

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

**MINUTES OF THE
FOREVER WILD BOARD MEETING
STATE OF ALABAMA
CAPITOL AUDITORIUM
Montgomery, Alabama
February 9, 2017**

* * * * *

TRANSCRIPT OF PROCEEDINGS

* * * * *

Proceedings taken before Tracye
Sadler Blackwell, Certified Court Reporter, ACCR
No. 294, and Commissioner for the State of Alabama
at Large, at the State of Alabama Capitol
Auditorium, Montgomery, Alabama, on Thursday,
February 9, 2017, commencing at approximately
10:13 a.m.

* * * * *

1 **BOARD MEMBERS PRESENT:**

- 2 Commissioner N. Gunter Guy, Jr., Chairman
- 3 Mr. Gary Cole
- 4 Dr. Gary Hepp
- 5 Mr. Frank "Butch" Ellis, Jr.
- 6 Dr. Patricia G. Sims
- 7 Dr. Warren Strickland
- 8 Mr. William H. Satterfield
- 9 Dr. Lori R. Tolley-Jordan
- 10 Mr. Charles E. Ball
- 11 Mr. Russell Runyan
- 12 Mr. Horace H. Horn, Jr.
- 13 Dr. Michael Woods
- 14 Mr. David Wright

9

10

11

* * * * *

12

13 COMMISSIONER GUY: Good morning, everyone.

14 Welcome to our first meeting of 2017 of

15 the Forever Wild Land Trust Board. My

16 name is Gunter Guy. I'm chairman of the

17 board. And at this time, I'd like to

18 call roll so we can establish that we

19 have a quorum present.

20 Mr. Cole?

21 MR. COLE: Here.

22 COMMISSIONER GUY: Dr. Woods?

23 DR. WOODS: Here.

1 COMMISSIONER GUY: Dr. Tolley-Jordan?

2 DR. TOLLEY-JORDAN: Here.

3 COMMISSIONER GUY: Dr. Hepp?

4 DR. HEPP: Here.

5 COMMISSIONER GUY: Mr. Ellis?

6 MR. ELLIS: Here.

7 COMMISSIONER GUY: Mr. Horn?

8 MR. HORN: Here.

9 COMMISSIONER GUY: Dr. Sims?

10 DR. SIMS: Here.

11 COMMISSIONER GUY: Mr. Cauthen?

12 (No response.)

13 COMMISSIONER GUY: Mr. Runyan?

14 MR. RUNYAN: Here.

15 COMMISSIONER GUY: Mr. Satterfield?

16 MR. SATTERFIELD: Here.

17 COMMISSIONER GUY: Mr. Wright?

18 MS. WRIGHT: Here.

19 COMMISSIONER GUY: Mr. Ball?

20 MR. BALL: Here.

21 COMMISSIONER GUY: Dr. Strickland?

22 DR. STRICKLAND: Here.

23 COMMISSIONER GUY: Dr. Valentine?

1 (No response.)

2 COMMISSIONER GUY: We do have a quorum
3 present, and we will be able to conduct
4 the board's business today.

5 At this time, the first order of
6 business is I would like to recognize
7 three new board members -- well, two
8 board members and one that we're
9 welcoming back.

10 So Dr. Sims has been reappointed.
11 In her case, she was eligible for
12 reappointment because she had not served
13 a full term. She served out the end of
14 a term for someone else.

15 And we are very happy to have you
16 back, Dr. Sims. Thank you for being a
17 part of this board.

18 I'd also like to recognize Mr. Bill
19 Satterfield, who will be representing
20 the central district.

21 Thank you, Mr. Satterfield. It's a
22 pretty aggressive agenda today, but
23 would you just tell us a little bit

1 about yourself so everybody will know
2 who you are, please, sir.

3 MR. SATTERFIELD: Gunter, I'm pleased to be on
4 the board. I'm of counsel with the
5 Balch and Bingham Law Firm in
6 Birmingham. I formerly was the chairman
7 of the firm's environmental and natural
8 resources practice for about 25 years,
9 until four or five years ago when I
10 became of counsel. So now I'm just sort
11 of a part-time -- I'm a recovering
12 lawyer.

13 COMMISSIONER GUY: Thank you. Thank you,
14 Bill.

15 And, also, one of our new board
16 members from the southern district is
17 Mr. David Wright.

18 Welcome, David, to our board. And
19 would you do the same. Tell us a little
20 bit about yourself, please, sir.

21 MR. WRIGHT: Yes. My name is David Wright.
22 We have been in the wholesale greenhouse
23 business for 51 years, been selling

1 plants for nine years longer than that.
2 But we also have a little forest lands,
3 and I take great pride in trying to take
4 care and be good stewards of what the
5 good Lord has loaned us to use here.

6 Thank you.

7 COMMISSIONER GUY: Thank you. Thank you,
8 David. Glad to have you with us, very
9 much.

10 I also want to take a moment to
11 recognize some of our special guests. I
12 know our Alabama State Treasurer,
13 Mr. Young Boozer, is here.

14 Young. Thank you for being here,
15 Young. We appreciate what you do to
16 protect our money for the state. Thank
17 you, sir.

18 MR. BOOZER: You're welcome.

19 COMMISSIONER GUY: Todd Adams, Chairman of
20 Coosa County Commission.

21 Todd, you're here. Thank you, sir,
22 for being here.

23 I think we also -- do we have a

1 Commissioner Paul Perrett?

2 Commissioner Perrett, thank you,
3 sir, for being here. I hope I got that
4 name -- last name. Coosa County. Coosa
5 County Commission.

6 Any other guests that I've
7 overlooked, public officials?

8 Yes, sir.

9 MR. KELLEY: Unzell Kelley, Coosa County
10 Commission.

11 COMMISSIONER GUY: Thank you, sir. Thank you
12 for being here, Mr. Kelley.

13 All right. Well, we do have a
14 number of people that have signed up to
15 speak today. And so in order to get
16 through this part of our public
17 comments, I will start calling on you to
18 come down.

19 And I know it's a little awkward,
20 but if you will speak into the
21 microphone here, our court reporter will
22 take down what you say as part of our
23 minutes, of course, that are posted

1 online after each meeting. So try to
2 speak slowly, and, you know, she can
3 then get down what you say and what we
4 say.

5 So the first person up today is
6 Ms. Tammy Herrington.

7 MS. HERRINGTON: Thank you, Commissioner and
8 trustees. Thank you so much.

9 My name is Tammy Herrington. I am
10 the executive director of Conservation
11 Alabama Foundation. In partnership with
12 The Trust for Public Land and The Nature
13 Conservancy in Alabama, we have
14 conducted a return on investment study
15 about the Forever Wild Land Trust, and
16 we're here today to share some of the
17 great economic benefits that we found as
18 we did this report and to thank you so
19 much and to remind you of the great work
20 that you're doing for the state and what
21 all it's bringing back to us.

22 And I believe that they are passing
23 out the full economic impact study, this

1 return on investment report, as well as
2 a one-page document. And you should
3 also have a copy of what would have been
4 PowerPoint slides -- if it wasn't going
5 to be behind you so that you could
6 see -- for the presentation, some of the
7 numbers.

8 So we wanted to have someone for The
9 Trust for Public Land here, as I am not
10 an economist. So I won't be able to
11 answer a whole lot of questions about
12 how this came about, but we did kind of
13 want to walk through how these numbers
14 were found and what the actual economic
15 impact is.

16 And, as you know, conserved lands
17 provide many diverse benefits, from
18 preserving species habitat to providing
19 recreational opportunities. And we know
20 that these values are not always
21 quantified. So it can be hard for
22 policymakers and other stakeholders to
23 fully understand these benefits compared

1 to land uses that generate more directly
2 quantifiable economic benefits.

3 So the purpose of this economic
4 analysis was to bring to light some of
5 the real values accrued from
6 conservation investment. And combined
7 with other forms of information, having
8 tangible values attached to conservation
9 land can help us see the fuller picture
10 of what this investment for conservation
11 means for our state.

12 So The Trust for Public Land tracks
13 public funding for land conservation
14 nationwide in what's called the
15 Conservation Almanac, and their
16 economists use tools to identify lands
17 conserved through the Forever Wild
18 funding.

19 The Trust for Public Land's
20 methodology only includes acres directly
21 acquired through the program. So it
22 doesn't include land exchanges,
23 donations. And so the ROI figure that

1 we will give you today on the --
2 includes that direct -- those direct
3 acquisitions. So we know that this is a
4 very conservative estimate and that all
5 of those leveraged funds bring
6 additional benefits to our state.

7 So once all the conserved parcels
8 were collected, a land cover analysis
9 was carried out on each parcel. And
10 using the national land cover database,
11 the actual land cover in each parcel was
12 identified and categorized into 15
13 different land cover types, and these
14 include things such as deciduous forest,
15 open water, pasture, and others. And
16 those are further outlined in the full
17 report.

18 So The Trust for Public Land's
19 economists then used published
20 literature relevant to Alabama to
21 estimate the per-acre values of natural
22 goods and services provided by each land
23 cover type that's been protected. And

1 they were then able to compare the
2 state's investment in Forever Wild with
3 the value of the natural goods and
4 services that result from those
5 protected lands.

6 So based on the per-acre economic
7 values, 188,000 acres of conserved land
8 provide \$1.91 billion of present value.
9 That's the value of past investments in
10 today's dollars in the form of natural
11 goods and services from the date of
12 purchase. So the first purchase was in
13 1994, and we used data between 1994 and
14 2015. So beginning in 1994 and the
15 estimate is through 2025, which is ten
16 years in the future.

17 So The Trust for Public Land used
18 this value to estimate the return on
19 \$299 million, which, again, the present
20 value invested, and 188,000 acres of
21 land conservation. And what they found
22 was that for every \$1 invested, \$5 is
23 returned in economic value. And we know

1 that these goods and services will
2 continue to provide value past that date
3 of 2025, which is how far they reached
4 out, but, again, it's a conservative
5 estimate on what the lands bring back to
6 our state.

7 So we know that in addition to the
8 direct access, your direct purchase,
9 that Forever Wild's impact is far
10 greater than that of its budget.
11 Forever Wild plays a critical role in
12 bringing together federal, private, and
13 nonprofit sources of funding to complete
14 often complicated and nuanced land
15 acquisition projects. And we know that
16 you know that's because, I'm sure, you
17 have to go through all of these
18 decisions as you're making these
19 purchases.

20 But there are -- here are some of
21 the additional benefits that Forever
22 Wild funding helps support. And, again,
23 these are not in the ROI estimate.

1 So the state scenery and
2 opportunities for outdoor recreation
3 play an important role in attracting
4 visitors to this state, and visitors
5 spend about \$12.6 billion annually in
6 Alabama. We know outdoor recreation
7 generates \$7.5 billion in consumer
8 spending, \$494 million in state and
9 local tax revenue, and \$2 billion in
10 wages and creates 86,000 jobs each year.
11 In 2011, 1.7 million residents and
12 nonresidents fished, hunted, or viewed
13 wildlife in Alabama and spent over \$2.1
14 billion on trips and equipment.

15 So land conservation contributes to
16 Alabama's economy by maintaining the
17 scenic beauty of the state, improving
18 quality of life for residents, and
19 enabling the state to attract and retain
20 new businesses and high-quality workers.
21 On average, residential land requires
22 \$1.16 in services for every dollar paid
23 in local taxes while working in open

1 lands require about 35 cents in services
2 for every dollar contributed in property
3 taxes. So, again, it's a huge
4 investment and a good investment for our
5 state. We believe it is.

6 And park lands can increase the
7 physical activity of adults and
8 children, reducing health-care costs
9 related to obesity.

10 So, in conclusion, we just want to
11 say that these investments in land
12 conservation are critical to creating
13 and protecting the places and amenities
14 that we love in Alabama. We want to
15 thank you for all the work that you do.
16 We hope that this will prove to be a
17 good resource for you as you continue to
18 purchase lands for the Forever Wild Land
19 Trust. And we thank you very much for
20 all you do.

21 COMMISSIONER GUY: Thank you. Hold on.

22 Questions for Ms. Herrington?

23 MS. HERRINGTON: Keeping in mind that I'm not

1 an economist.

2 COMMISSIONER GUY: So let me start this off
3 by -- real quick in just saying two
4 things.

5 Tammy was kind enough to give me a
6 preview of this the other day, I think,
7 a couple of days ago, and I took a
8 minute to go through it. It's very
9 interesting information. I think
10 it's -- I would encourage the board to
11 read the entire document when they get a
12 chance.

13 It helps support my message that has
14 been -- that I say about the whole
15 conservation department, which is we
16 have a huge economic impact on the state
17 of Alabama positively like -- I'm going
18 to say when you start looking at the
19 billions of dollars, I mean, we're
20 talking about some big companies that we
21 can stand toe to toe with with what we
22 do in both creating jobs and creating
23 economic impact in our state. And

1 that's important for people to know,
2 because a lot of people don't know that.

3 So I thank you for the work that has
4 been done on this and those who have
5 helped do this. So if you would express
6 my appreciation for that --

7 MS. HERRINGTON: Absolutely.

8 COMMISSIONER GUY: -- I would say that.

9 And then, secondly, I would like to
10 just say to Tammy publicly, since I've
11 got this opportunity, thank you. And I
12 know there's many other people that
13 worked with you on helping secure the
14 passage of our Constitutional
15 Amendment 2 for parks. So Tammy came to
16 us along with a lot of her colleagues
17 who are very interested in protecting
18 our parks and making sure they were
19 there for Alabamians and worked hard.
20 And I would say an 80-percent passage
21 rate is pretty --

22 MS. HERRINGTON: Pretty good.

23 COMMISSIONER GUY: -- indicative. Y'all did a

1 good job.

2 Thank you. Thank you for that.

3 MS. HERRINGTON: Well, thank you.

4 COMMISSIONER GUY: And I appreciate what you
5 do for our state.

6 MS. HERRINGTON: Thank you.

7 And I'll just -- one last point I
8 will just say since Commissioner brought
9 it up. We do a survey at the beginning
10 of each legislative session and ask our
11 members and voters what's the most
12 important thing to them about
13 conservation in our state, and
14 protecting our drinking water and our
15 public lands were by far the top two
16 things that people in Alabama care
17 about. So, again, we just appreciate
18 all that you're doing to do that for us
19 in Alabama. Thank you.

20 COMMISSIONER GUY: Thank you.

21 All right. Next speaker is Randy
22 Malone, Childers Creek Addition.

23 MR. MALONE: Yeah. I'm Randy Malone. I own

1 the Childers Creek Addition. And I'm
2 asking you to do a second appraisal and
3 go ahead and vote to purchase it. Y'all
4 have already closed on 1500 acres that
5 border it on two sides.

6 COMMISSIONER GUY: Yes, sir.

7 MR. MALONE: Huh?

8 COMMISSIONER GUY: I mean, is that -- I didn't
9 know if you were finished.

10 MR. MALONE: Yeah, I was through.

11 COMMISSIONER GUY: Oh, okay.

12 MR. MALONE: I'm short.

13 COMMISSIONER GUY: That's the best kind. It
14 was so quick that I didn't even know how
15 to respond. I hadn't even finished
16 writing your name down.

17 MS. POWELL: Commissioner, let me just say for
18 those who may be looking in your packet,
19 it starts off as Old Cahawba. So it
20 will alphabetically be in "O."

21 COMMISSIONER GUY: Okay. So I like them short
22 and sweet. Does anybody have any
23 questions for Mr. Malone?

1 I'll give them just a second, Randy.
2 I know we have it in our packet. I know
3 we talked about it.

4 (No response.)

5 COMMISSIONER GUY: All right. I'm going to
6 take that as either -- if they have one
7 in a minute, we'll call you back up.
8 But we thank you for your time.

9 MR. MALONE: All right. Thank you.

10 COMMISSIONER GUY: Thank you, sir.

11 Jonathan Goode.

12 MR. GOODE: Good morning. I'm Jonathan Goode
13 with Southeastern Land Group. I'm here
14 to speak today on behalf of the Mud
15 Creek Addition to the Tannehill State
16 Park.

17 We have -- I'm the land broker
18 representing the Gilmore family on the
19 sale of 691 acres that joins the state
20 park. We have about 8,000 feet of
21 common border along the southern part of
22 the property. It would preserve a green
23 space there, prevent development in that

1 area that would be beneficial to the
2 public coming out of Birmingham and
3 Tuscaloosa. There's a 20-acre lake that
4 would be good for public recreation use.

5 The property has been in the same
6 family for 35 or 40 years. It already
7 looks like a state park. The timber on
8 the place is beautiful.

9 You'll have the appraisal and the
10 timber cruise in your packet today, and
11 I'm here to request that you would do a
12 second appraisal and an offer to
13 purchase the Mud Creek Addition of
14 Tannehill.

15 COMMISSIONER GUY: Okay. Any questions for
16 Mr. Goode?

17 MS. POWELL: Again, that one is listed as
18 Tannehill. So it would be
19 alphabetically a "T" for y'all,
20 Tannehill-Mud Creek Addition.

21 And I'll start trying to tell y'all
22 that on the front end.

23 COMMISSIONER GUY: That's fine. Thank you.

1 MR. SATTERFIELD: Mr. Chairman?

2 COMMISSIONER GUY: Yes, sir.

3 MR. SATTERFIELD: Could I clarify the acreage?

4 How many acres did you say?

5 MR. GOODE: 691, plus or minus.

6 MR. SATTERFIELD: That's a difference in

7 what's in the packet.

8 MR. GOODE: I believe there were two

9 properties at Tannehill.

10 COMMISSIONER GUY: Let's see if we can get you

11 an answer to that, Mr. Satterfield.

12 Hold on just a second.

13 MS. POWELL: Hold on. Let's -- I mean, we had

14 the figure as 651, and some acreage had

15 been from cut out from the nomination is

16 our understanding.

17 MR. GOODE: Okay. I haven't really seen that,

18 so ...

19 MS. POWELL: Okay. So what was appraised was

20 the 650.

21 MR. SATTERFIELD: Thank you, Mr. Chairman.

22 COMMISSIONER GUY: Did you need to address

23 that any?

1 MR. GOODE: No. If that's what's nominated.
2 I haven't seen what was nominated. We
3 can discuss that.

4 COMMISSIONER GUY: Yeah. We could get some
5 discussion on that, Mr. Satterfield,
6 maybe when we take our break for
7 appraisals --

8 MR. SATTERFIELD: Thank you, Mr. Chairman.

9 COMMISSIONER GUY: -- and then get some
10 clarification. If you'll get with
11 our -- can you get with Jo?

12 All right. Thank you. Good
13 question. Thank you, sir.

14 Dale Lancaster. Sipsey River.
15 Good morning.

16 MR. LANCASTER: Good morning. I'm Dale
17 Lancaster. I am a forester and real
18 estate broker and appreciate the
19 opportunity, Commissioner and board, to
20 have an audience in front of you this
21 morning.

22 Previously I've had the opportunity
23 to work with Forever Wild Board on the

1 successful nomination and purchase of
2 five of the seven acquisitions of the
3 Sipsey River Complex, which is in
4 Tuscaloosa County, containing over 7,000
5 acres and going back to the original
6 purchase in 1999. And we commend you
7 for your efforts that's been made there
8 to preserve that property.

9 You're probably familiar with the
10 Sipsey River. But from its headwaters
11 in Fayette County, it runs through
12 Fayette, Tuscaloosa, Greene, and Pickens
13 Counties into the Tennessee-Tombigbee
14 Waterway. It's been considered as one
15 of the state's ten most natural wonders.
16 It's one of our last free-flowing
17 rivers. It contains 37 species of
18 mussels, and that's one of the largest
19 mussel communities in the United States.
20 Our own Department of Conservation has
21 determined that there is 102 species of
22 freshwater fish, some of which may
23 eventually be -- have conservation

1 status. So we appreciate, again, your
2 efforts there.

3 The river flows for 92 miles, and
4 it's a very beautiful and scenic river.
5 And it flows through approximately
6 50,000 acres of wetlands, which is one
7 of the larger wetland regions that we
8 have here in the state.

9 So today I'm here to make a
10 nomination for 1722 acres in Greene
11 County which is only three miles down
12 river from the southern border of the
13 current complex. This property contains
14 about eight miles of river frontage. It
15 has highway frontage, has a diversity of
16 timber and vegetation makeup. So,
17 again, it's very unique, but it's very
18 similar, in the same basin, as the
19 property that you already own.

20 To secure this property, Forever
21 Wild would be continuing their efforts
22 that you've already made to ensure that
23 this land is protected for years to

1 come, for further generations to use --
2 not only for west Alabama and the
3 citizens of the state of Alabama, but
4 for our neighbors also.

5 So I ask today that you please give
6 this nomination serious consideration.
7 Appreciate the opportunity we've had to
8 work with you in the past and hopefully
9 look forward to working with you on the
10 purchase of this property.

11 COMMISSIONER GUY: Okay. Any questions -- and
12 I see Ms. Powell --

13 MS. POWELL: I believe this is the Taylor
14 Creek Addition, best we can determine,
15 but we may have -- I'm not sure what's
16 in there is exactly our nomination. So
17 we'll need to -- we'll need to also get
18 with you and -- it doesn't look exact --
19 I'm not sure it looks exactly the same
20 as what was nominated.

21 COMMISSIONER GUY: I think we have some
22 questions, too. I see
23 Dr. Tolley-Jordan.

1 UNIDENTIFIED SPEAKER: I'm not familiar with
2 Taylor Creek.

3 MS. POWELL: Okay. I'm sorry. Well, then,
4 hang on a second. I'm not sure -- it
5 helps them -- I'm trying to help the
6 board understand which property you're
7 speaking toward. So could y'all just
8 give us one second?

9 COMMISSIONER GUY: Sure. Absolutely.

10 MS. POWELL: Commissioner, if I could take
11 just one second --

12 COMMISSIONER GUY: Sure, Ms. Powell.

13 MS. POWELL: -- and not specific to this tract
14 but to maybe shed a little bit of light.

15 You know, when we get a nomination
16 in from the public, the first thing we
17 do, we send out a "willing seller"
18 letter based upon that nomination just
19 to be sure the owner is -- it's not a
20 commitment of any type, but you're okay
21 with your tract being processed as a
22 nomination in our program. Some people
23 may not want that. We don't do anything

1 further.

2 But if we get the "willing seller"
3 letter back confirmed, we then begin to
4 score the nomination we've received.
5 What then you see on your short list is
6 a scoring of the information that we
7 have as a part of that nomination. The
8 acreage you see for property that's on
9 the short list is tied to the nomination
10 that we process.

11 If a property then moves on, gets
12 nominated by this board for a first
13 appraisal, then we have the appraisal.
14 We may discover at that point a little
15 difference in the acreage. Even after
16 that point, between your motion to --
17 for move to closing and a closing, we
18 may discover through title work or
19 something else that some acreage is not
20 available. The owner may change the
21 acreage in the offer. That's why you
22 sometimes see us come back to you, even
23 after you've told us to go close

1 something, and tell you we found an
2 acreage change, and we want to bring
3 that before you and just be sure we're
4 still all wanting to close this.

5 So you may see, as we progressively
6 gain more information, changes in
7 acreage. But that's worked out, and we
8 only pay for what we're getting by the
9 time we close.

10 My con -- not concern, but the
11 confusion here a little bit is in this
12 first step of the nomination, it looks
13 like there may be an additional parcel
14 that has become available but was not
15 part of the nomination. And that may
16 account for this difference in acreage.
17 All that would be available for the
18 board for a first appraisal would be the
19 current nomination.

20 If you would like to add acreage to
21 that nomination, that's fine. But we'll
22 need to back up, process that, and score
23 that and be sure, you know, it still

1 short-lists. I wouldn't expect a
2 problem, but procedurally we would need
3 to know what we're scoring and
4 processing.

5 COMMISSIONER GUY: Yeah. I was looking in
6 there. It looks like it's five tracts;
7 correct?

8 MR. LANCASTER: It is. The map here -- that
9 acreage that she's referring to as
10 Taylor Creek is included here. And I'm
11 representing the owners. Someone may
12 have nominated that.

13 COMMISSIONER GUY: I think what Ms. Powell --

14 MS. POWELL: So you would have to submit a
15 nomination. If we don't have a
16 nomination from the public we've
17 confirmed is available, then we would
18 need to get that information. So it's
19 great for the board to know it's
20 available, but we'll need to maybe get
21 with you and regroup the nomination.

22 MR. LANCASTER: Okay. It looks like someone
23 has previously nominated a piece of

1 this.

2 COMMISSIONER GUY: Right.

3 MR. LANCASTER: But I am representing the
4 owners, and we're proposing to sell it
5 all.

6 COMMISSIONER GUY: Well, you know,
7 like Ms. Powell said, we want to get it
8 right --

9 MR. LANCASTER: Sure.

10 COMMISSIONER GUY: -- so that we make sure the
11 board is voting on the proper acreage
12 that somebody has, you know -- so it
13 doesn't hurt, though, to now let some
14 questions be asked, because I know
15 Dr. Tolley-Jordan had a question.

16 You changed your mind. Okay.

17 DR. TOLLEY-JORDAN: Yes, I changed my mind.

18 COMMISSIONER GUY: Okay. All right. One of
19 those days.

20 Did I miss anybody else with a
21 question at this time, either side?

22 MR. WRIGHT: Commissioner?

23 COMMISSIONER GUY: Yes, sir.

1 MR. WRIGHT: You said it had eight miles of
2 highway frontage?

3 MR. LANCASTER: River frontage.

4 MR. WRIGHT: River frontage.

5 MR. LANCASTER: It does have highway frontage,
6 about two miles of highway frontage.

7 MR. WRIGHT: And what highway?

8 MR. LANCASTER: County Road 156 -- Greene
9 County Road 156 and Greene County Road
10 208.

11 MR. WRIGHT: Thank you.

12 MR. LANCASTER: Yes, sir.

13 COMMISSIONER GUY: Any other questions?

14 And, like I say, I looked down there
15 just quickly. There's five tracts. And
16 are those the same owners?

17 MR. LANCASTER: It's two owners.

18 COMMISSIONER GUY: Two owners.

19 MR. LANCASTER: One owner owns approximately
20 1692 acres of it and one owns 30.

21 MS. POWELL: Do you represent both owners?

22 MR. LANCASTER: I do, yes, ma'am.

23 COMMISSIONER GUY: Very helpful. Thank you.

1 Any other questions?

2 (No response.)

3 COMMISSIONER GUY: Thank you, sir.

4 MR. LANCASTER: Yes, sir. Thank you.

5 COMMISSIONER GUY: We'll get that straightened
6 out, too. Have a good day.

7 Steve Northcutt. Where are you,
8 Steve?

9 Steve, you just have this one?

10 MR. NORTHCUTT: Just this one.

11 COMMISSIONER GUY: Okay.

12 MR. NORTHCUTT: Good morning, board. I'm
13 Steve Northcutt with The Nature
14 Conservancy. I'm here today to talk
15 about the Grand Bay-Solet Addition. At
16 the last board meeting in December, I
17 kind of went over this briefly. I'm
18 going to provide more details today.

19 These transactions, which consist of
20 several parcels along Grand Bay -- Grand
21 Bay is the most southwestern portion of
22 the state along the Mississippi Sound,
23 just north of Dauphin Island. And these

1 properties are very unique in that they
2 tie ownership of the state's Grand Bay
3 Savanna Complex -- and I believe that's
4 about a six or 7,000-acre block that's
5 owned by Forever Wild and the state. It
6 ties all the way to Grand Bay National
7 Wildlife Refuge, which is a federal
8 National Wildlife Refuge.

9 So if you start at the state line
10 between Mississippi and Alabama and you
11 travel west, you have about 12 miles of
12 protected shoreline owned by the federal
13 government under Grand Bay. With this
14 transaction -- these multiple
15 transactions, you will have protected
16 about 12 miles on the Alabama side from
17 the Mississippi line all the way to
18 Bayou La Batre.

19 So these properties are made up of
20 several parcels. And since we've been
21 talking about acreage, I will mention
22 that just recently some of these
23 properties have been surveyed. So there

1 may be a few differences in acreage. We
2 could provide the exact acres once we
3 get all the surveys confirmed and given
4 back to the state. But we're somewhere
5 in the neighborhood of about 2400-plus
6 acres, maybe 25. And so that would
7 provide multiple parcels within the
8 Grand Bay Complex.

9 And the way these would be funded is
10 the National Fish and Wildlife
11 Foundation received money through the
12 Gulf Environmental Benefit Fund. It's
13 some of the oil spill -- BP oil spill
14 money that was provided in multiple
15 phases. You had a criminal penalty, and
16 you had the Natural Resource Damage
17 Assessment penalty.

18 So this money is controlled by NFWF.
19 The Nature Conservancy applied for these
20 funds. We were approved for them. So
21 the concept of this today would be that
22 these properties would be transferred to
23 Forever Wild through a donation. And as

1 you know, Forever Wild cannot purchase
2 land or accept donations unless you have
3 a 15-percent stewardship endowment.

4 So what I'm asking you today is
5 would you consider accepting these
6 properties at no charge to Forever Wild
7 except for your stewardship endowment,
8 which would go into your larger pool of
9 investments for your stewardship for
10 statewide land. So it's basically
11 giving yourself money to operate your
12 lands.

13 So these properties, again, starting
14 at the far west, the Solet property, one
15 of the larger pieces, and going all the
16 way over -- and if your map -- to the
17 very far east, you'll see a long, linear
18 piece along Bayou La Batre. That piece
19 of property was actually cut out of a
20 deed that Forever Wild bought in 2002.
21 The property was cut out because the
22 company that owned it felt like that
23 they had a much higher and better use

1 for that for industrial shipyard
2 building. And if you know Bayou La
3 Batre, there's quite a bit of shipyard
4 building and fishing going on. So they
5 cut it out of the deed so that they
6 could sell it for a higher price.

7 We were able to negotiate, I think,
8 a much lower price, in fact, half of
9 what they had been asking for the
10 property. So we're real pleased at the
11 process for this, and we hope you will
12 consider today making a motion to accept
13 these donations with the stewardship
14 endowment. And I'll be glad to answer
15 any questions.

16 COMMISSIONER GUY: Questions?

17 So while everybody is looking, let
18 me -- some are familiar with this, of
19 course.

20 What was the -- remind me what
21 NFWF -- the funds that we were able to
22 get and how that worked.

23 Patti, you might --

1 MS. POWELL: I will.

2 MR. NORTHCUTT: Okay.

3 MS. POWELL: NFWF is one of our acronyms for
4 the National Fish and Wildlife
5 Foundation, actually a private
6 organization that is part of the various
7 settlements of the claims from the
8 Deepwater Horizon oil spill or BP oil
9 spill. These are the criminal penalties
10 that BP had to pay. And under the court
11 order, the funds were paid to the
12 National Fish and Wildlife Foundation to
13 be invested in a fund that they hold
14 with certain dollars allocated for the
15 states to use. But you have to apply
16 for those funds and be awarded those
17 funds by NFWF.

18 What's occurring here is the state,
19 in working with NFWF and The Nature
20 Conservancy, supported a grant of funds
21 for -- to The Nature Conservancy to
22 proceed with purchase of this acreage.
23 Now, the benefit to us is NFWF will pay

1 for the appraisal costs, Environmental
2 Phase 1s or whatever environmental work
3 is needed -- needs to be done, survey
4 work, the closing costs, all those
5 recording fees.

6 So what The Nature Conservancy has
7 done, they have jumped in, secured that
8 with the NFWF funding, and is now
9 offering that acreage as a
10 hundred-percent acreage donation. But,
11 of course, again, you have to move 15
12 percent to the stewardship fund for the
13 long-term maintenance of the acreage, as
14 you do with any acquisition. But these
15 are from the criminal penalties from
16 both BP and Transocean that were paid
17 into the court and then to the NFWF
18 fund.

19 COMMISSIONER GUY: So the bottom line is if
20 the board wanted to accept the property,
21 we would only be responsible for paying
22 the 15 percent --

23 MS. POWELL: Just the 15 percent here. The

1 costs are covered. And because it's a
2 donation of acreage, we can use the
3 appraisal that was paid for with those
4 funds to establish the value to then do
5 the 15-percent calculation on.

6 So, really, the only cost you're
7 bearing is that 15-percent transfer, as
8 you would with any acquisition, to the
9 stewardship fund. But it -- but TNC is
10 basically doing all the work with the
11 NFWF money and offering it to the board
12 as a donation.

13 COMMISSIONER GUY: And I would just note
14 that -- of course, doing the -- for what
15 it's worth, a little tidbit of
16 information. During the early
17 restoration before the settlement, the
18 states of Mississippi and Alabama were
19 looking at this Grand Bay property to
20 try to preserve those. And I guess the
21 good thing we learned is that the
22 opportunity to leverage some of these BP
23 settlement funds and the various buckets

1 of money, as we talk about, can be
2 beneficial for something that then we
3 could use the NRDA monies for other more
4 beneficial --

5 MS. POWELL: And I will just say, this may
6 be -- this is our first leveraging of
7 these funds. It's the first time it's
8 really been available and we've been
9 able to work this out with NFWF. It
10 might be a model in some other potential
11 acquisitions in the future, probably
12 limited to the Mobile-Baldwin County
13 areas. Not all the acreage would fit,
14 in my opinion, necessarily the Forever
15 Wild program. But this is acreage
16 already adjacent to acreage that we
17 manage. So there's also leveraging of
18 our management efforts we're there doing
19 anyway.

20 So this happened to fit. It might
21 be potential in other areas in the
22 future, but we'll just have to evaluate
23 that. We want to get to the close on

1 this one and be sure it works, and then
2 we may bring other opportunities
3 for the board as part of our grant
4 search.

5 COMMISSIONER GUY: Any questions?

6 MR. SATTERFIELD: Mr. Chairman?

7 COMMISSIONER GUY: Yes, sir, Mr. Satterfield.

8 MR. SATTERFIELD: As a new kid on the block
9 and trying to understand these
10 opportunities, how do you go -- how
11 would we go about determining what the
12 amount of the stewardship funds are? If
13 it has to be based on some kind of an
14 appraisal, how would that work?

15 MS. POWELL: Yes, sir. In this case it is
16 based on an appraisal. We've already
17 actually had the appraisal. It was done
18 to USAP standards, which is actually a
19 standard above MAI but below your Yellow
20 Book appraisal that we have to use for
21 federal grant funds.

22 The appraisals have been done. So
23 we have -- all the acreage has been

1 appraised. So what we did is do,
2 frankly, just the 15-percent calculation
3 of the appraised value, as we would with
4 any tract.

5 We also -- and at the last meeting,
6 you know, we were aware of the
7 opportunity but had to take a step back.
8 We had to have the acreage submitted as
9 a formal written nomination. We had to
10 go through all the "willing seller" --
11 all of our steps to be sure it
12 short-listed, to be sure that it was a
13 quality of tract for this board to be
14 able to consider.

15 So we've taken all the regular
16 steps. The difference here is it's 15
17 percent off the appraisal we've already
18 received, and you can proceed, if you
19 choose to, later with motions to accept
20 the donation of the acreage.

21 COMMISSIONER GUY: And that's in your packet.

22 MS. POWELL: In 5-A in the packet.

23 But that -- but there is no -- that

1 is -- we had to have an appraisal, as
2 always, to calculate the 15 percent of
3 the appraised value of the acreage.

4 MR. NORTHCUTT: Can I say one other thing?
5 Because I think it's important. You
6 bring up a good point.

7 When we had some of these appraisals
8 done, the appraisals were done on
9 estimated acres. You can estimate acres
10 on GPS, GIS, county tax estimates. So
11 the acres may change a little, but now
12 that we've had these surveyed -- and so
13 I'll make sure that Patti -- and some of
14 these surveys I just got this week.

15 So you may not have the updated
16 to-the-exact acre. But I'll make sure
17 that those are provided, and you can
18 kind of calculate down to the acre. And
19 then if we need to go back to the
20 appraiser and if things change at all,
21 we can make sure that that's up to date.
22 But you'll make sure that you're
23 getting -- you know, even though you're

1 not paying for it, you are paying a
2 15-percent. So it's important to have
3 those accurate. I'll make sure I get
4 that to you.

5 MS. POWELL: Make sure the appraisal is
6 accurate so the 15 percent is
7 to-the-dollar accurate --

8 MR. NORTHCUTT: Right, to the dollar.

9 MS. POWELL: -- by the time the donation
10 moves.

11 COMMISSIONER GUY: All right. Thank you.
12 Thank you, Steve.

13 MR. NORTHCUTT: Okay.

14 COMMISSIONER GUY: Mark Bice.

15 MR. BICE: Good morning. Thank you,
16 Commissioner. Thank you, board, for
17 hearing me this morning.

18 I'm Mark Bice. I represent Potlatch
19 Corporation as their senior real estate
20 and acquisition manager. And I'm here
21 today to continue our discussions about
22 the Autauga Wildlife Management
23 Area-Swift Creek Addition. So you

1 should have a map in your package on
2 that.

3 This is a 1,164-acre tract adjacent
4 to the current Autauga Wildlife
5 Management Area. We first nominated the
6 property at the November board meeting,
7 and after continued discussions with the
8 staff, we think it's an excellent
9 addition to that Autauga Wildlife
10 Management Area and would improve the
11 state holdings in that area.

12 Today I'm here really to just
13 encourage the board to consider the
14 nomination and moving forward on a first
15 appraisal for this 1,164-acre property.

16 COMMISSIONER GUY: Any questions for Mr. Bice?

17 (No response.)

18 COMMISSIONER GUY: Thank you, sir.

19 Jake Blackwell. Good morning.

20 MR. BLACKWELL: Hey. I'm here speaking on
21 behalf of the Skyline WMA-Crow Creek
22 Valley Addition. My name is Jake
23 Blackwell. I'm here representing my

1 family regarding 1521 acres in Jackson
2 County that was nominated for an
3 appraisal at the last meeting.

4 After signing up today to speak, I
5 learned that the first appraisal is not
6 done. So we can't really take the next
7 step, I think, until the next meeting.
8 But since I had already signed up, I
9 figured I'd take the opportunity just to
10 remind you of a few things to keep in
11 mind when that first appraisal does come
12 back, and then I'll come and address the
13 board at the next meeting, I reckon.

14 It's 1521 acres. It is adjacent
15 to -- we share 425 yards of common
16 property line with the existing Skyline
17 WMA. Our property would add a new
18 access to the WMA off of Highway 117.

19 It's a beautiful mountain up there
20 where it connects. We've got a road
21 system already in existence because of
22 the hunting leases we've had over the
23 years. Our road coming in from the

1 highway would connect with the existing
2 road on the WMA.

3 We've got 170 acres of farmland
4 currently being farmed. That's
5 something that's lacking in the existing
6 WMA now is some open, plantable
7 bottomland area. So we think that would
8 be a nice addition.

9 And probably the neatest thing on
10 the property is Crow Creek flows through
11 the middle of the property. We have
12 approximately one mile of creek frontage
13 that would be perfect for recreation.

14 And I'll save all the other stuff
15 for the next meeting, I guess, unless
16 you guys have any questions.

17 COMMISSIONER GUY: Any questions for
18 Mr. Blackwell?

19 (No response.)

20 COMMISSIONER GUY: Thank you, sir.

21 MR. BLACKWELL: I appreciate it.

22 COMMISSIONER GUY: We'll see you maybe at the
23 next meeting. Thank you for being

1 patient with us.

2 Jeffrey Pruitt.

3 MR. PRUITT: Good morning.

4 COMMISSIONER GUY: Good morning.

5 MR. PRUITT: Thank you for allowing me to come
6 and speak to you briefly concerning the
7 Wiregrass Trail project.

8 My name is Jeff Pruitt. I'm with
9 the North Central Alabama Regional
10 Council of Governments. That's in
11 Decatur, which is in the opposite end of
12 the state from this project. But one of
13 the other things I do is I serve on the
14 Alabama Trails Commission, which is --
15 as you know, promotes and supports
16 trails statewide, and one of the
17 projects that we're working on is the
18 Wiregrass Trail.

19 You know, one of the things that we
20 do through my office is the Area Agency
21 on Aging. And one of the -- and the
22 thing that we try to do through the Area
23 Agency on Aging, among other things, is

1 try to promote better health outcomes
2 for senior citizens. We know that
3 regular exercise leads to better health
4 outcomes for senior citizens -- not just
5 for senior citizens -- for all of us.
6 And so that is one of the reasons the
7 Alabama Trails Commission supports these
8 kinds of projects throughout the state.

9 Another thing that I know from my
10 own experience when I travel around --
11 I'm an avid cyclist. I'm an avid hiker.
12 And when I travel, I look for such
13 projects. And what I've observed and
14 what I've found wherever I go -- not
15 just in Alabama, but around the
16 country -- is that where you have these
17 trails, at the trail heads and along the
18 trails, businesses tend to cluster,
19 cafes, bike shops, any kind of business
20 like that to support not only the local
21 population but the traveling public.

22 And so what we see is this is not
23 only better for health outcomes. This

1 is better for the local economy. And
2 that's why the Alabama Trails Commission
3 continues to support these kinds of
4 projects. So I would urge you to
5 continue to support the Wiregrass Trail
6 project as well. So thank you very
7 much.

8 COMMISSIONER GUY: Any questions for
9 Mr. Pruitt?

10 (No response.)

11 COMMISSIONER GUY: Thank you, sir.

12 Looks like the next one we have two
13 speakers. I don't know if -- Tim Speaks
14 and Jack Mayhall.

15 MR. SPEAKS: Thank you. I'm Tim Speaks from
16 Auburn with Speaks Land Company, and I
17 want to talk about White Oak Plantation.
18 I have a little bit of a speech
19 impediment. I stutter. So y'all don't
20 be concerned.

21 White Oak. I just wanted to
22 encourage the second appraisal. Y'all
23 have done the first appraisal, and I

1 just wanted to encourage the second one.

2 It is located ten miles southeast of
3 Tuskegee University. And something has
4 occurred since the first appraisal.
5 Another 771 acres that adjoins it to the
6 east has been nominated and adjoins
7 Tuskegee University property. And it
8 would make the entire property ideal for
9 timber, forestry, outdoor recreation, of
10 course, hunting and so forth. But
11 Tuskegee University was interested in
12 the adjoining property at one time.

13 And, anyway, I just wanted to
14 encourage the second appraisal on White
15 Oak.

16 COMMISSIONER GUY: Since we've got two
17 speakers, maybe if you would just have a
18 close seat right here --

19 MR. SPEAKS: Sure.

20 COMMISSIONER GUY: -- and we'll go ahead and
21 bring Jack Mayhall -- did I get your
22 last name right?

23 MR. MAYHALL: Yes. Jack Mayhall. Thank you

1 for letting me speak with you.

2 On behalf of our family, we are
3 nominating the property, the 771 acres,
4 which adjoins the White Oak property.
5 And we want to say, as a landowner, we
6 highly endorse your looking at that
7 carefully as an acquisition.

8 This is not a statement to brag on,
9 but we strongly support what you've done
10 for this state. We believe in
11 conservation, and we believe in putting
12 the habitat back like it was and where
13 we can. There's an old adage that says
14 listen not to a man's words but watch
15 his hands. Some of these things are
16 very easy to say, as you know, each of
17 you. Some of them are very difficult to
18 put in place.

19 But to back up the evidence of what
20 we've done -- more my son than myself --
21 but we were awarded the TREASURE Forest
22 designation on a property we have in
23 Bullock County. We have planted 40,000

1 longleaf pine on the property that we're
2 asking for you to look at here next to
3 White Oak, our 771 acres. And we've
4 protected three properties in other
5 parts of the state through conservation
6 easements, one of which was already
7 under contract to be clearcut, beautiful
8 property near the Bankhead Forest.

9 Tim has already said it. We're
10 located between the White Oak property
11 and Tuskegee, who a number of years ago
12 financially couldn't put it together but
13 were very interested in this property
14 that we have now. We ask for your
15 consideration. We're not on the short
16 list and mainly because, I think, of the
17 access that we do not have from our
18 property. But with White Oak, we have a
19 corridor coming all the way from County
20 Road 10.

21 Any questions about our property?

22 COMMISSIONER GUY: Yeah. Any questions either
23 for Mr. Mayhall or Mr. Speaks?

1 (No response.)

2 MR. MAYHALL: I certainly thank you for your
3 time.

4 COMMISSIONER GUY: Thank you for your time,
5 sir.

6 MR. SPEAKS: Thank you.

7 COMMISSIONER GUY: Thanks for being here.
8 Yael ...

9 MS. GIRARD: You've got it.

10 COMMISSIONER GUY: I know it. Every time
11 I think I remember it exactly and I mess
12 it up. Thank you for being here.

13 MS. GIRARD: And I got the short mic here.

14 Okay. Once again, my name is Yael
15 Girard, Y-A-E-L G-I-R-A-R-D. I am the
16 director with the Weeks Bay Foundation
17 in Baldwin County. And there's a sheet
18 coming around for the property that I'd
19 like to discuss today, which is the
20 Weeks Bay Reserve-Bay Road West
21 Addition.

22 This is a 64-, 65-acre piece of
23 property that is a very important

1 gateway piece of property. On the sheet
2 that is being handed out to you, you'll
3 see two images at the bottom. The one
4 on the left shows the property that
5 we're talking about in green, and the
6 one on the right shows the property in
7 relation to several hundred acres of
8 other state-owned lands. So this
9 property allows road-front access to
10 those state lands.

11 The property also has a very nice
12 wet flatwoods ecosystem with a wiregrass
13 understory. It provides a lot of
14 ecosystem services. It is undeveloped.
15 It provides water filtration and habitat
16 for birds, reptiles, and amphibians.

17 This property has already undergone
18 a first appraisal. We would like you to
19 consider a second appraisal and move to
20 close.

21 And another important thing about
22 this piece of property is that the
23 appraised value will be matched one to

1 one by the Weeks Bay Reserve NOAA
2 acquisition grant. So say this property
3 appraised for 200,000. The NOAA grant
4 would pay 100,000 of that appraised
5 value, so leveraging some funds here.

6 Any questions from anyone?

7 COMMISSIONER GUY: Questions for Yael?

8 (No response.)

9 MS. GIRARD: Thank you all for your time.

10 COMMISSIONER GUY: Thank you. Thank you,
11 ma'am.

12 Ted, I saw -- or Rod. There he is.
13 Hey, Rod. I didn't see you earlier.
14 How are you doing?

15 MR. BACH: Good. How are you doing?

16 COMMISSIONER GUY: Good morning.

17 MR. BACH: Good morning. I'm Rod Bach. I'm a
18 forester out of Montgomery and work for
19 the Moore -- Jerry Moore and Cal Moore.
20 They're both from Montgomery. And they
21 have a farm in Barbour County that joins
22 the Barbour County Wildlife Management
23 Area, and I would like to make a -- ask

1 y'all to consider conducting the first
2 appraisal on it. They're
3 passing around a map of how it lays.

4 But the Moores have owned this
5 property since the mid '30s. Started
6 out with about 4,000 acres, and they've
7 added to it over the years. They've got
8 about 7,000 now.

9 The piece that I'm asking y'all to
10 consider for an appraisal is part of the
11 original piece, and it used to be -- you
12 know, it was used for -- back in the day
13 for quail hunting. I mean, it was one
14 of the original quail plantations in
15 southeast Alabama. But they in the '80s
16 sold all the timber and put it in a
17 timber lease with Mead. So the lease
18 has been paying them a yearly fee for
19 the past 30 -- close to 35 years now,
20 and it's coming due. And they're in the
21 process right now of cutting all this
22 timber.

23 They've kind of gotten to a point

1 where because of the management style
2 with planting longleaf and the heavy
3 emphasis on wildlife habitat -- they --
4 they probably need to consider selling a
5 piece and putting in something that's
6 more cash flow instead of a long-term
7 slow investment.

8 And this land that is on the map
9 that's in red, it's -- about a thousand
10 acres is an approximate acreage there.
11 But the -- when it reverts back to them
12 after the lease is over, it will be
13 clearcut. And it comes with a
14 reforestation package that will include
15 a chemical site prep, a burn, and
16 replanting with loblolly pines. The
17 owner has the option of paying the
18 difference between the loblolly and
19 longleaf to plant it back in longleaf.

20 As you can see across the road,
21 we're in the process right now of
22 planting, and they're doing some of
23 that. But in their minds, they would

1 like to sell it to Forever Wild because,
2 one, they feel like the management style
3 would be more in line with what they're
4 doing already on their property with the
5 emphasis on the longleaf restoration and
6 wildlife and quail. They also have
7 found gopher tortoise burrows on their
8 property. And I think this property is
9 ranked fairly high on the list for y'all
10 to consider.

11 But I think that about sums it up.

12 If you have any questions ...

13 COMMISSIONER GUY: Dr. Woods.

14 DR. WOODS: Is this the Leak Creek Addition?

15 MR. BACH: Yes, sir.

16 MS. POWELL: Yes, sir.

17 MR. BACH: Yes, sir. Sorry.

18 And as you can see, the wildlife
19 management area, it's 20,000-plus acres,
20 and this -- you come in from 51 --
21 Highway 51, and it's a long way from 51
22 to the east side of the property. And
23 this would help them establish another

1 boundary on County Road 79, which would
2 give them access, in my mind, and clean
3 up a couple of the boundaries.

4 COMMISSIONER GUY: Horace.

5 MR. HORN: Is this the land with the red cross
6 marks? Is that what we're looking at?

7 MR. BACH: Yes, sir. Yes, sir. It's got
8 1,012. That's supposed to be -- that's
9 what my hard-view calculations came up
10 to.

11 MR. HORN: Okay. Thank you.

12 MR. BACH: So it would be close to that.

13 MR. HORN: Yes, sir.

14 MR. BACH: And as you can see, all those other
15 properties -- there's the Wynecott
16 Plantation, which is in blue. That's
17 the original Wynecott. And then the
18 stuff to the north -- there are two
19 brothers, and they -- they own it
20 separately, the red and the yellow, but
21 the -- and the blue they own jointly.
22 But they manage it all as one contiguous
23 piece of property.

1 COMMISSIONER GUY: Okay. Now we understand.

2 Thanks for asking that question.

3 Any other questions?

4 (No response.)

5 COMMISSIONER GUY: Thank you, Rod.

6 MR. BACH: Thank you.

7 COMMISSIONER GUY: I think they were saying
8 Leak Creek.

9 MS. POWELL: Yes. It's on the short list. So
10 you would see it in Tab 4 of your
11 packet. It's Barbour WMA-Leak Creek.

12 COMMISSIONER GUY: And Rod planted longleaf
13 trees on my property about ten years
14 ago, and they look good. You need to
15 come back and see them. Best thing I
16 ever did was plant those longleafs. So
17 thank you, Rod.

18 Andi Wilson.

19 UNIDENTIFIED SPEAKER: Can we all three come
20 down?

21 COMMISSIONER GUY: Oh, yeah. Oh, that's
22 right. I'll tell you what. I just --
23 thank you, sir, Mr. Chairman.

1 Who would like to speak first? Or
2 everybody could speak --

3 (Dialogue inaudible to the court
4 reporter.)

5 COMMISSIONER GUY: So we have a number of
6 board members -- we have a number of
7 people who will be speaking for Coosa
8 County Commission concerning the
9 Terrapin Hill property.

10 So Chairman Adams will speak first.
11 That will be fine. So just whoever
12 speaks next, it's okay. I can just
13 check you off the list. And then, as
14 you've seen before, if you would just
15 state your name and if you hold a
16 position. That would be nice. And then
17 we'll let everybody have a turn at the
18 mic. And thank you for being patient
19 with us.

20 MR. ADAMS: Well, I'd just like to thank the
21 board for letting us take up some of
22 their time as we share our concern.

23 My name is Todd Adams. But at the

1 last convention that Young Boozer and I
2 were together, I asked him could I
3 change my name to Old Boozer, and he
4 said it wouldn't offend him.

5 But, anyway, I am here representing
6 the Coosa County Commission speaking on
7 their behalf concerning the possible
8 acquisition of the Terrapin Hill
9 property in Coosa County. I think some
10 of this property pertains to the Pinhoti
11 Trail and some of it doesn't.

12 And as per our letter to the Forever
13 Wild Board dated December the 8th, 2015,
14 which reads -- and I'll read it to you.

15 To the Forever Wild Board Land Trust
16 Board of Trustees: The Coosa County
17 Commission is pleased to support the
18 expansion of the Pinhoti Trail project
19 in Coosa County and subsequent transfer
20 of designated areas of land along the
21 trail to the state provided an
22 acceptable agreement is negotiated to
23 prevent loss of the county's ad valorem

1 taxes applicable to said transferred
2 property. Ensuring the property taxes
3 will be available to the county in the
4 present and future to both enhance and
5 maintain the quality of life for
6 residents in our communities is very
7 important to the county.

8 We do believe that the development
9 of the trail will eventually encourage
10 development of locally owned business
11 and industry that may improve overall
12 economic growth in the area and are
13 excited about that prospect. Our goal
14 is to work together to achieve these
15 common goals.

16 And we were asked to clarify that
17 letter when we sent another letter
18 stating we support it as long as the
19 property is kept as small as possible,
20 maybe one-acre wide or whatever. And we
21 did that. Then we was asked to clarify
22 that. And the commission voted just to
23 send a letter stating we didn't want any

1 more county taken out of the county
2 because of tax purposes.

3 And one of the reasons I'm going to
4 explain is Coosa County's unique
5 situation. We're a large county in area
6 that is sparsely populated. We have
7 about 10,000 residents. And we have
8 cities on all four borders of our county
9 that's not in the county. We have
10 Sylacauga on the north. You have
11 Wetumpka on the south. Alexander City
12 is on the east. And, of course, Clanton
13 is on the west. And, like I say, none
14 of these are actually inside the county.
15 So we don't really get much impact.

16 But with that being said, basically
17 all the county can support
18 population-wise is a few Dollar
19 Generals, restaurants, convenience
20 stores, and so on. And this small tax
21 base is why Coosa depends so heavily on
22 the ad valorem taxes that we receive.
23 And loss of these taxes affect our daily

1 operations at the county, salaries of
2 the employees, sheriff and jail budgets,
3 infrastructure, and that kind of thing.

4 Natural resources is what we have in
5 Coosa County. And we certainly want to
6 promote it, but we just cannot at the
7 expense of the county. And if the ad
8 valorem taxes continue to trend
9 downwards because of the loss of these
10 taxes, the loss to disabled citizens and
11 aging population, which all makes this
12 up, then the county would be forced to
13 ask the citizens to pay more taxes in
14 order to make up the loss that we're
15 incurring. And if this property is
16 purchased, it would make up around
17 \$13,000 that had already been taken off
18 the tax book, and this is just something
19 we can't afford and keep up.

20 If there's any other questions on
21 the -- I think you all got a handout
22 from Ms. Lamberth. She has all the
23 financials. If there's any questions

1 for her you'd like to ask, you can
2 certainly ask her on the financials, or
3 anything that I might can answer.
4 Ms. Graham, the county administrator,
5 we'll get her up if we need to.

6 Again, thank you for your time and
7 thought and consideration on this
8 matter.

9 COMMISSIONER GUY: So, Mr. Chairman, if you
10 would -- if the board is okay with this,
11 since we have a few speakers, I thought
12 it would be best, rather than ask
13 questions of the individual right now,
14 let's hear from everybody. Is that
15 okay?

16 And then we can ask questions to the
17 whole group, if that would okay.

18 MR. ADAMS: Absolutely.

19 COMMISSIONER GUY: Thank you, Mr. Chairman.

20 If you would, then, we'll wait and let
21 everybody speak from Coosa County and
22 then -- thank you, ma'am.

23 MS. LAMBERTH: My name is Debra Lamberth. I'm

1 the revenue commissioner for Coosa
2 County. And I thank y'all for having us
3 and hearing our complaint -- not really
4 a complaint, but our concerns about the
5 loss of tax dollars.

6 You should have a spreadsheet that I
7 prepared based on the last seven years
8 of ad valorem tax that has not been
9 collected because the property has been
10 held by the trust fund. And, of course,
11 as additional land is acquired and
12 transferred into the trust fund, that
13 amount continues to increase. And it's
14 perpetual. We'll never get that funds
15 back into our revenue base.

16 Based on our low-income families, we
17 do have a lot of disability-type claims
18 against our tax base, age 65 and older,
19 low income. Because we are considered
20 to be a poor county as far as our tax
21 revenues. We can't generate and
22 regenerate that funds to make up for the
23 loss based on the land that is held by

1 the trust fund. We're not against the
2 trust fund, but we do need to compensate
3 somehow to recoup the taxes that has
4 gone out of our revenue bases.

5 Right currently, I think Forever
6 Wild -- well, I know they own a little
7 over 11,000 acres, and with the
8 acquisition, it would be about 12,500
9 acres of our county. Based on the taxes
10 right now, you're looking at 343,000 of
11 cumulative taxes over the last seven
12 years, and you're just compounding that
13 a little bit more by this new
14 acquisition of the trail, which will add
15 another 6,000 each year into the tax
16 loss.

17 So, you know, we're just here to
18 plea for our county. Our loss of taxes
19 is what we're here for. Thank you. If
20 there's any questions --

21 COMMISSIONER GUY: We're going to -- thank
22 you, Ms. Lamberth. I think we'll
23 just --

1 MS. LAMBERTH: Thank you.

2 COMMISSIONER GUY: Let's hear from everybody
3 if that's okay with y'all.

4 Good morning.

5 MS. WILSON: Good morning. I'm Andi Wilson,
6 and I am the superintendent for Coosa
7 County schools. And so you're going to
8 hear a little different information from
9 me dealing more on the school side.

10 But I do appreciate everything that
11 Forever Wild is about, but I would like
12 to speak on the effects Forever Wild has
13 had and will continue to have on our
14 school system.

15 As you know, Coosa County is a
16 natural -- a county of natural resources
17 and TREASURE forest. It's also a county
18 that, unfortunately, gives sales tax
19 revenue to the Alexander City, Elmore
20 County, Chilton County, Sylacauga City,
21 and Talladega County school systems due
22 to Walmart, Winn-Dixie, and other retail
23 shops in the surrounding areas just

1 because of where we are and being the
2 rural county that we are.

3 The Coosa County school system
4 receives approximately 1.7 million from
5 the 12-mill ad valorem tax each year
6 and, on average, 410 from sales tax.
7 Unfortunately, this does not meet the
8 current needs of the school system with
9 a yearly deficit of about \$350,000.

10 Because of our financial status, we
11 have been under financial intervention
12 from the state department for the past
13 two years. We have a revenue issue in
14 the county, and the school system is
15 currently facing a million-dollar
16 deficit. If Forever Wild proceeds with
17 large land tract purchases, the effects
18 for the school system will cause more
19 detriment to the current situation.

20 Unfortunately, education in Alabama
21 is not funded 100 percent. Because of
22 this, Coosa County schools send out
23 buses, on average, over ten years of

1 age. And the state provides
2 approximately \$6100 for each bus that is
3 eligible for renewal. Currently we
4 have -- well, a bus costs about \$90,000
5 to purchase one bus.

6 So our last six buses are about to
7 be up for renewal. So that means each
8 bus would be getting back \$6100 from the
9 state. Well, that only totals \$36,600.
10 So, unfortunately, we can't buy a third
11 of a bus to help transport our children
12 across our large county.

13 Textbooks have not been fully
14 purchased in almost a decade. In fact,
15 2008 was the last year for that due to
16 the minimal funding that the state
17 provides us to purchase textbooks.

18 So these are only a couple of the
19 examples where the school system is in
20 critical areas, but this doesn't even
21 include making ends meet with paying
22 utilities and things of that nature for
23 the school system.

1 As of my last report, about \$158,000
2 has been lost due to the land purchase
3 through Forever Wild per year. I fear
4 for what could be ahead for our most
5 valued treasures in Coosa County, our
6 children. Please consider the immediate
7 effects for the Coosa County school
8 system if you continue large purchases.

9 COMMISSIONER GUY: Thank you, Ms. Wilson.

10 Mr. Kelley.

11 MR. KELLEY: Good morning.

12 COMMISSIONER GUY: Good morning.

13 MR. KELLEY: Unzell Kelley, Coosa County
14 Commission. Along with our chairman,
15 Todd Adams, he and I are two of the
16 longest-serving elected officials in
17 Coosa County, serving over 18 years.

18 I stand before you today, first, to
19 thank you for your service and thank you
20 for your consideration. As I read over
21 some of the minutes that was provided to
22 us, I noticed some of the dialogue and
23 the discourse that took place. And I

1 just want to say personally thank you
2 for giving us an opportunity to come
3 back down and state our case and state
4 our purpose of why we're not comfortable
5 with what is being proposed.

6 I think from some of the comments of
7 some of the board -- we are amenable and
8 open to working out a compromise. We're
9 open to that. But at the end of the
10 day, you've heard the facts. You've
11 heard everything stated by our chairman,
12 by our revenue commissioner, by our
13 superintendent of education.

14 I think the first young lady did
15 discuss the study that talked about
16 economic impact as it relates to Forever
17 Wild. I will tell you there is an
18 economic impact, a positive one, but,
19 also, there is a negative economic
20 impact. And the statistics that they
21 just shared with you is what we as a
22 county commission is responsible for.

23 Our primary responsibility is a

1 fiduciary responsibility to the citizens
2 that we represent and serve. And this
3 latest acquisition, I think, will pose
4 an undue burden -- financial burden upon
5 the county commission in carrying out
6 its fiduciary responsibility, which is
7 to provide a quality level of services
8 to our citizens so that we can improve
9 the quality of life.

10 And I'm not going to belabor the
11 point. I think they've done a great job
12 of presenting the information to you.
13 We just hope and pray that you will take
14 everything that we've said today into
15 consideration as you make your
16 decisions.

17 Once again, we are not against the
18 Pinhoti Trail or any of the acquisitions
19 that will help to connect that trail and
20 make it a destination for ecotourism,
21 and that is represented by our efforts
22 working with members of our Coosa County
23 Chamber of Commerce and, also,

1 representatives from Coosa County who
2 work with the trails association that
3 are here present today. We have a
4 collaborative effort, but at the end of
5 the day, we all understand the
6 challenges that Coosa County faces.

7 And, once again, we thank you for
8 this opportunity, and we thank you for
9 this time to present to you.

10 COMMISSIONER GUY: Thank you.

11 So, members of the board, you know,
12 we've heard this -- and I really want to
13 first thank the commission members for
14 being here and the people that live in
15 Coosa County. Now, we also have
16 Mr. Schock here and, I think, at least
17 one other speaker that has been here
18 before.

19 For some of the new board members --
20 and I don't know if you had a chance to
21 read all the minutes. We had a couple
22 of, you know, discussions about this.

23 I am going to suggest again that it

1 might be easier before we start asking
2 questions just of the commission, if
3 they would allow us to do this, to go
4 ahead and let Mr. Schock and anybody
5 else speak on behalf of this, which
6 they've done before. And then, that
7 way, when we start asking questions, it
8 might be such that the board could then
9 have both of those positions available
10 to them before the questions begin.

11 Does anybody have any problem with
12 that? Is that okay, Mr. Chairman?

13 MR. ADAMS: Absolutely.

14 COMMISSIONER GUY: So, Andrew -- where are
15 you, Andrew?

16 Andrew.

17 And, Andrew, I know you've got -- I
18 don't -- also, Mr. -- is it --
19 Ms. Thornton is here.

20 And is Mr. Riddle here on this
21 issue, or is that a different issue?

22 MR. RIDDLE: Yeah, I'm here.

23 COMMISSIONER GUY: Yes, sir. Is this on the

1 same issue?

2 MR. RIDDLE: Yes.

3 COMMISSIONER GUY: Okay. So would you like to
4 speak first, Mr. Riddle, and then --
5 y'all pick. It's all y'all. Why don't
6 you just -- I think you're going to get
7 most of the questions, so why don't you
8 just go ahead.

9 MR. SCHOCK: Good morning. I'm Andrew Schock
10 with The Conservation Fund to talk on
11 behalf of the Terrapin Hill project.
12 Another map is being passed out to
13 you-all.

14 Most of you are familiar with the
15 project. It is an acquisition for the
16 Pinhoti Trail. Part of it is for the
17 trail corridor itself, and part of it is
18 to support as buffer and as scenic view
19 amendment to the existing location of
20 the trail.

21 The terminus of the trail, which is
22 where we're talking about, is in Coosa
23 County. It's the terminus of a trail

1 that extends from Coosa County into
2 Georgia to Springer Mountain, which is
3 the southern terminus of the Appalachian
4 Trail. So the Pinhoti Trail is an
5 approach trail to the Appalachian Trail.

6 By adding these additional lands, as
7 proposed, it would allow the trail to
8 become a higher-quality trail. You
9 don't want to have the terminus of a
10 trail that attaches into the Appalachian
11 Trail which, you know, could -- we'd
12 like to call it world class. You don't
13 want to have a trail looking over houses
14 and, you know, things that aren't very
15 pretty.

16 Right now it's very pretty. The
17 gorge there is tremendous. It's
18 beautiful views. Getting the trail off
19 the road is what we're attempting to do
20 on that long, narrow piece you see on
21 the map in front of you to make it so
22 that when somebody from Canada or
23 somebody from California or somebody

1 from Alabama wants to hike the trail,
2 they have a nice place to start.
3 Instead of starting on the road, they
4 start in Coosa County with that
5 beautiful old-growth longleaf pine in
6 that mountainous area and that gorge.

7 The trail ultimately, as we heard --
8 you know, I guess the opening
9 comments -- from an economic development
10 opportunity, it's tremendous. People
11 are going to start saying, gee, why hike
12 the Appalachian Trail if I don't start
13 in Coosa County. And the Appalachian
14 Trail gets an awful lot of use.

15 So I'm here in support of that.
16 I -- most of you have heard the reasons
17 before. I certainly appreciate Callie
18 coming. She's done a lot of the actual
19 work on putting the trail on the ground.

20 So I'll finish my comments here.

21 COMMISSIONER GUY: Why don't you just hold
22 tight and take a seat.

23 MR. SCHOCK: Yes, sir.

1 COMMISSIONER GUY: And I'm sure there will be
2 some questions. Thank you, Andrew.

3 Mr. Riddle. Good morning.

4 MR. RIDDLE: Good morning. Good morning,
5 y'all. Thank you for having me.

6 I am a property owner in Coosa
7 County, and I'm also an outdoor
8 recreation enthusiast. And I'm here
9 today to let you know that I really
10 appreciate The Conservation Fund's
11 efforts and Callie's and all they're
12 doing to enhance the recreation --
13 outdoor recreation opportunities in
14 Coosa County. And I'm also concerned
15 about the economic impact.

16 We just heard that there is a
17 tremendous amount of economic impact.
18 Well, I'd like to know how that's going
19 to offset -- and if we've got numbers,
20 details that would show how we're going
21 to offset any negative economic impact
22 such as the loss of ad valorem tax.

23 Now, if The Conservation Fund

1 continues to hold the property, there
2 wouldn't be an issue, and we can still
3 have this beautiful property and still
4 have this Pinhoti Trail.

5 So I know we've got a lot of brains
6 here, a lot of smarts in this room, to
7 come to some solution that's going to
8 give this county a trail and also
9 provide the economic support it needs.
10 And I thank you for your time and your
11 consideration.

12 COMMISSIONER GUY: Thank you, Mr. Riddle.

13 And Ms. Thornton. Good morning.

14 MS. THORNTON: Good morning. I am the -- I'm
15 Callie Thornton. I'm the current vice
16 president of the Alabama Hiking Trail
17 Society for public relations. I'm the
18 past state president for the Alabama
19 Hiking Trail Society. I'm also owner of
20 the first Coosa Hiker Hostel that -- the
21 first hostel in Alabama. So I'm seeing
22 the effects of the Pinhoti Trail
23 already. I've already seen people from

1 Canada and from Grand Cayman Islands and
2 all over the United States that are
3 coming to do the Pinhoti Trail as a
4 connector to the Appalachian Trail.

5 I've been trying to talk with The
6 Conservation Fund to help with the
7 county commission side of how we can
8 help. We build the trails for -- build
9 the main trails for the state, but our
10 main focus now is the part that's in
11 Coosa County. The Conservation Fund
12 has -- I talked to them last night, and
13 they're thinking about taking off --
14 some of it off the table where it won't
15 affect property taxes.

16 So what I'm asking you for is to
17 purchase the Terrapin Trail tract, the
18 1,334 acres, where we can continue
19 building our trail and close the 16-mile
20 road walk. And that's all I have.

21 COMMISSIONER GUY: All right. So everybody
22 hang tight and -- so now we -- and I
23 appreciate everybody's patience on that.

1 And thanks again, everybody. This has
2 been an issue that we've talked about,
3 and I think that it's unresolved in the
4 board's mind.

5 So at this time I'm going to ask the
6 board if there are any questions,
7 particularly of the commission since
8 they were so gracious to come today. I
9 know there was a passing of messages by
10 myself and Ms. Powell, but now is an
11 opportunity for everyone, if they want
12 to, to ask the chairman or the revenue
13 commissioner, superintendent, or the
14 other commissioner here today.

15 DR. HEPP: Mr. Chairman, I have a question.

16 COMMISSIONER GUY: Okay. Go ahead.

17 DR. HEPP: So one of you talked about a
18 compromise -- a potential compromise of
19 this property. Is that what everybody
20 is feeling, or is that just from one or
21 two of you?

22 COMMISSIONER GUY: Before -- you're going to
23 have to -- somebody -- I hate to do this

1 to y'all, but because of the court
2 reporter --

3 MR. ADAMS: I can probably answer that
4 question.

5 Callie had told me this morning she
6 got an e-mail that they might take a
7 portion of this off the table, but it's
8 still going to be 1300-and-something
9 acres. So I don't know if the
10 commission would go that route.

11 And I'm not -- and Mr. Schock has
12 been super nice to Coosa County. He's
13 offered seven years of funding in lieu
14 of taxes, which nobody else has ever
15 done when they bought the other
16 properties in there. So we're not here
17 to bash him, you know. We're just here
18 to state our position.

19 We have got a bill drafted up that I
20 will give y'all a copy of. It -- you
21 know, I know it'd take a constitutional
22 amendment to change it. But we have got
23 it drafted, and I got one -- which would

1 try to get the state funds to put money
2 in so it wouldn't take away from Forever
3 Wild, but they would add money for
4 situations like this, to continue to
5 give land y'all purchased -- continue to
6 give -- pay the ad valorem taxes in
7 counties like ours.

8 You know, that's -- that's what I
9 look that we might try.

10 DR. HEPP: I guess where I'm coming from is
11 that the potential economic benefit of
12 having --

13 MR. ADAMS: Well, let me tell you, as I
14 explained --

15 DR. HEPP: -- a destination like this --

16 MR. ADAMS: Yeah. I understand. And we said
17 in our letter, you know, we see that
18 possibly happening, but it's way down
19 the road.

20 If you've ever been to Coosa County
21 and know how rural -- just like the
22 10,000-acre tract on the WMA, the
23 wildlife management area, the last hunt

1 they had, I just rode over in there to
2 see what was in that area, how many
3 people were in there. I saw four
4 vehicles. All four of them had 14
5 County tags coming out of Chilton
6 County. They don't go by a store
7 anywhere to spend a penny in Coosa
8 County getting there. This is what I'm
9 saying.

10 We have -- you know, eventually,
11 like I said, we see a possibility down
12 the road, but at this time we can't
13 afford --

14 DR. HEPP: Oh, I agree it's not going to
15 happen by itself.

16 MR. ADAMS: Yeah. I understand.

17 DR. HEPP: There would have to be some input
18 from --

19 MR. ADAMS: And don't think we haven't
20 looked --

21 DR. HEPP: -- people in the county to make it
22 happen. I mean, so I can -- you know,
23 it's -- to me, you know, I would say

1 Forever Wild doesn't want to go into an
2 area that it's not wanted.

3 MR. ADAMS: Right. Right.

4 DR. HEPP: But at the same time, you can't
5 move the southern terminus of the
6 Pinhoti Trail over to --

7 MR. ADAMS: I understand that.

8 DR. HEPP: -- Lee County or Chambers County or
9 something like that. It is where it is;
10 right?

11 MR. ADAMS: Absolutely. Yeah, it is where it
12 is.

13 And, like I say, I've looked at
14 acquisitions y'all have made of
15 properties. If it was in my county, I
16 would want them if we had the venue to
17 support something. I saw where they had
18 the birding events as far as the dog
19 field trials and that kind of thing.

20 But where this property is located,
21 you couldn't get to it really. I mean,
22 the 10,000 of the WMA tract, it's got
23 mats where they cut the timber. There's

1 wood mats in the road going to that
2 property -- clearcut property that
3 nobody can get to anyway, you know.

4 And my feeling -- one of my feelings
5 would be it would have been nice to
6 connect to this trail before they
7 bought -- you know, the 10,000 acres
8 came out that put us in this situation
9 so bad. And, you know, I'm sure you
10 wasn't on the board then, and I don't
11 know who was. And I'm not saying --
12 they didn't realize this was coming, I
13 think.

14 COMMISSIONER GUY: All right. I see
15 Commissioner Kelley has his hand up, and
16 I'd like to hear from him.

17 And remember, too, when you're
18 asking a question, board and for the
19 speakers, our court reporter can't take
20 down when everybody is speaking at the
21 same time. So we need to make sure we
22 have a question-and-answer type of
23 situation. So if I interrupt you,

1 please bear with me.

2 MR. KELLEY: Yeah. Just to address Dr. Hepp's
3 question, I think we could necessarily
4 go back to the table and sit down and
5 take a look at the aerial maps and look
6 at the acreage that we feel is needed
7 and possibly come to a better solution.
8 You know, just with what I've heard
9 there that was proposed, taking some
10 out, you still have an acquisition over
11 a thousand acres. I mean, the effect
12 there is still going to be, you know,
13 adverse to Coosa County.

14 But I think with the board allowing
15 us to go back to the table and sit down
16 and then possibly through, you know,
17 GIS, we'll look at -- with our revenue
18 commissioner and the commission as a
19 whole, with Mr. Schock or anyone else,
20 and see what we can come up with that is
21 amenable to the parties involved.

22 I have traveled to Osage Beach,
23 Missouri, Springfield. I've seen their

1 hiking trails. I've seen those
2 destinations and stuff. And I'm an old
3 land good. I've done land acquisition
4 for -- on behalf of the state. So I
5 understand the aspects that are
6 involved. And sometimes when you design
7 a corridor, sometimes you look at what
8 is needed for the scope of that project.
9 And based on what I've seen on the maps,
10 I think the scope is a little wide. It
11 can be narrowed some and still achieve
12 the purpose of what is being requested.
13 And I just think if we went back to the
14 table and looked at that, I think we
15 could maybe work out something where
16 everybody achieves their goals.

17 And as I said before, we're dealing
18 with real-life situations in Coosa
19 County. I know 10-, 20-, \$40,000 may
20 seem nominal to some of you, but in
21 Coosa County that is the difference
22 between the quality of life and the
23 services that we provide. And we're

1 also responsible for the infrastructure,
2 which we get beat up all the time about
3 the infrastructure. But we work with
4 what we have to work with.

5 And as our chairman said, you know,
6 we're willing to sit down and work. And
7 I know he's committed to that, and I
8 know the rest of the commission is
9 committed to that. But I think just
10 with even what has been proposed in the
11 compromise, that is still a significant
12 amount of land that will pose an adverse
13 impact on Coosa County.

14 And, as I said, \$10,000 may seem
15 nominal to you, but to us it's the
16 difference between keeping the lights on
17 and keeping the lights off. So, once
18 again, thank you --

19 COMMISSIONER GUY: No, no. And, look, let me
20 say this. I promise you, we do not take
21 \$10,000 as nominal. We consider that
22 important to every county or other
23 interest that comes --

1 MR. KELLEY: Yes, sir.

2 COMMISSIONER GUY: And I appreciate your
3 comment, but I just wanted to make sure
4 everybody knows that. We do not take
5 those issues lightly, and we understand,
6 as I told -- does anybody have any
7 questions of -- yes, sir.

8 MR. ELLIS. Mr. Chairman, if I --

9 COMMISSIONER GUY: Go ahead.

10 MR. ELLIS: Butch Ellis.

11 Coosa County's part of the taxes on
12 this 1300 acres -- is \$10,000 a year
13 your portion?

14 MR. KELLEY: No. I would defer that to our
15 revenue commissioner who assesses that.

16 MS. LAMBERTH: (Inaudible to court reporter.)

17 MR. ELLIS: The Coosa County part is 6,000 a
18 year on the 1300. And then that's
19 current use valuation, I assume?

20 (Dialogue inaudible to the court
21 reporter.)

22 MR. ELLIS: The second part of my question --
23 and whomever can address it -- I assume

1 that that property would qualify for
2 current use valuation, and if -- and
3 then what is the tax, you say?

4 MS. LAMBERTH: If the current use was
5 applicable there, then you would deduct
6 about two-thirds of that. But under
7 this situation, I'm not sure if current
8 use -- if they would qualify for the
9 current use application. That would
10 need to be something we would have to
11 check to make sure that they would be,
12 you know, eligible to apply for that.

13 MR. ELLIS: What about the adjoining
14 properties? Are they under current
15 use --

16 MS. LAMBERTH: They were under current use,
17 the large landowners.

18 MR. ELLIS: And so the Coosa County portion,
19 if current use valuation is put on it,
20 would be about two or \$3,000 --

21 MS. LAMBERTH: About two to \$3,000.

22 MR. ELLIS: -- a year. That does not include
23 the education part; right?

1 MS. LAMBERTH: That does. That includes --

2 MR. ELLIS: Includes education?

3 MS. LAMBERTH: That includes the education
4 part, yes, sir.

5 MR. ELLIS: How much of that would go to the
6 general fund for Coosa County?

7 MS. LAMBERTH: The general fund would get
8 about seven-and-a-half mills there. I
9 can't do the math right off my head.
10 But it would probably be -- 12 mills
11 goes into the foundation, so --

12 MR. KELLEY: 14 comes to us.

13 MS. LAMBERTH: 14 comes to y'all.

14 So it would probably be, out of the
15 2,000, what, seven or eight, nine --
16 \$900 going to the education, and the
17 balance would be between the state and
18 county funds.

19 MR. ELLIS: So the county would lose about a
20 thousand dollars a year --

21 MS. LAMBERTH: Probably.

22 MR. ELLIS: -- and education would lose about
23 a thousand a year?

1 MS. LAMBERTH: Yeah, that's -- yeah. A little
2 more than a thousand, right.

3 COMMISSIONER GUY: Okay. And I -- if there
4 are any more questions -- I know that
5 Andrew raised his hand -- Mr. Schock
6 did -- and I wanted to recognize him.
7 Any down here?

8 DR. STRICKLAND: Actually, my question was
9 answered.

10 COMMISSIONER GUY: Okay. Thank you,
11 Dr. Strickland.

12 Y'all shout out. I can't see --
13 yes, sir, Mr. Satterfield.

14 MR. SATTERFIELD: Mr. Chairman, it looks like
15 on the southern portion here on the map
16 that Forever Wild already owns the
17 property immediately adjacent to and
18 surrounding the trail; is that correct?

19 COMMISSIONER GUY: And, Andrew, you can come
20 on up.

21 Ms. Powell would have to -- she
22 would be better to answer that, Bill,
23 because as I understand it right now --

1 MS. POWELL: I think for the board's ease --

2 MR. SATTERFIELD: I'm looking at what's in
3 blue on the map.

4 MS. POWELL: Correct. I think what may help
5 the board, if you will look at Tab 3-B,
6 I believe --

7 MR. SCHOCK: On the map that was passed out --

8 MS. POWELL: Just a second, Andrew. Let me
9 get them oriented on what they've got.

10 COMMISSIONER GUY: That's the one he passed
11 out.

12 MS. POWELL: I know. But I think the acreage
13 breakdown is shown -- is more helpful on
14 ours.

15 MR. RUNYAN: Is that the Terrapin Hill?

16 COMMISSIONER GUY: That is Terrapin Hill, yes.

17 MS. POWELL: So for the board, you will see --
18 and we'll try to -- but I want y'all to
19 be oriented on your map.

20 What is yellow and hatched is
21 currently owned by Forever Wild or the
22 Coosa County WMA. That is WMA acreage
23 that is owned by Forever Wild. Not all

1 of the WMA is owned by Forever Wild
2 because --

3 MR. SATTERFIELD: Okay. So this blue on this
4 map corresponds to the hatched on this
5 map?

6 MS. POWELL: Hatched yellow on their map,
7 correct.

8 MR. SATTERFIELD: So the acquisition only
9 includes what's red on this map, or does
10 it include what's yellow on this map?

11 MS. POWELL: It's all three tracts that
12 Mr. Schock has in orange, red, and blue
13 that he has handwritten on your map that
14 Andrew gave you acreage numbers by it.

15 So the current nomination consists
16 of three tracts -- here, here, and
17 here -- I'm sorry. I'm looking on -- on
18 Andrew's map -- orange or yellow,
19 whatever that is --

20 MR. SCHOCK: She's looking at this map now.

21 MS. POWELL: -- red and blue.

22 For the board, in your packet, your
23 map, the red border consolidates the

1 nomination, and that is the two
2 parcels --

3 MR. SATTERFIELD: But it doesn't include the
4 yellow on this map?

5 MS. POWELL: Because that --

6 MR. SATTERFIELD: The Stewart tract is not
7 shown on this map, 190 acres; correct?

8 COMMISSIONER GUY: It's part of the
9 nomination, Bill.

10 MS. POWELL: Hold on. Jo has said -- that is
11 correct. The board's map is missing --
12 Am I correct, Jo?

13 MS. LEWIS: Yes.

14 MS. POWELL: -- the Stewart tract that's been
15 identified in Mr. Schock's map, but that
16 is part of the nomination.

17 MR. SATTERFIELD: So there's a 190-acre
18 discrepancy between the two maps?

19 MR. SCHOCK: Yes, apparently. This is the
20 map --

21 (Dialogue inaudible to the court
22 reporter.)

23 MR. SATTERFIELD: But what my question really

1 went to, Mr. Chairman, was that it looks
2 like from this map that Forever Wild
3 already owns the property surrounding
4 and adjacent to this portion of the
5 trail; is that correct?

6 COMMISSIONER GUY: Yes, sir, we do. And that
7 is part of the WMA, as I understand,
8 that we have there.

9 MR. SATTERFIELD: So, then, the acquisition of
10 those two tracts, the red and the
11 yellow, is not central to the continued
12 use of that part of the trail, is it,
13 unless I'm misunderstanding something;
14 is that correct?

15 COMMISSIONER GUY: I would direct that to
16 Mr. Schock's nomination.

17 MR. SCHOCK: It is not central at this point
18 to where you would walk, but if you were
19 to be there -- as you're hiking the
20 trail on the property already owned by
21 the state and you look to the east,
22 because of the terrain, the red and the
23 yellow tracts you would see clearly from

1 the trail.

2 So while it's not where you would
3 walk, the visual aspect of it is
4 critical. Those tracts also help
5 protect Weogufka Creek, which in itself
6 has some interesting biodiversity. The
7 tracts also have overgrowth mountain or
8 montane longleaf, which is also
9 important. But to the trail itself,
10 it's the visual shed, the view shed that
11 those two tracts support.

12 MR. SATTERFIELD: Okay. Now, this is my
13 question: On the blue, the light blue,
14 who presently owns that property?

15 MR. SCHOCK: The Conservation Fund. We do.

16 MR. SATTERFIELD: So whether Forever Wild
17 acquires that tract or not, that portion
18 of the trail is also going to continue
19 to be able to be used by the public for
20 hiking?

21 MR. SCHOCK: Not necessarily. The
22 Conservation Fund needs to -- I mean,
23 our pledge to our donors who put this in

1 here was that it would be used for the
2 Pinhoti Trail. But The Conservation
3 Fund is not a long-term landowner. So
4 we always retain the option that we will
5 just put this on the market and sell it.
6 It's part of -- I mean, Potlatch is the
7 adjacent owner now. It's timberland. I
8 would go to them and say are you
9 interested in buying it.

10 The trail -- I mean, Callie -- I
11 hate to say it since she's put the blood
12 and sweat in it, but I would not
13 promise -- because we don't hold land
14 for the long-term -- The Conservation
15 Fund would continue to own it.

16 MR. SATTERFIELD: But The Conservation Fund
17 owns the land now?

18 MR. SCHOCK: Yes, sir. We own that blue
19 tract, as you point out, as well as the
20 Stewart, the yellow tract, and the red
21 tract. We own all three of those.
22 Those are part -- all part of the
23 nomination today or that we've made

1 previously.

2 MR. SATTERFIELD: Well, then, Patti, my
3 question then goes to the fact that if
4 that orange portion is not on the map
5 that shows it's appraised, was that
6 orange portion included in the
7 appraisal?

8 MS. POWELL: Yes, it was. It is a mapping
9 error on my staff's part, and it should
10 be on our map. That is a staff error.

11 COMMISSIONER GUY: So the one that Andrew gave
12 us would be --

13 MR. SATTERFIELD: This would be accurate.

14 COMMISSIONER GUY: Yes, sir.

15 Any other questions?

16 MR. SCHOCK: And what I would like to say in
17 response to Dr. Hepp --

18 COMMISSIONER GUY: Sure.

19 MR. SCHOCK: -- when a compromise has been
20 discussed, I want to make a couple of
21 points.

22 As I've just said, the yellow and
23 red tracts are critical to the view

1 shed, but they are not the footpath;
2 okay?

3 The blue tract -- or the gray-blue
4 tract, the long and skinny one, that is
5 where the footpath is now because of
6 Callie and others' good work.

7 In conversations with the chairman
8 of my board, our national board who has
9 got millions of dollars into Alabama for
10 the Pinhoti Trail, he has agreed that
11 because of the concerns of the county
12 that we would remove from the nomination
13 as part of a compromise the yellow
14 Stewart tract and the red Kaul tract.

15 Now, in terms of trail corridor,
16 this blue tract, we have to maintain --
17 to keep the integrity of the trail, we
18 have to maintain an 800-foot-wide
19 corridor. The sort of northern half of
20 what's shown on this map is a very long
21 and skinny parcel. That is surveyed out
22 as an 800-foot-wide corridor for the
23 trail.

1 The area where -- on the southern
2 portion of that where it balloons out --
3 you know, if you understand real estate
4 acquisition, lots of people don't want
5 to sell to you an 800-foot piece out of
6 their property. Okay. So we were
7 fortunate on the northern portion, but
8 on that southern portion where it
9 balloons out, because of the way the
10 land lays, we had to acquire more than
11 800 acres because that area that's sort
12 of on the eastern side is bottomland
13 hardwood.

14 Basically, from a timber company
15 perspective, it's not really valuable
16 land. So they wanted to get rid of it.
17 So they wouldn't sell us a narrow
18 corridor. They sold us the most narrow
19 corridor -- or we bought the most narrow
20 corridor we could, but I can't force the
21 landowner to only sell 800 feet.

22 So that's what this represents.
23 This represents the most narrow corridor

1 possible to maintain the integrity of a
2 trail that should be, if done right, a
3 world-class trail.

4 We are willing to remove those other
5 two tracts. I mean, it's -- would be
6 detrimental to the view shed, but it's
7 important to get this trail really
8 moving forward.

9 So we would be willing to remove
10 those two tracts. It's going to take a
11 reappraisal, I believe, because I think
12 you appraised all of them as one unit
13 since we own all of them. But that is a
14 compromise that we're willing to do.

15 COMMISSIONER GUY: Have you discussed that
16 with --

17 MR. SCHOCK: Not until this morning. Callie
18 presented it to the commission. I'm
19 sure they haven't had an opportunity to
20 consider it.

21 COMMISSIONER GUY: Any questions?

22 Yes. Go ahead, Mr. Ball.

23 MR. BALL: I just wanted to add -- this is

1 just -- regardless of what happens with
2 this particular item on the agenda, I
3 just think it's unfortunate that we're
4 having a conversation about, I guess,
5 what a liability this particular trail
6 is from a tax -- property tax standpoint
7 rather than trying to have a
8 conversation about how do we get the
9 trail into downtown Rockford where you
10 have -- where you would have an
11 opportunity to create some synergy and
12 bring economic development into that
13 part of the county and create more tax
14 revenue, you know, down the road.

15 It would be great if the officials
16 of the county could have that
17 conversation as well. Because this is
18 definitely an asset, not a liability,
19 regardless of what's been said this
20 morning. I just wanted to say that for
21 the record.

22 COMMISSIONER GUY: Ms. Thornton, while you're
23 coming up -- so I -- along those lines

1 with Mr. Ball's conversation, as -- and
2 I'm not saying that you're under a
3 responsibility to, okay, by inference.
4 Have y'all had any discussions with the
5 county about how you could create, as
6 Mr. Ball is saying, more economic
7 opportunity for them by anything else
8 you could do other than the purchase of
9 the property?

10 MR. SCHOCK: Well --

11 COMMISSIONER GUY: You know what I'm saying?

12 Like trying to create advertisements
13 or work with them towards creating a
14 synergy in their county for people to
15 spend money through anything y'all might
16 do?

17 MR. SCHOCK: What we've done, as I think the
18 chairman alluded to -- we've done two
19 things, one he alluded to. And that is
20 that we have agreed -- because we
21 understand, you know, this -- to their
22 budget this is a shock when you take
23 land off. We have agreed to pay

1 basically seven years' worth of the ad
2 valorem taxes, which is, you know,
3 between six and \$7,000 a year for all
4 the acres that we originally were
5 talking about. Okay. We've agreed to
6 do that. When we transfer -- I mean,
7 we're paying taxes now, but when we
8 transfer it to the state, we would pay
9 that equivalent.

10 The other thing that we did was
11 probably last year, I think, that it
12 occurred. The Conservation Fund has
13 national seminars known as "Commerce and
14 Nature" or "Nature and Commerce." And,
15 you know, we recognize that Coosa
16 County/Rockford could be a gateway to
17 this national trail. So we sponsored,
18 at a cost of almost \$3,000, members of
19 the community from Coosa County to go to
20 a seminar -- a multiday seminar in north
21 Alabama to start gaining some knowledge
22 of how this could be a gateway, how they
23 could actually -- I'll use the word

1 "exploit" this as a gateway; okay?

2 So while we haven't talked about
3 bringing the trail into Rockford, we
4 have provided opportunities for them to
5 learn about how this could be beneficial
6 moving into the future from an
7 economic-development standpoint.

8 COMMISSIONER GUY: Okay. Ms. Thornton.

9 Let me -- do you mind one second?
10 She raised her hand first.

11 MS. THORNTON: Yeah. I just wanted to make a
12 note of his comment. The -- I've been
13 working for the last three years with
14 the Southeastern Foothills Trails
15 Coalition to try to make Rockford a
16 trail town. It is very slow and -- very
17 slow moving. But between that --
18 because we're only ten miles from the
19 Eastern Continental Trail. So it's
20 possible that we could pull those people
21 in, but I need somebody to -- if anybody
22 knows anybody, to help me, because I'm
23 doing it on my own. And so that's

1 just -- just trying to -- try to say
2 that according to what you were saying.

3 COMMISSIONER GUY: Dr. Tolley-Jordan.

4 DR. TOLLEY-JORDAN: Yeah. I just had a quick
5 question.

6 So there's the RMS tract that is the
7 long skinny one. And there's a large
8 stretch of the trail that is between
9 where the Forever Wild tract is
10 currently to that one. Who maintains
11 that part of the trail, or who owns the
12 land that --

13 MR. SCHOCK: Okay. Right now -- I mean, what
14 you're looking at -- and I don't have my
15 glasses on. But the area between the
16 town of Weogufka where you see this
17 looks like a trail going to the RMS
18 tract, that is proposed trail route. So
19 it does not exist yet.

20 DR. TOLLEY-JORDAN: And so how would you
21 complete that if --

22 MR. SCHOCK: We would -- working with willing
23 sellers, which is the only way we work,

1 we would acquire property. I mean,
2 these were all willing sellers to begin
3 with. We would acquire the property.

4 And I hear what the county says. We
5 would endeavor to acquire, you know,
6 nothing -- we would try not to acquire
7 anything greater than an 800-foot-wide
8 corridor. Because, again, I mean, think
9 of hiking. You'd rather not hike on the
10 road. You would rather hike in the
11 woods.

12 COMMISSIONER GUY: Any other questions?

13 I would -- ma'am, if you'll come up
14 and state your name.

15 MS. McDADE: Thank you, Mr. Chairman. I
16 signed up on the other sheet to speak.

17 My name is Jodi McDade. I'm a
18 citizen of Coosa County, and I'm also
19 the treasurer of our newly formed
20 Chamber of Commerce. I want to make
21 sure that the board understands that we
22 are trying to help ourselves.

23 We also have a strategic planning

1 committee that is forming. We've been
2 meeting for about six months. We're
3 trying to address the financial
4 situation that our county is in and to
5 help promote business and tourism.

6 We recognize the assets that we have
7 in Coosa County, the natural resources
8 for outdoor activities, but we also have
9 to recognize the financial situation of
10 our county. And we would just like to
11 see some type of compromise or
12 postponement to give us a chance to work
13 some of these things out.

14 So I just wanted you to know that we
15 are working to help ourselves. We're
16 working with the county commission.
17 They're open to some of our plans. But
18 all of these plans take time, and we're
19 just getting going. Thank you.

20 COMMISSIONER GUY: Thank you, Ms. McDade.

21 We have a question, Ms. McDade.

22 DR. TOLLEY-JORDAN: So I would just like to
23 clarify that The Conservation Fund was

1 willing to pay seven years of taxes, and
2 you recognize -- and I guess I'm
3 speaking to the commission as well.

4 It seemed like you recognize that
5 there is a long-term potential benefit
6 to this. Is seven years not long enough
7 to make that long-term?

8 MR. KELLEY: Dr. Jordan, with your question,
9 seven years -- you know, the federal
10 government for use of federal lands
11 throughout the Appalachian region pays
12 PILT, which are payment in lieu of
13 taxes. And they pay those every year,
14 and it has to be reauthorized through
15 congress. And, you know, when you talk
16 about taking away PILT, I don't care
17 what side of the aisle you're on.
18 People converge on D.C. and express
19 their concerns with taking away those
20 payment in lieu of taxes.

21 And seven years, as our chairman
22 said, is better than what -- some who
23 have never offered anything. That's

1 good. But seven years -- once seven
2 years is done, that's revenue that goes
3 away, and we have to find replacement
4 revenue.

5 So I don't know if I'm answering
6 your question. That sounds good in
7 terms of from a compromise, but for us,
8 we have to look short-term and long-term
9 as well. When we go to the public
10 sector to do public financing, we have
11 to do issues for 20 or 25 years to pay
12 that off. And so any loss of revenue
13 affects any long-term or future plans
14 that we may have as a county to support
15 community and economic development. So
16 I hope that answered your question.

17 COMMISSIONER GUY: Did that answer your
18 question?

19 DR. TOLLEY-JORDAN: Yes.

20 COMMISSIONER GUY: Any other questions?

21 (No response.)

22 COMMISSIONER GUY: Okay. The only thing I
23 would say here is this: I've heard --

1 and I don't know that there is -- it
2 seemed like an ask for some more time
3 for the group to sit down together and
4 see if there is a compromise. I'm
5 looking to see if both sides want to do
6 that or not because -- not just speaking
7 for the whole board, but if we hear
8 that, then we would rather, I think,
9 give you the time.

10 I see some nodding of heads to
11 the -- some of us have also heard a lot
12 and may be willing to go ahead. But
13 I -- I will say that I'd like to know
14 that there's that willingness. And I'll
15 look to Andrew and Mr. -- the chairman,
16 Mr. Adams, as to --

17 MR. ADAMS: We're certainly open, you know, to
18 anything. But, you know, if nothing
19 changes other than those two -- the red
20 and the yellow/mustard color just being
21 taken off, I don't think the commission
22 would change their views.

23 COMMISSIONER GUY: Okay. And that's fair.

1 That's what we're looking for is your
2 opinion on that.

3 MR. SCHOCK: So I guess you heard the answer.

4 COMMISSIONER GUY: Certainly.

5 MR. SCHOCK: I mean, I presented that the
6 trail has got to be 800-feet wide or,
7 you know, you lose the integrity of it.

8 So given that, the best case
9 scenario is that all three tracts be
10 acquired by the state because that is
11 the best for the Pinhoti Trail and that
12 will be the best for the economic
13 opportunities in the county.

14 COMMISSIONER GUY: Okay. Thank you, sir.

15 All right. With that, I think we
16 have heard from everyone. And I thank
17 everybody for their patience. I think
18 that was a valuable discussion.

19 So, again, for those from the county
20 commission that are here today, I want
21 to say thank you for taking the time out
22 as well to be here.

23 So what happens -- I need to -- if

1 everybody would kind of be quiet so the
2 court reporter can hear.

3 At this point, that ends our public
4 comment period, and we will now go into
5 recess for executive session according
6 to the laws that are set up for us.

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

13 Is there a motion for the board to
14 now recess to attend to an executive
15 session?

16 MR. HORN: So move.

17 COMMISSIONER GUY: All right. Got a motion by
18 Mr. Horn.

19 DR. WOODS: Second.

20 COMMISSIONER GUY: A second by Dr. Woods.

21 All right. I have to go through the
22 role and make sure that you -- by voice
23 vote that we have -- that motion

1 carries.

2 Mr. Cole?

3 MR. COLE: Aye.

4 COMMISSIONER GUY: Dr. Woods?

5 DR. WOODS: Aye.

6 COMMISSIONER GUY: Dr. Tolley-Jordan?

7 DR. TOLLEY-JORDAN: Aye.

8 COMMISSIONER GUY: Dr. Hepp?

9 DR. HEPP: Aye.

10 COMMISSIONER GUY: Mr. Ellis?

11 MR. ELLIS: Aye.

12 COMMISSIONER GUY: Mr. Horn?

13 MR. HORN: Yes.

14 COMMISSIONER GUY: Dr. Sims?

15 DR. SIMS: Aye.

16 COMMISSIONER GUY: Mr. Runyan?

17 MR. RUNYAN: Yes.

18 COMMISSIONER GUY: Mr. Satterfield?

19 MR. SATTERFIELD: Aye.

20 COMMISSIONER GUY: Mr. Wright?

21 MR. WRIGHT: Yes.

22 COMMISSIONER GUY: Mr. Ball?

23 MR. BALL: Yes.

1 COMMISSIONER GUY: Dr. Strickland?

2 DR. STRICKLAND: Yes.

3 COMMISSIONER GUY: And myself. The vote is
4 unanimous.

5 So it is now approximately noon.
6 We'll take a 20-minute recess, and for
7 the members of the public, we'll return
8 for the rest of our agenda.

9 **(Recess for executive session was**
10 **taken at approximately 11:57 a.m.**
11 **and the meeting was called back to**
12 **order at approximately 12:28 p.m.)**

13 COMMISSIONER GUY: So if the court reporter
14 will please note the time for the
15 record, we will resume our meeting.

16 Appreciate everybody's patience
17 again. We had a good, active discussion
18 this morning on some nominations. And
19 so the next item on the agenda for the
20 board is a program status report. And
21 Ms. Powell will be the first speaker.
22 We'll give her a second to get ready. I
23 believe she'll be talking on matters

1 contained under Tab 2.

2 While she's getting ready, for the
3 new board members and for the old board
4 members, I just want to state that I
5 remember -- it wasn't that long ago when
6 I got this job and took this chair and I
7 got -- the first time I was here and I
8 was listening to the old board members,
9 you know, go about business and I was
10 sitting here thinking I need to ask a
11 question. And so I finally did and
12 realized that's very appropriate to ask
13 questions.

14 And so, please, do not hesitate to
15 ask questions or stop us if we can help
16 in any way. And that goes to every
17 board member but particularly to the new
18 board members.

19 Thank you, Patti.

20 MS. POWELL: Okay. For the benefit of the
21 public, I'm Patti Powell. I'm director
22 of the State Lands Division.

23 What we do at this point in the

1 agenda each time is run through the
2 financial status of our funds. And our
3 fund that I will start with relates to
4 the money that you would have available
5 for acquisitions.

6 And so in your packet, 2-A, you'll
7 see on the second page a list of
8 properties we've already closed in this
9 fiscal year. We do work on an October 1
10 to September 30 fiscal year.

11 So you will see that we've closed
12 approximately ten properties in this
13 time: Autauga WMA Phase II; Dallas
14 County WMA Phase II; DeSoto State
15 Park-Tutwiler Addition; Guntersville
16 State Park-Stubblefield Mountain
17 Addition; Indian Mountain-Simmons
18 Addition; Monte Sano State Park-Dug Hill
19 West Addition; Old Cahawba Prairie
20 Addition; Shelby County Park-Shades
21 Creek Addition; Skyline WMA-Threwer
22 Point Addition; and Weeks Bay Reserve --
23 or our abbreviation for Weeks Bay

1 Reserve, WBR -- Meadows Phase II
2 Addition. That's what has closed so
3 far.

4 The properties that we have at
5 various stages of our closing process --
6 and by that, I mean these are properties
7 that you have motioned and directed
8 staff to proceed with purchase. Once
9 you do that, we continue toward closing
10 unless we hit a glitch or an issue, a
11 problem, something that changes the
12 nature of that property or that closing,
13 and we come back to the board before we
14 proceed. But, otherwise, we move on to
15 closing.

16 Those tracts that are currently
17 being worked on: Yates Lake-North
18 Addition; Coon Gulf-Heard -- and I'm
19 sorry. Yates Lake is Elmore County.

20 Coon Gulf-Heard, Jackson County;
21 Dallas County WMA Addition; DeSoto State
22 Park-French Addition, DeKalb County;
23 DeSoto State Park-Jones Addition, also

1 DeKalb.

2 Skyline WMA-Pole Branch Addition.

3 That's in Jackson.

4 Tannehill-Ayers Addition, Jefferson
5 County; Uchee Creek Confluence -- which
6 I have trouble saying every time --
7 Russell County.

8 Upper Wolf Bay Savanna and Marsh
9 Tract. That's in Baldwin County.

10 So if you -- what we try to do at
11 this point in the meeting is kind like
12 you keeping your own checkbook. We like
13 to review what cash you have in the bank
14 but then tell you the payments you have
15 pending, your encumbrances, which for us
16 means any tract that you've instructed
17 us to close that we still believe will
18 close.

19 So your current balance is just over
20 28 million. But taking into account, in
21 round numbers, the tracts that I just
22 went through, you have a balance of just
23 over \$9.8 million that we've called your

1 available unencumbered balance. You
2 have nothing committed to happen with
3 that money.

4 However, I need to bring to your
5 attention at this meeting an additional
6 factor that will limit the portion of
7 that \$9.8 million that are available to
8 you to actually close acquisitions
9 during this fiscal year which began
10 October 1, 2016, and will close
11 September 30th, 2017.

12 We have referenced before your
13 capital spending authority. This is an
14 amount that is determined through state
15 budgeting procedures, which is kind of
16 complex. We're running long. I'm not
17 going to go through that all today. And
18 some of it I have to review every time I
19 go through it.

20 But bottom line, although you've got
21 9.8 in the bank -- or more than that in
22 the bank -- but 9.8 unencumbered in the
23 bank, you have capital spending

1 authority only for just over \$1.8
2 million.

3 In the past, the board has not moved
4 to acquire tracts outside of their
5 spending --

6 MR. DEATON: 8.1

7 MS. POWELL: What did I say?

8 MR. DEATON: 1.8.

9 MS. POWELL: I'm sorry. 8.1. I'm dyslexic
10 this morning. A little difference. Not
11 that bad. Not that bad.

12 And I thank Doug. My staff does
13 what they should, which is keep me in
14 the rails. Even have my glasses on
15 today, so I don't know what the problem
16 is.

17 But, anyway, so you have 8.1 million
18 in capital spending authority, which
19 means we would be able to close
20 8.1 million worth of acquisitions in
21 this fiscal year ending September 30th.

22 So basically that's what you've got
23 for this meeting, your May meeting, and

1 your August meeting. Although your cash
2 will continue -- your cash balance will
3 continue to grow in that time, your
4 budgetary capital spending authority is
5 going to limit you to 8.1 million for
6 these -- this meeting and the next two
7 meetings.

8 I just wanted to point that out.
9 It's been a while since we've had
10 that -- the numbers work that way. But
11 that's just simply because of the number
12 of closings that we've had and the
13 number of additions that we've had that
14 have been sort of eating at your capital
15 spending authority under budget. So,
16 again, 8.1 million.

17 Any questions on that -- now that
18 I've confused it -- that you have 8.1?

19 (No response.)

20 MS. POWELL: The other fund that we have is
21 our stewardship fund. As we talked
22 about a little bit earlier in the
23 meeting with one of the tracts, we --

1 every time you acquire a property, you
2 can't acquire that property unless you
3 have enough money to also move 15
4 percent of the appraised value from the
5 land purchase fund into the stewardship
6 fund. That fund is designed for
7 long-term care and maintenance of the
8 tracts that you acquire. So each year
9 we set up a budget for the coming fiscal
10 year that we present to the board of
11 what we will spend of stewardship funds.

12 So the goal is to only spend the
13 interest income from that stewardship
14 fund. As you know, this year we've
15 actually had to go into corpus a bit,
16 and interest earnings over the many last
17 years have not been what they've been in
18 the past.

19 So we had set the budget this year
20 for a total of 1.5 million budgeted.
21 You still have -- we still have an
22 available balance in the stewardship
23 fund of 1,387,000 plus a little bit.

1 But we are really getting into the
2 springtime now and the months where we
3 really do a lot of work, and you will
4 see that start to decline.

5 But the balance that we are drawing
6 interest off of right now is right
7 around 31 million. But, again, that is
8 there to try to generate the interest
9 that we try to use to manage the
10 properties long-term.

11 Any questions on the stewardship
12 fund?

13 (No response.)

14 MS. POWELL: All right. Commissioner, I would
15 move now -- kind of change gears a
16 little bit. We always start with the
17 financial status to then discuss the
18 tracts that you have that would be
19 available at this time, tracts that have
20 been appraised, available for motions to
21 acquire to purchase. I will run through
22 these.

23 The ones that are available that

1 have been appraised -- that we have
2 appraisals in hand: Byrnes Lake,
3 Baldwin County --

4 COMMISSIONER GUY: Hey, Patti, that would be
5 Tab 3?

6 MS. POWELL: I'm sorry. Tab 3-A.

7 COMMISSIONER GUY: And we got a new sheet.

8 MS. POWELL: We had a little bit of updated
9 information. January 24th will be in
10 sort of the right-upper -- toward the
11 upper-right-hand --

12 COMMISSIONER GUY: In your green folder.

13 MS. POWELL: In the green folder.

14 COMMISSIONER GUY: Thank you. That helps us
15 get ...

16 MS. POWELL: That's okay. I'm glad you
17 mentioned it.

18 Byrnes Lake, Baldwin County; Coosa
19 WMA-Hancock Phase III Addition, Coosa
20 County; Emauhee Creek Lake, Talladega;
21 Laguna Cove, Baldwin County; Lake
22 Lurleen State Park-Roebuck Addition,
23 Tuscaloosa; Natural Bridge Creek Tract,

1 Covington; Old Cahawba Prairie-Childers
2 Creek Addition, Dallas County; Pintlala
3 Creek, Lowndes County; Tannehill-Mud
4 Creek Addition, Bibb; Terrapin Hill,
5 Coosa.

6 Weeks Bay Reserve-Bay Road West
7 Addition, Baldwin County, and Weeks Bay
8 Reserve-Sunset Shores Addition, Baldwin
9 County.

10 White Oak Plantation. This is the
11 just over-a-thousand-acre tract, Macon
12 County.

13 And then we also -- although -- of
14 those properties, just to give you an
15 example, in round numbers, that's about
16 31-million-plus worth of appraised
17 property compared to your 8.1 million
18 spending authority. So I'll just point
19 that out. I'm always the bad person
20 with that news.

21 The additional appraisal that we
22 have that isn't factored into that would
23 be the Grand Bay-Solet Tract. Again,

1 that was an appraisal acquired and paid
2 for by other funds. And, in addition,
3 because that is donated acreage, we just
4 need the one appraisal to calculate the
5 15-percent stewardship fund. And so
6 that's also a little different animal.

7 Any questions on anything I
8 presented in that information?

9 COMMISSIONER GUY: Any questions for
10 Ms. Powell?

11 (No response.)

12 MS. POWELL: Great. And we'll --

13 COMMISSIONER GUY: If we have them later,
14 we'll ask you about that.

15 MS. POWELL: Okay.

16 And so what we would normally move
17 to next is sort of a grants status
18 portion. The board in the past, for the
19 benefit of the new members -- it's
20 always been important to this board to
21 leverage its funds when possible, when
22 those funds help tracts you want to
23 acquire anyway. So we continue various

1 programs and various efforts to seek out
2 grant funds.

3 Sometimes during this portion we
4 will tell you about something new that
5 we have. Sometimes it's merely an
6 update as to status of a grant we've
7 mentioned before; we got it, we didn't
8 get it, or we have grant money available
9 on a certain tract, but it's going to
10 expire, just so you will know that,
11 various forms of information.

12 I'm going to call Doug up to run
13 through that. I will just say up
14 front -- because we've already had some
15 discussion on the Grand Bay
16 Savanna-Solet Tract and the leveraging
17 of the NFWF funds, I'm not going to run
18 back through that. But that would fall
19 in this category of our efforts to
20 identify available funds to leverage
21 tracts that would benefit the program.

22 So with that, I'll turn it over to
23 Doug to -- whatever his update is. And

1 I'm not sure. Thank you.

2 COMMISSIONER GUY: Thank you. Mr. Deaton.

3 MR. DEATON: All right. Patti, thank you for
4 that introduction.

5 At the last meeting I reported that
6 we had a NOAA grant that was secured by
7 our Weeks Bay staff. That could be
8 applied to the Weeks Bay Reserve-Sunset
9 Shores Addition and the Weeks Bay-Bay
10 Road West Addition. The grant -- the
11 NOAA grant itself requires a 50/50 match
12 for the acquisitions.

13 I would like to remind the board
14 that the owner of the Sunset Shores
15 Addition is offering a 25-percent
16 donation of value for the property. If
17 the board chooses to move forward with
18 the purchase of this tract, you would
19 only pay 25 percent of appraised value
20 to acquire the tract.

21 DR. WOODS: Which tract is that?

22 MR. DEATON: That's the Sunset Shores
23 Addition -- Weeks Bay Reserve-Sunset

1 Shores Addition.

2 The -- go ahead.

3 COMMISSIONER GUY: Of course, I'm reading
4 here, but I want to make sure.

5 So we had one proposal this morning
6 that was by Yael on the West Addition.

7 That was the one --

8 MS. POWELL: Bay Road West was what the
9 speaker referenced today.

10 COMMISSIONER GUY: Yes. But the NOAA applies
11 to both of them.

12 MR. DEATON: That's correct. Yes, sir.

13 COMMISSIONER GUY: Okay.

14 MR. DEATON: Yes, sir.

15 COMMISSIONER GUY: Yael.

16 I was just saying Yael. I had to
17 get my name right.

18 Did I get it close, Yael?

19 MS. GIRARD: You're getting closer every time.

20 MR. DEATON: Also included in this grant is,
21 as I mentioned, the Weeks Bay
22 Reserve-Bay Road West Addition. It
23 would strictly be a 50/50 match, as Yael

1 mentioned earlier.

2 So these tracts are both available
3 under this grant. And both of those
4 have first appraisals which appear on
5 Tab 3-A and are available for the
6 board's consideration today.

7 Since my last report, we've had two
8 nominations come in that have
9 short-listed, and they are included in
10 the NOAA grant as well. Those tracts
11 are the Weeks Bay Reserve-Meadows Phase
12 III Addition and the Weeks Bay
13 Reserve-Harrod's Farm. You'll see those
14 on your short list.

15 The Meadows Phase III Addition would
16 require just a simple 50/50 match
17 opportunity, and the Harrod's Farm Tract
18 is a little different.

19 It's a tract that consists of 235
20 acres total of which only a hundred
21 acres of the wetlands is included in the
22 NOAA grant. This means that of the
23 235 acres, only 100 acres would be

1 available for the 50/50 match grant.
2 The only action that could be taken on
3 these tracts would be a first appraisal
4 at today's meeting.

5 Any questions about that?

6 (No response.)

7 COMMISSIONER GUY: Any questions?

8 So we always try to make sure -- the
9 short list is 4-A; right?

10 MR. DEATON: That's correct, 4-A.

11 COMMISSIONER GUY: Just for the new folks and
12 myself.

13 MR. DEATON: Yes, sir.

14 If there are no --

15 COMMISSIONER GUY: Tell me those two again,
16 those that were added. I'm sorry.

17 MR. DEATON: The two new ones are the Harrod's
18 Farm --

19 MS. POWELL: WBR.

20 MR. DEATON: -- WBR-Harrodd's Farm and WBR --
21 Weeks Bay-Meadows Phase III.

22 COMMISSIONER GUY: Okay. Got it.

23 So those would be a 50 -- yeah.

1 MR. DEATON: That's all the updates I have for
2 now.

3 COMMISSIONER GUY: All right. Ms. Powell, you
4 look like you want to say something.

5 MS. POWELL: No. Jo is next, but I thought
6 while Jo was setting up, I'd take a
7 minute --

8 COMMISSIONER GUY: Jo, is this -- are you
9 going to do just a run-through on the --

10 MS. LEWIS: Yes, sir.

11 MS. POWELL: And it'll be Tab 4-A. The maps
12 behind 4-A represent the information
13 that Jo will run through.

14 So after Jo concludes and before we
15 go into general discussion, just let
16 me -- I want to get everybody oriented
17 with their paper before we move into
18 general discussion. That's the only
19 reason I stood up now. Thanks.

20 COMMISSIONER GUY: Okay. Well, that's what I
21 was going to say. Rather than everybody
22 move, can we just -- so she's going to
23 have a presentation, but unless

1 everybody wants to, I thought we'd
2 just -- you can look through --

3 MS. POWELL: Yeah. It's exactly what you
4 have.

5 COMMISSIONER GUY: So we try to set it up in
6 other places where you can see it, but
7 in this particular venue it's kind of
8 tough, so ...

9 MS. LEWIS: All the maps that are going to be
10 shown behind you are available to you in
11 hard copy in 4-B. They're arranged in
12 the same sequence.

13 COMMISSIONER GUY: The same sequence. Okay.
14 That's what I wanted to know.

15 MS. LEWIS: In 4-B you have a narrative, the
16 textual page, and then the map. We skip
17 the text on the slide show and just show
18 the maps and some of the information.
19 There's some information on the slide.
20 That information is on the narrative
21 page that you have.

22 I'm Jo Lewis with the State Lands
23 Division. As I always say, I am going

1 to run through the short list, which is
2 a compilation of the highest-scoring
3 tracts in each category of use in each
4 geographic district of the state.

5 Hypothetically, there could be 36
6 nominations on the short list. As is
7 often the case, nominations often will
8 short-list in more than one category of
9 use, and in some cases there are no
10 nominations in a district that
11 short-list for one of the categories of
12 use.

13 Ultimately, at this time we have 23
14 nominations. They occur in 14 different
15 counties, and they range in size from 24
16 acres to 4,300 acres. I wanted to pause
17 at this moment to very briefly explain
18 some of the strange naming results.

19 When a nomination comes in and it is
20 in the general vicinity or is adjacent
21 to public lands and can be managed in a
22 complementary or synergistic sort of
23 way, we consider it a potential

1 addition. So we initiate the name with
2 that land -- that public land entity and
3 then give it a unique descriptor. We
4 select the descriptor by looking at the
5 USGS topical quad sheets that have named
6 features on them, and I believe that
7 these named features come from the
8 national database of named places.
9 So hence the difference between what the
10 colloquial local name is and what the
11 nomination name ends up being. There is
12 logic. It doesn't always work out that
13 way, but there is logic in it.

14 So running through the sheet, we
15 start with Autauga Wildlife Management
16 Area-Swift Creek Addition; Barbour
17 Wildlife Management Area-Leak Creek
18 Addition; Coldwater Mountain-Henson
19 Addition.

20 Coldwater Mountain Phase II Amended.
21 This is a nomination that came in
22 with -- much larger. After assessment
23 practicalities, the nominator asked us

1 to reduce it down to this current
2 confirmation.

3 Coldwater Mountain-Sarrell Addition;
4 Coosa River Tract; Cooters Pond; Deer
5 Head Cove-Hartline; Deer Head Cove-Low
6 Gap; D'Olive Bay in Baldwin County;
7 Freedom Hills Wildlife Management
8 Area-Randolph Hollow Addition; GBS or
9 Grand Bay Savanna-Solet Addition; Horse
10 Creek National Forest Retreat;
11 Lauderdale WMA-Newman Addition; MTD or
12 Mobile Tensaw Delta-Pine Log Creek
13 Addition; MTD-Simmons Addition; Muleshoe
14 Bend; Shell Banks Bayou; Sipse River
15 Swamp-Lewbrig Addition; Sipse River
16 Swamp-Taylor Creek Addition; Skyline
17 WMA-Bean Addition; Weeks Bay Reserve or
18 WBR -- Weeks Bay Reserve-Harrod's Farm;
19 and Weeks Bay Reserve-Meadows Phase III
20 Addition.

21 I would be happy to address any
22 questions you have about the
23 nominations.

1 MR. WRIGHT: Could I ask a question?

2 COMMISSIONER GUY: Yes. Yes, sir, please.

3 MR. WRIGHT: Since I'm new here, is one the
4 better score or three the better score?

5 MS. LEWIS: One is the stronger score. That
6 means it was the highest-scoring tract
7 in that category of use in that
8 geographic region.

9 COMMISSIONER GUY: And, Mr. Wright, I had to
10 figure this out. The second page breaks
11 it down by category. So the first page
12 just shows all the names she went
13 through. The second page breaks it down
14 by category, nature preserve,
15 recreation, state park, or WMAs, and
16 then out there you can see the -- that's
17 a cumulative score right there, isn't
18 it?

19 MS. LEWIS: No. That's the score for the
20 category of use.

21 COMMISSIONER GUY: Oh, for the category.
22 Okay.

23 MS. LEWIS: So if it's in the wildlife

1 management area, that's the score as a
2 wildlife management area.

3 COMMISSIONER GUY: I got you. At the top you
4 just have NP score. That's right.

5 MS. LEWIS: And so if you look at southern
6 district, we have GBS-Solet Addition
7 listed in the nature preserve category,
8 the recreation category, and the
9 wildlife management category because it
10 scored well in all three of those
11 categories of use. So the second page
12 has redundancies. The first page is
13 alphabetical and condensed.

14 COMMISSIONER GUY: Good question.

15 MS. LEWIS: Thank you.

16 COMMISSIONER GUY: Anything else?

17 (No response.)

18 COMMISSIONER GUY: Thank you.

19 All right. So that ends our -- or
20 is the end of our program status report.
21 It's at this point on the agenda that we
22 have general discussion by the board
23 members. And I'll just remind everybody

1 that's -- it says what it means -- oh,
2 I'm sorry, Patti.

3 MS. POWELL: Oh, no.

4 COMMISSIONER GUY: No. You were going to say
5 something to us.

6 MS. POWELL: Oh, I could do it after you were
7 done. I just -- finish. I just want
8 everybody oriented in what I think the
9 papers will help them. But you finish
10 what you were saying.

11 COMMISSIONER GUY: I was just going to say,
12 this is discussion in any -- what
13 I call -- about anything we have before
14 us. It can be nominations. It can be
15 just discussions about issues, questions
16 of our staff, about properties. Things
17 that we could not discuss when we were
18 in our executive session, this is the
19 time to ask.

20 So, again, I'll recognize anybody if
21 you either want to talk about an issue
22 or nominate something.

23 Mr. Horn.

1 MR. HORN: Chuck, could you elaborate or tell
2 us what you know about the Barbour
3 WMA-Leak Creek Addition?

4 MS. POWELL: And for the board, your short
5 list is, again, 4-A with maps and
6 descriptions in 4-B.

7 MR. SYKES: My answer is going to be short.
8 I've never seen it.

9 MR. HORN: Okay.

10 MR. SYKES: Drew, have you -- can you speak to
11 it?

12 MR. NIX: Like Mr. Bach said when he was
13 making his presentation, it's been under
14 lease with MeadWestvaco, and everything
15 except for the hardwood drains will be
16 clearcut.

17 My understanding is there is a
18 reforestation agreement in that lease
19 that Mead has to plant that back with
20 loblolly pine after doing chemical site
21 prep. They are willing to do longleaf
22 for a lesser amount of acres or they'll
23 do the whole spot with longleaf if the

1 new owner was willing to pay the
2 difference in cost from longleaf to
3 loblolly.

4 MR. HORN: Do you know if the soil type is
5 conducive to longleaf?

6 MR. NIX: Yes, sir, they are. They're mostly
7 Luverne-Springhill complex and Conecuh
8 fine sandy loam in that area of the
9 management area.

10 MR. HORN: Thank you.

11 COMMISSIONER GUY: Yes, sir, Dr. Strickland.

12 DR. STRICKLAND: Commissioner.

13 There are two properties that I
14 would like to see if you could give me a
15 little information on. You may not.

16 Lake Lurleen State Park-Roebuck
17 Addition. Do you know --

18 MR. SYKES: No, sir.

19 DR. STRICKLAND: Okay.

20 MR. SYKES: No, sir.

21 DR. STRICKLAND: And White Oak Plantation.

22 MR. SYKES: The White Oak property, I think,
23 has been scored. It scored well in a

1 state park. It did not score well WMA.
2 And I think when it was scored, the
3 reason it did not score well is because
4 of limited acreage. Also, I think it's
5 got some structures on it that I would
6 like to find out a little bit more about
7 what the maintenance and upkeep is going
8 to be on that.

9 I think it does make it a lot more
10 appealing if that 700 acres that was
11 spoken about today short-lists, and then
12 that gives about 2,000 acres that you
13 could do some limited-opportunity hunts
14 on and not have it turned in to just a
15 typical WMA.

16 DR. STRICKLAND: I see. Okay.

17 COMMISSIONER GUY: Yes, sir, Dr. Woods.

18 DR. WOODS: I have two motions I would like to
19 make.

20 COMMISSIONER GUY: Okay.

21 DR. WOODS: The first for WBR-Bay Road West
22 Addition, second appraisal and move to
23 purchase.

1 COMMISSIONER GUY: All right. We have a
2 motion for second appraisal and
3 purchase.

4 MR. SATTERFIELD: Mr. Chairman, we can't hear
5 down here on the end.

6 COMMISSIONER GUY: Okay. So will you speak in
7 the microphone, Dr. Woods.

8 DR. WOODS: The WBR-Bay Road West Addition. I
9 move for second appraisal and move to
10 purchase.

11 COMMISSIONER GUY: Okay. We have a motion for
12 second appraisal and purchase on WBR-Bay
13 Road West Addition.

14 You'll find that on this sheet,
15 Bill.

16 DR. HEPP: Second.

17 COMMISSIONER GUY: Okay. We have a second,
18 Dr. Hepp.

19 Any discussion on the motion?

20 (No response.)

21 COMMISSIONER GUY: Again, that's the one --
22 just to remind everybody, that's the one
23 that's got the match by NOAA.

1 All right. All in favor of the
2 motion say "aye."

3 (All board members present respond
4 "aye.")

5 COMMISSIONER GUY: All opposed?

6 (No response.)

7 COMMISSIONER GUY: Motion carries.

8 Back to you, Dr. Woods.

9 DR. WOODS: Make a motion for a second
10 appraisal and move to purchase
11 WBR-Sunset Shores Addition.

12 COMMISSIONER GUY: Okay. We have a motion.

13 Do we have a second?

14 DR. TOLLEY-JORDAN: Second.

15 COMMISSIONER GUY: All right. We have a
16 second, Dr. Tolley-Jordan.

17 All right. Any discussion on the
18 motion?

19 (No response.)

20 COMMISSIONER GUY: All right. All in favor of
21 the motion say "aye."

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

1 COMMISSIONER GUY: All opposed?

2 (No response.)

3 COMMISSIONER GUY: Motion carries.

4 One thing before -- I know Dr. Sims
5 said she had to leave, and I wanted
6 to -- she left already. Okay.

7 All right. Well, we -- yeah. We
8 still have a -- so let me just say on
9 the record -- I think that's why Patti
10 was making sure.

11 Dr. Sims had to leave. If you will
12 note that on the record, please. But I
13 need to state for the record that we
14 still have a quorum. So we can continue
15 to conduct business.

16 Thank you, Ms. Powell, for noting
17 that.

18 All right. I'm sorry. Who was
19 next?

20 Yes, sir, Mr. Wright.

21 MR. WRIGHT: I would like to ask for a second
22 appraisal and move to close on the Old
23 Cahawba Prairie-Childers Creek Addition.

1 COMMISSIONER GUY: Okay.

2 MR. HORN: Second.

3 COMMISSIONER GUY: Have a motion and a second.

4 Any discussion on the motion?

5 (No response.)

6 COMMISSIONER GUY: All in favor of the motion

7 say "aye."

8 (All board members present respond

9 "aye.")

10 COMMISSIONER GUY: All opposed?

11 (No response.)

12 COMMISSIONER GUY: Motion carries.

13 Dr. Strickland.

14 DR. STRICKLAND: I would like to make a motion

15 for purchase and I think that we already

16 have a second appraisal of Lake Lurleen

17 State Park-Roebuck Addition.

18 MR. BALL: Second.

19 COMMISSIONER GUY: All right. We have a

20 motion and a second, Lake Lurleen State

21 Park-Roebuck Addition.

22 Any discussion on the motion?

23 MS. POWELL: Commissioner, I may have heard it

1 wrong, but we only have the first
2 appraisal. It would be a motion to --
3 for a second appraisal --

4 DR. STRICKLAND: For a second appraisal.

5 Okay.

6 MS. POWELL: -- and to proceed with purchase.

7 DR. STRICKLAND: Okay. But it's on the short
8 list; correct?

9 MS. POWELL: It's available for purchase. I
10 just -- Dr. Strickland, I think,
11 accidentally referenced we already have
12 a second and we don't, so ...

13 DR. STRICKLAND: We don't. But it is
14 available for purchase?

15 MS. POWELL: It is available. So it would
16 just be our usual motion to proceed with
17 second appraisal and --

18 DR. STRICKLAND: So can I restate the motion,
19 then?

20 MS. POWELL: Right.

21 COMMISSIONER GUY: Yes. Just withdraw that
22 first motion and then state the motion.

23 DR. STRICKLAND: So, for the record, I will

1 withdraw the first motion and restate
2 the motion as following: A motion for
3 purchase of the Lake Lurleen State
4 Park-Roebuck Addition.

5 COMMISSIONER GUY: Actually, I think they want
6 it to say, according to Legal, a motion
7 for second appraisal and purchase,
8 Dr. Strickland.

9 That's all right. I get it wrong
10 every time too.

11 DR. STRICKLAND: All right. A motion for
12 second appraisal and purchase of Lake
13 Lurleen State Park-Roebuck Addition.

14 COMMISSIONER GUY: All right. So we have a
15 motion. We had a second by someone.
16 Who was it?

17 Mr. Ball, I believe.

18 All right. Any discussion on the
19 motion?

20 (No response.)

21 COMMISSIONER GUY: Thank you, Dr. Strickland,
22 for being patient on that.

23 All right. All in favor of the

1 motion say "aye."

2 (All board members present respond
3 "aye.")

4 COMMISSIONER GUY: All opposed?

5 (No response.)

6 COMMISSIONER GUY: Motion carries.

7 Mr. Satterfield.

8 MR. SATTERFIELD: Mr. Chairman, is it
9 appropriate to make a motion to proceed
10 with the purchase of the Grand Bay
11 Savanna-Solet Tract?

12 COMMISSIONER GUY: Yes, sir. And I believe,
13 as you remember, the staff has actually
14 got a motion in there if you're ready.

15 MR. SATTERFIELD: Right.

16 COMMISSIONER GUY: All right. So I need a
17 second on that motion.

18 MR. SATTERFIELD: So move.

19 MR. ELLIS: Second.

20 DR. TOLLEY-JORDAN: Second.

21 COMMISSIONER GUY: All right. We have a
22 second.

23 And, if you would, Bill, would you

1 read that motion from the text, and I
2 think that will help our court reporter.

3 MR. SATTERFIELD: The motion is the board
4 approves acceptance of the Grand Bay
5 Savanna-Solet Addition -- that's
6 S-O-L-E-T -- Tract Donation and approves
7 staff proceeding with closing the
8 acquisition with the understanding that,
9 as required, 15 percent of the appraised
10 value will be transferred to the
11 stewardship fund. In addition, this
12 motion is conditioned on payment through
13 third-party funds of all costs and/or
14 fees associated with appraisals,
15 environmental reports, title insurance,
16 closing, and recording.

17 COMMISSIONER GUY: All right. We have a
18 motion and a second by Mr. Ellis and
19 others.

20 Any discussion on the motion?

21 (No response.)

22 COMMISSIONER GUY: All in favor say "aye."

23 (All board members present respond

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

"aye.")

COMMISSIONER GUY: All opposed?

(No response.)

COMMISSIONER GUY: Motion carries.

Thank you, Mr. Satterfield.

Mr. Horn.

MR. HORN: Mr. Chairman, I would like to move
for a first appraisal on the Barbour
WMA-Leak Creek Addition.

COMMISSIONER GUY: We have a motion. Do we
have a second?

DR. WOODS: Second.

COMMISSIONER GUY: All right. Any discussion
on the motion?

(No response.)

COMMISSIONER GUY: All in favor of the motion
say "aye."

(All board members present respond
"aye.")

COMMISSIONER GUY: All opposed?

(No response.)

COMMISSIONER GUY: Motion carries.

DR. TOLLEY-JORDAN: Mr. Chairman?

1 COMMISSIONER GUY: Dr. Tolley-Jordan.

2 DR. TOLLEY-JORDAN: I would like to make a
3 nomination for a first appraisal of the
4 Coldwater Mountain-Henson Addition in
5 Calhoun County.

6 COMMISSIONER GUY: First appraisal. Which
7 one?

8 Henson. Oh, I'm sorry. Yes.
9 Coldwater Mountain-Henson Addition.

10 We have a motion. Do I have a
11 second?

12 DR. STRICKLAND: Second.

13 COMMISSIONER GUY: Second, Dr. Strickland.

14 Any discussion on the motion?

15 (No response.)

16 COMMISSIONER GUY: All in favor of the motion
17 say "aye."

18 (All board members present respond
19 "aye.")

20 COMMISSIONER GUY: All opposed?

21 (No response.)

22 COMMISSIONER GUY: Motion carries.

23 All right. Dr. Strickland.

1 DR. STRICKLAND: Mr. Chairman, I would like to
2 make a motion for first appraisal of
3 Skyline WMA-Bean Addition, 120 acres.

4 COMMISSIONER GUY: All right. Did you say
5 Bean Addition?

6 DR. STRICKLAND: Bean Addition.

7 COMMISSIONER GUY: Bean Addition. All right.

8 All right. We have a motion. Do I
9 have a second?

10 DR. WOODS: Second.

11 COMMISSIONER GUY: All right. We have a
12 second by Dr. Woods, I believe.

13 All right. Any discussion on the
14 motion?

15 Just so I'm clear, that's the one --
16 is that the --

17 DR. STRICKLAND: In Jackson County.

18 COMMISSIONER GUY: Jackson County. All right.

19 Is it 120 acres? Isn't that what I
20 see there?

21 DR. STRICKLAND: Yes.

22 COMMISSIONER GUY: Okay. Thank you. I'm just
23 trying to get clarification.

1 All right. We have a motion and a
2 second.

3 Any discussion?

4 (No response.)

5 COMMISSIONER GUY: All in favor of the motion
6 say "aye."

7 (All board members present respond
8 "aye.")

9 COMMISSIONER GUY: All opposed?

10 (No response.)

11 COMMISSIONER GUY: Motion carries.

12 MR. BALL: Mr. Chairman?

13 COMMISSIONER GUY: Yes, sir, Mr. Ball.

14 MR. BALL: I would like to ask for a first
15 appraisal on Sipse River Swamp-Taylor
16 Creek Addition, Greene County.

17 COMMISSIONER GUY: All right. We have a
18 motion on the Sipse River Swamp-Taylor
19 Creek Addition.

20 MR. RUNYAN: Is that the one that we had the
21 discrepancy on the acreage?

22 COMMISSIONER GUY: Yes, sir.

23 Mr. Ball, you might remember that's

1 the one that --

2 MR. BALL: I'm sorry. I'm sorry. I already
3 forgot.

4 COMMISSIONER GUY: That's okay.

5 MR. BALL: I withdraw the motion.

6 COMMISSIONER GUY: Okay.

7 MR. BALL: But I have a substitute motion.

8 COMMISSIONER GUY: Okay. All right.

9 MR. BALL: And I just hope that someone else
10 hasn't already nominated these.

11 I would like to ask for first
12 appraisal on Weeks Bay Reserve-Harrod's
13 Farm, 235 acres.

14 COMMISSIONER GUY: Okay. So it's a motion for
15 a first appraisal?

16 MR. BALL: Yes, sir.

17 COMMISSIONER GUY: Okay. So we have a motion
18 for first appraisal on WBR-Harrod's Farm
19 in Baldwin County. Do we have a second?

20 DR. STRICKLAND: Second.

21 COMMISSIONER GUY: Second by Dr. Strickland.

22 All in favor -- any discussion on
23 the motion?

1 (No response.)

2 COMMISSIONER GUY: All in favor of the motion
3 say "aye."

4 (All board members present respond
5 "aye.")

6 COMMISSIONER GUY: All opposed?

7 (No response.)

8 COMMISSIONER GUY: Motion carries.

9 MR. BALL: Okay. Next I would like to ask for
10 a first appraisal on Weeks Bay
11 Reserve-Meadows Phase III Addition.

12 COMMISSIONER GUY: 124 acres in Baldwin
13 County.

14 MR. BALL: Yes, sir.

15 COMMISSIONER GUY: We've got a motion. Do we
16 have a second?

17 DR. WOODS: Second.

18 COMMISSIONER GUY: Okay. We have a second. I
19 think it was Dr. Woods, it sounded like.

20 All right. Any discussion on that
21 motion?

22 (No response.)

23 COMMISSIONER GUY: All in favor say "aye."

1 (All board members present respond
2 "aye.")

3 COMMISSIONER GUY: All opposed?

4 (No response.)

5 COMMISSIONER GUY: Motion carries.

6 Any other discussions, questions?

7 (No response.)

8 COMMISSIONER GUY: All right. If none, we
9 will move on in the agenda.

10 Our next report will be -- I want to
11 make sure everybody -- we're moving on.
12 So if anybody has -- I don't see any
13 other hands.

14 All right. Go to Tab 5. And
15 Ms. Powell will be giving us an annual
16 report.

17 MS. POWELL: Okay. For the board members,
18 what you will see in Tab 5-B is an
19 annual report that, by law, the program
20 submits to the legislature and the
21 governor and lieutenant governor and
22 speaker of the house.

23 What this report does is gives a

1 summary of activities, primarily things
2 such as providing detail on who the
3 board members were during the past year.
4 Sometimes that is more than 15 because
5 of when members roll on or roll off in a
6 calendar year versus a fiscal year. So
7 the report details the membership of the
8 board.

9 The report also details the tracts
10 that were acquired -- acreage that was
11 acquired by the program during -- again,
12 our state's fiscal year is October 1 to
13 September 30. It runs through the dates
14 of the board meetings. The board is
15 required to have at least four meetings
16 a year. We do our best to move those
17 around the state. This report documents
18 where those meetings are.

19 The only meeting that has any
20 requirements is the meeting we're at
21 today which must occur between February
22 1st and February 10th. But we do -- we
23 have tried to go on a quarter basis

1 working off of that date every year.

2 We do note in the report that public
3 comment is accepted at every meeting.
4 We run through various budget and
5 financial information. There are some
6 exhibits to the report.

7 I'm not going to -- you have a copy.
8 I'm not going to run through the entire
9 report but just to highlight some
10 things.

11 In addition to running through the
12 acquisitions for that fiscal year --
13 this would be the 2015-16 fiscal year --
14 we talk about various activities that
15 have occurred on these tracts. And we
16 talk about not only the recreational
17 uses of the tracts but the various land
18 management actions that our personnel
19 undertook.

20 And it also runs through some
21 administrative duties that we do, the
22 number of nominations we processed, as
23 an example.

1 It talks about the maintenance of
2 the online map where any member of the
3 public can go in and search for tracts
4 in their area or search by certain
5 activities that will take them to
6 publicly owned land, including Forever
7 Wild, that they can utilize.

8 In the 2015 fiscal year, the board
9 acquired 11 tracts comprising just over
10 2200 acres and also had a land swap of
11 425 acres. We sometimes do land swaps.
12 In that case, that was to consolidate
13 acreage and provide better public access
14 and better usage by the public of the
15 acreage. Sometimes there will be
16 inholdings that we might correct through
17 a swap.

18 So I would encourage the board to go
19 through the list of activities. Again,
20 I'm not going to go through them all,
21 but just noting over just the first one,
22 it gives an update on the activities
23 that occurred on the M. Barnett Lawley

1 Field Trial Area in the Greensboro Area.

2 Just on that tract alone, we managed
3 public physically disabled and youth
4 hunting programs, 17 days of hosting --
5 of those programs, hosted the fifth
6 annual "Becoming an Outdoor Woman" deer
7 hunt. This is an annual event where
8 staff of State Lands Division and, also,
9 Chuck's Wildlife and Freshwater
10 Fisheries Division actually mentor women
11 on the hunt and try to help them get a
12 deer. Had 18 sporting dog field trials
13 or hunt tests, including the Hunter --
14 Hunting Retriever Club Grande Event and
15 the U.S. Open Championship for pointing
16 dogs.

17 These events brought over 3,000
18 visitors to the field trial area tract
19 and surrounding area there, Hale County
20 and it also benefits the Demopolis area.
21 And that's just one example in the
22 report of the types of recreational
23 usages and the type of tourism in

1 dollars that result. So, again, I'm not
2 going to run through all those.

3 The report also notes the tract
4 management plans. We are, by law,
5 required within a year after closing on
6 a tract to prepare a tract management
7 plan. That's why we come to you at
8 various intervals -- we didn't have any
9 today -- where we have to ask for
10 approval of a management plan for a
11 tract. If a tract is an addition or
12 adjacent acreage, as Jo discussed, a lot
13 of times we might incorporate that
14 acreage into an existing plan. So
15 sometimes it's amending an existing
16 plan.

17 But, again, I would just encourage
18 the board to read through the report,
19 and the public will have it posted on
20 our website. And if there are any
21 questions, I will answer them, but
22 because we've run long today, I wasn't
23 going to run through -- but I do want to

1 take the opportunity to thank my staff.

2 The reason you see all of the
3 bullets of activities that have
4 occurred -- where you see attendance
5 numbers, as you do in this report,
6 that's because of my staff, also the
7 staffs of the other divisions. Chuck's
8 Wildlife and Freshwater Fisheries
9 Division and State Parks helps out with
10 that. But it only happens because of
11 them. So I want to take this
12 opportunity to thank them.

13 But I will take any questions that
14 anyone has regarding the report or
15 anything additional, Commissioner, you
16 want to add. I was just hitting the
17 highlights. If there's anything --

18 COMMISSIONER GUY: No. I appreciate it. I
19 mean, you know, I say it every time.
20 Our staff is -- you can see there's a
21 lot going on. So I just always -- I
22 know the board members appreciate what
23 y'all do, Patti, and everybody trying to

1 pull all this together. It's a lot of
2 work, and we appreciate it very much.

3 And, Mr. Ellis, I see you had your
4 hand up.

5 MR. ELLIS: Yes. Mr. Chairman and members of
6 the board, if I may -- and maybe this is
7 under a point of personal privilege, but
8 I think it's relevant to what Patti's
9 talking about about the functions.

10 The Shelby County Commission has
11 specifically asked me to thank this
12 board and thank this staff for those
13 purchases on the Cahaba River in Shelby
14 County and wanted me to report to you --
15 and I think Doug can confirm this --
16 that Shelby County is going full bore
17 developing that park system.

18 Shelby County also owns a tract
19 there. We -- Shelby County has acquired
20 two-and-a-half miles of right of way in
21 off the paved road and into the Forever
22 Wild tract, and they have constructed a
23 paved road on that in the last few

1 months and has now acquired a three-acre
2 tract joining the Forever Wild property
3 and is designing a residence for a
4 caretaker that will serve both the
5 county property and the Forever Wild
6 property and are in the process of
7 developing plans to build parks -- to
8 build hiking trails and biking trails
9 and that sort of thing, with Forever
10 Wild's approval, on both the county
11 property and the Forever Wild property.

12 It's going to be a wonderful park
13 with six miles of canoeable river on the
14 Cahaba River. And Shelby County is
15 committed to building that and is going
16 full bore in the process. And we thank
17 you and thank you for what this board
18 has done for the county and for the
19 people of the whole state, really, that
20 use that park. Thank you.

21 MS. POWELL: And, Mr. Ellis, I'd like to thank
22 you -- if I could take a moment and
23 really -- because it is such an

1 example -- and we've seen it in other
2 areas, and we have such a great
3 relationship with our -- in Dothan with
4 that local government. But the
5 importance of local government support
6 for things like -- some things -- we
7 just don't have the money to do
8 everything. And so whether it runs from
9 security to helping with access,
10 improving the roads, just doing those
11 types of things, that's critical for the
12 ultimate maximum use and success of our
13 acreage. And so we very much appreciate
14 them working so well with us. Thank
15 you.

16 And, in general, I would say to the
17 board, especially the new members, don't
18 get spoiled. A lot of times in this
19 section the miscellaneous reports means
20 some additional work. I'm letting
21 y'all -- you're getting off light today.
22 But just don't -- new members, a lot of
23 times I'm asking -- we come to you at

1 this point to ask for things and actions
2 that we need that don't fit neatly
3 anywhere else. So, anyway, I'm letting
4 you off easy.

5 That's all I've got, Commissioner,
6 unless there are any questions or you
7 have something else.

8 MR. BALL: Mr. Chairman?

9 COMMISSIONER GUY: Yes, sir, Mr. Ball.

10 MR. BALL: I just had one supplement just to
11 think about for maybe next year for the
12 annual report.

13 It would be nice to know, I guess,
14 where we stand compared to some of our
15 southeastern neighbors as far as, you
16 know, percentage of overall land that's
17 being protected, sensitive lands. I
18 know it's not a competition, but we need
19 to have some idea if we're gaining
20 momentum or not.

21 MS. POWELL: Sure. We can gather the
22 information. You know -- yeah.
23 Frankly, the percentage hasn't swung,

1 you know, that much. Although 15
2 million a year sounds like a lot of
3 money, as you see, a lot of work goes
4 into it, and it's not always willing
5 sellers and -- but we can certainly do
6 that. We can provide that information.
7 And we can do that before the next
8 annual report.

9 COMMISSIONER GUY: And the only thing I would
10 add to that is, again, unique
11 opportunity possibly -- we saw one
12 today -- with some of our BP money. It
13 doesn't fit into every category, but
14 we're able to leverage some of that
15 money for something that adds to the
16 program. And so I know Patti and her
17 staff and, you know, all of us look --
18 at the department look at those issues
19 and try to help out the program where we
20 can in that regard, so ...

21 All right. The next -- so if you
22 are done, Ms. Powell --

23 MS. POWELL: I am.

1 COMMISSIONER GUY: -- then the next matter is
2 to approve the minutes of November 10,
3 2016. Are there any additions,
4 corrections to the minutes before we
5 move to vote on them? Any changes?

6 (No response.)

7 COMMISSIONER GUY: If not, do I have a motion
8 to approve the minutes of November 10,
9 2016?

10 DR. STRICKLAND: So move.

11 MR. HORN: Second.

12 COMMISSIONER GUY: All in favor of the motion
13 say "aye."

14 (All board members present respond
15 "aye.")

16 COMMISSIONER GUY: All opposed?

17 (No response.)

18 COMMISSIONER GUY: Motion carries.

19 The next item on the agenda you'll
20 see, the next meeting date -- if y'all
21 will put that on your calendar -- is
22 May 11, 2017.

23 As you will note there, in this

1 particular case it says suggestion,
2 Mobile/Spanish Fort. Usually we ask the
3 board members. And we still are open
4 for nominations on that. But I will say
5 that I have actually suggested myself
6 and called on Dr. Valentine, along with
7 Patti's staff -- which I think would be
8 a great opportunity for us -- to use
9 that date and -- for our meeting down
10 there. And we're trying to arrange a
11 trip up in the Delta, which I think
12 would be a really good trip for all of
13 us considering the unique aspects of
14 that particular area. And I, myself,
15 even have not had a chance.

16 So I'm hoping we can pull that
17 together and thought that the board
18 members might like that. And we will
19 give you more details. If that turns
20 out to be a bust or some problem, we
21 will let you know. But we thought May,
22 too, might be cool enough that we could
23 make that a really good trip.

1 So I hope y'all put that on your
2 calendars. But if anybody else has
3 suggestions going forward for the rest
4 of the year, please let Patti or any one
5 of her staff know.

6 And before we adjourn, I just want
7 to say thanks again to -- well, all the
8 board members but particularly to the
9 new board members. Welcome aboard and
10 hope we didn't scare you off today.

11 With that, meeting adjourned. Thank
12 you.

13
14
15
16 (Meeting adjourned at
17 approximately 1:13 p.m.)
18
19
20
21
22
23

* * * * *

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 February 9, 2017.

The foregoing 178 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 31st day of March 2017.

Tracye Sadler Blackwell
ACCR No. 294
Expiration date: 9-30-2017
Certified Court Reporter
and Commissioner for the State
of Alabama at Large