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**MINUTES OF THE  
FOREVER WILD BOARD MEETING  
TANNEHILL IRONWORKS HISTORICAL  
STATE PARK  
McCalla, Alabama  
May 10, 2018**

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**TRANSCRIPT OF PROCEEDINGS**

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Proceedings taken before Tracye  
Sadler Blackwell, Certified Court Reporter, ACCR  
No. 294, and Commissioner for the State of Alabama  
at Large, at the Tannehill Ironworks Historical  
State Park, 12632 Confederate Parkway, McCalla,  
Alabama, on Thursday, May 10, 2018, commencing at  
approximately 10:02 a.m.

1 **BOARD MEMBERS PRESENT:**

2 Commissioner Christopher M. Blankenship, Chairman  
3 Mr. William H. Satterfield  
4 Mr. Russell Runyan  
5 Mr. Horace H. Horn, Jr.  
6 Dr. Michael Woods  
7 Mr. David Wright  
8 Mr. H. E. "Sonny" Cauthen  
9 Dr. Patricia G. Sims  
10 Dr. John Valentine  
11 Dr. Lori R. Tolley-Jordan  
12 Mr. Charles E. Ball  
13 Mr. Raymond B. Jones, Jr.  
14 Dr. R. Douglas Watson

15 \* \* \* \* \*

16 CHAIRMAN BLANKENSHIP: Good morning,

17 everybody. I appreciate everybody being  
18 here this morning. We'll go ahead and  
19 get started. I have ten o'clock.

20 So welcome to the May 10th, 2018,  
21 Forever Wild Board Meeting. I will do a  
22 roll call. I'll do a roll call of the  
23 members. Please indicate that you're  
present when I call your name.

Christopher Blankenship is here.

Charles Ball?

MR. BALL: Here.

CHAIRMAN BLANKENSHIP: David Wright?

1 MR. WRIGHT: Here.

2 CHAIRMAN BLANKENSHIP: Dr. Doug Watson?

3 DR. WATSON: Here.

4 CHAIRMAN BLANKENSHIP: Dr. John Valentine?

5 DR. VALENTINE: Here.

6 CHAIRMAN BLANKENSHIP: Dr. Lori Tolley-Jordan?

7 DR. TOLLEY-JORDAN: Here.

8 CHAIRMAN BLANKENSHIP: Dr. Michael Woods?

9 DR. WOODS: Here.

10 CHAIRMAN BLANKENSHIP: Dr. Patricia Sims?

11 DR. SIMS: Here.

12 CHAIRMAN BLANKENSHIP: Horace Horn?

13 MR. HORN: Yes, sir.

14 CHAIRMAN BLANKENSHIP: Raymond Jones?

15 MR. JONES: Here.

16 CHAIRMAN BLANKENSHIP: William Satterfield?

17 MR. SATTERFIELD: Here.

18 CHAIRMAN BLANKENSHIP: Sonny Cauthen?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: Russ Runyan?

21 MR. RUNYAN: Here.

22 CHAIRMAN BLANKENSHIP: Mr. Butch Ellis?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: And Rick Oates?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: All right. We have 12  
4 members present. That does give us a  
5 quorum. Appreciate everybody being here  
6 today.

7 I would like to express my  
8 appreciation to the Tannehill State  
9 Park -- or Historic Ironworks State Park  
10 for the use of their facilities.  
11 Appreciate them offering this up a few  
12 meetings ago, and it was a good  
13 location. I appreciate the hospitality  
14 and having us here.

15 I would like to thank Becky Smith --  
16 she's the events coordinator here -- for  
17 setting all this up. Josh Dyer, who is  
18 one of the commissioners, and, I think,  
19 Bill Marty, who was one of the  
20 commissioners at the park, would like to  
21 maybe give a welcome.

22 MR. MARTY: Thank you. I'm Cecil Marty, Bill  
23 Marty. I prefer to be called Bill. I

1 am the recent chair of the long-range  
2 planning commission. I had stepped down  
3 because I'm moving to Gulf Shores to  
4 spend more time in Gulf Shores, and we  
5 have appointed Josh Dyer to take my  
6 place as committee chairman.

7 But on behalf of our chairman, Doug  
8 Behm, we welcome all of you, and we're  
9 excited that you're having your Forever  
10 Wild Commission meeting here at  
11 Tannehill State Park. And we would  
12 invite you to visit the park before you  
13 go home today. If you've never been  
14 here before, you can take a vehicular  
15 tour or, even better, take a walking  
16 tour or a mountain-bike tour. So  
17 welcome.

18 Josh Dyer is the new chairman of the  
19 long-range committee, and he's had  
20 experience with the trail systems at  
21 Tannehill Park. And he is going to be  
22 an excellent choice for the long-range  
23 committee chairmanship. He put a lot of

1 work into the long-range plan, and I'm  
2 sure that he will do a good job of  
3 implementing the plan. And we will give  
4 him all the help we can give him.

5 We suffered -- our long-range plan  
6 suffered a great loss when the Gilmore  
7 property sold, and we are very much  
8 interested -- it's now imperative that  
9 we acquire the Ayers property, which is  
10 northeast of the park. And the reason  
11 we need this, among other things, is to  
12 provide connectivity to the existing  
13 Forever Wild land. So I'm sure that  
14 will be discussed today.

15 And other than that, I would again  
16 welcome you to the park and tell you  
17 that we're excited about you being here,  
18 and we hope we can do this again. Thank  
19 you.

20 CHAIRMAN BLANKENSHIP: Thank you, Mr. Marty.

21 Appreciate that. I did take the  
22 opportunity when I got here this morning  
23 to ride around and take a vehicle tour

1 of the park because I'm not really  
2 dressed for a good hike. But I sure  
3 would like to come back and spend some  
4 time. It's a very beautiful park.  
5 Thank you so much for hosting us.

6 I would like to welcome our newest  
7 board member, Dr. Douglas Watson. He's  
8 a professor and associate chair of the  
9 Department of Biology at the University  
10 of Alabama at Birmingham. We appreciate  
11 you joining our board and looking  
12 forward to serving with you.

13 Dr. Bond resigned and took a job at  
14 the University of California, Davis.  
15 Now, why anybody would want to leave  
16 Alabama and go to California, I don't  
17 know. However, that did create a  
18 vacancy on the board, and I'm very  
19 appreciative of having Dr. Watson join  
20 our board.

21 It's time now for our public  
22 comment. And so in order to try and  
23 make our meetings as efficient as

1 possible and get as much accomplished,  
2 we toyed with ideas on how to make the  
3 meetings better. So at this meeting  
4 we're going to try and have a  
5 three-minute time limit for public  
6 comment. It's not to cut down on  
7 anybody's opportunity to be able to  
8 provide input to the board. And there  
9 may be questions from the board after  
10 the comments. But in an effort to try  
11 and make it where it's fair for  
12 everybody and that we can get through as  
13 many public speakers as possible, we're  
14 going to try and limit our comments to  
15 three minutes.

16 So this is the first meeting we've  
17 done that. You know, we're trying to be  
18 liberal with the three minutes, but I  
19 would hope that you would keep your  
20 comments to three minutes. And we'll  
21 have a timer there just to help you see  
22 that you're getting up on your three  
23 minutes. And if everybody could do



1           that, I think it will make the meetings  
2           go a little bit better and help  
3           everybody get their information to the  
4           board in a timely manner so we can  
5           continue to have good efficient board  
6           meetings.

7           So with that, I'll call our first  
8           speaker. Ms. Yael Girard. And she's  
9           going to be talking about the Caldwell  
10          Swamp property. That's Tab 3-B, page 4.  
11          3-B, page 4.

12        MS. GIRARD: Hello, everybody. Again, my name  
13          is Yael Girard. I'm the executive  
14          director for the Weeks Bay Foundation,  
15          and I'll be talking about the Caldwell  
16          Swamp property. I'll give you a moment  
17          to find it in your binders.

18          Okay. I think folks are getting  
19          there.

20          So this is a property that has  
21          already had a first appraisal, and we  
22          would like you to consider making a  
23          second appraisal and move to purchase.

1 This is a plus-or-minus 100-acre piece  
2 of property in Baldwin County with  
3 drainage to Mobile Bay adjacent to an  
4 additional 40 acres of Weeks Bay  
5 Foundation property and only about  
6 2 miles from the over-thousand-acre  
7 state-owned Meadows property.

8 So on the little packet that I gave  
9 you, you can see several maps. The  
10 first one shows the property and the two  
11 Weeks Bay Foundation parcels, and the  
12 second page shows some interior shots of  
13 the property.

14 This property has a natural pond on  
15 it which is home to various wildlife,  
16 including some families of Wood Ducks  
17 that come and visit the pond. And there  
18 are existing trails through the property  
19 that are already used by the community.  
20 So this is a parcel that already has --  
21 basically already has public access and  
22 public recreation on it. But the  
23 landowner has decided that if it doesn't

1           move through a state avenue, they would  
2           like to sell it for a homesite new  
3           development.

4           So as you can see from the photos,  
5           it's a pretty large piece of property in  
6           Baldwin County, a very fast-growing  
7           county, and we would like you to  
8           consider a second appraisal and move to  
9           purchase.

10           Do I have any questions?

11           MR. SATTERFIELD: I have a question of staff.

12           This is an isolated parcel not  
13           contiguous with any other Forever Wild  
14           property. Do you have the staff and  
15           resources to manage this kind of an  
16           acquisition?

17           And the other thing I would note is  
18           that the parcel looks like it's pretty  
19           much wetlands already and can't be  
20           developed anyway. So help me understand  
21           why this particular parcel is so unique  
22           that it needs to be protected as opposed  
23           to other parcels that we're looking at.

1 MS. GIRARD: Sure. So the property actually  
2 does have quite a bit of uplands on the  
3 back -- the northern side of it. It may  
4 not be visible on the map, but I did put  
5 a wetland delineation map in here as  
6 well. But it does have a significant  
7 amount of uplands on the other side.

8 There are no other Forever Wild  
9 properties contiguous to it, but there  
10 are some Weeks Bay Foundation protected  
11 properties. That's the organization I  
12 work for. So you have an additional  
13 40 acres adjacent to it as well. And as  
14 I mentioned, the state-owned Meadows  
15 properties are not that far  
16 geographically from this. But I'll let  
17 Patti speak to the other question.

18 MS. POWELL: Yeah. This tract is in very  
19 close vicinity to our Weeks Bay National  
20 Estuarine Research Reserve. The Weeks  
21 Bay Reserve is how we refer to it. That  
22 is one of our State Lands Division  
23 facilities. It is part of our Coastal

1           program.  So, yes, between Forever Wild  
2           staff and our Weeks Bay staff that helps  
3           out with the tracts we already own, this  
4           one would not present an undue  
5           management burden on the program.

6           CHAIRMAN BLANKENSHIP:  Any other questions?

7                           (No response.)

8           CHAIRMAN BLANKENSHIP:  Thank you, Yael.

9                           Our next speaker is Cecil Marty.

10          MR. MARTY:  I'm Cecil Marty, Bill Marty.  And  
11           as the recent chairman of the long-range  
12           planning committee, I would like to ask  
13           you to give consideration to ways that  
14           we can acquire the Ayers property.  We  
15           took -- our long-range plan took a big  
16           hit when we lost the property that --  
17           the Gilmore property, and now it is even  
18           more imperative that we get the Ayers  
19           property.  So whatever can be done to  
20           acquire that property.

21                           I know there are a number of things  
22           that stand in the way of our getting the  
23           property, and I request that we work

1           with Tim Ayers and his family to do what  
2           we can to acquire the property on  
3           Tannehill State Park's behalf. And  
4           that's all I have about that.

5           CHAIRMAN BLANKENSHIP: Thank you, sir.

6           MR. MARTY: Anybody have any questions about  
7           that or anything else to do with the  
8           long-range plan?

9                           (No response.)

10          CHAIRMAN BLANKENSHIP: Thank you.

11                         Our next speaker is Mr. Josh Dyer.

12          MR. DYER: Good morning. My name is Josh  
13           Dyer. I serve on the Alabama Historic  
14           Ironworks Commission here that manages  
15           the park. This is my first Forever Wild  
16           meeting that I've been to.

17                         I have been serving on the  
18           commission now for right at a year. As  
19           Mr. Marty mentioned, I have been a part  
20           of the long-range planning committee.  
21           My interest in the park goes back to --  
22           you know, I grew up in this area, and  
23           this was actually my first job working

1 on the maintenance crew here. So I've  
2 always had a fondness for this park.

3 And I was very excited when the  
4 Forever Wild property was purchased a  
5 few years back because I had served for  
6 an nonprofit organization, Birmingham  
7 Urban Mountain Pedalers. I served on  
8 their board. And I also served as the  
9 project manager for trail development  
10 here inside the park for a multiuse  
11 trail, predominantly  
12 mountain-bike-specific designed trails.

13 So when I heard that that property  
14 was purchased, naturally I started  
15 dreaming and looking at topo maps and  
16 got very excited about, you know, the  
17 possibilities of expanding the trail  
18 system out onto that piece of property.  
19 But it was expressed to me early on  
20 that, you know, what we really wanted to  
21 do -- what would be beneficial to the  
22 park would be to have that property for  
23 equestrian use.

1           So I've worked with the park to try  
2           to come up with, you know, a good user  
3           plan -- usable plan for equestrian use.  
4           And it's kind of hard to explain, but in  
5           designing a trail it was just very  
6           complicated. It's a "you can't get  
7           there from here" situation. There's  
8           lots of infrastructure in between where  
9           the park had their stables for the  
10          horses and onto that property.

11          So when I heard of the Ayers  
12          property and had the opportunity to look  
13          at it, I got really excited about that  
14          because it corrects a lot of the  
15          connectivity problems that existed here  
16          that made the Forever Wild property on  
17          the backside of the property, the  
18          Tannehill Ridges and Land Tract, not  
19          very usable for equestrian use.

20          Equestrians require, as I'm sure you  
21          know, quite a bit of space to get  
22          trailers in and get unloaded and would  
23          prefer campsites and things of that



1 nature. And that would be really good  
2 for the park to bring travelers in.

3 The Ayers property really creates  
4 lots of opportunity to make that a  
5 better plan. And I'm very excited and  
6 have put a lot of effort into hiking all  
7 over the property, and I see lots of  
8 opportunity and lots of potential if the  
9 Ayers property were to be purchased.  
10 And I've worked with Mr. Ayers and  
11 explained to him everything that I think  
12 that property corrects.

13 CHAIRMAN BLANKENSHIP: Mr. Ball.

14 MR. BALL: Mr. Chair.

15 Mr. Dyer, while you're up here,  
16 would you go ahead and also speak to the  
17 Tannehill-Mud Creek Addition property,  
18 if you ...

19 MR. AYERS: Yes. It's my understanding that  
20 property is under contract.

21 MR. BALL: Okay. So that's not the one  
22 that -- that's not the Gilmore property?

23 MR. DYER: I believe that is the Gilmore

1 property.

2 MS. POWELL: Yes, sir. That property has been  
3 under a contract and may even close this  
4 week, but right now they are pursuing  
5 that contract.

6 MR. BALL: All right. Thank you.

7 CHAIRMAN BLANKENSHIP: Thank you, sir.

8 Our next speaker is Child (sic)  
9 Scroggins.

10 MR. BALL: Chad.

11 CHAIRMAN BLANKENSHIP: Chad. Chad Scroggins.

12 MR. BALL: It looks like "Child."

13 MR. SCROGGINS: My handwriting is pretty bad,  
14 so --

15 CHAIRMAN BLANKENSHIP: I apologize.

16 MR. SCROGGINS: No. You don't worry about  
17 that at all.

18 CHAIRMAN BLANKENSHIP: This is -- let me give  
19 the board just a second to find this.  
20 This is Tab 4-B, page 8. This is the  
21 Cahaba River-Savage Creek Tract.

22 MR. SCROGGINS: My name is Chad Scroggins, and  
23 I'm with Shelby County. I'm the chief

1 development officer for Shelby County.  
2 And we currently have a partnership with  
3 Forever Wild on the north end of the  
4 Cahaba River just adjacent to this  
5 tract. This tract that is up for  
6 consideration is directly adjacent to  
7 your current Forever Wild holdings and  
8 directly adjacent to Shelby County  
9 property.

10 Now, on the north sector of this  
11 development that's already occurring  
12 that you'll see kind of on the brown  
13 portion of the map where your Forever  
14 Wild property is, the county has backed  
15 up their agreement that we told you  
16 years ago that we would invest into this  
17 property, the management and road  
18 access. We've put \$1.3 million to date  
19 to get access to the Forever Wild and  
20 Cahaba -- the Shelby County properties.  
21 We would do the same thing on the south  
22 side of the river if this property is  
23 considered and purchased by Forever

1 Wild.

2 What we have done on the north end  
3 is put a caretaker's house that a deputy  
4 lives in. We've improved the roads to  
5 get there. We've had some damage from a  
6 pipeline explosion. But that being  
7 said, we would do the same exact type of  
8 commitment to be able to provide access  
9 to the Forever Wild property and to  
10 secure it both through gates and  
11 management of, obviously, mowing the  
12 roads out and things, the access points  
13 to it.

14 This property adds about 1.2 miles  
15 of Cahaba River frontage. It would  
16 really make a nice addition to kind of  
17 round out this whole offering to the  
18 general public. I'm really open to any  
19 questions that you might have.

20 It's 311 acres that's in this tract  
21 that's considered. Currently there's  
22 1527 total acres between the Shelby  
23 County property and the Forever Wild

1                   properties out there at Cahaba River  
2                   Park. It's roughly halfway between  
3                   where we are now and the city of Helena.

4                   Any questions?

5           MR. SATTERFIELD: I'm sorry. How many acres  
6                   did you say?

7           MR. SCROGGINS: Currently there's 1527 --

8           MR. SATTERFIELD: I'm talking about on this  
9                   tract.

10          MR. SCROGGINS: This is 311 approximately.

11          MR. SATTERFIELD: That's a little different  
12                   from ...

13          MS. POWELL: Mr. Satterfield, yes, on our map  
14                   it is 323. I cannot speak to it right  
15                   now. I have to get with staff as to  
16                   whether it's 311 or 323. Both are  
17                   approximations.

18          MR. SCROGGINS: That's right.

19                   No, sir. The 311 was off our  
20                   mapping system. So there's probably a  
21                   little bit difference right there.

22          MR. SATTERFIELD: And, again, for the staff,  
23                   if this is -- if we should decide to

1           proceed with this property, it would  
2           require some written contracts and  
3           negotiations with Shelby County on  
4           management and funding and that sort of  
5           thing like we've done on other  
6           properties that we've acquired in  
7           conjunction with projects that cities  
8           and counties have had?

9           That's a question.

10       MS. POWELL: We'll be happy to work on any MOU  
11           that the board wants. We have an  
12           ongoing relationship and past history of  
13           working with Shelby County in this area  
14           that has gone very well. But,  
15           obviously, we can work on it if the  
16           board takes an interest in this tract.  
17           You know, I mean, if you want more of an  
18           MOU or something in writing, then we can  
19           pursue that.

20       CHAIRMAN BLANKENSHIP: Go ahead.

21       DR. TOLLEY-JORDAN: So my question was about  
22           the strip mine that's listed on the  
23           tract. Is that still an active mining

1 operation, or is that --

2 MR. SCROGGINS: No, ma'am, it's not an active  
3 mining operation. The actual mining has  
4 occurred even on the Forever Wild tract  
5 on the north end as well, but that's  
6 been done in the 1970s and 1980s.

7 DR. TOLLEY-JORDAN: Okay. So there's no ...

8 MR. SCROGGINS: No. It offers a very unique  
9 opportunity.

10 MR. JONES: So excuse me. Is the mine, then,  
11 unreclaimed because of time?

12 MR. SCROGGINS: I'm sorry.

13 MR. JONES: Is it an unreclaimed mine?

14 MR. SCROGGINS: Yes, it's an unreclaimed mine.

15 CHAIRMAN BLANKENSHIP: Mr. Runyan.

16 MR. RUNYAN: We've got two maps, the one y'all  
17 handed out and the one that's in our  
18 tab. It looks like about the southern  
19 20 acres is omitted from this map.

20 Which one is correct?

21 MS. POWELL: Yes. I'm sorry. I'm having a  
22 little trouble hearing your question.

23 MR. RUNYAN: The very southern end of the

1           tract on the map that was handed out is  
2           different than the map that's in our  
3           handout.

4           MS. POWELL: He believes that ours is correct,  
5           that the staff -- Tab 4, page 8, appears  
6           to be the correct representation.

7           CHAIRMAN BLANKENSHIP: All right. Thank you,  
8           sir.

9                     Our next speaker is Mike Smith,  
10           also, on this same tract, the Cahaba  
11           River-Savage Creek Tract.

12           MR. SMITH: He stole my thunder. That's my  
13           property, and he explained everything in  
14           great detail. So thank y'all again for  
15           considering it for the nomination for  
16           Forever Wild.

17           CHAIRMAN BLANKENSHIP: Thank you, sir.

18           MR. CAUTHEN: What's the next move on this,  
19           Mr. Chair?

20           CHAIRMAN BLANKENSHIP: I'm sorry.

21           MR. CAUTHEN: What's the next move?

22           MS. POWELL: We're just in the public comments  
23           section, so -- but this one would be --



1           being on the short list would be  
2           available for first appraisal if the  
3           board chose to pursue it.

4           CHAIRMAN BLANKENSHIP: The next speaker is --  
5           yes, sir.

6           MR. WRIGHT: Can I ask a question on this  
7           particular tract?

8                     It looks like on the east side right  
9           there, there's a long narrow place  
10          that's -- the red line that's to the  
11          west.

12          MS. POWELL: The little parcel that --

13          MR. WRIGHT: Yeah. The long slender parcel.

14          MS. POWELL: That's part of their ownership  
15          and adjacent to -- let me be sure I'm  
16          correct. I can let Mr. Smith confirm,  
17          but I believe that is part of his  
18          ownership.

19                     Mr. Smith, come on up. Let me show  
20          you our map and be sure what we have is  
21          correct.

22                     Okay. That would be part of the  
23          nomination.

1 MR. WRIGHT: So that strip really does exist?

2 MS. POWELL: Yes, it really does exist.

3 MR. WRIGHT: Okay. That was my question.

4 MS. POWELL: Thanks.

5 CHAIRMAN BLANKENSHIP: All right. The next  
6 speaker is Dennis Lathem on the  
7 Cahaba WMA-Mohon Addition. That's 4-B,  
8 page 4. 4-B, page 4.

9 Yes, sir.

10 MR. LATHEM: Mr. Chairman, members of the  
11 board, thank you for this opportunity  
12 for a very brief comment.

13 I just wanted to make the board --  
14 bring their attention to the fact that  
15 there could be some current natural gas  
16 production in the western part of this  
17 area operated by Urban Oil & Gas out in  
18 the field. I just want to bring your  
19 attention to that so that the staff  
20 does -- the map that Patti was so kind  
21 to send me kind of -- it might seem like  
22 it might be near some of the existing  
23 infrastructure, and I just want to make

1           you aware of that.

2           The operator already operates in the  
3           wildlife management area to the north  
4           for many, many years with great success.  
5           The field office is a quarter mile from  
6           the shooting range we just rebuilt. I'm  
7           just loving that.

8           So I just want to draw your  
9           attention to this and make sure that --  
10          not only you deal with the landowners,  
11          but your mineral owners and who the  
12          leases may be to in looking out toward  
13          the future.

14          Any questions I'd be happy to  
15          answer.

16          MS. POWELL: And I would just for the board --  
17          actually, Dennis and I didn't even talk  
18          until late yesterday afternoon. He's  
19          forwarded us some additional  
20          information. We'll get with him and be  
21          sure. We're not even sure of the exact  
22          location in relation to the tract and  
23          our line right now. But we'll work with

1           him and report back to you on what we  
2           find out.

3           CHAIRMAN BLANKENSHIP: Thank you.

4                       The next speaker is Mike Hutcheson  
5           on the Red Hills-Schutt-Brown Addition,  
6           4-B, page 24. 4-B, page 24.

7           MR. HUTCHESON: I'm Mike Hutcheson, president  
8           of Wilmon Timberlands in Vrendenburgh,  
9           Alabama, and I represent the Brown  
10          Family Trust and the Schutt Family  
11          Trust. I would like to take this time  
12          to discuss the Red Hills-Schutt-Brown  
13          Addition in Monroe County.

14                      Both of these tracts are a great fit  
15          for the current Red Hills Complex. The  
16          ability to make two previous  
17          acquisitions all contiguous and adding  
18          beautiful acreage at the same time is a  
19          win-win situation. Forever Wild has a  
20          policy for several open-gate weekends  
21          for the hunters during the year, and  
22          this property would allow much greater  
23          access. All the property, except for a

1 small 12-acre parcel, is accessed  
2 through a public road system as it  
3 stands right now.

4 And this property has been under a  
5 Habitat Conservation Plan since 1997 and  
6 an incidental take permit since 1997 for  
7 the Red Hills Salamander, which is a  
8 threatened species in the state.

9 The historical timber management  
10 involved with Wilmon Timberlands  
11 throughout the years has been the  
12 single-tree selection process up until  
13 the late '90s. And quoting Kenneth  
14 Dodd, a U.S. Fish and Wildlife employee,  
15 while he was discussing some of the  
16 timber management companies back years  
17 ago, he said it probably has little  
18 long-term effects on the salamander  
19 population referring to the way Wilmon  
20 managed the property throughout the  
21 years. The first time they came down  
22 was the middle '50s. And so with the  
23 way we've managed land for years and

1           years, the salamander co-existed with  
2           our management.

3           And currently there are two harvest  
4           contracts, one for each owner on these  
5           parcels, and I anticipate completion by  
6           September 1st, if not earlier. We have  
7           hunting leases that will expire  
8           May 31st, and they are year to year and  
9           nothing long-term. No other long-term  
10          easements or restrictions exist on these  
11          parcels.

12          The Brown Family Trust parcels total  
13          almost 1,000 acres. 80 percent of these  
14          acres consist of old-growth forest,  
15          natural timber, not plantations,  
16          beautiful longleaf stands, mixed pines  
17          and hardwoods, and some majestic  
18          hardwood areas along the creeks and  
19          steep ravines and bluffs that the Red  
20          Hills Salamander loves. Only about  
21          13 percent of these acres have been  
22          converted to plantations or plan to be  
23          converted to pine plantations ranging

1 from zero to 20 years old.

2 And the Schutt Family Trust parcels  
3 total almost 1300 acres. 70 percent  
4 consist of old-growth forest, natural  
5 timber, not plantations, and some  
6 beautiful longleaf stands, mixed pines  
7 and hardwoods, and also some majestic  
8 hardwood stands.

9 Most of these acres support the Red  
10 Hills Salamander.

11 MR. LAWRENCE: Time.

12 MR. HUTCHESON: Okay. Sorry.

13 I'd love for y'all to make a motion  
14 for a second appraisal on this. Thank  
15 you.

16 CHAIRMAN BLANKENSHIP: Thank you, sir.

17 MR. HUTCHESON: Have you got any questions?

18 CHAIRMAN BLANKENSHIP: Yes, sir,  
19 Mr. Satterfield.

20 MR. SATTERFIELD: I notice there's -- in the  
21 Schutt Family Trust parcel there's an  
22 inholding. Can you tell us more about  
23 that?

1 MR. HUTCHESON: That's been an individual,  
2 private, non-industrial holding for  
3 years and years, and it changed hands  
4 numerous times over the last 20 years.  
5 I do know the person's name -- not off  
6 the top of my head, but I have spoken  
7 with him numerous times through the  
8 years. As a general rule of thumb, no  
9 problems with anybody.

10 MR. SATTERFIELD: So you provide access  
11 somehow to that property across the  
12 Schutt Family or Brown Family Trust  
13 that --

14 MR. HUTCHESON: It's not --

15 MR. SATTERFIELD: And so Forever Wild would  
16 have to continue to provide access?

17 MR. HUTCHESON: It's prescriptive. It's not  
18 deeded. It's prescriptive access, not  
19 deeded. But we do allow them access to  
20 their 40 acres.

21 MR. SATTERFIELD: And where -- do you know how  
22 they come in from there -- in and out of  
23 there?



1 MR. HUTCHESON: There's a public road to the  
2 north of that 40 acres, and it's about a  
3 300-yard chop in the public road at that  
4 40 acres to their northwest corner.

5 CHAIRMAN BLANKENSHIP: All right. Thank you,  
6 sir.

7 MR. HUTCHESON: Thank you.

8 CHAIRMAN BLANKENSHIP: Our next speaker is  
9 Steve Northcutt who's speaking about  
10 Grand Bay. There's not a -- I don't  
11 think there's an active nomination in  
12 the --

13 MR. NORTHCUTT: There's not.

14 CHAIRMAN BLANKENSHIP: Okay.

15 MR. NORTHCUTT: I don't know if they've passed  
16 out these maps yet. But I'm Steve  
17 Northcutt. I'm the Director of  
18 Protection for The Nature Conservancy.  
19 And the map that's being handed out, I  
20 want to make sure that I interpret what  
21 the different color codes mean and  
22 introduce the board to a new  
23 opportunity.

1           Last year The Nature Conservancy  
2           along with Department of Conservation  
3           and Natural Resources worked together to  
4           get a grant from the National Fish and  
5           Wildlife Foundation. Under their Gulf  
6           Environmental Benefit Fund, they  
7           provided funding for multiple  
8           acquisitions in Grand Bay.

9           So the Grand Bay Savanna Complex is  
10          on the Mississippi Sound. If you look  
11          at the property that has the long  
12          western piece, that's actually the  
13          Mississippi-Alabama state line. So that  
14          gives you kind of a reference point. If  
15          you go to the eastern end, that kind of  
16          thick 32-acre parcel is bringing all of  
17          the state's ownership to the western  
18          banks of Bayou La Batre.

19          So to give you an idea, the  
20          properties in the teal blue, all but  
21          about 120 acres were purchased through  
22          this Gulf Environmental Benefit Fund.  
23          So NFWF provided the funding. We

1 purchased the property. And we  
2 transferred that to Forever Wild as a  
3 donation, but, of course, you know, the  
4 board must put a 15-percent endowment on  
5 any property that is acquired or  
6 donated.

7 So even though the property that I'm  
8 talking about today is not something  
9 that you can have any action on, I just  
10 wanted to kind of tee it up for the  
11 August 9th board meeting. And it's the  
12 property in green.

13 That property is approximately  
14 377 acres. It's owned by the Henderson  
15 family. It's a family that lives out in  
16 Colorado, and they've owned this -- it's  
17 been in the family for a long time.  
18 They gave us an opportunity to acquire  
19 this property. We have today, I think,  
20 a signed option to purchase the  
21 property. We hope to come back at the  
22 August 9th board meeting and then ask  
23 for you to consider a motion to accept

1 the donation and provide the 15-percent  
2 stewardship endowment.

3 Something interesting -- a couple of  
4 interesting things about the property  
5 itself. It has two roads that you can  
6 access the property. Down to the  
7 eastern area there's Little River Road  
8 that runs to the property. And Little  
9 River itself runs through the property.  
10 So it has a lot of river frontage and  
11 access into the Mississippi Sound. In  
12 fact, you can put in a boat at Bayou La  
13 Batre and be in there fishing -- and I  
14 know, Chris, you're probably well aware  
15 of this -- rather quickly. And a lot of  
16 people use this.

17 So the property has some uplands  
18 that are a little bit different than  
19 most of the ownership. You have a lot  
20 of these wet transitional marsh. This  
21 actually has some nice upland, live oak  
22 hammocks, very old-growth trees. It's a  
23 very beautiful piece of property. I

1 think it would be a great addition to  
2 the Grand Bay Savanna Complex. It's the  
3 largest inholding in this complex. So  
4 this would kind of round out most of the  
5 ownership in this area.

6 So I wanted to kind of bring it up  
7 today. I'll be back on August 9th, and  
8 hopefully we can talk about maybe having  
9 a board motion to accept this donation.  
10 And at this time I'll take any  
11 questions.

12 CHAIRMAN BLANKENSHIP: Any questions?

13 (No response.)

14 CHAIRMAN BLANKENSHIP: Thank you,

15 Mr. Northcutt. I've been all the way up  
16 to the top of that little bayou right  
17 there a couple of times. It's beautiful  
18 up there. Thank you, sir.

19 Our last speaker that has filled out  
20 a card is Chandler Graham. Chandler  
21 Graham. He's going to speak on the  
22 Sandy Creek and the Thigpen Tract.  
23 That's going to be 4-B, 28, and 4-B, 36.

1           Before you start that, let me --  
2           this is the last speaker card that I  
3           have. If you have not filled out a card  
4           and you would like to speak, somebody  
5           can get you a card if you'll just raise  
6           your hand. If not, this will be our  
7           last public comment.

8           All right. Thank you, sir.

9           MR. GRAHAM: Yes, sir. Thank y'all for your  
10          time. Is there any order you want me to  
11          go in?

12          CHAIRMAN BLANKENSHIP: Why don't you do the  
13          Sandy Creek, 4-B, page 28, for the board  
14          first.

15          MR. GRAHAM: All right. Just to preface my  
16          comments, both of these tracts are owned  
17          by the same owner, and they had  
18          expressed an interest to allow Forever  
19          Wild to have an opportunity to purchase  
20          these tracts. In the event that it  
21          doesn't fit y'all's program, they will  
22          be putting these on the market to sell.  
23          So they plan on disposing of these

1 tracts.

2 But the Sandy Creek Tract is located  
3 in Montgomery County. It's 1941 acres.  
4 It is a very unique piece of property.  
5 I believe in the handout I may have  
6 provided there's some maps showing its  
7 close proximity to the city of  
8 Montgomery. It has two large lakes  
9 probably 15 to 18 acres apiece. It is a  
10 pristine hardwood ecosystem with  
11 frontage on Sandy Creek and then the  
12 Catoma Creek Swamp.

13 There are two FAA radar towers on  
14 this tract servicing the airport, one of  
15 which will be going away due to  
16 technology changes. That's just  
17 something to note.

18 These tracts -- we have done timber  
19 inventories on the tracts that we would  
20 be willing to provide during an  
21 appraisal process in order to save some  
22 money there. We can provide that for  
23 audit purposes so that, you know, a new

1 inventory will not have to be done.

2 And just in general location, this  
3 tract is, you know, less than an hour  
4 and 20 minutes from Birmingham. It's,  
5 obviously, right outside of Montgomery,  
6 the central part of the state. So I  
7 don't know if y'all have any questions  
8 on that tract in particular.

9 CHAIRMAN BLANKENSHIP: Any questions on that  
10 particular tract?

11 MR. SATTERFIELD: Here again,

12 Mr. Commissioner, a question for staff.

13 There's an indication here that  
14 staff is still reviewing the leases and  
15 the grazing license agreement and those  
16 kind of things. Is that still underway?  
17 Is that completed? Where are we with  
18 that?

19 MS. POWELL: Staff has reviewed. You have  
20 copies under Tab 5 in your -- excuse  
21 me -- in your green folder. It would be  
22 your last --

23 MR. SATTERFIELD: We just got that today. We



1           just got that this morning.

2           MS. POWELL: The board -- yes. We didn't have  
3           it in time to send with your packet, so  
4           it was produced today.

5           You have -- actually, in addition to  
6           the two FAA leases, there is a grazing  
7           license. That is set to expire, I  
8           believe -- is that December?

9           MR. GRAHAM: It could be cancelled with  
10          30 days' notice. So it's more of a  
11          maintenance lease just to maintain the  
12          property. So it could be cancelled in  
13          30 days.

14          MS. POWELL: So in reference to that one, it  
15          could be cancelled. But, also, there's  
16          a very standard grazing lease. The two  
17          FAA leases -- would you like to speak  
18          to -- and it's one of the leases -- you  
19          mentioned the technology would be  
20          changing, but would the ability to  
21          terminate --

22          MR. GRAHAM: Yes. So the FAA has indicated  
23          that they will return the -- it's

1           typical. The lease concerns -- it's  
2           similar to a cell phone tower that the  
3           technology is outdated. And so they  
4           plan on when that expires to remove  
5           that, return it to pristine -- what it  
6           was prior.

7           MR. JONES: Is the area that's denoted on your  
8           map -- is that the area you're talking  
9           about that's --

10          MR. GRAHAM: Yeah. So it would be the one on  
11          the south, the one that's going to go  
12          away. The one that's in kind of the  
13          pastureland is their main radar facility  
14          to -- long-range radar facility.

15          MS. POWELL: But I want to -- right now,  
16          though, you don't have anything in  
17          writing from the FAA that --

18          MR. GRAHAM: No. It's just conversations.  
19          The technology has outdated itself. So  
20          there's no reason in maintaining that  
21          lease.

22          MS. POWELL: The other tower, though, that  
23          lease would be -- the termination rights

1 still remain with the FAA?

2 MR. GRAHAM: Right. And I don't foresee that  
3 going away. The Air Force pays for half  
4 of that maintenance. So it's a pretty  
5 crucial part of air traffic control.

6 MS. POWELL: So that would likely both stay  
7 leased and stay on the property?

8 MR. GRAHAM: Right. And it's a paying lease.  
9 I mean, they're paying. They're not --  
10 it's not a free lease. The FAA is  
11 paying the landowner.

12 CHAIRMAN BLANKENSHIP: All right. Thank you.  
13 Yes, sir, Mr. Wright.

14 MR. WRIGHT: Since the pasture is there, what  
15 would State Lands do with that? I mean,  
16 you know our policy on ag land.

17 MS. POWELL: That would depend on what this  
18 board wanted to do. I mean, I think  
19 that the owners were using it more for  
20 maintenance purposes. There were  
21 obligations under the grazing license,  
22 for example, to maintain fences at the  
23 cost of the lessee, some additional

1 provisions like that, and basically to  
2 prevent trespassing, depredation, and to  
3 keep an eye on the timber on the  
4 property. So that was the main purpose.

5 As to what State Lands would do if  
6 you take an interest and you want to  
7 preserve that and lease it and continue  
8 it as a grazing lease, that is an  
9 ability this board has. If you do not  
10 want that to continue, like any other  
11 lease -- well, one of this nature that  
12 has a cancellation provision, it can be  
13 done away with by the time we acquire  
14 the property.

15 MR. WRIGHT: So the board would have the right  
16 to extend these grazing rights?

17 MS. POWELL: Not necessarily extend. We'd  
18 have to look at whether you could simply  
19 extend it. Normally this board would  
20 offer something like that out for bid,  
21 but -- well, we've never leased in the  
22 past. I cannot say this board. But  
23 there are certain state requirements to

1 offer it for bid. This would probably  
2 not meet the threshold money  
3 requirement, but we would have to look  
4 at all that.

5 All I'm saying is the usage of the  
6 property that Forever Wild acquires, any  
7 stipulation you want on how it's  
8 acquired or the use of it, you know,  
9 y'all would direct the staff, and upon  
10 board action, that's how we will handle  
11 it. They're options of the board.

12 CHAIRMAN BLANKENSHIP: All right. So on  
13 the -- go ahead now with the Thigpen  
14 Tract.

15 MR. GRAHAM: So the Thigpen Tract is  
16 4614 acres in Butler County. This tract  
17 is 5 or 6 miles north of Greenville.  
18 It's adjacent to the Robert Trent Jones  
19 course on the south end. I think that's  
20 the Cambrian Ridge course. I'm not a  
21 golfer, so I don't know. But I think  
22 that's the name of it.

23 This tract has multiple miles of

1 frontage on Cedar Creek, which is a very  
2 unique creek. It's full of fossils, and  
3 it's a very unique waterway. It has  
4 four lakes -- or two lakes and two  
5 ponds. Again, inventory is available  
6 for this tract. There is no lease on  
7 this tract. There's no hunting lease,  
8 no lease of any kind.

9 And it -- again, on the front page  
10 of the handout we provided you'll see  
11 just kind of drive time for distance  
12 from Mobile, Birmingham, and Montgomery.  
13 And this tract truly is in the central  
14 part of the state, kind of equal driving  
15 distance. So the majority of the  
16 population would have ample access to  
17 this.

18 It's also surrounded by quite a few  
19 industrial or institutional ownerships.  
20 So there is a possibility to add to this  
21 over time if that's something y'all  
22 chose to do.

23 I think that's really all I have to

1           say unless y'all have some questions on  
2           that tract.

3           CHAIRMAN BLANKENSHIP: Any questions?

4           MR. JONES: Mr. Chairman?

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

6           MR. JONES: It appears around the lakes there  
7           that there's a clearing. Is that a  
8           house?

9           MR. GRAHAM: There is an old house on this  
10          tract. I mean, it is -- I mean, you  
11          could spend the night in it, but you  
12          would have some company.

13          MR. JONES: So it's not really habitable?

14          MR. GRAHAM: No. I mean, it's either a  
15          teardown or a restore. You know, but  
16          it's a -- I mean, it's been on the  
17          property for years, so ...

18                 But, again, the owner has a very  
19          strong interest in seeing y'all pursue  
20          these. It is their desire to dispose of  
21          the properties, but they would like to  
22          see it go to a conservation-type --

23          MR. JONES: Another question: This Barganier

1 Lane that runs through here --

2 MR. GRAHAM: Yeah. That's not -- that's just  
3 a map data issue. There's no public  
4 roads running through that. It's mainly  
5 just a highway that splits the tract.

6 MR. JONES: So it's the highway that splits  
7 the tract. The other roads --

8 MR. GRAHAM: The other ones are just --  
9 they're labeled, but they shouldn't be.  
10 They're not public.

11 MR. JONES: They're not public?

12 MR. GRAHAM: No, sir.

13 CHAIRMAN BLANKENSHIP: All right. Thank you,  
14 sir.

15 MR. GRAHAM: Thank y'all.

16 CHAIRMAN BLANKENSHIP: And we did have one  
17 late addition. Mr. Chris Oberholster  
18 wanted to speak on the Grand Bay area.

19 MR. OBERHOLSTER: Thank you for the  
20 opportunity. My name is Chris  
21 Oberholster. I work for Birmingham  
22 Audubon Society, a nonprofit that  
23 focuses on bird and habitat conservation



1           around the state.

2                   And I really wanted to just take the  
3           opportunity briefly to commend the board  
4           for a long history of a sequence of  
5           decisions to acquire land in the Grand  
6           Bay area. That is a spectacular place.  
7           It is extremely significant from all  
8           sorts of different natural processes in  
9           the estuaries of the Mississippi Sound  
10          for breeding for all sorts of fish and  
11          oysters and, on top of that, a good  
12          slice of our coastal habitats.

13                   My personal connection goes back  
14          about 27 years ago. That was the very  
15          first place I was sent to go and do some  
16          biological inventory when I was hired by  
17          The Nature Conservancy, who I used to  
18          work for for many years. And at the  
19          time there were virtually no lands that  
20          were permanently protected for public  
21          use or for protecting that natural  
22          heritage that's so special on the coast  
23          at the time.

1           And so basically the first couple of  
2           years of my working career as a  
3           biologist was spent going from  
4           Pascagoula, Mississippi, all the way  
5           across to Alabama Port and the Dauphin  
6           Island Parkway and just looking --  
7           talking to landowners and looking at  
8           what's there. Now we're at a place  
9           where there's something like 20 miles,  
10          maybe even more, all protected for the  
11          public to use and to protect our natural  
12          heritage.

13           Thank you very much for all of your  
14          hard work and for the work of The Nature  
15          Conservancy and DCNR for stewarding that  
16          land and helping to acquire it. Thank  
17          you.

18          CHAIRMAN BLANKENSHIP: Thank you, sir.

19           That ends our -- oh, one more.

20           All right. Tim Ayers on the  
21          Tannehill-Ayers Addition.

22          MR. AYERS: First off, thanks everyone for  
23          being here. I had not planned to speak

1           today, but I did want to -- I've spoken  
2           at several of the other meetings, and  
3           since our property has been mentioned  
4           several times and we are -- probably  
5           one-quarter of a mile from where we are  
6           here is where our property line begins.

7           We've been through this process  
8           now -- it's been five-and-a-half years.  
9           January of 2013 is when we started. We  
10          got through the appraisal process, and  
11          we had a disagreement on some things and  
12          we kind of stalled. And I want to  
13          specifically thank Mr. David Wright for  
14          at the last meeting at least keeping the  
15          ball in the air to keep this process  
16          going.

17          I know when the appraisal was done,  
18          but I can say for a fact that since that  
19          appraisal was completed there's been one  
20          property that has closed behind our  
21          property in April and then the Gilmore  
22          property that was alluded to earlier  
23          that is in the process of -- under

1 contract and could close any day now.  
2 So even an appraisal done as recently as  
3 in March, there's already been changes  
4 in the values, and all these values are  
5 going up.

6 Needless to say, we don't have --  
7 the new appraisal has not resulted in a  
8 new offer. And so as we sit here today,  
9 we don't have an offer. And so we have  
10 no other alternative as the landowners  
11 but to look at other options.

12 And I can tell you, Mr. Bennett,  
13 when he served on the Tannehill Park  
14 Commission here, he always recognized  
15 that if you go to the back gate, which  
16 some of you may or may not have seen, of  
17 our property, you go through a  
18 neighborhood called Coleman Lakes, a  
19 development with houses all the way back  
20 up to our back gate. Every utility you  
21 need is already there. We could start  
22 developing and selling off lots today.  
23 And Mr. Bennett always recognized that,

1           that if we didn't -- if somehow, someway  
2           this property wasn't preserved, a  
3           quarter-mile from where we sit, instead  
4           of looking at the tranquility and beauty  
5           of trees, you're now going to be looking  
6           at houses. And so -- and that's the  
7           reality of where we are.

8           So I'm just -- I'll encourage if  
9           anybody would like to see the property  
10          while you're here -- we've got two  
11          ponds. If you brought your fishing  
12          pole, we've got bass and bream. You're  
13          welcome to come fish. But to see the  
14          property just to see what it's all  
15          about.

16          And it was alluded to earlier. The  
17          connectivity, not only does it offer  
18          additional recreational amenities for  
19          Tannehill, it also serves as a gateway  
20          for, as was alluded to, the long-range  
21          plan by Josh Dyer for the equestrian  
22          community. It opens up a whole 'nother  
23          realm of access to the existing Forever

1 Wild property and makes it even more  
2 valuable.

3 So that's really all I want to say.  
4 I just -- I didn't want to be -- you've  
5 come this far to be this close to our  
6 property, and we've talked about it so  
7 many times. I did want to at least get  
8 up and say a few words. And if anybody  
9 would like to see it, you're more than  
10 welcome to do so. Thank you.

11 CHAIRMAN BLANKENSHIP: Thank you, sir.

12 So that's the end of our public  
13 comment period. By regulation,  
14 appraisal values are confidential during  
15 periods of negotiation. Accordingly, in  
16 order to discuss tract appraisal values,  
17 the board will need to go into a recess  
18 for an executive session.

19 Is there a motion for the board now  
20 to recess to attend the executive  
21 session?

22 MR. HORN: So move.

23 MR. SATTERFIELD: Second.

1 CHAIRMAN BLANKENSHIP: Moved by Mr. Horn and  
2 seconded by Mr. Satterfield.

3 Any discussion?

4 (No response.)

5 CHAIRMAN BLANKENSHIP: All those in favor say  
6 "aye".

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

9 CHAIRMAN BLANKENSHIP: Any opposed?

10 (No response.)

11 CHAIRMAN BLANKENSHIP: No opposed.

12 I do have to call your name, and  
13 please state your position on the motion  
14 to recess. Those in favor indicate by  
15 saying "aye," and those opposed please  
16 say "nay." I apologize. I got so  
17 excited that we were moving forward.

18 Chris Blankenship, aye.

19 Charles Ball?

20 MR. BALL: Yes.

21 CHAIRMAN BLANKENSHIP: David Wright?

22 MR. WRIGHT: Yes.

23 CHAIRMAN BLANKENSHIP: Douglas Watson?

1 DR. WATSON: Aye.

2 CHAIRMAN BLANKENSHIP: Dr. John Valentine?

3 DR. VALENTINE: Aye.

4 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

5 DR. TOLLEY-JORDAN: Aye.

6 CHAIRMAN BLANKENSHIP: Dr. Michael Woods?

7 DR. WOODS: Aye.

8 CHAIRMAN BLANKENSHIP: Dr. Patricia Sims?

9 DR. SIMS: Aye.

10 CHAIRMAN BLANKENSHIP: Mr. Horace Horn?

11 MR. HORN: Aye.

12 CHAIRMAN BLANKENSHIP: Raymond Jones?

13 MR. JONES: Aye.

14 CHAIRMAN BLANKENSHIP: William Satterfield?

15 MR. SATTERFIELD: Aye.

16 CHAIRMAN BLANKENSHIP: And Russ Runyan?

17 MR. RUNYAN: Aye.

18 CHAIRMAN BLANKENSHIP: That is unanimous. All  
19 present --

20 MR. CAUTHEN: You didn't ask me.

21 CHAIRMAN BLANKENSHIP: I'm sorry. And for the  
22 record let me state that Sonny Cauthen  
23 is present at the meeting today.



1 MR. CAUTHEN: And I vote "aye."

2 CHAIRMAN BLANKENSHIP: And he votes "aye."

3 Thank you, sir. I didn't see you  
4 come in down there, Mr. Cauthen.

5 It is now 10:50. We'll take  
6 approximately 20 to 25 minutes in  
7 executive session, and we'll return  
8 hopefully shortly after 11:10, 11:15.

9 Thank you.

10 **(Recess for executive session was**  
11 **taken at approximately 10:51 a.m.**  
12 **and the meeting was called back to**  
13 **order at approximately 11:14 a.m.)**

14 CHAIRMAN BLANKENSHIP: On the agenda we're up  
15 to Number 5, program status report. I  
16 think Ms. Powell has the financial data  
17 in Tab 2.

18 MS. POWELL: Thanks, Commissioner.

19 For the benefit of the public, I'm  
20 Patti Powell. I'm director of the State  
21 Lands Division within the Department of  
22 Conservation. At this portion of every  
23 meeting we run through some financial

1 information. I would again refer the  
2 board to Tab 2, and we're looking at  
3 Tab 2-A.

4 As we do each time, just like your  
5 checking account, we look at what's in  
6 the bank versus what you've obligated,  
7 meaning you've asked the staff to close.  
8 We subtract those closings that you've  
9 asked us to pursue to get to an  
10 available balance to this board. And  
11 then at each meeting I also bring up  
12 whether or not under the state budgeting  
13 process, which would take a whole  
14 'nother meeting to explain, you have  
15 spending authority in relation to your  
16 available balance. So I'm going to walk  
17 through where we are on that now.  
18 That's 2-A.

19 The current balance actually sitting  
20 in the account is just over  
21 \$25.6 million. If you subtract,  
22 however, the tracts that are in closing  
23 from that balance, things we are trying

1 to close for you that you have motioned  
2 for, it leaves an available unencumbered  
3 balance of \$15.9 million. However,  
4 right now, under state spending  
5 authority through the budgeting process,  
6 what is available to this board to spend  
7 is just over \$11 million.

8 And you will see an asterisk at the  
9 bottom. I'm sorry. We should have made  
10 that number bigger. Staff will do that  
11 next time. I missed that.

12 So, again, \$11 million would be what  
13 currently is not obligated for a  
14 motioned and approved acquisition.

15 On the next page you'll see for the  
16 fiscal year the tracts that have closed  
17 or that have declined. These are tracts  
18 that would have been represented on the  
19 first page that have either closed or  
20 did not make it to closing for some  
21 reason.

22 The tracts that have closed this  
23 fiscal year are Coon Gulf-Heard, Dallas

1 County WMA Addition, DeSoto State  
2 Park-French Addition, Grand Bay-Solet  
3 Addition, Lake Lurleen State  
4 Park-Roebuck Addition, Old Cahawba  
5 Prairie-Childers Creek Addition, Pine  
6 Barren Creek Tract, and Weeks Bay  
7 Reserve-Sunset Shores Addition.

8 We have this fiscal year had three  
9 declinations with folks that did not  
10 want to proceed to closing. And those  
11 were Rickwood Caverns State Park-Helms,  
12 Sipsey River Swamp-Taylor Creek  
13 Addition, and the Weeks Bay  
14 Reserve-Harrod's Farm.

15 So unless there are any questions on  
16 that, again, \$11 million would be what's  
17 available --

18 CHAIRMAN BLANKENSHIP: Mr. Ball.

19 MR. BALL: I was just going to ask if it would  
20 be possible to have an acreage totaled  
21 up for both sections going from this  
22 point forward, because it would just be  
23 nice to know --

1 MS. POWELL: Sure. And that would be both --  
2 for benefit of the public, we list out  
3 adjustments in closing, which those  
4 tracts are actively being closed, and  
5 the ones that we are still under  
6 negotiation that are obligations and  
7 individual property acreage amounts, as  
8 the board will see. But I think what  
9 you're asking, Mr. Ball, is just under  
10 each category total that acreage amount.

11 MR. BALL: Yes.

12 MS. POWELL: Oh, I'm sorry. You're on the  
13 second page.

14 MR. BALL: Yeah. I'm still on the --

15 DR. TOLLEY-JORDAN: It's the same one. It's  
16 just the other --

17 MS. POWELL: Oh, I'm sorry. Great.

18 Yes. We can add -- we can present a  
19 total on that.

20 MR. BALL: Okay. Thank you.

21 MS. POWELL: Before we move -- yes, sir.

22 MR. SATTERFIELD: Last time the Meadows  
23 Phase III Addition, which is in

1 adjustments under negotiation, I think  
2 that was one of those that was approved  
3 contingent on making an agreement on  
4 removal of a structure, as I remember --  
5 is that correct -- and, also, the  
6 adjustment in the acreage.

7 MS. POWELL: I think we solved the acreage  
8 issue. Why it's still -- and then as to  
9 the structure, it was offered and  
10 accepted as the board directed, and so  
11 since it was offered and accepted as the  
12 board directed --

13 MR. DEATON: The offer has gone out. We're  
14 waiting on a response.

15 MR. SATTERFIELD: Okay. The offer went out  
16 with that contingency in it?

17 MR. DEATON: That's correct.

18 MR. SATTERFIELD: Okay.

19 MS. POWELL: Thank you, Doug.

20 And for the rest of the board who  
21 may not have heard Doug, the offer is  
22 out in accordance with the board's  
23 instruction and has not been -- I'm

1           sorry.

2           MR. RUNYAN:   Which one?

3           MS. POWELL:   That would be the Weeks Bay  
4                       Reserve-Meadows Phase III Addition.  
5                       It's actually the last tract you'll see  
6                       on 2-A.

7           MR. RUNYAN:   Okay.

8           MS. POWELL:   And so that one is obligated, but  
9                       it's not yet formally in the above  
10                      category that's formally in closing  
11                      because we do not have the acceptance  
12                      back yet.

13          MR. SATTERFIELD:   And the acreage got reduced  
14                      down, clarified --

15          MS. POWELL:   The acreage was clarified.

16          MR. SATTERFIELD:   -- from 124 down to 79.7?

17          MS. POWELL:   Yes.

18          MR. SATTERFIELD:   Okay.   And so the offer is  
19                      out.   We're still waiting on a response?

20          MS. POWELL:   Correct.   But it proceeded  
21                      because we did what the board asked.   We  
22                      know nothing different yet.   But right  
23                      now that's where it is.

1 All right. Any other questions on  
2 that? If not, we'll move to Tab 2-B.  
3 That is our stewardship fund  
4 information.

5 The stewardship fund balance is over  
6 \$33.5 million. For this fiscal year, as  
7 you will see, we still have available to  
8 spend \$670,000. You will see that begin  
9 to rapidly decline because of the time  
10 of year as we continue some of those  
11 actions. But we're in good shape, and  
12 we'll be able to go through the actions  
13 we discussed with the board in the prior  
14 fiscal year without any issues.

15 Any questions or any ...

16 MR. JONES: Is there a motionable item as far  
17 as The Nature Conservancy --

18 MS. POWELL: Oh, I'm sorry. I missed the --

19 MR. JONES: Is there a motionable item to --  
20 about the gift The Nature Conservancy  
21 has proposed?

22 MS. POWELL: No. There really just -- anytime  
23 the board -- the members who were here



1           for the prior Solet donation that was  
2           accepted, two things -- a couple of  
3           things have to happen. From a staff  
4           perspective, we still have to follow the  
5           same process of receiving the nomination  
6           and scoring it to be sure it's on the  
7           short list even though it's being  
8           nominated -- I mean, being donated. We  
9           have just received that information, but  
10          it was just this week. So we did not  
11          have it scored yet. We should have it  
12          scored by the August meeting, and at  
13          that point we will continue to discuss  
14          it.

15                 But the other point that was made,  
16                 even if you accept acreage, you have to  
17                 move 15 percent from the land  
18                 acquisition fund to the stewardship just  
19                 like any other property so that that  
20                 property carries its weight. But  
21                 nothing to do today.

22           MR. SATTERFIELD: I'm sorry. I do have a  
23           another question on the ones under

1 negotiations.

2 Under adjustments under negotiation,  
3 the Rum Creek purchase was also a  
4 contingency purchase dependent upon the  
5 ability of, I think, other federal  
6 funds.

7 MS. POWELL: Pittman-Robertson funds, I think.

8 MR. SATTERFIELD: Yeah. And do we have an  
9 update on that? Have those funds come  
10 in? Do we know where that is?

11 MS. POWELL: I'll let Chuck Sykes come up and  
12 address that so I can be sure I give you  
13 the right information.

14 MR. SYKES: We've got the money. So we'll be  
15 ready when it gets ready to close. So  
16 that's taken care of. We will be  
17 supplying the three-quarters match.

18 MR. SATTERFIELD: Okay. So is there any other  
19 hang up on the negotiation, then, or has  
20 the offer been made or what? Where are  
21 we?

22 MR. DEATON: The offer has been made and  
23 accepted, and we're in the process of

1           getting a second appraisal to confirm  
2           the value and the Phase I.

3       MS. POWELL: And to explain to the board a  
4           little bit, it's represented on this  
5           page because you have told us to pursue  
6           it and try to acquire it. If it's in  
7           the adjustments under negotiation,  
8           negotiation may not mean we can't agree  
9           on the price. It just means it has not  
10          had everything done such as the Phase I  
11          environmental work or the second  
12          appraisal. Or in the Weeks Bay Reserve,  
13          we really don't have that accepted. But  
14          anything in that category just means we  
15          are not fully in the closing process  
16          because we don't have every due  
17          diligence item, you know, that we need  
18          to move into the upper category.

19                Any other questions?

20                        (No response.)

21       MS. POWELL: All right. I think we will then  
22           move into your Tab 3 and 3-A. And  
23           that's an overview of appraised

1 nominations. I go through this each  
2 time just to, you know, talk about what  
3 we have currently available for your  
4 motion to purchase. At this time, as  
5 you will see, based on our last meeting  
6 and decisions to sort of take older  
7 appraisals off that have not had any  
8 board action associated with them, the  
9 list is shorter this time.

10 We currently have in hand Caldwell  
11 Swamp, Baldwin County. That's  
12 100 acres. The Tannehill-Ayers  
13 Addition, which is here close by,  
14 354 acres. Although we still have the  
15 Tannehill-Mud Creek Addition, as we  
16 mentioned, we believe that one is going  
17 to be acquired.

18 And the Terrapin Hill nomination was  
19 amended. I think that could be  
20 discussed later. But you would have to  
21 have an updated appraisal. So that's  
22 not really available.

23 All that being said, as we sit here,

1           you have about \$7 million in  
2           appraised -- roughly in appraised value.  
3           So you do have opportunity to move  
4           forward with some additional acquisition  
5           work.

6           Unless there are questions, I'm  
7           going to turn it over to Doug to run  
8           through his standard grant status  
9           report.

10       MR. DEATON: My grant updates today will be  
11       pretty short.

12           As you remember, we had an  
13           application submitted to the U.S. Fish  
14           and Wildlife Service for some RLA funds  
15           that can be applied to the Red  
16           Hills-Section 2 Tract. It's still  
17           uncertain if we're going to receive  
18           those funds. We've been checking with  
19           Wildlife weekly and still no word.  
20           So that's all I have.

21           Any questions?

22           (No response.)

23       CHAIRMAN BLANKENSHIP: Thank you, Doug.

1           Next is the nomination short list  
2           update from Jo. She'll run through  
3           everything in Tab 4 very quickly for  
4           Mr. Watson's benefit. I want to let him  
5           know that it does go very quickly.

6           MS. LEWIS: I'm Jo Lewis with the State Lands  
7           Division, and I'm going to run through  
8           the short list of nominations as usual.

9           The short list is comprised of  
10          nominations that ranked high up in the  
11          top three in each category of use in  
12          each geographic region of the state.  
13          Hypothetically, it could be 36  
14          nominations that short-listed. That's  
15          not the case. They often short-list in  
16          more than one or there are no  
17          nominations that score in some of the  
18          categories.

19          The list is on Tab 4-A.  
20          Additionally, there are narratives and  
21          maps in 4-B. The lists are arranged in  
22          the same sequence and then onto a  
23          Powerpoint showing the maps and brief

1 information to y'all's right.

2 The first nomination is the Cahaba  
3 River WMA-Mohon Addition. It's  
4 362 acres in Bibb County.

5 The Cahaba River-Freshwater Tract,  
6 155 acres in Bibb County.

7 The Cahaba River-Savage Creek Tract  
8 in Shelby County. That's, according to  
9 adding up the tax parcels, 323.

10 I had an alphabetizing crisis here.  
11 When we get to Coldwater Mountain, the  
12 first one alphabetically is the Martin  
13 Addition, which is 40 acres within the  
14 Coldwater Mountain in Calhoun County;  
15 the Coldwater Mountain-Oxanna Addition,  
16 which is 62 acres adjacent to the  
17 holdings in Calhoun County; and the  
18 third on Coldwater Mountain is the  
19 Coldwater Mountain-Phase II Amended  
20 nomination, which is 113 acres in  
21 Calhoun County.

22 We then have D'Olive Bay in Baldwin  
23 County. As the board has directed, we

1           have been interacting with the City of  
2           Daphne, and this will be further  
3           discussed in the miscellaneous tab. So  
4           we don't need to go there, but it will  
5           be covered in Tab 5-D.

6           We have the Freedom Hills  
7           WMA-Buzzard Roost Creek Addition. Sorry  
8           about the name, but that's the name of  
9           the creek. We have the Freedom Hills  
10          WMA-Robbins Addition.

11          The Guntersville State Park-Smith  
12          Cemetery Addition. That's 46 acres in  
13          Marshall County adjacent to the park.

14          We have the Red Hills-Brown-Schutt  
15          Trust Addition, 2,165 acres in Monroe  
16          County, the Red Hills-Flat Creek  
17          Addition, which is 12,386 acres in  
18          Monroe County.

19          The Sandy Creek Tract, which is  
20          1,941 acres in Monroe County -- I'm  
21          sorry -- Montgomery County.

22          We have the Sipse River  
23          Swamp-Lewbrig Addition, 245 acres in



1 Tuscaloosa County. This tract has been  
2 on and off the short list. It has been  
3 available to the board to act on six  
4 times in the past, and no action has  
5 been taken. But since it wasn't  
6 available last time with the new concept  
7 of needing board action or getting  
8 removed, this is basically its last  
9 chance. And so that's why it's on there  
10 when you've seen it so many times, and  
11 it will be removed later if you're not  
12 interested.

13 Back to the short list. We have  
14 Skyline Wildlife Management  
15 Area-Bishop's Cove, which is 391 acres  
16 in Jackson County.

17 (Brief interruption.)

18 MS. LEWIS: This is Terrapin Hill-Amended,  
19 which is approximately 650 acres in  
20 Coosa County.

21 And, finally, we have Thigpen Hill,  
22 which is 4,614 acres in Butler County.

23 Generally the nominations -- we have

1           12 different counties represented. They  
2           vary in size from 40 acres to over  
3           12,000 acres. Butler County is a new  
4           nomination -- new county. We haven't  
5           seen too many nominations in that one.

6           So I'm sorry about the slide show.  
7           I'll be happy to flip back through any  
8           you're interested in seeing. And I'd be  
9           happy to answer any questions you have  
10          about the nominations.

11         CHAIRMAN BLANKENSHIP: Any questions of Jo on  
12          the short list?

13                         (No response.)

14         CHAIRMAN BLANKENSHIP: Thank you, Jo.

15                         Before we get into general  
16          discussion, I would like to ask Doug --  
17          I think there is one thing that's in  
18          Tab 5, Tab 5-D, the D'Olive Bay Tract  
19          update. I think there might be some  
20          relevant information there before we get  
21          into board discussion.

22                         So, Doug, would it be okay if I  
23          called on you now to cover that 5-D?

1                   Sorry to spring that on you out of  
2                   order.

3           MR. DEATON: I hadn't planned on going into a  
4           whole lot of detail on it. Just we  
5           provided information to the board just  
6           to let you know that staff did follow up  
7           on your request to gather more  
8           information from the city in regards to  
9           what type of activities would happen on  
10          the property and who would take on the  
11          management and the funding of those  
12          responsibilities and activities. And so  
13          that was kind of laid out here in the  
14          memo that we provided. If you guys have  
15          any questions, I'll be happy to answer  
16          any specific questions.

17          CHAIRMAN BLANKENSHIP: So does anybody have  
18          any questions on that from the last  
19          board meeting or the information that  
20          he's provided?

21          MR. SATTERFIELD: We're talking about D'Olive;  
22          right?

23          CHAIRMAN BLANKENSHIP: Yes, sir.

1 MR. SATTERFIELD: I don't know if this is the  
2 appropriate time to discuss it, but what  
3 troubles me about this proposal is this  
4 isolated tract for the boat ramp, which  
5 is a small parcel, but it's 3 miles away  
6 from the rest of what's being offered.  
7 I mean, the rest of it makes sense to me  
8 because it's enough acreage and it's  
9 contiguous and it's easy enough to  
10 manage.

11 It seems to me that this is --  
12 getting into the isolated boat ramp  
13 property business, which this would do,  
14 is sort of inimical. I'm troubled by  
15 that because it's not really -- now, I  
16 could understand if we had a boat ramp  
17 that was on a contiguous piece of  
18 property that we could manage as part of  
19 that property. That's one thing. But  
20 this little piece of property that's  
21 being proposed as part of this  
22 nomination, it seems to me the boat ramp  
23 is more appropriate for the city to

1           acquire, to manage and handle on their  
2           own, as opposed to including that in  
3           this proposal.

4                   And I'm just one member of the  
5           board, but I would suggest that it would  
6           be a more attractive potential purchase  
7           offer for Forever Wild, as far as I'm  
8           concerned, if that boat ramp parcel was  
9           removed from consideration. That's all  
10          I'm saying.

11       MR. DEATON: Can I clarify just one point?

12       CHAIRMAN BLANKENSHIP: Sure.

13       MR. DEATON: The property that's south that  
14                   Mr. Satterfield is referring to, there  
15           is not a boat ramp on that property, and  
16           there's no plans to establish a boat  
17           ramp on that property.

18                   The adjacent property is the  
19           Fairhope Yacht Club that contains the  
20           boat ramp. This would be a property  
21           adjacent to it to provide additional  
22           parking or picnic area. And the city  
23           has also proposed to develop a kayak

1 launch that would give folks access to  
2 the water away from the current boat  
3 ramp that exists on the adjacent  
4 property. I just wanted to point that  
5 out.

6 MR. SATTERFIELD: Okay. Well, I --

7 MS. POWELL: And it's Tab -- be sure everybody  
8 has got the right tab and page number.

9 MR. DEATON: Tab 4, page 16. And then it  
10 looks like everybody is looking at their  
11 memo --

12 MS. POWELL: The memo has some additional  
13 information, but the parcel map might  
14 help you see what Mr. Satterfield is  
15 referring to.

16 MR. DEATON: Yeah. It's Tab 4, page 16, if  
17 you want to reference that one as well.

18 MR. SATTERFIELD: Well, I appreciate the  
19 clarification. My understanding is that  
20 when it was initially proposed it was  
21 couched in terms of property that was  
22 going to be a boat ramp, an  
23 improvement-type project.

1           I guess I still have the same  
2           concerns that it's still an isolated  
3           small parcel down there, not contiguous,  
4           3 miles away. And it seems to me we  
5           ought not be getting into the business  
6           of managing those little small separate  
7           isolated tract parcels unless we have an  
8           ironclad agreement with the city that  
9           they're going to take over the complete  
10          management of it, the maintenance of it,  
11          and the security of it. And I don't  
12          think that we have that kind of  
13          agreement yet. So that's -- that's part  
14          of my concern too.

15          CHAIRMAN BLANKENSHIP: All right. Thank you,  
16          sir.

17                 Now we'll move into the -- thank  
18                 you, Doug.

19                 We'll move into the general  
20                 discussion from board members. This is  
21                 the portion of the meeting where  
22                 sometimes there are motions made.

23                 Yes, sir, Mr. Jones.

1 MR. JONES: I'd like to make a motion to get a  
2 first appraisal on the Thigpen Hill  
3 Tract in Butler County.

4 CHAIRMAN BLANKENSHIP: So Mr. Jones has made a  
5 motion to get a first appraisal on  
6 Thigpen Hill in Butler County.

7 MR. HORN: I would second that.

8 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

9 Any discussion?

10 (No response.)

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

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

15 CHAIRMAN BLANKENSHIP: Any opposed?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: I think there's none  
18 opposed.

19 All right. Any opposed say no.

20 (No response.)

21 CHAIRMAN BLANKENSHIP: All right. Thank you.

22 The motion passes.

23 Next motion.



1 MR. BALL: Mr. Chair, if you --

2 CHAIRMAN BLANKENSHIP: Mr. Ball. I'm sorry.

3 MR. BALL: (Inaudible).

4 CHAIRMAN BLANKENSHIP: Okay. Mr. Ball asked  
5 that I find the pages -- the tab and  
6 pages before we vote, and I'll be glad  
7 to do that -- attempt to do that.

8 Any other -- Mr. Runyan.

9 MR. RUNYAN: The Cahaba River-Savage Creek  
10 Tract and move that we proceed with a  
11 first appraisal.

12 MR. CAUTHEN: I second it.

13 CHAIRMAN BLANKENSHIP: So the motion is for  
14 the Cahaba River-Savage Creek. That is  
15 Tab 4, page 8. Tab 4, page 8.

16 Mr. Runyan made the motion. Who  
17 seconded that? Is there a second?

18 MR. RUNYAN: Mr. Cauthen.

19 MR. CAUTHEN: I did.

20 CHAIRMAN BLANKENSHIP: Mr. Cauthen.

21 Mr. Cauthen was the second. Thank you,  
22 sir.

23 Any discussion?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Seeing no discussion,  
3 all those in favor say "aye."

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

6 CHAIRMAN BLANKENSHIP: Any opposed?

7 (No response.)

8 CHAIRMAN BLANKENSHIP: None opposed. Motion  
9 passes.

10 DR. SIMS: Commissioner, I would like to move  
11 for a first appraisal on the Skyline  
12 WMA-Bishop Cove Tract.

13 DR. WOODS: Second.

14 CHAIRMAN BLANKENSHIP: Skyline WMA --

15 DR. SIMS: Bishop Cove.

16 CHAIRMAN BLANKENSHIP: -- Bishop Cove Tract.

17 So the motion is to move for an  
18 appraisal on the Skyline WMA-Bishop Cove  
19 Tract. That's Tab 4-B, page 32.

20 A motion made by Dr. Sims. Is there  
21 a second?

22 DR. WOODS: Second.

23 CHAIRMAN BLANKENSHIP: Seconded by Dr. Woods.

1 Thank you, sir.

2 Any discussion?

3 MR. JONES: I'd like to ask a question on this  
4 tract.

5 CHAIRMAN BLANKENSHIP: Raymond, yes, sir.

6 MR. JONES: Is this -- obviously it's  
7 contiguous to a lot of the ground that's  
8 up there, but Skyline is a massive  
9 management area now. How does the staff  
10 want to respond to that?

11 MS. POWELL: I'm going to let Chuck come up.

12 MR. SYKES: I don't want to dissuade the board  
13 from moving on something that they want,  
14 but I agree with you. I met with my  
15 staff, and we've got roughly  
16 60,000 acres at Skyline. So to answer  
17 your question, we have enough. What we  
18 were really looking for at Skyline would  
19 be better access if it had road  
20 boundaries or waterfowl areas.

21 MR. JONES: So you're saying -- to clarify,  
22 you're saying you would like some  
23 areas --

1 MR. SYKES: Certain areas, yes. If it opens  
2 up access, yes. But just to buy another  
3 piece of property just because it says  
4 Skyline, no, sir.

5 MR. JONES: Thank you.

6 CHAIRMAN BLANKENSHIP: Any other discussion  
7 from the board?

8 (No response.)

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

11 (No response.)

12 CHAIRMAN BLANKENSHIP: All those opposed?

13 (All board members present respond  
14 "no.")

15 CHAIRMAN BLANKENSHIP: The "noes" have it.

16 That motion fails.

17 (Clarification by the court  
18 reporter.)

19 CHAIRMAN BLANKENSHIP: I heard no affirmatives  
20 at all.

21 Dr. Sims? Or did I see a hand down  
22 there?

23 Dr. Woods.

1 DR. WOODS: Yes. I'd like to make a motion  
2 for a second appraisal and move to  
3 purchase on Caldwell Swamp in Baldwin  
4 County.

5 DR. VALENTINE: I'll second that.

6 CHAIRMAN BLANKENSHIP: All right. There's a  
7 motion by Dr. Woods to move on the  
8 Caldwell Swamp.

9 DR. SIMS: Second.

10 CHAIRMAN BLANKENSHIP: Let me find that.  
11 Tab 3, page 4 -- Tab 3-B, page 4,  
12 Caldwell Swamp. And that is seconded by  
13 Dr. Valentine.

14 A motion by Dr. Woods, seconded by  
15 Dr. Valentine, on the Caldwell Swamp in  
16 Baldwin County, 3-B, page 4.

17 Any discussion?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: That's to move for a  
20 second appraisal and move to purchase.

21 All those in favor say "aye."

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

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion  
4 carries.

5 MR. WRIGHT: Mr. Chairman, I would like to  
6 make a motion for a second appraisal on  
7 Tannehill-Ayers Addition, please.

8 CHAIRMAN BLANKENSHIP: Mr. Wright moves for a  
9 second appraisal and move to purchase on  
10 the Tannehill-Ayers Addition, Tab 3-B,  
11 page 11. 3-B, page 11.

12 Is there a second?

13 MR. SATTERFIELD: Second.

14 MR. BALL: Second.

15 CHAIRMAN BLANKENSHIP: Seconded by Mr. Ball  
16 because he's right next to me. I heard  
17 him first.

18 Any discussion?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: No discussion. All  
21 those in favor say "aye."

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

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: No opposition. Motion  
4 carries.

5 DR. WOODS: One more.

6 CHAIRMAN BLANKENSHIP: Yes, sir, Dr. Woods.

7 DR. WOODS: I'd like to make a motion for a  
8 first appraisal on Red Hills-Section 2,  
9 Monroe County.

10 DR. SIMS: Second.

11 CHAIRMAN BLANKENSHIP: A motion by Dr. Woods  
12 and seconded by Dr. Sims on the Red  
13 Hills-Section 2.

14 MS. POWELL: That is in Tab 3. That had been  
15 the subject of a prior motion for  
16 appraisal but had been contingent upon  
17 grant money. And I think what you're  
18 making is just go ahead and proceed with  
19 the first appraisal now.

20 DR. WOODS: Yes.

21 MS. POWELL: So you'll see it on your list.  
22 We had not initiated the appraisal  
23 because there had been a contingency on

1           the motion. This would just be a new  
2           motion to just go ahead and appraise it  
3           without the contingency of waiting on  
4           availability -- known availability of  
5           grant funds.

6           MR. RUNYAN: Is that in our packet anywhere?

7           MS. POWELL: It is. It's 3-B and then --

8                     You know what, I'm sorry. That  
9                     would be my "B."

10          CHAIRMAN BLANKENSHIP: 3-B, page 8. 3-B,  
11                     page 8.

12          MS. POWELL: And I apologize. Some of these  
13                     "3" page numbers are typed over. You  
14                     may have to look alphabetical.

15                     But if you'll go to Red Hills, it  
16                     looks like page 8, but there's some  
17                     type-over. So it's alphabetical.

18          MR. WRIGHT: I'm confused a little bit. Is  
19                     this for second appraisal or first?

20          MS. POWELL: Oh, I'm sorry.

21          CHAIRMAN BLANKENSHIP: So this is -- go ahead.

22          MS. POWELL: This is first appraisal. It's  
23                     just before the motion that had



1           passed -- which is why it's on the  
2           appraised nominations, why it's in 3 --  
3           is that the motion had a contingency  
4           that staff not proceed with the  
5           appraisal until we had better  
6           information on the availability of U.S.  
7           Fish and Wildlife Service grant funds.

8           I think the motion now would be  
9           simply to go ahead and appraise it.  
10          It's still a first appraisal. It's not  
11          a decision to purchase. But it would be  
12          to go ahead for staff to spend the money  
13          on the appraisal now. It's basically  
14          just removing the contingency and  
15          allowing the appraisal to occur now.

16         CHAIRMAN BLANKENSHIP: All right. So if that  
17          clarifies it, it's just to move forward  
18          on the appraisal.

19         MR. RUNYAN: One more question. Is that --  
20          the appraisal would meet the  
21          qualifications for Fish and Wildlife?

22         MS. POWELL: For Yellow Book, yes. We'll go  
23          ahead and do a Yellow Book. And,

1            hopefully, if we get the funds, we'll  
2            have that and won't have to do another  
3            one.

4            CHAIRMAN BLANKENSHIP: Any other discussion?

5            DR. VALENTINE: I'd like to move --

6            CHAIRMAN BLANKENSHIP: Hold on. Let's finish  
7            this motion. I'm sorry.

8            DR. VALENTINE: I was eager.

9            CHAIRMAN BLANKENSHIP: Yes, sir.

10                    All those in favor of moving  
11                    forward -- having the Department move  
12                    forward with the Yellow Book appraisal  
13                    on the Red Hills-Section 2, please  
14                    indicate by saying "aye."

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

17            CHAIRMAN BLANKENSHIP: Any opposed?

18                            (No response.)

19            CHAIRMAN BLANKENSHIP: No opposition. Motion  
20            carries.

21                            Yes, sir, Dr. Valentine.

22            DR. VALENTINE: Thank you, sir.

23            CHAIRMAN BLANKENSHIP: Yes, sir.

1 DR. VALENTINE: I would like to nominate the  
2 Red Hills-Brown-Schutt Additions for a  
3 first appraisal.

4 CHAIRMAN BLANKENSHIP: The Red  
5 Hills-Brown-Schutt Addition. That is  
6 Tab 4-B, page 24. 4-B, page 24.

7 And that's a motion by  
8 Dr. Valentine. Is there a second?

9 MR. BALL: Second.

10 CHAIRMAN BLANKENSHIP: Seconded by Mr. Ball.  
11 Did everybody get a chance to find  
12 that? I don't hear any pages flipping.  
13 Any discussion?

14 (No response.)

15 CHAIRMAN BLANKENSHIP: All those in favor say  
16 "aye."

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

19 CHAIRMAN BLANKENSHIP: Any opposed?

20 (No response.)

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

23 DR. TOLLEY-JORDAN: Mr. Chairman?

1 CHAIRMAN BLANKENSHIP: Yes, ma'am,  
2 Dr. Tolley-Jordan.

3 DR. TOLLEY-JORDAN: I would like to nominate  
4 the Caldwell Swamp Tract for a second  
5 appraisal with motion to purchase.

6 CHAIRMAN BLANKENSHIP: I think we did that  
7 one.

8 DR. TOLLEY-JORDAN: Did we do that and I just  
9 didn't mark it off?

10 CHAIRMAN BLANKENSHIP: Yes, ma'am. We passed  
11 that one, yes, ma'am.

12 Is there any other -- yes, sir,  
13 Mr. Horn.

14 MR. HORN: I'd like to move for a first  
15 appraisal on the Terrapin Hill Amended  
16 property.

17 MR. BALL: I'll second.

18 CHAIRMAN BLANKENSHIP: So this is Terrapin  
19 Hill, 4-B, page 34. 4-B, page 34.

20 Motion by Mr. Horn, seconded by  
21 Mr. Ball. And this would be to have a  
22 first appraisal on the updated -- or the  
23 amended nomination, which would be the

1           650 acres versus the 1600 acres that we  
2           had previously.

3           MS. POWELL: And if we're able to, we'll try  
4           to just update the previous appraisal,  
5           if we can save a little money that way,  
6           but we'll see what we can do. But just  
7           continue with the motion as a first  
8           appraisal.

9           CHAIRMAN BLANKENSHIP: Any discussion?

10          MR. SATTERFIELD: Yes, Mr. Chairman.

11          CHAIRMAN BLANKENSHIP: Yes, sir.

12          MR. SATTERFIELD: You know, I'm concerned  
13                about moving forward with this  
14                nomination and this appraisal because  
15                this was a piece of property before that  
16                created a lot of political opposition in  
17                Coosa County from the public elected  
18                officials across the board, from the  
19                county commission, from the state  
20                representative, from the school board.  
21                And it created a lot of backflow from  
22                other politicians across the state with  
23                legislative proposals regarding the

1           stewardship fund. And given the fact  
2           that we have had all that opposition  
3           from local elected officials for Coosa  
4           County, I think we would be wise before  
5           we would proceed here with looking at  
6           this property again just to hear from  
7           those folks and see what they now think  
8           about this.

9           They all came and spoke to the  
10          board, and they were adamant in their  
11          opposition because of the loss of tax  
12          funds. So I think we need to be  
13          sensitive to that political history, and  
14          I would urge the board to seek the input  
15          from the Coosa County elected officials  
16          before we do anything on this  
17          nomination.

18       CHAIRMAN BLANKENSHIP: Mr. Horn.

19       MR. HORN: I have not personally spoken with  
20          the Coosa County Commission since the  
21          property proposal was amended, but it's  
22          my understanding that they have agreed  
23          to this. And, of course, they did send

1           us a letter after they appeared before  
2           the group -- before the board stating  
3           that they were okay with the larger  
4           proposal of 1600 acres.

5           So although I have not personally  
6           talked to them, it's my understanding --  
7           and somebody else might speak to this --  
8           that the commission has offered their  
9           blessings on this.

10          CHAIRMAN BLANKENSHIP: Mr. Wright.

11          MR. WRIGHT: I personally went over to Coosa  
12           County to the courthouse and talked with  
13           the officials over there. I went and  
14           visited this piece of property. And I'd  
15           like to ask Doug the question, if this  
16           is done, are you going to have to  
17           maintain this property line and who is  
18           going to do this survey work? Because  
19           this is a nightmare.

20          MS. POWELL: We have been offered some  
21           assistance by some of the volunteer  
22           trail groups, but the ultimate  
23           responsibility for the, you know,

1 maintenance and management is the  
2 program's. But there are --

3 MR. WRIGHT: Well, what about that property  
4 line delineated in this -- there's a lot  
5 of houses on the northwest side. Those  
6 people don't --

7 MS. POWELL: Unless they assist with that, we  
8 will have to -- you know, we will have  
9 that -- it is a burden of the program  
10 and this type of trail project to do  
11 that. You know, it's ...

12 MR. WRIGHT: I think personally this is a  
13 nightmare for Forever Wild.

14 CHAIRMAN BLANKENSHIP: All right. Any other  
15 discussion?

16 Yes, sir, Mr. Ball.

17 MR. BALL: I just wanted to add that even with  
18 the commission taking no action on this  
19 last year, legislation was still  
20 introduced. So if I'm going to be  
21 condemned for something, I'd rather it  
22 be for something I've done rather than  
23 something I haven't done. So just for



1           the sake of getting closure on this one  
2           way or the other, I would be in favor of  
3           us proceeding with a vote on it.

4           CHAIRMAN BLANKENSHIP: All right. Thank you.

5                     So since there seems to be quite a  
6           bit of discussion on this, we'll take a  
7           vote.

8                     If you are in favor of the motion to  
9           move for a first appraisal or at least  
10          an updated appraisal on Terrapin Hill  
11          for the new amended nomination, please  
12          raise your hand.

13          MS. POWELL: And, Commissioner, could we maybe  
14          do a roll call just so Tracye won't have  
15          to do it?

16          CHAIRMAN BLANKENSHIP: Certainly.

17          MS. POWELL: I'm sorry, y'all.

18          CHAIRMAN BLANKENSHIP: So if you are in favor  
19          of this motion, please state "aye."

20                     Mr. Ball?

21          MR. BALL: Yes.

22          CHAIRMAN BLANKENSHIP: Mr. Wright?

23          MR. WRIGHT: No.

1 CHAIRMAN BLANKENSHIP: Mr. Watson?  
2 DR. WATSON: No.  
3 CHAIRMAN BLANKENSHIP: Dr. Valentine?  
4 DR. VALENTINE: No.  
5 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?  
6 DR. TOLLEY-JORDAN: Yes.  
7 CHAIRMAN BLANKENSHIP: Dr. Woods?  
8 DR. WOODS: No.  
9 CHAIRMAN BLANKENSHIP: Dr. Sims?  
10 DR. SIMS: No.  
11 CHAIRMAN BLANKENSHIP: Mr. Horn?  
12 MR. HORN: Yes.  
13 CHAIRMAN BLANKENSHIP: Mr. Jones?  
14 MR. JONES: No.  
15 CHAIRMAN BLANKENSHIP: Mr. Satterfield?  
16 MR. SATTERFIELD: No.  
17 CHAIRMAN BLANKENSHIP: Mr. Cauthen?  
18 MR. CAUTHEN: Is that me?  
19 CHAIRMAN BLANKENSHIP: Yes, sir.  
20 MR. CAUTHEN: Yes.  
21 CHAIRMAN BLANKENSHIP: Mr. Runyan?  
22 MR. RUNYAN: No.  
23 MS. POWELL: We would have to have nine votes

1 to move forward.

2 CHAIRMAN BLANKENSHIP: I didn't -- how many --

3 MS. POWELL: What I have -- and somebody --

4 I've got four "yesses" and eight "noes."

5 So we have a total of 12.

6 Did you vote?

7 CHAIRMAN BLANKENSHIP: I did not vote.

8 So the motion fails.

9 MS. POWELL: It would fail, yes.

10 CHAIRMAN BLANKENSHIP: Motion fails. Thank

11 you.

12 Any other discussion?

13 Yes, sir.

14 MR. SATTERFIELD: Mr. Chairman, on the short

15 list, I would like to nominate the

16 Coldwater Mountain-Martin Addition.

17 CHAIRMAN BLANKENSHIP: The Coldwater

18 Mountain-Martin Addition. That is

19 Tab 4-B, page 10. 4-B, page 10. 4-B,

20 page 10.

21 And that was moved by

22 Mr. Satterfield. Is there a second?

23 MR. SATTERFIELD: That's to go to first

1 appraisal.

2 CHAIRMAN BLANKENSHIP: First appraisal.

3 Mr. Satterfield's motion. Is there  
4 a second?

5 MR. RUNYAN: Second.

6 CHAIRMAN BLANKENSHIP: Seconded by Mr. Runyan.

7 Any discussion?

8 (No response.)

9 CHAIRMAN BLANKENSHIP: Tab 4, page 10.

10 Yes, sir.

11 MR. SATTERFIELD: And also on the short list

12 I'd like to nominate --

13 CHAIRMAN BLANKENSHIP: Well, let's vote on  
14 this one first. I'm sorry.

15 All those in favor say "aye."

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

18 CHAIRMAN BLANKENSHIP: Any opposed?

19 (No response.)

20 MR. SATTERFIELD: Sorry about that.

21 CHAIRMAN BLANKENSHIP: No opposition. Motion  
22 carries.

23 Yes, sir, Mr. Satterfield. Sorry.

1 MR. SATTERFIELD: Also on the short list, I  
2 would like to nominate for first  
3 appraisal the Freedom Hills WMA-Robbins  
4 Addition.

5 CHAIRMAN BLANKENSHIP: So the Freedom Hills  
6 WMA-Robbins Addition. That is 4-B,  
7 page 20.

8 MR. JONES: Second.

9 CHAIRMAN BLANKENSHIP: Seconded by Mr. Jones.  
10 A motion by Mr. Satterfield for a first  
11 appraisal for the Freedom Hills  
12 WMA-Robbins Addition.

13 Any discussion?

14 (No response.)

15 CHAIRMAN BLANKENSHIP: All those in favor say  
16 "aye."

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

19 CHAIRMAN BLANKENSHIP: Any opposed?

20 (No response.)

21 CHAIRMAN BLANKENSHIP: None opposed. Motion  
22 carries.

23 I'd like to make a motion for a

1 first appraisal on the Cahaba-Freshwater  
2 Tract. That's page 4 -- Tab 4, page 6.  
3 Tab 4, page 6.

4 MR. BALL: I second that.

5 CHAIRMAN BLANKENSHIP: Cahaba-Freshwater  
6 Tract.

7 Seconded by Mr. Ball. Motioned by  
8 Mr. Blankenship.

9 Any discussion?

10 (No response.)

11 CHAIRMAN BLANKENSHIP: This is to move for a  
12 first appraisal on the Cahaba-Freshwater  
13 Tract. All those in favor say "aye."

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

16 CHAIRMAN BLANKENSHIP: Any opposed?

17 (No response.)

18 CHAIRMAN BLANKENSHIP: None opposed. Motion  
19 carries.

20 MR. BALL: Mr. Chair, I would like to move for  
21 a first appraisal on the -- I guess, if  
22 it's appropriate, for the Cahaba River  
23 WMA-Mohon Addition. That's the one, I

1 think, that had the gas ...

2 MS. POWELL: You can proceed.

3 MR. BALL: It's on the list, so ...

4 MS. POWELL: Yeah. And you can proceed. I'll  
5 just note for the board that it doesn't  
6 mean you can't proceed with the  
7 appraisal. It's just an appraisal.  
8 That is the property that I did tell  
9 Dennis, Mr. Lathem, who spoke earlier  
10 that we would get together to clarify  
11 the location of potentially -- if some  
12 currently operating wells are actually  
13 on the property or not. So we are going  
14 to need to get some more information on  
15 that.

16 CHAIRMAN BLANKENSHIP: Let me just ask. So  
17 until you get more information on the  
18 wells and the proximity, would it make  
19 it more difficult to appraise this  
20 property until we get those -- more  
21 information?

22 MS. POWELL: The only issue I would just want  
23 the board to be sure on is that if I

1 discover anything that leads the board  
2 to not want to proceed, you might have  
3 already spent money on the appraisal.  
4 But, again, it's nothing more than an  
5 appraisal. I mean, my suggestion would  
6 probably be to let me look at -- let  
7 staff look at that a little bit more,  
8 but ...

9 I mean, you could make it contingent  
10 on something, but I'm not sure --

11 MR. BALL: I'll just withdraw it.

12 CHAIRMAN BLANKENSHIP: Mr. Ball withdraws his  
13 motion. I think that's prudent until we  
14 can get a little bit more information.

15 Thank you, sir.

16 And then I would like to just for  
17 discussion purposes talk about the  
18 D'Olive Bay Tract. That's the one that  
19 we were discussing earlier with the  
20 small parcel that is not contiguous with  
21 the rest of the nomination. I am  
22 intrigued by the donation of the other  
23 properties from the trust and from the



1 City of Daphne versus -- with what could  
2 be purchased under the nomination.

3 So is there a suggestion on a path  
4 to move forward with something that  
5 would satisfy the board and whether to  
6 include that parcel or not, to request  
7 that the nomination be amended or --

8 MS. POWELL: It'd just be -- if the board does  
9 not want to -- is interested in  
10 proceeding but only if that parcel is  
11 removed, we would simply need to  
12 approach the city and be sure of their  
13 willingness to -- you know, it would  
14 have to be revised, the nomination.

15 Technically, revision of the  
16 nomination would also entail a  
17 rescoring. I don't think there's a high  
18 probability this would significantly  
19 impact the scoring, but I can't  
20 guarantee that.

21 So you need to let us know if you  
22 want us to pursue whether the city would  
23 be willing to remove that or not. If

1           so, we would report back to you on that.  
2           Or you could move for a first appraisal  
3           contingent upon the city's agreement to  
4           remove that parcel. That way we could  
5           proceed.

6           If that's the only question and you  
7           do want to proceed with the appraisal,  
8           if you make it contingent upon removal  
9           of that parcel, then we can see if we  
10          can work that out, and if we do, we can  
11          move on and get the appraisal. That may  
12          be the way to go.

13         CHAIRMAN BLANKENSHIP: Thank you.

14                 Is there any other discussion on  
15                 that?

16         MR. SATTERFIELD: I would -- I guess, since I  
17                 brought up the issue -- I don't know how  
18                 the rest of the board feels. But I  
19                 would suggest among the two  
20                 alternatives, I wouldn't -- I wouldn't  
21                 want to try to spend the money for an  
22                 appraisal without getting some response  
23                 back from the city first, I think, about

1           whether or not they would be willing to  
2           remove that parcel from the proposal.  
3           Then we would know what we're doing as  
4           far as a first appraisal is concerned.  
5           Either they will or they won't. And  
6           then that way we can make a decision on  
7           the first appraisal depending on their  
8           response. But that's what seems to me  
9           to be at least --

10       MS. POWELL: And that's what I was saying.

11           You just need to make the motion  
12           contingent upon removal of the parcel if  
13           that's what this board wants.

14           If you make a motion for appraisal  
15           contingent upon removal of the parcel  
16           adjacent to the boat ramp, staff will  
17           pursue that. If the city agrees and we  
18           determine that the nomination scoring  
19           was not impacted by that, we'll proceed  
20           with the first appraisal. So that's  
21           just a motion for first appraisal with  
22           that contingency.

23           Would you rather --

1 MR. SATTERFIELD: Or in the alternative, can  
2 we just -- can staff just go back to the  
3 city and say, look, this issue has come  
4 up, it's been raised by the board, and  
5 the board would like to have some idea  
6 about whether or not you would proceed  
7 ahead with the proposal if this was  
8 removed? And if it was, then -- I mean,  
9 I don't see why we have to do the  
10 appraisal process without getting a  
11 response from the city one way or the  
12 other.

13 MS. POWELL: And that's why it's contingent.  
14 You would not proceed with the appraisal  
15 unless the city agreed to remove the  
16 parcel, if that's the will of the board.  
17 So if you make a motion contingent,  
18 we're not going to proceed with the  
19 appraisal until I confirm that the  
20 parcel is out and the nomination still  
21 scores --

22 CHAIRMAN BLANKENSHIP: And just for --

23 MS. POWELL: I think we're saying the same

1           thing.

2           MR. HORN: You are.

3           CHAIRMAN BLANKENSHIP: So just for the board's  
4           information, the Marine Resources  
5           Division of the Department of  
6           Conservation and Natural Resources is  
7           partnering with Daphne on the boat ramp  
8           that would be adjacent to this property.  
9           So, you know, as a department, we're  
10          familiar with this, and I think we'd  
11          have no problem going back to the city  
12          and asking what they would do -- if they  
13          would remove this from the nomination.

14          MS. POWELL: The only question is if we are  
15          successful and the city says we'll  
16          remove it, are you okay with staff then  
17          obtaining the appraisal?

18          MR. SATTERFIELD: Yeah, that's fine with me.

19          CHAIRMAN BLANKENSHIP: So I'll make a motion  
20          for first appraisal on the D'Olive Bay  
21          nomination. That's Tab 4-B, page 16.  
22          4-B, page 16. And it would be  
23          contingent on the City of -- the nominee

1 removing that parcel that is not  
2 contiguous that is adjacent to the boat  
3 ramp from their nomination.

4 MR. HORN: Second.

5 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

6 Any other discussion?

7 (No response.)

8 CHAIRMAN BLANKENSHIP: All those in favor say

9 "aye."

10 (All board members present respond

11 "aye.")

12 CHAIRMAN BLANKENSHIP: Any opposed?

13 (No response.)

14 CHAIRMAN BLANKENSHIP: No opposition. Motion

15 carries.

16 Anything else?

17 (No response.)

18 CHAIRMAN BLANKENSHIP: All right. Thank you

19 all.

20 We'll move into the miscellaneous

21 reports, Tab 5. Coldwater

22 Mountain-Payne Easement, I think, Doug,

23 is the first thing up, Tab 5-A.

1 MR. DEATON: So as Commissioner said, it's  
2 found in Tab 5-A of your packet. This  
3 pertains to the Coldwater Mountain  
4 access easement that was brought up at  
5 the last meeting. The board requested  
6 that we go back to the landowner to see  
7 if they'd be willing to do a purchase as  
8 opposed to an easement and to try to  
9 refine that area a little bit the best  
10 we could and make it just a little  
11 smaller.

12 We went and did a site visit with  
13 Mr. Payne and also spoke to him about  
14 this. He is interested in doing a  
15 purchase. And based on the terrain, we  
16 made it as small as we could, you know,  
17 looking at terrain and looking at  
18 potential erosion issues.

19 The map that you have before you  
20 there in the packet indicates the area  
21 that staff would propose as the  
22 transfer. It's approximately 2 acres.  
23 The final number would be based on a

1 survey, and we would have to get an  
2 appraisal. Mr. Payne has agreed to pay  
3 for the appraisal cost, the survey cost,  
4 and to pay fair market value for the  
5 property if the board chooses to move  
6 forward.

7 CHAIRMAN BLANKENSHIP: Any questions for Doug  
8 on that?

9 MR. RUNYAN: I haven't seen the terrain. If  
10 we sell this parcel, then a lot of the  
11 other acquisitions we've had have been  
12 to fill in holes. We're selling a gap  
13 in the place here. What could prevent  
14 him from putting houses or dwellings or  
15 something in there that's going to be in  
16 the middle of what's going on on the  
17 rest of the property?

18 MR. DEATON: If you look on the map there  
19 where the line is running north and  
20 south, we share a property boundary.  
21 The area that's coming out, it looks  
22 just like this. It crosses. And it's  
23 three points coming together off the



1 mountain there. So it's undulating up  
2 and down. It would be impossible to  
3 build anything out here unless you took  
4 half the mountain down to do it. So  
5 it's kind of restrictive in that type of  
6 building.

7 CHAIRMAN BLANKENSHIP: So we talked about this  
8 at the last meeting. We had asked the  
9 staff to go back and look at it and try  
10 to cut it down as best they could to see  
11 if there was any way that we could make  
12 this area smaller. I think they've done  
13 that, what the board has asked. Is  
14 there a desire to move forward with  
15 Mr. Payne?

16 MR. WRIGHT: I think we should be a good  
17 neighbor. And from what Doug has  
18 explained, I mean, it's a ditch down in  
19 there and they've just got to move  
20 around that ditch.

21 CHAIRMAN BLANKENSHIP: Well, there is some  
22 suggested motion language if anybody  
23 would like to make a motion that would

1           allow the staff to move forward with  
2           this.

3           MR. WRIGHT: I'll make the motion.

4           MR. RUNYAN: Before we get to that, just one  
5           more question.

6                     If we -- if there's a road that is  
7           constructed in there, would that be  
8           beneficial to the -- if we maintain the  
9           easement for Forever Wild, would that  
10          help access our property in there or  
11          not?

12          MR. DEATON: No, sir. It's such a short  
13          distance. It wouldn't provide any  
14          additional access to it.

15          CHAIRMAN BLANKENSHIP: Mr. Wright.

16          MR. WRIGHT: All right. I'll make a motion  
17          that the board approve staff to proceed  
18          with the appraisal and the requested  
19          transfer according to the conditions  
20          that Mr. Payne agrees to reimburse the  
21          cost of the appraisal, pay for the  
22          necessary survey work, and agrees to pay  
23          appraisal value of the acreage to be

1           acquired which shall not exceed 4 acres.

2           CHAIRMAN BLANKENSHIP: All right. Moved by

3           Mr. Wright. Is there a second?

4           MR. JONES: Second.

5           CHAIRMAN BLANKENSHIP: Seconded by Mr. Jones.

6                   Any other discussion?

7                           (No response.)

8           CHAIRMAN BLANKENSHIP: All those in favor say

9           "aye."

10                           (All board members present respond

11                                   "aye.")

12           CHAIRMAN BLANKENSHIP: Any opposed?

13                           (No response.)

14           CHAIRMAN BLANKENSHIP: No opposition. Motion

15           carries. Thank you.

16           MR. DEATON: The next item is found in

17           Tab 5-F, management plans.

18                           There are five tracts that need

19           approval for additions to current

20           existing management plans, and there are

21           two management plans that are new and

22           would need your approval. What I'll do

23           is I'll run through all the tracts and

1 request a motion from the board at the  
2 end.

3 The first tract is the Skyline  
4 WMA-Pole Branch Addition found in  
5 Jackson County. This tract serves as an  
6 addition to the Walls of Jericho Complex  
7 and Skyline WMA. We're seeking approval  
8 to fold this tract into the Walls of  
9 Jericho Complex Management Plan.

10 The second one is the Dallas County  
11 WMA Addition in Dallas County. It  
12 serves an as addition to the Cedar Creek  
13 Special Opportunity Area. We are  
14 seeking approval to fold this tract into  
15 the Dallas County WMA plan.

16 The next ones are the DeSoto State  
17 Park-Jones Addition and French Addition  
18 in DeKalb County. Both tracts serve as  
19 an addition to the DeSoto State Park.  
20 We are seeking approval to fold these  
21 tracts into the DeSoto State Park  
22 Forever Wild Additions Management Plan.

23 The last addition is the Weeks Bay

1 Reserve-Sunset Shores Addition in  
2 Baldwin County. This tract serves as an  
3 addition to the Weeks Bay Reserve  
4 National Estuarine Research Reserve, and  
5 we're asking to have this one added to  
6 the Weeks Bay Reserve Complex Management  
7 Plan.

8 The last two are two management  
9 plans that we've provided in your packet  
10 for your review, and those are the  
11 Uchee Creek Confluence Management Plan  
12 and the Upper Wolf Bay-Savanna and Marsh  
13 Management Plan.

14 So we're seeking approval to add  
15 those to current management plans we  
16 have and approval of two new ones. And  
17 there's a motion in your packet there if  
18 you guys want to consider that.

19 MR. WRIGHT: I have a question, please.

20 CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Wright.

21 MR. WRIGHT: For example, the Dallas County  
22 WMA -- and maybe Chuck could chime in  
23 here. It's really an SOA area; right?

1 MR. SYKES: Yes.

2 MR. DEATON: That's correct.

3 MR. WRIGHT: So what I'm confused on, the WMA  
4 works on a different set of rules than  
5 SOAs work on. The average individual  
6 reads this in the paper and it says  
7 Dallas County WMA. It's really an SOA.

8 I mean, I'm just asking a question.  
9 I'm sort of confused.

10 MR. SYKES: Yeah. I mean, you're kind of  
11 splitting hairs. But it's public  
12 hunting land. A WMA --

13 MR. WRIGHT: But it doesn't --

14 MR. SYKES: -- anybody can go during certain  
15 times, and an SOA is a draw process. So  
16 it's still public hunting land that's  
17 managed property-wise the same way. The  
18 hunt techniques are just a little bit  
19 different.

20 MR. WRIGHT: But the average individual that's  
21 just reading this, when they see WMA,  
22 they're going to think this is a WMA and  
23 here's the rules.

1 MR. SYKES: Not necessarily. Because every  
2 WMA has a different set of rules, every  
3 one of them. It's all on our website.  
4 Before you are allowed to go hunt there,  
5 you have to print off a map, and the map  
6 back has the hunt dates, what you can  
7 do, when you can do it, and how you can  
8 do it, so --

9 MR. WRIGHT: So is this listed on your website  
10 as an SOA or --

11 MR. SYKES: Yes.

12 MR. WRIGHT: Okay.

13 MR. DEATON: When we acquired the first two  
14 tracts and did the first management  
15 plan, it was called the Dallas County  
16 WMA Management Plan. After that was  
17 established, then we renamed it to the  
18 Cedar Creek SOA and started using it  
19 under that function. We could rename  
20 this management plan to fit that if the  
21 board --

22 MR. WRIGHT: That's what I'm saying. I think  
23 it needs to fit -- your glove is on the

1           wrong side.

2           MR. DEATON: So I think it would just be --

3           MR. WRIGHT: I would like to see the correct  
4           name. That's just my opinion on it.

5           CHAIRMAN BLANKENSHIP: I had a few of the  
6           board members, I think, that weren't  
7           familiar with the SOAs. Just a quick  
8           explanation to make sure everybody  
9           understands what those are, those are  
10          Special Opportunity Areas. And so they  
11          are -- you explain it. It's your SOA.

12          MR. SYKES: We had to change the way we looked  
13          at public hunting when we started losing  
14          like Scotch WMA and Boykin, when we were  
15          losing large tracts of land. The odds  
16          of Wildlife and Freshwater Fisheries or  
17          the board being able to go out and buy  
18          15-, 20,000-acre tracts of land, we just  
19          can't do it now. So a typical WMA is  
20          those large tracts of land.

21                    We designated areas when I first got  
22                    here five years ago as underserved areas  
23                    within the state that had no public



1 hunting access. When we found  
2 properties like Uchee Creek or Cedar  
3 Creek, Dallas County WMA, those were in  
4 underserved areas, but the sizes of the  
5 properties -- you could not just open  
6 the gate and turn people loose like you  
7 could on Skyline. It would be  
8 overhunted quickly.

9 So we took a model that's been used  
10 out west for decades where we took --  
11 well, I'll just use Dallas, Cedar Creek,  
12 6500 acres. We broke it down into 16  
13 different hunting units that are  
14 anywhere from 250 to 500 acres based on  
15 roads or SMZs where we could have  
16 definite boundaries. You go online and  
17 you apply. And if you get selected to  
18 hunt on Cedar Creek, you and one guest  
19 are assigned one of those units. So you  
20 basically have your own hunting club for  
21 the duration of that hunt where nobody  
22 is there but you.

23 So it offered up to our existing

1 public landowners a different  
2 opportunity, but it also opened the door  
3 for people like me who are used to  
4 hunting on private land or in a hunting  
5 club where you had your own little  
6 section. It kind of took a little of  
7 the intimidation away from going to a  
8 60,000-acre WMA.

9 So that's what an SOA is, is we are  
10 just tailoring hunting a little bit  
11 different on those smaller tracts where  
12 we can provide a first-class hunting  
13 opportunity for the public.

14 MR. WRIGHT: Chuck, are you going to expand  
15 the number of hunts this year on the  
16 SOAs?

17 MR. SYKES: Yes, sir. Last year was the first  
18 year. So we started slow. We wanted to  
19 make sure everything was right. So we  
20 will be adding more hunts. We will be  
21 adding new SOAs.

22 Y'all helped us purchase Pine Barren  
23 Creek, a partnership with the board and

1 Wildlife and Freshwater Fisheries. Pine  
2 Barren closed in March of this year. It  
3 will be brought into the SOA system this  
4 year. The Rum Creek Tract that we  
5 discussed earlier, after it closes, it  
6 will be brought into the SOA system. So  
7 we are planning on more properties as  
8 well as more hunts on these areas.

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

11 Any questions from the board from  
12 Chuck on that?

13 (No response.)

14 CHAIRMAN BLANKENSHIP: Thank you.

15 Yes, sir.

16 MR. BALL: We need a motion, don't we?

17 CHAIRMAN BLANKENSHIP: Yes, sir.

18 MR. BALL: Okay. Mr. Chair, I move that we  
19 approve the State Lands Division  
20 proceeding with the management plan  
21 actions set forth in the memo dated  
22 May 10th, 2018, involving inclusion of  
23 five tracts into existing plans and

1           adopting two new management areas as  
2           attached to that May 10th memorandum.

3       MR. HORN:    Second.

4       CHAIRMAN BLANKENSHIP:  Motion by Mr. Ball and  
5                                seconded by Mr. Horn to have the State  
6                                Lands Division proceed with management  
7                                plan actions set forth in its memo dated  
8                                May 10th, 2018, involving inclusion of  
9                                five tracts into existing plans and  
10                              adopting two new management plans as  
11                              attached to that May 10th memorandum.

12                            Any other discussion?

13       MR. SATTERFIELD:  Are we under a certain tab  
14                              here, Mr. Chairman?

15       CHAIRMAN BLANKENSHIP:  We are still in  
16                              Tab 5-F.

17       MR. SATTERFIELD:  I did have a question about  
18                              the Upper Wolf Bay Management Plan.  And  
19                              I was curious why in that proposal no  
20                              hunting or camping is allowed in that  
21                              management plan.

22       MR. DEATON:  The property is zoned by that  
23                              area for residential, and it can't be

1           used for hunting. But I think they're  
2           working to update that, and if that is  
3           the case, then we can update our  
4           management plan.

5       MR. SATTERFIELD: Well, what's the acreage on  
6           that property? It didn't say.

7       MR. DEATON: Off the top of my head, I think  
8           it's 500 acres or less.

9       MR. SATTERFIELD: I can understand the  
10          hunting. I don't understand the  
11          camping. If this is -- if we're trying  
12          to encourage public access to public  
13          lands, why would that not at least be a  
14          planning option in that development plan  
15          to provide for public camping?

16       MR. DEATON: The majority of the property is  
17          wetland. So it would only lend itself  
18          to an access point and some trails  
19          through the property. But that's our  
20          assessment of the property.

21       CHAIRMAN BLANKENSHIP: All right. All those  
22          in favor of the motion say "aye."

23                        (All board members present respond

1 "aye.")

2 CHAIRMAN BLANKENSHIP: Any opposed?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: None opposed. Thank  
5 you, Doug. Motion passes.

6 The next item on the list is oyster  
7 lease opportunity updates. That's  
8 Tab 5-G. Tab 5-G.

9 Several meetings ago there was a  
10 request by one of the landowners that  
11 was adjacent to the Forever Wild  
12 property to be able to lease the  
13 riparian rights from the Forever Wild  
14 Board to expand his oyster aquaculture  
15 operation. There was a lot of  
16 discussion. I think that was at the  
17 Dothan meeting. There was a lot of  
18 discussion there and a couple of other  
19 times. I asked at the last meeting that  
20 the staff prepare some things just to  
21 bring this back to the board's  
22 attention.

23 I'm not expecting any action today,

1 but I did want the board to be able to  
2 look at this opportunity and asked the  
3 staff to kind of lay out what would  
4 happen if the board decided that this  
5 was in the best interest to lease out  
6 the riparian rights and how it would  
7 happen.

8 As a reminder, this is a virgin  
9 industry in coastal Alabama. It has the  
10 potential to really make a big  
11 difference environmentally and  
12 economically for the oyster industry in  
13 south Mobile County and south Baldwin  
14 County in certain places.

15 Since Forever Wild and the State of  
16 Alabama both own a large portion of the  
17 land fronting the areas that are most  
18 advantageous to this type of  
19 aquaculture, I just wanted for you to  
20 have some information to read over and  
21 mull over that we can discuss between  
22 now and the next meeting.

23 And so the staff has laid out -- if

1           you look on -- we have a Figure 1 that  
2           shows -- it's a map that shows the  
3           riparian areas adjacent to the Grand Bay  
4           Savanna property, and that's in red.  
5           And then in yellow, that shows the  
6           riparian areas within 800 feet of the  
7           Portersville Bay Tract. Both of those  
8           are -- the reason we included those is  
9           those are two areas that in the past a  
10          member of the public has nominated or  
11          requested the board -- information on  
12          how they would -- how they could or if  
13          they could lease the riparian rights in  
14          those areas.

15                 Figure 2 is a flow chart that was  
16                 put together by the State Lands  
17                 Division. It just shows how the process  
18                 could work. The State Lands receives a  
19                 nomination for leasing an oyster block  
20                 or a grid. Then they would utilize a  
21                 market analysis or an appraisal to  
22                 determine the value of that nomination.  
23                 State Lands would set a minimum bid



1 amount. It would have to at least be --  
2 the minimum bid would be at least as  
3 much as the market analysis or appraised  
4 value. We would publish the bid notice,  
5 accept bids. And then we would announce  
6 an award to the highest bidder and issue  
7 the riparian rights lease.

8 At that point then the person would  
9 have to -- if they wanted to do  
10 on-bottom or off-bottom aquaculture,  
11 there's a different -- a little bit  
12 different method in how they go about  
13 with the Department obtaining the  
14 easements and the rights to do that.

15 Any questions about the flow chart?

16 Yes, sir, Mr. Jones.

17 MR. JONES: I'm assuming they would have to  
18 adhere to certain guidelines. Because  
19 if we're bidding it out, not everyone  
20 would -- they would have to meet those  
21 same guidelines because I don't think  
22 everybody would be doing things the  
23 right way always.

1 CHAIRMAN BLANKENSHIP: Yeah. So the bid  
2 notice -- Figure 6 has some information  
3 on the bid notice and what would be  
4 included in that just as a draft.

5 MR. JONES: Okay.

6 MS. POWELL: But they would also be -- like  
7 anyone else conducting the activity,  
8 these folks would have to get the same  
9 permits and meet the exact same rules.

10 MR. JONES: Just wanted to make sure.

11 CHAIRMAN BLANKENSHIP: We do have some new  
12 board members.

13 So the state law allows landowners  
14 the ability to plant and gather oysters  
15 within 1800 feet of the property -- of  
16 the shoreline of their property. A  
17 person could also lease those rights  
18 from a landowner and have that same  
19 ability.

20 So this would be -- as Forever Wild  
21 is the landowner, there would be the  
22 possibility that the Forever Wild Board,  
23 if they so chose, could lease out those

1           rights to individuals. And this would  
2           be the bid system and how -- just kind  
3           of a draft plan of how that could  
4           happen.

5           If you look at Figure 3, the staff  
6           has gone and gridded out the parcel just  
7           so that you could see if somebody wanted  
8           to come in and nominate -- for instance,  
9           if they wanted to do it right there off  
10          of that point, they could nominate  
11          parcels 11, 16, 15, and 10 -- are the  
12          ones that they would like to have bid  
13          out. And then we would do that market  
14          analysis and then bid that under state  
15          law. And then Figure 4 is the same  
16          thing, just for the Portersville Bay  
17          Tract.

18          Those blocks, for your information,  
19          are generally 5-acre blocks. Some of  
20          them -- on the irregular-shaped parcels  
21          that we did, some of those are  
22          plus-or-minus 5 acres just to make sure  
23          that they were reasonable blocks.

1 MR. WRIGHT: Mr. Chairman?

2 CHAIRMAN BLANKENSHIP: Yes, sir.

3 MR. WRIGHT: Am I understanding right that  
4 each -- well, like in the Grand Bay  
5 Savanna there's 74 -- there would be 74  
6 different opportunities for a lease?

7 CHAIRMAN BLANKENSHIP: Could be, yes, sir.

8 DR. TOLLEY-JORDAN: Before Forever Wild had  
9 this property, were there already oyster  
10 aquaculture operations in this existing  
11 river basin system?

12 CHAIRMAN BLANKENSHIP: Before Forever Wild  
13 had -- if you look at Figure 4,  
14 Portersville Bay Wetland Tract, that  
15 traditionally has been an on-bottom  
16 oyster aquaculture farm really since  
17 probably going back to the early 1900s.  
18 And then we've had oyster drills. And,  
19 anyway, there's not new live oysters  
20 there now. So it traditionally was an  
21 on-bottom oyster aquaculture area but  
22 currently does not have any oyster  
23 operations taking place there.

1           The off-bottom aquaculture, which is  
2           what would more than likely take place  
3           in Figure 3 in that Grand Bay Savanna  
4           Tract, that is a fairly new industry for  
5           Alabama. So if you look at that  
6           Figure 3, from block 12 and block 7 --  
7           if you follow that coastline down to the  
8           south from there, there are current  
9           oyster aquaculture farms operational  
10          there.

11           I'll point out one last figure,  
12          Figure 5. If you'll recall,  
13          Mr. Crockett submitted a proposal well  
14          over a year ago, two years ago, year and  
15          a half ago. He requested to lease  
16          2 acres for his aquaculture operations  
17          on Forever Wild properties. That is  
18          depicted in the blue quadrilateral  
19          between 7 and 12 -- blocks 7 and 12.  
20          That was just really for informational  
21          purposes just to show what he had  
22          requested versus the size of the blocks.

23           And then Figure 7 just has a couple

1 of pictures that show what the  
2 off-bottom aquaculture looks like. They  
3 have these pilings and poles, and they  
4 have the Australian long-line baskets  
5 strung between each of those. That just  
6 kind of gives you an idea of what it  
7 would look like and how they operate.

8 So I'm not looking for any action  
9 today, but I did want to bring that to  
10 you so we'd have some time to mull it  
11 over and then we'd come back to you at  
12 the August meeting after some  
13 discussions with some of the nominations  
14 that have been made -- people that have  
15 made nominations for this to see if  
16 they're still interested and possibly  
17 come back with a proposal for the board.

18 Is there any discussion or any  
19 questions that I or the staff can  
20 answer?

21 Dr. Watson.

22 DR. WATSON: If those were granted, those  
23 leases, would that preclude other folks

1 from being in that area to fish or --

2 CHAIRMAN BLANKENSHIP: They can still fish in  
3 that area, but it would not preclude  
4 them from -- it would preclude them from  
5 being able to do any other oyster  
6 aquaculture work in those blocks.

7 MR. HORN: I remember when we were looking at  
8 the -- or discussing the Crockett lease  
9 that the process was so cumbersome at  
10 that time. It was awfully hard for a  
11 landowner to really justify doing it.  
12 Would this streamline that somewhat and  
13 make it any easier to accomplish?

14 CHAIRMAN BLANKENSHIP: I think my battery is  
15 dead, but that's okay. I'll talk loud.

16 The whole process has been  
17 streamlined. The legislature set up the  
18 Shellfish Aquaculture Review Board.  
19 We've streamlined the process. It makes  
20 it a lot easier to get in the business,  
21 to be able to obtain the necessary  
22 permits from the Corps of Engineers.  
23 And so this would really just make it an

1 opportunity for somebody to be able to  
2 do this work adjacent to the Forever  
3 Wild properties.

4 And the reason that this is going to  
5 be a -- could be a larger topic for the  
6 board is there has been a sewer  
7 outfall -- there is a sewer outfall  
8 south of Bayou La Batre that there's  
9 some impending risk if the sewer plant  
10 capacity continues to grow that it could  
11 have a larger area that could be closed  
12 to the taking of shellfish. But there's  
13 been some work done, and there's a  
14 project that would extend that sewer  
15 outfall to further offshore, which would  
16 take away a lot of the risks that would  
17 be involved in starting a new oyster  
18 aquaculture operation.

19 And so I feel like that the board  
20 will be asked -- since they are the  
21 largest waterfront landowner in that  
22 area, there will be requests in the next  
23 year for several -- there's a



1 possibility that several people could  
2 request leases of the riparian rights  
3 for these areas after that risk factor  
4 is taken away. And that's why I wanted  
5 to bring it up now, so that the board  
6 would have plenty of time to discuss  
7 this and see if this is something the  
8 board would be interested in at all.

9 DR. TOLLEY-JORDAN: Can I just ask if the  
10 other state lands -- whether it's state  
11 park or any other state lands in the  
12 area that have this type of property,  
13 are there already leases that exist  
14 through the state?

15 CHAIRMAN BLANKENSHIP: I don't know of any  
16 that are from state entities. There may  
17 be some from the University -- I take  
18 that back. The University of Alabama  
19 has leased some of their riparian rights  
20 for the area that is on the very south  
21 part of -- I think it's a little bit  
22 further south than that figure, right  
23 there on the point. The University of

1 Alabama has leased their rights.

2 MS. POWELL: And I will say just -- and like  
3 Mr. Horn said before, it was a little  
4 complicated for the individual wanting  
5 to pursue the activity. That was  
6 somewhat streamlined. I think part of  
7 why you may not have seen it on other  
8 state land is it's also sometimes  
9 cumbersome as a state agency to figure  
10 out how to turn around and offer the  
11 opportunity. It's not even an aversion  
12 to offering it.

13 And so part of the work that we did  
14 in the gridding here with Forever Wild  
15 probably is the model that we're going  
16 to use in connection -- if there's  
17 interest, on some other entities that --  
18 state-owned land patterned after the oil  
19 and gas and requiring a nomination of  
20 the specific tract. And you don't want  
21 to lock up more than is necessary for  
22 one individual that precludes another  
23 individual. So I think it's been hard

1           for everybody to get their arms around  
2           as a state agency how to offer this  
3           opportunity. That's been part of it  
4           also.

5       DR. TOLLEY-JORDAN: So there's not really a  
6           precedent, then, for --

7       MS. POWELL: Not really. And, again, not  
8           because of anything negative or adverse  
9           as much as figuring out how to do this.

10           And if there are any board members  
11           that have questions between now and the  
12           next meeting -- it is complicated, and  
13           every time I try to discuss it, it's  
14           complicated -- please give me a call or  
15           give Commissioner a call, and we'll be  
16           happy to, you know, walk you through  
17           those questions between now -- or if  
18           there's any additional information you  
19           know you'll want, let us know, and we'll  
20           include it next time.

21       CHAIRMAN BLANKENSHIP: Thank you all.

22           While you're there, Ms. Powell, do  
23           you want to cover the next one, Tab 5-H?

1 MS. POWELL: Yes. 5-H relates back to the  
2 decision the board made at our last  
3 meeting to begin removing certain  
4 nominations from either the short list  
5 or the appraised nominations list after  
6 an applicable number of meetings without  
7 board action. And that's just a fancy  
8 way of y'all -- it doesn't even have to  
9 be a formal action. But you asked the  
10 staff a question and asked for  
11 follow-up, and that would normally --  
12 that would be board action, would not  
13 count against it. But we've removed  
14 those tracts.

15 What we're going to start doing each  
16 meeting at this time is I will run  
17 through what is proposed by your  
18 approved process that we would take off,  
19 and if there's an objection, let us know  
20 and we will not take it off.

21 So let me -- so, first, from the  
22 overview of appraised nominations list,  
23 which is your current -- hold on a

1 second. One second.

2 While Doug is looking for something  
3 to confirm something for me, to answer  
4 one question that I know we'll have from  
5 a board member, also, because of the  
6 action earlier today to proceed with a  
7 motion for first appraisal on the  
8 amended -- oh, we didn't, did we?

9 CHAIRMAN BLANKENSHIP: That motion failed.

10 MS. POWELL: That's right. So that will -- if  
11 you want to -- that normally, though,  
12 would stay on. So if you want to have  
13 that one removed, it's time now to go  
14 ahead and say that.

15 MR. SATTERFIELD: Do we need a motion from the  
16 board to remove the old original  
17 Terrapin Hill --

18 CHAIRMAN BLANKENSHIP: I would prefer a motion  
19 from the board if you would like to  
20 remove it.

21 MR. SATTERFIELD: -- in Tab 3?

22 That would be great. Get rid of  
23 that one.

1 CHAIRMAN BLANKENSHIP: All right. Go ahead.

2 You are free to make a motion if you  
3 would like.

4 MR. SATTERFIELD: I so move.

5 CHAIRMAN BLANKENSHIP: So Mr. Satterfield --  
6 let me see if I can paraphrase for you,  
7 Mr. Satterfield -- has moved to remove  
8 the Terrapin Hill nomination from the  
9 overview of appraised nominations list.  
10 Is that correct?

11 MR. SATTERFIELD: Correct.

12 CHAIRMAN BLANKENSHIP: Is there a second?

13 MR. BALL: Second.

14 CHAIRMAN BLANKENSHIP: Seconded by Mr. Ball.

15 Any discussion?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: All those in favor say  
18 "aye."

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

21 CHAIRMAN BLANKENSHIP: Any opposed?

22 (No response.)

23 CHAIRMAN BLANKENSHIP: None opposed. Motion

1 carries.

2 Thank you, sir.

3 MS. POWELL: What we had listed in your memo  
4 has already been removed from the other  
5 two reports, so we don't have to cover  
6 that.

7 We'll continue to implement that  
8 process, and we'll ask each time just to  
9 be sure that we're not -- even though  
10 it's per process, not doing something  
11 that the board isn't ready for.

12 Okay. Next, if you could -- we move  
13 into some programmatic matters we  
14 normally do at this time of year.

15 If you'll go to Tab 5-I, that's a  
16 memo that staff prepared related to the  
17 stewardship fund. As you may remember  
18 from past meetings, due to the way the  
19 law is written, we have to forecast in  
20 advance of a fiscal year the funds that  
21 we may need to utilize for stewardship  
22 activities. We have certain what we  
23 would call routine land management

1 activities which are described in the  
2 memo. Then each year we have some  
3 tract-specific land management work that  
4 needs to be done.

5 So each year we begin looking at  
6 that for the upcoming fiscal year.  
7 Because if we do need to utilize any of  
8 the corpus from the fund paired with  
9 interest earnings to meet those needs,  
10 we have to make that decision in  
11 advance. And that is complicated  
12 because you're not only forecasting with  
13 earnings you don't know yet, but you're  
14 forecasting it even earlier. So it's  
15 complicated.

16 What the staff -- what we  
17 recommended and the board moved last  
18 year was to allow for -- make a motion  
19 allowing for the potential expenditure  
20 of up to \$1.5 million. That is the  
21 budgeted spending authority so if it was  
22 needed, it could be expended. As you  
23 will see from the memo, there would need



1 to be some funds expended, we  
2 anticipate, from the corpus of the  
3 stewardship fund to meet those  
4 management needs. Of course, we don't  
5 know that, but that is our projection.

6 So, Commissioner, if you would like  
7 to have additional discussion, but I  
8 think the motion that -- and let me also  
9 say, under the law, to spend any funds  
10 whatsoever, to include that in our  
11 budget that we present to you or may  
12 need to draw on later, we have to -- the  
13 Commissioner, first, as chairman meets  
14 with staff and makes the determination  
15 if we believe that those additional  
16 funds will be needed. He has made that  
17 determination. So it is now something  
18 proper to bring before the board.

19 But we always do point out that --  
20 and, again, these are very rough  
21 estimates. But we believe that we may  
22 have a need of corpus amount of about  
23 \$560,000. But that, again, is an

1 estimate.

2 While we -- in preparing our  
3 budget -- budgeted amount -- or  
4 predicted amount, let me say, we believe  
5 that we will need just over \$1,159,000  
6 to take care of those needs.

7 Some of the tract-specific needs do  
8 relate to reforestation costs. You will  
9 see an attachment, Exhibit A, that shows  
10 you how we calculated those expected  
11 expenditures. But, again, we can't  
12 predict every need we may have, nor do  
13 we know the exact amount of interest.

14 So if there are any questions on  
15 that -- I think the recommendation would  
16 be just to proceed with the same motion  
17 as last year allowing, if necessary,  
18 expenditure up to \$1.5 million from the  
19 stewardship fund with, if necessary,  
20 proceeds from the corpus.

21 CHAIRMAN BLANKENSHIP: Any discussion or  
22 questions about the stewardship fund and  
23 the --

1 MS. POWELL: And let me -- I'm sorry. One  
2 more thing.

3 Exhibit C -- the exhibits are not  
4 tabbed in 5-A. But the last two pages  
5 are the actual determination that the  
6 Commissioner issued to its need or  
7 potential need to expend funds. At the  
8 end of that is the motion -- if that's  
9 the direction that we go, would be on  
10 the last page of 5-A.

11 And we do need to be sure that is an  
12 affirmative vote of nine members. If  
13 there are any "noes," we will need a  
14 count, which is fine. I just want to  
15 alert you.

16 CHAIRMAN BLANKENSHIP: So are there any  
17 questions for Patti or me about the --  
18 obviously, we hope that our investment  
19 returns will be very high and we'll have  
20 to use very little, if any, of the  
21 corpus. But in anticipation of trying  
22 to predict what's going to happen in  
23 2019, I feel like this is prudent at

1           this time so we can have this available  
2           so we can do our operations planned  
3           budget for the state for the '19 fiscal  
4           year.

5           So there is a suggested motion if  
6           there's a desire from the board for  
7           somebody to make that motion on -- it's  
8           the last page of 5-H.

9           MR. JONES: I'll make the motion.

10          CHAIRMAN BLANKENSHIP: Mr. Jones.

11          MR. JONES: The board authorizes the Alabama  
12           Department of Conservation and Natural  
13           Resources, after exhausting available  
14           interest earnings from the stewardship  
15           account, to expend funds from the corpus  
16           of the stewardship account up to an  
17           amount that when added to the available  
18           interest earnings does not exceed  
19           \$1.5 million.

20          CHAIRMAN BLANKENSHIP: All right. A motion by  
21           Mr. Jones. Is there a second?

22          MR. CAUTHEN: I second it.

23          CHAIRMAN BLANKENSHIP: Seconded by

1 Mr. Cauthen.

2 Any other discussion?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: All those in favor say  
5 "aye."

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

8 CHAIRMAN BLANKENSHIP: Any opposed?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: None opposed. Motion  
11 carries.

12 Ms. Powell.

13 MS. POWELL: All right. Another programmatic  
14 matter.

15 This is the time of year where we  
16 ask the board for approval to transfer  
17 funds for administrative support of the  
18 Department in serving as administrator  
19 for the program. We actually do it  
20 historically in the fiscal year that  
21 we're in after we've had a chance to see  
22 kind of how that year is going and what  
23 that is.

1           If you will look at -- I'm sorry.

2           I'm on Tab 5-J. It's the next ...

3           So what we do, also, each year --  
4           you'll see the second page, the  
5           attachment -- we run through for you the  
6           State Lands expenditures in various  
7           forms -- you'll see those broken down --  
8           that are expended in support of the  
9           program. You'll then see the  
10          reimbursements that we receive. You'll  
11          see the reimbursement last year of  
12          \$600,000. You'll also see we received  
13          some -- we utilize grant funds when we  
14          can. We make a little bit of proceeds  
15          off the field trial area that -- also  
16          grant money that offsets.

17          One difference last year and is  
18          really impacting this year, also, we had  
19          received Coastal Impact Assistance  
20          Program federal dollars that helped not  
21          on all our tracts but did help in Mobile  
22          and Baldwin County and offset a lot of  
23          costs. That program has ended. It just

1           ran out. We're not receiving any more.  
2           So that's, you know, a range of dollars  
3           that has been between 45,000 and 52,000  
4           that's helped each year that we no  
5           longer have. Frankly, we've just had an  
6           increase in acreage over time, as is  
7           proper.

8           And the last three fiscal years have  
9           been leveled at 600. We are asking for  
10          an increased total amount this next year  
11          of 750,000, just accounting for some of  
12          those increases and losses. And, also,  
13          as you will see, that still leaves a  
14          pretty substantial amount that is still  
15          here in the State Lands fund to support  
16          the program.

17          If that amount in proceeding  
18          accordingly is okay with this board,  
19          there is a motion at the bottom of the  
20          first page, but we're certainly open to  
21          any discussion or questions or other  
22          suggestions.

23          CHAIRMAN BLANKENSHIP: Any questions for Patti

1           or a desire to make a motion that we --  
2           pursuant to this?

3       MR. BALL: I'll make a motion.

4       CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Ball.

5       MR. BALL: I'd like to move that the board  
6           approve the State Lands Division staff  
7           to proceed with the requested  
8           administrative transfer in the amount of  
9           \$750,000 for fiscal year 2018 for  
10          administrative support provided by the  
11          State Lands Division.

12       CHAIRMAN BLANKENSHIP: Do we have a second?

13       DR. TOLLEY-JORDAN: Second.

14       CHAIRMAN BLANKENSHIP: All right. Seconded by  
15          Dr. Tolley-Jordan.

16                 Any other -- yes, sir,  
17          Mr. Satterfield.

18       MR. SATTERFIELD: Are we in discussion now on  
19          the motion?

20       CHAIRMAN BLANKENSHIP: Yes, sir.

21       MR. SATTERFIELD: Where does this money come  
22          from? What account does it come out of?  
23          Does it come out of the Forever Wild



1 account or the stewardship account or  
2 where?

3 MS. POWELL: It comes out of the Forever Wild  
4 land account.

5 MR. SATTERFIELD: Okay. Comes out of the  
6 investment account?

7 MS. POWELL: The -- when you say investment  
8 account, it comes out of the -- not the  
9 stewardship fund but our other fund.

10 MR. SATTERFIELD: Okay.

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

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

15 CHAIRMAN BLANKENSHIP: Any opposed?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: No opposed. Motion  
18 carries. Thank you.

19 The next item of business is  
20 approval of the minutes from the  
21 February 8th meeting. That's Tab 6.

22 MR. CAUTHEN: So move.

23 CHAIRMAN BLANKENSHIP: Mr. Cauthen moves to

1           approve the minutes. Is there a second?

2       MR. HORN: Second.

3       CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

4           Is there any discussion, changes,  
5       edits to the minutes?

6           (No response.)

7       CHAIRMAN BLANKENSHIP: All those in favor of  
8       approval of the minutes say "aye."

9           (All board members present respond  
10       "aye.")

11       CHAIRMAN BLANKENSHIP: Any opposition?

12           (No response.)

13       CHAIRMAN BLANKENSHIP: Motion carries.

14           The next meeting is scheduled for  
15       August the 9th. And we have suggested  
16       to have that meeting at the Wheeler  
17       National Wildlife Refuge Visitor Center  
18       in Decatur, Alabama. That is a nice  
19       facility, and we have not been that far  
20       in north Alabama in a while.

21       MR. JONES: I'll second that.

22       CHAIRMAN BLANKENSHIP: And they've requested  
23       for a couple of meetings that we meet

1           there. They've offered their facility.  
2           And so unless I hear any terrible  
3           opposition, that will be the plan is  
4           that we will meet at the Wheeler  
5           National Wildlife Refuge Visitor Center  
6           in Decatur on August the 9th.

7                        Is there a motion to adjourn?

8       MR. HORN:    So move.

9                        (Multiple board members respond.)

10       CHAIRMAN BLANKENSHIP:  I think it was moved  
11                        and seconded by everyone.

12                        Is there any opposition?

13                        (No response.)

14       CHAIRMAN BLANKENSHIP:  No opposition.  We are  
15                        adjourned.  Thank you.

16  
17                        (Meeting adjourned at approximately  
18                        12:45 a.m.)

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REPORTER'S CERTIFICATE

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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 May 10, 2018.

The foregoing 155 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 13th day of July 2018.

-----  
Tracye Sadler Blackwell  
ACCR No. 294  
Expiration date: 9-30-2018  
Certified Court Reporter  
and Commissioner for the State  
of Alabama at Large