

1 **MINUTES OF THE**
2 **FOREVER WILD BOARD MEETING**
3 **ANDALUSIA CITY HALL**
4 **Andalusia, Alabama**
5 **November 8, 2018**

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10 **TRANSCRIPT OF PROCEEDINGS**

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14 Proceedings taken before Tracye
15 Sadler Blackwell, Certified Court Reporter, ACCR
16 No. 294, and Commissioner for the State of Alabama
17 at Large, at Andalusia City Hall, 505 East Three
18 Notch Street, Andalusia, Alabama, on Thursday,
19 November 8, 2018, commencing at approximately
20 10:04 a.m.

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1 **BOARD MEMBERS PRESENT:**

- 2 Commissioner Christopher M. Blankenship, Chairman
- 3 Mr. Rick Oates
- 4 Mr. Horace H. Horn, Jr.
- 5 Dr. Michael Woods
- 6 Mr. David Wright
- 7 Mr. Raymond B. Jones, Jr.
- 8 Mr. William "Bill" Satterfield
- 9 Mr. Frank "Butch" Ellis, Jr.
- 10 Dr. John Valentine

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10 CHAIRMAN BLANKENSHIP: Good morning. Welcome
 11 to the Forever Wild Board Meeting. I'm
 12 sorry. We're a couple of minutes after
 13 ten getting started. We were --
 14 everyone was rounding up from the coffee
 15 pot to get them in here on such a rainy
 16 morning.

17 Let me call the role, and please
 18 indicate your attendance when I call
 19 your name.

20 Chris Blankenship, here.

21 Mr. Butch Ellis?

22 MR. ELLIS: Here.

23 CHAIRMAN BLANKENSHIP: Mr. Sonny Cauthen?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Mr. Horace Horn?

3 MR. HORN: Here.

4 CHAIRMAN BLANKENSHIP: Mr. Raymond Jones?

5 MR. JONES: Here.

6 CHAIRMAN BLANKENSHIP: Rick Oates?

7 MR. OATES: Here.

8 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

9 MR. SATTERFIELD: Here.

10 CHAIRMAN BLANKENSHIP: Dr. Valentine?

11 DR. VALENTINE: Here.

12 CHAIRMAN BLANKENSHIP: Dr. Woods?

13 DR. WOODS: Here.

14 CHAIRMAN BLANKENSHIP: David Wright?

15 MR. WRIGHT: Here.

16 CHAIRMAN BLANKENSHIP: Charles Ball?

17 (No response.)

18 CHAIRMAN BLANKENSHIP: Russ Runyan?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: Dr. Sims?

21 (No response.)

22 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: Dr. Watson?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: I have nine members
4 present. We have a quorum, barely.

5 I do appreciate the City of
6 Andalusia for hosting us this morning.
7 And at this time I'd like to ask the
8 city clerk and treasurer, Mr. John
9 Thompson, if you wanted to say a word or
10 two and welcome us to your town.

11 MR. THOMPSON: Good morning, Mr. Blankenship
12 and members of the Forever Wild Board.
13 My name is John Thompson. And on behalf
14 of Mayor Earl Johnson and all of the
15 members of the Andalusia City Council,
16 it is our pleasure to have you with us
17 this morning and all the guests that are
18 attending this meeting. It's not every
19 day that we get a group as distinguished
20 and esteemed as Forever Wild to come to
21 town. Some of you spent the night last
22 night. And we're certainly honored to
23 have you with us and hope you have a

1 great meeting today. If I or any member
2 of our team can be of assistance to you
3 while you're here, please don't hesitate
4 to let us know.

5 Again, welcome to town and we hope
6 you enjoy your stay.

7 CHAIRMAN BLANKENSHIP: Thank you, sir.

8 And thank you, Mr. Horace Horn, for
9 suggesting that we meet in Andalusia.
10 Appreciate the use of the facility here.

11 I know this used to be an old
12 elementary school, and to see what y'all
13 have done with it to make it into the
14 City Complex -- it's a very beautiful
15 facility. Thank you so much for letting
16 us meet here.

17 I also would like to recognize our
18 state treasurer. Mr. Young Boozer is
19 here today. And I think this will be
20 Mr. Boozer's last meeting as state
21 treasurer. And so would you like to say
22 a word?

23 MR. BOOZER: I'd love to.

1 I appreciate being here and thanks
2 for the invitation.

3 As everybody knows -- at least I
4 hope you do -- is that I'm a huge fan of
5 Forever Wild. And as the treasurer of
6 the State of Alabama, I am on the
7 Alabama Trust Fund board and also
8 responsible for the operations of the
9 Alabama Trust Fund. And I am happy to
10 say over the last eight years we have
11 improved and restructured the Alabama
12 Trust Fund. It has been to the
13 benefit -- I don't think there's any
14 question -- of the Forever Wild
15 organization.

16 In 2012 we passed an amendment to
17 the constitution that restructured it
18 and basically locked down how it works.
19 And over these last eight years the
20 corpus has grown from \$2.4 billion -- I
21 just looked at preliminary numbers for
22 the end of this fiscal year. It's a
23 little over 3.2 billion. So it's grown

1 from 2.4 to 3.2.

2 During that time period we've paid
3 out about a billion dollars collectively
4 to Forever Wild, the cities and
5 counties, and the general fund. And the
6 key number for you folks is 3 billion.
7 Because of the way that we restructured
8 it, it is 5 percent of the rolling
9 three-year average of the total assets
10 under management. And as long as that
11 3 billion is there or bigger, your
12 10 percent, maximum \$15 million on an
13 annual basis, you'll be able to count on
14 it.

15 And so this year we paid out -- we
16 paid out \$150 million. The calculation
17 for next year is \$160 million. And with
18 the increase in the corpus, it will
19 increase and you will have some
20 protection.

21 It has been fun to be associated
22 with you. And let me say this. There's
23 an old saying in college football that

1 defense wins championships. Ladies and
2 gentlemen, if you are going to be a
3 champion of the Forever Wild
4 organization, you need to play defense
5 and make sure that people don't use this
6 corpus, this balance, as a piggy bank
7 for other issues.

8 So with that, let me say I have
9 enjoyed being treasurer. I've enjoyed
10 working with you guys. Chris has done a
11 great job. And thanks for letting me
12 speak. I appreciate it.

13 CHAIRMAN BLANKENSHIP: Thank you, sir. Thank
14 you for joining us. And thank you for
15 your service the last eight years as
16 treasurer for our state. It's been
17 great having you there.

18 MR. BOOZER: Thank you.

19 CHAIRMAN BLANKENSHIP: At this time we'll open
20 up the floor for our public comments. I
21 have comment cards here -- or requests.
22 If you have not filled out one of these
23 and you would like to, please see our

1 staff at the back, and they'll bring
2 that down.

3 MR. SATTERFIELD: Mr. Chairman, a point of
4 personal privilege before you do that.

5 CHAIRMAN BLANKENSHIP: Yes, sir.

6 MR. SATTERFIELD: I'd like to call attention
7 not only to the board but to the
8 audience that you as chairman of our
9 Forever Wild Commission received a
10 significant honor recently. Back on
11 October the 17th, the Gulf States Marine
12 Fisheries Commission awarded you the
13 2018 Lyles-Simpson award for your work
14 to improve fisheries in the Gulf of
15 Mexico.

16 Now, the GSMFC, as you know, is an
17 interstate compact among the five
18 U.S. states in the Gulf of Mexico:
19 Alabama, Florida, Louisiana,
20 Mississippi, and Texas. And its purpose
21 is to promote the conservation,
22 development, and utilization of the
23 Gulf's fishery resources.

1 Well, you have -- I did not know, as
2 probably most of us don't know, that you
3 have served as a commissioner on that
4 for many years and you actually served
5 two terms as the chairman of that
6 organization.

7 And this Lyles-Simpson award is
8 presented annually to an individual,
9 agency, or organization that has
10 contributed to the betterment of
11 fisheries in the Gulf of Mexico through
12 significant biological, industrial,
13 legislative, enforcement, or
14 administrative activities.

15 And the executive director, Dave
16 Donaldson, had this to say about our
17 chairman, quote: In addition to his
18 honesty and integrity, Chris' innate
19 ability to bring people together and
20 guide them to reasonable and effective
21 solutions made him an ideal recipient
22 for this year's Lyles-Simpson award, end
23 quote.

1 So, Mr. Chairman, congratulations on
2 this significant award for your
3 stewardship.

4 CHAIRMAN BLANKENSHIP: Thank you,
5 Mr. Satterfield. I appreciate you
6 mentioning that.

7 When I found out I was going to
8 receive the award, I was talking to my
9 wife and said everybody that's gotten
10 that award in the past has been doing
11 this for decades, and I was just very
12 surprised and honored to be awarded the
13 award. And she looked at me and she
14 said, I don't know how old you think you
15 are, but you've been doing this for
16 decades. Made me feel really good about
17 myself.

18 Our first speaker is Mr. Doug
19 Morrison on the Big Canoe Creek-Epps
20 property.

21 And just a reminder that we're
22 trying to keep the comments to three
23 minutes so that everybody has an

1 opportunity to speak.

2 And that is Tab 3, page 4. Tab 3,
3 page 4.

4 Yes, sir.

5 MR. MORRISON: Yes. I'm Doug Morrison, and
6 I'm the current president of The Friends
7 of Big Canoe Creek. I also serve on the
8 Parks & Rec Board of the City of
9 Springville. I'm here on behalf of the
10 Big Canoe Creek Nature Preserve.

11 And thank you, Forever Wild Board,
12 for making that recent addition and
13 acquisition in St. Clair County. We
14 have 382 acres that is the Big Canoe
15 Creek Nature Preserve now, and we have
16 for consideration an additional 40-acre
17 tract that will give us about 800
18 additional feet of creek frontage on Big
19 Canoe Creek.

20 So I know the first appraisal has
21 been -- is going to be before you, and
22 I'm just here to talk on behalf of that.
23 And hopefully that will be considered

1 and we can add that to the Big Canoe
2 Creek Nature Preserve bringing it up to
3 422 acres.

4 Any questions?

5 MR. WRIGHT: Yes, please.

6 MR. MORRISON: Yes, sir.

7 MR. WRIGHT: Is there existing access to this
8 40 acres from the existing Forever Wild
9 property?

10 MR. MORRISON: No, sir.

11 MR. WRIGHT: Can there be access put there?

12 MR. MORRISON: I'm sorry?

13 MR. WRIGHT: Will there be access put there?

14 MR. MORRISON: Yes. Through the entrance of
15 the nature preserve. It joins the
16 nature preserve. It already is
17 embedded -- adjoins the existing tract.

18 MR. WRIGHT: There's plans to connect it by
19 road access?

20 MR. MORRISON: Oh, it won't be -- it'll come
21 through the existing entrance. You
22 know, there's already an entrance we're
23 working on, but it will -- it's all

1 joined together.

2 MR. WRIGHT: It's all going to be together?

3 MR. MORRISON: Yes. Yes.

4 CHAIRMAN BLANKENSHIP: Thank you, sir.

5 MR. MORRISON: Thank you.

6 CHAIRMAN BLANKENSHIP: The next speaker on the
7 same tract is Vickey Wheeler.

8 MS. WHEELER: First of all, I just -- I want
9 to thank you. I'm Vickey Wheeler, and
10 I'm the nature -- the chairman of the
11 planning committee for the nature
12 preserve for The Friends of Big Canoe
13 Creek. And I really want to thank you
14 for the opportunity that a small
15 grassroots group like ours can have a
16 platform and can be a part of this
17 wonderful program of Forever Wild.

18 And I'm going to leave a copy of
19 this. We had an article in one of our
20 local magazines about Forever Wild and
21 the Big Canoe Creek Nature Preserve. So
22 I thought you might like to know that.

23 And the Epps property -- you can

1 walk from one property to the other. So
2 thank you very much.

3 CHAIRMAN BLANKENSHIP: Thank you.

4 The next speaker is Mr. Andrew
5 Schock on the Red Hills-Flat Creek
6 Addition, Tab 3, page 16. Tab 3,
7 page 16.

8 Thank you, Andrew.

9 MR. SCHOCK: Good morning. I'm Andrew Schock
10 with The Conservation Fund. I'm here to
11 speak this morning to the Red Hills-Flat
12 Creek Phase I Addition. As the
13 Commissioner said, it's on page 16,
14 Tab 3. And I'm specifically speaking to
15 the red area outlined on that map on the
16 southern end of the map.

17 The Red Hills-Flat Creek Addition is
18 really the habitat for the endangered
19 Red Hills Salamander. It will provide
20 great opportunities for both turkey and
21 deer and, of course, small game hunting,
22 and it fits nicely in with the other
23 parcels that Forever Wild owns in that

1 area.

2 The parcel in question -- or that
3 we're talking about specifically is a
4 little over -- it's almost 1200 acres in
5 size. And it's been appraised. You
6 should have -- or it's in the works to
7 get you-all the first appraisal as per
8 your last action.

9 The state now has received
10 \$2 million in a Habitat Conservation
11 Program land-acquisition grant from the
12 U.S. Fish and Wildlife Service. And so
13 that match -- or that grant requires a
14 25 percent match or \$668,000. And
15 that's the request, in essence, before
16 Forever Wild in that amount.

17 So I am going to request that the
18 board make a motion today to proceed
19 with the second appraisal and purchase
20 of the Red Hills-Flat Creek Phase I
21 Addition. Thank you.

22 CHAIRMAN BLANKENSHIP: Thank you, sir.

23 Any questions?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Next is Steve Northcutt
3 to talk about the Grand Bay-Little River
4 Addition, Tab 4, page 13. Tab 4, page
5 13.

6 MR. NORTHCUTT: Good morning. My name is
7 Steve Northcutt. I'm the Director of
8 Protection for The Nature Conservancy.
9 And the property that I want to discuss
10 with you today is located in Grand Bay.

11 As you know, Grand Bay Savanna
12 recently added another 2500 acres to
13 the, I think, approximately 5-,
14 6,000 acres that you have. You know,
15 Grand Bay is the body of water above
16 Dauphin Island. It runs from
17 Mississippi over to Alabama Point.

18 The property that you see outlined
19 in red, that has Little River running
20 through it. So you have direct access
21 to Portersville Bay from this property.
22 The property has beautiful old live oak
23 hammocks, upland mixed pine, and

1 transitional marsh to the south.

2 This property would be purchased by
3 The Nature Conservancy using funds from
4 the National Fish and Wildlife
5 Foundation, Gulf Environmental Benefit
6 Fund. So the property would be a
7 donation to Forever Wild with the
8 request that Forever Wild provide the
9 15 percent stewardship endowment that's
10 required for any property that you
11 purchase or have a donation.

12 So today this would be my request
13 that the board consider a motion to
14 accept this property, provide the
15 15 percent. And any questions that you
16 have about this property I'd be happy to
17 answer.

18 CHAIRMAN BLANKENSHIP: Any questions?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: Thank you, sir.

21 Next is Beth Maynor Finch on the
22 Cahaba-Mohon Tract, Tab 3, page 6.
23 Tab 3, page 6.

1 MS. FINCH: Did you all get your books?

2 Thank you. I'm Beth Maynor Finch.
3 I'm a conservation advisor, and I sell
4 land through Cypress Partners. And I
5 want to introduce Blair Mohon, who is
6 the owner in case you have questions,
7 and Bill Finch, who's a writer and
8 naturalist in case you have any
9 questions about the property.

10 So we have got 362 acres that's on
11 Cahaba. It's got about a mile of tree
12 forest frontage right on the river.
13 It's got two islands that are a deeded
14 part of this property. There are almost
15 200 acres of very mature hardwoods that
16 is a seed bank that tells the story of
17 Bibb County.

18 You're going to find natural stands
19 of longleaf and shortleaf on this
20 property that could be encouraged with
21 more fire management. Black Creek is on
22 the north 40 part of this property, and
23 it is a deep-cove hardwood floor forest.

1 There are roads that are all through
2 this property. It's been enjoyed as a
3 hunting property for the past 20 years,
4 and there's access throughout.

5 Now, in the back of those books
6 you're going to find a map that's
7 stuffed inside there, and it's going to
8 look like this.

9 And these are the Forever Wild --
10 this is the William R. Ireland Wildlife
11 Management Area that surrounds this
12 property. And you're going to notice
13 that this particular property is the
14 only place where these two properties
15 could be connected. And I think
16 Mr. Bill would be quite proud.

17 There's also 167 acres on the north
18 boundary that runs along the river
19 that's owned by the Freshwater Land
20 Trust, and it's also -- the south
21 border -- there are some leased lands
22 that are part of this. There's 146
23 acres of leased lands, which would bring

1 it up to a total of about 500. The
2 leased lands have a willing seller. But
3 it also extends -- it extends the river
4 frontage to about 2-and-a-half miles.

5 It's got a deeded easement that goes
6 through the property off of Marvel Road.
7 There is a little three-room camp house
8 that's on the property with power and
9 water and a small kitchen and equipment
10 storage.

11 But this property -- it lends itself
12 to -- it lends itself to year-around
13 hiking, canoeing, camping, birdwatching,
14 dog walking, wild flower walks, as well
15 as hunting. But this place also
16 symbolizes the most biologically diverse
17 part of the Cahaba.

18 I was working on a book called
19 Headwaters about the rivers of Alabama
20 several years ago, and the biologists
21 took me to this stretch of the river.
22 And I recognized it because of the
23 islands. And I knew it because I had

1 also been there a few years before
2 photographing the lilies that also grow
3 in this stand.

4 So this is rich. It's beautiful.
5 And Blair has done an incredible job of
6 managing this property. And he does it
7 by himself. He's very fit, but he's
8 also getting to the age where it's time
9 to release this land. But he'd very
10 much like to see it go into public
11 ownership so people can enjoy it as much
12 as he has. But there's a time limit on
13 this. And so we have to -- we have to
14 move things along.

15 And I'd very much like to request --
16 we had the first appraisal done on this
17 property, and we would very much like to
18 request the second appraisal and
19 approval of the property.

20 And if you have questions, Blair and
21 Bill are both here to answer anything
22 that might be helpful.

23 DR. WOODS: Would you please explain what you

1 said about the leased land again. I was
2 a little confused.

3 MS. FINCH: So there's two parcels. The part
4 that looks like a lazy anchor that's the
5 big part, that is the 362 acres.

6 MS. McCURDY: If you could, to help me and
7 help them -- I know you've got your map.
8 But I want to be sure we are talking
9 about -- help them --

10 MS. FINCH: That's the part that's for sale.
11 The leased land goes like this.

12 MS. McCURDY: Okay. So there's not leased --
13 the owner does not currently have
14 acreage leased out to others. You are
15 saying that it is --

16 MS. FINCH: He has leased it from somebody
17 else, and it's for his own personal use.

18 MS. McCURDY: But for the help of my board,
19 for the Mohon Tract itself and their
20 consideration of that as a potential
21 acquisition, is any of the Mohon acreage
22 currently under a lease to a third
23 party?

1 MS. FINCH: No.

2 MS. McCURDY: That's what we needed to know.

3 So when you talked about the
4 leases -- the added value, if there is
5 any, of the leases, it wasn't clear.

6 There are -- obviously, as the board can
7 see on their map -- we have some Forever
8 Wild acreage that is under lease but --

9 MS. FINCH: No. It would be this part that --

10 MS. McCURDY: But that is not part of the
11 offering of the Mohon Tract today?

12 MS. FINCH: The leased land is. The lease
13 goes with the land.

14 MS. McCURDY: Okay. Hold on.

15 So the board, if they -- all we have
16 delineated and evaluated --

17 MS. FINCH: Is the 262 acres.

18 MR. MOHON: 362.

19 MS. FINCH: I'm sorry. 362.

20 Blair, would you like to explain --
21 (Multiple speakers.)

22 CHAIRMAN BLANKENSHIP: In the map that you
23 gave us, ma'am -- maybe this will help.

1 In the map that you gave us, is the
2 yellow area the part you're talking
3 about that is the leased property?

4 MS. FINCH: It is. And the lease goes with
5 the 362 acres.

6 MR. MOHON: It is an annually renewable lease
7 on it.

8 CHAIRMAN BLANKENSHIP: I just wanted to make
9 sure we --

10 MS. McCURDY: Would you identify yourself for
11 the court reporter.

12 MR. MOHON: Pardon me. I'm Blair Mohon. I'm
13 the owner of the land.

14 CHAIRMAN BLANKENSHIP: Yes, sir.

15 MS. McCURDY: But it would be an annually
16 renewable lease on adjoining --

17 MR. MOHON: Yes. Yes. It's collocated, but
18 it is totally separate from the existing
19 property. It just adjoins it. And it
20 has significant additional river
21 frontage associated with it. And so it
22 would -- and they are -- they have
23 approached me about the purchase of that

1 land.

2 So I am aware of the fact that it is
3 available. I couldn't swallow it all,
4 so I did not choose to --

5 MS. McCURDY: But the fact that acreage is
6 under a lease that you have -- I assume
7 it has termination provisions by either
8 party.

9 MR. MOHON: It does.

10 MS. McCURDY: Okay. So that has not been
11 evaluated and is not actually part of
12 the nomination acreage. And due to the
13 termination provision, while it might be
14 an option available to this board, it
15 would not automatically flow with the
16 acquisition because one or the other
17 party could terminate that.

18 MR. MOHON: Exactly.

19 MS. McCURDY: And I'm not saying that to
20 degrade it. I just have to keep for my
21 board -- just as you've heard of those
22 considered donations, any acreage that
23 comes with this has some requirements

1 for evaluation and --

2 MS. FINCH: I do.

3 MS. McCURDY: So that's all I needed to
4 clarify. Thank y'all so much. I
5 appreciate that.

6 CHAIRMAN BLANKENSHIP: All right. Any other
7 questions?

8 Yes, sir, Mr. Satterfield.

9 MR. SATTERFIELD: I notice there's a -- on the
10 map there's a little triangular piece
11 across the river. And my question
12 really is to staff. How do you access
13 and how do you manage that little
14 triangular piece if Forever Wild moves
15 forward with this? That's my first
16 question.

17 My second question -- this folder
18 indicates there's some structures on the
19 property. So my second question is also
20 directed to staff. How do we deal with
21 that?

22 And then my third question is -- I
23 missed the last meeting, but it seemed

1 to me like I remembered from the meeting
2 before that Dennis Lathem was here to
3 talk about the well site, and I'm not
4 sure how that turned out. So could
5 staff address that as well, those three
6 questions?

7 MS. McCURDY: Yeah. And let's take it one at
8 a time.

9 First of all, let's be sure we have
10 a complete understanding of what
11 structures are on the nominated area.
12 So could you speak to that?

13 MR. MOHON: Yes. I have a -- I put on the
14 property a 14-foot-by-50-foot house
15 trailer. I built a shed over it to
16 protect it from weather. I had water
17 installed. I had power installed,
18 septic tank and so forth. I have used
19 the property as hunting property. There
20 is also a small metal-roof shed that I
21 have parked my tractor underneath. It
22 is strictly a metal pole barn. There
23 are no sides or anything to it. It's

1 very minimal.

2 There are hunting blinds located in
3 various places on the property, but the
4 only real structure is the mobile home.
5 Obviously, it could be easily removed.

6 MR. SATTERFIELD: So this picture on page 19
7 is a mobile home?

8 MR. MOHON: It is.

9 MR. SATTERFIELD: Because it looks like it's
10 more permanent than that.

11 MR. MOHON: Well, I put a nice shed and a nice
12 porch on the front of it. I like
13 roughing it easily.

14 MR. SATTERFIELD: Thanks.

15 MR. MOHON: Yes, sir.

16 MR. SATTERFIELD: But what Forever Wild -- the
17 bottom line is Forever Wild -- the
18 structure would have to be removed?

19 That's a question.

20 MS. McCURDY: In general, the board, unless
21 it's a structure that we would utilize
22 and would add some value, would have any
23 structures reduced from the appraised --

1 from the appraisal and would not be --
2 the owner would not be paid for those
3 structures for any value. If the
4 appraiser determined there was an added
5 value, we normally would not pay that.

6 For each structure that we have on a
7 piece of property, we also look at --
8 you know, sometimes -- although very
9 much an asset for a private owner, it's
10 not necessarily an asset for a publicly
11 available property. A lot of times,
12 therefore, honestly, they may be
13 demolished. You know, if you have a
14 need for coverage for some equipment,
15 you know, you might leave the shed -- I
16 mean, the pole barn. I don't -- I don't
17 fully know.

18 But we generally have the capability
19 with our own crews to perform demolition
20 as we need to. There's usually not a
21 significant expense as long as it's not
22 a uniquely large structure.

23 I will tell the board and I will go

1 ahead and let you know -- because I may
2 have to say this more than once today --
3 you will notice one of my great aides at
4 the meeting, Doug Deaton, is not here
5 today. I gave Doug the day off. He and
6 his wife are at the hospital preparing
7 for the birth of their third child. So
8 being the good person that I am, I told
9 him he could skip today.

10 So Doug is probably the one who
11 generally has the most tract-specific
12 knowledge of the conditions of the
13 structure. So I may be a little
14 hampered today.

15 But the overall answer is we would
16 not pay for that part if they were
17 valued as part of the appraisal. And
18 whether we would retain them or go into
19 demolition is site-specific. But here
20 we would probably not maintain the --
21 any type of living quarters.

22 MR. SATTERFIELD: So the value of the
23 appraisal assumes that will not be left

1 on the property?

2 MS. McCURDY: We normally have that -- what it
3 assumes is, if there's any value, it is
4 denoted separately so that we can easily
5 subtract it from the value. I do not
6 recall if a value was assigned to that
7 structure. But we ask appraisers to
8 appraise the structures separately if
9 they have any value, and then we deduct
10 that from what would be considered our
11 appraised value for the purposes of
12 acquisition.

13 So the third question as to the well
14 site, I believe that the questions that
15 Mr. Lathem had or any concerns were
16 resolved from his perspective. The
17 questions that remain a little bit from
18 the staff is simply that the site itself
19 does not have any type of fencing or
20 security. It's not a dangerous
21 operation, but it's simply something you
22 have to keep in mind, public access,
23 public -- sometimes people don't --

1 aren't smart and engage in activities
2 that they shouldn't.

3 So we did want to address with the
4 board if there would need to be any
5 conditions of securing fencing or
6 something related to the well site
7 itself. But it's more of those routine
8 land management questions. Mr. Lathem
9 did not have any concern.

10 There are other well sites on the
11 adjoining acreage that are managed as
12 WMA acreage that have presented no
13 issues in the past other than some
14 safety concerns, but no -- and, also,
15 being on the property line, it would not
16 interfere with the public's usage. It's
17 right on the edge, so -- but, anyway,
18 that's all you missed on the well site.

19 MR. SATTERFIELD: Is it a producing well?

20 MS. McCURDY: It is.

21 MR. SATTERFIELD: And what happens with the
22 income from that production if Forever
23 Wild acquires the property?

1 MS. McCURDY: Well, there is a separate lease
2 on that. We would not benefit from the
3 income.

4 MR. SATTERFIELD: Say that -- I'm sorry.

5 MS. McCURDY: There is a separate -- as I
6 understand it, there is a separate lease
7 agreement related to the mineral
8 interests of that spot. So we would not
9 benefit from a revenue standpoint
10 from --

11 MR. SATTERFIELD: Then who would keep that
12 revenue stream?

13 MS. McCURDY: The owner of the lease
14 interest -- or the mineral interests.

15 MR. MOHON: I own zero mineral rights on it.
16 It's about three-tenths of an acre.
17 Right literally through the parking lot
18 of the well site is where the property
19 line is. It is a producing well, but I
20 have no -- all of that was retained by
21 previous owners, and there's no income
22 or anything from that.

23 MR. SATTERFIELD: So is there a road access

1 easement, then, or some easement --

2 MS. McCURDY: It's right on the edge, so it is
3 very accessible from the road. So, no,
4 there's no easement going with that.
5 It's literally on the boundary and on
6 the road. And so there's no need for an
7 easement. It's right there.

8 MR. SATTERFIELD: And my third question was
9 that little triangular piece of
10 property.

11 MS. McCURDY: Oh, I'm sorry. Yes. On that
12 piece, if memory serves, the only access
13 to that little triangle would be by
14 water, if memory serves on that.

15 Is there a public road to that
16 triangle?

17 MR. MOHON: There are old logging roads and
18 mining roads and access to pipeline
19 roads and so forth on that side of the
20 river, but you're talking about probably
21 a 6 or 8-mile run through the woods to
22 get to it.

23 So for all practical purposes,

1 access is by water, but there is a road
2 that gets there that comes within, I
3 would say, 10 or 15 yards of the corner
4 of the property. Quite frankly, I've
5 never been over there and looked at it.

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

7 CHAIRMAN BLANKENSHIP: Thank you.

8 MS. McCURDY: Thank you. Thank y'all so much.

9 CHAIRMAN BLANKENSHIP: Thank you, ma'am.

10 The next speaker is Ray Herndon on
11 the Blackwater South Tract, Tab 4,
12 page 5. Tab 4, page 5.

13 MR. HERNDON: Good morning, Commissioner.

14 Good morning, board members. My name is
15 Ray Herndon. I work for The
16 Conservation Fund. I am here to speak
17 to you about the Blackwater River South
18 Tract.

19 I'm here joined by a couple of
20 partners, Yael Girard from the Weeks Bay
21 Foundation and Andrew Chason with the
22 Coastal Land Trust. We're working in
23 collaboration on this project along the

1 Blackwater River.

2 We were here at the August meeting,
3 made a presentation, and a couple of
4 questions arose. And, in particular, I
5 want to try to address those questions
6 as best I can.

7 There was some question about road
8 maintenance as related to the tract.
9 And if you're looking at that 11-by-17
10 map, it's the red parcel that we're
11 targeting here.

12 There's about -- a little more than
13 3 miles' worth of road going from the
14 blacktop to what's known as Reeder Lake,
15 about a 90-acre lake which feeds into
16 the Blackwater River and then the
17 Perdido. Since the August meeting, The
18 Conservation Fund and the partners of
19 the Weeks Bay Foundation and the Coastal
20 Land Trust have met with Baldwin County
21 to assess whether or not the county
22 might be willing to participate in that
23 road maintenance. They have offered an

1 intergovernmental service agreement with
2 the state, if that's desirable, to
3 conduct that regular road maintenance.

4 They have a similar agreement with
5 the City of Elberta, and I think they --
6 they suggested they -- and what that
7 intergovernmental service agreement
8 would do would be a performance of
9 roadwork at cost. So they maintain a
10 road for the City of Elberta for about
11 200 -- \$600 a quarter in a similar
12 nature. So that's what that might
13 entail. So we do have a template that
14 we've been offered by the commissioners
15 in Baldwin County for consideration.

16 And I also want to mention that the
17 Coastal Land Trust, Weeks Bay
18 Foundation, and The Conservation Fund
19 hosted the National Fish and Wildlife
20 Foundation staff at this site in
21 September. We toured the property both
22 from the water and on the land side.
23 They seemed to be very intrigued by this

1 project and potentially a partner on the
2 wetland portions of this tract, which is
3 about 55 percent of the property.

4 And I also want to mention --
5 particularly maybe note on this map that
6 I've provided you -- it's kind of a
7 landscape scale map which shows the
8 protected land base. Obviously, Forever
9 Wild has made investments in this
10 location previously, the Lillian Swamp
11 shown there kind of on the maybe south
12 side of the property.

13 In between the Lillian Swamp
14 acquisition and this tract is a
15 mitigation bank. It's permanently
16 protected under easement. So it's
17 privately held. There are a couple of
18 small tracts in between those two.

19 And I would also point out that just
20 directly -- I've just learned this last
21 night. I received files indicating that
22 just directly to the west side of this
23 tract along the Blackwater River for

1 about 5 miles is all privately protected
2 lands. It's not shown on this map, and
3 I apologize. But that's about a 9- or
4 10-mile stretch of the Blackwater River
5 on the south side with the addition of
6 this tract that would be protected.

7 Lastly, I want to mention -- and I
8 know I'm out of time. But I have -- The
9 Conservation Fund has provided an
10 appraisal of this tract to State Lands
11 staff for consideration as a potential
12 first appraisal under the process. It
13 was done to standards that are required
14 by Forever Wild and is available should
15 the board decide to utilize that
16 appraisal.

17 I'll entertain any questions.

18 CHAIRMAN BLANKENSHIP: I will say just for the
19 board's information that staff has
20 reviewed the appraisal that was provided
21 and it did meet our requirements. And
22 it has been included in Tab 3 of your
23 green folder information as an appraisal

1 that was received and accepted by the
2 Department.

3 Also, as Mr. Herndon mentioned, we
4 have had conversations with another
5 entity that may be interested in
6 leveraging some funds with Forever Wild
7 on this property. They were not in a
8 position by this meeting where they
9 could provide full information on what
10 they would be willing to do. But I just
11 wanted to let you know that you do
12 have -- it looks like we will have the
13 opportunity for another entity to
14 partner with Forever Wild on this
15 property and, you know, definitely
16 should have more information before the
17 February meeting on that.

18 Any questions?

19 Yes, sir, Mr. Satterfield.

20 MR. SATTERFIELD: Just for my learning curve,
21 I think this -- is this the property
22 that was talked about last time, also,
23 about potential as a state park?

1 CHAIRMAN BLANKENSHIP: It was.

2 MR. SATTERFIELD: And the state -- as I
3 remember in reading the transcript,
4 State Parks Division said they didn't
5 have any money to develop this as a
6 state park if Forever Wild went forward
7 with this purchase. Is that still the
8 situation with the Parks Division?

9 CHAIRMAN BLANKENSHIP: State park, yes, sir.
10 Yes, sir. There is -- with the National
11 Fish and Wildlife donation, there is
12 some interest in bird habitat and other
13 nature-preserve-type benefits for this
14 property that they're interested in
15 partnering with us on.

16 MS. McCURDY: Yes. And this tract, also, as
17 you will see noted, short-listed as -- a
18 lot of times we'll have properties due
19 to their attributes that actually
20 short-list under more than one of our
21 four categories. This short-listed both
22 as a nature -- short-listed as a nature
23 preserve in addition to short-listing as

1 a potential state park. So it does
2 carry both of those short-list
3 designations.

4 I will while I'm at the microphone
5 go ahead -- I had questions from a
6 couple of you prior to the meeting, and
7 Ray did cover it. We are -- we did
8 receive information that Baldwin County
9 would be willing to partner with us and
10 enable us to use their crews and
11 expertise, for lack of a better word, in
12 road maintenance. But, again, that
13 would be -- the program would pay for
14 that. It's still a Forever Wild cost,
15 but it is helpful to be able to utilize
16 the county's services. That is an
17 easier procurement mechanism and,
18 frankly, an easier way to get it done.

19 But, again, a couple of you asked.
20 Yes, the cost of that we would need to
21 pay Baldwin County, but we are
22 appreciative of Ray and you doing that
23 and the county's offer of their physical

1 assistance. Thanks.

2 CHAIRMAN BLANKENSHIP: Thank you.

3 I think Yael Girard would like to
4 speak on the same property.

5 MS. GIRARD: Hi there, Forever Wild Board.

6 Thank y'all for having us again today.

7 Some of the things I wanted to
8 address were just spoken about sort of
9 in passing, the idea of the state park
10 versus the nature preserve. This
11 property actually did score higher as a
12 nature preserve. So it would be our
13 hope that that would be the future use.
14 Obviously, that decision is up to State
15 Lands.

16 But nature preserves inherently have
17 less infrastructure requirements than a
18 state park usually, if you look at
19 things like Big Canoe Creek and you look
20 at Turkey Creek. You've got less
21 infrastructure, less cost in the
22 creation of a nature-preserve space
23 versus a state park.

1 And given this piece of property, I
2 think it merits a look at for a
3 nature-preserve space. It is in the
4 range of numerous threatened and
5 endangered species, several of them
6 aquatic species. As Ray mentioned,
7 there is miles of river frontage and
8 wetland frontage habitat here. So
9 that's really important.

10 This property also has -- over
11 50 percent of the bird species that were
12 affected by the oil spill exist or
13 migrate through this range. So this
14 could be -- with the 90-acre lake, plus
15 an area called Alligator Bayou, plus the
16 river frontage -- a lot of area for bird
17 migration, bird habitat, nesting,
18 breeding, and feeding areas.

19 So I wanted to clarify the state
20 park/nature preserve question and then
21 also just denote a few of the
22 biological -- significant biological
23 features of the property. Thank y'all.

1 Any questions on that?

2 CHAIRMAN BLANKENSHIP: Do you have a question?

3 Yes, sir, Mr. Satterfield.

4 MR. SATTERFIELD: I'm sorry to become a
5 nuisance.

6 CHAIRMAN BLANKENSHIP: That's okay.

7 MR. SATTERFIELD: But since you mentioned the
8 BP funds -- and I know there are lots of
9 negotiations on properties across the
10 coast, and this is down in that area
11 where those funds are available. Are
12 there any funds -- any available
13 resources from the BP funds for this
14 property?

15 CHAIRMAN BLANKENSHIP: And the National Fish
16 and Wildlife Foundation would be using
17 some of the funds from the BP
18 settlement.

19 MR. SATTERFIELD: That would be their
20 contribution from the BP fund?

21 CHAIRMAN BLANKENSHIP: Yes, sir.

22 MR. SATTERFIELD: Okay.

23 MS. GIRARD: Anything else, Mr. Satterfield or

1 anyone else?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: Thank you, ma'am.

4 MS. GIRARD: Thank you.

5 CHAIRMAN BLANKENSHIP: Next is Ben Whitaker on
6 the Sipsey River-Mill Creek Addition --
7 or Sipsey River-Mill Creek. That's
8 Tab 4, page 29. Tab 4, page 29.

9 MR. WHITAKER: Good morning, Mr. Chairman and
10 board members. Thank you for having me.
11 My name is Ben Whitaker. I work with
12 Regions Bank, and I'm here this morning
13 to present for nomination a property
14 that is located in Tuscaloosa County on
15 the Sipsey River approximately 10 miles
16 west of the city of Tuscaloosa and the
17 University of Alabama.

18 This property is approximately
19 293 acres. It's on the east side of the
20 river north of Highway 82. It is a
21 mature forest. The interesting thing of
22 this property, it fits very nicely into
23 the existing Sipsey River Complex north

1 zone.

2 In section 23 and 26 of the land
3 sections, the Forever Wild owns property
4 that contains approximately 1-and-a-half
5 miles of Sipsy River frontage. This
6 acquisition would increase that Sipsy
7 River frontage approximately by 1 mile,
8 making it approximately 2-and-a-half
9 miles of contiguous Sipsy River
10 frontage with this acquisition.

11 This acquisition would provide
12 excellent recreational opportunities.
13 It's very aesthetically pleasing. It's
14 a beautiful property. It would be
15 excellent for wildlife, hunting and
16 fishing, canoeing, hiking, camping,
17 wildlife observation, bird observation.
18 And my request this morning to the
19 committee is to present this property to
20 be nominated and to start the process.

21 Thank you.

22 CHAIRMAN BLANKENSHIP: Thank you, sir.

23 Any questions?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Thank you.

3 Next is Chandler Graham -- go ahead,
4 Mr. Wright.

5 MR. WRIGHT: I don't have a question for him.

6 I have a question, I think, for maybe
7 Patti.

8 MS. McCURDY: Just speak up a little bit or in
9 the microphone, if you could.

10 MR. WRIGHT: What is a DOT mitigation bank?

11 CHAIRMAN BLANKENSHIP: The question is what is
12 a DOT mitigation bank.

13 MR. WRIGHT: I just don't know.

14 MS. McCURDY: The Department of Transportation
15 has certain properties that they hold --
16 obtain and hold as a mitigation bank,
17 usually wetlands. That means they have
18 possibly done work somewhere on roads
19 that has resulted in an impact to the
20 wetlands. And so to compensate for
21 that, they will provide mitigation areas
22 to ensure overall that the health and
23 strength of the wetlands are preserved.

1 I don't have specific knowledge on
2 this one, but that is a regular program,
3 meaning DOT holds the property and --

4 Jo, do we know any more?

5 MS. LEWIS: (Inaudible to court reporter.)

6 MS. McCURDY: So it's just sort of protected
7 adjacent acreage for us. It generally
8 enhances the buffer area for pressure on
9 the tract.

10 MR. WRIGHT: Thank you.

11 CHAIRMAN BLANKENSHIP: Next is Chandlar Graham
12 on the Thigpen Hill property. That's
13 Tab 3, page 18. Tab 3, page 18.

14 I think he may speak also on the
15 Hollins WMA Addition.

16 MR. GRAHAM: Yes, sir. I think I can get them
17 both done here for you. Thanks for
18 having me.

19 On the Thigpen property -- Thigpen
20 Hill in Butler County, y'all have
21 received the first appraisal on that.
22 I'm here today to ask if y'all would
23 motion to move forward with purchasing

1 and second appraisal on that property.

2 That property is located in a part
3 of the state that is lacking public
4 lands and fits nicely in that aspect.
5 It's also close to plenty of hotels and
6 restaurants to provide facilities for
7 people utilizing that.

8 So any questions on that property?

9 CHAIRMAN BLANKENSHIP: Any questions on the
10 Thigpen Hill?

11 (No response.)

12 CHAIRMAN BLANKENSHIP: The Hollins WMA
13 Addition is on Tab 4, page 18. Both of
14 them are on page 18, one on Tab 3 and
15 one on Tab 4, page 18.

16 Go ahead, sir.

17 MR. GRAHAM: The Hollins WMA Addition is in
18 Clay County. It's a little over
19 1100 acres. It is currently part of the
20 WMA -- Hollins WMA. The current owners
21 have decided to sell this property, and
22 therefore they have cancelled the WMA
23 lease. So effectively it's not part of

1 the WMA for this hunting season.

2 But it fits right in the middle of
3 the Hollins Complex there. So they
4 wanted to give y'all the opportunity if
5 y'all desire to pursue that. If y'all
6 chose to do that, you know, we would
7 take it off the market and let the
8 process take its course.

9 CHAIRMAN BLANKENSHIP: Any questions?

10 (No response.)

11 CHAIRMAN BLANKENSHIP: Thank you, sir.

12 MR. GRAHAM: Thank you.

13 CHAIRMAN BLANKENSHIP: Next is Chad Scroggins
14 on the Cahaba River-Savage Creek Tract,
15 Tab 3, page 7. Tab 3, page 7.

16 MR. SCROGGINS: I want to thank you for the
17 opportunity. I'm Chad Scroggins with
18 Shelby County.

19 And this Savage Creek Tract fits in
20 directly with the Forever Wild Land
21 Trust property that's on the north side
22 of the Cahaba River. Currently there's
23 about 1340 acres -- a little less --

1 1339 on the north side of the Cahaba
2 River. This parcel is about 300
3 acres -- just a little more than
4 300 acres on the south side of the
5 Cahaba River, and it's directly adjacent
6 to land that's owned by Shelby County.

7 We are excited about this property
8 and certainly support it because it
9 would expand the current holdings of
10 Forever Wild and Shelby County at the
11 Cahaba River Park location.

12 What's been handed out to you in a
13 few pages are some of the improvements
14 that we have done on the north side of
15 the Cahaba River, some of the trails
16 that have been built with ADECA RTP
17 grant funds and then also a caretaker's
18 house that a sheriff's deputy lives in,
19 a pavilion, and some overall pictures of
20 other trails and the current sign that
21 is in production for this particular
22 property.

23 We would do the same exact amount of

1 investment on the south side. Should
2 you choose to go to second appraisal and
3 purchase of this property, we would
4 construct a caretaker's house that would
5 house another deputy or another law
6 enforcement officer on the south
7 sector of this property. It would be
8 built on Shelby County land. It would
9 be funded by Shelby County.

10 The road improvements, unlike what
11 some of the others we've heard today,
12 would be actually funded and constructed
13 by Shelby County on that property to
14 provide access. Parking and trailheads
15 would be done by Shelby County and would
16 be at no cost to the Forever Wild Board
17 for maintenance or improvements on the
18 property.

19 This property would be -- we would
20 do the same thing as far as signage that
21 we're doing on the north sector on this
22 south sector, parking lots and the
23 additional trails that we would really

1 like to construct with the approval of
2 the Forever Wild staff -- the Department
3 of Conservation State Lands staff.

4 This is a top priority for Shelby
5 County. We've got over a million
6 dollars in investment in the north-side
7 sector. We certainly are looking
8 forward to it being open here in the
9 next 60 days. And we welcome the
10 Forever Wild Board to come and visit
11 this.

12 The Department of Conservation knows
13 our work through other sites, Oak
14 Mountain State Park, Beeswax Creek Park,
15 and also the Cahaba Wildlife Management
16 Area shooting range. So we would do a
17 quality product that will be at no cost
18 to you guys.

19 We're excited about this. This is a
20 number-one priority for Shelby County
21 for expansion of this particular park
22 area. And it would add a couple of
23 river miles -- two more river miles to

1 the existing river miles that are
2 protected on the Cahaba River.

3 CHAIRMAN BLANKENSHIP: Are there any comments
4 or questions?

5 MR. WRIGHT: Yes, Commissioner.

6 MR. SCROGGINS: Yes, sir.

7 MR. WRIGHT: On the caretaker's house, would
8 that be constructed on Forever Wild's
9 property or --

10 MR. SCROGGINS: No, sir. It would be
11 constructed on Shelby County property.
12 We have adjacent property on the south
13 side of the river just like we do on the
14 north side of the river, and it would be
15 constructed on Shelby County property
16 but directly adjacent to your property.

17 MR. WRIGHT: Thank you.

18 MR. SCROGGINS: Yes, sir

19 CHAIRMAN BLANKENSHIP: Chad, thank you so much
20 for Shelby County's partnership with the
21 Department of Conservation on many other
22 projects. We do appreciate the ability
23 to work together. Thank you.

1 MR. SCROGGINS: Thank you.

2 CHAIRMAN BLANKENSHIP: Next is Chris
3 Oberholster on the Saginaw Swamp
4 property, Tab 4, page 25.

5 MR. OBERHOLSTER: Good morning. My name is
6 Chris Oberholster. I work for
7 Birmingham Audubon Society, a bird
8 conservation nonprofit that is dedicated
9 to connecting people to the outdoors and
10 experiences in nature. Thank you for
11 the opportunity to offer some comments.

12 I'd like to just share a couple of
13 highlights about a tract known as
14 Saginaw Swamp. This is a 160-acre
15 property in unincorporated Shelby County
16 right on the Alabaster-Calera city
17 limits/boundaries basically, close to
18 the greater Birmingham population
19 center, obviously, five minutes off I-65
20 at that Shelby County Airport exit. So
21 very easy to access with paved road
22 frontage right off the interstate.

23 It complements and is adjoining an

1 existing 100-acre city park. The City
2 of Alabaster has Limestone Park. And
3 basically Limestone Park protects about
4 20 percent of the Saginaw Swamp, and the
5 remaining 75, 80 percent, the vast
6 majority of the balance, is on this
7 160 acres.

8 And basically tremendous wetland
9 bird life. It's become -- the adjoining
10 existing city park has a nature preserve
11 sort of element to most of the acreage.
12 Audubon has worked the last several
13 years on improving the public access and
14 the wildlife enhancement, planting
15 native warm season grasses, building a
16 birding and wildlife observation
17 platform there, so basically
18 enhancing -- and it's become a very
19 popular destination on the Alabama
20 Birding Trail network, which is an
21 initiative from the Conservation
22 Department and Tourism and Travel.

23 So basically these are some key

1 attributes that I think have -- my
2 understanding is that it has scored very
3 highly because of those positive
4 attributes, both biological but also the
5 strategic or recreational sort of
6 possibilities. And so our hope is that
7 the board would consider moving this
8 forward with a request for a first
9 appraisal.

10 So I'm happy to answer any questions
11 about the place, but thank you very
12 much.

13 CHAIRMAN BLANKENSHIP: Thank you, sir.

14 Any questions?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: Thank you.

17 Our last speaker is Matt Sams on the
18 Shelby Crossroads Tract, Tab 4, page 27.
19 Tab 4, page 27.

20 Mr. Sams.

21 MR. SAMS: Good morning. Thanks for letting
22 me come and talk about our tract.

23 I am speaking about the Shelby

1 Crossroads Tract. I'm requesting a
2 first appraisal. It's an 884-acre tract
3 in Shelby County near the Shelby
4 community, about 5 -- 4 or 5 miles south
5 of Columbiana, 20 miles northwest of
6 Clanton, and about 13 miles east of
7 Calera.

8 It's 884 acres. It's a great
9 recreational tract. It's got ponds,
10 hunting, canoeing, fishing. But I guess
11 more importantly it's a high historical
12 site. It's the site that the Shelby
13 Iron Company -- it was a charcoal blast
14 furnace.

15 In the pamphlet I gave you, there's
16 some pictures of some of the ruins of
17 the foundry. And now it's the site of
18 the historic Shelby Iron Works Park. We
19 actually donated some of the acreage
20 there to the park. And they have a
21 festival each year and do a lot of cool
22 stuff, and the last page is their flier
23 from this past year.

1 So we donated some of the land that
2 was part of our tract to their -- you
3 know, that they own now, and they are
4 doing tons of improvements. And so it's
5 got a huge significance as far as
6 historical. I think I can imagine, you
7 know, people coming to the park and then
8 visiting the park and the ruins and
9 then, you know, creating trails on this
10 particular tract and they could fish and
11 hike. And it's got hunting
12 opportunities, too, you know, turkey,
13 dove, deer; horseback riding, you know;
14 has road frontage on County Road 47 and
15 42 in multiple locations.

16 Shelby County has agreed to help
17 with the maintenance, and that's a big
18 deal. It's just a great tract. There's
19 not many like it.

20 I know the second page has the
21 tract -- the location of the tract in
22 relationship to some of the other
23 properties that y'all manage. And as

1 you can see -- I know you have spots in
2 Shelby County. But this is in southeast
3 Shelby County, and y'all don't have many
4 there. So I just think it would be a
5 great addition to the Forever Wild land
6 holdings.

7 CHAIRMAN BLANKENSHIP: Any -- Dr. Woods.

8 DR. WOODS: Yes. On the map you provided,
9 where is the Shelby Iron Works Park?

10 MR. SAMS: On the bottom, the yellow.

11 DR. WOODS: The yellow. Okay.

12 MR. SAMS: Yes, sir. It's the yellow.

13 And north of that paved road is what
14 we donated to the Shelby Iron Works
15 Park. And they have done a lot of
16 clearing. And as you can see from the
17 pictures, there's even more in the woods
18 in addition to what they've cleared,
19 so ...

20 But that site -- that foundry was
21 built in 1842 and provided a lot of the
22 steel for the Civil War. And they
23 actually started doing some stuff for

1 World War I until -- I'm not sure why
2 they quit doing it. But they were
3 gearing up to do stuff for the Civil
4 War -- I mean, for World War I, and they
5 ended up not doing it. They quit the
6 construction of it. But it has a huge
7 significance. But it's that yellow
8 piece on the map.

9 CHAIRMAN BLANKENSHIP: Yes, sir.

10 MR. WRIGHT: Mr. Commissioner, I just want to
11 say that I visited the property this
12 past Monday with Matt, and that Iron
13 Works place is impressive. Somebody's
14 been doing a lot of work there. Roundup
15 would be proud of them over there on
16 that new part because they've really
17 cleaned that area up. But I just wanted
18 to say that that Iron Works is really
19 impressive.

20 MR. SAMS: And I think that -- I don't know
21 for sure, but -- I didn't call them.
22 But I would imagine they would
23 appreciate, you know, if that tract --

1 this tract stayed, you know,
2 nondeveloped and in the Forever Wild
3 land holdings. I would imagine they
4 would work with y'all and expand that
5 park. And it would just be an awesome
6 destination to come to along with the
7 park and you could -- trails and -- you
8 know, there's 76 acres of lakes,
9 beautiful lakes. So I can see it being
10 a great location to come and visit.

11 Thank you.

12 CHAIRMAN BLANKENSHIP: Yes, sir,
13 Mr. Satterfield.

14 MR. SATTERFIELD: Mr. Chairman, a couple of
15 questions.

16 How much is the acreage again?

17 MS. McCURDY: Just one second. If y'all would
18 give me just one second. I've got a
19 question for Matt while I've got him up
20 here.

21 (Brief pause.)

22 MS. McCURDY: Mr. Satterfield, I'll get to
23 your question. You may end up going

1 here.

2 But to clarify to the board, the map
3 that you have in your packet, on Tab 4,
4 page 28, if you will look at the
5 southernmost line of that, you will see
6 one area that juts up, and that matches
7 with the map that Matt gave you. Our
8 map is missing another jutting-up where
9 that acreage was deeded to the Iron
10 Works. So your map is missing a little
11 cut-up that you see on Matt's map.

12 So the acreage question, although
13 there would still be a few acres
14 difference, primarily is going to relate
15 to the fact that our boundary line did
16 not have that Iron Works Park area
17 excluded that has been donated and
18 deeded.

19 So that gets a little closer to
20 getting to us agreeing on the acreage.
21 Matt thinks that's roughly 15 acres. So
22 if you -- I think that would -- well,
23 that still doesn't get us -- anyway,

1 we'll clarify with Matt.

2 But visually I wanted to tell you
3 that on your map, first of all, and,
4 second of all, that that acreage was
5 donated and deeded to that group. So it
6 would not be part of our acquisition.

7 MR. SATTERFIELD: So it's not the 861 on our
8 map? It's 884?

9 MS. McCURDY: That's what Matt's total has.
10 So, yes, that's what I'm saying. We
11 still have a discrepancy, but I first
12 wanted you to visually -- and know the
13 park is not on our acreage. That map is
14 wrong. We're going to have to
15 compare -- I haven't seen this map until
16 now, and so I don't -- it's going to
17 take a little while working with Matt to
18 figure out where the acreage difference
19 is. I'm sure Matt knows. But, anyway,
20 we'll need to work that out.

21 CHAIRMAN BLANKENSHIP: Thank you.

22 MR. SATTERFIELD: And, secondly -- my second
23 question is -- you know, I see you have

1 a lot of open space in this property.
2 Is any of that currently used for any
3 agricultural purposes?

4 MR. SAMS: No, sir. When we bought that
5 property, it had those grass hayfields,
6 the -- pretty much Johnsongrass now.
7 And we have -- we don't receive any
8 money from it. Somebody cuts it once a
9 year just so it doesn't grow up into
10 trees.

11 But it is not a -- it is not a
12 commercial -- we don't lease the hay
13 rights. It's -- we bought the tract
14 with -- they were opening -- they were
15 opening, and we didn't want them to grow
16 up to trees. So we kind of just cut
17 them once a year.

18 MR. SATTERFIELD: You know why I'm asking the
19 question.

20 MS. McCURDY: Yes, absolutely. And so the
21 answer to it -- and Doug has been on the
22 property -- is that the hay cutting that
23 has occurred, as Matt said, does appear

1 to be simply from, I would say, a land
2 maintenance standpoint to manage the
3 land, as Matt said, to keep it from
4 being overgrown. It is not a
5 revenue-generation activity to our
6 knowledge for the owners from the hay.
7 It is a land-maintenance activity on the
8 property.

9 MR. SATTERFIELD: So you would consider that
10 not active agricultural use?

11 MS. McCURDY: For us that would be -- of this
12 nature, it would be a land-maintenance
13 activity.

14 MR. SATTERFIELD: Right.

15 MS. McCURDY: And, actually, they do that, but
16 then you don't produce any revenue from
17 it. So for us that is more land
18 maintenance than active agriculture.
19 Obviously, someone could differ. But
20 that's how to date we've made that
21 distinction for our purposes.

22 MR. SAMS: It would just grow up wild, and so
23 we cut it. Wanted to maintain it.

1 CHAIRMAN BLANKENSHIP: Thank you, sir.

2 That's the last speaker, the last
3 person I have a card for. Did we miss
4 anybody?

5 (No response.)

6 CHAIRMAN BLANKENSHIP: Seeing none, we will
7 now go into recess for executive
8 session.

9 By regulation, appraised values are
10 confidential during periods of
11 negotiation. Accordingly, in order to
12 discuss tract appraisal values, the
13 board will need to go into a recess for
14 an executive session.

15 Is there a motion for the board to
16 now recess to attend the executive
17 session?

18 DR. WOODS: So move.

19 MR. RAYMOND JONES: So move.

20 CHAIRMAN BLANKENSHIP: Moved by Dr. Woods,
21 seconded by Mr. Jones.

22 As I call your name, please state
23 your position on the motion. Those in

1 flavor indicate by saying "aye" or "yes"
2 and those opposed by saying "nay."

3 Chris Blankenship, yes.

4 Butch Ellis?

5 MR. ELLIS: Aye.

6 CHAIRMAN BLANKENSHIP: Horace Horn?

7 MR. HORN: Aye.

8 CHAIRMAN BLANKENSHIP: Raymond Jones?

9 MR. JONES: Aye.

10 CHAIRMAN BLANKENSHIP: Rick Oates?

11 MR. OATES: Aye.

12 CHAIRMAN BLANKENSHIP: William Satterfield?

13 MR. SATTERFIELD: Aye.

14 CHAIRMAN BLANKENSHIP: Dr. Valentine?

15 DR. VALENTINE: Aye.

16 CHAIRMAN BLANKENSHIP: Dr. Wood?

17 DR. WOODS: Aye.

18 CHAIRMAN BLANKENSHIP: Mr. Wright?

19 MR. WRIGHT: Aye.

20 CHAIRMAN BLANKENSHIP: The "ayes" have it. We
21 will now be in recess. It is 11:07. We
22 hope to return by 11:37.

23 **(Recess for executive session was**

1 **taken at approximately 11:07 a.m.**
2 **and the meeting was called back to**
3 **order at approximately 12:13 p.m.)**

4 CHAIRMAN BLANKENSHIP: We are back from
5 executive session. It is 12:13 p.m.
6 Let me otherwise figure out where we
7 are.

8 Now we're at number 5, the program
9 status report, the financial data.

10 Patti.

11 MS. McCURDY: Thank you, Chairman. Give me
12 one second to get my papers in order
13 here.

14 Okay. This is the portion of the
15 meeting each time where I review both
16 for the clarification of the board and
17 for the benefit of the public various
18 pieces of financial information that
19 assist the board in understanding the
20 funding they have available, if they
21 choose, to act on as to potential future
22 acquisitions and, also, to set forth the
23 staff's usage of stewardship funds for

1 long-term maintenance of the acquired
2 tracts.

3 So I will start with the overview of
4 financial information. As usual, as I
5 describe this, the staff keeps up with
6 the commitments the board has made,
7 almost like your checking account. So
8 you've written a check. We need to be
9 sure we can cash it when we get the
10 tracts closed. So we keep a running
11 total.

12 So that cash balance that would show
13 in the account is approximately
14 \$26.4 million. However, taking into
15 account the following tracts that are in
16 various stages of closing, that total
17 available to the board is reduced. Let
18 me remind everyone of the current tracts
19 that are actively either under final
20 negotiation or in closing.

21 Barbour WMA-Leak Creek Addition,
22 Barbour County. Red Hills-Parris Trust
23 Addition, Monroe County. Skyline

1 WMA-Crow Mountain Addition, Jackson
2 County. Slaughter Swap, Baldwin County.
3 Tannehill-Ayers Addition, Jefferson
4 County. Caldwell Swamp, Baldwin County.
5 Coldwater Mountain-Sarrell Addition,
6 Calhoun County. Weeks Bay
7 Reserve-Meadows Phase III Additions in
8 Baldwin County.

9 Taking all of that into account, the
10 unencumbered cash balance is just over
11 \$20 million. However, as we talk about
12 in various meetings, you also have to
13 keep an eye on what is your capital
14 spending authority. That is derived
15 pursuant to certain state budgeting
16 procedures. So the land cost of an
17 acquisition is considered a capital
18 expense. So we have to keep in mind as
19 you make various motions whether you
20 have enough capital spending authority
21 available.

22 The 15 percent stewardship amount
23 that is transferred to the stewardship

1 account, by law, with each acquisition
2 of acreage comes out of your cash. So
3 staff's trying to watch that too. But
4 it does not come out of your capital
5 spending authority.

6 So as we move forward today, as
7 always -- I don't always say this -- but
8 as you're making motions, staff is
9 keeping up with the math. So if we tell
10 you to hang on, just hang on. And as
11 I've told some of y'all, the staff does
12 not let me do math, so I do have to rely
13 on them. It has never gone well in the
14 past. I went to law school for a
15 reason.

16 So looking at, again, your available
17 cash balance, just over \$20 million.
18 Your available capital spending
19 authority is about \$18.3 million. So,
20 again, we'll help you keep an eye on
21 that.

22 As we've crossed into a new fiscal
23 year -- our state fiscal year runs

1 October 1 to September 30. I'm not
2 going to go through a list of all the
3 closings from the prior fiscal year, but
4 we ended up -- out of 19 tracts that the
5 board instructed staff to try to close,
6 we were able to acquire 16 tracts --
7 three offers were declined. But we
8 ended up acquiring 16 tracts for over
9 8,000 -- totaling over 8,000 acres. So
10 that was the fiscal year-end total for
11 acquisitions.

12 Before I move on to stewardship
13 fund, any questions from the board on
14 the land trust numbers?

15 (No response.)

16 MS. McCURDY: I will then move into the
17 stewardship fund report. That's
18 Tab 2-B.

19 I'm sorry. I forgot to say the
20 other was 2-A.

21 This is Tab 2-B. You're actually
22 going to see two pieces of paper. One
23 gives you, because we have completed a

1 fiscal year, what we believe will be the
2 final accounting of the stewardship
3 funds that staff has spent on the tracts
4 for maintenance and improvements. There
5 could be slight adjustments. We're not
6 totally done with the fiscal year-end
7 accounting procedures.

8 But we believe of the \$1.5 million
9 spending authority that the board
10 allowed from the stewardship fund, we've
11 spent just over \$1.2 million. So we
12 were able to stay within that budget
13 authority.

14 The next page would be the current
15 fiscal year, now FY18 -- 2018-2019 or we
16 will call it FY19. The stewardship fund
17 cash balance is roughly \$33.6 million.
18 Again, that balance is always high
19 because the goal is to utilize interest
20 proceeds to perform the work that we
21 need to do or at least have those
22 proceeds offset that work.

23 We again for this year, pursuant to

1 board authorization, have designated
2 \$1.5 million as the spending authority
3 for stewardship funds for maintenance on
4 the tracts for this fiscal year.

5 Obviously it's early in the fiscal year.
6 So you only see 33,000 having been spent
7 so far, but we will be utilizing the
8 rest of those funds as we proceed.

9 We're currently not aware of any special
10 expenses that would alter what we have
11 previously presented to the board as our
12 expectation of the needs.

13 Any questions on stewardship fund?

14 (No response.)

15 MS. McCURDY: So the next item we will change
16 up a little bit. Under Tab 3 --
17 Tab 3-A, this listing is our appraised
18 nominations listing. This provides
19 information to the board of the
20 appraisals that have been actually
21 received following board motion. Once a
22 board member motions for first
23 appraisal, there is additional work that

1 the staff has to do in talking with the
2 landowner to be sure we have all the
3 deed information, any encumbrance
4 information so that we can be sure when
5 we engage the appraisal we are
6 appraising correct acreage, correct type
7 of interest. And so there's sometimes a
8 lag between that motion and when we
9 receive the appraisal.

10 But I'm going to run through the
11 appraisals that were received and
12 currently are available for further
13 board action.

14 We have Beaverdam Swamp, Limestone
15 County. Big Canoe Creek-Epps Addition,
16 St. Clair County. Cahaba River-Mohon
17 Tract, Bibb County. Cahaba River-Savage
18 Creek, Shelby. Coldwater
19 Mountain-Martin Addition, Calhoun.
20 D'Olive Bay, Baldwin County. Freedom
21 Hills WMA-Buzzard Roost Creek Addition,
22 Colbert. Freedom Hills WMA-Robbins
23 Addition. Guntersville State Park-Smith

1 Cemetery Addition, Marshall County. Red
2 Hills-Brown Schutt Trust Additions,
3 Monroe County. Red Hills-Flat Creek
4 Phase I. Red Hills-Section 2. Thigpen
5 Hill, Butler County.

6 So roughly that's about \$37 million
7 in appraised properties. So we have a
8 little difference between what you've
9 got appraised and what you've got
10 available. But you have a lot before
11 you and a lot of opportunities -- good
12 opportunities on that list.

13 We mentioned -- had a couple of
14 speakers earlier. I did want to confirm
15 that both -- as to the Grand Bay
16 Savanna-Little River Addition, we were
17 provided -- Mr. Northcutt through The
18 Nature Conservancy did provide us an
19 appraisal on that property which has
20 been reviewed and accepted by the board
21 as meeting standards for that --
22 although a donation, we still needed an
23 appraisal to be able to factor the

1 15 percent transfer that would be the
2 cost associated on that.

3 We also from Mr. Herndon did receive
4 an appraisal, as he indicated, on the
5 Blackwater River South Tract that was
6 reviewed and found consistent with
7 standards by staff. So were not ordered
8 by the board but were provided for your
9 use at no cost on those tracts. And
10 they were performed by our usual
11 contractors that -- or our pool of
12 appraisers.

13 So that is the report on the
14 appraised nominations that -- the
15 returned appraisals. Any questions on
16 any of that?

17 If not, I will move into grant
18 status.

19 (No response.)

20 MS. McCURDY: And normally Doug does this, but
21 you're stuck with me today. He's a
22 little busy.

23 Because of the number of

1 opportunities we currently have, I did
2 put just an outline of information under
3 Tab 5 that you will see as 5-G that I
4 thought might help keep the various
5 opportunities straight.

6 As the board knows, the staff
7 continues to try to find either grant
8 opportunities or various leveraging
9 opportunities that we can bring back to
10 the board in association with any of the
11 tracts that have short-listed. The
12 board does not have to -- the board can
13 choose to move forward without regard to
14 grant funds. You don't have to wait for
15 those. But it is to let you know of
16 potential opportunities that might be
17 along the way. Today I have news as to
18 both awards we received and some other
19 grant applications in process.

20 So we have two grant opportunities
21 connected with two of the Red Hills
22 tracts, the Red Hills-Flat Creek Phase I
23 and Red Hills-Section 2 Tract. These

1 are through programs sponsored by the
2 U.S. Fish and Wildlife Service. So this
3 is federal grant money. As we reported
4 at the last meeting, we have actually
5 received awards that would be available
6 for use.

7 On the Red Hills-Flat Creek Phase I,
8 in effect, \$2 million could be applied
9 toward purchase. Pursuant to that
10 application, the acreage acquired with
11 the \$2 million in grant funds would be
12 deeded to DCNR's Wildlife and Freshwater
13 Fisheries Division that Chuck heads up,
14 and the remaining portion, considered a
15 match in that situation, would be
16 deeded, as usual, you know, to the
17 Forever Wild program.

18 The Red Hills-Section 2 -- and I'm
19 sorry. The Red Hills-Flat Creek is
20 Tab 3, page 16, if anybody wants to look
21 at a map. So, again, Tab 3-B, page 16.

22 Red Hills-Section 2 Tract is right
23 after that, Tab 3-B, page 17. That is a

1 330-acre tract, and we were able to
2 obtain \$250,000 to be applied toward the
3 purchase. Pursuant to that application
4 award, that entire 330 acres would be
5 Forever Wild's ownership there.

6 Those two opportunities -- if the
7 board chose to want to take advantage of
8 those opportunities, we would need to
9 have board action well enough in advance
10 of the close of 2021 to ensure that we
11 could fully close the transaction --
12 fully close it prior to the end of 2021.
13 So there is time, but I mention it to
14 the board because, obviously, you can't
15 wait till the last minute. We'd have to
16 be sure we could get it closed. But you
17 have until 2021 on that.

18 And let me say as to all of these
19 tracts -- I should have mentioned
20 this -- any motion you may want to make
21 would come later in the meeting in
22 either general discussion or the
23 miscellaneous section. This is really

1 just to alert you to these opportunities
2 at this point. If you have any desire
3 to make a motion connected with either
4 of those two Red Hills tracts, that
5 would be done in the general discussion
6 portion of the agenda.

7 Any questions on the Red Hills? If
8 not, I'll move to the Grand Bay
9 Savanna-Little River Addition
10 nomination.

11 (No response.)

12 MS. McCURDY: You heard Mr. Northcutt speak on
13 this earlier, heard information at prior
14 meetings. This is an opportunity
15 through the National Fish and Wildlife
16 Foundation, or NFWF as we call them,
17 through the Deepwater Horizon oil spill
18 funds. The Nature Conservancy, using
19 NFWF funds, would be acquiring the
20 property. Also pursuant to those funds,
21 they've been able to pay for the
22 necessary appraisals, surveys,
23 environmental reports.

1 If you look at Tab 3 -- excuse me --
2 Tab 5-C, there's a memo detailing that
3 transaction. We'll be covering that in
4 the miscellaneous reports section. But
5 it has maps attached and provides
6 additional information. But the cost to
7 the program would just be the 15 percent
8 of appraised value which would need to
9 be transferred to the stewardship fund.

10 Any motion, if you wanted to make
11 one on this, could be made either in
12 general discussion or when I provide the
13 update, as usual, in the miscellaneous
14 reports section, either one.

15 Another opportunity we have is
16 related to the D'Olive Bay Tract. If
17 you look on Tab 3-B, page 9, you will
18 see -- of appraised nominations, you
19 will see a map for, again, D'Olive Bay.
20 Our staff in State Lands work in
21 partnership with the City of Daphne.
22 And I do want to thank the City of
23 Daphne. They did a lot of legwork on

1 the grant application and providing
2 information to us to help us get that
3 in.

4 But that was another -- another
5 grant application submitted through the
6 U.S. Fish and Wildlife Service. We do
7 not have any news back. They are set to
8 make award announcements in January. So
9 I expect to have more information by the
10 February meeting on that.

11 But to preview that a little bit, if
12 the grant is awarded, we would expect
13 the amount of funds available when
14 combined with -- if you'll remember on
15 this tract there are three owners, two
16 of which are donating acreage. Between
17 the donated acreage from the sellers,
18 the landowners, and these grant funds,
19 the end result would result in the
20 potential for a no-cost acquisition by
21 the board, again, the standard
22 15 percent transfer like we just
23 discussed on Little River. But it is an

1 opportunity to have a no-cost
2 acquisition.

3 But we'll know more about that, I
4 hope, in January and can report back
5 more in February. Again, the board
6 could proceed without waiting on that,
7 but I did want to alert the board to the
8 timing of that news or at least what we
9 hope to be the timing of that news.

10 The final opportunity -- and we
11 will -- you've got a memo, Tab 5-D, that
12 we've prepared and we can discuss
13 further in the miscellaneous reports
14 section. This is revisiting the Weeks
15 Bay Reserve-Meadows Phase III Tract.

16 As you may recall, this tract has
17 NOAA -- federal NOAA funds available for
18 50 percent of the acreage to be
19 acquired. However, the reason we added
20 a memo in Tab 5-D is we have had another
21 reduction in available acreage due to
22 landowners partially withdrawing some
23 previously offered as willing seller

1 acreage.

2 So Tab 5-D has a map showing you
3 what that nomination would look like
4 now. That is a tract that had been
5 previously appraised. The way it was
6 appraised, we can simply back out the
7 acreage that we've lost. That does not
8 present a problem. But we will cover
9 that again in miscellaneous reports.
10 Because of the reduction in acreage, I
11 want to come back and have discussion
12 from the board to confirm if you want
13 the staff to continue moving forward
14 toward closing. That tract had already
15 received a motion to proceed to close.
16 So we will revisit that in miscellaneous
17 reports.

18 Oh, and I'm sorry. The NOAA grant
19 for that tract, we would need to be able
20 to close that tract -- action time to
21 close that tract prior to the end of
22 2019.

23 So that's the deadlines and

1 information on those. Any questions on
2 that information?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: Go ahead.

5 MS. McCURDY: Okay. And I will also note that
6 Chuck didn't really have anything.

7 Chuck, if you have something to add
8 since we last talked -- okay.

9 Yeah. Sometimes Chuck will get up
10 and have some news for you. Didn't have
11 any news today. So that's all I've got
12 for grant status.

13 CHAIRMAN BLANKENSHIP: All right.

14 MS. McCURDY: And then we will move into the
15 short-list presentation from Jo.

16 Thank you very much.

17 MS. LEWIS: Good afternoon. I'm Jo Lewis.

18 I'm on the staff of the State Lands
19 Division, and I'm going to present the
20 short list this afternoon. We're
21 covering Tab 4. There's four subtabs,
22 4-A, B, and C.

23 Tab 4-A is the short list presented

1 in two formats. One is alphabetical,
2 and the other is a table form so that
3 one can see the nominations in the
4 different categories of use or
5 geographic areas.

6 Tab 4-B is a narrative and map of
7 each of the short-listed tracts.

8 And Tab 4-C is a list of all
9 currently available nominations -- and
10 by available, the landowners are willing
11 participants and would consider an offer
12 should one be made. This includes the
13 short list and the tracts that didn't
14 score well enough to be on the short
15 list.

16 So back to Tab 4-A. The short list
17 is composed of nominations that scored
18 in the top-three slots in each category
19 of use in each geographic region of the
20 state. Hypothetically there could be
21 36. As is often the case, there are
22 nominations that fit the criteria for
23 some of the categories of use and will

1 not have all three -- or nine slots
2 filled, or some of the nominations are
3 very attractive and they short-list in
4 more than one category of use.

5 We have 17 nominations today. They
6 fall in 12 different counties, and they
7 vary in size from 55 acres to 11,400
8 acres. They are distributed throughout
9 the state from Calhoun County to Clarke.
10 I'll read their names.

11 I'll start with Bains Gap in
12 Calhoun --

13 MR. SATTERFIELD: Mr. Chairman?

14 CHAIRMAN BLANKENSHIP: Yes.

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

16 This was nominated in 2011. Under
17 the new process we've adopted, why is
18 that still on the list as opposed to
19 being removed?

20 MS. LEWIS: It's never been on the short list
21 before. So you've never had the
22 opportunity to make a decision based --
23 because it doesn't score well enough --

1 it has never scored well enough to be on
2 the short list before. It had very
3 little competition. Therefore, it is
4 now on the short list because other
5 tracts have either been purchased or
6 removed --

7 MR. SATTERFIELD: Okay. So that policy only
8 applies to things that have actually
9 made the short list?

10 MS. McCURDY: The short list, correct.

11 The short list is a living list. As
12 scores change and properties are
13 acquired -- when you motion for a first
14 appraisal, that tract on the short list
15 comes off the short list, moves onto
16 appraised nominations -- even if we have
17 to hold the appraisal for some reason --
18 to open up the space to allow something
19 else to elevate on the short list to
20 give you fresh opportunities.

21 This one has just now scored well
22 enough in a category to roll into a
23 short-list position. The procedures

1 that we implemented related only to
2 removal of items that would be seen as,
3 for lack of a better word, clogging up
4 the short list because they had never
5 been motioned for appraisal.

6 So our process applies to that and
7 applies to cleaning off nominations that
8 have sat on the appraised nominations
9 list with no action. We have never had
10 a process related to saying that a
11 nomination -- as long as -- we confirm
12 willing seller status to be sure it's
13 still available and they're still okay
14 with their nomination being considered
15 by the program. We take that action.
16 But it stays in the pool as long as it's
17 an active nomination available for
18 rolling onto the short list. So that's
19 the difference.

20 MR. SATTERFIELD: So in order to get here,
21 you've already checked to see if the
22 landowner is still willing to sell
23 that --

1 MS. McCURDY: Correct.

2 MR. SATTERFIELD: -- to keep it an active
3 nomination?

4 MS. McCURDY: Correct.

5 MR. SATTERFIELD: Okay. Because that's a lot
6 of years in between.

7 MS. McCURDY: Correct.

8 No. We would make a check each
9 year. You know, from one month to
10 another somebody may have gotten a
11 property -- you know, something may have
12 happened.

13 But, yes, we make that check and --
14 but you will see that a lot of times
15 when -- there are certain individuals
16 who, frankly, want this program to
17 acquire their acreage and are not even
18 actively, you know, placing it on the
19 market, so it does stay available.

20 CHAIRMAN BLANKENSHIP: All right. Thank you.

21 Ms. Lewis.

22 MS. LEWIS: So that was Bains Gap.

23 We have Blackwater River South

1 Tract, 2300 acres in Baldwin County.

2 I have Cahaba River-High Pines
3 Tract, 325 acres in Bibb County.

4 We have Coldwater Mountain-Oxanna
5 Addition, which is 62 acres in Calhoun
6 County. Coldwater Mountain-Young
7 Addition, which is 59 acres in Calhoun
8 County.

9 We have Grand Bay Savanna, or GBS,
10 Little River Addition at 377 acres in
11 Mobile County.

12 We have Hobbs Island, which is 334
13 acres in Madison County.

14 We have Hollins Wildlife Management
15 Area Addition, 1,161 acres in Clay
16 County.

17 Magnolia South Tract, 11,434 acres
18 in Baldwin County.

19 We have MTD or Mobile-Tensaw
20 Delta-Three Lakes Tract, which is 8,200
21 acres in Clarke County.

22 We have Old Cahawba Prairie-S&P
23 Addition, 590 acres in Dallas County.

1 We have Saginaw Swamp, 160 acres in
2 Shelby County.

3 We have Shelby Crossroads, 861
4 acres, according to tax records, in
5 Shelby County.

6 We have Sipsev River Swamp-Mill
7 Creek Addition, 274 acres in Tuscaloosa
8 County.

9 We have Skyline Wildlife Management
10 Area-Bishop's Cove, 391 acres in Jackson
11 County.

12 We have Tannehill-South Addition,
13 422 acres in Bibb and Shelby Counties.

14 And we have Terrapin Hill, the
15 amended version, 471 acres in Coosa
16 County.

17 I'll be happy to address any
18 questions you have about these
19 nominations.

20 CHAIRMAN BLANKENSHIP: Any questions?

21 (No response.)

22 CHAIRMAN BLANKENSHIP: Thank you, Jo.

23 MS. LEWIS: Thank you.

1 CHAIRMAN BLANKENSHIP: Now, agenda item 6,
2 general discussion from board members.

3 MR. ELLIS: Mr. Chairman?

4 CHAIRMAN BLANKENSHIP: Yes, sir.

5 MR. ELLIS: I'd like to move for second
6 appraisal and purchase of the Cahaba
7 River-Savage Creek Tract.

8 MR. HORN: I second that.

9 CHAIRMAN BLANKENSHIP: All right. So
10 Mr. Ellis has motioned for a second
11 appraisal and move to purchase on the
12 Cahaba River-Savage Creek Tract.
13 Motioned by Mr. Ellis. Seconded by
14 Mr. Horn.

15 Is there 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: No opposed. It was

1 unanimous.

2 Anyone else?

3 MR. WRIGHT: Mr. Chairman?

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

5 MR. WRIGHT: I would like to make a motion for
6 second appraisal and move to purchase on
7 the Big Canoe Creek-Epps Addition, 40
8 acres in St. Clair County.

9 CHAIRMAN BLANKENSHIP: All right. Is there a
10 second?

11 MR. OATES: I'll second that.

12 CHAIRMAN BLANKENSHIP: And that's Rick Oates.

13 So the motion was made by
14 Mr. Wright, seconded by Mr. Oates for a
15 second appraisal and move to purchase on
16 the Big Canoe Creek-Epps Addition.

17 Any discussion?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: No discussion.

20 All those in favor say "aye."

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

23 CHAIRMAN BLANKENSHIP: Any opposed?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: No opposed. Passes
3 unanimously.

4 MR. JONES: Mr. Chairman?

5 CHAIRMAN BLANKENSHIP: Mr. Jones.

6 MR. JONES: I would like to make a motion for
7 a second appraisal on the Beaverdam
8 Swamp and proceed to purchase with the
9 condition that Forever Wild's
10 contribution toward acquisition not
11 exceed 75 percent of the confirmed
12 appraisal value.

13 MR. HORN: I second that.

14 CHAIRMAN BLANKENSHIP: All right. So
15 Mr. Jones has motioned and Mr. Horn has
16 seconded a motion for a second appraisal
17 and move to purchase on the Beaverdam
18 Swamp property of 75 percent of the
19 confirmed -- with no more than
20 75 percent of the confirmed appraisal
21 value. Is that correct?

22 MR. JONES: Not to exceed it, yes.

23 CHAIRMAN BLANKENSHIP: Not to exceed it.

1 MR. JONES: Yes.

2 CHAIRMAN BLANKENSHIP: Not to exceed
3 75 percent of the confirmed appraisal
4 value.

5 That is the motion and second?

6 MR. HORN: Yes, sir.

7 CHAIRMAN BLANKENSHIP: Any other 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: No opposed. Motion
16 carries. Unanimous.

17 Any other motions?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: Seeing none, we'll move
20 into the miscellaneous reports, Tab 5.

21 Are you handling that, Patti?

22 MS. McCURDY: I am.

23 CHAIRMAN BLANKENSHIP: Since Doug is not here,

1 you've got that.

2 MS. McCURDY: I'll let Doug do the next time.

3 Okay. If you will just turn to
4 Tab 5 in your packet. I'm just going to
5 roughly go through -- some of those are
6 just updates we don't have to go
7 through, but I will -- but if you'll go
8 ahead and turn to 5.

9 5-A relates back to our prior
10 discussion of the process adopted by the
11 board for staff to automatically remove
12 stale either short-list nominations or
13 appraised nominations -- and by stale,
14 those that have not had certain board --
15 or any board actions defined by the
16 process set by the board.

17 So at this point in each meeting I'm
18 alerting the board to what will be
19 removed between now and the next meeting
20 automatically by staff unless the board
21 votes to retain it, which is no problem.
22 But it will be removed if you don't take
23 action.

1 This time the only impacted
2 nomination would be an appraised
3 nomination shown on Tab 3-A and the map
4 on 3-B for the Skyline WMA-Bean
5 Addition. Unless there is a motion for
6 an action by this board to retain that,
7 that will be removed from your
8 appraised -- your 3-A listing for the
9 next meeting.

10 And so hearing no objection, staff
11 will proceed with that removal.

12 If you'll look at Tab 5-B. We often
13 have at meetings the need for action for
14 the board to adopt management plans for
15 the various tracts we've acquired. By
16 law we are required to implement a
17 management plan approved by the board
18 within a year of acquisition.

19 What you'll see on memo 5-B is a
20 listing of tracts that we would like to
21 go ahead and put forth to the board for
22 management plan approval. All three of
23 these tracts happen to be either

1 contiguous or very close to existing
2 tracts that the staff considered made
3 sense to include them into existing
4 management plans. So I'm going to run
5 through that. You have all those
6 management plans attached to 5-B.

7 The three tracts would be the Coon
8 Gulf-Heard Addition, Jackson County,
9 which would be added to the Coon Gulf
10 Complex Management Plan.

11 Second, Grand Bay Savanna-Solet
12 Addition, Baldwin County, to be added to
13 the Grand Bay Savanna Complex Management
14 Plan.

15 Third, Old Cahawba Prairie-Childers
16 Creek Addition, Dallas County. This
17 would be added to the Old Cahawba
18 Prairie Complex Management Plan.

19 I'm happy to address any questions
20 by the board as to any individual
21 management plans. If there are none, we
22 will need a motion to accept that --
23 acceptance of those management plans.

1 But, first, any questions?

2 CHAIRMAN BLANKENSHIP: Any questions?

3 MR. HORN: Mr. Chairman, I would move that the
4 board approve the State Lands Division
5 proceeding with the inclusion of the
6 tracts as set forth in the memorandum
7 dated November 8th, 2018, into existing
8 management plans attached to this
9 memorandum.

10 CHAIRMAN BLANKENSHIP: So a motion has been
11 made by Mr. Horn.

12 Is there a second?

13 MR. JONES: Second.

14 CHAIRMAN BLANKENSHIP: Second by Mr. Jones.

15 Any discussion? Any questions?

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. Thank you, sir.

2 MS. McCURDY: All right. We'll now look at
3 Tab 5-C. This is an update which you
4 did hear me reference in the grants
5 section, but I wanted to provide a full
6 update to the board on the Grand Bay
7 Savanna-Little River Addition tract
8 donation opportunity.

9 Again, this is a tract encompassing
10 363 approximate acres, and it
11 provides -- as you will see by the map
12 attached to 5-C, provides acreage that
13 would be an inholding that would be part
14 of the Forever Wild Grand Bay Savanna
15 Complex.

16 Again, this is being offered as
17 100 percent donation and would require a
18 15 percent stewardship transfer. The
19 cost of this -- appraisal, survey,
20 closing costs, title insurance,
21 recording fees, a lot of the usual costs
22 to this board -- are available to be
23 paid for through NFWF funds.

1 So the board is not required to take
2 any action today, but if you would like
3 to, we did include a very specific
4 motion to account for the fact that
5 those costs do -- will be borne by The
6 Nature Conservancy through NFWF, but
7 basically third-party funds.

8 Any questions?

9 MR. JONES: One question. Will this -- the
10 management area land that's surrounding
11 this, will this be incorporated -- would
12 this be incorporated into the management
13 area?

14 MS. McCURDY: I will ask Chuck to be sure, but
15 my indication was that --

16 MR. SYKES: I'm sorry?

17 MS. McCURDY: For the Grand Bay Savanna-Little
18 River Addition. It is surrounded by
19 wildlife management area. And I know we
20 have talked, but for the benefit of the
21 board, you-all are agreeing to manage
22 that --

23 MR. JONES: Okay. Thank you.

1 MS. McCURDY: Any questions?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: No other questions.

4 I think we talked about this tract.

5 Mr. Northcutt spoke to it as a donation.

6 MS. McCURDY: And the reason for the specific
7 update today, at the last meeting we had
8 not had time to review all the due
9 diligence information such as the --
10 we've now reviewed the surveys, the
11 appraisal, the Phase I Environmental
12 reports. And this is really the first
13 meeting that that's been clear where if
14 you want to accept the donation that you
15 could. And that's the reason for this
16 specific information today.

17 MR. HORN: Mr. Chairman?

18 CHAIRMAN BLANKENSHIP: Mr. Horn.

19 MR. HORN: I move that the board approve the
20 acceptance of the Grand Bay
21 Savanna-Little River Addition tract
22 donation and approve the staff
23 proceeding with closing the acquisition

1 with the understanding that, as
2 required, 15 percent of the appraised
3 value will be transferred to the
4 stewardship fund.

5 In addition, this motion is
6 conditioned on payment through
7 third-party funds of all costs and/or
8 fees associated with appraisals,
9 environmental reports, title insurance,
10 closing, and recording.

11 CHAIRMAN BLANKENSHIP: Mr. Horn has made a
12 motion.

13 MR. WRIGHT: I second it.

14 CHAIRMAN BLANKENSHIP: Seconded by Mr. Wright.

15 Is that correct?

16 MR. WRIGHT: Yes.

17 CHAIRMAN BLANKENSHIP: Yes, Mr. Wright.

18 Any discussion?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: No discussion.

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 unanimously.

5 MS. McCURDY: Thank you.

6 Now if you'll look at Tab 5-D. This
7 is another item that I referenced in the
8 grant status update because of the
9 availability of federal NOAA, National
10 Oceanic and Atmospheric Administration,
11 funds to provide 15 percent of the
12 purchase for the Weeks Bay
13 Reserve-Meadows III Addition. The
14 reason you again see this specific memo
15 in the packet today is that since our
16 last meeting we've had another reduction
17 of acreage due to a landowner
18 withdrawing part of the originally
19 offered as willing seller acreage that
20 would take this nomination from 47 acres
21 down to 29 acres.

22 You will see on the attached map in
23 blue -- the bordered by blue nomination

1 is how it's designated in the legend.
2 It is a separate, contained parcel that
3 has been pulled out.

4 As usual, regardless of the grant
5 opportunity, simply, you know, reduction
6 after the board -- well, this is one the
7 board had motioned for staff to take to
8 purchase. Since we've had a change in
9 acreage after that motion, we normally
10 bring this back to you for review.

11 Before we do so, staff always
12 reviews this change. The staff has
13 determined that the reduction with this
14 particular tract nomination would not
15 negatively impact the score either
16 because there's not a negative access
17 impact and that the attributes of
18 habitat protection and conservation in
19 the Weeks Bay area still contributes to
20 the efforts of the Weeks Bay Natural
21 Estuarine Research Reserve in the area.

22 So the tract would still score fine,
23 but I do want to bring back to the board

1 for direction one way or the other
2 whether to proceed -- continue to
3 proceed with the purchase with the
4 reduced 29 acres, of which 14.5 would be
5 covered by NOAA money.

6 CHAIRMAN BLANKENSHIP: Yes, sir,
7 Mr. Satterfield.

8 MR. SATTERFIELD: Mr. Chairman, I've lost
9 track of the history of this tract.

10 As I understood it, originally we
11 started out several meetings ago with
12 124 acres. Then it went down to 79.
13 Then it went down to 47. And now it's
14 down to 29. And I, for one, have lost
15 track of even the appraisal numbers on
16 that. So I would suggest we hold -- I
17 would suggest we just hold this one in
18 abeyance until the next meeting so we
19 can get a better definition on what that
20 appraised number is now for this reduced
21 acreage. Because I don't even have it
22 in my records anymore.

23 MS. McCURDY: Well, because it actually moved

1 to the closing process, Tab 2-A would
2 reflect, under adjustments under
3 negotiation on 2-A, the cost to the
4 program.

5 CHAIRMAN BLANKENSHIP: So is --

6 MS. McCURDY: We corrected it. Tab 2-A, Weeks
7 Bay Reserve-Meadows III Addition,
8 29 acres. It is reflected on the tab --
9 we're still -- in other words, that's
10 still an amount, although reduced now --
11 because we had a prior motion, we were
12 still reserving funds in case it went
13 forward.

14 CHAIRMAN BLANKENSHIP: I think Mr. Satterfield
15 may have a question -- and I'm not
16 trying to put words in your mouth. But
17 in removing those other acres that touch
18 Weeks Bay, the 29 acres that are left --
19 has that been --

20 MS. McCURDY: Yes.

21 CHAIRMAN BLANKENSHIP: -- taken into account
22 the different category of those acres
23 versus the other acreage to come up with

1 the correct value?

2 MS. McCURDY: In this particular scenario, the
3 appraisal actually had to separate out
4 the parcels anyway. So we were very
5 easily able to correct the values.
6 Sometimes we do not do that based on how
7 an appraisal was done, but due to the
8 separate tracts here, we were able more
9 easily than usual to make that
10 adjustment. It doesn't mean you have to
11 move forward. We can wait until the
12 next meeting and provide any additional
13 information, but it was an unusual
14 circumstance of being able to simply
15 take out that parcel.

16 MR. SATTERFIELD: Well, I guess I'm also kind
17 of flummoxed by the scoring system. We
18 started out with a larger piece and you
19 keep shrinking it down to smaller and
20 smaller and smaller numbers. I don't
21 understand how the scoring system can
22 end up being the same on a tiny little
23 tract when we had something that was

1 four times bigger.

2 MS. McCURDY: Absolutely. And that you
3 normally -- rarely would see the scoring
4 remaining good enough to stay on the
5 short list with that kind of reduction
6 other than oftentimes in the nature
7 preserve category. Because if it's
8 still providing protection in an area
9 here bounded by other acreage in the
10 Research Reserve and the importance of
11 the Weeks Bay area, it actually does
12 maintain its scoring.

13 But you are correct. Just like with
14 the appraisal, this is an odd scenario
15 where normally such a proportional
16 reduction in acreage normally would
17 alter the score.

18 But, again, it does not mean the
19 board has to move on it. It doesn't
20 mean you have to do anything. But that
21 is why this looks odd is due to the area
22 that it's in.

23 CHAIRMAN BLANKENSHIP: So just for my

1 clarification and the board's
2 clarification, if they do not make a
3 motion to continue to proceed with this
4 new acreage, would the original motion
5 to purchase it -- would the agency just
6 not do anything on the tract?

7 MS. McCURDY: I would not feel comfortable
8 technically because it is a lesser
9 value, one could argue. It is not an
10 action I would feel comfortable taking
11 as staff without further direction.

12 So if you take no action, it will
13 simply -- we can bring it up later or
14 not at all. But I don't feel
15 comfortable -- this is where I come back
16 to you and tell you that I don't feel
17 comfortable without further action --
18 further direction from the board.

19 CHAIRMAN BLANKENSHIP: All right. Is there
20 any desire to take any further action on
21 this property?

22 (No response.)

23 CHAIRMAN BLANKENSHIP: Seeing none ...

1 MS. McCURDY: The next tab, 5-E, I'm not going
2 to spend too much time on that. It
3 requires no board action whatsoever
4 today. I just wanted to mention that we
5 have -- Forever Wild holds some acreage
6 down in Baldwin County that is part of
7 the Historic Blakeley State Park.

8 And let me also clarify, it's not a
9 state park within our DCNR system. It's
10 a standalone historic state park.

11 It was purchased many years ago to
12 help Blakeley provide additional acreage
13 for hiking, nature trails, wildlife
14 viewing, and also, obviously, it
15 enhanced protection of historical sites
16 at the park. As part of that
17 acquisition, Blakeley staff remains
18 responsible for the day-to-day
19 maintenance of the property. They
20 maintain the trails, the signage. They
21 deal with public access as part of the
22 trails system. The boundaries are not,
23 similar to other properties, overly

1 marked in order to try to avoid
2 confusion of the public of where they
3 can and can't go on the tract.

4 Inadvertently, Blakeley has just
5 across the line constructed a couple of
6 cabins and a horse stable that we're
7 going to need to address in some manner
8 getting them back on Blakeley property
9 as opposed to Forever Wild property. We
10 are looking at that and working with
11 their staff.

12 The reason these were conducted and
13 future planning is being done by
14 Blakeley is because they are -- it's
15 part of their master planning in order
16 to try to take advantage of a tax that
17 was passed in Baldwin County that would
18 actually provide Blakeley funds to do
19 capital improvements. Obviously such
20 improvements would benefit the overall
21 usage of the tract and our value on our
22 acreage to the public.

23 But they are evaluating where they

1 may want to go in the future. We're
2 probably going to be coming back to the
3 board discussing a swap that would
4 account for where some of those
5 improvements would occur. I don't have
6 a lot more information right now. I
7 just want to alert the board, and you'll
8 hear us come back with that additional
9 information once Blakeley and their
10 foundation and our staff has had more
11 time to suggest a path forward. But
12 that will be additional action at a
13 future meeting.

14 Tab 5-F. I just wanted to report to
15 the board good news. Following
16 Hurricane Michael, we did an assessment
17 of all of our Forever Wild tracts in the
18 storm's path, the highly impacted areas,
19 and I, very fortunately, can report to
20 you that the Forever Wild acreage, as
21 opposed to a lot of the other acreage,
22 did not sustain really what I would call
23 significant damage. We did at the

1 Dothan Trails Park, as so many areas in
2 Dothan, had a lot of trees down. Those
3 were not harvestable trees. And
4 although downed and blocking -- other
5 than blocking some of the trails didn't
6 really present a safety -- immediate
7 safety concern, but the trails were
8 closed due to that.

9 State Lands staff has been assisting
10 the City of Dothan crews in cleaning
11 that up, getting the trails opened
12 back up as soon as possible. I really
13 want to publicly commend the efforts of
14 both the City of Dothan and the local
15 club -- bike clubs there. I mean, it is
16 a great partnership, just like we've
17 seen with Shelby County, that really
18 assists this program and saves us a lot
19 of time and money when something like
20 this does happen.

21 But, anyway, so basically good news.
22 But there have been some closures on
23 trails at the Dothan tract. So I did

1 want you to be aware if you've heard
2 that why (inaudible to the court
3 reporter).

4 Any questions on that?

5 (No response.)

6 CHAIRMAN BLANKENSHIP: All right. Thank you,
7 ma'am.

8 MS. McCURDY: Actually, the other items we've
9 covered elsewhere in the meeting. So
10 that really -- from staff's side, I
11 think, unless Jo has anything -- I think
12 that takes us through our miscellaneous
13 reports.

14 CHAIRMAN BLANKENSHIP: All right. So the next
15 order of business is the approval of the
16 minutes from the August the 9th meeting.
17 I think those are in your packet.

18 Is there any motion to approve the
19 minutes or any corrections from the
20 meetings?

21 MR. HORN: I move that we approve the minutes
22 as presented.

23 CHAIRMAN BLANKENSHIP: Mr. Horn.

1 MR. OATES: Second.

2 CHAIRMAN BLANKENSHIP: All right. Mr. Oates
3 has seconded. Mr. Horn motioned.

4 Any other corrections?

5 (No response.)

6 CHAIRMAN BLANKENSHIP: All of those in favor
7 of approving the minutes, say "aye."

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

10 CHAIRMAN BLANKENSHIP: Any opposed?

11 (No response.)

12 CHAIRMAN BLANKENSHIP: None opposed.

13 Our next meeting will be February
14 the 7th -- tentatively set for February
15 the 7th -- tentatively in pen set for
16 February the 7th in Montgomery. So if
17 you'll put that on your calendars.

18 And we do have -- at this time we
19 would like to make a presentation to
20 Mr. Jones and Mr. Ellis. And then
21 Mr. Sonny Cauthen, who was not able to
22 be with us today, we'll present
23 Mr. Sonny recognition at a point in the

1 future.

2 So if I can get Mr. Jones and
3 Mr. Ellis to join me.

4 These are certificates. It says:
5 Known to all these present that
6 Mr. Butch Ellis and Mr. Raymond Jones
7 have shown sincere commitment to
8 conservation in the state of Alabama
9 and have demonstrated their dedication
10 to the protection of Alabama's unique
11 natural heritage through participation
12 in a program to acquire public land in
13 order that current and future
14 generations of Alabamians may continue
15 to appreciate and enjoy the state's
16 diverse natural resources. In our
17 sincere gratitude, we recognize and
18 commend your outstanding efforts to
19 ensure that part of Alabama remains
20 Forever Wild. Done this 8th day of
21 November by Governor Kay Ivey and
22 Christopher M. Blankenship.

23 Thank you both for your service to

1 the board and to the people of Alabama.

2 (Applause.)

3 CHAIRMAN BLANKENSHIP: I don't think there's
4 any other business. I think I just need
5 a motion to adjourn.

6 MR. SATTERFIELD: So move.

7 CHAIRMAN BLANKENSHIP: So Mr. Satterfield
8 moved to adjourn, seconded by Dr. Woods.
9 All those in favor say "aye."

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

12 CHAIRMAN BLANKENSHIP: We are adjourned.

13

14

15 (Meeting adjourned at

16 approximately 1:01 p.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 November 8, 2018.

The foregoing 123 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 2nd day of January 2019.

/s/ TRACYE SADLER BLACKWELL

ACCR No. 294
Expiration date: 9-30-2019
Certified Court Reporter
and Commissioner for the State
of Alabama at Large