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MINUTES OF THE
FOREVER WILD BOARD MEETING
The University of Alabama
Bryant Conference Center
240 Paul W. Bryant Drive
Tuscaloosa, Alabama
November 3, 2022
10:00 a.m.

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Transcript of Proceedings

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PROCEEDINGS, taken before Stacey
L. Johnson, Certified Court Reporter and
Commissioner for the State of Alabama at
The University of Alabama, Bryant
Conference Center, 240 Paul W. Bryant
Drive, Tuscaloosa, Alabama, on the 3rd day
of November, 2022, commencing at
10:00 a.m.

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BOARD MEMBERS PRESENT:

- Commissioner Chris Blankenship, Chairman**
- Mr. James "Mickey" Childers**
- Mr. Reginald N. Holloway**
- Dr. Sean P. Powers**
- Mr. David Wright**
- Mr. Rick Oates**
- Dr. James B. McClintock**
- Mr. Jack Darnall**
- Mr. William Satterfield**
- Mr. Raymond B. Jones, Jr.**
- Dr. Patricia Sims**
- Dr. Heather Howell**
- Dr. A.M. "Jay" Neumann, Jr.**

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1 CHAIRMAN BLANKENSHIP: So I'll go
2 ahead and call the meeting to order of the
3 November 3rd Forever Wild Board meeting.
4 When I call your name, just indicate that
5 you're here so we can ensure we have a
6 quorum.

7 Chris Blankenship's here.

8 Mr. Childers?

9 MR. CHILDERS: Here.

10 CHAIRMAN BLANKENSHIP: Mr. Darnall?

11 MR. DARNALL: Here.

12 CHAIRMAN BLANKENSHIP: Mr. Holloway?

13 Dr. Howell?

14 DR. HOWELL: Here.

15 CHAIRMAN BLANKENSHIP: Mr. Jones?

16 MR. JONES: Here.

17 CHAIRMAN BLANKENSHIP: Mr. Oates?

18 MR. OATES: Here.

19 CHAIRMAN BLANKENSHIP: Dr. Powers?

20 DR. POWERS: Here.

21 CHAIRMAN BLANKENSHIP: Dr. Sims?

22 Mr. Wright?

23 MR. WRIGHT: Here.

1 CHAIRMAN BLANKENSHIP: Dr. McClintock?

2 DR. MCCLINTOCK: Here.

3 CHAIRMAN BLANKENSHIP: Dr. Neumann?

4 DR. NEUMANN: Here.

5 CHAIRMAN BLANKENSHIP:

6 Mr. Satterfield?

7 MR. SATTERFIELD: Here.

8 CHAIRMAN BLANKENSHIP: Dr. Valentine?

9 Dr. Saloom?

10 So we do have a quorum.

11 I appreciate the University of
12 Alabama allowing us to use the Bryant
13 Conference Center today to host the
14 meeting here. It's a beautiful facility,
15 beautiful campus. I will go ahead and let
16 you know if you're a fan of the other side
17 of the state, we plan to be there next
18 November in Auburn, and then in Mobile
19 more than likely at the University of
20 South Alabama for the meeting in August
21 next year. So we're trying to move around
22 the state and let us see some of the nice
23 universities. And plus, they, most of the

1 time, let us meet for free and that's
2 always a good thing.

3 I would like to -- I'll pass this
4 around, but this is a proclamation that
5 the Governor signed for National Public
6 Lands Day. That was in September,
7 September 24th, that the National Public
8 Lands Day was recognized. To support
9 that, we provided free admission to our
10 Alabama State Parks in recognition of
11 Public Lands Day, but a lot of that work
12 that takes place around the state is in
13 thanks to you on this Board for the work
14 that y'all do on Forever Wild to provide
15 more land for the public. So I'll just
16 pass this down so y'all are welcome to see
17 that.

18 For the Record, I will say that
19 Mr. Holloway has joined us.

20 MR. HOLLOWAY: Good morning,
21 everybody.

22 CHAIRMAN BLANKENSHIP: I know y'all
23 had a terrible traffic jam coming from the

1 Birmingham area today.

2 MR. HOLLOWAY: Yes, sir.

3 CHAIRMAN BLANKENSHIP: I don't have
4 any other comments, so we'll start with
5 the public comments.

6 When I call your name, just please
7 come to the microphone, and you'll have
8 three minutes. We only have a few
9 speakers today, it looks like. Our first
10 speaker will be Mr. Steve Northcutt on the
11 Belcher Phase II. That's Tab 3b page 2.

12 MR. NORTHCUTT: And I want to
13 apologize. I was not the intended speaker
14 for this project, but one of my colleagues
15 was unable to attend. So I may not know
16 intricate details, but I'm very familiar
17 with the property.

18 And if you remember, a while back
19 you were able to acquire close to
20 1700 acres from EPSCO that was considered
21 Belcher 1. Belcher is an old timber
22 family that has been around in the state
23 and done a lot of work. So it was named

1 after the Belcher family. That property
2 is an absolute jewel and a unique addition
3 to the state parks.

4 That area in Birmingham is rapidly
5 developing, and I think that the
6 acquisition of the larger tract was just
7 an absolute great decision by the Board.
8 And this is the second phase because it
9 was split purposefully by a railroad tract
10 and was unknown if this was going to be
11 offered or not, but the corporation
12 decided to make it a part of the
13 transaction. They felt very good about
14 the public response from the first
15 acquisition.

16 And so as you see, that 277-acre
17 property is a highly developable property.
18 And so I'm sure -- I don't know the price
19 of it, but I know you have a first
20 appraisal and it's probably rather high.
21 Many properties, of course, it has to do
22 with location and a potential for
23 development. This would be protected

1 forever if the Board were to add this to
2 Oak Mountain State Park. And there are
3 very few large adjacent properties that
4 you're going to be able to buy, and so I
5 would hope that you would consider doing a
6 second appraisal and closing as the motion
7 today.

8 Again, I don't have a lot of
9 details, but if you have any specific
10 questions, I'll try to answer them.

11 CHAIRMAN BLANKENSHIP: Mr. Wright?

12 MR. WRIGHT: Is there going to be any
13 problem with the railroad in crossing it
14 or if you put trails or whatever? I mean,
15 I just don't know.

16 MR. NORTHCUTT: Yeah, I'm sure the
17 State Park will put together a safety plan
18 and a management plan for the entire
19 property. So Greg Lein will probably have
20 a better answer for that, but that's
21 something that comes up on properties all
22 the time so I'm sure they'll have a very
23 good plan in place to address that.

1 MR. WRIGHT: Thank you.

2 CHAIRMAN BLANKENSHIP: Thank you. And
3 while you're there if you would like to
4 speak on the Red Hills-Flat Creek Phase V.

5 MR. NORTHCUTT: So that's the main
6 reason that I came today. I don't know if
7 all the Board members know, but the Nature
8 Conservancy working with the Department of
9 Conservation and Natural Resources/
10 Wildlife Freshwater Division have worked
11 on this since about 2008.

12 And so if you look at your map,
13 you'll see multiple properties that have
14 been acquired by the Department using RLA
15 funds or funds that were either through
16 that under Section 6 recovery -- this is
17 Fish and Wildlife federal money -- or
18 through Habitat Conservation Planning
19 money, HCP money. HCPs, if properties
20 were under that designation, which
21 basically is for timber companies or
22 private landowners to protect the intact
23 slopes the Redhill salamanders need to

1 survive, they don't cut the timber,
2 disturb that -- HCP allows federal dollars
3 to be brought in. So you get kind of two
4 for one, Section 6 recovery and HCP
5 dollars. And if you look at the history
6 of the acquisitions there, a few tracts
7 have been bought with all Forever Wild
8 money, but most of the property had a
9 75 percent or around 75 percent funding
10 from the RLA funds.

11 So recently -- and you'll hear
12 about this from the staff when they come
13 up to talk about your grants -- you were
14 awarded around 2.6 million dollars for the
15 acquisition of Flat Creek Phase V. And I
16 think the most important thing that I
17 would say besides talking about the
18 biodiversity, Flat Creek is considered an
19 SHU, or Strategic Habitat Unit, for rare
20 fish and mussels, but also, you have
21 extremely good hunting, deer and turkey.
22 It's great for botany -- it's a really
23 unique terrestrial community -- as well as

1 your aquatics.

2 But the main point I want to make
3 before my time runs out is this property
4 will be lost if you don't today decide to
5 make a motion, a second appraisal and
6 close. And the reason I know that is I
7 spoke to one of the principles that own
8 the property and its conservation
9 resources. All their property is going to
10 be sold and it's going to go on the market
11 next month. This property will be
12 included as well as another 6500-acre
13 block to the south that we're trying to
14 acquire. But, again, we have very little
15 time to make an acquisition of that size.
16 So this will be your opportunity to
17 include this.

18 If you look at the map, there's
19 great connectivity to the rest of the WMA,
20 and I believe it is WMA. It's the Red
21 Hills WMA. That's the designation now, if
22 I'm not mistaken. So I know you have a
23 lot of good projects, but this one comes

1 with 2.6 million dollars and it's
2 designated for this tract. So I hope you
3 make the motion to second appraisal and
4 close.

5 And I can answer questions about
6 that property if you have any.

7 CHAIRMAN BLANKENSHIP: Thank you, sir.

8 MR. NORTHCUTT: Thank you.

9 CHAIRMAN BLANKENSHIP:

10 The next speaker is Mr. Pat
11 Byington, and he just wanted to talk about
12 the program.

13 Pat, let me first -- before you
14 speak -- thank you for the articles that
15 you wrote on the Forever Wild program over
16 the last month or so and very positively
17 received. Good work.

18 MR. BYINGTON: And thank you to the
19 Department, which I've got to tell you
20 when I write stories about wildlife and
21 conservation, the Department of
22 Conservation is wonderful, and y'all do an
23 incredible job.

1 I just wanted to come up and say
2 happy birthday today. Today, 30 years
3 ago, actually today, on November 3, 1992,
4 we were voting for Forever Wild. So
5 literally this is our birthday, and I want
6 to say happy birthday.

7 I also wanted to throw out a whole
8 bunch of names of people -- and I'm going
9 to miss people. I'm going to say that --
10 who I just want to get on the Record for
11 part of being that group of folks that
12 made it all happen. And we've got one of
13 them right here, Bill Satterfield, who
14 actually -- he and Glenn Waddell, Bob
15 Reed, they were those lawyers in the
16 backroom that wrote the bill. Bill, I
17 want to give you applause.

18 Just other names, of course, Jim
19 Martin, I mean, he was the man behind it.
20 Jim Griggs worked with him hand in hand.
21 I'm just going to throw out names.
22 Elberta Reed. I mentioned Bob Reed. You
23 had this dynamic dual with the Audubon

1 Society, and you had Elberta and Bob, and
2 they looked at every word within that
3 bill. My friend Pete Conroy. I mentioned
4 Glenn Waddell worked with you. Kathy
5 Freeland with the Nature Conservancy, she
6 helped lead the campaign. Doug Ghee and
7 Jim who was a senator at the time from
8 Anniston and Jim Campbell who was the rep,
9 they were the sponsors of the bill. I
10 think everybody eventually put their name
11 on the bill. Ann Bedsole. The Alabama
12 Wildlife Federation, Jim Taylor. I'm
13 throwing all these names out. Elmer
14 Harris with Alabama Power. Just so many
15 folks. It was a coalition that was
16 incredible. And I do want to say one
17 other person to recognize and that was
18 Bill Ireland. Bill Ireland, you know, he
19 really made it happen too.

20 So I just wanted to -- and I know
21 I missed some people and I'm going to get
22 in trouble, but it was an incredible group
23 and it's something to be very proud of.

1 I'm very proud to have been a part of it.
2 I was a young person -- I was only 25 at
3 the time -- and I was with the Alabama
4 Conservancy. I was the executive director
5 then. And so it was a pleasure.

6 So thank you and thank you for the
7 work you do too.

8 CHAIRMAN BLANKENSHIP: Thanks, Pat.

9 Since I saw what you were going to
10 be speaking on, I decided to let you have
11 the -- I didn't bring up the 30th
12 anniversary in my opening comments. I was
13 leaving that for you and since you did
14 such a good job on the articles. But
15 thank you for that.

16 Our next speaker is Ms. Reba Hicks
17 on Natural Bridge Park.

18 MS. HICKS: Good morning. Thank y'all
19 for letting me speak.

20 On behalf of the Denton family,
21 they did ask that I thank the Board
22 members -- and I don't know which ones it
23 was -- that made a trip to actually come

1 visit the park and see it, and they
2 appreciated that.

3 Also, the University of Alabama
4 had just sent a group of students to
5 research the ecosystem there, and they
6 wanted to thank the university for that
7 too.

8 My part of it is to let you know
9 of a price reduction. The Denton family
10 has reduced the price to 1.25, which
11 averages around \$8300 an acre, which is
12 quite different than the last time.

13 I did get a call last night from
14 Commissioner Hayes. He had planned on
15 being here today. Something came up with
16 his hospital Board and he could not make
17 it, but he did want to say that he did
18 have some hard numbers for the gate
19 system, around \$10,000. And to remind
20 y'all that he and the Commission, the
21 county, and the Town of Natural Bridge
22 have made it -- they will be responsible
23 for demolition of any structures that you

1 have, removal of that, and then reclaiming
2 the land on that.

3 And Representative Estes texted me
4 just a few minutes ago. He had planned to
5 be here but he was called to Montgomery,
6 so he gives his apologies for that too.

7 And that's all I have.

8 CHAIRMAN BLANKENSHIP: Thank you.

9 We have one more speaker. If
10 there's anybody that wanted to speak that
11 didn't get a chance to sign up, if you'll
12 raise your hand, I'll get somebody to
13 bring you a slip.

14 All right. Our last speaker is
15 Mitchell Marks, and he wants to talk about
16 prescribed burning in the Freedom Hills
17 area.

18 MR. MARKS: Hello, I'm Mitchell Marks.
19 I'm a retired wildlife biologist and
20 assistant district supervisor at Freedom
21 Hills Wildlife Management Area.

22 Since I've retired, I've started a
23 small business and I do prescribed

1 burning. Since I've retired in the last
2 eight years, I've saved this program and
3 Wildlife and Freshwater Fisheries nearly
4 \$90,000 in prescribed burning cost. Most
5 specifically in the last two years, I've
6 saved this Board 64,000 in prescribed
7 burning.

8 In 2019, State Lands decided to do
9 a cost-effectiveness study, and they gave
10 the Forestry Commission a thousand acres
11 in September of 2019. In February of
12 2020, I got to bid on 2607 acres at \$27 an
13 acre. By April 4th, I was finished with
14 mine. By May 15th, they'd only burned
15 80 acres. The next year, State Lands bid
16 all 4414 acres out. I got the bid for \$25
17 an acre. I started February 1st, and I
18 finished May 15th. My thank-you for
19 saving money and doing it effectively is
20 Conservation and Forestry is now signing
21 an MOU to do 600 acres at Freedom Hills
22 this year for \$35 an acre. I ask that
23 this Board scrutinize this MOU. And the

1 question I have for you, while there's
2 only \$6,000 difference in my price and
3 their price, at what point do you stop
4 spending extra money to get the work done.

5 I have a scripture I'd like to
6 read. It's Luke 16:10. Whoever can be
7 trusted with little, can be trusted with
8 much, and whoever is dishonest with little
9 is also dishonest with much.

10 I'll take any questions.

11 CHAIRMAN BLANKENSHIP: Thank you.

12 That concludes our public
13 comments. Now, we will --

14 MR. SATTERFIELD: Mr. Chairman, I do
15 have a question.

16 CHAIRMAN BLANKENSHIP: Yes,
17 Mr. Satterfield. I'm sorry.

18 MR. SATTERFIELD: In regard to this,
19 how does -- can we have somebody on the
20 staff explain to us how they go about this
21 bid process and how this results in this
22 difference that this gentleman was talking
23 about?

1 CHAIRMAN BLANKENSHIP: Sure. I'll be
2 glad to give you an overview.

3 You know, we do have burning
4 operations that are going on all over the
5 state from one end to the other. We have
6 a memorandum of understanding with the
7 Forestry Commission to be able to do some
8 of those burns, we have an agreement with
9 the Nature Conservancy to do some of
10 those, and some of those we bid
11 individually. And then we do have the
12 option of doing an RFP, request for
13 proposals, so that we can have some
14 different companies around the state on
15 contract so that when we have burning in
16 geographic areas that they can do that for
17 us. So it's not a -- we don't bid every
18 single burn because some of those we
19 already had those MOUs in place to be able
20 to do those or a contract in place through
21 an RFQ process.

22 MR. SATTERFIELD: Well, I know in --
23 Raymond raised the question last time

1 about the burning process and the
2 timetable especially that would interfere
3 with the turkey nesting process, because
4 if you get into a late season past March
5 into April or May, in some of the
6 properties that interferes with the turkey
7 nesting process. And so I wondered if
8 that figure -- if that played into these
9 contracts as well.

10 CHAIRMAN BLANKENSHIP: And I think one
11 thing that's important to point out is
12 there are a lot of different factors that
13 go into that. But the Forever Wild
14 property is only a portion of the property
15 that we manage as the Department of
16 Conservation. We have about 750,000 acres
17 that we're managing around the state. And
18 so I can talk about specific tracts or get
19 more information on specific tracts, but
20 it's pretty broad and we're doing work all
21 over the state for habitat and for forest
22 management. Some of it's, you know,
23 longleaf restoration, some of it's habitat

1 management for wildlife, and it's just
2 a lot of different initiatives and it
3 depends on the location and the particular
4 property.

5 MR. SATTERFIELD: Okay.

6 MR. OATES: I'd also just like to add
7 that, Bill, we may charge a little bit
8 more, but we also bring bulldozers on site
9 and we are better equipped to put out a
10 fire if one escapes. And we -- sometimes
11 you get what you pay for, I guess. But
12 our folks are trained firefighters, and we
13 have equipment there that other folks when
14 they burn don't have on site to put out
15 fires and protect the property from
16 escapes and things like that. So we may
17 charge a little bit more -- I don't know
18 about those numbers for sure. I'd have to
19 look at them to see exactly how that works
20 out -- but we're better equipped than
21 a lot of folks to protect when we do burn.
22 So I would just put that out there.

23 CHAIRMAN BLANKENSHIP: Dr. Powers?

1 DR. POWERS: So the lowest bid is not
2 always the only thing y'all factor into
3 these decisions?

4 CHAIRMAN BLANKENSHIP: I would say
5 that we make -- it depends on the property
6 on what we're looking at and whether the
7 bidders meet the specs. So it's not
8 always the low bid. It has to meet the
9 specifications and other things. Like I
10 say, it's very complicated because we're
11 doing -- it's property specific, so it's a
12 difficult just yes or no answer on that.

13 MR. CHILDERS: Commissioner?

14 CHAIRMAN BLANKENSHIP: Mr. Childers?

15 MR. CHILDERS: What was the date on
16 the memorandum of understanding that this
17 gentleman is talking about?

18 CHAIRMAN BLANKENSHIP: I don't know
19 off the top of my head.

20 MR. OATES: It's probably been in
21 place since 2018, 2019, I think.

22 MR. CHILDERS: So it's been in place
23 awhile?

1 CHAIRMAN BLANKENSHIP: Yes, sir.

2 MR. OATES: I could be wrong about
3 that, but I think that's about right.

4 CHAIRMAN BLANKENSHIP: So we'll now
5 recess for executive session.

6 By regulation, appraisal values
7 are confidential during periods of
8 negotiation. Accordingly, in order to
9 discuss tract appraisal values, the Board
10 will need to go into recess for an
11 executive session.

12 Is there a motion for the Board to
13 now recess to attend the executive
14 session?

15 DR. MCCLINTOCK: I so move.

16 CHAIRMAN BLANKENSHIP: Motion by
17 Dr. McClintock; seconded by Dr. Powers.

18 As I call your name, please state
19 your position on the motion to recess.
20 Those in favor say aye, and those opposed
21 say nay.

22 Chris Blankenship, aye.

23 Mr. Childers?

1 MR. CHILDERS: Aye.
2 CHAIRMAN BLANKENSHIP: Mr. Darnall?
3 MR. DARNALL: Aye.
4 CHAIRMAN BLANKENSHIP: Mr. Holloway?
5 MR. HOLLOWAY: Aye.
6 CHAIRMAN BLANKENSHIP: Dr. Howell?
7 DR. HOWELL: Aye.
8 CHAIRMAN BLANKENSHIP: Mr. Jones?
9 MR. JONES: Aye.
10 CHAIRMAN BLANKENSHIP: Mr. Oates?
11 MR. OATES: Aye.
12 CHAIRMAN BLANKENSHIP: Dr. Powers?
13 DR. POWERS: Aye.
14 CHAIRMAN BLANKENSHIP: Mr. Wright?
15 MR. WRIGHT: Aye.
16 CHAIRMAN BLANKENSHIP: Dr. McClintock?
17 DR. MCCLINTOCK: Aye.
18 CHAIRMAN BLANKENSHIP: Dr. Neumann?
19 DR. NEUMANN: Aye.
20 CHAIRMAN BLANKENSHIP:
21 Mr. Satterfield?
22 MR. SATTERFIELD: Aye.
23 CHAIRMAN BLANKENSHIP: All are in

1 favor. We are now in recess for executive
2 session. It is 10:30. We will plan to be
3 back at 10:50.

4 (Recess from 10:30 a.m. to
5 11:12 a.m.)

6 CHAIRMAN BLANKENSHIP: I'll call us
7 back into regular session. It is 11:12.
8 And I'd also like to note for the Record
9 that Dr. Sims is in attendance. Thank you
10 for being here. Sorry you had such
11 traffic issues coming this morning.

12 Now we are on program reports,
13 Tabs 2a, b, and c, and Jo Lewis is going
14 to handle that for us today.

15 Go ahead, Ms. Jo.

16 MS. LEWIS: Good morning. I'm Jo
17 Lewis of the State Lands Division. I will
18 be covering the usual financial reports in
19 our packets. We're going to begin with
20 Tab 2a, the adjustment report.

21 This is our current cash balance
22 in the land acquisition account, and then
23 we subtract out all of the approved for

1 purchase but pending acquisition values.
2 This time we included the Autauga 112 to
3 be on the conservative side so that if you
4 chose to go forward on that, you would
5 know that the value at the bottom
6 addresses that expense.

7 So as of November 1st, the balance
8 was approximately 20 millions dollars, and
9 then we are going to -- I'm going to list
10 the ones -- list them without using their
11 exact values, of course.

12 We have the Coldwater-McVey
13 Addition in Calhoun County, the Autauga
14 WMA-Hart Addition in Autauga County,
15 Bon Secour River Wetlands Addition in
16 Baldwin County, Cahaba River-Shelby County
17 Park Peel Addition in Shelby County,
18 Coldwater Mountain-Robertson Addition in
19 Calhoun County, Freedom Hills WMA-Bodie
20 Addition in Colbert County, Perdido
21 WMA-Snowden Branch Addition in
22 Baldwin County, Red Hills-Flat Creek
23 Phase IV in Monroe County, and, as I

1 mentioned, Autauga WMA-County Road 112
2 Addition in Autauga County. For the
3 purposes of this calculation, we included
4 that. Your remaining balance of
5 unencumbered cash is approximately
6 13 million 900,000.

7 I'll be happy to attempt to
8 address any questions.

9 All right. Moving to the next
10 page, this is the page that we provide to
11 list completed or declined projects. For
12 FY23, 2022/2023, we have not closed on
13 anything this month basically is what
14 we're showing there, so I'll just run
15 through the ones that we did close at the
16 last year, which included a number at the
17 end of the fiscal year.

18 Cedar Creek SOA Addition was
19 declined, Coldwater Mountain-Carroll, we
20 closed; D'Olive Bay Addition was closed;
21 Hollins WMA Addition was declined; Oak
22 Mountain State Park-Belcher Lake Addition
23 closed; Red Hills-Parris Trust Addition

1 closed; Styx River Wetlands closed; TCNP,
2 which is Turkey Creek Nature Preserve,
3 Parker Addition was closed; and Thigpen
4 Hill Option A Phase 2 closed.

5 All right. If there are no
6 questions on the adjustments, we'll move
7 to Tab 2b, which is the Stewardship. And
8 I'm sorry. I should have reminded you
9 that there are updates to these reports in
10 your green folder. They're on the
11 ivory-colored paper in the usual manner.

12 In 2b, we have the unusual
13 attribute for this meeting in that we have
14 end of last fiscal year and the beginning
15 of this fiscal year represented in two
16 separate reports.

17 So the first report is the
18 finishing up of last year's Stewardship
19 Fiscal Fund. There are a number of
20 accounting procedures yet to be completed
21 in the 13th accounting percent. This is
22 not the absolute final, but we're getting
23 close. So you can see here what was spent

1 of the budgeted amount.

2 The next page is the starting over
3 again with the fiscal year '23, and in the
4 past month, we have spent approximately
5 \$18,000 of the budgeted amount.

6 All right. I'm going to move on
7 to 3a, which is for the minutes, and
8 basically what we covered in the executive
9 session. 3a is the overview of appraised
10 nominations as of November 1st. I will
11 not read the actual appraised value.
12 We're going to be generalizing.

13 As discussed, Oak Mountain State
14 Park-Belcher Addition Phase II in
15 Shelby County is returned and the value is
16 available for consideration. The
17 Red Hills-Flat Creek Phase V in
18 Monroe County is an appraisal that has
19 been received and reviewed. It's in
20 Monroe County. Sorry. I'm reviewing my
21 notes that Patti left me. There's lots.
22 I haven't covered most of them. Basically
23 that's what we have to say.

1 The Riverton CHA is Community
2 Hunting Area, Barnett Mill Hollow in
3 Colbert County, and Riverton-Hurd Hollow
4 Addition also in Colbert County are two
5 tracts the Board asked for first
6 appraisals on. The landowners were
7 somewhat delayed in getting us the deed
8 information. Therefore, we were somewhat
9 delayed in getting -- we sort of missed
10 time gaps with purchasing and such. So
11 actually getting those appraisals bid out
12 and awarded was delayed because the deed
13 information was delayed. So they have not
14 come back yet. They are underway, and we
15 should have those values for you at the
16 February meeting.

17 All right. At this point, Patti
18 usually skips over Tab 4. We discuss the
19 grant memo, 5a, going over the status of
20 the various opportunities, funding
21 opportunities, and partnerships. So on 5a
22 in addition to what I'm going -- in
23 addition to 5a, there is a Tab 5i in your

1 green folder and a Tab 51, which provides
2 additional details on some of the grant
3 programs, the specific grants we have
4 going.

5 The first grant in the list of
6 nominations approved for acquisition is
7 the Autauga Hart Addition. Wildlife and
8 Freshwater Fisheries Division continue to
9 utilize its Pittman-Robertson funds at a
10 75/25 split, and things are progressing as
11 procedurally they should. We expect that
12 will succeed.

13 The next one is Bon Secour
14 Wetlands Addition, which is a National
15 Coastal Wetlands Conservation grant. That
16 grant provides -- that specific grant.
17 They vary -- that one provides 68 percent
18 of the land value that will be reimbursed.
19 That one is in Baldwin County and is
20 progressing as expected. No particular
21 problems we need to describe.

22 The third in that category is the
23 Red Hills-Flat Creek Phase IV. Again,

1 this is a Wildlife and Freshwater
2 Fisheries Division partnership. They've
3 been awarded approximately 1.2 million of
4 Recovery Land and HCP, Habitat
5 Conservation Plan, funding. It will cover
6 64 percent of the cost of the acquisition
7 approximately. Therefore, the 36 percent
8 remaining is to be purchased by
9 Forever Wild. Again, that one is
10 progressing as expected.

11 Now, the next section is for
12 appraised nominations that are in the
13 appraisal but not authorized by you for
14 purchase. You haven't made the motion to
15 go forward with purchase. Autauga
16 WMA-County Road 112, the grant as
17 described will cover approximately
18 74 percent of the acquisition, and the
19 Forever Wild would cover approximately
20 36 percent. Again, there is additional
21 information in Tab 51 in your green
22 folder.

23 The next one is the Red Hills-Flat

1 Creek Phase V. Again, this a Recovery
2 Land and Habitat Conservation Plan funding
3 program project grant through the U.S.
4 Fish and Wildlife Service that has been
5 awarded to Wildlife and Freshwater
6 Fisheries, so there's a partnership there.
7 This grant would cover approximately
8 66 percent of the acquisition cost, and
9 that land would be -- as usual with these
10 Red Hills grants would be titled to
11 Wildlife and Freshwater Fisheries and
12 34 percent would be acquired with Forever
13 Wild funds and titled to Forever Wild.
14 There is a motion available for you in
15 Tab 5a if you are interested in moving
16 forward on that one. This is some
17 suggested language if you like it.

18 There are three nominations on the
19 short list which have funding
20 opportunities that relate to them. There
21 is the Dugdown Mountain Corridor. That is
22 a partnership with the Alabama Forestry
23 Commission. The Forestry Commission has

1 submitted a Forest Legacy grant. It has
2 not yet been decided or awarded. We
3 expect that would be occurring around
4 June. The Forestry Commission is not
5 seeking a motion for a first appraisal at
6 this point until the grant process
7 furthers to where we know if that grant
8 can be awarded.

9 The second tract is Portland
10 Landing SOA, Special Opportunity Area,
11 Donald Addition. That's a Wildlife and
12 Freshwater Fisheries grant with the U.S.
13 Fish and Wildlife Service and Pittman-
14 Robertson funds. The split on that one is
15 about 70 percent PR funds and 30 percent
16 Forever Wild.

17 The final one is new -- you
18 haven't seen anything about this one --
19 and that is the Skyline WMA-Fowler Cove
20 Addition. Wildlife and Freshwater
21 Fisheries is offering to utilize its
22 Pittman-Robertson funds at a 75/25 match.
23 On Tab 5i that I mentioned, there is a

1 split map provided as to which portions of
2 the tract would be owned by Wildlife and
3 which would be owned by Forever Wild.

4 I'd be happy to address any
5 questions, me and the backup, on the grant
6 funding.

7 I think we got it.

8 All right. Then we're going to
9 flip back and run through the short list
10 very quickly. Looking at Tab 4a is an
11 alphabetical list. For the Record, the
12 nominations that have the top three scores
13 in each category of use in each geographic
14 region of the state are considered a
15 priority or short list. There's
16 hypothetically up to 36. Due to some
17 categories of use not having any
18 nominations that are compatible for that
19 use and other nominations that will short
20 list in more than one category, we have
21 far less than 36 that I haven't counted.
22 So I'm going to run through them. They're
23 arranged alphabetically. If you'd like,

1 you can flip through 4b as we go, and
2 these are each of the nominations.
3 There's a narrative and a map. If you
4 have any questions, please speak up
5 because I will be reading and not doing a
6 very good job keeping track of your
7 thoughts.

8 Okay. I'm going to start with the
9 Alligator Bayou in Mobile County; the
10 Butler Foster Praytor Mountains in
11 Jefferson County; Coldwater
12 Mountain-Martin Addition, Calhoun County;
13 D'Olive Bay-North Addition,
14 Baldwin County; Dugdown Mountain Corridor
15 in Cleburne County -- and this is the one
16 that I referred to with the AFC
17 partnership -- Lillian Swamp-Blackwater
18 Addition in Baldwin County; Little River
19 Forest-Lomax Branch in Escambia County;
20 Martin Slough Tract in Hale County;
21 Oak Mountain State-Odess Addition in
22 Shelby County; Persimmon Knob in
23 Morgan County; Portland Landing SOA-Donald

1 Addition in Dallas County; Red
2 Hills-Blanton Addition in Monroe County;
3 Sipsev River Swamp-Brownville Addition in
4 Tuscaloosa County; Skyline-Fowler Cove
5 Addition in Jackson County -- as I say,
6 there's additional information on the
7 split under 5i in that one -- and then the
8 last one is WBR, which is Weeks Bay
9 Reserve, Marney Addition, in
10 Baldwin County.

11 I'll be happy to take any
12 questions about the nominations.

13 CHAIRMAN BLANKENSHIP: Mr. Wright?

14 MR. WRIGHT: Jo, I have one question
15 on the Little River Forest-Lomax Branch.
16 In looking at it, I'm under the impression
17 that DCNR is purchasing that?

18 CHAIRMAN BLANKENSHIP: Yes, sir, I
19 would say that our Wildlife and Freshwater
20 Fisheries is working towards purchasing
21 that outright without Forever Wild
22 assistance.

23 MR. WRIGHT: Gotcha.

1 MS. LEWIS: It stays on because the
2 landowner hasn't taken it off, and we
3 don't have a procedural reason -- even
4 though we think this is going to happen,
5 we don't want to offend the landowner by
6 removing this concept.

7 MR. WRIGHT: It's not a done deal. I
8 gotcha.

9 CHAIRMAN BLANKENSHIP: But once it
10 closes, then it will come off?

11 MS. LEWIS: Yes.

12 CHAIRMAN BLANKENSHIP: All right.
13 Thank you.

14 So now the next on our agenda is
15 for general discussion, the part where we
16 generally entertain motions from the Board
17 for first or second appraisals and other
18 business.

19 Is there any Board member that
20 would like to --

21 Mr. Wright?

22 MR. WRIGHT: Mr. Chairman, I would
23 like to -- I really don't know how to make

1 this motion -- to go with 90 percent of
2 the second appraisal on County Road 112
3 property. I'd like to make that as a
4 motion of the second appraisal, 90 percent
5 of the second appraisal.

6 MR. CHILDERS: Offer to purchase?

7 CHAIRMAN BLANKENSHIP: Let me make
8 sure I get the motion right. To move to
9 purchase at no more than 90 percent of the
10 second appraisal appraised value for
11 Autauga-County Road 112 tract?

12 MR. WRIGHT: Yes.

13 CHAIRMAN BLANKENSHIP: Is there a
14 second?

15 MR. SATTERFIELD: Second.

16 CHAIRMAN BLANKENSHIP: So motion by
17 Mr. Wright; seconded by Mr. Satterfield.

18 This is a little bit of an unusual
19 motion. Let me state it again, make sure
20 everybody knows what we're voting on. To
21 move to purchase at no more than
22 90 percent of the second appraised value
23 for Autauga County Road 112.

1 MR. SATTERFIELD: That's correct.

2 CHAIRMAN BLANKENSHIP: All those in
3 favor say aye.

4 All those opposed say no.

5 MR. DARNALL: No.

6 CHAIRMAN BLANKENSHIP: The motion
7 carries with one negative vote.

8 All right. Anyone else?

9 Mr. Jones?

10 MR. JONES: Mr. Chairman, I'd like to
11 move for first appraisal of the Skyline
12 WMA-Fowler Cove Addition in
13 Jackson County, Alabama.

14 MR. DARNALL: I second that.

15 CHAIRMAN BLANKENSHIP: Motion by
16 Mr. Jones; seconded by Mr. Darnall for a
17 first appraisal on the Skyline-Fowler Cove
18 Addition.

19 Mr. Satterfield?

20 MR. SATTERFIELD: That's on the short
21 light, right?

22 CHAIRMAN BLANKENSHIP: Yes.

23 MR. JONES: Yes. Sorry. Tab 4

1 page 1.

2 MR. SATTERFIELD: I have a question.
3 It's really for staff. As I remember
4 several meetings ago, we had comments from
5 Chuck Sykes about not needing to acquire
6 any more land in Jackson County in the
7 Skyline area, and now apparently DCNR has
8 changed their mind. I'm wondering what
9 caused that, why have we -- why is the
10 Department now proposing to help with the
11 purchase of this property?

12 CHAIRMAN BLANKENSHIP: Mr. Jones?

13 MR. JONES: I'd like to speak to that
14 first because my esteemed colleague,
15 Dr. Sims, and I had this conversation back
16 a few years ago.

17 This particular piece of property
18 is a large piece of property. It's very
19 strategic. I think what -- I'll let the
20 Department speak for themselves. But this
21 property is very strategic in where it
22 lays. What was happening at the time is
23 we were buying little bits and pieces of

1 property that was kind of in the area.
2 It's more of the shotgun approach. And I
3 think the Department would probably --
4 I'll let them say it -- but I think
5 because this is such a strategic piece of
6 property and in some mass that it's worth
7 us investing our dollars to do that. But,
8 again, I don't know if that's how y'all
9 feel or not. That's the way I feel.

10 CHAIRMAN BLANKENSHIP: And since
11 Chuck's not here, I'll speak on behalf of
12 the Department. That's correct.

13 MR. SATTERFIELD: And my second
14 question is the Department does have the
15 Pittman-Robertson funds on hand and
16 available to purchase that part of the
17 property, or is it --

18 CHAIRMAN BLANKENSHIP: Yes.

19 MR. SATTERFIELD: -- or are we waiting
20 on future grants?

21 CHAIRMAN BLANKENSHIP: No. We have
22 that.

23 MR. SATTERFIELD: So it's already

1 appropriated?

2 CHAIRMAN BLANKENSHIP: Yes, sir.

3 So the motion is for a first
4 appraisal on the Skyline-Fowler Cove
5 Addition. All those in favor say aye.

6 Any opposed?

7 None opposed. The motion carries.

8 Dr. Powers?

9 DR. POWERS: I'd like to move for
10 first appraisal on the Lillian
11 Swamp-Blackwater Addition.

12 MR. DARNALL: I'll second that.

13 CHAIRMAN BLANKENSHIP: Motion by
14 Dr. Powers; seconded by Mr. Darnall on the
15 Lillian Swamp-Blackwater Addition. Any
16 questions about that?

17 MR. SATTERFIELD: Which tab are we
18 under?

19 CHAIRMAN BLANKENSHIP: Yes, sir. That
20 is in Tab 4 page 13.

21 DR. POWERS: Page 13.

22 And if you look, it's just we have
23 a lot of property in that area that is --

1 MR. SATTERFIELD: I'm sorry. I just
2 didn't hear the nomination. Which one is
3 it?

4 DR. POWERS: The Lillian Swamp-
5 Blackwater Addition.

6 MR. JONES: Tab 4 page 13.

7 MR. SATTERFIELD: Okay.

8 CHAIRMAN BLANKENSHIP:
9 Mr. Satterfield?

10 MR. SATTERFIELD: My question on that
11 is that involves two separate tracts, one
12 in the north end of the Lillian Swamp
13 adjoining the Lillian Swamp complex and
14 one in the southeast corner of the
15 property that is a DCNR and another State
16 agency property. If we move forward on
17 this, how will the appraisal be handled?
18 Will that be handled -- because they're
19 not contiguous, not part of one parcel,
20 but located in different places with
21 adjoining lands next to them, will that be
22 handled with two separate appraisals, one
23 for the north property and one for the

1 south property? How would you go about
2 appraising that?

3 MR. LAWRENCE: So both of those are
4 owned by one owner. Generally, staff
5 would probably have that discussion with
6 the appraiser and let the appraiser make
7 that determination as to the highest and
8 best use of that property and what they
9 think it needs to -- how it needs to go
10 about being appraised.

11 MR. SATTERFIELD: Well, that seems to
12 me to be a little unusual. I would think
13 you would want to get two different
14 appraisals because they're in such -- even
15 though they're the same owner, it doesn't
16 matter. That has nothing to do with the
17 appraised price. The appraised price is
18 totally independent of who owns it. The
19 appraised price should be based on the
20 characteristics of that particular piece
21 of property, and I would think that
22 they're different because of where they're
23 located. One's on a major road -- the one

1 in the south is on a major road of Boykin
2 Boulevard. The other one is up in the
3 northwest where there's no roads and it's
4 all swamp. You know, they're different
5 characteristics, so I don't think you can
6 necessarily blend those two into one
7 general appraisal. That's the reason I
8 asked the question.

9 MR. CHILDERS: Commissioner, is it
10 possible to ask the appraiser to do them
11 separately?

12 CHAIRMAN BLANKENSHIP: We can -- yeah.
13 I mean, you -- we can ask them to be
14 appraised separately or ask the appraisers
15 once we provide them the information is
16 that -- do they have different -- would
17 they have different values, would that
18 need to be done. If you would like them
19 to have two separate appraisals, I guess
20 we could do that.

21 MR. CHILDERS: I think I'd make that
22 suggestion. If it takes a motion, I'll
23 make a motion.

1 CHAIRMAN BLANKENSHIP: For the Record,
2 identify yourself, please.

3 MS. WEBER: Jennifer Weber. I'm an
4 attorney with the Department of
5 Conservation.

6 So if it's one nomination and you
7 want two appraisals, then you would have
8 to vote and approve the one nomination.
9 If you're trying to split it up into two
10 separate closings, then you would need two
11 different nominations and then you could
12 do two separate appraisals. Does that
13 make sense?

14 MR. DARNALL: It's offered as one
15 property, and that's the --

16 MS. WEBER: But if you're trying to do
17 two closings at separate times, then you
18 would need two nominations. If the idea
19 is to get two appraisals and do it all at
20 the same time, you could leave it as is,
21 one nomination. Does that make sense?
22 Did I answer the question?

23 CHAIRMAN BLANKENSHIP: Go ahead, Jack.

1 MR. DARNALL: If I understood the
2 conversation correctly, I think that the
3 Belcher property was broken up and offers
4 on this right here so we could have
5 different appraisals?

6 MS. WEBER: Yes.

7 MR. DARNALL: So I think it would have
8 to be represented in order to get two
9 appraisals, if I understood you correctly.
10 What's offered is one --

11 MS. WEBER: Right. One piece.

12 MR. DARNALL: Right, right.

13 MS. WEBER: But if you wanted to buy
14 it together at the same time, you could do
15 two appraisals. Am I understanding?

16 CHAIRMAN BLANKENSHIP: So the question
17 is whether we direct the appraiser to look
18 at these two properties separately for
19 valuation -- not that we would close them
20 at different times, but that you would get
21 two valuations -- or whether we would just
22 do one on a -- leave it to the negotiation
23 with the appraiser if they feel like there

1 is a need for one appraisal that covers
2 both pieces of property or if he felt like
3 we needed to appraise them separately.

4 MS. WEBER: Yeah, that would be fine.

5 MR. CHILDERS: It seems to me that we
6 could get them appraised separately, and
7 if it comes down to purchasing them, we
8 could make a motion to purchase A or
9 purchase B at the appraised price.

10 MS. WEBER: So if you purchase A or
11 you purchase B, my understanding is right
12 now it's the one nomination.

13 MR. CHILDERS: But we don't have to
14 take it like that. If we get two
15 appraisals, we can change it and take one
16 and not take one.

17 MS. WEBER: It should be then rescored
18 and renominated as two different pieces if
19 you want to look at it separately.

20 MR. CHILDERS: Well, they're certainly
21 different values on the two pieces of
22 property.

23 CHAIRMAN BLANKENSHIP: Well, that's

1 not --

2 MR. DARNALL: It's got to be
3 represented.

4 MR. SATTERFIELD: Mr. Chairman, it
5 looks like they've already scored them
6 separately. Haven't you?

7 MR. LAWRENCE: So the two scores that
8 you see there on page 13, that is a Nature
9 Preserve valuation score and a
10 recreational valuation score. Yes, it is
11 two scores, but it's looking at it from
12 two different perspectives and that's how
13 we --

14 MR. SATTERFIELD: I'm sorry. I'm
15 reading it wrong.

16 CHAIRMAN BLANKENSHIP: So I would
17 think that we would either -- the motion
18 is that we move for a first appraisal on
19 this nomination as presented.

20 MS. WEBER: Right.

21 CHAIRMAN BLANKENSHIP: And I think we
22 need to vote yes or no on that. If
23 there's the desire for the Board to have

1 the landowner renominate these and break
2 them apart as two different nominations,
3 that could be a different motion, but I
4 think that's how procedurally we would
5 need to handle that, not -- because what
6 we have been presented here and what has
7 been scored is a single nomination for
8 both of these pieces of property that --

9 DR. POWERS: Chris?

10 CHAIRMAN BLANKENSHIP: Dr. Powers?

11 DR. POWERS: So I understand the
12 concern about the appraised value, but if
13 we renominate it as two separate parcels,
14 who knows if both parcels will make the
15 cut to be able to be put on the nomination
16 list. And one of the reasons I'm
17 supportive of this property is because it
18 will then be continuous throughout the
19 region. So I understand the concern about
20 appraised values. And this is something
21 maybe we can have a discussion once we get
22 to first appraisal, but the advantage to
23 this nomination to me is it completes this

1 corridor. And there is no guarantee that
2 both parcels will make the cut if they're
3 nominated separately.

4 MR. SATTERFIELD: And that's exactly
5 my point. If they don't make the cut,
6 that means they have different
7 characteristics, and if they have
8 different characteristics, the appraisals
9 will be different. That's where I'm
10 coming from. That's why I think we need
11 to have separate appraisals because
12 they're not contiguous, they're not
13 co-located, and they have obviously
14 different characteristics because the one
15 in the southeast is on a major road and
16 the one in the northwest is totally
17 inaccessible for the public to use. So I
18 think that's a really key issue, and
19 that's why I suggest we need separate
20 appraisals.

21 And I would suggest based on that,
22 Mr. Chairman, and your recommendation that
23 we vote no and send this back to the

1 drawing board to have further discussions
2 with the landowner to see if he wants to
3 bring them up as separate parcels. That's
4 what I would recommend.

5 CHAIRMAN BLANKENSHIP: Dr. Powers?

6 DR. POWERS: But, again, I mean, my
7 point is it was scored high from a nature
8 preserve point of view. So the reason to
9 me -- and I'm an ecologist. I'm not a
10 real estate person. The reason that it
11 scored so high from that nature preserve
12 is because it represents a continuous
13 corridor for the animals, the movement,
14 the nature. That's what I'm arguing for.
15 I'm sure the properties have different
16 characteristics that will influence the
17 appraisal, but I'd like to see if we can
18 get this whole corridor preserved -- or
19 conserved.

20 DR. HOWELL: Could we just have an
21 itemized appraisal where you have each
22 parcel itemized and then added together?

23 MS. WEBER: Yeah. And that was --

1 right. So you could appraise them
2 separately, but in order to move forward
3 separately, they would have to be
4 renominated.

5 CHAIRMAN BLANKENSHIP: Let me make
6 sure -- that's a very good point. So if
7 somebody made a motion to move for a first
8 appraisal on this nomination but to have
9 the different parcels itemized in the
10 appraisal, then we would have all the
11 information I think that you're asking
12 for.

13 MS. WEBER: Correct.

14 DR. POWERS: And I'm fine with
15 amending the motion to do that.

16 MS. LEWIS: It would probably also
17 cost less to do one appraisal than two
18 separate appraisals.

19 CHAIRMAN BLANKENSHIP: So, again, we
20 have a motion and a second on the floor.
21 Would you like to withdraw the motion?

22 DR. POWERS: Or if we could just do it
23 as a friendly amendment. And I will just

1 add to it that the appraisal be itemized
2 for the parcels involved. And it's my
3 understanding, as long as my second is
4 fine with that friendly amendment, that we
5 could proceed.

6 CHAIRMAN BLANKENSHIP: Are you good
7 with that, Mr. Darnall?

8 MR. DARNALL: Yes, sir.

9 MR. LAWRENCE: Can I clarify something
10 right quick? I was talking to Jennifer
11 just trying to think ahead a little bit.
12 If we do itemize the appraisal and the
13 Board wanted to move forward with a second
14 or like one or the other, it would then
15 need to come up as a new nomination at
16 that point. Y'all would not be able to
17 move forward on one or the other even
18 though you had the itemized appraisal, if
19 that makes sense.

20 CHAIRMAN BLANKENSHIP: Okay. So the
21 motion now as amended is for a first
22 appraisal on the Lillian Swamp-Blackwater
23 Addition with the appraisal to be itemized

1 for each of the two portions of the
2 nomination. Is that --

3 All right. All those in favor say
4 aye.

5 Any opposed?

6 Any abstentions?

7 The motion carries.

8 Thank you.

9 DR. MCCLINTOCK: Commissioner?

10 CHAIRMAN BLANKENSHIP: Dr. McClintock?

11 DR. MCCLINTOCK: I'd like to move for
12 second appraisal on the purchase of the
13 Oak Mountain SP-Belcher Addition Phase II
14 under the rationale that I believe the
15 per-acre valuation that that property
16 represents, its heightened potential for
17 development, because this is the last
18 chance to add a significant acreage to the
19 Oak Mountain State Park, because this
20 property has unusually high recreational
21 value, and because it's potentially one of
22 the premier parks in the state of Alabama.

23 CHAIRMAN BLANKENSHIP: So the motion

1 is for a second appraisal and move to
2 purchase on the Oak Mountain-Belcher Phase
3 II. Is there a second?

4 MR. CHILDERS: I'll second.

5 CHAIRMAN BLANKENSHIP: Seconded by
6 Mr. Childers.

7 Any discussion?

8 MR. SATTERFIELD: Mr. Chairman?

9 CHAIRMAN BLANKENSHIP:
10 Mr. Satterfield?

11 MR. SATTERFIELD: I really like where
12 this property is located in that it could
13 perhaps be an extension of the
14 Oak Mountain State Park because it's
15 almost contiguous to the Belcher property.
16 I say almost contiguous because it's
17 separated from the Belcher property by a
18 railroad, which makes access from the
19 Belcher property that's already been
20 purchased problematic back and forth
21 across the railroad. So it would have to
22 be managed as really a separate piece of
23 property with different access and trail

1 locations and so forth.

2 My second concern about this
3 property is the premium that the appraisal
4 has come back in. It's essentially a
5 significant premium over what we purchased
6 the Belcher tract for. And my concern is
7 each time we purchase another property,
8 particularly in these locations like this,
9 we're essentially setting a floor in the
10 next offering of that property because we
11 have now created an adjacent comparable.
12 And so those are my concerns. And while I
13 understand the interest in trying to
14 acquire and preserve more of that to make
15 it into the park, I just am troubled by
16 both of those issues with this offering.

17 Thank you.

18 CHAIRMAN BLANKENSHIP: Yes, sir.

19 Any other thoughts? Discussion?

20 All right. All those in favor of
21 a second appraisal and move to purchase on
22 the Oak Mountain-Belcher Phase II
23 Addition, please say aye.

1 Any opposed?

2 Let's make sure we have nine
3 affirmative votes, so we'll just do that
4 by raising hands.

5 All those in favor, please raise
6 your hand, of moving forward with the
7 purchase. Eight.

8 And then all those opposed.

9 All right. The motion fails by
10 not acquiring the nine votes required for
11 action.

12 DR. POWERS: Chris?

13 CHAIRMAN BLANKENSHIP: Dr. Powers?

14 DR. POWERS: Sorry. I'm not sure of
15 the formality of this, but I offer a
16 separate motion since that one -- to
17 proceed to purchase that same property at
18 80 percent of the appraised value.

19 CHAIRMAN BLANKENSHIP: So the motion
20 by Dr. Powers is --

21 DR. MCCLINTOCK: I'll second that.

22 CHAIRMAN BLANKENSHIP: -- to move
23 forward -- and Dr. McClintock has

1 seconded -- at 80 percent of the appraised
2 value to purchase. I'm sorry. Let me
3 make sure -- I want to make sure everybody
4 is clear. I want to make sure I'm clear,
5 much less everybody else. But the motion
6 is to move forward and purchase for a
7 value not to exceed 80 percent of the
8 first appraised value. So that's your
9 motion. And that's -- you seconded,
10 Dr. McClintock?

11 DR. MCCLINTOCK: Correct.

12 MR. JONES: It hasn't had a second
13 appraisal.

14 CHAIRMAN BLANKENSHIP: That's a good
15 point.

16 MR. SATTERFIELD: Can you do that,
17 Mr. Chairman?

18 DR. POWERS: I guess it's almost the
19 same as the other property. We would move
20 for the second appraisal but not move to
21 purchase --

22 MR. JONES: Correct.

23 DR. POWERS: -- quite yet, that we

1 would want the second appraisal but not to
2 move to purchase; and let the Board then
3 look at the second appraisal, and if we
4 wanted to offer less or --

5 Sorry about that, Chris.

6 CHAIRMAN BLANKENSHIP: So you want to
7 withdraw your original motion?

8 DR. POWERS: Withdraw my original
9 motion, and then change that to move to
10 second appraisal but not to purchase
11 without further Board action.

12 DR. MCCLINTOCK: I'll second that.

13 CHAIRMAN BLANKENSHIP: So the motion
14 is for a second appraisal, and then come
15 back to the Board for additional direction
16 on moving to a purchase on the
17 Oak Mountain-Belcher.

18 MR. HOLLOWAY: Is that a certain
19 percentage? I didn't understand that.

20 CHAIRMAN BLANKENSHIP: No. This would
21 just be a motion for a second appraisal
22 with no further -- appraisal only. Any
23 further action would take Board approval

1 after that second appraisal.

2 MR. HOLLOWAY: Understood.

3 CHAIRMAN BLANKENSHIP: So that's
4 second -- motion by Mr. Powers; seconded
5 by Dr. McClintock.

6 Yes, sir, Mr. Darnall.

7 MR. DARNALL: Well, I have a couple of
8 comments, and I guess -- I think I was the
9 only dissenting vote on the conditional
10 offer last time.

11 I understand what this Board is
12 trying to do, and I think conceptually it
13 makes sense. I just fundamentally have a
14 problem with an arbitrary price reduction
15 knowing that I'm not an expert. And so,
16 you know, if we're going to do this for
17 this second portion of the Belcher
18 property, it seems to me like we ought to
19 have a motion to get a first appraisal on
20 the Odess portion because it's kind of all
21 the pieces and things like that. So I'm
22 not opposed to the motion. I just feel
23 like we're heading in a direction that I'm

1 just not comfortable with individually.

2 MR. SATTERFIELD: Mr. Chairman, I
3 agree with Jack's concern that we're
4 setting a precedent here that could just
5 begin to carry over into all future
6 properties, and I'm concerned that that
7 would disrupt the normal process that
8 we're required to follow under our
9 regulations and established procedures.
10 So I'm concerned with that.

11 CHAIRMAN BLANKENSHIP: I understand.
12 But I think the motion as presented for a
13 second appraisal only and then come back
14 to the Board for additional direction I
15 think would be appropriate at this time,
16 and then the Board would have an
17 opportunity to make further decisions on
18 that property with the second appraisal.

19 So with that, I'll call the
20 question. All those in favor of a second
21 appraisal only on the Oak Mountain-Belcher
22 Phase II, please say aye.

23 Any opposed?

1 MR. SATTERFIELD: No.

2 CHAIRMAN BLANKENSHIP: One opposed.

3 The motion carries.

4 Jack?

5 MR. DARNALL: I'd like to make a
6 motion for first appraisal on the
7 Oak Mountain-Odess Addition, motion for
8 first appraisal.

9 MR. JONES: Mr. Chairman, discussion
10 on that?

11 CHAIRMAN BLANKENSHIP: Yes, sir. Hold
12 on. The motion is for the first appraisal
13 on the Odess Addition. Is there a second?

14 DR. POWERS: Second.

15 CHAIRMAN BLANKENSHIP: Seconded by
16 Dr. Powers.

17 Now Mr. Jones.

18 MR. JONES: Do I not understand -- I'm
19 asking staff on this -- doesn't that
20 addition have several structures on it
21 and, therefore, that's been an issue that
22 we've had to deal with?

23 CHAIRMAN BLANKENSHIP: You know, we --

1 that property does have several
2 structures. Director Lein with State
3 Parks is here. I can let him speak for
4 himself, but we have looked -- they have
5 looked at that and that was not a great
6 fit for the park because it had -- because
7 of the structures on the property.

8 Do you want to speak to that?
9 Just state your name for the Record,
10 please.

11 MR. LEIN: I'm Greg Lein. I'm the
12 State Parks Director.

13 The State Parks system has already
14 appraised property to better understand
15 the opportunity. If the Board wanted to,
16 you know, consider moving forward, they
17 could adopt that appraisal, but I want to
18 remind the Board that this nomination is
19 unique compared to others and that it has
20 structures on it and that has bearing on
21 the value of the property itself. And so
22 if you're just looking to explore the
23 value, we already have that information.

1 MR. SATTERFIELD: Mr. Chairman?

2 CHAIRMAN BLANKENSHIP:

3 Mr. Satterfield?

4 MR. SATTERFIELD: Greg, I appreciate
5 your comments. We had been operating --
6 based on the last couple three meetings,
7 we've been operating on the assumption
8 that State Parks was really going to go
9 forward with this purchase and having it
10 appraised and bringing it into the State
11 Parks system under the State Parks
12 ownership because of these three
13 structures because they're single-family
14 residences and have significant square
15 footage in these residences, along with
16 this private lake, and that's why I think
17 at least I had held off on any further
18 consideration of this property as a
19 Forever Wild purchase because we don't buy
20 land that has structures on it.

21 And as we've seen with the Skyline
22 WMA-Cove Addition, the way we resolved
23 that motion today is those properties that

1 have the structures and the ag land and so
2 forth on that property were going to be
3 purchased by Wildlife through DCNR in the
4 way the property is split. We don't have
5 that option here. We don't have a split
6 with Pittman-Robertson funds, say, for
7 example, on this property. So I think
8 that's a significant issue that would be a
9 precedent-setting issue for this Board to
10 do to acquire this small piece of property
11 with these major structures on it. Then
12 somebody has to go through the expense and
13 cost of removing the structures, and I
14 don't think we're into that business. To
15 me, that particular piece of property does
16 not qualify as a wild property. It is a
17 developed property. It's not what Forever
18 Wild was set about to do. And so I would
19 hope that we would not move forward on
20 this given these circumstances.

21 Thank you, Mr. Chairman.

22 CHAIRMAN BLANKENSHIP: Thank you,
23 Mr. Satterfield.

1 Any other thoughts or questions?

2 Dr. Powers?

3 DR. POWERS: So if Forever Wild was to
4 acquire this land, the State Parks would
5 have no interest in managing it?

6 MR. LEIN: Well, when we appraised the
7 property, we appraised it in total. And
8 if you'll recall, over the last year our
9 priority was to work with the Board on the
10 Belcher opportunity, and in that
11 situation, we did split and share the cost
12 of that property with the Forever Wild
13 program where the State Parks Division
14 bought the two portions of the property
15 where there were residences on the
16 property. There was one on the south and
17 one on the north. And so at the time that
18 we looked at the Odess property ourselves,
19 the cost of the Parks Division buying it
20 in total was cost prohibitive because we
21 had made a commitment to carry the cost of
22 the two parcels on the Belcher property
23 and conclude that transaction. So I think

1 if there is an interest on the part of the
2 Board to contribute to the cost of the
3 Odess property, we would just have to
4 revisit that as a fresh opportunity with
5 the Board. I didn't come here today
6 prepared to suggest or offer how that
7 could be split or how that could be
8 coordinated with the Board, but if that's
9 the Board's desire that we explore that
10 and look at that, we could do that and
11 report back at a later time.

12 CHAIRMAN BLANKENSHIP: Mr. Darnall?

13 MR. DARNALL: I'd like to withdraw my
14 offer. I didn't mean to create a
15 windstorm here.

16 COMMISSIONER BLANKENSHIP: He's going
17 to withdraw his motion.

18 MR. DARNALL: I withdraw my motion.
19 I'm sorry.

20 CHAIRMAN BLANKENSHIP: Is that okay
21 with you, Dr. Powers?

22 DR. POWERS: Yes, sir.

23 CHAIRMAN BLANKENSHIP: Dr. Powers says

1 it's okay as the seconder. So motion
2 withdrawn.

3 Thank you.

4 MR. DARNALL: I don't want to be a
5 troublemaker.

6 Mr. Oates?

7 MR. OATES: I would like to move for a
8 second appraisal and purchase of the
9 Red Hills-Flat Creek Phase V property.

10 MR. SATTERFIELD: Mr. Chairman, could
11 you repeat the nomination for those of
12 us --

13 CHAIRMAN BLANKENSHIP: Sure. Be glad
14 to.

15 So let me ask this question of the
16 motioner. Would you like to make that
17 motion contingent on the Wildlife and
18 Freshwater Fisheries Division providing
19 grant funds?

20 MR. OATES: Yes. Should I read that
21 motion exactly as it's --

22 CHAIRMAN BLANKENSHIP: That would
23 probably be good.

1 MR. OATES: Sorry. I forgot. I make
2 a motion for the staff to proceed with the
3 second appraisal and purchase of the
4 Red Hills-Flat Creek Phase V nomination
5 contingent upon Wildlife and Freshwater
6 Fisheries Division providing funds for its
7 acquisition in the amount of approximately
8 2.6 million dollars.

9 DR. MCCLINTOCK: I'll second that.

10 CHAIRMAN BLANKENSHIP: Second by
11 Dr. McClintock. So the motion is for a
12 second appraisal and move to purchase on
13 the Red Hills Phase V contingent upon the
14 Wildlife and Freshwater Fisheries Division
15 providing approximately 2.6 million
16 dollars in grant funds towards the
17 purchase price.

18 Any discussion or questions about
19 that?

20 All those in favor say aye.

21 Any opposed?

22 None opposed. The motion carries.

23 MR. OATES: I'll just note for the

1 Record my motion generated the least
2 discussion.

3 CHAIRMAN BLANKENSHIP: Anything else
4 from the Board?

5 DR. MCCLINTOCK: Yes, Commissioner,
6 I'd like to put a motion forward for
7 second appraisal and purchase of the
8 Cahaba River-Shelby County Park Peel
9 Addition.

10 CHAIRMAN BLANKENSHIP: That property
11 is already in negotiation. We did that at
12 the last meeting. It just hasn't closed
13 yet.

14 DR. MCCLINTOCK: Okay. Thank you. I
15 withdraw.

16 CHAIRMAN BLANKENSHIP: Yes, sir.
17 Thank you.

18 All right. I think that's all of
19 the general discussion.

20 Next, we'll pick up on the
21 miscellaneous reports. Evan, you're going
22 to handle that?

23 MR. LAWRENCE: Yes, sir. That's

1 correct.

2 So if everybody will turn to
3 Tab 5b, I'll provide a -- or go over the
4 report on proposed updated appraised
5 nominations list.

6 As part of the normal process,
7 nominations that go a certain amount of
8 time without Board actions, those roll
9 off. The two that are rolling off after
10 this meeting will be Sipsey River
11 Swamp-Brownville Addition and the Weeks
12 Bay Reserve-Marney Addition.

13 CHAIRMAN BLANKENSHIP: I would like to
14 keep the Sipsey River-Brownville Addition
15 on for one more meeting, please.

16 MR. LAWRENCE: Yes, sir. Any more
17 discussion?

18 CHAIRMAN BLANKENSHIP: No.

19 MR. LAWRENCE: If everybody will turn
20 to Tab 5c. As part of our normal process
21 in staff, we develop tract management
22 plans. At this meeting, we put together
23 two plans that are in addition to existing

1 plans and one plan that is all new, and in
2 order to put those plans into effect, we
3 need to have Board action. Those would be
4 on the D'Olive Bay Forever Wild Tract,
5 D'Olive Bay Addition in Baldwin County,
6 and the Turkey Creek Nature
7 Preserve-Parker Addition -- those two are
8 the additions to current plans -- and the
9 Styx River Wetlands Forever Wild Tract in
10 Baldwin County is the new plan. I would
11 like to point out too that 5c is
12 two pages, and you'll see a second page
13 there with suggested language.

14 CHAIRMAN BLANKENSHIP: Is there a
15 motion from the Board?

16 Mr. Jones?

17 MR. JONES: I'd like to make a motion
18 the Board through the State Lands Division
19 proceeding with the inclusion of the
20 D'Olive Bay Addition and Turkey Creek
21 Nature Preserve-Parker Addition into the
22 existing management plan and development
23 of a new management plan for the

1 Styx River Wetlands Forever Wild Tract as
2 set forth in the memorandum dated November
3 3, 2022.

4 MR. HOLLOWAY: Second.

5 CHAIRMAN BLANKENSHIP: The motion is
6 approve the State Lands proceeding with
7 the inclusion of the D'Olive Bay Addition
8 and Turkey Creek Nature Preserve and
9 existing management plans and then
10 development of a new management plan for
11 Styx River Wetlands.

12 All those in favor say aye.

13 Any opposed?

14 None opposed. The motion carries.

15 MR. LAWRENCE: Moving on. In your
16 packet, you were provided -- in what will
17 Tab 5d, there was a memo on the Freedom
18 Hills-Timber Reservation Extension
19 Request. There is some updated
20 information in your green folder, 5j.
21 I'll give everybody a second to get there.

22 All right. So we received an
23 extension request on a 31-acre tract in

1 the Freedom Hills WMA. That request comes
2 from Mr. Tomlinson of Growing Assets. The
3 request again is for an extension on the
4 timber reservation so they have time to
5 harvest that timber. As part of that
6 extension, staff suggests that we grant
7 that request. However, there needs to be
8 a little bit of a value swap there in
9 order to grant that, and as a part of that
10 value swap, Mr. Tomlinson has offered to
11 do some management on the property in the
12 form of fire lanes and some prescribed
13 burning. If the Board is okay with
14 granting that extension, there's some
15 suggested language at the bottom of the
16 page there.

17 DR. SIMS: Mr. Chairman?

18 CHAIRMAN BLANKENSHIP: Dr. Sims.

19 DR. SIMS: I make a motion approving
20 the State Lands Division staff finalizing
21 an agreement granting a timber reservation
22 extension pursuant to terms substantially
23 similar to those detailed in the

1 memorandum dated November 3, 2022.

2 MR. OATES: Second.

3 CHAIRMAN BLANKENSHIP: Motion made by
4 Dr. Sims; seconded by Mr. Oates.

5 All those in favor say aye.

6 Any opposed?

7 None opposed. The motion carries.

8 MR. LAWRENCE: All right. The next
9 miscellaneous report, if you'll look under
10 Tab 5e -- that will be in the packet that
11 was mailed out -- there was an update from
12 CRATA on a letter that was sent to staff.
13 I would like to inform the Board that they
14 have decided to pick a new location for
15 their fire tower project and have since
16 requested withdrawal of their proposed
17 license agreement with the Board. The
18 staff feel that that has been very
19 positive, and they picked a wonderful
20 location on Lake Martin and think they'll
21 do good there.

22 All right. Moving on. Another
23 additional item, if you will look in your

1 green folder under 5k. I'll give y'all a
2 second to get there. The City of Dothan
3 has requested -- or sent a request into
4 staff to construct a dog park with
5 pavilion and restroom area and a
6 playground on the -- it's called the north
7 trailhead of the Dothan trail park, but
8 it's actually on the western end of the
9 property.

10 As you can see -- I don't have the
11 page number in front of me. It should be
12 the last page in that memo, though --
13 there is a map of the property with an
14 aerial view so you can kind of get a
15 representation of where that would go.
16 But being that this is a little bit of a
17 different request to staff, we wanted to
18 bring this before the Board for any
19 discussion and to see if that was
20 something the Board was interested in
21 moving forward with.

22 CHAIRMAN BLANKENSHIP: Any questions
23 from the Board or any motion?

1 MR. DARNALL: I make a motion for
2 State Lands staff to proceed with
3 negotiating and finalizing the license
4 agreement with the City of Dothan similar
5 to the one attached to the memorandum
6 dated November 3, 2022, approving the
7 City's request to implement park
8 enhancements at the Forever Wild Dothan
9 trail tract.

10 CHAIRMAN BLANKENSHIP: Is there a
11 second?

12 DR. POWERS: Second.

13 CHAIRMAN BLANKENSHIP: Seconded by
14 Dr. Powers.

15 MR. SATTERFIELD: Mr. Chairman?

16 CHAIRMAN BLANKENSHIP:
17 Mr. Satterfield?

18 MR. SATTERFIELD: I have a question in
19 regard to that particular piece of Forever
20 Wild property. How is its use designated
21 now, and is this proposal consistent with
22 that present designation?

23 MR. LAWRENCE: Yes. To answer your --

1 in general, yes, it is consistent with the
2 present designation, but it is a
3 recreational tract. There is no hunting
4 on it. It's within city limits of Dothan.
5 I won't say it's downtown but it's a very
6 populated area, and it's primarily for
7 recreational use.

8 MR. SATTERFIELD: That's what I wanted
9 to know.

10 Thank you.

11 CHAIRMAN BLANKENSHIP: All those in
12 favor say aye.

13 Any opposed?

14 No opposed. The motion carries.

15 MR. LAWRENCE: That was all I had for
16 the -- I think. Unless I have missed
17 something -- that should be all that we
18 have for the miscellaneous report.

19 CHAIRMAN BLANKENSHIP: Thank you.

20 The next item on the agenda is the
21 approval of the minutes from the
22 August 4th quarterly meeting. Those are
23 in Tab 6 in your folder. Is there a

1 motion to accept the minutes?

2 MR. DARNALL: So moved.

3 DR. SIMS: Second.

4 CHAIRMAN BLANKENSHIP: Motion by
5 Mr. Darnall; seconded by Dr. Sims.

6 Any additions? Corrections?
7 Changes?

8 All those in favor of approval of
9 the minutes from the August 4th meeting
10 say aye.

11 Any opposed?

12 None opposed. The motion carries.

13 The next meeting will be February
14 the 2nd in Montgomery at the Alabama
15 Activity Center, the RSA Activity Center
16 on Dexter. And then our meetings --
17 you'll see in Tab 7, we'll meet in
18 Guntersville in May and then the Mobile
19 area more than likely at the University of
20 South Alabama in August and the Auburn
21 area on November 2nd next year. Maybe
22 Auburn will have them a good coach by
23 then.

1 But I do have some presentations
2 that I would like to make. Do you have
3 something else?

4 MR. LAWRENCE: No, that was it.

5 CHAIRMAN BLANKENSHIP: They're making
6 sure I didn't forget.

7 We have three Board members that
8 have served with great distinction over
9 the many years that I've been on the
10 Board. I have appreciated serving with
11 them and would like to recognize them
12 individually.

13 So, Dr. Sims, I have enjoyed
14 getting to know you and learning about the
15 work that you do at Drake State and all
16 the good things in North Alabama and other
17 things you're involved in. And I will
18 sorely miss seeing you on the Board, but
19 we'll have opportunity, I think, to work
20 together on some of the other things that
21 you do for the State of Alabama and places
22 that you serve. So thank you so much for
23 your service on the Board.

1 DR. SIMS: It's been a pleasure.

2 Thank you.

3 CHAIRMAN BLANKENSHIP: And our next
4 member is probably -- I would like to say
5 is probably the most active Board member
6 that I have ever had on the Forever Wild
7 Board and that's Mr. Wright, Mr. David
8 Wright. Mr. Wright does a fantastic job
9 and is very thorough at looking at the
10 properties and is very thoughtful, and I
11 appreciate your professionalism and
12 dedication to the decisions that you've
13 made on the Board and information you've
14 provided over the five years that I've
15 been here. I've enjoyed serving with you
16 very much.

17 MR. WRIGHT: Chris, it's been an
18 honor. It's been an honor to serve with
19 all of y'all. I'm sorry I'm such a
20 problem over in the State Lands office --
21 I wanted to tell Patti that -- but she's
22 officially through with me.

23 CHAIRMAN BLANKENSHIP: Well, I will

1 say this. You are dedicated, and when you
2 commit to doing something, you take it
3 very seriously and put the time in to make
4 sure that your input is valued and that it
5 does have value and that you really put
6 the time in on the decisions that you
7 make. I thank you and I've enjoyed very
8 much getting to know you.

9 MR. WRIGHT: It's been an honor,
10 y'all.

11 Thank you.

12 CHAIRMAN BLANKENSHIP: And then last
13 but not least, Mr. Bill Satterfield.
14 Mr. Satterfield has, as you heard from Pat
15 Byington, been involved in the program
16 since its inception. And I appreciated
17 getting to know you, appreciated your
18 insight and history of the program, and
19 the thoughtfulness and thoroughness of the
20 questions and the examination of the
21 properties in the process over the last
22 several years and look forward to
23 continuing to maybe call you from time to

1 time if I need answers for some history
2 and how things work going forward. I hope
3 that you'll be available for phone calls.

4 MR. SATTERFIELD: Thank you, Chris.

5 And as Pat said, today is the 30th
6 anniversary of Forever Wild, but I've had
7 actually a 32-year love affair with
8 Forever Wild because that began with Jim
9 Martin when he had the inspiration to
10 create Forever Wild. And I had the
11 benefit of working with him and the
12 drafting committee and the legislature on
13 getting amendment passed in the
14 legislature and then approved by the
15 public. So I've enjoyed my service with
16 Forever Wild for 32 years and in
17 particular my service with the fellow
18 Board members here and you in particular.

19 In closing, I'll say from now on
20 you'll probably have shorter Board
21 meetings.

22 CHAIRMAN BLANKENSHIP: Let me get all
23 three of you back up here, please, to take

1 a picture together.

2 And that's all the business that I
3 think we have today. I will entertain a
4 motion to adjourn.

5 MR. JONES: So moved.

6 MR. SATTERFIELD: Second.

7 CHAIRMAN BLANKENSHIP: All those in
8 favor say aye.

9 We are adjourned.

10 Thank you.

11 (Proceedings concluded at

12 12:17 p.m.)

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1 REPORTER'S CERTIFICATE

2 STATE OF ALABAMA

3 AUTAUGA COUNTY

4 I, Stacey L. Johnson, Certified Court
5 Reporter and Commissioner for the State of
6 Alabama at Large, hereby certify that on
7 November 3, 2022, I reported the
8 proceedings in the matter of the foregoing
9 cause, and that pages 3 through 87 contain
10 a true and accurate transcription of the
11 aforementioned proceedings.

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

16 This the 11th day of January, 2023.
17

18
19 /s/Stacey L. Johnson
20 STACEY L. JOHNSON, CCR
21 Commissioner for the
22 State of Alabama at Large
23 CCR 386, Expires 9/30/2023
COMMISSION EXPIRES: 6/22/2023