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**MINUTES OF THE
FOREVER WILD BOARD MEETING
FIVE STAR PLANTATION
Kellyton, Alabama
August 8, 2019**

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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 Five Star Plantation, 775 Ireland Way,
Kellyton, Alabama, on Thursday, August 8, 2019,
commencing at approximately 10:01 a.m.

* * * * *

1 BOARD MEMBERS PRESENT:

2 Commissioner Christopher M. Blankenship, Chairman
3 Dr. John Valentine
4 Mr. Horace H. Horn, Jr.
5 Dr. Michael Woods
6 Mr. David Wright
7 Mr. Russ A. Runyan
8 Dr. Patricia Sims
9 Dr. Lori Tolley-Jordan
10 Dr. Douglas Watson
11 Mr. John Hall

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CHAIRMAN BLANKENSHIP: Good morning. I'd like
to welcome everybody to the August 8th
Forever Wild Board Meeting. I'm going
to do a quick roll call just to make
sure we have a quorum. When I call your
name, just indicate whether you're
present.

Chris Blankenship, here.

Charles Ball?

(No response.)

CHAIRMAN BLANKENSHIP: Horace Horn?

MR. HORN: Here.

CHAIRMAN BLANKENSHIP: Rick

Oates?

(No response.)

1 CHAIRMAN BLANKENSHIP: Dr. Sims?

2 DR. SIMS: Here.

3 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

4 DR. TOLLEY-JORDAN: Here.

5 CHAIRMAN BLANKENSHIP: Dr. Valentine?

6 DR. VALENTINE: Here.

7 CHAIRMAN BLANKENSHIP: Dr. Watson?

8 DR. WATSON: Here.

9 CHAIRMAN BLANKENSHIP: Dr. Woods?

10 DR. WOODS: Here.

11 CHAIRMAN BLANKENSHIP: Mr. Wright?

12 MR. WRIGHT: Here.

13 CHAIRMAN BLANKENSHIP: John Hall?

14 MR. HALL: Here.

15 CHAIRMAN BLANKENSHIP: Mr. Runyan?

16 MR. RUNYAN: Here.

17 CHAIRMAN BLANKENSHIP: Raymond Jones?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: Dr. Saloom?

20 (No response.)

21 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

22 (No response.)

23 CHAIRMAN BLANKENSHIP: So we have ten members

1 present. We do have a quorum.

2 So welcome this morning. I would
3 like to give the manager here at Five
4 Star an opportunity to welcome us.

5 Harry, would you introduce yourself,
6 and feel free to provide any information
7 to the Board and the group that you
8 would like.

9 MR. PASISIS: Absolutely. I'm going to make
10 it very brief.

11 On behalf of the membership and all
12 the staff here at Five Star, we want to
13 welcome you. I would like to just
14 briefly tell you a little bit about the
15 history very, very briefly.

16 This is known as the Ann Jordan Farm
17 from the 1840s. She raised a grandson,
18 Sidney Mitchell, that grew up here. We
19 can all imagine they lived kind of a
20 rough life. Some of their favorite
21 activities were hunting. As Sidney grew
22 up, he attended prep school in Georgia
23 and ended up serving in the Navy. While

1 he was in the Navy, the Navy
2 commissioned Thomas Edison to light the
3 first ship -- to electrify the first
4 ship, and he happened to be on that boat
5 and helped him. When he got out of the
6 Navy, he sought out Thomas Edison.
7 After a little period of time, he went
8 to work for him. Pretty much ended up
9 lighting up the west coast of the United
10 States. Became a very, very wealthy
11 man.

12 When his grandmother passed away,
13 he, of course, inherited this property.
14 He lived in New York for years and
15 years. Really never came. When Alabama
16 Power dedicated the Jordan Dam on the
17 Coosa River to his grandmother, he
18 returned for the dedication, came back
19 to the land, kind of fell back in love
20 with it, started purchasing a lot of
21 land again after his grandmother had
22 sold some during hard times, and built
23 what we know as the Ann Jordan Lodge and

1 entertained people here pretty much the
2 last 20 years of his life.

3 In his passing it was deeded over to
4 the University of Alabama. They
5 entertained people here for about 40, 50
6 years. And after it saw its height,
7 Mr. Bill Ireland purchased a little less
8 than 3,000 acres from the University,
9 and we lease another approximate 3,000
10 acres from the University.

11 There's some more detailed
12 information on our website. We've got a
13 little bit more information at the front
14 desk if you'd like.

15 A little bit about what we do. We
16 are a private club. We've got right at
17 99 memberships that are out. We've
18 got -- we're limited to 100 memberships.
19 We're primarily an upland bird-hunting
20 club. 95 percent of our activity here
21 is upland birds. We release quail,
22 chukar, and pheasant. About 125,000
23 birds are released here on a season. We

1 see about 2400 hunters here. We have
2 lodging, dining. We have some
3 beautiful, beautiful outdoor areas. We
4 have sporting clays, Five Stand. We
5 have four fishing lakes with boats on
6 them. We've got horseback riding.
7 We've got 83 dogs in our kennels, and
8 we're expanding. And we're glad you're
9 here.

10 If there's anything I can do for you
11 or our staff, please let me know. Take
12 the opportunity afterwards if you want
13 to come and walk around. Or if you have
14 any questions, seek me out, and I'll be
15 happy to help you. Welcome.

16 CHAIRMAN BLANKENSHIP: Thank you, Harry. This
17 is definitely a beautiful place to meet,
18 and I appreciate y'all's hospitality.

19 And thank you, Mr. Horn, for
20 suggesting that we meet here. This has
21 been -- this is a very nice place and
22 very nice atmosphere. So thank you so
23 much.

1 I would like to recognize Coosa
2 Councilwoman Bertha McElrath that is
3 here in the back. Thank you for joining
4 us today. You have a beautiful county.

5 MS. McELRATH: Thank you.

6 CHAIRMAN BLANKENSHIP: So now we'll move into
7 the public comment period. Currently I
8 only have a few people that desire to
9 make public comment. If you would like
10 to make comment and you have not filled
11 out one of the green slips, then please
12 see some of our staff in the back or
13 just hold your hand up and we'll get you
14 a green slip.

15 But our first speaker will be Kent
16 Gilges on the Red Hills-Flat Creek
17 Phase III. Red Hills-Flat Creek
18 Phase III, Tab 4-B, page 21. 4-B, 21.

19 If you would give everybody just a
20 second to find that, sir.

21 All right, sir. Go ahead.

22 MR. GILGES: Good morning. Thank you very
23 much for the opportunity to speak this

1 morning. My name is Kent Gilges. I'm a
2 partner and a member of a company called
3 Conservation Resources, LLC. We own
4 about 40,000 acres in Alabama, a lot of
5 it in Monroe County, and we've recently
6 purchased some additional land in
7 Conecuh and generally in that area.

8 A bunch of the land that we own in
9 Monroe County has an endangered species
10 on it called the Red Hills Salamander.
11 We've been working with The Nature
12 Conservancy and The Conservation Fund to
13 try to protect as much of that as
14 possible. And with the help of Alabama
15 Forever Wild and U.S. Fish and Wildlife
16 Service, we've made some very good
17 protection moves on the Red Hills
18 Salamander habitat already.

19 What I'm asking for today is that
20 Alabama Forever Wild vote in favor of a
21 first appraisal on what we're calling
22 the Red Hills-Flat Creek Phase III.
23 It's about 2700 acres. It would add to

1 land that has already been protected
2 currently from stuff that we own and
3 some other things that The Nature
4 Conservancy has worked on previously.

5 So there's two primary benefits that
6 I see to the protection. The first is
7 it would leverage significant funds from
8 U.S. Fish and Wildlife Service. We
9 expect for the Phase III that at some
10 time in the very near future they may
11 allocate about -- just under \$5 million
12 in federal funds that would go towards
13 the acquisition of this habitat. And so
14 that's federal money that can improve
15 recreational and wildlife opportunities
16 in Monroe County.

17 The second real potential here, I
18 was meeting with Fish and Wildlife
19 Service yesterday down in Daphne. And
20 they're redoing the recovery plan for
21 Red Hills Salamander. It is a species
22 that only occurs in the Red Hills in
23 Alabama, and it's a limited number of

1 Mr. Steve Northcutt on the same
2 property, the Red Hills-Flat Creek
3 Phase III.

4 MR. NORTHCUTT: Good morning. Steve Northcutt
5 with The Nature Conservancy. I'd like
6 to talk a little bit about the history
7 of acquisitions in the Red Hills.

8 If you go back to like 2008, 2009,
9 there were several acquisitions that
10 were done that kind of started this
11 process. And the Forever Wild Board and
12 the Department of Conservation and their
13 folks who write grants have done a
14 fantastic job at leveraging your money.

15 If you go back to the previous
16 acquisitions, \$4.64 million was received
17 from U.S. Fish and Wildlife to leverage
18 your Forever Wild match. In May the
19 Board agreed to acquire three
20 properties, second appraisal and
21 closing, and that was leveraging another
22 \$2.55 million. So if you look at the
23 history of leveraged money, getting

1 federal dollars to help buy this
2 property, it's quite a great story.

3 So this third phase that Kent was
4 mentioning, this would be based on a
5 \$4.9 million U.S. Fish and Wildlife
6 grant through what they call Section 6
7 Recovery. As long as I've been
8 working -- about 19 years -- in
9 conservation, I have never heard of that
10 level of grant request being honored
11 under that particular RLA Fish and
12 Wildlife. So I give a lot of credit to
13 the Wildlife and Freshwater Fisheries
14 folks writing that grant and promoting
15 this property.

16 So today we would ask for you to
17 consider a first appraisal on this
18 2600 acres that's on the map that you
19 looked at.

20 I'm also going to ask you to
21 consider something -- at the last May
22 board meeting Bill Satterfield had a
23 concern over a 20-acre inholding. And

1 those are not uncommon in land that's
2 owned by the state, but today -- we
3 contacted the owner of that 20-acre
4 tract. And so he is a willing seller,
5 and you could actually acquire that
6 property if the numbers came out right
7 in a first appraisal. That's called the
8 Baucom Tract. That's Tab 4-B, page 19.

9 I know that that was a concern from
10 the May meeting. And so I wanted to
11 make sure that today I would also ask
12 that you consider a first appraisal on
13 the Flat Creek Phase III and the Baucom
14 Tract. It's about a 20-acre tract.

15 And I'll mention something else.
16 When I called the owner, he had bought
17 that property for some landowners that
18 were going to clearcut it. And he
19 thought that the property was so
20 unique -- because it's fairly mature
21 longleaf pine -- that he bought it. So
22 the idea of it going into conservation
23 is something he would really support,

1 and it would eliminate one of the
2 inholdings that the Board had questions
3 about at the May meeting.

4 So, again, my request would be to
5 consider a first appraisal on Flat Creek
6 Phase III, about 2700 acres, and a first
7 appraisal on the Baucom Tract of
8 20 acres.

9 Any questions I could answer?

10 (No response.)

11 CHAIRMAN BLANKENSHIP: Thank you.

12 Our third speaker is Chuck Byrd on
13 the Prairie Grove Glades, Tab 4-B,
14 page 17. 4-B, 17.

15 MR. BYRD: Thank you. My name is Chuck Byrd.

16 I'm a land steward with The Nature
17 Conservancy. I manage The Nature
18 Conservancy preserves all over the
19 state.

20 Prairie Grove Glades is kind of a
21 unique parcel that we have, and I think
22 that it would be best that the state
23 acquire this. It's sort of a unique

1 jewel of biological diversity within the
2 northwest Alabama plant community.

3 This property -- we've held it for
4 several years, and a number of
5 universities have come and done studies,
6 done surveys, taken educational classes
7 out there to really teach their
8 students, their up-and-coming biologists
9 and botanists, about some of the unique
10 things that are only found in Alabama.

11 I'm going to ask -- there were some
12 questions last time about if The
13 Conservancy would be willing to do a
14 bargain sale, and I found out that we
15 will do a bargain sale for the parcels
16 that we own. I think 60 cents on the
17 dollar value was what we discussed.

18 There is another parcel that is
19 owned by a private landowner who is a
20 willing seller as well. They're not
21 able to be here. But unfortunately,
22 because it's private land, they're
23 looking to put their kids through

1 college through this funding, and
2 they'll need the actual appraised value.

3 There were some other questions
4 about a very specific plant, the
5 bladderpod, that's on there that's
6 listed, about the management of it. In
7 talking with the recovery league with
8 the U.S. Wildlife and Freshwater
9 Service, there are potentially other
10 ways to manage that plant besides the
11 current arrangement with the cattle
12 that's on there now. So the additional
13 cattle is not necessarily required, but
14 it's a way that we're basically helping
15 out our neighbors and helping out the
16 environment at the same time. But it's
17 not necessarily a requirement for that
18 specific plant.

19 So, again, I would ask for a first
20 appraisal on the Prairie Grove Glades
21 property. And if you have any
22 additional questions, I'll be happy to
23 answer them.

1 MR. RUNYAN: Other than the cattle, what are
2 the other options on managing it?

3 MR. BYRD: Well, there's bush-hogging. That's
4 something that's been used in the past
5 when there's been issues with the
6 cattle. And that's done okay. It's not
7 as good as the cattle, but it still
8 accomplishes a large portion of what
9 that plant needs to spread its seed. So
10 while large ungulate disturbance would
11 be best, you know, bush-hogging or
12 mechanical treatment would be sufficient
13 for the propagation of the plant.

14 MS. McCURDY: And I'll just let the Board
15 know, on Tab 4-B, page 17, we had
16 mentioned -- provided a little bit of
17 additional information if we used a fire
18 regime or other -- you know,
19 bush-hogging or other methods on that
20 tract.

21 And also while I'm standing up and
22 interrupting to clarify, I believe that
23 the other owner, the private owner that

1 you mentioned, that is all part of this
2 nomination. You'll see them on the map,
3 Owner 1 and Owner 2. It's all part of
4 the same nomination. Sew what you see
5 is what we currently know would be
6 available and associated with that
7 nomination.

8 MR. WRIGHT: The cattle grazing -- I assume
9 this is a fenced area?

10 MR. BYRD: Yes, sir.

11 MR. WRIGHT: Maintained by the farmer with the
12 cows?

13 MR. BYRD: Yes, sir.

14 MR. WRIGHT: Where would we stand with a -- I
15 noticed you put in here about the lease.
16 I mean, we could continue a cattle
17 lease, but are we in that business?

18 MS. McCURDY: It would -- well, we're
19 generally not in that business. I
20 think, though, when you're looking at
21 options for land management -- and we've
22 had some questions on expenses -- that
23 if instead of using the cattle as

1 they've been used for grazing purposes
2 for the management -- for benefit of the
3 bladderpod, if we did something else,
4 what would it be and how much would it
5 cost. And so we could absolutely either
6 bid out the lease and continue that --
7 we just couldn't -- we would want to bid
8 that out. If we didn't, then you would
9 be looking at bush-hogging and fire
10 regime. And so we think that -- and TNC
11 has offered to help with the fire
12 regime -- but that the bush-hogging --
13 the expense we think might be an annual
14 expense between 1500 to 2500 annually.

15 We can go either direction. I just
16 think that the cattle was a way of -- a
17 no-cost way to very effectively keep the
18 soil current, and so -- well, keep the
19 plants down. And so that would be up to
20 the Board, if they chose to acquire the
21 tract, which direction you wanted to go,
22 if you want to acquire it.

23 MR. WRIGHT: So did I hear you correctly say

1 that the cattle grazing would be okay
2 with the Forever Wild program?

3 MS. McCURDY: Yes. We would want --

4 MR. WRIGHT: You would do a formal lease?

5 MS. McCURDY: We would want an actual formal
6 lease instead of an informal arrangement
7 to be very clear of rights. Also,
8 generally, although honestly what I
9 would expect this activity to be, I'm
10 not positive we would be required by law
11 to bid it out, but that would be our
12 normal practice is to be sure anyone who
13 might want to take advantage of that
14 would have the opportunity.

15 But, yes, very doable. We would
16 just want a formal arrangement instead
17 of an informal arrangement.

18 MR. WRIGHT: And this road that looks like
19 transverses right through the property,
20 is this a state, county -- or what type
21 of road is it?

22 MR. BYRD: It's a gravel road. I believe it's
23 a county road.

1 MS. McCURDY: Dr. Watson, you had your hand
2 up.

3 DR. WATSON: The private owner, is that
4 Owner 2 or Owner 1 on that map, blue
5 dots or red dots?

6 MS. McCURDY: Would be Owner 2.

7 DR. WATSON: Thank you.

8 CHAIRMAN BLANKENSHIP: Any further questions?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: Thank you, sir.

11 MR. BYRD: Thank you.

12 CHAIRMAN BLANKENSHIP: Are there any other
13 people that would like to make public
14 comment?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: Seeing none, that ends
17 our public comment section. We'll now
18 retire into executive session to discuss
19 appraisal.

20 By regulation, appraisal values are
21 confidential during periods of
22 negotiation. Accordingly, in order to
23 discuss tract appraisal values, the

1 Board will need to go into recess for an
2 executive session.

3 Is there a motion for the Board to
4 now recess into an executive session?

5 MR. HORN: So move.

6 DR. SIMS: Second.

7 CHAIRMAN BLANKENSHIP: Moved by Mr. Horn,
8 seconded by Dr. Sims.

9 As I call your name, please state
10 your position on this motion since I do
11 need to have this as a roll call vote.
12 If you're in favor, say "aye." If
13 you're not in favor, say "no."

14 Chris Blankenship, yes.

15 Mr. Horn?

16 MR. HORN: Yes.

17 CHAIRMAN BLANKENSHIP: Dr. Sims?

18 DR. SIMS: Yes.

19 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

20 DR. TOLLEY-JORDAN: Yes.

21 CHAIRMAN BLANKENSHIP: Dr. Valentine?

22 DR. VALENTINE: Aye.

23 CHAIRMAN BLANKENSHIP: Dr. Watson?

1 DR. WATSON: Yes.

2 CHAIRMAN BLANKENSHIP: Dr. Woods?

3 DR. WOODS: Aye.

4 CHAIRMAN BLANKENSHIP: Mr. Wright?

5 MR. WRIGHT: Yes.

6 CHAIRMAN BLANKENSHIP: Mr. Hall?

7 MR. HALL: Yes.

8 CHAIRMAN BLANKENSHIP: Mr. Runyan?

9 MR. RUNYAN: Aye.

10 CHAIRMAN BLANKENSHIP: That's all in favor.

11 So we'll now be in executive session.

12 It is 10:20. We hope to return by

13 10:40.

14 **(Recess for executive session was**
15 **taken at approximately 10:20 a.m.**
16 **and the meeting was called back to**
17 **order at approximately 10:47 a.m.)**

18 CHAIRMAN BLANKENSHIP: So we'll resume the

19 meeting back from executive session. It

20 is 10:47, and we are back to resume the

21 meeting. And I will now move to the

22 program status report and financial

23 data. Patti, Tab 2.

1 MS. McCURDY: Yes. Start with Tab 2-A in your
2 packet. While the Board is -- and
3 you'll be in your green folder, your
4 yellow 2-A. That's the most updated
5 version.

6 While the Board is getting to
7 Tab 2-A, for benefit of the public, at
8 this point of the meeting each time I'll
9 run through as briefly as I can -- not
10 take up too much time -- but a little
11 bit of the financial information which
12 assists with determining how much money
13 is available to the Board for action
14 today. We keep a running list of what I
15 call obligations. Again, just like your
16 personal checkbook, you write a check
17 because you've made an obligation to
18 purchase something. Maybe that check
19 hasn't cleared, but you need to keep up
20 with it so you know actually how much
21 money you have available to spend.

22 So if you just look at the
23 account -- in the current land

1 acquisition account we have about
2 \$32 million. However, I now need to go
3 through what you've committed to
4 previously to get to how much you have
5 available today.

6 The tracts that are currently in
7 various states of closing and sort of
8 final negotiation with landowners
9 following a motion to proceed with
10 purchase from the Board are the
11 following:

12 Cahaba River-Savage Creek Tract,
13 Shelby County. Grand Bay
14 Savanna-Richard Addition, Mobile County.
15 Guntersville State Park-Smith Cemetery
16 Addition, Marshall. Red Hills-Parris
17 Trust Addition, Monroe. Skyline
18 WMA-Crow Mountain Addition, Jackson
19 County. Beaverdam Swamp, Limestone.
20 Blackwater River South Tract, Baldwin.
21 D'Olive Bay, Baldwin. Red Hills-Flat
22 Creek Phase I, Monroe County. Red
23 Hills-Flat Creek Phase II and Red

1 Hills-Section 2.

2 When you take into account all of
3 those encumbrances, you have about
4 \$13 million. However, we also each
5 meeting have to look at where we are as
6 far as spending authority, which is
7 different from your unencumbered cash
8 balance. There are certain state
9 budgetary procedures that drive how much
10 you are authorized to spend each fiscal
11 year. The state fiscal years run from
12 October 1st to September 30th. So,
13 obviously, here in August we're getting
14 to the end of the fiscal year.

15 Taking all that into account that we
16 have to for spending authority, the
17 Board only has approximately
18 \$4.6 million available for acquisitions
19 and also the 15-percent stewardship
20 transfer. Again, for benefit of the
21 public, for each acquisition the Board
22 makes or donation of acreage it accepts,
23 even if it's a 100-percent donation of

1 acreage, the Board transfers 15 percent
2 of the appraised value of the Forever
3 Wild acreage into a stewardship account
4 that's designed for perpetual
5 maintenance and care and improvements on
6 all of the program tracts.

7 So, again, you're authorized -- your
8 spending authority is about \$4.6
9 million. Unless there are questions --
10 any questions on that before I move on?

11 (No response.)

12 MS. McCURDY: I did want to update the Board
13 on progress as to tracts that have
14 closed this fiscal year. For benefit of
15 the public, I'll just include all the
16 tracts as I go that have either closed
17 so far or offers were declined by the
18 owners. So this will give you the
19 status of everything that we've been
20 working on this fiscal year.

21 Barbour WMA-Leak Creek Addition has
22 closed. Big Canoe Creek-Epps Addition
23 closed. Caldwell Swamp Tract

1 nomination, offer was declined.
2 Coldwater Mountain-Martin Addition was
3 declined. Coldwater Mountain-Rice
4 Addition has closed. Coldwater
5 Mountain-Sarrell Addition has closed.
6 Freedom Hills WMA-Buzzard Roost Creek
7 Addition, that one was declined.
8 Freedom Hills WMA-Robbins Addition
9 closed.

10 Grand Bay Savanna-Little River
11 Addition, that was a donation to the
12 program. That has closed.
13 Slaughter Swap has closed.
14 Tannehill-Ayers Addition closed. And
15 Weeks Bay Reserve-Meadows Phase III
16 Additions has closed.

17 So that's where we are so far for
18 things that have been just sort of --
19 disposition is final on those.

20 If there are no questions, I will
21 then give an overview of the stewardship
22 fund. Again, this is the fund that is
23 financed through the 15-percent

1 stewardship transfer on acquisitions.

2 The Board had previously given staff
3 authority up to \$1.5 million of those
4 funds between earnings and corpus to
5 take care of tract needs. Again, we're
6 getting kind of close to the end of the
7 year, so you'll see \$311,000 still
8 available for expenditures. So we're
9 okay. We've got enough. But that
10 number does look a little low because
11 we're coming in close to the end of the
12 fiscal year.

13 I will report to the Board just to
14 give you kind of some efforts that my
15 staff has worked hard on that has
16 defrayed some of the costs that we would
17 normally have to pull from stewardship
18 money.

19 We had a grant through ADECA under
20 the Recreational Trails Program, some
21 federal money that ADECA administers.
22 We were able to get \$144,000 through
23 that program for some improvements in

1 equipment that defrayed costs on work
2 that we needed to do. That was a big
3 help.

4 I also wanted to thank both the
5 Alabama Forestry Foundation and the
6 Alabama Forestry Association. They
7 worked with NFWF -- National Fish and
8 Wildlife Foundation -- I just always say
9 NFWF -- worked with NFWF through one of
10 their programs to get us some funds to
11 cover reforestation costs related to
12 taking some habitat back to shortleaf --
13 or reforestation from shortleaf back in
14 north Alabama. Those funds were about
15 \$211,000. So, again, that's an example
16 of working both with partners and trying
17 to leverage grant money to defray costs
18 that would otherwise have to come out of
19 stewardship.

20 So that's some good news. But just
21 some behind-the-scenes of how we do try
22 to watch that money closely and take
23 advantage of whatever we can.

1 Any questions on the stewardship
2 fund status?

3 MR. HORN: And any property that we purchase
4 adds to the -- there is an amount added
5 to the stewardship fund with that
6 purchase?

7 MS. McCURDY: That is correct. Purchase or
8 donation, each property is considered to
9 need to sort of carry its weight in the
10 stewardship fund. So even if it's a
11 100-percent donation from the owner or
12 100-percent covered with grant funds,
13 that money has to transfer into the
14 stewardship because there will be
15 maintenance needs on all the tracts.

16 In your packets at this time, too,
17 you will see 2-C, which is a little bit
18 new. We're going to start doing this
19 each meeting, also, which is sort of a
20 quarterly investment report that the
21 State Treasurer and Commissioner have
22 worked together to give the Board a
23 little additional information.

1 Commissioner, do you want to say
2 anything about that?

3 CHAIRMAN BLANKENSHIP: Sure. There's been
4 questions in the last several meetings
5 over the last few years about the
6 stewardship fund and investments and the
7 returns on the investments. And so
8 working with -- beginning with Treasurer
9 Boozer and then with the new treasurer,
10 McMillan, we've tried to produce a
11 report that shows the investments in the
12 stewardship fund and what the market
13 value of each of those particular funds
14 is and then what the return has been
15 over the last quarter and then also
16 showing that return in that quarter
17 against the benchmark.

18 If anybody has any questions about
19 that, I'll be glad to try and answer
20 those or come sit down with you. But
21 just trying to find a format that works
22 best to provide the information for the
23 Board on the stewardship fund and the

1 status of that fund.

2 Any questions on that today?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: Thanks.

5 MS. McCURDY: Thank you.

6 If you'll now move to Tab 3. Again,
7 from your green folder you will have a
8 yellow 3-A. If you will pull that.

9 This is the point in the meeting
10 where we run through the status of
11 appraisals that the Board has motioned
12 for first appraisal on tracts and kind
13 of update the Board on which appraisals
14 we have gotten in or not yet. And it
15 also usually shows you sort of how much
16 money you've got, the tracts that you're
17 considering, which generally is more
18 than the money you've got, but we'll run
19 through it.

20 Okay. The appraisals that we have
21 actually back in hand currently --
22 meaning these tracts are available for
23 board consideration as to a motion for

1 second appraisal and to proceed to
2 purchase -- for benefit of the public,
3 by law each tract has to have -- that we
4 purchase has to have at least two
5 appraisals. Those two appraisals have
6 to come in within 10 percent of each
7 other or we have to do a reconciliation
8 appraisal. I won't go into all that,
9 but that is a little behind the scenes
10 of what, A, the law requires and what I
11 mean when I say it's available for that
12 motion for second appraisal and to
13 proceed to purchase.

14 If the second appraisal comes in
15 within the 10-percent range, that gives
16 staff authority to proceed with purchase
17 to close unless we hit a glitch or a
18 question that we need to come back to
19 the Board with.

20 All right. Appraisals that we have
21 in hand as of this meeting: The Cahaba
22 River-Mohon Tract in Bibb County. Monte
23 Sano State Park-McCombs Addition,

1 Madison County. Red Hills-Brown Schutt
2 Trust Additions in Monroe County. And
3 Thigpen Hill in Butler County.

4 In round numbers that's just shy of
5 roughly, I'd say, about \$18 million or
6 so worth of appraisal values. And so
7 that obviously exceeds the amount I gave
8 you earlier of your authorized spending
9 amount.

10 I do want to go ahead and update the
11 Board and the public so everyone will
12 know where we are on various tracts that
13 previously received a motion for second
14 appraisal.

15 The Coldwater Mountain-Young
16 Addition, that is out with the
17 appraiser. Just was not complete in
18 time to bring to you for this meeting.

19 We have two appraisals that have not
20 yet been initiated because we do not yet
21 have -- either we don't have complete
22 deed information from the landowners or
23 we don't quite have some questions

1 answered. We are careful not to seek
2 appraisals before we have exactly what
3 the appraiser clearly needs to be
4 appraising. That just causes expense
5 and corrections later and frankly
6 confusion. Those two tracts are the
7 Cedar Creek SOA Addition, Dallas County,
8 and the Locust Fork-Palmer Tract which
9 crosses over Blount and Jefferson
10 County.

11 I want to update the Board on one
12 appraisal that we had not initiated and
13 that we will not be initiating related
14 to the Hollins WMA Addition. In the
15 intervening time since that motion the
16 landowner sold the property. The new
17 landowner has been contacted, but they
18 don't have any desire to turn around and
19 sell it. So that one is dead. So I
20 just wanted to update the Board on that.

21 Any questions from the Board on any
22 of the financial information that we
23 covered?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Thank you.

3 MS. McCURDY: All right. Very good.

4 CHAIRMAN BLANKENSHIP: Next up will be Doug
5 Deaton and Keith Gauldin on the grant
6 status.

7 MR. DEATON: So the grant status is found in
8 Tab 5-A.

9 I'd like to mention for the Board
10 and those attending the meeting today
11 that DCNR staff, both State Lands and
12 Wildlife and Freshwater Fisheries,
13 routinely try to find grant
14 opportunities for land acquisition to
15 help further the Forever Wild dollar.
16 At each meeting we give an update of
17 what we have to report, what we've
18 received, and what we've applied for.

19 And as noted in the memo provided,
20 staff has submitted grant applications
21 for both RLA and HCP Section 6 funding
22 through the U.S. Fish and Wildlife
23 Service. These funds if awarded would

1 be applied to the Red Hills-Brown Schutt
2 Trust nomination and the Red Hills-Flat
3 Creek Phase III nomination. And I'll do
4 a quick overview of those tracts.

5 The Red Hills-Brown Schutt Trust,
6 it's on the appraised nomination list,
7 Tab 3-B, page 7. It's just over
8 2100 acres. The potential funding
9 amount is \$4 million. Right now you
10 have a first appraisal completed. The
11 appraised nomination has reached its "No
12 Board Action" status for today for the
13 Board's consideration. If you would
14 like to leave that on the list, you'll
15 need to do that later in the meeting
16 here. The portion purchased by the
17 grant would be deeded to Forever Wild,
18 and the balance -- I mean, to Wildlife,
19 and the balance would be deeded to the
20 Forever Wild Land Trust.

21 The second tract is the Red
22 Hills-Flat Creek Phase III Tract. It is
23 on the short list nomination, Tab 4-B,

1 page 21, which we had two folks speak to
2 that earlier. It's just over 2700
3 acres. Staff has applied for a
4 \$4.98 million grant to be applied to
5 that tract if we receive it. The
6 acreage purchased with the grant funds
7 would be deeded to Wildlife, and the
8 balance would be deeded to Forever Wild.
9 The tract is on the short list today,
10 and the action that the Board could take
11 would be for a first appraisal if you so
12 choose.

13 So that's all I have on the Red
14 Hills. Any questions about Red Hills
15 tracts?

16 (No response.)

17 MR. DEATON: The next we have is a NOAA grant
18 for the Weeks Bay Reserve-Snook
19 Addition. It's an 80-acre tract where
20 we have acquired a NOAA grant. It would
21 cover 50 percent of appraised value. If
22 the Board decided to take any action
23 today, it would be a motion for a first

1 appraisal.

2 If there's no questions, that's all
3 I have. And Keith Gauldin ...

4 MR. GAULDIN: Good morning. Director Sykes
5 could not come today. He asked me to
6 fill in for him today. Keith Gauldin,
7 Section Chief for the Wildlife Section
8 of the Alabama Division of Wildlife and
9 Freshwater Fisheries.

10 We appreciate the continued
11 partnership we've had with the Forever
12 Wild Board and working with the State
13 Lands Division. Their personnel have
14 been great help. A great partnership in
15 managing these acquisitions.

16 We would like to continue this
17 partnership in moving forward with the
18 acquisition of the Cedar Creek-Elm Bluff
19 Addition. It's on Tab 4, page 4, I
20 believe, on the description of that, and
21 the map is on Tab 4, page 4. It will
22 tie up the southwest portion of the
23 Cedar Creek -- present Cedar Creek SOA.

1 We would like to request that a motion
2 be made for first appraisal for this
3 tract.

4 If you have any questions, I'll be
5 glad to answer them.

6 On the split, we will continue that
7 approximate 25/75 percent ratio split
8 with 25 percent of the acquisition cost
9 being from Forever Wild funds and 75
10 percent coming from our apportionments
11 that we receive from the
12 Pittman-Robertson Act.

13 Thank you.

14 CHAIRMAN BLANKENSHIP: No questions. Thank
15 you, Keith.

16 Next up is Jo on Tab 4 to run
17 through the short list.

18 MS. LEWIS: Good morning. For the audience
19 and the minutes, I'm Jo Lewis. I'm part
20 of the staff of the State Lands
21 Division. Today I'm going to run
22 through the short-list presentation for
23 the nominations that score best.

1 The short list is comprised of the
2 top-three scoring nominations in each
3 category of use in each geographic
4 region of the state. There are four
5 categories of use, and there's three
6 geographic regions. Hypothetically
7 there could be 36 nominations on this
8 list, but due to some positions on the
9 list not being filled, if there is no
10 nomination that fills the need -- or
11 scores well in parks or wildlife or
12 whatever, they may be empty, and some
13 score really well in more than one.

14 Today we have 16 nominations on the
15 short list. They range in size from
16 20 acres to over 11,000 acres. They
17 represent 12 different counties, and
18 they're distributed throughout the state
19 from Lawrence County to Monroe County.

20 This is Tab 4-A. Tab 4-B represents
21 narratives and maps of each of these.
22 As I go through them, Evan is going to
23 flip through them on the PowerPoint or

1 you can look at them in your packet.

2 The second page of 4-A is simply a
3 rearranging of the nominations so that
4 you can see where they scored, where
5 they short-listed, whether category of
6 use or geographic region.

7 So to go through our list, we have
8 Cedar Creek SOA-Elm Bluff Addition in
9 Dallas County. Coldwater
10 Mountain-Andrews Addition in Calhoun
11 County. Coldwater Mountain-Oxanna
12 Addition in Calhoun County. Hobbs
13 Island, Madison County. Magnolia South
14 Tract, Baldwin County. Mobile-Tensaw
15 Delta-Three Lakes Tract in Clarke
16 County. Penitentiary Mountain in Shelby
17 County. Prairie Grove Glades Tract in
18 Lawrence County. Red Hills-Baucom
19 Addition, Monroe County. Red Hills-Flat
20 Creek Phase III, Monroe County. Saginaw
21 Swamp, Shelby County. Shelby
22 Crossroads, Shelby County. Sipsev River
23 Swamp-Mill Creek Addition, Tuscaloosa

1 County. Skyline Wildlife Management
2 Area-Bishop's Cove, Jackson County.
3 Weeks Bay Reserve-Snook Addition,
4 Baldwin County. And, finally,
5 Yates-Porter Addition in Elmore County.

6 I'll be happy to answer any
7 questions you have about the
8 nominations. Additionally, in Tab 4 we
9 have Tab 4-C, which is a list of all the
10 active nominations available to the
11 program -- or competing to get on the
12 short list. That was based on checking
13 with all the landowners in January as to
14 whether or not they were still willing
15 sellers.

16 CHAIRMAN BLANKENSHIP: Any questions for Jo?

17 (No response.)

18 CHAIRMAN BLANKENSHIP: Thank you, Jo.

19 MS. LEWIS: Thank you.

20 CHAIRMAN BLANKENSHIP: We'll now move into
21 general discussion of board members.

22 This is generally the portion of the
23 meeting where motions are made for first

1 or second appraisals or any other
2 discussion you would like to have. So I
3 open the floor for any of the members.

4 MR. WRIGHT: Mr. Commissioner?

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

6 MR. WRIGHT: I'd like to motion for first
7 appraisal for Coldwater Mountain-Oxanna
8 Addition which would give us better
9 access to the Coldwater Complex than we
10 already have up there.

11 DR. TOLLEY-JORDAN: Second.

12 CHAIRMAN BLANKENSHIP: Motion made by
13 Mr. Wright, seconded by
14 Dr. Tolley-Jordan.

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 DR. WOODS: I'd like to make a motion for a
3 first appraisal for Cedar Creek SOA-Elm
4 Bluff Addition.

5 CHAIRMAN BLANKENSHIP: All right. Dr. Woods
6 made a motion for first appraisal for
7 the Cedar Creek-Elm Bluff. Is there a
8 second?

9 DR. WATSON: Second.

10 CHAIRMAN BLANKENSHIP: Seconded by Dr. Watson.

11 Any discussion?

12 (No response.)

13 CHAIRMAN BLANKENSHIP: All those in favor say
14 "aye."

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

17 CHAIRMAN BLANKENSHIP: Any opposed?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: None opposed. Motion
20 carries.

21 Dr. Valentine.

22 DR. VALENTINE: I'd like to nominate the Weeks
23 Bay Reserve-Snook Addition for a first

1 appraisal. This will be an important
2 contribution to the National Estuarine
3 Reserve down in Baldwin County.

4 DR. WOODS: Second.

5 CHAIRMAN BLANKENSHIP: A motion by
6 Dr. Valentine, seconded by Dr. Woods.

7 Any discussion?

8 (No response.)

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

11 (All board members present respond
12 "aye.")

13 CHAIRMAN BLANKENSHIP: Any opposed?

14 (No response.)

15 CHAIRMAN BLANKENSHIP: None opposed. Motion
16 carries.

17 DR. SIMS: Mr. Commissioner, I'd like to move
18 for a second appraisal and proceed to
19 purchase for the Monte Sano State
20 Park-McCombs Addition.

21 MR. HORN: I'll second that.

22 CHAIRMAN BLANKENSHIP: So a motion was made by
23 Dr. Sims and seconded by Mr. Horn on the

1 Monte Sano State Park-McCombs Addition.

2 DR. SIMS: McCombs Addition.

3 CHAIRMAN BLANKENSHIP: Thank you. That's how
4 long my memory is.

5 All right. Any discussion on that?

6 And that is a second appraisal and
7 proceed to purchase; correct?

8 DR. SIMS: Proceed to purchase.

9 CHAIRMAN BLANKENSHIP: All right. Everybody
10 clear on that? Sorry if I messed that
11 up.

12 All those in favor say "aye."

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

15 CHAIRMAN BLANKENSHIP: Any opposed?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: None opposed. Motion
18 carries.

19 MR. HORN: Mr. Chairman?

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

21 MR. HORN: I'd like to move for a second
22 appraisal and proceed to purchase on the
23 Cahaba River-Mohon Tract.

1 DR. SIMS: Second.

2 CHAIRMAN BLANKENSHIP: All right. The Cahaba
3 River-Mohon Tract, a motion for second
4 appraisal and move to purchase made by
5 Mr. Horn, seconded by Dr. Sims.

6 Any questions, comments, 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: None opposed. Motion
15 carries.

16 DR. TOLLEY-JORDAN: Mr. Commissioner?

17 CHAIRMAN BLANKENSHIP: Yes, ma'am.

18 DR. TOLLEY-JORDAN: I'd like to nominate for a
19 second appraisal and move to purchase
20 the Red Hills-Brown Schutt Trust
21 Addition in Monroe County contingent on
22 the Section 6 funds received by the
23 State Lands Division for \$4 million.

1 I guess that's how I say that.

2 MS. McCURDY: That is exactly -- I would say
3 it's probably better not to -- unless
4 you want to limit exactly what the
5 amount is --

6 DR. TOLLEY-JORDAN: I'll retract that part.

7 Do I need to restate or ...

8 MS. McCURDY: And let me tell the Board, too,
9 so no one is nervous.

10 If the grant award comes back -- if
11 we are successful and it is awarded but
12 it is less than what we've discussed --
13 significantly less than what we've
14 discussed about the anticipated grant
15 funding, then we will hold. We're not
16 going to -- you know, if it comes back
17 less than we would hope for and
18 anticipate for, we'll come back to this
19 Board. But what the motion would allow
20 would be for -- you know, if it comes
21 back as hoped for and expected is staff
22 to proceed on with the next step.

23 So that was a lot of intervening

1 discussion on my part, but I wanted to
2 explain why I would say take out that
3 amount specifically, because we don't
4 know a specific dollar amount that we
5 might get. But I do assure the Board if
6 it is outside what has been discussed in
7 our grant updates that we will come back
8 to the Board.

9 CHAIRMAN BLANKENSHIP: So the motion by
10 Dr. Tolley-Jordan is to get a second
11 appraisal and proceed to purchase
12 contingent upon the state receiving
13 grant funding from the Section 6 for the
14 Red Hills-Brown Schutt Addition. Is
15 there a second?

16 (Multiple "seconds".)

17 CHAIRMAN BLANKENSHIP: Seconded by the Board.
18 But since Mr. Horn is sitting next to
19 me, I heard him first. You'll be
20 credited with the second.

21 Any further discussion on that?

22 (No response.)

23 CHAIRMAN BLANKENSHIP: All those in favor say

1 "aye."

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

4 CHAIRMAN BLANKENSHIP: Any opposed?

5 (No response.)

6 CHAIRMAN BLANKENSHIP: None opposed. Motion
7 carries.

8 DR. WOODS: Mr. Commissioner?

9 CHAIRMAN BLANKENSHIP: Dr. Woods.

10 DR. WOODS: I would like to make a motion for
11 a first appraisal on the Prairie Grove
12 Glades Tract.

13 DR. TOLLEY-JORDAN: Second.

14 CHAIRMAN BLANKENSHIP: So the motion by
15 Dr. Woods and seconded by
16 Dr. Tolley-Jordan is for a first
17 appraisal on the Prairie Grove Glades
18 Tract.

19 DR. WOODS: Yes. Correct.

20 CHAIRMAN BLANKENSHIP: Any discussion?

21 (No response.)

22 CHAIRMAN BLANKENSHIP: All those in favor say
23 "aye."

1 MR. RUNYAN: Hold on.

2 CHAIRMAN BLANKENSHIP: Oh, I'm sorry.

3 Mr. Runyan.

4 MR. RUNYAN: All right. Now, on this one, if
5 we maintain it, there will be an annual
6 cost either through -- to manage it,
7 correct, in addition to --

8 MS. McCURDY: I would anticipate there would
9 not be as much if the cattle grazing
10 would continue. If we chose to go a
11 route without the benefit of the
12 grazing, then we would have some expense
13 between prescribed burn and bush-hogging
14 that -- you know, the rough estimate the
15 staff has put at somewhere annually
16 between \$1500 and \$2500 that I would say
17 would be a specific expense to that
18 tract as opposed to what we might call
19 routine maintenance at the tracts, so
20 yes.

21 MR. RUNYAN: Does the Board have somebody in
22 place that could help manage that?

23 MS. McCURDY: I'm sorry. Well, TNC has -- The

1 Nature Conservancy has offered to assist
2 with the fire regime and management.

3 When you say in place, our staff has
4 to -- you know, goes to all the tracts.
5 We don't really have a scenario like
6 possibly you might have with state
7 parks, some state parks where you've got
8 staff on site or maybe a wildlife
9 management area where you actually have
10 someone there.

11 So, no, there would not be somebody
12 there full-time. It would be managed as
13 other tracts around the state are
14 managed as far as requiring, you know,
15 some travel by staff, but that's
16 associated with several tracts that we
17 have. But that is a specific expense.

18 And also for the Board I bring up
19 those specific amounts not due to a
20 special concern, so to speak, by staff,
21 but it was specifically asked of us at
22 the last meeting if the grazing might
23 not be the route the Board wanted to go,

1 what would be the expense associated
2 with management of that tract. So
3 that's why we've come back with that
4 precise figure -- or I say precise --
5 estimate on this tract specifically
6 because that was the question asked and
7 a good question that was asked.

8 Yes, sir, Mr. Horn.

9 MR. HORN: Maybe you answered this. But who
10 would make this decision as to the best
11 way to manage it?

12 MS. McCURDY: This Board would. The way we
13 would manage the tract would be -- this
14 would be an item that would be
15 associated with the management plan.
16 You actually have some at this meeting
17 you'll have to approve. But we would
18 have to make -- wouldn't have to make
19 that decision right now. But that would
20 be something I'd have to come back to
21 the Board for consensus on as to all
22 your options as well as which option you
23 would want to pursue.

1 MR. HORN: Thank you.

2 CHAIRMAN BLANKENSHIP: Any other discussion?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: So the motion is for a
5 first Prairie Grove Glades Tract. All
6 those in favor say "aye."

7 (All board members except
8 Mr. Runyan respond "aye.")

9 CHAIRMAN BLANKENSHIP: Any opposed?

10 MS. McCURDY: Excuse me, Commissioner. If we
11 could, I do try to watch for -- and
12 y'all vote however you want. But when I
13 don't see everybody say "aye" even
14 though you may mean "aye," I kind of
15 have to ask for a roll call, or if you
16 want to try again. I just need
17 everybody -- "aye" or "nay."

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

20 (All board members except
21 Mr. Runyan respond "aye.")

22 CHAIRMAN BLANKENSHIP: Any opposed?

23 MR. RUNYAN: Aye.

1 MS. McCURDY: So let's just double-check if
2 you don't mind. And that's good. This
3 is what I want from y'all, so speak up.
4 But let's do a roll call so -- I don't
5 want the auditors having any question
6 that we keep up with this. But this
7 allows me to keep letting y'all do "yea"
8 and "nay" votes without a roll call on
9 every one and being vigilant when we're
10 not sure what we've got. So thank
11 y'all.

12 CHAIRMAN BLANKENSHIP: So Mr. Horn?

13 MR. HORN: Aye.

14 CHAIRMAN BLANKENSHIP: Dr. Sims?

15 DR. SIMS: Aye.

16 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

17 DR. TOLLEY-JORDAN: Aye.

18 CHAIRMAN BLANKENSHIP: Dr. Valentine?

19 DR. VALENTINE: Aye.

20 CHAIRMAN BLANKENSHIP: Dr. Watson?

21 DR. WATSON: Aye.

22 CHAIRMAN BLANKENSHIP: Dr. Woods?

23 DR. WOODS: Aye.

1 CHAIRMAN BLANKENSHIP: Mr. Wright?

2 MR. WRIGHT: Aye.

3 CHAIRMAN BLANKENSHIP: Mr. Hall?

4 MR. HALL: Aye.

5 CHAIRMAN BLANKENSHIP: Mr. Runyan?

6 MR. RUNYAN: Nay.

7 MS. McCURDY: Commissioner, I will need your
8 vote.

9 CHAIRMAN BLANKENSHIP: Yeah, I figured that.

10 MS. McCURDY: In addition to getting to say it
11 fast every time, you know --

12 CHAIRMAN BLANKENSHIP: And I vote "aye" on the
13 first appraisal.

14 MS. McCURDY: Well, that is the nine
15 required -- for benefit of the public,
16 for our board it's not a quorum of who's
17 in attendance. It requires nine votes
18 to make motions related to acquiring
19 interest in lands. And so that's why I
20 had to double-check that. So thanks to
21 the Board for your patience again. That
22 helps me with the auditors.

23 CHAIRMAN BLANKENSHIP: Any other ...

1 DR. WATSON: Mr. Commissioner?

2 CHAIRMAN BLANKENSHIP: Yes, sir, Dr. Watson.

3 DR. WATSON: I move for a first appraisal on
4 the Red Hills-Flat Creek Phase III
5 parcel.

6 DR. TOLLEY-JORDAN: Second.

7 CHAIRMAN BLANKENSHIP: All right. Motion made
8 by Dr. Watson, seconded by
9 Dr. Tolley-Jordan for a first appraisal
10 on the Red Hills-Flat Creek Phase III
11 Addition.

12 Any discussion on that?

13 MR. HORN: Is that a first or second
14 appraisal?

15 CHAIRMAN BLANKENSHIP: That's a first.

16 MR. HORN: First. Okay.

17 CHAIRMAN BLANKENSHIP: And that would put
18 that -- that would have that one
19 appraised and it would -- if we were
20 able to get the grant funds before the
21 next meeting, that would allow it to be
22 in position to be moved for a second
23 appraisal at the next meeting if the

1 appraisal was done before the next
2 meeting.

3 MR. HORN: Didn't we have some discussion on
4 if we were going to nominate that
5 including the Baucom Addition?

6 MS. McCURDY: It is available. It's also on
7 the short list. And so I would make a
8 separate --

9 CHAIRMAN BLANKENSHIP: Might make a separate
10 motion for it.

11 MS. McCURDY: I think so. That would be good.

12 MR. HORN: Okay.

13 CHAIRMAN BLANKENSHIP: So the motion is for a
14 first appraisal on the Red Hills-Flat
15 Creek Phase III Addition. All those in
16 favor say "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 DR. WATSON: Mr. Commissioner?

1 CHAIRMAN BLANKENSHIP: Yes, sir, Dr. Watson.

2 DR. WATSON: I move for a first appraisal on
3 the Red Hills-Baucom Addition.

4 MR. HORN: I'll second that.

5 CHAIRMAN BLANKENSHIP: Motion by Dr. Watson,
6 seconded by Mr. Horn for a first
7 appraisal on the Red Hills-Baucom
8 Addition.

9 Any discussion on that?

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: None opposed. Motion
18 carries.

19 Any other business?

20 (No response.)

21 CHAIRMAN BLANKENSHIP: Seeing none, we'll move
22 into the miscellaneous reports, report
23 on proposed updates to appraised

1 nomination list and short list. Doug,
2 Tab 5-B.

3 MR. DEATON: So the next item is found in
4 Tab 5-B. Tab 5-B relates to the process
5 adopted by the Board for staff to
6 automatically remove stale nominations
7 found either on the short list or
8 appraised nomination list, stale meaning
9 any short-list nomination or appraised
10 nomination that has not received any
11 Board action as defined by the process
12 set by the Board.

13 And as noted in the memo, there are
14 four tracts set to be removed at this
15 meeting, and I think we actually
16 discussed two of them. So the remaining
17 tracts, it would be up to the Board to
18 take those off or keep those on, and
19 that would be the Thigpen Hill and the
20 Skyline WMA-Bishop Cove Tract.

21 We wouldn't need a motion but just
22 a --

23 CHAIRMAN BLANKENSHIP: I would ask, if it

1 pleases the Board and if there's no
2 objection, that we leave the Thigpen
3 Hill on for discussion at the next
4 meeting. We haven't had much available
5 money, and so we have not moved on that
6 in several meetings. But I would ask
7 that we keep it over to the next fiscal
8 year unless I hear any objection from
9 the Board.

10 MR. HORN: I would like to see that kept on
11 the list also for consideration at a
12 future meeting.

13 CHAIRMAN BLANKENSHIP: All right. Thank you.

14 MR. DEATON: All right. The next item we have
15 is found in Tab 5-C, management plan
16 approval.

17 As required by Amendment 543,
18 management plans must be developed
19 within one year after the acquisition of
20 any tract. Some tracts require new
21 management plans whereas those
22 acquisitions adjacent or nearby existing
23 properties can be included into existing

1 management plans. Today we have three
2 tracts that need approval to be added to
3 existing management plans.

4 The first tract is the Bon Secour
5 River-Swift School Tract in Baldwin
6 County. We are seeking approval for
7 that to be folded into the existing
8 Weeks Bay Reserve Forever Wild Additions
9 Management Plan.

10 The next tract is the Coldwater
11 Mountain-Rice Addition, Calhoun County.
12 We're asking for approval to have that
13 folded into the existing Coldwater
14 Mountain Complex Management Plan.

15 And the final tract is the
16 Mobile-Tensaw Delta-Slaughter Swap in
17 Baldwin County. We are seeking approval
18 to have that folded into the
19 Mobile-Tensaw Delta Complex Management
20 Plan.

21 Each management plan that was
22 mentioned was provided in your packet
23 for review. If there are no questions

1 staff activity reports.

2 MS. McCURDY: Tab 5-D. This time of year this
3 meeting has annually become the meeting
4 at which we present some information
5 about what my staff has been up to over
6 the last year to give you an idea of all
7 the work that goes into these tracts.

8 Let me also say it's not just my
9 staff. Wildlife and Freshwater
10 Fisheries staff helps us. Obviously
11 State Parks helps us. Marine Resources
12 even helps us. There's various needs on
13 the coast for boats and assistance in
14 checking out things on tracts. And all
15 the divisions help us. So I don't mean
16 to present this like State Lands staff
17 are the only ones working on these
18 tracts.

19 But we divide the reports up each
20 year into various work areas. Again,
21 it's all the State Lands staff, but
22 there are different tasks they each
23 perform. We have our natural heritage

1 section which in addition to what you
2 see Jo doing in preparing -- with
3 packets and all the information, the
4 maps, everything to get to you, but the
5 processing of nominations, confirming
6 before we do any work that we have the
7 willing seller letters in hand,
8 continuing discussion with landowners on
9 questions, site visits, just various
10 things.

11 We also have individuals in what we
12 call our recreation area. Those are the
13 guys that are out on the tracts frankly
14 doing a lot of the intensive labor,
15 anything that we can do on our own to
16 try to cut down costs, whether that's
17 repairing a foot bridge or overseeing
18 putting in a trailhead. We have built
19 roads before. I mean, we are -- we're
20 out however we can get on the tract.

21 We have law enforcement personnel.
22 They're doing more than just law
23 enforcement. Obviously when they're out

1 on the tracts they are checking to be
2 sure that rules and regulations are
3 being followed, that there are not
4 safety concerns, helping the public
5 informationally with what goes on on the
6 tract, but they're also helping us very
7 much to be the eyes and the ears on the
8 tract. If there are forestry actions
9 that might need to be taken, if we have
10 a biological concern developing on a
11 tract or just checking to be sure that
12 some of the research projects or the
13 various habitat projects that we've got
14 going on are taking shape as they
15 should.

16 We have Galen Grider who works from
17 a forestry management coordinating --
18 taking input from the guys and actually
19 trying to coordinate that, add his
20 forester training onto that, and being
21 sure that forest management activities
22 are going well.

23 You'll also see in there a couple of

1 memos that are specific to two
2 facilities that operate as a partnership
3 between the Forever Wild Land Trust and
4 the State Lands Division, some of our
5 own funds that go in to support these
6 partnerships, and those are the Wehle
7 Nature Center, Bullock and Barbour
8 County, and the M. Barnett Lawley
9 Forever Wild Field Trial Area over in
10 Greensboro.

11 The Wehle Nature Center in addition
12 to providing some areas for research
13 also houses researchers that come. We
14 have a dining hall and a small dorm
15 facility that we can house researchers
16 there. The nature facility allows for
17 ongoing environmental education. We
18 have some great programs for young
19 students that -- we have programs that
20 they come to -- we get some students on
21 that property that have never had the
22 benefit of seeing a property like that,
23 really even being out in the -- what

1 they consider, I guess, the wild.

2 You know, we had one group out one
3 year and the biggest feedback we got
4 from the fourth-graders, they were so
5 excited because it rained and they were
6 outside and they got to get rained on.
7 I didn't realize that was unusual. And
8 I joke and I laugh, but it's a little
9 sad. I mean, it's really performing a
10 great service, I think, in the Barbour
11 and Bullock County areas with the
12 student population that we're able to
13 meet.

14 The Forever Wild Field Trial Area is
15 really unique. Used to be the State
16 Cattle Ranch. We now fully between
17 State Lands and Forever Wild have
18 control of acreage. We continue with
19 dog field trials in addition to very --
20 a lot of different hunting programs, the
21 "Becoming an Outdoor Woman," youth
22 hunts, some disabled hunts. We do a lot
23 of specific hunts with that property in

1 addition to carrying out some habitat
2 research there. Anyway, a great
3 property.

4 And the dogs that we bring for the
5 various trials and competitions usually
6 are in the thousands. So they all have
7 to come with some humans. So we're
8 driving a lot of traffic to that area.
9 The surrounding communities are very
10 thankful. Those folks are buying gas,
11 eating, need hotel rooms, pooper
12 scoopers, I would imagine, in addition
13 to some dog food.

14 But we're really proud of what's
15 going on at both of those facilities.
16 I do want to say, though, although it's
17 broken up again, we try to find a way to
18 report it so you see the different
19 aspects of activities and of boundary
20 lines and just too many things for me to
21 mention. And I know I've left somebody
22 and something out.

23 But it does highlight the fact that

1 when we acquire a tract that by law we
2 are supposed to try to make it a
3 multiple-use opportunity. So, for
4 example, if we've got a tract that even
5 though there's a sensitive habitat on
6 it, if it has other attributes that
7 allows us to have hiking or biking or
8 hunting or anything else, our natural
9 heritage section works closely with our
10 recreation group in trying to just work
11 around the sensitive areas. We still
12 want the public on those tracts. So how
13 do we do that, how do we balance that
14 when we don't have enough acreage to
15 have a WMA, or maybe it's not suited for
16 an SOA. But like at Old Cahawba we do
17 have community hunting. My staff
18 oversees that.

19 So I don't want to take too much
20 time today because I did promise you I'd
21 try to deliver you a quick meeting. But
22 I would take just a minute to ask for
23 members of my staff, if you would just

1 stand up for a second so folks can see
2 you. A lot of work goes into these
3 meetings.

4 I want to thank y'all, and I want to
5 thank the Board. Without your support
6 we couldn't do our job.

7 And also, Commissioner, thank you
8 for your support. Without the support
9 by the Chairman and also the
10 Commissioner of our department, none of
11 this would happen. So thank you very
12 much.

13 CHAIRMAN BLANKENSHIP: I do want to point out
14 one -- before you move on to the
15 forestation activities, I do want to
16 point out one cooperate thing that
17 happened that I thought was pretty
18 impressive over the last quarter.

19 You know, we work well together
20 within the Department among the
21 divisions, but we also work with other
22 state agencies. And in talking -- in
23 conversations I had with the Alabama Law

1 Enforcement Agency director, they were
2 doing some training -- needed to do some
3 training with their helicopter, some
4 lift training and heavy-equipment moving
5 or practicing removing people from
6 certain areas. We had tons of material
7 that needed to be moved from the top of
8 the Walls of Jericho parking lot down to
9 where we were putting a new bridge in.

10 The staff thought that it would be a
11 good idea if they could help us. And so
12 they flew tons of material down the
13 mountain and placed it in a field right
14 next to where we were doing the bridge
15 in a day in what would have taken us a
16 long time to try -- if you've ever been
17 to the Walls of Jericho, you know that
18 it is challenging terrain for man,
19 horse, buggy, anything, but not so
20 challenging for a helicopter.

21 So we were able to actually help
22 them with their training that they
23 needed to do and certifications, and it

1 helped move the material down for us.
2 And so it was a very good partnership
3 among state agencies to try and
4 accomplish a lot of good things for the
5 citizens of Alabama.

6 So I do want to point out how
7 appreciative I was for ALEA and our
8 staff for really putting those two
9 things together to make it a success.
10 Thank you.

11 MS. McCURDY: All right. I then need you to
12 pull out two different memos, your
13 packet 5-E and then your green folder
14 5-G. I apologize for this. I didn't
15 realize that I probably didn't give the
16 best suggested motion possible in your
17 packet memo, and so I followed up with a
18 green folder memo.

19 But what both 5-E and 5-G relate
20 to -- this is also the time of the year
21 that we talk to the Board about
22 upcoming -- anticipated upcoming forest
23 management activities. Each year we

1 look at the upcoming fiscal year and try
2 to predict the activities that we think
3 will be new activities the Board might
4 not -- we have not discussed with the
5 Board before that we would like to
6 undertake, you know, what have we not
7 covered that we would like to add to our
8 working list.

9 So 5-E contains a specific outline
10 of what we anticipate additionally we
11 would like to do as to reforestation at
12 the Freedom Hills/Lauderdale WMA Tracts.
13 We do have some upcoming thinning
14 activities that we anticipate that we
15 would like to do at the Old Cahawba
16 Tract and also up at Red Hills Tract.
17 We have some additional work --
18 harvesting work at the Gothard-AWF Yates
19 Lake WMA Tract, Elmore County, and Uchee
20 Creek SOA Tract in Russell County.
21 You'll see those described in your 5-E
22 packet memo.

23 What I failed to account for was to

1 specifically note that, you know, we
2 have previously come before the Board
3 and asked for approvals such as these.
4 They don't always neatly fit within
5 completion of a fiscal year for various
6 reasons. You know, one tract, for
7 example, we've got some access issues
8 they're working on. Another tract we
9 put out for bids. We got no bids. The
10 market conditions. Various reasons.

11 So when I gave you the motion in
12 5-E, I forgot to -- and I'm not positive
13 this matters, but I like to avoid
14 confusion where I can on the front end.

15 5-G has a motion that reflects -- in
16 addition to our general request that the
17 motions be somewhat flexible in general
18 because we are anticipating a year in
19 advance -- we will get back on the
20 tracts. We will do the site visits. We
21 will look at specific descriptions for
22 each of the actions that we're talking
23 about. But some things may change. So

1 in addition to annually asking for a
2 more general motion, I went with a
3 little additional language in what I
4 provided in 5-G to note that.

5 We also -- the previously approved
6 activities that have not been
7 completed -- we're presuming that the
8 Board's approval will continue, but I
9 just thought maybe I myself could clean
10 up my own motions. So, see, even I have
11 to clean up my motions.

12 So all the details are in 5-E.
13 There's an attachment to 5-G that's just
14 a very quick bullet point of what you
15 previously approved. But if the Board
16 is willing to give us approval for the
17 recommended forest management
18 activities, then we would need a Board
19 motion such as the one provided in Tab
20 5-G.

21 Any questions before we move to that
22 point?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: Is there a motion
2 somewhat similar to what is in 5-G?

3 Yes, Dr. Sims.

4 DR. SIMS: During the upcoming 2019-2020
5 fiscal year, in addition to the
6 previously approved forest management
7 actions, I move that the Board also
8 authorize the State Lands Division to
9 conduct forest management activities as
10 described in the memorandum dated
11 August 8, 2019.

12 CHAIRMAN BLANKENSHIP: There's a motion. Is
13 there a second?

14 MR. HORN: Second.

15 MR. RUNYAN: Second.

16 CHAIRMAN BLANKENSHIP: Seconded by Mr. Runyan.

17 Any discussion on that?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: All those in favor say

20 "aye."

21 (All board members present respond

22 "aye.")

23 CHAIRMAN BLANKENSHIP: Any opposed?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: None opposed. Motion
3 carries.

4 MR. HORN: I understand why you said something
5 similar to what is written because in
6 case I made the motion, I always screw
7 it up. You were just saying if somebody
8 gets close; right?

9 MS. McCURDY: We're just looking for in the
10 ballpark.

11 All right. While I'm on a roll
12 cleaning up things, if you would look at
13 your Tab 5-F. This was our fault from
14 the last meeting. I gave Commissioner a
15 little cheat sheet to be sure we got
16 everything done we needed to be done,
17 and I had referenced the incorrect date
18 for the meeting minutes that you
19 approved at the past meeting.

20 So, Commissioner, you normally
21 handle the meeting minute approval.
22 I just wanted to signal we needed to
23 maybe back up and clarify the prior

1 approval in addition to doing what you
2 normally do next, which is seek approval
3 for the May minutes. So we need to --

4 CHAIRMAN BLANKENSHIP: All right. So
5 evidently we approved the November 8th
6 meeting minutes twice at two different
7 meetings.

8 MS. McCURDY: No. We just used the wrong
9 date. We provided the right minutes
10 last time, but we needed -- we had the
11 wrong -- you had the right minutes, the
12 wrong motion.

13 So if you would just -- unless
14 there's any question, you would be
15 approving the February 7th meeting
16 minutes in one motion and then picking
17 back up like you normally would.

18 CHAIRMAN BLANKENSHIP: So we provided the
19 February 7th minutes at the last
20 briefing. Is there a motion to approve
21 the February 7th minutes?

22 MR. HORN: So move.

23 CHAIRMAN BLANKENSHIP: Mr. Horn. Is there a

1 "aye.")

2 CHAIRMAN BLANKENSHIP: Any opposed?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: None opposed.

5 Now we need to approve the May 9th
6 minutes.

7 MS. McCURDY: This would have the minutes that
8 came out with your packet, and we're
9 back on routine procedure now.

10 CHAIRMAN BLANKENSHIP: Are there any
11 corrections or additions from the
12 May 9th meeting minutes?

13 MR. HORN: I move that we approve the May 9th
14 meeting minutes as presented.

15 CHAIRMAN BLANKENSHIP: Moved by Mr. Horn. Is
16 there a second?

17 MR. VALENTINE: I'll do it.

18 CHAIRMAN BLANKENSHIP: Dr. Valentine seconded
19 on the May 9th meeting.

20 Any discussion, corrections?

21 (No response.)

22 CHAIRMAN BLANKENSHIP: All those in favor say
23 "aye."

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

3 CHAIRMAN BLANKENSHIP: Any opposed?

4 (No response.)

5 CHAIRMAN BLANKENSHIP: None opposed. Motion
6 carries.

7 So the next meeting is set for
8 November the 7th. That is our next
9 scheduled meeting. I would like to have
10 that meeting at the new Gulf State Park
11 Lodge and Conference Center if we can
12 work out something down there to have a
13 meeting. I think it would be nice for
14 the Board to be able to see the new
15 lodge and conference center and all the
16 other improvements that have been at
17 Gulf State Park, including the 28 miles
18 of trail, the Interpretive Center, the
19 new learning campus, and then other
20 improvements. So we'll provide more
21 information on that if we can get that
22 worked out down there for that date.

23 As we get towards the end of the

1 meeting, I believe this is Dr. Woods'
2 last meeting. It is noted for me that
3 he has had perfect attendance for as
4 long as he has been on the Board.

5 Like my kids always told me, though,
6 if you have perfect attendance that
7 means you didn't have much fun, and they
8 always wanted to skip a day.

9 So I do appreciate your service to
10 the Board. It's been great having you
11 on the Board the time that I've been
12 here and appreciate your dedication to
13 make it to every meeting. It really
14 does take a certain amount of dedication
15 for meetings all over the state over
16 many years. So thank you so much for
17 your service.

18 DR. WOODS: I thoroughly enjoyed it.

19 MS. McCURDY: And, Commissioner, I just want
20 to thank Dr. Woods too. You've always
21 been very helpful to our staff when
22 we've needed assistance. And so thank
23 you very much.

1 CHAIRMAN BLANKENSHIP: If there's no other
2 business --

3 MR. HORN: One other thing. One of our former
4 board members, Sonny Cauthen -- I think
5 Sonny has been off the Board for a
6 couple of meetings now. But, anyway,
7 Sonny is in the hospital and has been
8 for two weeks now. So I understand from
9 talking to his wife, Florence, he is
10 doing better, but still a two-week stay
11 in the hospital is pretty unusual. So I
12 would ask you all to keep Sonny and his
13 family in your thoughts and prayers.

14 CHAIRMAN BLANKENSHIP: Thank you for
15 mentioning that.

16 Anything else?

17 (No response.)

18 CHAIRMAN BLANKENSHIP: Anybody want to move
19 that we adjourn?

20 MR. HORN: So move.

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

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

1 CHAIRMAN BLANKENSHIP: Meeting adjourned.

2 Thank you all.

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7 (Meeting adjourned at

8 approximately 11:43 a.m.)

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REPORTER'S CERTIFICATE

* * * * *

STATE OF ALABAMA:

MONTGOMERY COUNTY:

I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on August 8, 2019.

The foregoing 88 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 1st day of October 2019.

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