 this one more time just for
14 clarification for the Board so that we
15 make sure as we vote that you are fully
16 aware of what we're voting for.

17 The clarification contingency upon
18 the motion would be to move for a first
19 appraisal on the Oak Mountain-Belcher
20 Tract Addition with the contingency that
21 the staff obtain definite access and
22 location for the easement to access 280
23 and that they obtain information on the

1 required easement access to the cemetery
2 inholding and that it would not include
3 property that would include the railroad
4 track or south of the railroad track.

5 MR. JONES: Do you need a second on that?

6 CHAIRMAN BLANKENSHIP: I think the appropriate
7 thing to do would be as long as the
8 motioner and the seconder agree --

9 I'm sorry. That would be
10 Dr. Saloom.

11 -- agree on the contingent motion --

12 DR. SALOOM: Agree.

13 CHAIRMAN BLANKENSHIP: Dr. Saloom agrees.

14 DR. TOLLEY-JORDAN: I agree.

15 CHAIRMAN BLANKENSHIP: And Dr. Tolley-Jordan
16 agrees.

17 So with that, any further
18 discussion?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: All those in favor say
21 "aye."

22 (All Board members present respond
23 "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion
4 carries.

5 Any other discussion?

6 (No response.)

7 CHAIRMAN BLANKENSHIP: All right. Thank you.

8 We'll now move to the miscellaneous
9 reports in Tab 5.

10 MS. McCURDY: I'll start with Tab 5-B. We've
11 already covered 5-A.

12 In each meeting, pursuant to the
13 Board's earlier established procedure, I
14 wanted to let you know that unless
15 additional action is taken by this Board
16 the short-list nomination Briar Lake in
17 Baldwin County -- that was approximately
18 an 111-acre tract -- that short-list
19 nomination will be removed after this
20 meeting from the short-list report due
21 to the number of meetings without Board
22 activity. If anybody wants us to keep
23 it, all you have to do is speak up, but

1 I just wanted to highlight up front that
2 I'm going to be talking about the
3 different fiscal years.

4 So the memo at Tab 5-C deals with
5 administrative support reimbursement
6 request for the current fiscal year that
7 we're in that would have begun October 1
8 and will conclude September 30th, 2020,
9 for the State Lands Division.

10 We generally include every year an
11 attachment that runs through
12 categorically types of expenditures that
13 State Lands makes, the reimbursement
14 that State Lands receives. Part of that
15 is this administrative transfer each
16 year. We also -- it varies year to
17 year -- benefit sometimes from staff
18 hours that are paid for through grant
19 funds. We have a charitable trust that
20 Mr. Wehle established for our Wehle
21 property that provides a little bit of
22 funding every year. And then we have a
23 few activities that also bring in

1 revenue.

2 So I've attached expenditures and
3 reimbursements of those expenditures,
4 but it still leaves every year a fairly
5 significant unreimbursed amount to State
6 Lands. One thing that used to help --
7 you may remember the Coastal Impact
8 Assistance Program we had about four
9 fiscal years -- three or four. We
10 received significant staff support
11 through that. That has not been -- that
12 ended in 2015 and still has not been
13 replaced.

14 So this year we are asking the
15 Board -- and this in an increase from
16 the last fiscal year -- a \$150,000
17 increase for a total of \$900,000 as
18 administrative transfer.

19 But I do want to discuss any
20 questions. That is just an amount that
21 we're requesting. We are certainly
22 thankful for any assistance. And so
23 please don't feel shy about questions or

1 discussions or differing proposals on
2 that.

3 But, regardless, whatever the amount
4 is, I'm going to have to have a motion
5 from the Board in order for us to have
6 that authority.

7 CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Jones.

8 MR. JONES: I'd like to make a motion that the
9 Board approve the State Lands Division
10 staff to proceed with the requested
11 administrative transfer in the amount of
12 \$900,000 for the fiscal year 2020
13 administrative support provided by the
14 State Lands Division.

15 DR. SALOOM: Second.

16 CHAIRMAN BLANKENSHIP: Motion made by

17 Mr. Jones, seconded by Dr. Saloom.

18 Any discussion on that? Questions?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: All those in favor say

21 "aye."

22 (All Board members present respond

23 "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion
4 carries.

5 MS. McCURDY: All right. Thank you.

6 And we discuss both of these items
7 just once a year, but I do want to
8 remind everyone that anytime you have
9 questions during the year, you know,
10 please bring those forward.

11 Tab 5-D is the annual analysis that
12 we do that we're required to do in
13 advance of the upcoming fiscal year. So
14 it must be done either this meeting or
15 the next meeting.

16 And each year we present to you the
17 expenditures from the stewardship
18 account. Our staff has certain ongoing,
19 you know, land management activities
20 that we do. They vary from year to
21 year, but they're pretty constant. And
22 we call those routine. Examples would
23 be road repairs, boundary lines. We can

1 implement some recreational
2 improvements. We have invasive species
3 control. Just what you would think of
4 in physically managing the land that we
5 manage. And then we will present
6 certain tract-specific expenditures
7 which generally relate to anticipated
8 reforestation activity that we'll
9 mention to the Board related to some
10 reservations that we are still dealing
11 with and having released.

12 So the anticipated routine
13 expenditures would be just over
14 \$1.3 million with, we think, the
15 reforestation experiences being just
16 over \$91,000. That brings us to our
17 best a-year-ahead-of-a-fiscal-year guess
18 of expenditures at \$1.47 million.

19 What the Board has done the last
20 several years, in case we have something
21 unforeseen, whether it be a timber issue
22 or an infestation issue -- you never
23 know -- if we have an issue of storm

1 damage from tornados, hurricanes,
2 whatever -- in the last several years
3 and rounded that up to just
4 \$1.5 million. So we have -- we believe
5 we can still operate within that \$1.5
6 million in this upcoming year. So
7 that's in this request.

8 I'll entertain questions, take other
9 amounts. But regardless of the amount,
10 again, we'll need a motion.

11 CHAIRMAN BLANKENSHIP: Any questions?

12 (No response.)

13 CHAIRMAN BLANKENSHIP: Again, just as a
14 reminder from last year, we have changed
15 the method by which we invest the
16 stewardship funds. When the
17 constitutional amendment was passed, it
18 mentioned specifically interest funds,
19 whereas now that we have that invested
20 in a diversified portfolio under the
21 direction of the State treasurer, we are
22 seeing an increase in value of the fund,
23 but it's not necessarily interest. It

1 is changing in value as the portfolio
2 grows over time.

3 So I have in accordance with the
4 constitutional amendment provided a memo
5 that the interest as mentioned in the
6 constitutional amendment would not be
7 sufficient for us to raise the
8 \$1.5 million and so we would have to use
9 money from the corpus or from the
10 portfolio of the stewardship fund.

11 That's just a little additional
12 background, but that is different last
13 year and this year from previous years
14 for people that have been on the Board
15 for a while.

16 So with that, is there a motion?

17 DR. SIMS: Mr. Chairman?

18 CHAIRMAN BLANKENSHIP: Dr. Sims.

19 DR. SIMS: I move that the Board authorizes
20 ADCNR, after exhausting available
21 interest income from the stewardship
22 account, to expend funds from the corpus
23 of the stewardship account up to an

1 amount that when added to the available
2 interest incomes does not exceed
3 \$1.5 million.

4 MR. HORN: Second.

5 CHAIRMAN BLANKENSHIP: A motion by Dr. Sims,
6 seconded by Mr. Horn.

7 Any other questions or discussion on
8 that?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: All those in favor say
11 "aye."

12 (All Board members present respond
13 "aye.")

14 CHAIRMAN BLANKENSHIP: Any opposed?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: None opposed.

17 All right. Thank you. Motion
18 passes.

19 Anything else, Ms. McCurdy?

20 MS. McCURDY: I was going to mention a request
21 for utility line easement that we have
22 had from Tallapoosa River Electric
23 Cooperative. And that is your Tab 5-E.

1 However, we have technically not
2 received the written confirmation I
3 asked for from them regarding their
4 agreement to pay the cost of appraisal
5 and then they have to pay the value of
6 the easement.

7 So since I have not -- I thought I
8 would have that by this morning. I do
9 not. So let's table that, and we'll
10 bring that back up in August. There's
11 no reason to discuss it if we don't have
12 that basic understanding.

13 And then, Commissioner, I don't
14 think I have anything else for
15 miscellaneous.

16 CHAIRMAN BLANKENSHIP: I do have one piece of
17 other business.

18 At the February 6th Forever Wild
19 Board Meeting three separate motions
20 were made concerning tracts that would
21 be purchased in partnership with the
22 Department of Conservation and Natural
23 Resources Wildlife and Freshwater

1 Fisheries Division. All three motions
2 were contingent upon Wildlife and
3 Freshwater Fisheries providing a
4 three-to-one match to Forever Wild
5 funds. However, when dividing the
6 tracts for the deed and closing
7 information, the match was not exactly
8 three to one. The splits varied by
9 tenths of a percentage point, but it is
10 slightly different than the original
11 motion that was passed.

12 As with other similar partnerships,
13 I feel that the Board's intention was
14 for the match to be approximately three
15 to one knowing that timber values and
16 natural boundaries make it difficult at
17 times to be exact -- exactly three to
18 one.

19 The staff felt that a clarifying
20 motion would be in order to ensure that
21 the final deeds meet the Board's
22 expectations on the three purchases and
23 that there would be no future issues.

1 Therefore, I offer the following motion:
2 I move that we amend the motions for
3 second appraisal and move to purchase
4 for the Cedar Creek SOA Addition, the
5 Cedar Creek-Elm Bluff Addition, and the
6 Portland Landing-Gilmore Addition that
7 were made on February 6th, 2020, to be
8 contingent on the Wildlife and
9 Freshwater Fisheries Division providing
10 approximately a three-to-one match.

11 MR. JONES: Second.

12 CHAIRMAN BLANKENSHIP: Seconded by Mr. Jones.

13 Questions? Discussion?

14 MS. McCURDY: For the Board, that was 26.1,
15 25 -- or 25.1, 25.6, and 25.8, so ...

16 CHAIRMAN BLANKENSHIP: So they're very close.
17 But this will keep us from having any
18 problems in the future with an audit or
19 anything.

20 So all those in favor of the motion,
21 please say "aye."

22 (All Board members present respond
23 "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion
4 carries. Thank you all for that.

5 The next item of business is
6 approval of the minutes from the
7 February 6th, 2020, meeting.

8 DR. SALOOM: I move that we do approve the
9 minutes.

10 CHAIRMAN BLANKENSHIP: Dr. Saloom has moved
11 that we approve those minutes.

12 MR. SATTERFIELD: Second.

13 CHAIRMAN BLANKENSHIP: Seconded by
14 Mr. Satterfield.

15 Any questions, clarifications?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: Seeing none, all those
18 in favor of approving the minutes from
19 the February 6th meeting, please say
20 "aye."

21 (All Board members present respond
22 "aye.")

23 CHAIRMAN BLANKENSHIP: Any opposed?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: None opposed. Motion
3 carries.

4 The next meeting is tentatively
5 scheduled for August the 6th, 2020.
6 Hopefully we'll be back indoors in a
7 nice meeting location. However, it has
8 been a beautiful day and the weather has
9 been very nice.

10 I would like to thank Tim Gothard
11 and the Alabama Wildlife Federation for
12 allowing us the use of the Pavilion, and
13 I would like to thank the Good Lord for
14 providing us a pretty fine day with low
15 humidity and low temperatures for us to
16 enjoy this in June. We don't get too
17 many days in June that are this
18 comfortable to have a meeting outside,
19 and I'm very thankful. The Lord shined
20 down upon us today.

21 Anything other --

22 MS. McCURDY: I have one thing, Commissioner,
23 just purely administrative.

1 To avoid close contact at the
2 sign-in table, we included for the Board
3 a travel reimbursement form in your
4 green folder. So those of you who
5 usually would stop at the table to
6 address your travel reimbursement,
7 please just leave that -- complete that
8 form and just leave it on your table.
9 Put it under your microphone so it
10 doesn't blow away, and we'll pick it up.

11 And I'd just like to add my thanks
12 to everybody for their work today and
13 speaking up in the microphone. I
14 appreciate it and thank y'all.

15 CHAIRMAN BLANKENSHIP: All right. Do I have a
16 motion to adjourn?

17 MR. OATES: So move.

18 CHAIRMAN BLANKENSHIP: So moved. I heard many
19 seconds. If there's no objection, we
20 are dismissed. Thank you all.

21

22 (Meeting adjourned at approximately
23 12:23 p.m.)

* * * * *

REPORTER'S CERTIFICATE

* * * * *

STATE OF ALABAMA:

MONTGOMERY COUNTY:

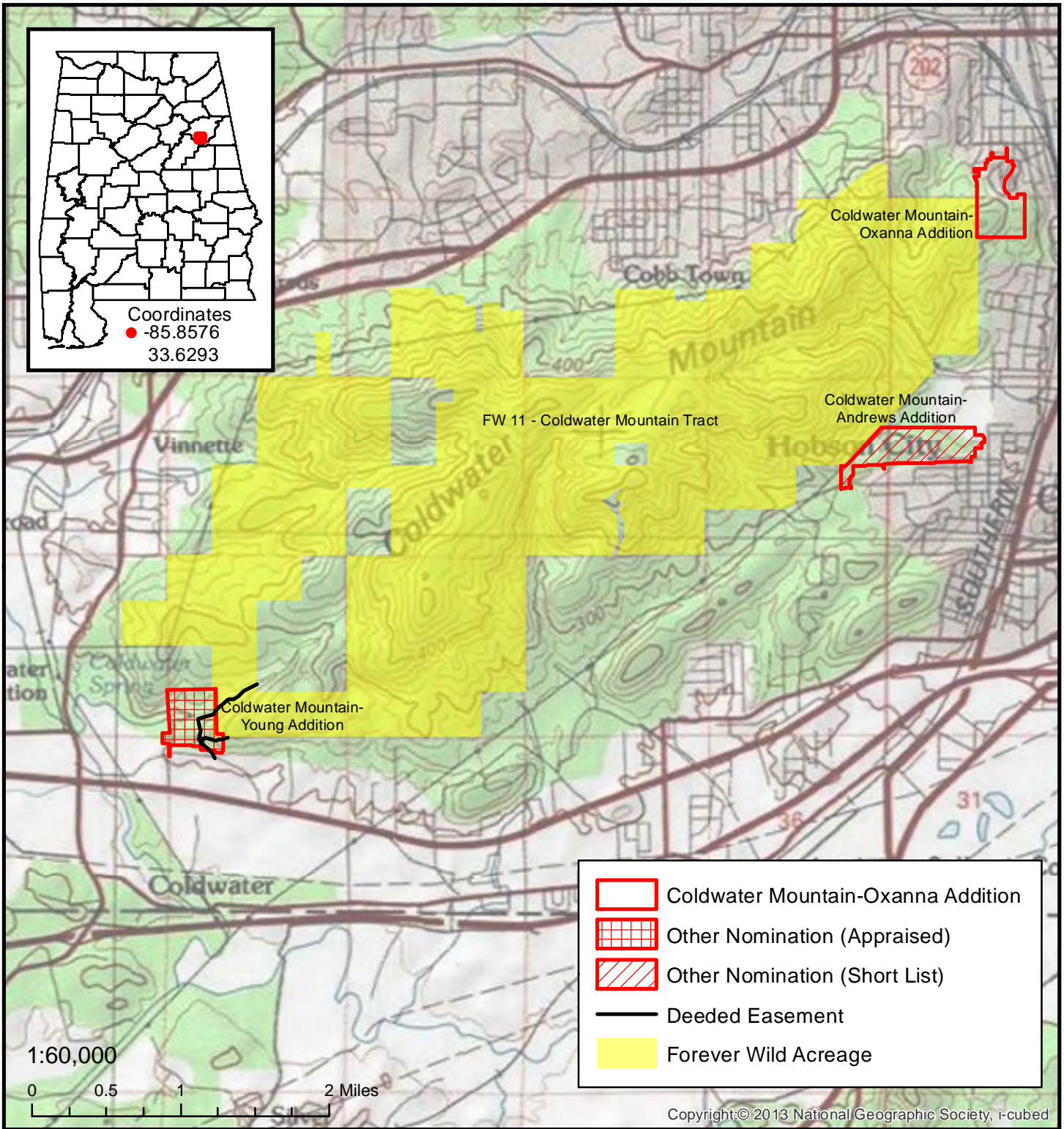
I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on June 11, 2020.

The foregoing 128 computer-printed pages contain a true and correct transcript of the proceedings held.

I further certify that I am neither of kin nor of counsel to the parties to said cause nor in any manner interested in the results thereof.

This 23rd day of July 2020.

Tracye Sadler Blackwell
ACCR No. 294
Expiration date: 9-30-2020
Certified Court Reporter
and Commissioner for the State
of Alabama at Large



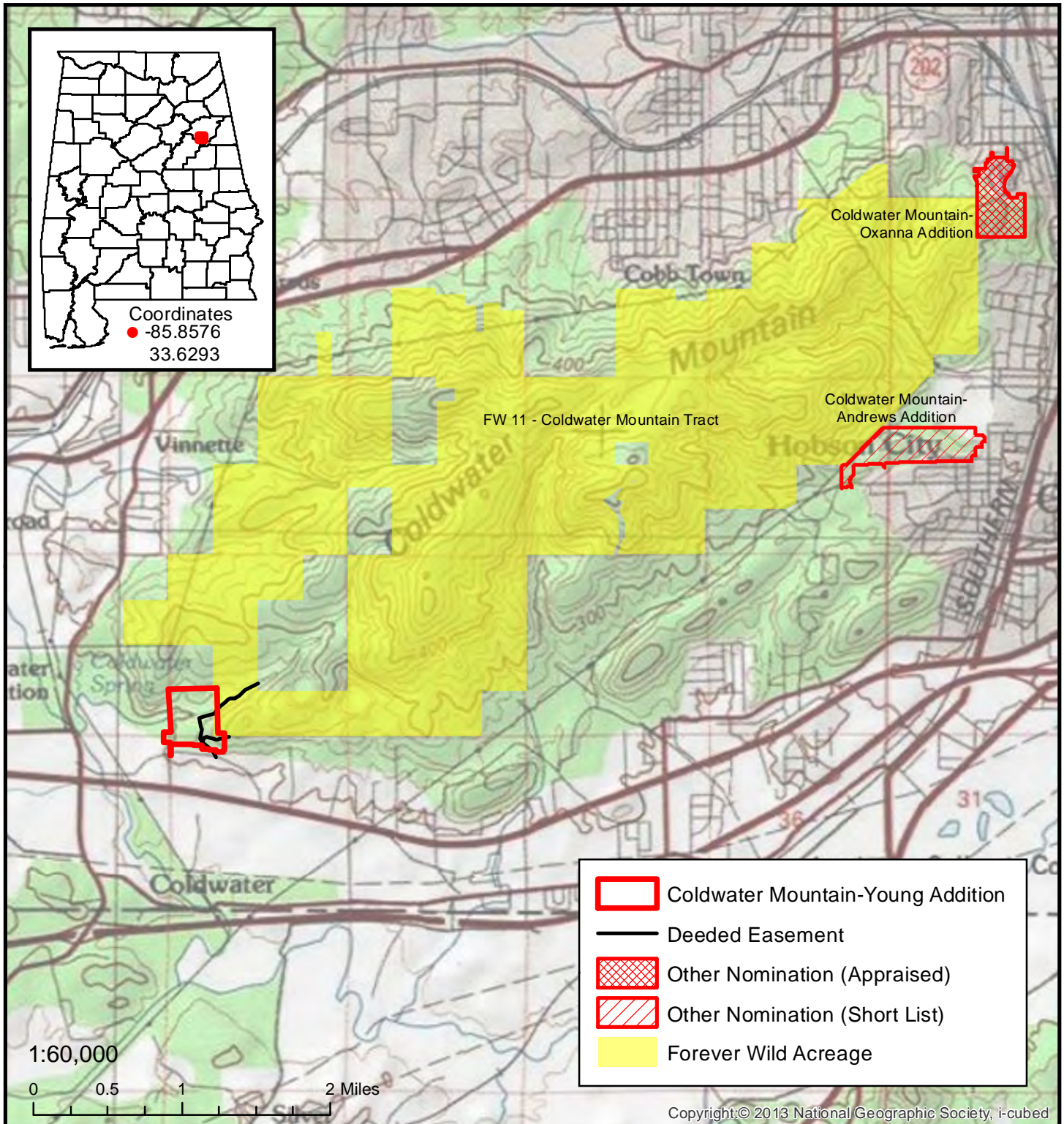
	Coldwater Mountain-Oxanna Addition
	Other Nomination (Appraised)
	Other Nomination (Short List)
	Deeded Easement
	Forever Wild Acreage

Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
COLDWATER MOUNTAIN- OXANNA ADDITION
approximately 62 acres
Calhoun County Anniston Quad T16S R08E



This map is for general overview information purposes only and, accordingly, should not be utilized or otherwise relied upon for any purpose. The Alabama Department of Conservation and Natural Resources and its affiliates assume no responsibility for any inaccuracies as to boundary lines, parcel ownership or other information contained within or depicted on the map.

Date: 5/26/2020



	Coldwater Mountain-Young Addition
	Deeded Easement
	Other Nomination (Appraised)
	Other Nomination (Short List)
	Forever Wild Acreage

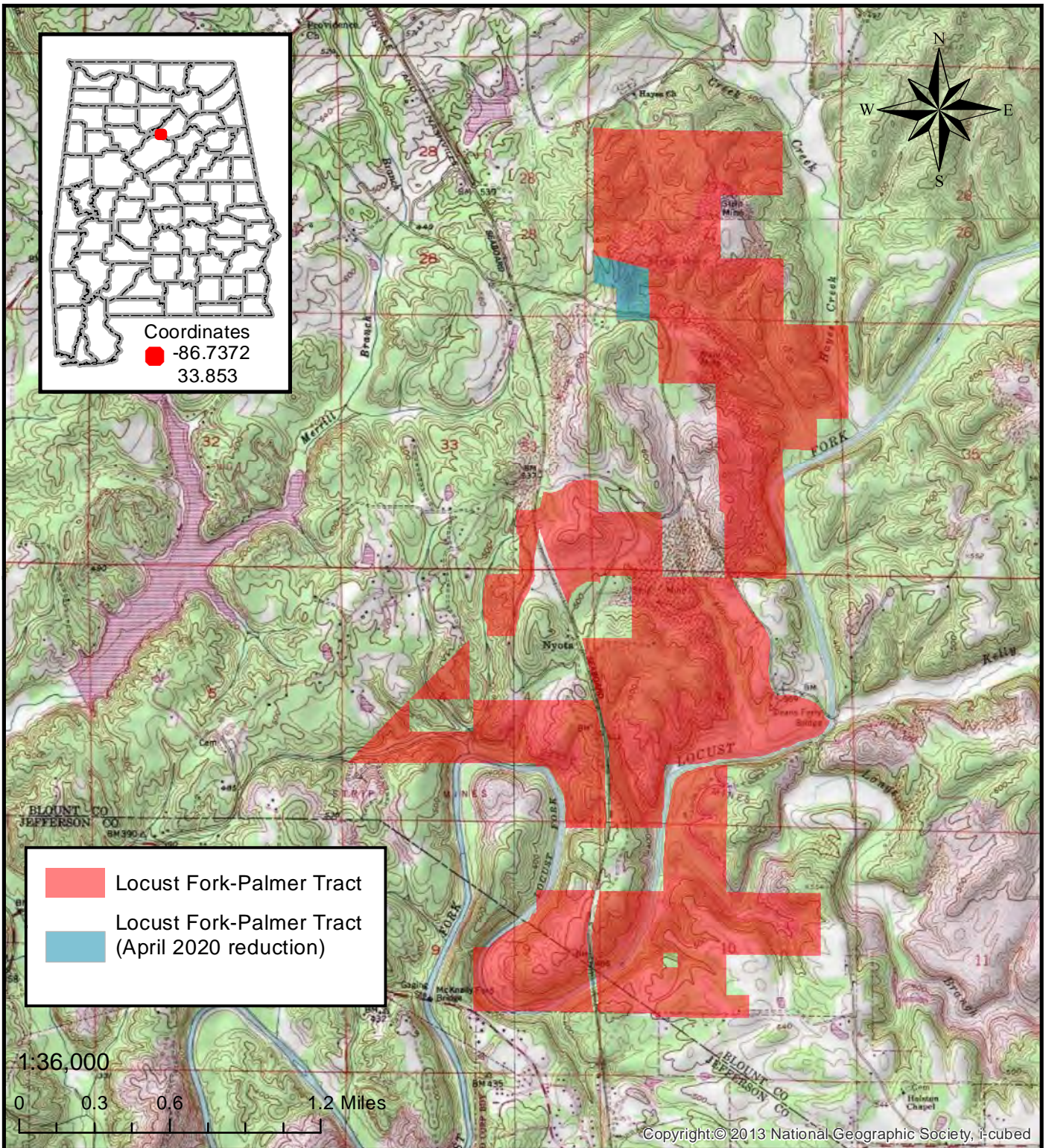
Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
COLDWATER MOUNTAIN- YOUNG ADDITION
 approximately 59 acres
Calhoun County Anniston Quad T16S R08E



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Date: 5/27/2020



**Alabama Department of Conservation and Natural Resources
 Forever Wild Nomination**

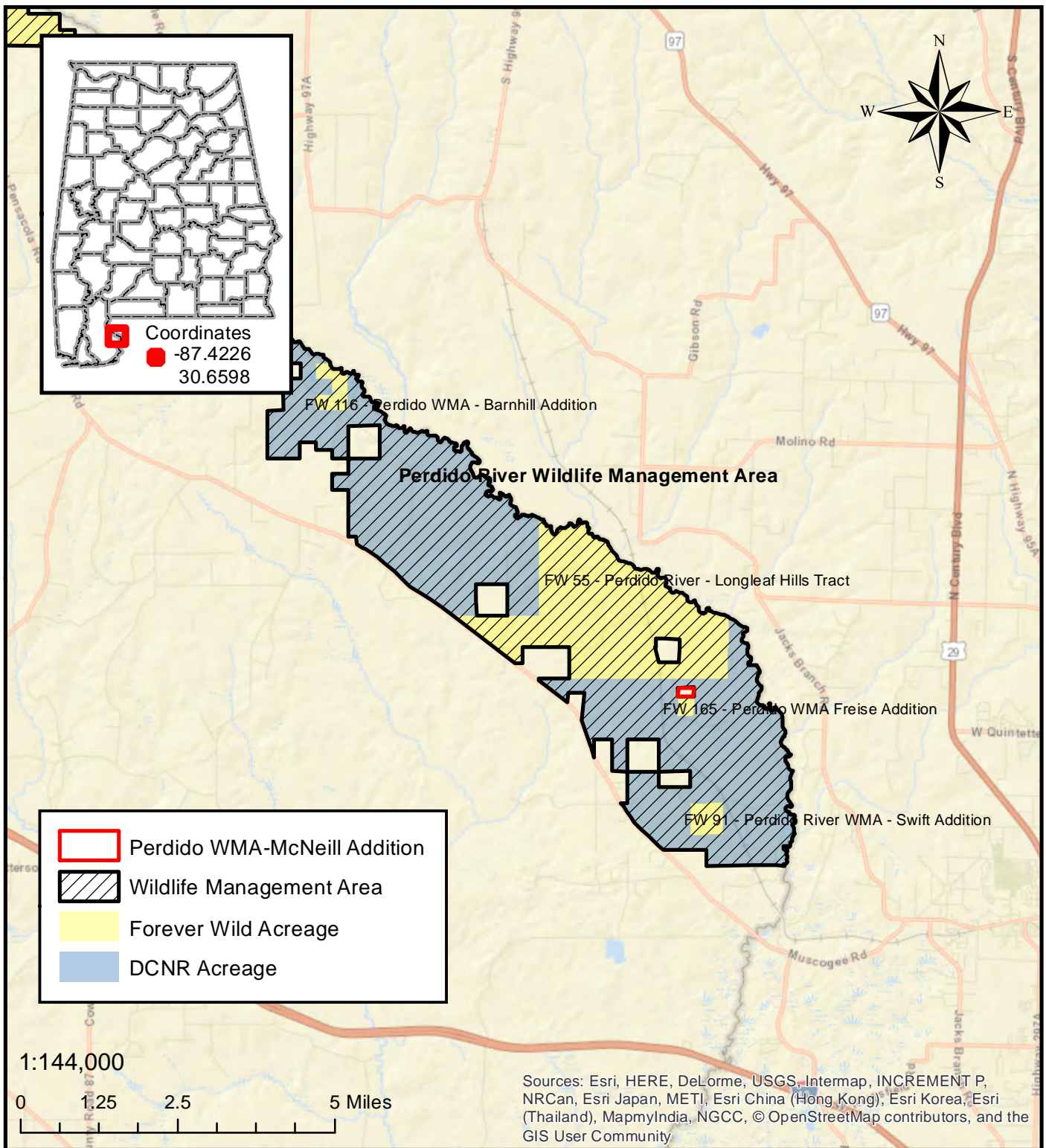
**Locust Fork Palmer
 approximately 1,619 acres**

**Blount & Jefferson Counties Nectar, Trafford, & Warrior USGS Quad
 T13S R02W and T14S R02W**



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Date: 5/13/2020

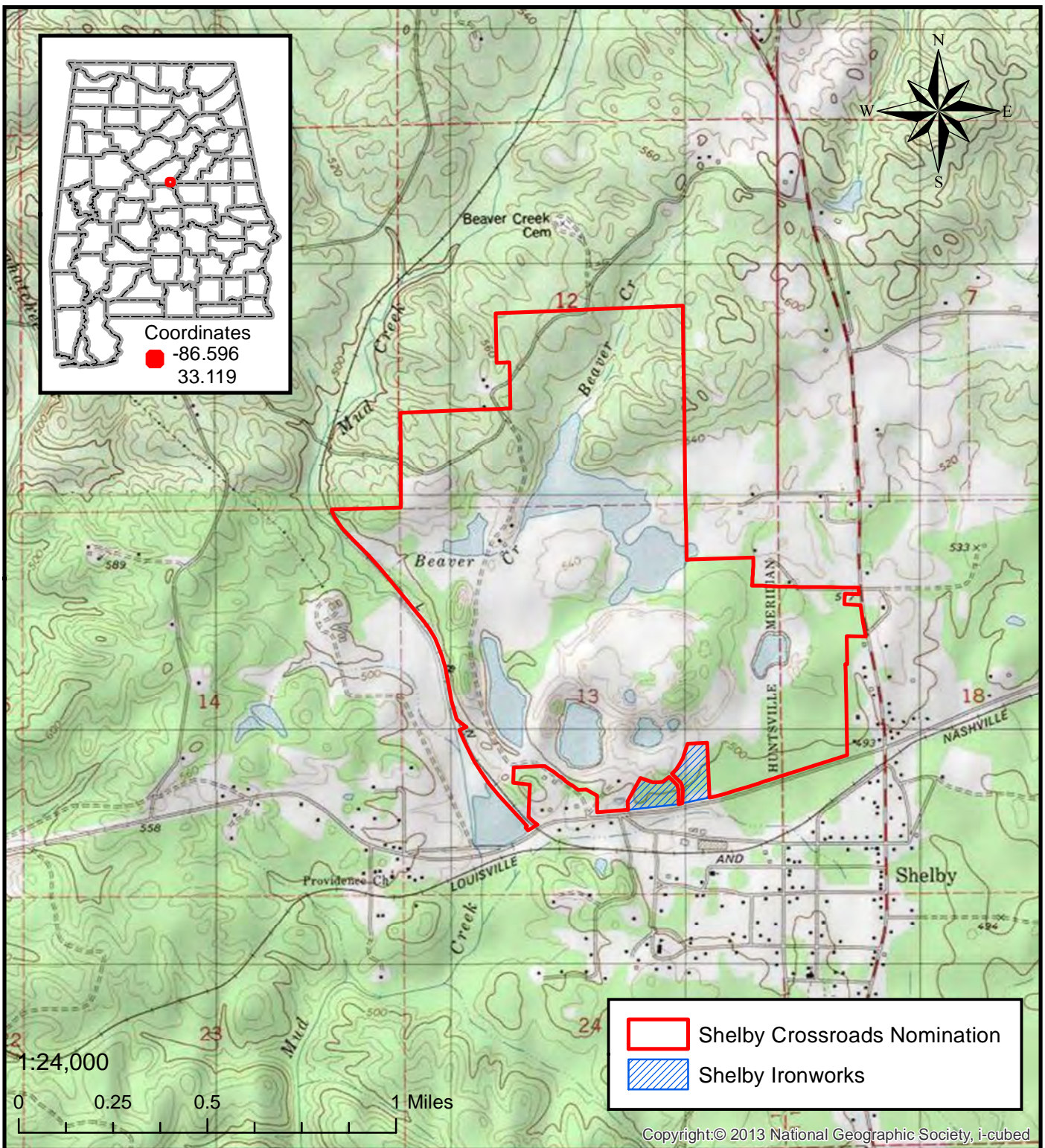


**Alabama Department of Conservation and Natural Resources
 Forever Wild Nomination
 PERDIDO WMA-MCNEILL ADDITION**



Baldwin County Barrineau Park USGS Quad T04S R06E

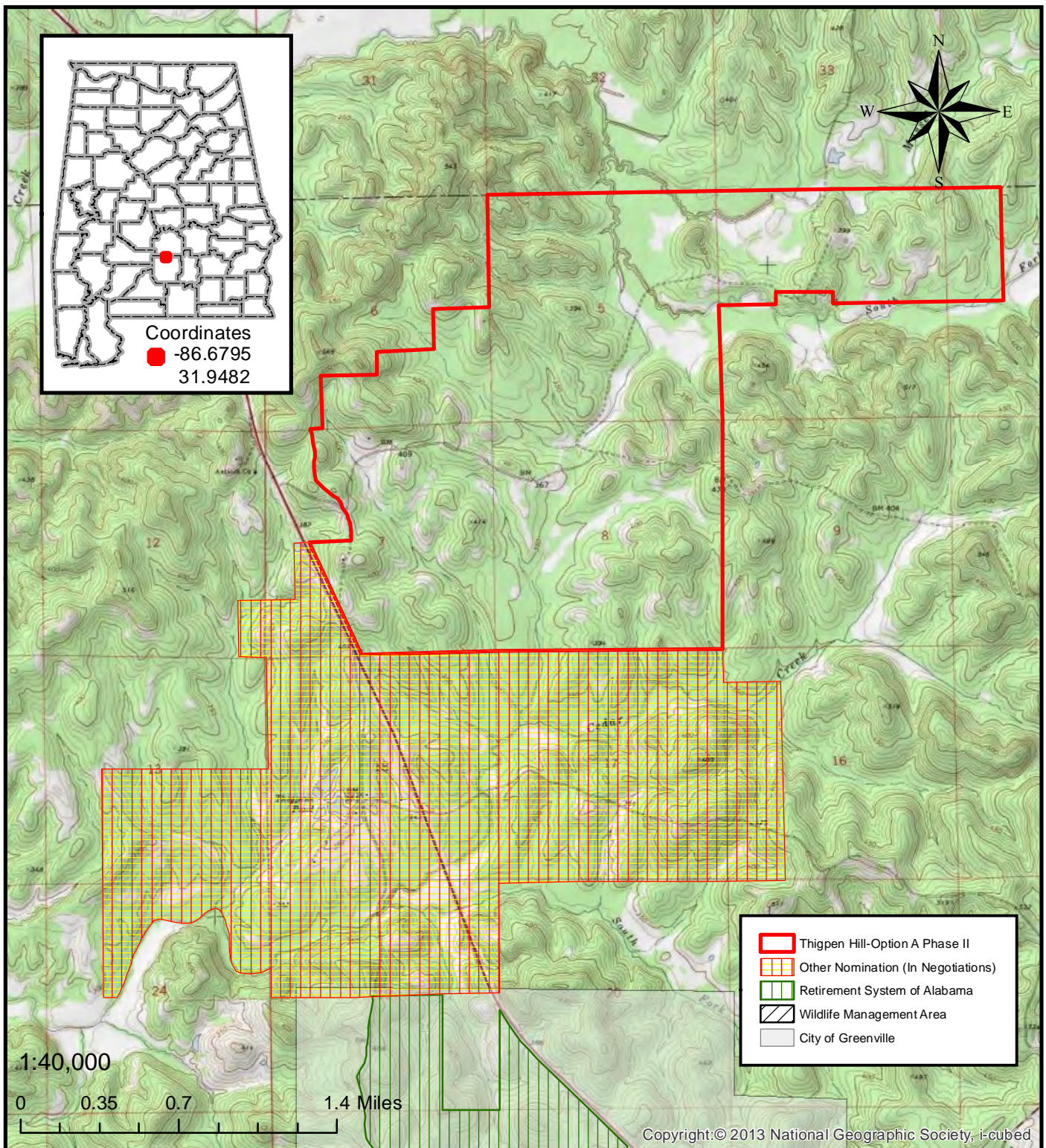
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Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
SHELBY CROSSROADS
 approximately 684 acres
Shelby County **Columbiana & Shelby USGS Quads**
T22S R01E & 01W



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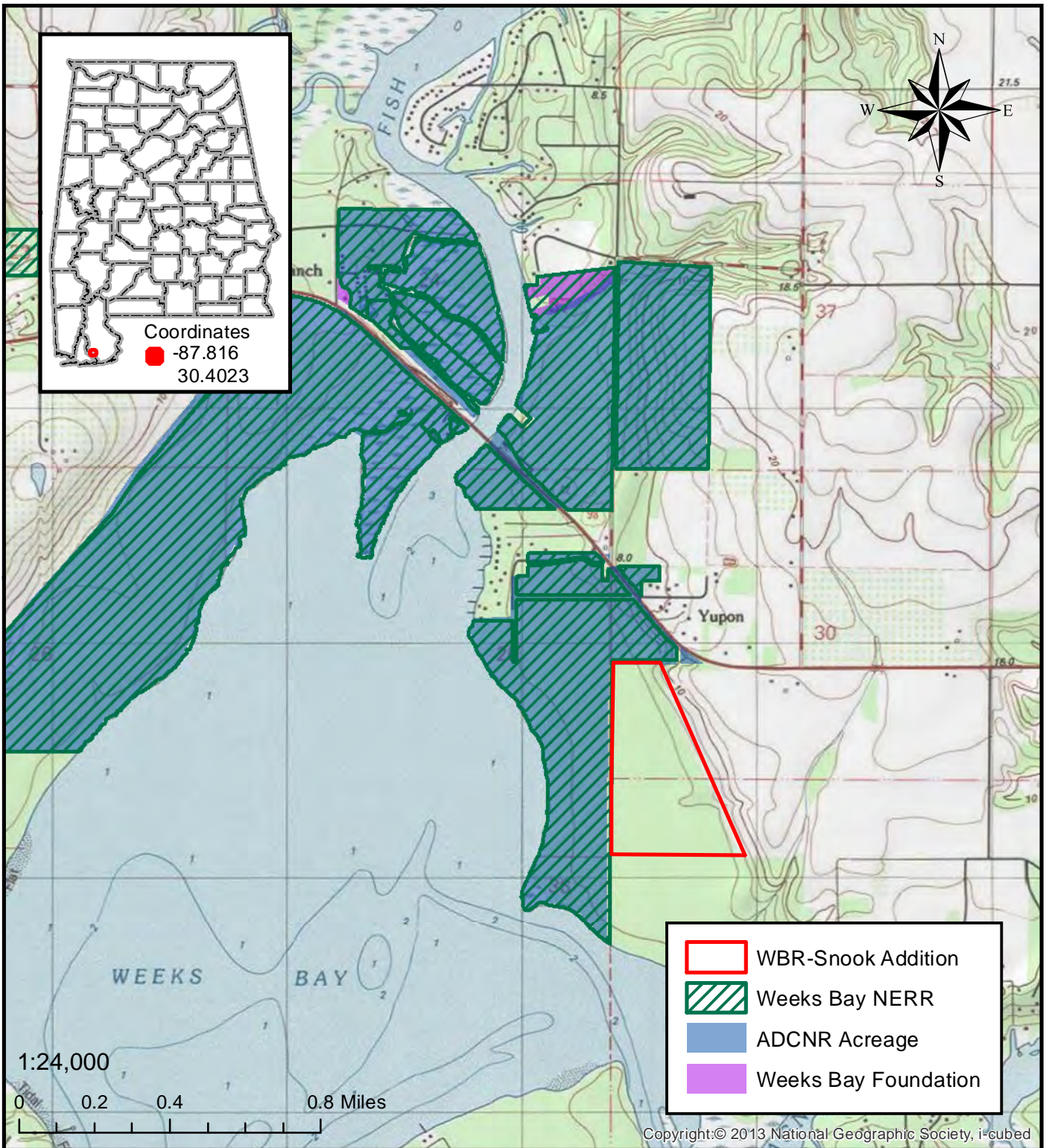


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
THIGPEN HILL-OPTION A PHASE II
 approximately 2,290 acres
Butler County Fort Dale USGS Quad T11N R14E



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Date: 4/16/2020



Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
WBR-SNOOK ADDITION
 approximately 80 acres

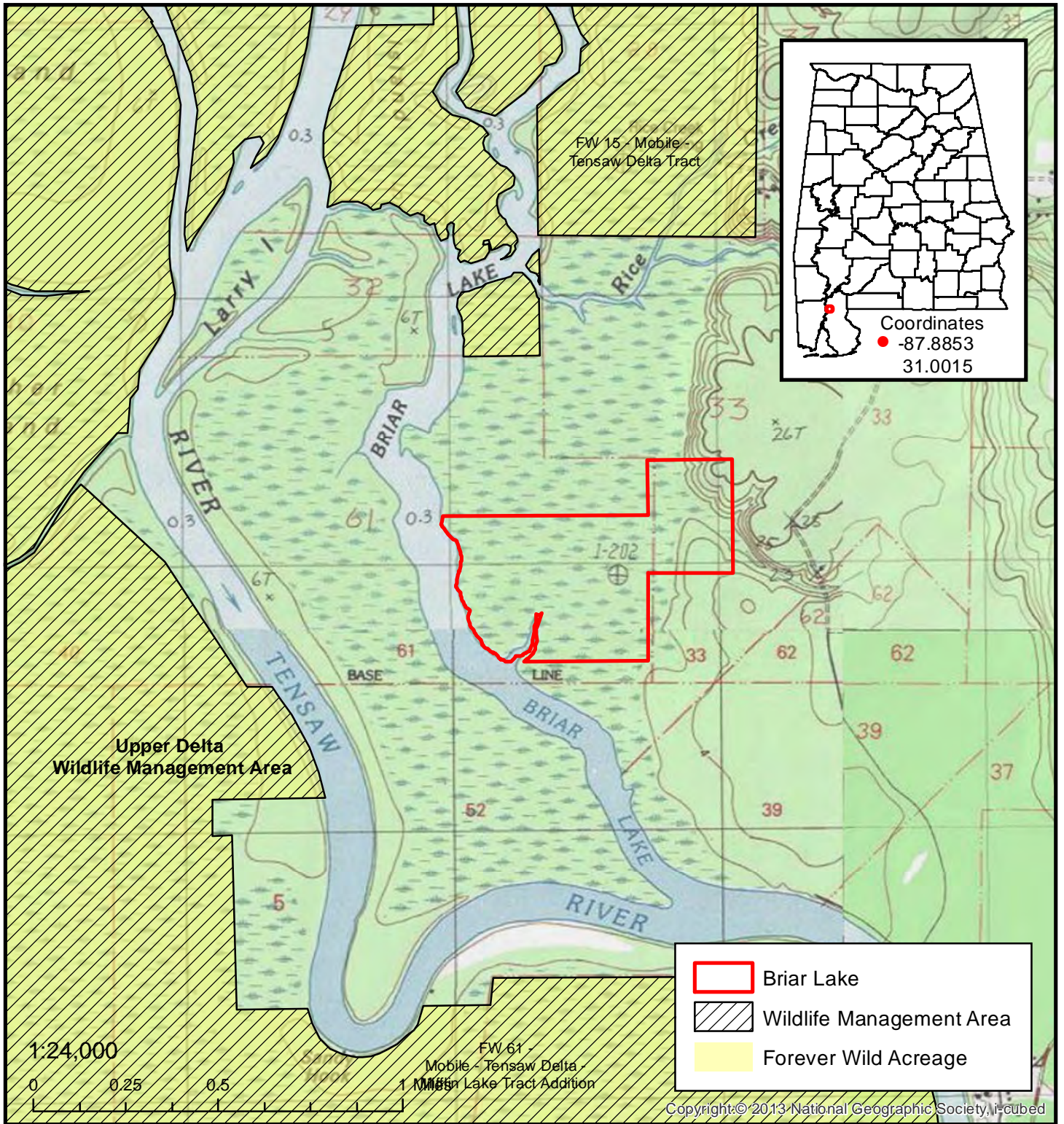


Baldwin County

Magnolia Springs USGS Quad T07S R03E

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Date: 5/27/2020



Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
Briar Lake
approximately 111 acres

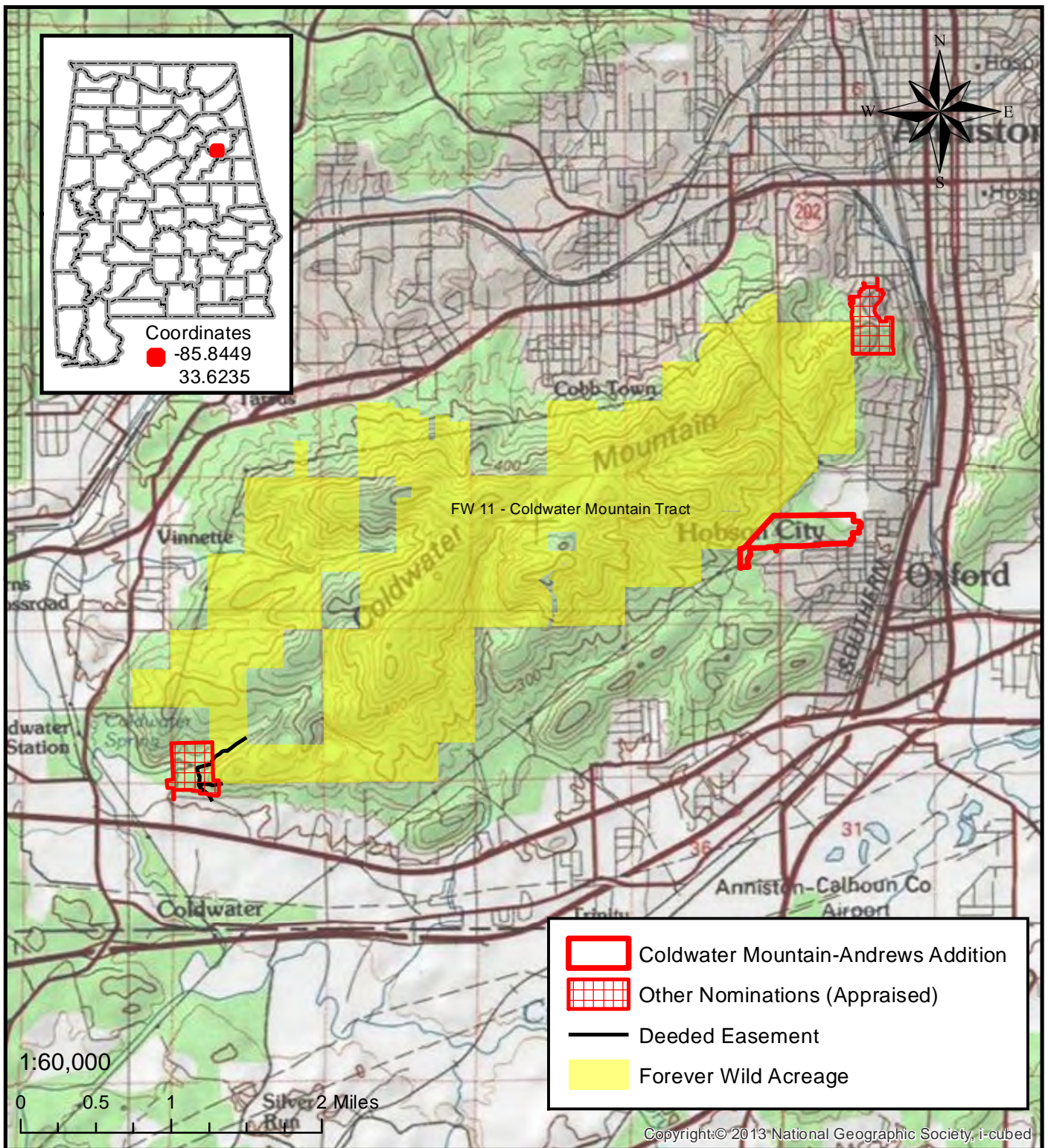


Baldwin County Stiggins Lake & The Basin Quads T01N R02E

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Date: 5/27/2020



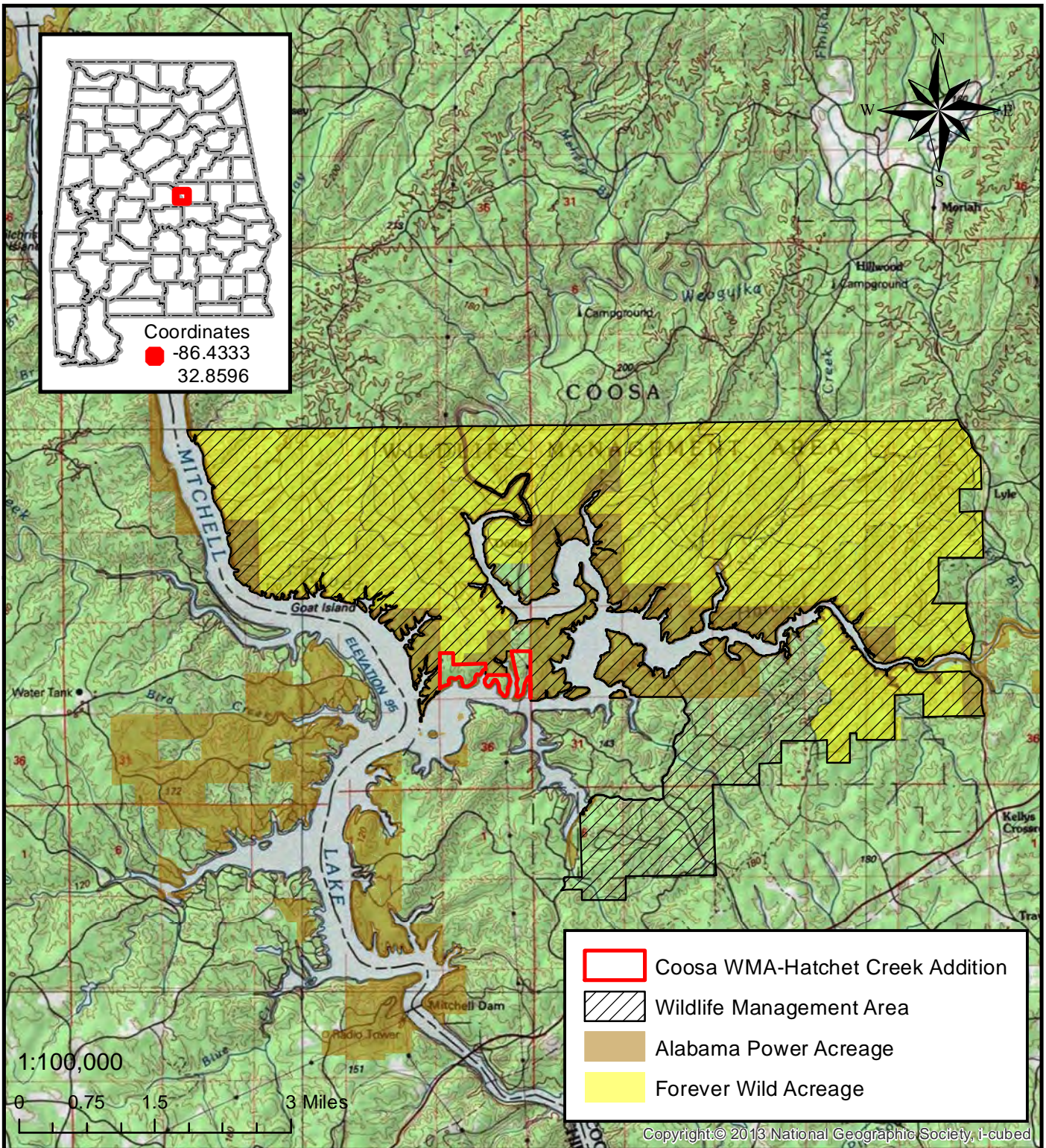
Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
COLDWATER MOUNTAIN-ANDREWS ADDITION
approximately 86 acres



Calhoun County Oxford USGS Quad T16S R07E and T16S R08E

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Date: 5/27/2020

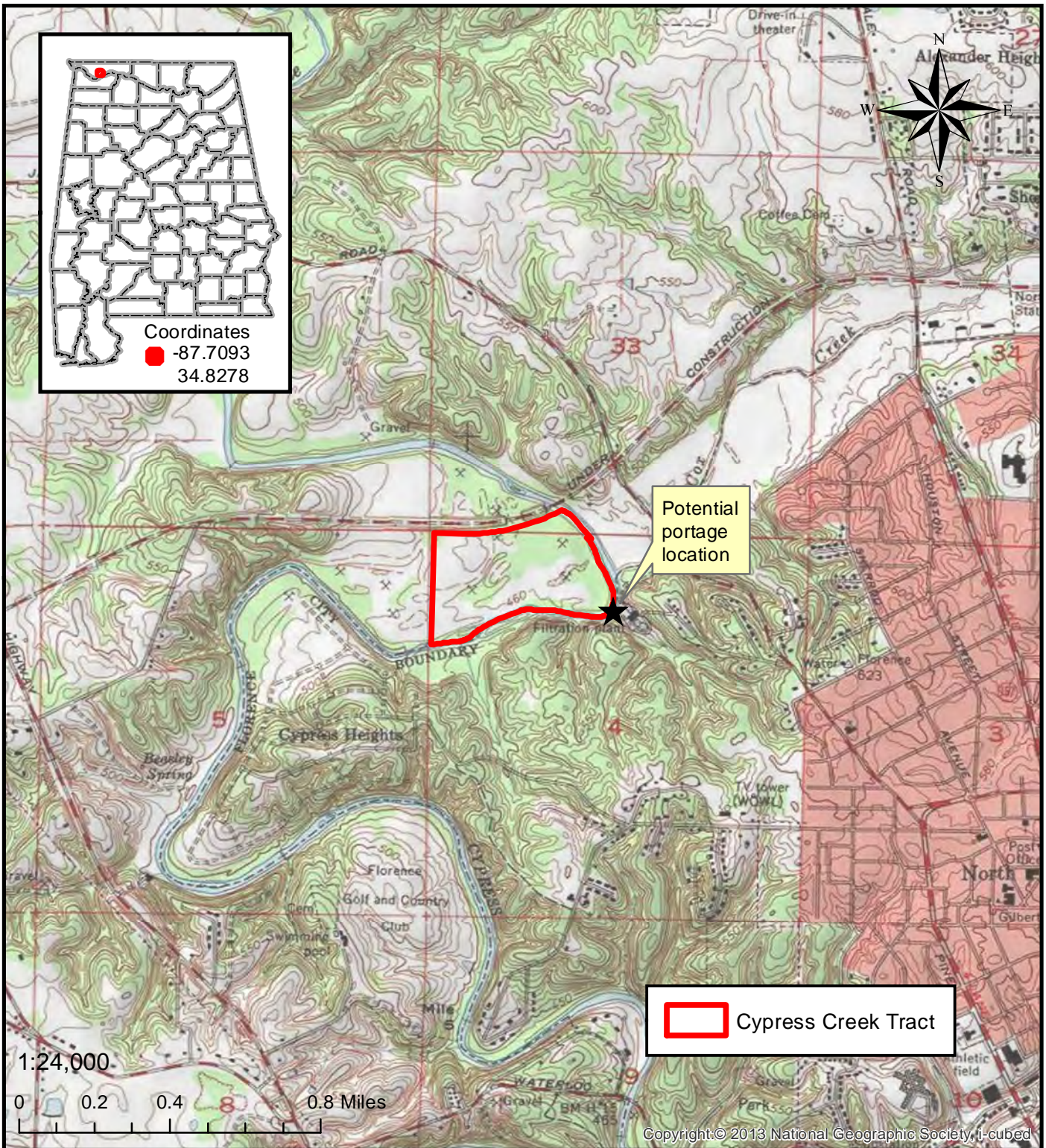


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
COOSA WMA-HATCHET CREEK ADDITION
 approximately 151 acres
Coosa County Mitchell Dam USGS Quad T22N R16E



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Date: 1/16/2020



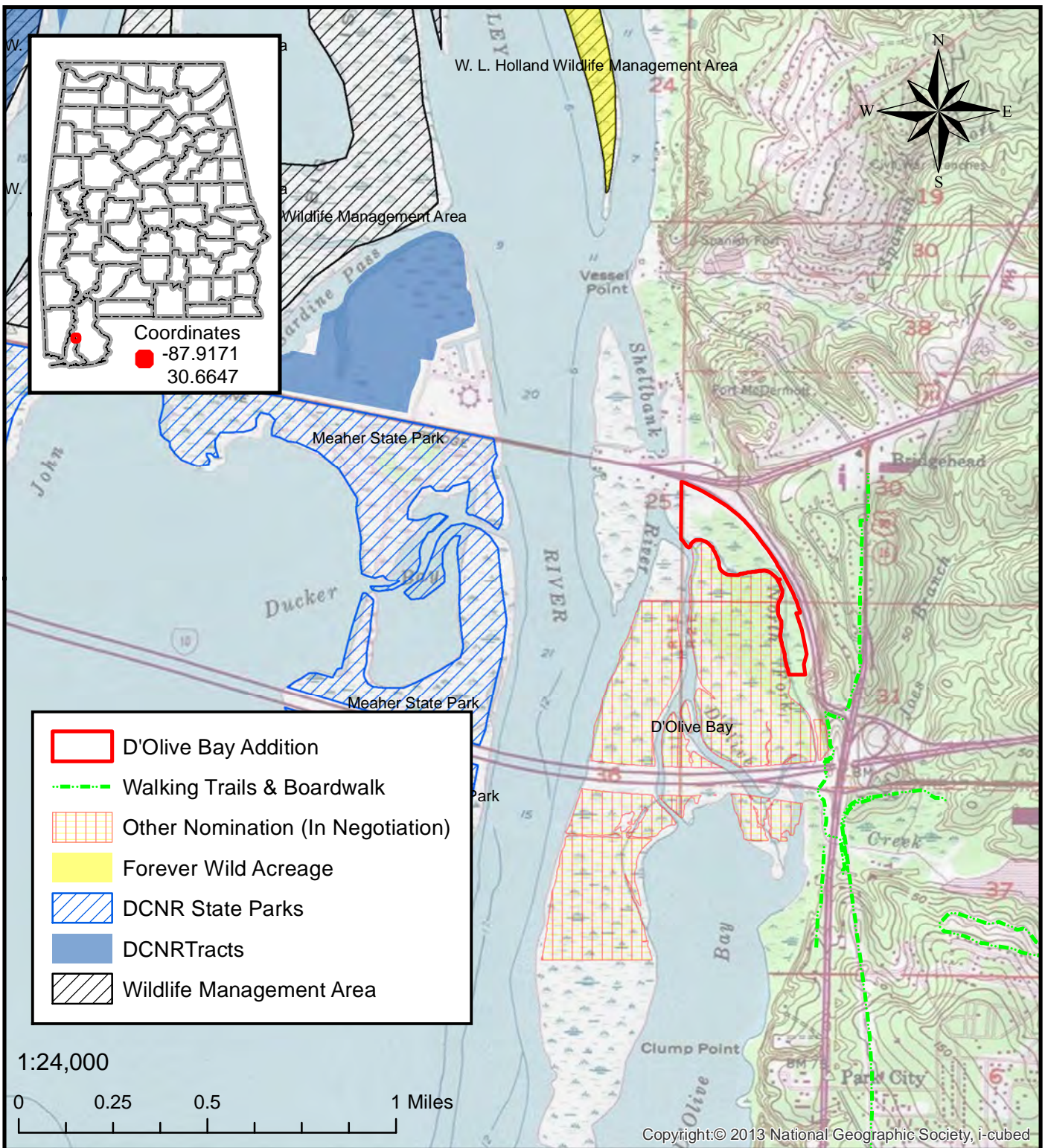
Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
CYPRESS CREEK TRACT
approximately 74 acres



Lauderdale County Florence USGS Quad T02S R11W and T03S R11W

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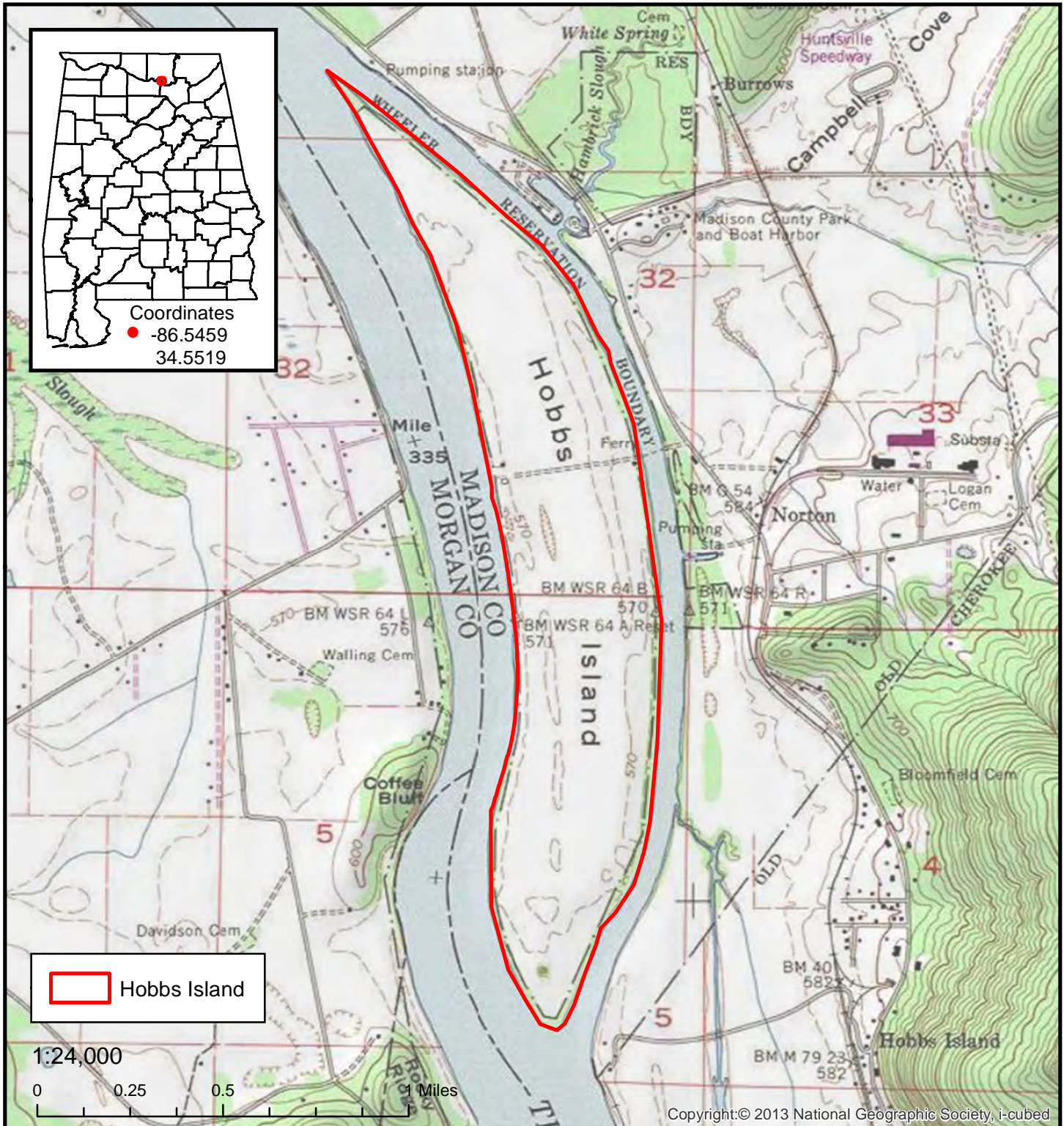
Date: 5/27/2020



Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
D'OLIVE BAY ADDITION
approximately 29 acres
Baldwin County Bridgehead USGS Quad T04S R02E



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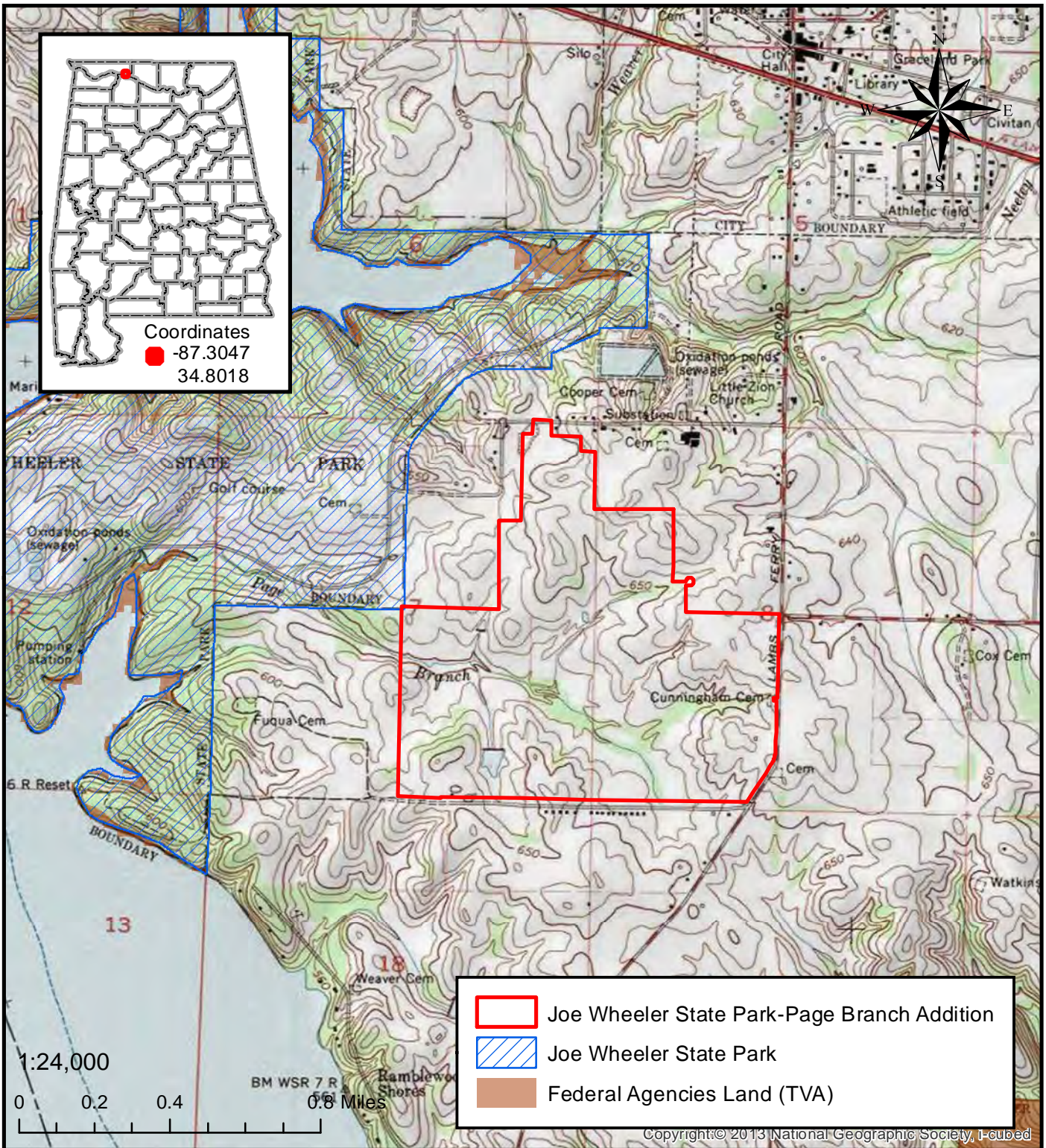


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
HOBBS ISLAND
approximately 334 acres
Madison County Farley USGS Quad T05&06S R01E



This is not a survey. While substantial efforts are made to ensure the accuracy of this map, complete accuracy cannot be guaranteed. The Alabama Department of Conservation and Natural Resources and its affiliates assume no responsibility for inaccuracies in boundary lines or other related data. This map is for general information purposes and should not be used for conveyance.

Date: 5/31/2017



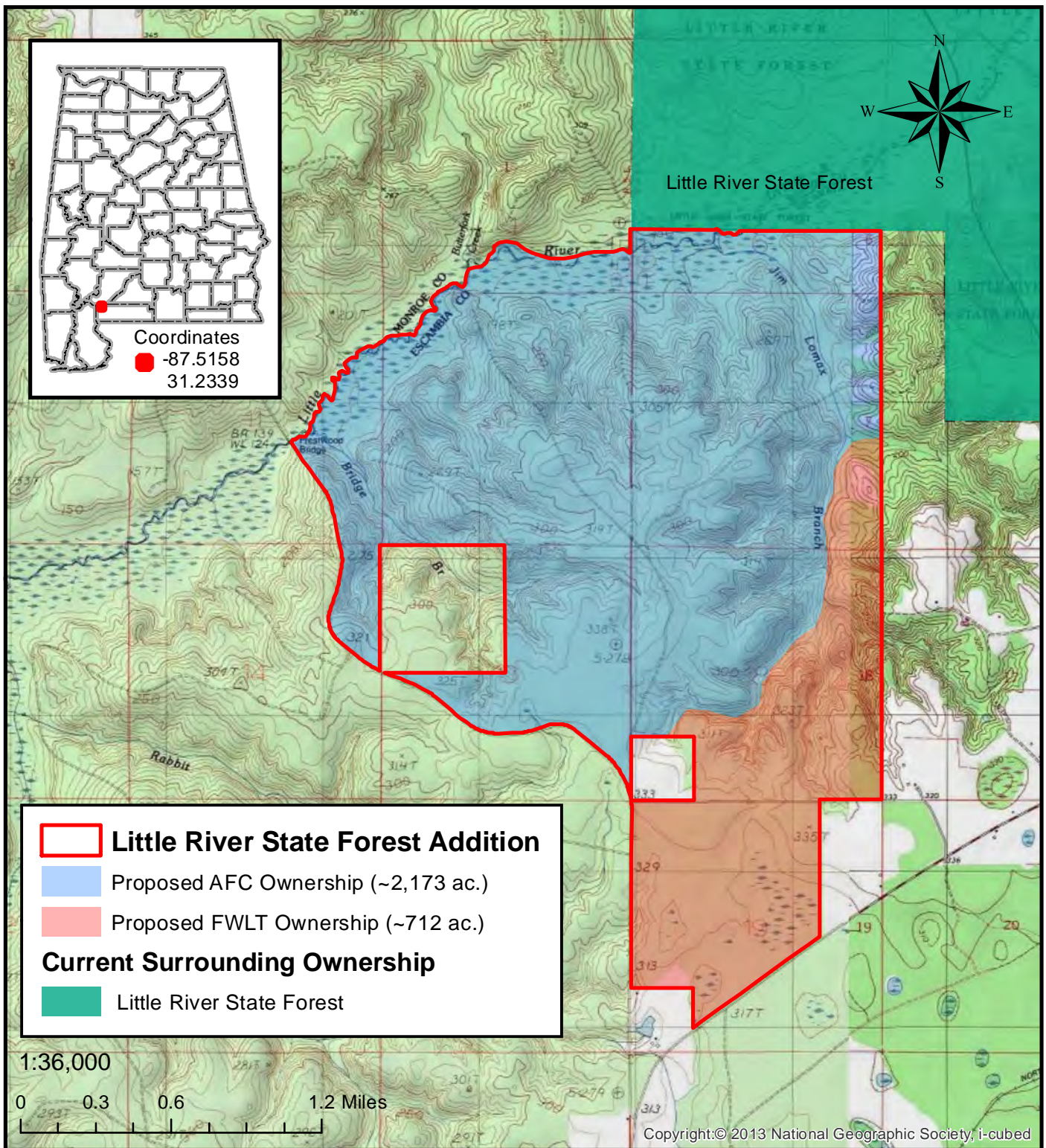
**Alabama Department of Conservation and Natural Resources
 Forever Wild Nomination
 JOE WHEELER SP-PAGE BRANCH ADDITION
 approximately 423 acres**

Lauderdale County Rogersville USGS Quad T03S R07W



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Date: 5/27/2020



Little River State Forest Addition

- Proposed AFC Ownership (~2,173 ac.)
- Proposed FWLT Ownership (~712 ac.)

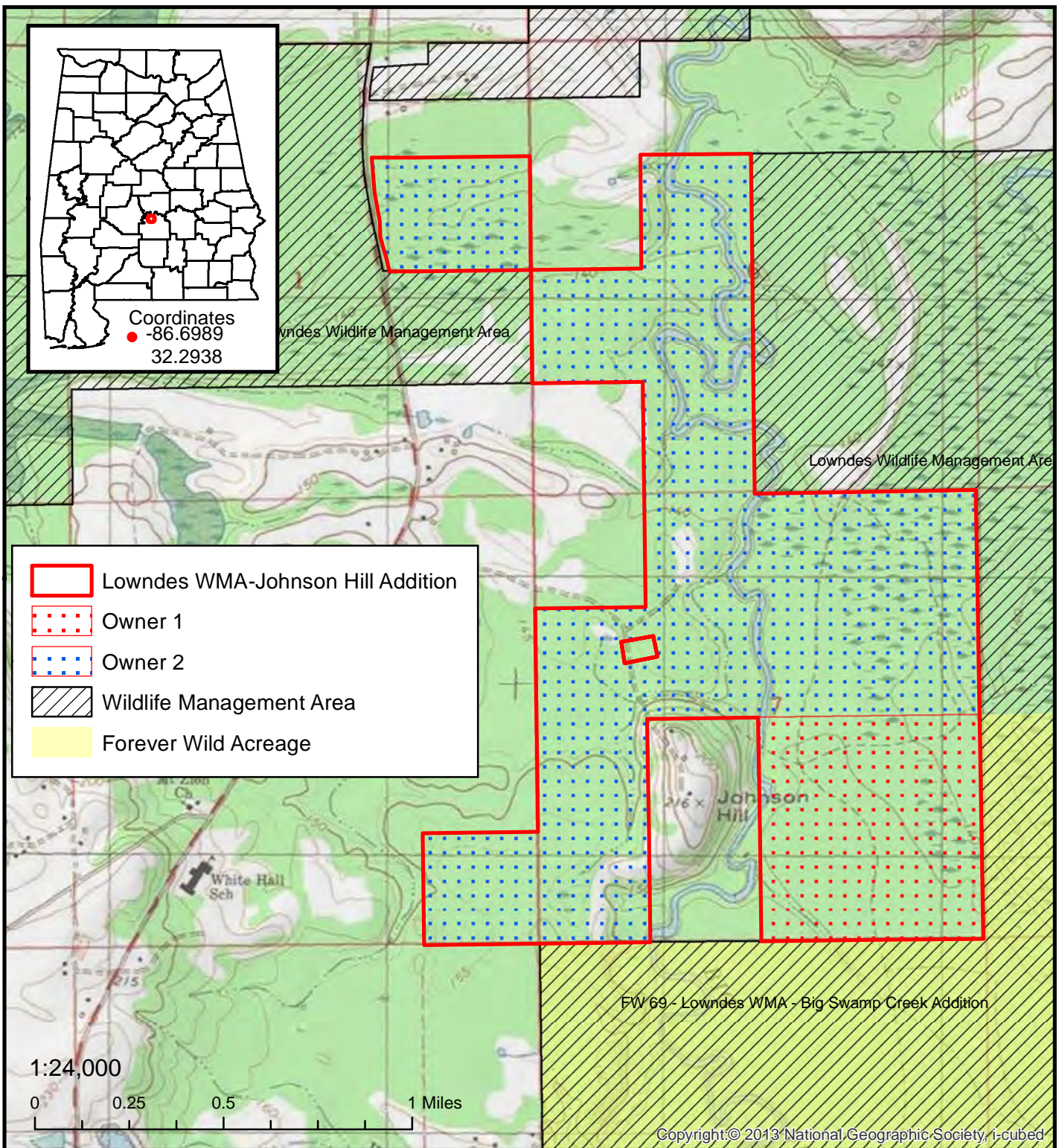
Current Surrounding Ownership

- Little River State Forest

Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
LITTLE RIVER STATE FOREST ADDITION
approximately 2,885 acres
Escambia County McCullough and Huxford USGS Quads
T03N, R05E and T03N R06E



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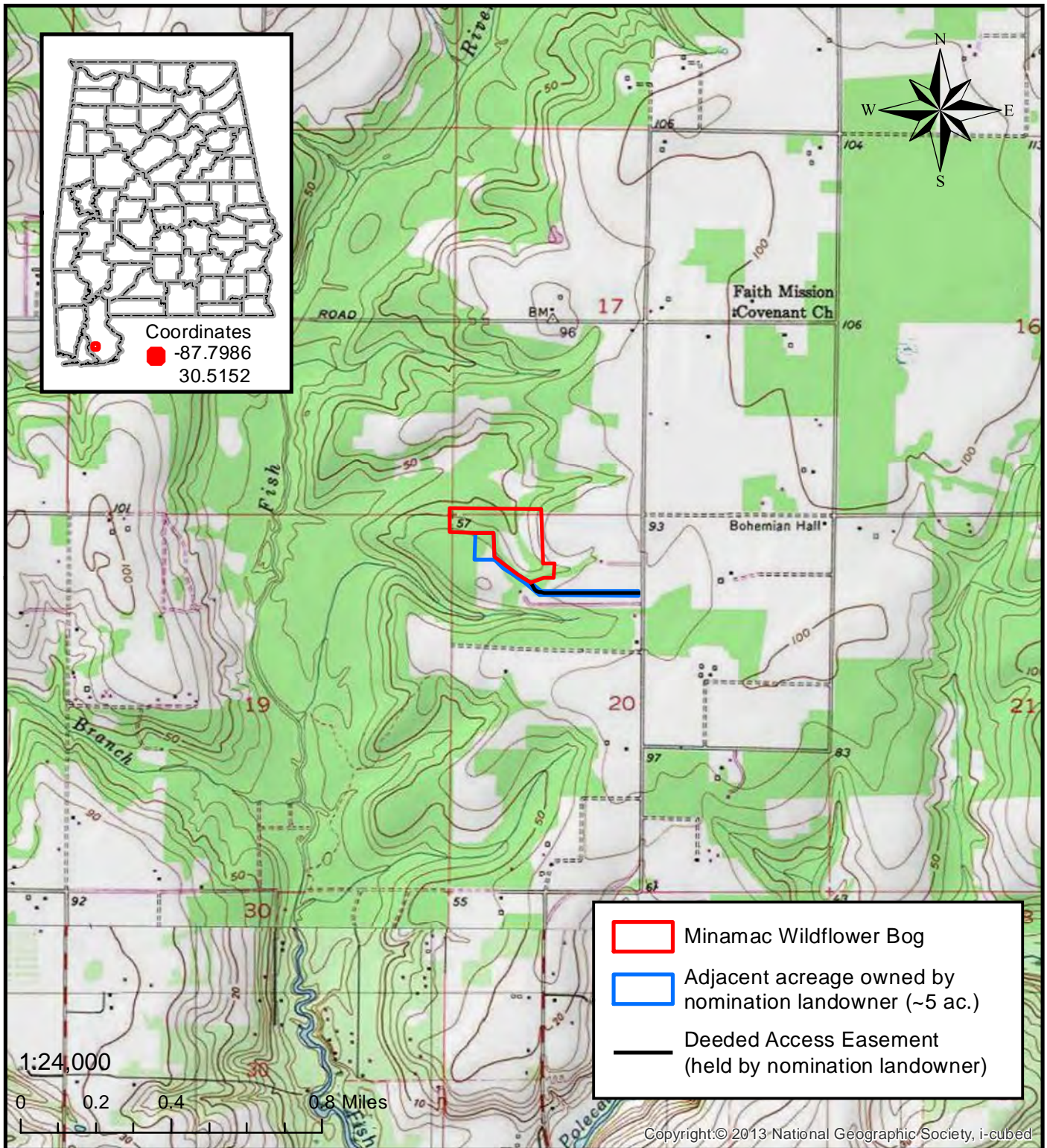


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
LOWNDES WMA-JOHNSON HILL ADDITION
 approximately 783 acres
Lowndes County White Hall USGS Quad T15N R13&14E



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Date: 4/25/2019

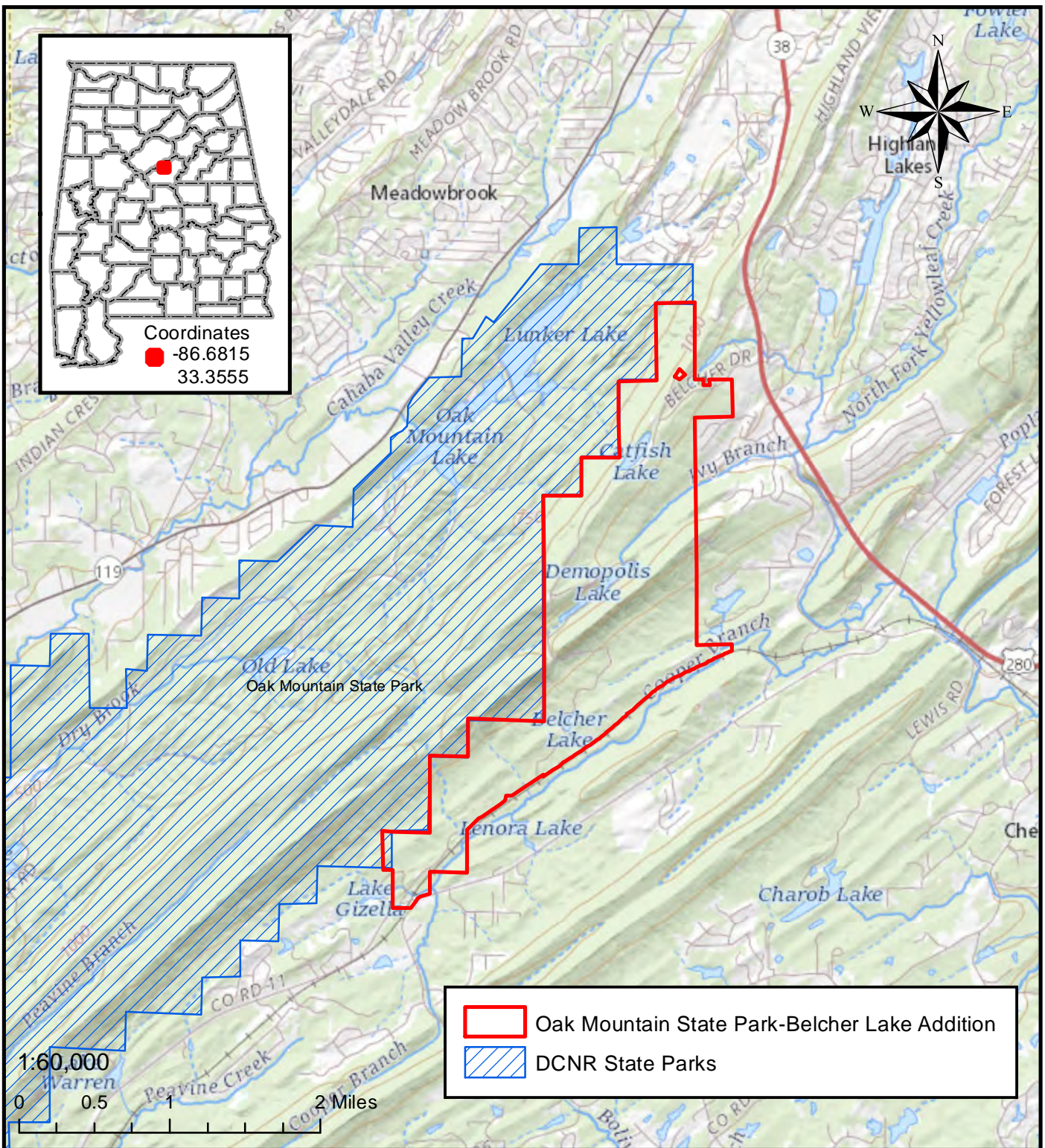


- Minamac Wildflower Bog
- Adjacent acreage owned by nomination landowner (~5 ac.)
- Deeded Access Easement (held by nomination landowner)

Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
MINAMAC WILDFLOWER BOG
 approximately 19 acres
Baldwin County Silver Hill USGS Quad T06S R03E



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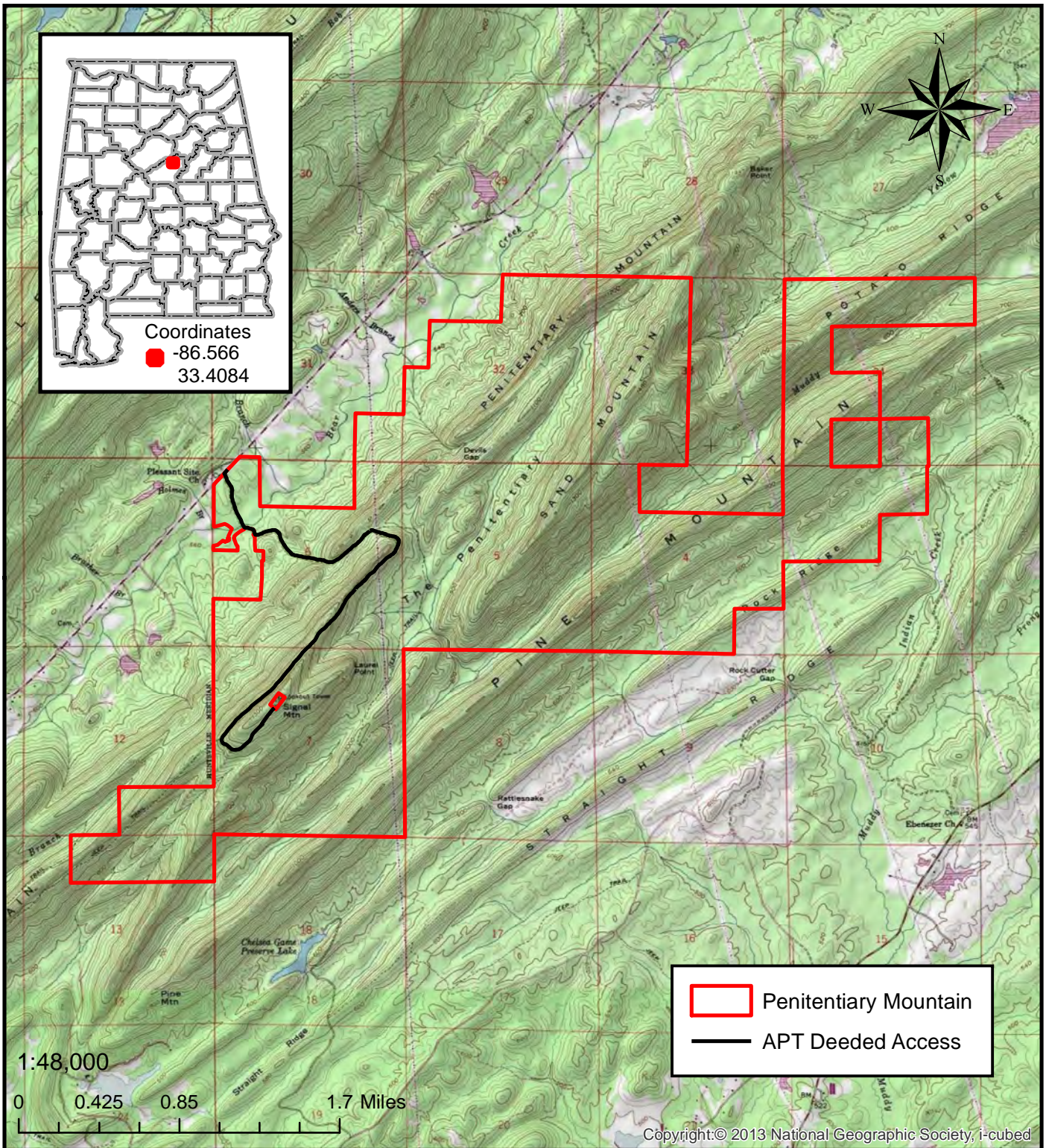


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
OAK MOUNTAIN STATE PARK-BELCHER LAKE ADDITION
 approximately 1,651.36 acres
Shelby County Cahaba Heights & Chelsea USGS Quads
T19S R01W & 02W, T20S R02W



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Date: 5/27/2020

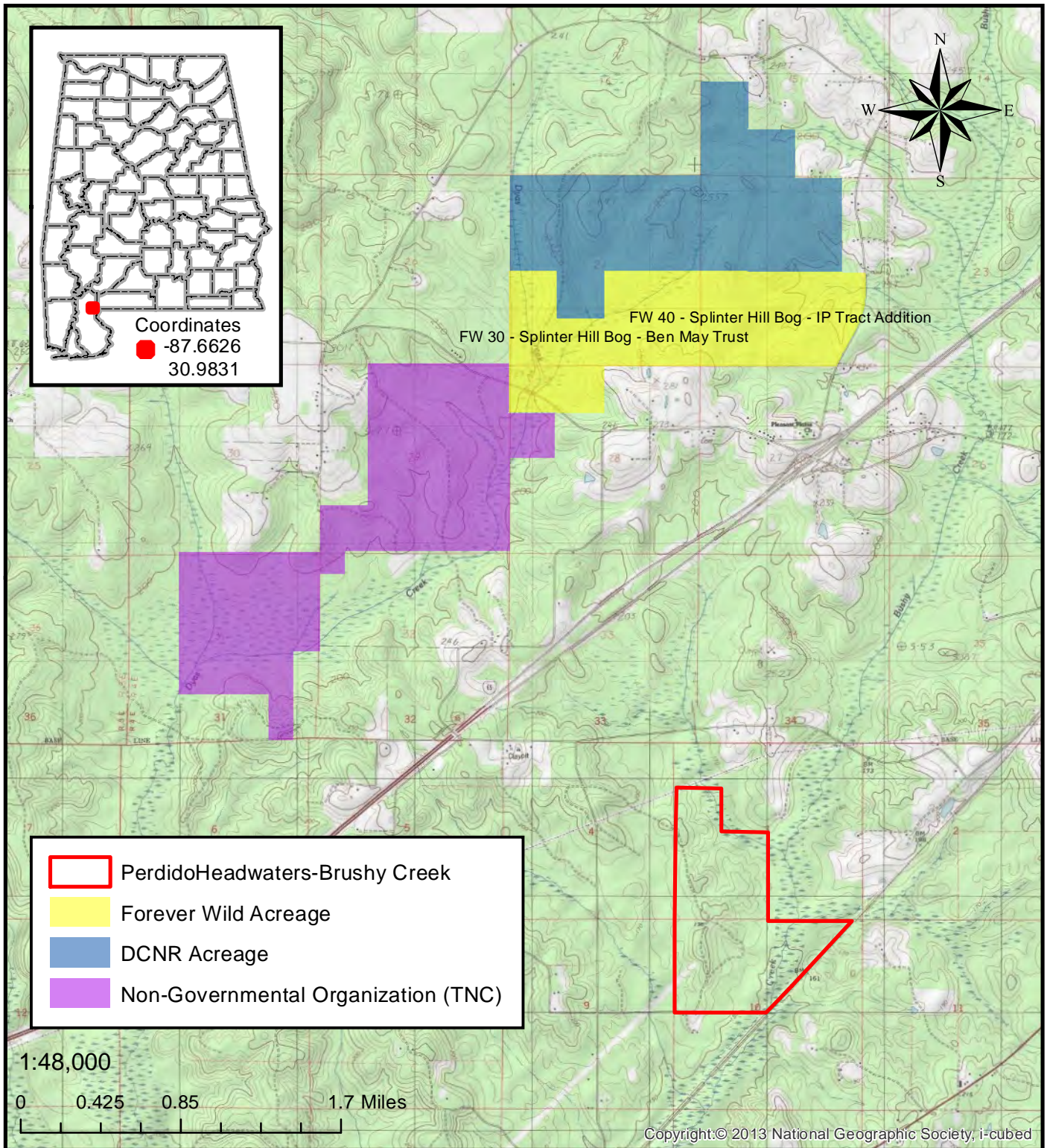


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
PENITENTIARY MOUNTAIN
 approximately 3,928 acres
Shelby County NAME USGS Quad
T18S R01E, T19S R01E, and T19S R01W



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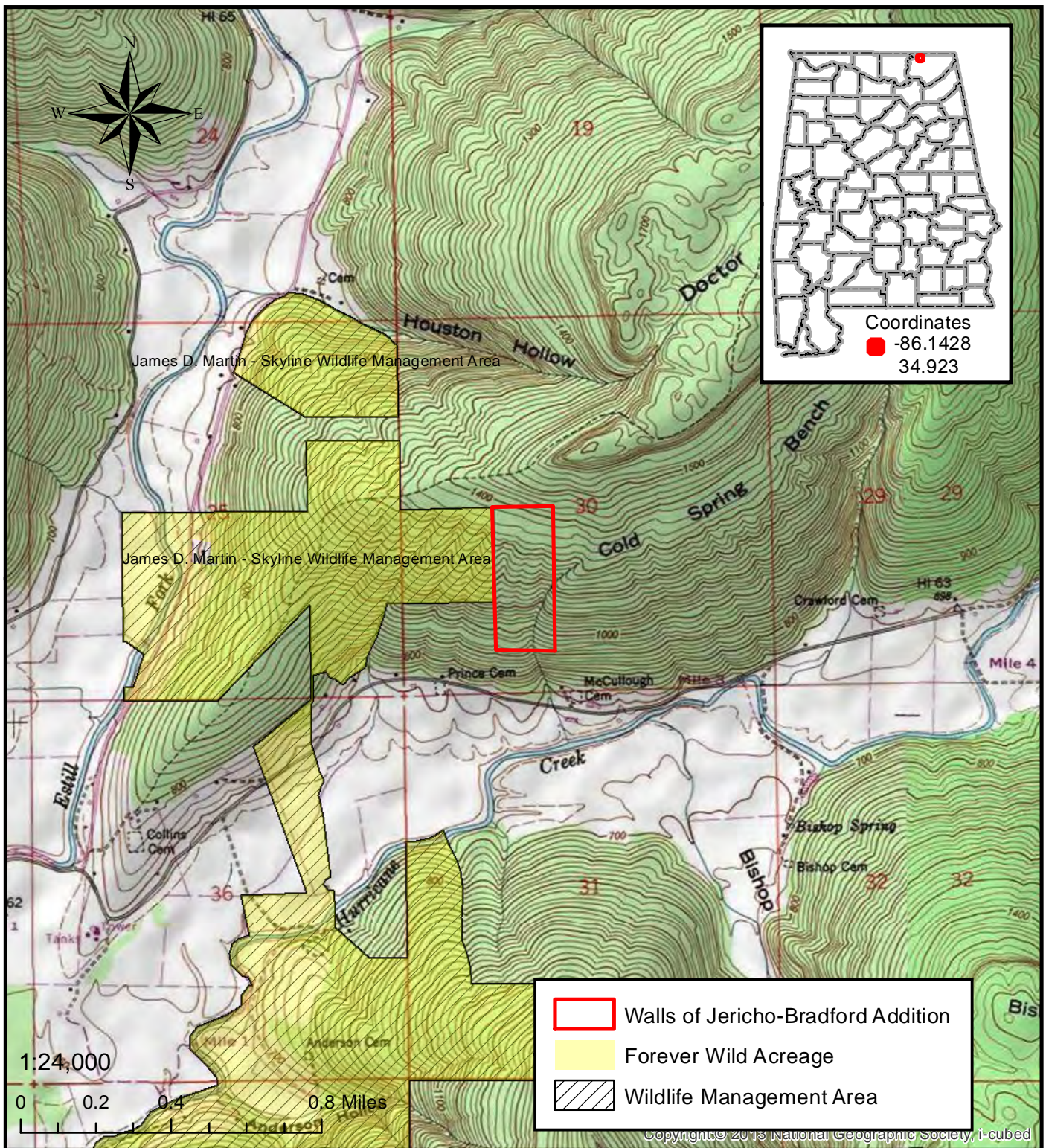
Date: 7/24/2019



Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
PERDIDO HEADWATER-BRUSHY CREEK
approximately 408 acres
Baldwin County Dyas USGS Quad T01S R04E



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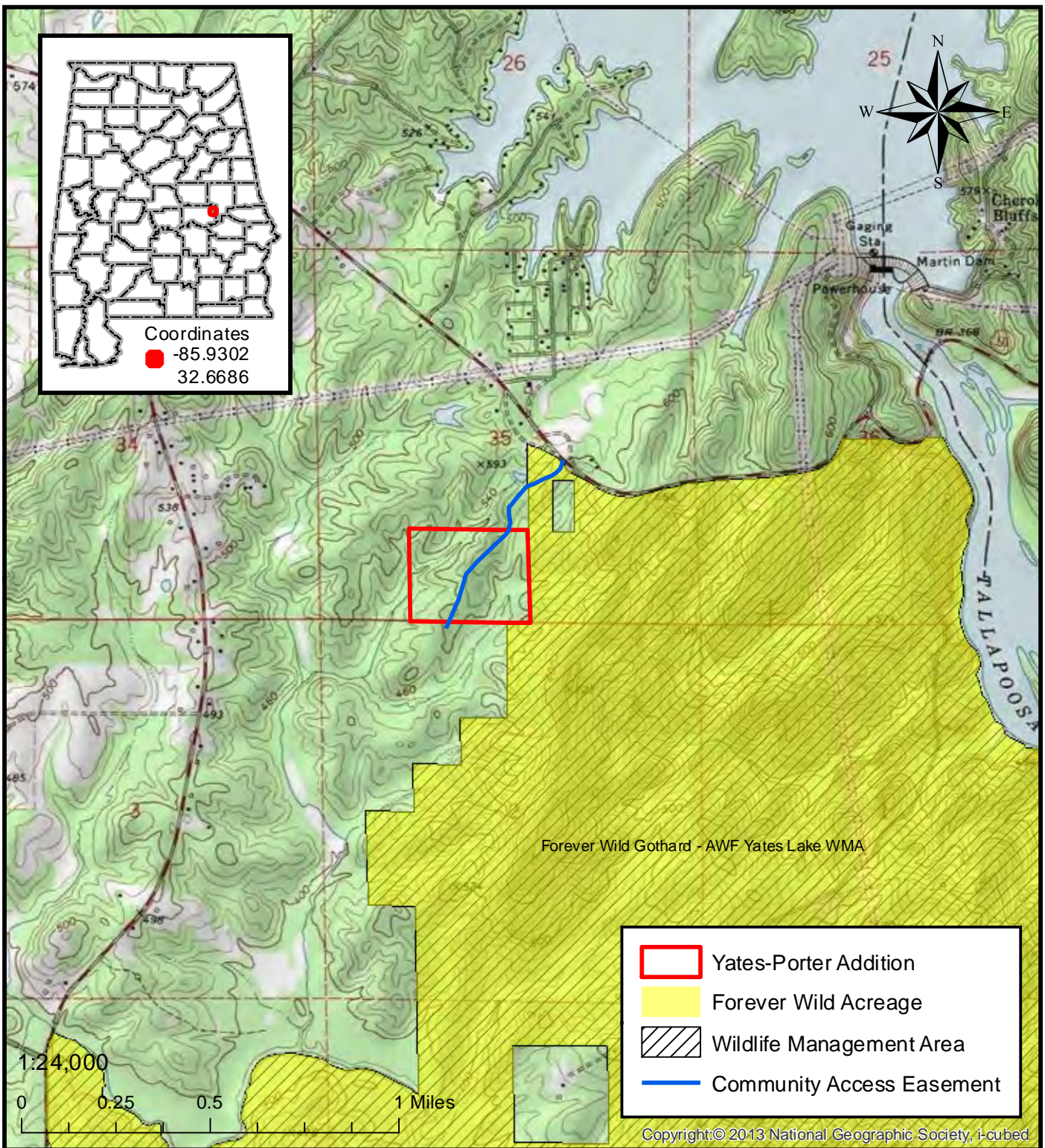


Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
WALLS OF JERICHO-BRADFORD ADDITION
approximately 40 acres
Jackson County Hytop USGS Quad T01S R05E



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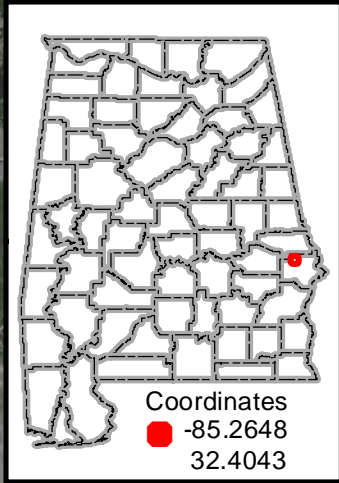
Date: 1/7/2020



Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
YATES-PORTER ADDITION
 approximately 47 acres
Elmore County **Red Hill USGS Quad** **T19&20N R21E**



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Padgetts Road / Co. Rd #32

FW 148 - Uchee Creek Confluence

— Tallapoosa River Electric Cooperative Easement Request
 ■ Uchee Creek SOA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Alabama Department of Conservation and Natural Resources
Forever Wild Nomination
Uchee Creek SOA - Electric Utility Easement Request
Russell County Marvyn USGS Quad T16N R28E



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Date: 6/10/2020