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MINUTES OF THE  
FOREVER WILD BOARD MEETING  
Alabama 4-H Center  
Columbiana, Alabama  
November 9, 2017

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**TRANSCRIPT OF PROCEEDINGS**

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Proceedings taken before Tracye  
Sadler Blackwell, Certified Court Reporter, ACCR  
No. 294, and Commissioner for the State of Alabama  
at Large, at the Alabama 4-H Center, 892 4-H Road,  
Columbiana, Alabama, on Thursday, November 9, 2017,  
commencing at approximately 10:05 a.m.

\* \* \* \* \*

1 **BOARD MEMBERS PRESENT:**

2 Commissioner Christopher M. Blankenship, Chairman  
3 Mr. Rick Oates  
4 Mr. William H. Satterfield  
5 Mr. Russell Runyan  
6 Mr. Horace H. Horn, Jr.  
7 Dr. Michael Woods  
8 Mr. David Wright  
9 Mr. H. E. "Sonny" Cauthen  
10 Dr. Patricia G. Sims  
11 Mr. Frank "Butch" Ellis, Jr.  
12 Dr. Lori R. Tolley-Jordan  
13 Mr. Charles E. Ball  
14 Dr. Jason E. Bond

15 \* \* \* \* \*

16 COMMISSIONER BLANKENSHIP: Welcome to the  
17 Forever Wild Board Meeting. We'll start  
18 out with a roll call. So if you'll just  
19 indicate when I call your name.

20 Charles Ball?

21 MR. BALL: Here.

22 COMMISSIONER BLANKENSHIP: Chris Blankenship,  
23 here.

Butch Ellis?

MR. ELLIS: Here.

COMMISSIONER BLANKENSHIP: Horace Horn?

1 MR. HORN: Here.

2 COMMISSIONER BLANKENSHIP: Rick Oates?

3 MR. OATES: Here.

4 COMMISSIONER BLANKENSHIP: William

5 Satterfield?

6 MR. SATTERFIELD: Here.

7 COMMISSIONER BLANKENSHIP: Dr. Patricia Sims?

8 DR. SIMS: Here.

9 COMMISSIONER BLANKENSHIP: Dr. Lori

10 Tolley-Jordan?

11 DR. TOLLEY-JORDAN: Here.

12 COMMISSIONER BLANKENSHIP: Dr. Michael Woods?

13 DR. WOODS: Here.

14 COMMISSIONER BLANKENSHIP: David Wright?

15 MR. WRIGHT: Here.

16 COMMISSIONER BLANKENSHIP: Dr. Jason Bond?

17 DR. BOND: Here.

18 COMMISSIONER BLANKENSHIP: Sonny Cauthen?

19 MR. CAUTHEN: Here.

20 COMMISSIONER BLANKENSHIP: Russ Runyan?

21 MR. RUNYAN: Here.

22 COMMISSIONER BLANKENSHIP: Dr. Warren

23 Strickland?

1 (No response.)

2 COMMISSIONER BLANKENSHIP: Not present.

3 And Dr. John Valentine?

4 (No response.)

5 COMMISSIONER BLANKENSHIP: Not present.

6 So we have 13 members. We have a  
7 quorum.

8 At this time I would like to  
9 recognize Alex Dudchock, the Shelby  
10 County manager. They have provided the  
11 refreshments today, and I think he  
12 wanted to have just a brief word of  
13 information about the county.

14 MR. DUDCHOCK: Thank you. Well, welcome to  
15 Shelby County. We're excited that  
16 you're having your board meeting here,  
17 and we actually would like to have you  
18 come back in the near future when we're  
19 a little further along on a project that  
20 you had a significant role in.

21 This entity several years ago made a  
22 commitment on purchasing property  
23 adjacent to county property on the

1 Cahaba River, 1212 acres. I have a  
2 couple of examples in front of you, some  
3 pictures.

4 The first two pages have actually  
5 current aerial shots that were just  
6 taken within the last couple of weeks.  
7 You will see the Cahaba River bend on  
8 the right and a natural landing. That  
9 area was not cleared. That's always  
10 been a little beach area there. There  
11 was a crossing there, a low-water  
12 crossing, a water ford that people on  
13 County Road 251 could get from  
14 Montevallo to the backside of Helena and  
15 Hoover. So you can imagine that  
16 closeness to 459 and the population of  
17 Hoover, Helena, and Shelby County, and  
18 then you think in terms of rural, Pea  
19 Ridge, Boothton, and Montevallo. But  
20 that -- this gives you an aerial.

21 The furthest sight line you see  
22 there is part of your land, Forever Wild  
23 land. The caretaker's house on the left

1           has been built on county property,  
2           naturally, and it will be one of our  
3           means and methods to ensure that it's  
4           properly policed and all of the  
5           passive-active activities on county  
6           property and on Forever Wild property  
7           are handled appropriately. We will have  
8           a physical presence down there.

9           That area is still so rural that we  
10          need to make sure there is a way for  
11          emergency access and contact. So  
12          immediately on the bottom left corner we  
13          will be putting an emergency call  
14          station in for Wifi Hotspot and for  
15          direct dialing, if need be, for anybody  
16          who may be at one of our trailheads and  
17          they have no cell coverage, no cell  
18          service.

19          Now, when you turn the page, you  
20          will see a trailhead where we will  
21          have -- this is also only on county park  
22          property, not Forever Wild. But the  
23          parking for this will give access to

1 Forever Wild. But the improvements are  
2 done on the county property where the  
3 trailhead is and where there will be a  
4 canoe launch and that infrastructure off  
5 of the water.

6 The last two gives you ideas of some  
7 of the amenities that the public will be  
8 able to access now -- and that is by way  
9 of direct bank and canoe -- to Cahaba  
10 Lily outcroppings. Wonderful area. You  
11 have purchased Cahaba River water  
12 frontage, and the county has land on  
13 both the north side and south side.

14 The last picture was what was done  
15 last year for the county road access on  
16 the north side. When I say north side,  
17 if you were getting off of 459 right  
18 next to Hoover and you were trying to  
19 get to Cahaba River Park, you're only 15  
20 miles away, believe it or not.

21 Now, the access to that is winding,  
22 and we needed to do some county road  
23 improvements because our county road was

1           deficient. Unfortunately, we had a  
2           major Colonial Pipeline accident occur  
3           that was a crossing on this road.  
4           Colonial Pipeline crews were doing work  
5           there, and you've all read about that.  
6           And that has slowed down our project  
7           some because of what they're doing to  
8           not only repair their pipeline but what  
9           still needs to be done on the road. So  
10          we're not as far along as we would like  
11          to be on the project, but we're working  
12          and making progress on that.

13                 Those are just an example. We  
14                 appreciate you. We thank you. We know  
15                 what you're doing statewide. If we can  
16                 ever help you in Shelby County -- I've  
17                 got over 27 years in service with the  
18                 county. So we believe in your mission.  
19                 We have a role for conservation and for  
20                 the passive-active areas as well, and  
21                 we're balancing those demands. God  
22                 bless you. Have a good day.

23           COMMISSIONER BLANKENSHIP: Thank you, Alex.

1           You're a good motivational speaker to  
2           get us started off.

3           MR. CAUTHEN: Do you have time for a question?

4           MR. DUDCHOCK: Oh, yes, sir.

5           MR. CAUTHEN: Chris?

6           COMMISSIONER BLANKENSHIP: Mr. Cauthen.

7           MR. CAUTHEN: You don't mind, do you?

8           COMMISSIONER BLANKENSHIP: No. That's fine,  
9           sir.

10          MR. CAUTHEN: Did Colonial Pipeline help you  
11          with your road?

12          MR. DUDCHOCK: They will be helping me with  
13          the road because on one we had to have  
14          some special accesses because we wind on  
15          their area. And we didn't have an issue  
16          with that. But they will be  
17          participating significantly as a result  
18          of some of the recent actions.

19          MR. CAUTHEN: It looks like they'd have to do  
20          some work just to get down there to fix  
21          the pipe.

22          MR. DUDCHOCK: Well, we already had a county  
23          road there. So they had access to their

1 place. Great question.

2 MR. CAUTHEN: Okay.

3 COMMISSIONER BLANKENSHIP: Thank you, sir.

4 At this time I would like to  
5 recognize two new members of our staff  
6 at the Department of Conservation and  
7 Natural Resources that will be working  
8 with the board from time to time.

9 We have a new Deputy Commissioner,  
10 Ed Poolos. Ed comes to work with us  
11 from the Alabama Department of  
12 Environmental Management after close to  
13 25 years of service with them.

14 And then we have a new general  
15 counsel. It's Mr. Patrick Moody. And  
16 Patrick comes to work with the  
17 Department of Conservation from the  
18 Department of Ag and Industries.  
19 Patrick was the general counsel over at  
20 Ag and Industries.

21 And so we have two -- those two new  
22 staff members to kind of round out our  
23 already really good team at the

1 Department. So I wanted to make sure  
2 that you had a chance to meet them as  
3 you'll be hearing from them or talking  
4 to them from time to time.

5 Thank you again for your  
6 participation in the meeting. It's good  
7 to have almost a full house here today.  
8 And as we finish up our opening remarks,  
9 I do think it's important for us to  
10 recognize the contributions of former  
11 Commissioner Jim Martin to the Forever  
12 Wild program. And at this time I think  
13 Mr. Satterfield has something he would  
14 like to say.

15 MR. SATTERFIELD: Thank you, Commissioner.

16 As most of the people in this room  
17 know, ten days ago we lost one of  
18 Alabama's most distinguished citizens,  
19 former Alabama Congressman and former  
20 DCNR Commissioner Jim Martin, who passed  
21 away at the lofty age of 99 years old.  
22 And Jim was still in really pretty good  
23 health right up to the end, happily,

1 before he passed away.

2 A number of us here -- several of us  
3 here on the board had the pleasure and  
4 the distinction to be able to work with  
5 Commissioner Martin when he instigated  
6 the Forever Wild program. We had the --  
7 several of us had the opportunity to  
8 work with him on the committee drafting  
9 and then subsequently helping get the  
10 legislation passed to establish this  
11 program. And it was truly his  
12 brainchild. He was the godfather of the  
13 Forever Wild program. And if it had not  
14 been for Commissioner Martin, probably  
15 none of us would have been -- would be  
16 in this room today.

17 So I communicated with Commissioner  
18 Blankenship, and he has assisted in  
19 preparing us a resolution to look at to  
20 honor Mr. Martin. And if it's all  
21 right, Mr. Blankenship, I'll read this  
22 into the record.

23 COMMISSIONER BLANKENSHIP: Please.

1 MR. CAUTHEN: Is there any way just to put it  
2 into the record without reading it?

3 MR. SATTERFIELD: I didn't hear the question.

4 COMMISSIONER BLANKENSHIP: We could do that,  
5 but I think it's appropriate to read  
6 this. It won't take but just a second.  
7 I think it's appropriate to read that  
8 into the record.

9 MR. SATTERFIELD: Whereas, the Board of  
10 Trustees of the Forever Wild Land Trust,  
11 the "Board," and the broader  
12 conservation community lost a valued  
13 friend and leader on October 30, 2017,  
14 with the death of James D. Martin;

15 Whereas, Jim Martin served as the  
16 Commissioner of the Alabama Department  
17 of Conservation and Natural Resources  
18 twice, appointed by Governor Guy Hunt in  
19 1987 and Governor Fob James in 1995;

20 Whereas, Jim Martin successfully  
21 articulated the concept of developing a  
22 state land acquisition program promoting  
23 both public recreation and habitat

1 conservation and further had the vision  
2 of using the name "Forever Wild" for  
3 such a program;

4           Whereas, he was instrumental as to  
5 formation of the 26-member committee  
6 composed of competing interests that  
7 worked tirelessly to reach consensus on  
8 common goals of the Forever Wild program  
9 that we enjoy today and that future  
10 generations will enjoy forever more;

11           Whereas, Jim Martin also served as  
12 Chairman of the Forever Wild Board of  
13 Trustees and remained a faithful  
14 advocate for the program throughout his  
15 lifetime;

16           Whereas, he also encouraged  
17 environmental education with the  
18 introduction of Project WILD curriculum  
19 to Alabama;

20           Whereas, Jim Martin's sense of  
21 humor, kindness, energy, tenacity, and  
22 graciousness enriched those fortunate  
23 enough to know and work with him;

1           Now, therefore, be it resolved that  
2           the Forever Wild Land Trust Board of  
3           Trustees, with great admiration and  
4           appreciation, hereby recognizes the  
5           significant contributions of Mr. Martin  
6           to the State of Alabama over the course  
7           of his distinguished career and mourns  
8           his death and further extends its  
9           sincerest condolences to his family and  
10          all friends of the conservation  
11          community. While he will be greatly  
12          missed, he leaves behind a living legacy  
13          ensuring future generations will share  
14          and experience his passion for  
15          conservation and outdoor recreation by  
16          enjoying special places that will remain  
17          Forever Wild.

18                 Mr. Chairman, I move for the  
19                 adoption of this resolution.

20         MR. CAUTHEN: I second it.

21         COMMISSIONER BLANKENSHIP: All those in favor  
22                 say "aye."

23                         (All board members present respond

1 "aye.")

2 COMMISSIONER BLANKENSHIP: Any opposed?

3 (No response.)

4 COMMISSIONER BLANKENSHIP: Thank you very  
5 much, Mr. Satterfield.

6 At this time we'll move into the  
7 public comment period. I'll call your  
8 name, and I'll try and mention for the  
9 board what property they are speaking in  
10 favor of or speaking on so that you can  
11 find that in the book. I'll call the  
12 name of the speaker, and then I'll also  
13 call the name of the next speaker so you  
14 can be prepared to come up.

15 The first speaker on the Tannehill  
16 State Park-Ayers Addition is John  
17 Morrison.

18 I'm sorry. I apologize to everyone.  
19 If you'll come to the microphone, it  
20 makes it much easier for the court  
21 reporter and for the crowd to hear.

22 And the next speaker will be Tim  
23 Ayers.

1 MR. MORRISON: Thank you very much. Good  
2 morning. I am John Morrison. I'm the  
3 new director of Tannehill State Park.  
4 It is an absolute privilege to be able  
5 to address you this morning. Thank you  
6 for the opportunity.

7 I'm speaking with you this morning  
8 in regard to the Ayers property as well  
9 as the Gilmore tract. And with me here  
10 today is Jennifer Watts, our museum  
11 director, and Jonathan Duke for the  
12 Gilmore tract and Mr. Ayers for the  
13 Ayers tract.

14 Tannehill State Park is a historic  
15 state park administered by the Alabama  
16 Historic Ironworks Commission, and I am  
17 appearing before you this morning in my  
18 official capacity as an employee of the  
19 great State of Alabama to implore you to  
20 please make these additions to our park.

21 Tannehill has been around since  
22 about 1969. It was originally founded  
23 by Senator Gilmore, whose heirs have a

1 piece of property in consideration. And  
2 we are centrally located about 32 miles  
3 from the University of Alabama campus  
4 and 26 miles from downtown Birmingham.  
5 We're two-and-a-half miles off of  
6 Exit 100 on the 459 corridor in the  
7 greater Birmingham metropolitan area  
8 which has about a million people.

9 We're in a very, very historic and  
10 biologically diverse area. These tracts  
11 are in the Cahaba watershed. One of  
12 them has the Cahaba Lily. The other one  
13 has Ginseng Hollow, which is a really  
14 unique area. And both properties are of  
15 enormous historic significance in that  
16 they are contiguous to the heart and  
17 soul of the Alabama iron and steel  
18 industry, which is where iron and steel  
19 was started in Alabama prior to the  
20 foundation of Birmingham.

21 So we have great user groups at  
22 Tannehill. We have mountain bikers,  
23 horseback riders, hikers, school

1 children. We have the Cane Creek School  
2 where we have the "Creek Kids" program  
3 that goes on. Birmingham Urban Mountain  
4 Bike Pedalers has 12 miles of  
5 world-class mountain-bike trails out at  
6 Tannehill. We would welcome y'all to  
7 come ride and hike.

8 And we have a beautiful event center  
9 where we would love to have y'all have  
10 one of your functions. You are welcome  
11 there anytime. It's approximately as  
12 big as this. We would love to host you  
13 there, show you the park.

14 We are what is referred to in the  
15 state as a checkbook agency, which means  
16 that we are essentially self-funded. We  
17 have just submitted to the state budget,  
18 but due to austerity in the past, we've  
19 had some funding cutbacks. So  
20 historically over the course of the last  
21 decade we've been largely self-funded.  
22 We do receive some state funds. We are  
23 a state agency. We're trying to get

1 more appropriations from the legislature  
2 for the future.

3 But currently we have the staff. We  
4 have rangers. We have all of the  
5 equipment necessary to access these  
6 properties. We have our own D3  
7 bulldozer where we can improve part of  
8 the access internally for a parking area  
9 where we'll be able to have our user  
10 groups access the property.

11 Both of these properties share a  
12 common boundary with Tannehill. The  
13 Gilmore property has over a mile -- it's  
14 approximately 8,000 feet -- on our  
15 southeastern border. The Ayers is on  
16 the other side of the park, and it  
17 immediately joins our maintenance  
18 shed area where we could literally open  
19 the gate and go right out the back gate.  
20 And there's an internal road structure  
21 and trail structure already there. All  
22 we have to do is bush-hog it, box-blade  
23 it. Our user groups could use it.

1           That area is booming. Mercedes is  
2           putting in a billion-dollar plant there  
3           with 600 new jobs. There's lots of  
4           growth. And so it's really important  
5           that we preserve this property. It will  
6           be part of our legacy for our children  
7           and our grandchildren. And I'm really  
8           passionate about this. I hope that you  
9           will allow us the opportunity to  
10          preserve this for future generations.

11          Thank you very much for the opportunity.

12          MS. POWELL: Commissioner, I'm sorry. I want  
13          to take a second. We're having trouble  
14          hearing in the back. Give us just a  
15          second to see if we can turn up the  
16          sound. It might just be necessary --  
17          there are some additional seats a little  
18          more toward the front. For those who  
19          may be having trouble hearing, you may  
20          want to move up, but we're going to see  
21          what we can do. Give us just a second.

22          Okay. I think we've got everything  
23          up as high as it can go. So I just

1 encourage the board members as you make  
2 comments, please do make them into the  
3 mic, and the speakers the same. And  
4 then I apologize. Anybody that can't  
5 hear will probably just have to move  
6 forward. I do apologize.

7 And while I'm up here, for the  
8 board, the tracts that we're calling  
9 out, you can either find them listed in  
10 Tab 3-A as appraised nominations or  
11 Tab 4-A, which is the short-list  
12 nominations. Speakers may be speaking  
13 on some other topics, but we will try to  
14 help you. When you hear Commissioner  
15 call the tract name, if it is currently  
16 available for board action, you'll  
17 either see it in Tab 3-A or Tab 4-A.

18 Thank you, Commissioner. Sorry for  
19 the interruption.

20 COMMISSIONER BLANKENSHIP: The next speaker on  
21 the Tannehill-Ayers Addition is Tim  
22 Ayers. The next speaker after that will  
23 be Jake Blackwell.

1 MR. AYERS: Good morning. Thank you,  
2 everyone, for allowing us the  
3 opportunity to be here this morning. My  
4 name is Tim Ayers. My family owns one  
5 of the properties that Mr. Morrison  
6 referenced. The property has been in  
7 our family for 38 years. Ironically, on  
8 Tuesday marked the 38th anniversary  
9 since the property --

10 MR. SATTERFIELD: Mr. Chairman, can I  
11 interrupt? Can we specifically identify  
12 exactly which property we're talking  
13 about? Because we've got two or three  
14 Tannehill properties in various states  
15 of flux.

16 MR. AYERS: This is the Tannehill-Ayers  
17 Addition. I'll give you a minute.

18 MS. POWELL: The Tannehill-Ayers Addition is  
19 on Tab 3-A. You'll find the map behind  
20 3-A.

21 Oh, I'm sorry. I do apologize. Jo  
22 corrected me. This one, because an  
23 offer had been made, is actually seen on

1           Tab 2-A. So you're not going to have in  
2           your packet a map. You have what the  
3           first speaker brought forward. It's the  
4           same tract.

5           MR. SATTERFIELD: Because we did have -- we  
6           had one on 3-A called the Tannehill-Mud  
7           Creek Addition, but that's not this one?

8           MR. AYERS: That is not this one.

9           MS. POWELL: That was my error on -- if you  
10          will look on 2-A, Tannehill-Ayers. It's  
11          listed here because an offer had been  
12          made. There were subsequent questions.  
13          So that's -- it has moved all the way to  
14          the front of your packet on 2-A.

15          MR. SATTERFIELD: I was just trying to be sure  
16          I was homing in on the right one.

17          MR. AYERS: I don't have that to share. I do  
18          have a map of the property I could pass  
19          if you wanted to pass it around and look  
20          at it, if that would be helpful.

21          COMMISSIONER BLANKENSHIP: That's okay. Go  
22          ahead with your comments, sir.

23          MR. AYERS: Okay. What I wanted to point out

1 is, you know, what Mr. Morrison had to  
2 say about the park. You know, the whole  
3 reason we nominated the property to  
4 Forever Wild is because we believe in  
5 this program. In January it will be  
6 five years since we did that, just to  
7 kind of give you an idea of how long  
8 this process is taking.

9 What Ms. Powell alluded to is we did  
10 receive an offer. The original offer  
11 was accepted. But then when the second  
12 appraisal came back, it came back at a  
13 significantly lower amount that the  
14 numbers are so far apart that we're not  
15 sure that it makes financial sense.

16 As I expressed at the last board  
17 meeting for those of you that were  
18 there, the frustration on behalf of the  
19 landowners is for us there's no  
20 transparency in this process. The  
21 appraisals we're never able to see.  
22 We're never able to see the comps.

23 I hold in my possession an appraisal

1           that we had done on the property. Now,  
2           granted, it's old, but I'm going to  
3           explain this momentarily. But the  
4           Forever Wild appraisal is 50 percent of  
5           what our appraisal is.

6           Now, the appraisal I have is from  
7           2002. Before you say, well, that's 15  
8           years old, I want to outline a couple of  
9           points. Just bear with me.

10          What has not changed: Okay. The  
11          property location, 360 acres of property  
12          that are all in Jefferson County, the  
13          most populous county in the state with  
14          almost 700,000 residents, the county  
15          that has the highest property taxes in  
16          the state. It borders Tannehill  
17          Ironworks Historical State Park. The  
18          eastern border of our property is Red  
19          Mountain. We are from our property to  
20          downtown Birmingham, the Jefferson  
21          County Courthouse, 26 miles, 16 miles to  
22          the Mercedes plant, 33 miles to  
23          Bryant-Denny Stadium at the University

1 of Alabama, four miles to Exit 100 of  
2 I-20/59, five miles to Exhibit 1 of  
3 I-459.

4 The location of our property in the  
5 southwest corner of Jefferson County  
6 puts us within just a few miles of  
7 Shelby, Jefferson, and Bibb County. And  
8 when you factor all those population  
9 bases together, you've got over a  
10 million residents just in this area that  
11 would be the potential users for this  
12 property.

13 The natural beauty and the  
14 undisturbed nature of our land, it is  
15 truly a Forever Wild property. It's  
16 360 acres of rolling ridges and valleys.  
17 We have two lakes on the property that  
18 are professionally stocked with bass and  
19 bream, various oak and hickory species  
20 and a few assorted pine that during this  
21 time frame since this other appraisal  
22 was done have not been timbered.  
23 There's been no pine beetle infestations

1 or fires or tornadoes or any other  
2 disasters that would have in any way  
3 lowered the value of this property.

4 The historical significance:

5 There's trails through our property that  
6 were actually used by -- during the  
7 Civil War in the burning of Tannehill,  
8 the Furnace. As a child growing up, you  
9 know, we used to dig up old Indian  
10 arrowheads all the time on the property.  
11 There's such neat archeological history  
12 there.

13 But as John alluded to, the existing  
14 infrastructure of roads and trails  
15 within our property make it able to be  
16 used immediately. If this acquisition  
17 were to take place, all we have to do is  
18 open a gate and you could ride horses.  
19 You could hike. You could bike. You  
20 could do whatever you want on this  
21 property tomorrow.

22 What has changed since 2002 to now:

23 The cost of living. I know the car I

1           drove down in, the gas I pumped to put  
2           in it, the clothes I'm wearing,  
3           everything else today compared to 2017  
4           have gone up in value, not down.

5           Interestingly enough, our property taxes  
6           have incrementally increased every year.  
7           So we find it hard to imagine that  
8           values can go down when our property  
9           taxes have continued to go up.

10           As far as just some statistics on  
11           the economy, in 2002 on November 8th,  
12           the close of the stock market was 8,537  
13           points. Yesterday's close was 23,563.  
14           So, again, I see the economy, in spite  
15           of the recession, in our nation went --  
16           things are on the upswing, not going  
17           down.

18           But as far as growth in the specific  
19           area, the things that have gone on  
20           specifically close to our property: In  
21           2010, 553 acres were acquired by the  
22           Forever Wild program that borders our  
23           property, which is the Tannehill Land &

1 Ridges Tract. We also share a common  
2 boundary with the 40-acre Camp Jack  
3 Wright, which is the Boy Scouts of  
4 America property. There's been numerous  
5 residential housing developments in the  
6 area. A new school was constructed in  
7 2010, a 425,000 square-foot shopping  
8 center four miles down the road in 2008.  
9 Norfolk Southern built a  
10 97-and-a-half-million-dollar facility in  
11 2012 for their intermodal railroad  
12 terminal.

13 The Jefferson County Metropolitan  
14 Industrial Park, which is two miles from  
15 our property, has opened Home Depot and  
16 Publix distribution centers. Dollar  
17 General opened a million-square-foot  
18 distribution center.

19 You've got multiple Mercedes  
20 suppliers, including the Mercedes Benz  
21 plant, as I alluded to, 16 miles away  
22 that's currently undergoing a  
23 billion-dollar expansion that when all

1 completed will make over \$6 billion that  
2 have been invested in that plant.

3 All these are jobs that are in that  
4 area, people that live in this area.  
5 And so its property value is not going  
6 to go down. And we're trying to  
7 preserve it so that it can stay in the  
8 state that it is and not turn into a  
9 subdivision development.

10 Mr. Jim Bennett, before he passed  
11 away, he served on the Tannehill Park  
12 Commission, and he was very passionate  
13 about seeing this because he was always  
14 concerned that with our property it was  
15 inevitable that somebody is going to  
16 come in and want to develop it. And the  
17 only way to prevent that from happening  
18 is a program like Forever Wild.

19 But where we are with these numbers,  
20 our question is the second appraisal  
21 that was done came back so much lower  
22 that we're asking, you know, can we as  
23 the landowners get an appraisal of our

1 own and have it either confirm that or  
2 contradict that, and if it does, can  
3 this board even take that into  
4 consideration, or are you statutorily  
5 locked into what you've previously done?  
6 And if so, then we have no other  
7 alternative but to turn around and walk  
8 away and do something different. We  
9 don't want to do that, but that's kind  
10 of -- we're painted in that corner.

11 And so we're just asking on behalf  
12 of the board, you know, where we are in  
13 this process and what leverage or what  
14 is there that we can do to try to, you  
15 know, work something out on this.  
16 Because, again, this has been a  
17 five-year journey for us to get to where  
18 we stand here today. We've driven the  
19 ball 99 yards to the goal line. We  
20 don't want to fumble before we cross the  
21 goal line.

22 So with that being said, you know,  
23 as the landowners, we're going to be

1 fine either way, whether we hold on to  
2 the property, whether we sell the  
3 property to Forever Wild, whether we  
4 sell it to a developer. We'll be fine  
5 either way. Our opinion is who would be  
6 the loser would be Tannehill Park, and  
7 the citizens of our state would miss out  
8 on an opportunity to be able to have the  
9 educational and recreational  
10 opportunities that this property would  
11 afford.

12 So that's all I've got, but I'll be  
13 glad to entertain or answer any  
14 questions. And, again, like I said, I  
15 do have a map of the property for anyone  
16 that is interested in seeing it.

17 MR. WRIGHT: Can I ask you a question, please?

18 Is this -- look right there. Is  
19 this south of (inaudible) --

20 (Brief interruption by the court  
21 reporter.)

22 MR. CAUTHEN: Nobody can hear.

23 MR. WRIGHT: Okay. I'm just wanting to find

1           where it is on this map.

2           COMMISSIONER BLANKENSHIP: Mr. Wright was just  
3           asking were the south additions to  
4           Tannehill what we were discussing, and I  
5           think the answer to that was no.

6           Ms. Powell, do you have a comment?

7           MS. POWELL: I was going to -- first of all,  
8           we do have a new board member. So I'm  
9           going to take one brief second to back  
10          up on the process because it probably  
11          benefits all of the board members  
12          because we don't always end up talking  
13          about this.

14          Using this tract as an example, we  
15          get our first appraisal. We then do  
16          negotiate with the owner at that point  
17          to avoid, if we can, the scenario of  
18          them paying for a second appraisal,  
19          Phase I environmental reports, due  
20          diligence, and the expense of that  
21          unless we think we have the likelihood  
22          of a tract being closed.

23          So we then proceed with our second

1 appraisal. If the second appraisal  
2 comes back in within ten percent of the  
3 first appraisal, we move on to closing.  
4 You don't really hear any more about it.

5 In this case the second appraisal,  
6 in addition to being lower, was outside  
7 that ten percent. So we then had to get  
8 a third appraiser to do a reconciling  
9 appraisal. This is a normal process.  
10 It happens from time to time. And that  
11 reconciling appraisal came in at a value  
12 that still did not support the first  
13 appraisal at the higher value. The  
14 offer that's being discussed now was the  
15 highest we could offer under the  
16 appraisal structure there.

17 What we can do at this point and  
18 would be my suggestion -- I think just  
19 before the meeting Mr. Ayers mentioned  
20 to me a tract that is adjacent that had  
21 sold that might be a comp. I would love  
22 that information. We also could take  
23 the copy of your 2002 appraisal and take

1 all of that back to these appraisers.

2 Anytime we have someone bring us  
3 additional information that they think  
4 may call into question an appraised  
5 value, we take all of that back to the  
6 appraiser and ask if -- you know, what  
7 their input is, if that would have  
8 changed. Here we've got three different  
9 appraisals at different values, but,  
10 again, they were all lower.

11 But we'd be more than happy to take  
12 all that back if you would not mind  
13 giving us that information or any other  
14 comps that you might have in the area  
15 that you think may have been missed. By  
16 regulation, the appraisals that are  
17 conducted on behalf of the program are  
18 confidential until the tract closes. At  
19 that point they're a public document.

20 But that's kind of where we are now.  
21 So my greatest suggestion would be to  
22 give us that information. If you were  
23 to do another appraisal, it would need

1 to be an MAI appraisal to be comparable  
2 to the ones that we have. At that point  
3 that information also could certainly be  
4 shared with the board, could be taken to  
5 our other appraisers, too. We would  
6 then have to figure out, you know, what  
7 to do from there. But those are the  
8 options or suggestions that I would have  
9 that would be consistent with past  
10 process.

11 The board is not, as you mentioned,  
12 statutorily prevented from considering  
13 anything that you bring before them. We  
14 just have a -- this program's law and an  
15 Alabama Constitution -- constitutional  
16 provision of not paying more than fair  
17 market value. And under this program  
18 that three-appraisal process is what was  
19 dictated as to how we reach appraised  
20 value.

21 But would that be okay to give us  
22 your old appraisal and the new comp you  
23 mentioned to me this morning and we'll

1           be sure they've been considered by the  
2           appraisers? Would that be a possible  
3           next step?

4           MR. AYERS: Sure. But, you know, the last  
5           thing I would point out, as I kind of  
6           alluded to earlier, is just, again, from  
7           our perspective, we'll gladly share any  
8           information that will help, but at the  
9           same time it's not unilateral. We can't  
10          get your information. So we don't know  
11          what you're using as comps.

12                    And I could probably -- if you  
13                    showed me the comps, we could  
14                    probably -- our people could probably  
15                    look at it and quickly say, you know,  
16                    okay, either, yeah, that's good or, no,  
17                    that's -- you know, you could be using  
18                    reclaimed strip mine. If we're strictly  
19                    looking at acreage tracts, you know, you  
20                    can get strip mine land real close to  
21                    that, you know. They may be comparable  
22                    sizewise, but they're not the same types  
23                    of property. So we would just like to

1           see those things if that's possible.

2           MS. POWELL:   Maybe I'll make this suggestion.

3           We will ask for -- and not as we sit  
4           here -- but ask for our Legal section to  
5           look at the regulation and if we're able  
6           to provide the comps from the three  
7           different appraisers that appraised it  
8           and, if so, provide that to you to at  
9           least know what we used as comps.

10           But I'm just saying let's put  
11           that -- if everybody is okay with that,  
12           put that to our Legal section to compare  
13           the regulation with that request.   And  
14           if the board is all right with that and  
15           Legal thinks that is fine after they've  
16           had a chance to review that, we will  
17           then take each of the three appraisals  
18           and the comps in there and provide them  
19           to you, Mr. Ayers.   Would that be --

20           MR. AYERS:   When you say three appraisals,  
21           what is the third you're referring to?

22           MS. POWELL:   The reconciling appraisal.

23           MR. AYERS:   But is that an actual appraisal or

1           that's -- I understood that to be they  
2           just took the first two and looked at  
3           those.

4           MS. POWELL: They do. But it is an  
5           appraiser's opinion of those comps.

6                     So let me just say we will --  
7           everything that the appraisers had  
8           before them to consider as a comp we  
9           will get to you if that's acceptable --

10          MR. AYERS: Can I make one final comment?

11                     As far as the reconciliation  
12          process, this is also a thing that has  
13          caused heartburn from the standpoint of  
14          property as unique as this and property  
15          as unique as any Forever Wild tract --  
16          this reconciliation process was done by  
17          someone that never stepped foot on the  
18          property or laid eyes on the property.  
19          Our question is how do you take this  
20          packet of information and this packet  
21          and determine the value without actually  
22          seeing the property.

23                     You spend so much time scoring these

1           properties and going out and looking at  
2           them. How do you -- why do you need to  
3           do that if you can just -- you know, in  
4           other words, you could get Google Maps  
5           and score properties, right, and never  
6           leave your office.

7                     That -- I'm just explaining where  
8           we're coming from. So hopefully I'm not  
9           being too stubborn.

10       MS. POWELL: No, no. I'm just trying to  
11           identify next steps.

12                     Would that be satisfactory both to  
13           the board and to you for Legal to look  
14           at providing any comps that we have to  
15           you?

16       MR. AYERS: Absolutely.

17       MS. POWELL: And then we could get any comps  
18           that you -- after that you would be  
19           willing to give us any comps and a copy  
20           of your appraisal at that point?

21       MR. AYERS: Absolutely.

22       MS. POWELL: Okay. We'll proceed that way if  
23           that's -- unless I hear an objection

1 from the board.

2 COMMISSIONER BLANKENSHIP: Hearing no  
3 objection, thank you.

4 MS. POWELL: Thank you.

5 COMMISSIONER BLANKENSHIP: Mr. Wright.

6 MR. WRIGHT: Sir, do you have the maps there?  
7 Could I see one, please?

8 MR. AYERS: Let me explain to you real quick  
9 what this is.

10 MS. POWELL: Okay. Hang on. I'm sorry to  
11 interrupt again, but let me -- would you  
12 maybe share -- the court reporter is  
13 struggling to hear.

14 MR. AYERS: Sorry.

15 Okay. What you're looking at here  
16 is a large map of our property. What  
17 you see -- this is Tannehill State Park.  
18 This is the maintenance building  
19 Mr. Morrison referred to. It's hard to  
20 tell, but there's a system of roads that  
21 runs through here. There's a road that  
22 runs right here, and there's a gate  
23 right here. All you've got to do is

1 open that gate and you're right here  
2 accessing these lakes and all of this  
3 property.

4 To understand where this is in  
5 relation to the existing Forever Wild  
6 tract, this is Tannehill. This is the  
7 Camp Jack Wright 40-acre Boy Scout tract  
8 that we share the border with.

9 Everything in this pink is the existing  
10 Forever Wild tract that was acquired in  
11 2010 and I want to add at a higher price  
12 than what the offer is for our property  
13 in 2017. So that's another thing that  
14 we've kind of struggled with is why  
15 values in 2017 are lower than 2010  
16 during the recession.

17 So we share all of this border with  
18 existing Forever Wild, all this with  
19 Tannehill and with the Boy Scouts.

20 MR. WRIGHT: And what is this?

21 MR. AYERS: This is our property.

22 MR. WRIGHT: This is what this is?

23 MR. AYERS: Yes. This is just the bigger

1 version of what you see there.

2 MR. WRIGHT: Thank you, sir.

3 COMMISSIONER BLANKENSHIP: Thank you,  
4 Mr. Ayers.

5 The next speaker will be --

6 MR. RUNYAN: Before we get -- I think I do  
7 have a question.

8 COMMISSIONER BLANKENSHIP: Mr. Runyan.

9 MR. RUNYAN: If we're going to share comps on  
10 appraisals, is this going to be opening  
11 the door for us to do this on every site  
12 from here on?

13 MS. POWELL: That would be your -- if we're  
14 able to do it. Again, Legal would have  
15 to look at that. But, sure, if you have  
16 a request, you would have to make that  
17 decision each time. You wouldn't have  
18 to do it, but you would have to make the  
19 decision such as we have discussed  
20 today.

21 But we're not -- I'm not -- first  
22 we'll need to see if Legal can do it.  
23 But if you have any concern about us

1           doing that if Legal finds we can, then  
2           this would be the time to mention it.

3       MR. RUNYAN: I guess just from my standpoint,  
4           if we're having an appraisal done, you  
5           know, we're paying an appraiser. We're  
6           paying a professional to do this for us.  
7           And if I start looking just for specific  
8           comps -- I mean, you know, I think a  
9           professional appraiser is going to be  
10          looking at everything, not just one  
11          particular site. And I just -- I don't  
12          know that we need to go to where we're  
13          offering appraisals -- those comp prices  
14          to every potential client from here on.

15       COMMISSIONER BLANKENSHIP: Any other ...

16       DR. TOLLEY-JORDAN: I just wanted to state  
17          that if it does go through for this  
18          particular instance, is it something  
19          that we could revisit after this  
20          particular instance in the future to  
21          decide if this is a one-time thing or if  
22          it's something that has to be considered  
23          each time?

1 MS. POWELL: You know, and I could be  
2 corrected by Legal, but I don't think  
3 so. I think it is your choice as to  
4 whether to do it this time and/or  
5 whether to do it again in the future.  
6 It's just not something that -- a road  
7 we've gone down in the past, assuming  
8 that we get the "okay" to do it. It may  
9 be that you get the request from  
10 everybody else in the future, but it  
11 would be your choice whether to do it or  
12 not in any particular circumstance.

13 MR. SATTERFIELD: Mr. Chairman, I would be  
14 comfortable in proceeding on this  
15 exceptional-case basis itself as a  
16 one-time -- as a one-time opportunity to  
17 see what results from this. I think the  
18 board and the staff also have an  
19 opportunity to learn from this process.  
20 Because the way it's set up now, we're  
21 sort of in a do-loop here. We're in a  
22 glitch where we can't get out of the  
23 process that's been established, and the

1 process that's been established may have  
2 some more flexibility in it than the way  
3 it's being administered. And if that  
4 works to the benefit of both the true  
5 arm's length negotiation process with  
6 the landowners as well as preserving  
7 Forever Wild's intent to acquire special  
8 properties, I think it's worthwhile to  
9 have this on an experimental basis to  
10 see how it works.

11 COMMISSIONER BLANKENSHIP: Any other ...

12 MR. ELLIS: Patti, of course, when an  
13 appraiser does a comparable sale, they  
14 make an adjustment to that comparable  
15 sale to the subject property. Each one  
16 of those comparables will be adjusted.  
17 If all we gave was the comparable sales,  
18 I don't see any problem with the  
19 comparable sale. The adjustment -- it's  
20 hard to take one adjustment and not take  
21 them all, but I assume those could be  
22 separated as you dissect the appraisal.

23 MS. POWELL: Yes. And, again, I'm not sure

1 exactly what pieces of information we  
2 could give. But it would at least  
3 reveal to the owners if they feel that  
4 the appraisers missed an obvious or  
5 necessary tract. And that's really, I  
6 guess, the starting point I would be at.  
7 Because at that point if they did, they  
8 could bring back to us, well, I can't  
9 believe this tract wasn't used. The  
10 appraiser may have looked at it and not  
11 used it for a reason, but at least they  
12 would know we're looking at or not  
13 looking at the same tracts and it is at  
14 that point a valuation difference  
15 between the appraisers, their appraiser,  
16 whatever. But that's -- you are  
17 correct. But I think we can -- the  
18 first step to me would be to identify  
19 what was looked at for the owners.

20 COMMISSIONER BLANKENSHIP: I guess I would  
21 suggest as a board that we move forward  
22 with the public comment, and we can  
23 always come back and revisit this during

1           general discussion, I mean, if that  
2           suits everyone.

3           Hearing no objection, I'll recognize  
4           Mr. Jake Blackwell to discuss the  
5           Skyline WMA-Crow Creek Valley property.  
6           Next is Chandlar Graham.

7           Go ahead, Jake.

8           MR. BLACKWELL: Thank you. Jake Blackwell  
9           here speaking on behalf of a property we  
10          have talked about several times before.  
11          I just wanted to briefly revisit the  
12          last couple of meetings and get a point  
13          of clarification regarding our last  
14          meeting.

15          MS. POWELL: I don't want to interrupt, but  
16          maybe it would help the board -- because  
17          I see some flipping. I don't have on my  
18          glasses. But I believe you'll find a  
19          memo on 5-E that is a shortcut to the  
20          map. So Tab 5-E.

21          MR. BLACKWELL: The meeting before last there  
22          was great interest in this property,  
23          obviously, because it ties into the

1 existing Skyline WMA property but  
2 probably, more importantly, because of  
3 the bottomland farmland down in the  
4 valley, you know, about 380 acres'  
5 worth, that has a lot of hunting  
6 potential. It's a unique property that  
7 is not currently in the existing Skyline  
8 WMA that will allow food plots, dove  
9 shoots, duck hunting and the like.

10 The discussion then was the Forever  
11 Wild Board didn't want to get into the  
12 purchase of ag land, which I understand.  
13 And they brought in Chuck Sykes to see  
14 if his group would be willing to partner  
15 and purchase that part and manage the  
16 farm leases. And he came back last  
17 meeting and said they would.

18 They went out and looked at the  
19 property. It's set up greatly for what  
20 they're trying to do. You know, they're  
21 doing these special-opportunity hunts  
22 now. It fits into that program nicely.  
23 He said they would be willing to do a

1 joint purchase.

2 Later in that meeting a motion was  
3 brought up to go ahead and purchase the  
4 property, but then it fell apart when  
5 discussion was brought up about how the  
6 Forever Wild Board didn't want to get  
7 into the purchase of ag property.

8 Now, when I read between the lines,  
9 I think it was because maybe the motion  
10 was for Forever Wild to buy it all, the  
11 timber and the farm, and not a motion to  
12 do a joint purchase, if I understood  
13 correctly. But my question for the  
14 board was, does the board have an  
15 issue -- does that -- we don't want to  
16 buy ag property, does that extend to a  
17 joint purchase with Wildlife if they  
18 were buying the ag property and Forever  
19 Wild was only purchasing the timber  
20 part?

21 MS. POWELL: Y'all are welcome to discuss it  
22 now, or it is, you know, under  
23 miscellaneous reports, sort of an old

1           business matter that would come back.

2           MR. BLACKWELL:   Okay.

3           MS. POWELL:   But any motions that would be  
4                       made would need to be made at that part  
5                       of the meeting.   But if you have any new  
6                       or additional information, go ahead and  
7                       state that.

8           MR. BLACKWELL:   I was just perplexed.   I  
9                       didn't know if it was dead in the water  
10                      because it was brought up and fell apart  
11                      and that we should just move on.   I  
12                      guess what -- I would like to end just  
13                      by saying, I would hope that the board  
14                      would consider a motion at this meeting  
15                      to move forward with a joint purchase  
16                      allowing Wildlife to purchase the ag  
17                      land that Forever Wild didn't want to  
18                      get into and the Forever Wild Board  
19                      purchasing the timber so that we can add  
20                      that to Skyline but also have the  
21                      duck-hunting potential which is so  
22                      desired here in the state.

23                               Any questions?

1 (No response.)

2 COMMISSIONER BLANKENSHIP: Thank you,

3 Mr. Blackwell.

4 MR. BLACKWELL: No problem.

5 COMMISSIONER BLANKENSHIP: Chandlar Graham on

6 the Rum Creek Tract. Mr. Steve

7 Northcutt will be next.

8 Mr. Graham.

9 MR. GRAHAM: Good morning. My name is

10 Chandlar Graham. I'm with Larsen &

11 McGowin Properties. We're representing

12 the landowner here for the Rum Creek

13 Tract, which is roughly 3975 acres in

14 Dallas County. I believe you have a

15 handout there with -- just have a few

16 maps and some other miscellaneous

17 information about the tract. I'm really

18 here today to answer any questions y'all

19 might have about this property.

20 MS. POWELL: I'm sorry to interrupt again, but

21 I see some flipping. This is a tract

22 that's on the short list, Tab 4-A.

23 MR. GRAHAM: So this tract has approximately

1 two-and-a-half miles of river frontage  
2 on the Alabama River. It's a timberland  
3 tract, various stages of reforestation,  
4 high-quality habitat. I've been on the  
5 tract with Game and Fish, with Doug  
6 Deaton and Chuck Sykes. And, you know,  
7 I think it's -- it's a good fit for the  
8 program and what y'all are trying to do.

9 I do have a report here. University  
10 of South Alabama did an archeological  
11 study on this tract two years ago, and I  
12 included -- it's a hundred-page report,  
13 which I included just a short excerpt  
14 into that package, that kind of explains  
15 the significance of the site.

16 But it's one of the most significant  
17 Native American sites on the Alabama  
18 River system and it's located on this  
19 property. I have -- you know, I'd be  
20 happy to share this full report with  
21 y'all. If you have interest, you can  
22 just reach out to me. I can send it to  
23 you via email or some other way.

1                   But, anyway, I'm just here.  If you  
2                   have questions, I'd be happy to answer  
3                   them.

4           MR. SATTERFIELD:  Commissioner?

5           COMMISSIONER BLANKENSHIP:  Yes, sir,  
6                   Mr. Satterfield.

7           MR. SATTERFIELD:  Mr. Graham, I notice on the  
8                   map that we have in our book here  
9                   provided by the staff that in the  
10                  southern portion of this proposed  
11                  property there's an inholding.

12          MR. GRAHAM:  Yes, sir.

13          MR. SATTERFIELD:  Can you tell us what that  
14                  inholding is and who owns it, how it  
15                  would impact the operation of the  
16                  property if Forever Wild proceeded?

17          MR. GRAHAM:  Yes, sir.  It's 40 acres that's  
18                  out -- it really doesn't affect the  
19                  property as it operates.  They do have  
20                  an access to the southeast corner of  
21                  that out piece.

22                         But it consists of two ownerships.  
23                         It's a 20-acre -- two 20-acre

1           ownerships. And the southern portion is  
2           owned by a local gentleman who -- you  
3           know, we've had discussions with him.  
4           He would -- he would sell it to us or to  
5           our client if he -- when he decides to.  
6           But the northern portion of that is one  
7           of these where there's probably 25 to 30  
8           heirs, and so the title on it is, you  
9           know, a rabbit hole.

10                   And so he -- basically the local  
11           gentleman, he leases that 20 acres, so  
12           he controls the whole 40. But it would  
13           not really impact the way this tract  
14           functions.

15           MR. SATTERFIELD: And is he leasing that for  
16           hunting purposes?

17           MR. GRAHAM: Yes, sir. He just hunts on it.

18           MR. SATTERFIELD: Does he use it himself, or  
19           is it a hunting club?

20           MR. GRAHAM: It's just him himself -- him and  
21           his son. And, you know, it's been in  
22           existence this way for years, and it's  
23           never been an issue. It's a good

1 relationship with the gentleman. He  
2 lives nearby.

3 COMMISSIONER BLANKENSHIP: Mr. Cauthen.

4 MR. CAUTHEN: He hunts on 40 acres?

5 MR. GRAHAM: Yes, sir.

6 MR. CAUTHEN: That must be unique.

7 MR. GRAHAM: I think he's got several small  
8 tracts scattered around there.

9 MR. WRIGHT: Commissioner, I would like to  
10 ask --

11 COMMISSIONER BLANKENSHIP: Mr. Wright.

12 MR. WRIGHT: I'm from Dallas County.

13 MR. GRAHAM: Yes, sir.

14 MR. WRIGHT: This is not the whole tract? I  
15 mean, is there some acreage cut out of  
16 there?

17 MR. GRAHAM: Well, originally, you know, this  
18 was a former Hammermill tract. It was a  
19 total of 14,000 acres. It's been  
20 divided over the years. This particular  
21 portion was originally 5,000 acres -- a  
22 little over 5,000. They sold off a  
23 portion on the south end a few years

1                   ago. And so what's left now is this  
2                   3700.

3           MR. WRIGHT: So there's about 1200 --

4           MR. GRAHAM: Yes, sir. There's 1200 less that  
5                   would carry this piece to the county  
6                   road. But it was all -- I mean, it was  
7                   a swamp.

8           MR. WRIGHT: That's what I'm wondering. Why  
9                   are we cutting out ...

10          MR. GRAHAM: They don't own it anymore. This  
11                   landowner does not own that 1200.

12          MR. WRIGHT: It's already been sold, then?

13          MR. GRAHAM: He sold it in the -- yes, sir.

14          MR. WRIGHT: That answered my question.

15          MR. GRAHAM: Okay.

16          COMMISSIONER BLANKENSHIP: Thank you,  
17                   Mr. Graham.

18                   Mr. Northcutt, Steve Northcutt, on  
19                   the Red Hills-Flat Creek Addition.  
20                   Give us just a second and let everybody  
21                   find that.

22          MS. POWELL: The Red Hills-Flat Creek. It's  
23                   in your short list, Tab 4-A. The map

1           will be in that section.

2           COMMISSIONER BLANKENSHIP: Mr. Northcutt, go  
3           ahead.

4           MR. NORTHCUTT: So my name is Steve Northcutt.  
5           I'm the Director of Protection for The  
6           Nature Conservancy. And we have three  
7           speakers today to talk about this  
8           property, and I'm going to really talk  
9           about a little bit of the history of our  
10          work in this area with the Department of  
11          Conservation and Natural Resources and  
12          Forever Wild.

13          So the Red Hills in Monroe County --  
14          this is north of Monroeville -- is a  
15          very unique area. It has deep ravines.  
16          You don't expect to see this type of  
17          habitat in a coastal plain. So if  
18          you've ever been there, it's very -- you  
19          feel like you're in the Appalachian  
20          Mountains in a way.

21          And there is an effort to protect a  
22          threatened endangered species called the  
23          Red Hills Salamander. In fact, The

1 Nature Conservancy about ten years ago  
2 looked at trying to find a way to  
3 permanently protect the Red Hills  
4 Salamander, which this animal's entire  
5 range exists only in Alabama east of the  
6 Alabama River over to the Conecuh River.  
7 So you're looking at the only place on  
8 earth, all in Alabama, that this exists.

9 So back about ten years ago we were  
10 at a Forever Wild Board Meeting talking  
11 to Department staff about, you know, we  
12 really need to do something in the Red  
13 Hills. So we started looking at  
14 opportunities in this area, and we put  
15 together about four parcels. And if you  
16 look at your map, you'll see those all  
17 in green.

18 And so The Nature Conservancy looked  
19 at ways we could acquire this property  
20 with Forever Wild and offset the costs  
21 using federal grants. And over the  
22 years the Department has done a  
23 fantastic job in leveraging the Forever

1 Wild money, which I'm sure you're aware  
2 of.

3 And because this is a species of  
4 concern to Fish and Wildlife -- it's a  
5 threatened endangered species -- there  
6 are pots of money that you can -- the  
7 Department can apply for that will  
8 offset your acquisition costs.

9 And I'll just mention from the green  
10 tracts, that consists of about  
11 4400 acres. And together, working with  
12 the Department, Wildlife and Freshwater  
13 Fisheries, we wrote grants under two  
14 basic types of programs. Under  
15 Section 6 within the U.S. Fish and  
16 Wildlife Code there is what they call  
17 Recovery to help recover species and  
18 then what's called HCP money. And these  
19 HCPs are for Habitat Conservation  
20 Planning.

21 So if a private landowner or a large  
22 timber company owns property that has  
23 these endangered species and they want

1 to work with U.S. Fish and Wildlife to  
2 protect that, they enter into this  
3 voluntary agreement under an HCP and  
4 they agree that they're going to manage  
5 the property so they don't disturb the  
6 habitat that these animals need. They  
7 burrow in these ravines and slopes, and  
8 they need those ravines to be forested  
9 and wet for them to be able to survive.

10 So they come into this voluntary  
11 program under an HCP. And if a property  
12 has been under an HCP, they have a  
13 program where they can provide funding  
14 for continued protection.

15 The property that you're looking at  
16 in red is called the Flat Creek  
17 Addition. That property is still under  
18 an HCP. So it's eligible for the funds  
19 that I mentioned.

20 So if you go back to the properties  
21 that were closed in 2010, those in  
22 green, U.S. Fish And Wildlife provided  
23 \$4.64 million in grants to help offset

1 the acquisition costs on those  
2 properties.

3 So not only do you have the  
4 opportunity to provide recreational  
5 access, it's very good hunting in this  
6 area. It's great for hiking,  
7 birdwatching. And you also protect the  
8 state amphibian, the Red Hills  
9 Salamander. We think this is an  
10 excellent opportunity to look at  
11 additional properties in this area.

12 And we have two other speakers. One  
13 represents the owner of the property in  
14 addition to Andrew Schock with The  
15 Conservation Fund who we work with on  
16 many protection efforts in the state.  
17 And I'll be glad to answer any questions  
18 or move on.

19 COMMISSIONER BLANKENSHIP: Thank you,  
20 Mr. Northcutt.

21 MR. NORTHCUTT: Thank you.

22 COMMISSIONER BLANKENSHIP: The next speaker  
23 will be Andrew Schock on the same

1 property.

2 MR. SCHOCK: You all should have this map in  
3 front of you. I don't know if staff  
4 passed this out.

5 Okay. If you would, please.

6 I'm Andrew Schock with The  
7 Conservation Fund. When Steve was  
8 referring to the green tracts, he was  
9 referring to this map and the green  
10 tracts on this map. The Red Hills  
11 property, the Flat Creek Addition is in  
12 red, and the green tracts are tracts  
13 that Steve referenced that you-all have  
14 been involved in before.

15 Before I go into the Red Hills, I do  
16 want to bring closure to another  
17 project, the Terrapin Hill project, the  
18 Pinhoti Trail terminus in Coosa County.  
19 We reached a compromise with the county  
20 on the number of acres that we could --  
21 that they would approve if you-all so  
22 approve -- but they would approve the  
23 board or Forever Wild to acquire. That

1 was -- 650 acres is a reconfiguration of  
2 what we initially nominated.

3 And so when your staff looked at  
4 that reconfiguration and scored it, it  
5 did not make the short list. So it's  
6 not available for you-all to consider.  
7 So I'm just sort of bringing that to a  
8 close and to say The Conservation  
9 Fund -- obviously, we're disappointed  
10 with that outcome, but we will move  
11 forward as a private landowner and  
12 decide what we need to do with those  
13 tracts. So I just wanted -- since many  
14 of you heard me speak many times about  
15 that property, I just wanted to bring  
16 that to, I suppose, a close.

17 So the Red Hills-Flat Creek  
18 Addition, Steve spoke some to the  
19 virtues of the tract, the salamander, an  
20 endangered species endemic only to  
21 Alabama, the state amphibian. It's a  
22 very important tract.

23 Steve also referenced -- and this is

1           why I'm here in front of you today --  
2           the possibility of federal funding for  
3           the acquisition of this tract. The  
4           federal funding through those various --  
5           those two programs Steve mentioned would  
6           likely be available over time but not  
7           available, frankly, to the magnitude  
8           that would be necessary to complete the  
9           actual purchase of the tract.

10           The tract has not been appraised,  
11           but we're estimating the value of the  
12           12,386-acre tract to be in the vicinity  
13           of \$23 million. I would suggest that it  
14           would be likely over time for the  
15           federal government through those  
16           programs to come up with somewhere  
17           around \$8 million.

18           The Conservation Fund or The Nature  
19           Conservancy, whoever may acquire this  
20           tract in working with you-all -- whoever  
21           may acquire this tract from the current  
22           owner, Conservation Forestry, we would  
23           probably retain a timber deed on the

1 tract that would be worth about  
2 \$5 million.

3 And so what I'm seeking today,  
4 frankly, is a first appraisal from  
5 Forever Wild because that will set --  
6 well, maybe I shouldn't say it will set  
7 the purchase price based on the  
8 conversation we had earlier, but -- or  
9 you-all had earlier, but it will help  
10 establish what values we're talking  
11 about instead of just making an  
12 estimate.

13 With a first appraisal we then can,  
14 one, make sure the seller is interested  
15 in selling at that particular price.  
16 And the seller is here today, and he'll  
17 speak in a moment. But the other is  
18 then we can start working with the  
19 U.S. Fish And Wildlife Service to start  
20 making grants because we'll know -- or  
21 making grant applications because then  
22 we'll know how many dollars we need.

23 So what I would like to see is for

1           the board to discuss and hopefully  
2           approve a first appraisal. And I think  
3           that in round numbers the type of  
4           commitment that I would be looking for  
5           from Forever Wild as we move into the  
6           future over the course of about three to  
7           five years -- and I know you can't  
8           commit multiple years, but I think the  
9           entire amount of money we would be  
10          looking for for this roughly \$23 million  
11          tract would be somewhere around \$8  
12          million from Forever Wild.

13                 So Forever Wild would -- this  
14          scenario would be The Conservation Fund  
15          would acquire the tract. That way the  
16          current owner can get out of the  
17          picture. They're interested in selling.  
18          They're not interested in holding. They  
19          can get out of the picture. And then  
20          we, The Conservation Fund, can hold the  
21          tract for several years while the  
22          federal dollars come in but, also, if  
23          you approved, while the Forever Wild

1           dollars come in. And you-all, the State  
2           of Alabama, would end up with the entire  
3           ownership of the tract, a \$23 million  
4           tract, for an investment of somewhere  
5           around \$8 million. That's how that  
6           would play out, but we need to start  
7           with a first appraisal.

8                     Are there any questions?

9           COMMISSIONER BLANKENSHIP: Thank you,  
10                    Mr. Schock.

11                    Mr. Satterfield.

12           MR. SATTERFIELD: I notice you have a lot of  
13                    inholdings on this property, too, in the  
14                    red. Can you give us some information  
15                    about who owns that property and how  
16                    that would fit into the purchase process  
17                    down the road?

18           MR. SCHOCK: Okay. I -- I don't know, Kent,  
19                    if you can answer those specific  
20                    questions.

21                    But in terms of how they would fit,  
22                    I would see them as opportunities to do  
23                    some acquisition in the future but not

1           necessarily as part of this package.  
2           Most of the actual salamander habitat is  
3           in the red area, not in the inholdings.  
4           So the red area is what we're most  
5           interested in.

6           COMMISSIONER BLANKENSHIP: Thank you, sir.

7           The next speaker is Kent Gilges.

8           MR. GILGES: Gilges.

9           COMMISSIONER BLANKENSHIP: Gilges. Thank you.

10          Sorry, sir. Kent Gilges. And also on  
11          the same tract, the Red Hills-Flat Creek  
12          Addition.

13          MR. GILGES: Thank you very much for the  
14          opportunity to visit with you this  
15          morning. I'm representing the seller.  
16          I'm one of the partners in the firm that  
17          owns it, Conservation Forestry.  
18          Mr. Northcutt and Mr. Schock asked me to  
19          limit my comments this morning to no  
20          more than 25 minutes. I'll do my best.

21                 Just a quick background.

22          Conservation Forestry is a timber  
23          investment firm. We have offices in

1           Greenville, South Carolina, and then  
2           Exeter, New Hampshire. We manage about  
3           650,000 acres around the U.S., and we  
4           target properties where we can achieve  
5           conservation outcomes.

6           I spent 15 years working at The  
7           Nature Conservancy before helping to  
8           found this firm. And in our -- the  
9           course of our work over now about 12  
10          years we've protected over 350,000 acres  
11          through our work while making a profit  
12          for our investors.

13          The goal of the firm in acquiring  
14          this property back in 2011 was that it  
15          contains about 30 percent of the habitat  
16          remaining for the Red Hills Salamander,  
17          and we think that there's a couple of  
18          great outcomes potentially by protecting  
19          significant portions of it. This would  
20          protect all of the Red Hills Salamander  
21          that we own habitat. And potentially  
22          down the road we think there's an  
23          opportunity, given the limited extent of

1 Red Hills Salamander habitat, that it's  
2 possible to delist this species. And  
3 then by delisting, that opens up the  
4 ability for other land that has habitat  
5 that would no longer be covered by an  
6 endangered species productivity and an  
7 opportunity to be more economically  
8 viable down the road.

9 So we're looking for a win-win here  
10 where we can protect an endangered  
11 species, maybe hope for delisting over  
12 time, and enable good forest management  
13 in the future on other forestlands  
14 around us. We have a ten-year timeline  
15 in our investment funds. We're about  
16 halfway through that. So we've been  
17 working with Steve and Andrew since we  
18 bought it to try to get this done. We  
19 very much look forward to moving forward  
20 if it's possible. And I appreciate your  
21 time.

22 COMMISSIONER BLANKENSHIP: Thank you, sir.

23 MR. WRIGHT: Question, please.

1 MR. CAUTHEN: What was your last name again?

2 Some people didn't hear it.

3 MR. GILGES: Half of my family uses Gilges and  
4 half uses Gilges, and so I answer to  
5 either.

6 MR. CAUTHEN: Give us just one of them.

7 MR. GILGES: Gilges.

8 COMMISSIONER BLANKENSHIP: Mr. Wright.

9 MR. WRIGHT: Mr. Schock mentioned a timber  
10 reserve. So I'm taking it this would be  
11 clear-cut timber?

12 MR. GILGES: The interesting thing about this  
13 tract is I've never seen this in a  
14 coastal plain property before. We own a  
15 lot of land in the coastal plain in  
16 Alabama, Georgia, and the Carolinas, and  
17 usually it's flat land with pine trees  
18 on it. This has really unusual  
19 topography where there's ravines and  
20 creeks in the bottom that run down into  
21 the Alabama River.

22 So the species lives in those  
23 ravines and cliffs, and the pine trees

1           are up on the plateaus and in the flat  
2           areas. So it's possible to actually  
3           manage a clear-cut timber property and  
4           have no impact on the species because  
5           the species doesn't leave burrows in  
6           those cliffs. So it's a very compatible  
7           situation where you can -- as long as  
8           you leave the hardwood species in the  
9           ravines, you're maintaining the habitat  
10          and you can manage timber outside of  
11          that.

12                 Our management approach since we  
13           bought has been not to touch any of the  
14           hardwood lands. So we haven't harvested  
15           anything within the habitat areas. But  
16           we do harvest the loblolly pine, then,  
17           on the plateaus.

18       COMMISSIONER BLANKENSHIP: All right. Thank  
19           you.

20       MR. GILGES: Thank you.

21       COMMISSIONER BLANKENSHIP: The next speaker  
22           will be Dale Lancaster. He's going to  
23           speak on the Sipse River-Taylor Creek

1           Addition. That's Tab 3, page 22, in  
2           your book. Tab 3, page 22.

3           Go ahead, sir.

4           MR. LANCASTER: Commissioner and Board, thank  
5           you for the opportunity to have an  
6           audience with you this morning. My name  
7           is Dale Lancaster. I represent the two  
8           owners of the Sipsey River-Taylor Creek  
9           Addition, which is approximately 1722  
10          acres in Greene County in the central  
11          district.

12          Myself, along with the owners, would  
13          like to thank you for the action you've  
14          taken so far to move the property  
15          forward to first-appraisal status. We  
16          would ask that you please consider  
17          moving this property forward to second  
18          appraisal/purchase status. I've  
19          previously made presentations to you  
20          concerning the features, assets, and  
21          uniqueness of this tract before and  
22          would be glad to field any questions  
23          that you may have today.

1           I think this tract fits the criteria  
2           of the Alabama Forever Wild program. We  
3           previously owned 7,000 acres in the  
4           Sipsey River Complex in Tuscaloosa  
5           County about three miles north of this  
6           tract. So we know it's a very unique  
7           piece of property.

8           Again, I certainly urge you to  
9           please consider moving this tract  
10          forward to second appraisal/purchase  
11          status. And thank you for your actions  
12          in the past. And if you have any  
13          questions, I'll be glad to try to field  
14          them for you.

15        COMMISSIONER BLANKENSHIP: Mr. Satterfield.

16        MR. SATTERFIELD: I have a question for staff.

17                The Sipsey River Complex, is that  
18                Forever Wild property or is that DCNR  
19                property?

20        MR. DEATON: Forever Wild.

21        MR. SATTERFIELD: And it's being presently  
22                managed by DCNR now, what's shown in  
23                orange on this map?

1 MR. DEATON: That's correct.

2 MR. SATTERFIELD: Thank you.

3 COMMISSIONER BLANKENSHIP: Thank you, sir.

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

5 COMMISSIONER BLANKENSHIP: Our next speaker is

6 Yael Girard to speak on the Weeks Bay  
7 Reserve-Harrold Farm Addition. That is  
8 in Tab 3, page 27. Tab 3, page 27.

9 MS. GIRARD: There's going to be a little  
10 handout coming around as well, just a  
11 one-pager.

12 Again, my name is Yael Girard. I'm  
13 the executive director of the Weeks Bay  
14 Foundation in Baldwin County, and I'm  
15 here to speak on behalf of the Weeks Bay  
16 Reserve-Harrold Farm Addition. This  
17 property is around 200 acres. You have  
18 already done a first appraisal on it,  
19 and I do appreciate the board's  
20 consideration on that.

21 I've spoken on this property before,  
22 but it is an amazing piece of property.  
23 It is a keystone piece for us in the

1           Weeks Bay watershed. It sits on Fish  
2           River, which is one of the two main  
3           tributaries to Weeks Bay, and the Fish  
4           River provides nearly 70 percent of the  
5           fresh water to Weeks Bay.

6           The property, although being small  
7           in comparison to some other tracts  
8           you've heard about today, does include  
9           over 3.5 miles of river and canal  
10          frontage. You can see the property has  
11          a lot of twists and turns on the  
12          coastline and some inner canals.

13          The property also contains range for  
14          the endangered Alabama red-bellied  
15          turtle as well as the diamondback  
16          terrapin. The property falls within the  
17          Weeks Bay Reserve's coastal zone and  
18          core priority areas as well as the Weeks  
19          Bay project acquisition area and has  
20          been listed in the Mobile Bay National  
21          Estuary Program's Comprehensive  
22          Conservation and Management Plan as a  
23          priority watershed area.

1           One last thing I will say about this  
2           property just to give y'all a reminder.  
3           The Weeks Bay Reserve secured a NOAA  
4           grant for acquisition several years ago  
5           now, and the wetland acreage of this  
6           property would receive a one-to-one  
7           match with this NOAA grant. The entire  
8           property was not included in the grant  
9           but the wetland acreage. And I  
10          understand that that is a small  
11          percentage of the total value, but there  
12          are some leveraged funds there to help  
13          pay for part of this property.

14                 Any questions about the Weeks Bay  
15                 Reserve-Harrold Farm Addition?

16                 And we're hoping for a second  
17                 appraisal and move to purchase today.

18           COMMISSIONER BLANKENSHIP: Thank you, Yael.

19                 Mr. Satterfield.

20           MR. SATTERFIELD: I'm looking to staff again  
21                 because last time when this came up we  
22                 had a question about how much was  
23                 actually wetlands, whether it was

1           80 acres or whether it was 110 acres,  
2           and that made a difference in the  
3           purchase price and somehow might also  
4           get swept over into the appraisal --  
5           re-appraisal process again. Has that  
6           all been cleared up?

7           MR. DEATON: Yeah. Thank you for the  
8           question. I was going to give an update  
9           during the grants status.

10                   But, yes, we re-evaluated. The  
11           grant does allow for a hundred acres.  
12           We've reassessed the National Wetland  
13           Inventory maps, and they do verify a  
14           hundred acres on the property. So the  
15           next step is to get with the appraiser  
16           to see if he'll reconsolidate the  
17           appraisal value and include that hundred  
18           acres.

19                   So we're working through that. We  
20           will not have that available for the  
21           board's consideration today but should  
22           have that back by the February meeting  
23           for your consideration. So we're

1           working to clear up the 80 acres versus  
2           the hundred acres available.

3           COMMISSIONER BLANKENSHIP: Yes, ma'am.

4           DR. TOLLEY-JORDAN: Does that mean that you  
5           have to do -- forgive my ignorance.

6           Does that mean that you have to do  
7           another appraisal since you are  
8           negotiating this acreage, or what does  
9           that mean?

10          MR. DEATON: We'll just contact the appraiser,  
11          provide the additional information, and  
12          he'll just adjust the numbers.

13          DR. TOLLEY-JORDAN: So he'll adjust the --

14          MR. DEATON: The current appraisal that we  
15          have.

16          DR. TOLLEY-JORDAN: Right. Okay.

17          MR. DEATON: And those numbers that you have  
18          now are what we currently have. We'll  
19          have updated numbers at the February  
20          meeting.

21          DR. WOODS: So we could make a -- we could  
22          move on this in February but not today?

23          MR. DEATON: That's correct.

1 MR. CAUTHEN: So you don't need anything  
2 today?

3 MR. DEATON: That's correct.

4 COMMISSIONER BLANKENSHIP: Thank you, Doug.

5 The next speaker is Don Childre on  
6 the Wiregrass Trail. That is Tab 3,  
7 page 30. Tab 3, page 30.

8 Mr. Childre.

9 MR. CHILDRE: Thank you. I'm Don Childre from  
10 Opp, and I'm representing the Wiregrass  
11 Trail project. It's a partnership  
12 between three cities, the cities of  
13 Geneva, Opp, and Andalusia in southeast  
14 Alabama. We are working to acquire a  
15 44-mile corridor a hundred feet wide  
16 that runs from Geneva to Andalusia, and  
17 progress is being made on this.

18 Two years ago this board approved  
19 moving ahead with the first appraisal on  
20 this project, and at the same time y'all  
21 purchased the Pritchett Tract, 400 acres  
22 that's adjacent to the state park in  
23 Opp, Frank Jackson State Park. And this

1           railroad property is the only access to  
2           that 400 acres. It's landlocked. And  
3           so this trail would provide public  
4           access to the interior of the property.

5           We currently have \$400,000 in  
6           alternative -- Transportation  
7           Alternatives funding from ALDOT and  
8           another 400,000 from ADECA that we're  
9           working to keep. We're right on the  
10          ragged edge of losing that, but we think  
11          we can get it back.

12          We have been working through the  
13          NEPA process with the exception of the  
14          hazardous materials survey. ALDOT  
15          requires this when we use their funds on  
16          it, and it has to be conducted with  
17          standards that meet the railroad demands  
18          also.

19          But the cost of this project is  
20          \$80,000 to do the environmental survey.  
21          And as a show of solidarity with the  
22          project between Opp, Andalusia, and  
23          Geneva, we have come up with \$80,000

1           this past week to pay for the  
2           environmental survey. What that  
3           consists of is basically they're going  
4           to dig a hole about every 500 feet along  
5           the whole 44 miles of this tract and  
6           analyze the findings to see if any toxic  
7           substances are on the property, which  
8           typically the railroad was used to  
9           transport cotton in and out of these  
10          areas. So no known hazardous substances  
11          should be there.

12                 Anyway, we've got to do the survey,  
13           and we have an engineering firm lined up  
14           to do that. And we're prepared to move  
15           on that now that we have the funding.  
16           We just finished that this past week.  
17           All three cities have agreed in a  
18           resolution this past week that we --  
19           before we put the state funds with it,  
20           we will govern how we will transfer the  
21           funding of \$800,000 that we have back to  
22           the Forever Wild Board toward the  
23           purchase price. We're working the

1 details of that out now.

2 So the project is going ahead.  
3 We've done a first appraisal. We're  
4 looking for the second appraisal. We're  
5 moving ahead on this property.

6 The City of Opp has just recently  
7 completed an \$800,000 renovation on an  
8 old 1920s depot. I would like to say  
9 it's one of the nicest, prettiest depots  
10 in Alabama and invite y'all down to see  
11 it. It's an amazing project.

12 But we look forward to completing  
13 the trail. It's something unique. I  
14 think some of the board members called  
15 it a linear park in years past. It  
16 would be something very unique.

17 COMMISSIONER BLANKENSHIP: So you said there  
18 were three cities. Opp, Andalusia, and  
19 what was the other city?

20 MR. CHILDRE: Geneva.

21 COMMISSIONER BLANKENSHIP: Geneva.

22 MR. CHILDRE: Any questions?

23 COMMISSIONER BLANKENSHIP: Oh, I'm sorry.

1 MR. ELLIS: I was going to ask, does the  
2 railroad represent that it owns the fee  
3 of this, not just an easement for  
4 railroad purposes?

5 MR. CHILDRE: They own most of it, yes.

6 MR. ELLIS: Some of it they don't own?  
7 You would have to have ownership from  
8 those underlying landowners?

9 MR. CHILDRE: That property is within the city  
10 limits of Opp. It would be transferable  
11 to my understanding.

12 MR. ELLIS: The part that they don't own the  
13 fee to is in Opp?

14 MR. CHILDRE: There's a very small portion of  
15 it.

16 DR. WOODS: Do we have a first appraisal on  
17 this?

18 MS. POWELL: No. That was my question. If  
19 y'all have a first appraisal, we have  
20 not seen it.

21 The board -- to back up -- because  
22 this has been some time -- our board  
23 made a motion to proceed with a first

1 appraisal. However, in meeting -- we  
2 met with ALDOT and ADECA to be sure that  
3 between their grant funds that were  
4 essential and the Forever Wild funds --  
5 how that would all work together and be  
6 sure we were doing it right. And, you  
7 know, everybody has got their own  
8 requirements.

9 ALDOT informed us that they could  
10 only use an appraisal that they  
11 acquired -- that ALDOT acquired. If  
12 they -- even if we were willing to pay  
13 for it, bottom line, they had to do the  
14 appraisal and they had to pay for it.  
15 So we worked with them to be sure that  
16 their appraisal would incorporate any  
17 requirements that we had. So we worked  
18 through that.

19 However, I have not heard anything  
20 back from anybody that that first  
21 appraisal was completed. As my  
22 understanding, this environmental  
23 work -- another ALDOT -- well, I say

1 ALDOT. It's a grant requirement. I  
2 don't mean they're being complicated.  
3 It's just a grant requirement. But that  
4 the environmental work had to be done  
5 before ALDOT would spend the money they  
6 say they have to spend to do the first  
7 appraisal.

8 MR. CHILDRE: That's right. And we just came  
9 up with the \$80,000 this past week to  
10 pay for that.

11 MS. POWELL: Okay. I think both of us just  
12 misunderstood and thought you said y'all  
13 had the first appraisal, and I was  
14 worried I was behind a document. So not  
15 quite in yet.

16 And I don't have -- I have not had  
17 any additional word since -- maybe it  
18 was a year or more back when we had the  
19 meeting with ALDOT and ADECA. But as  
20 far as any agreement or memorandum  
21 that's being structured as to a transfer  
22 of funds to Forever Wild, we may need to  
23 just be sure that that's also being

1           structured in a way that we could then  
2           receive it if the project progressed.

3                     But thank you. I appreciate the  
4           clarification and the information.

5           Thank you.

6           MR. CHILDRE: Thank you.

7           COMMISSIONER BLANKENSHIP: Thank you,  
8           Mr. Childre.

9                     We have one final speaker, W.A.  
10          Friese. This is on the Perdido  
11          River-Friese Addition. That's Tab 3,  
12          page 17. Tab 3, page 17.

13          Go ahead, sir.

14          MR. FRIESE: Thank you. For the board and for  
15          the visitors here, I'm representing the  
16          Friese Corporation which owns 47 acres  
17          in -- I guess you call it the Perdido  
18          River-Friese --

19          COMMISSIONER BLANKENSHIP: There you go. Yes,  
20          sir. Thank you.

21          MR. FRIESE: Okay. I think I may be one of  
22          the oldest people here in the room. I  
23          don't know. But I'm trying -- I'm going

1 to try to talk like a Millennial or  
2 whatever that generation is. So I'll  
3 preface my conversation -- my talk by  
4 saying "so," and then everybody will pay  
5 attention.

6 I'm a retired Naval officer and a  
7 landowner, and we have land mostly in  
8 Georgia. And we have two or three  
9 tracts here in Alabama, and we're  
10 getting rid of those -- not rid of them  
11 but selling them if we have an  
12 opportunity to.

13 This land is in the Perdido area.  
14 It's 47 acres. I bought it when I was  
15 stationed at Pensacola. One of my  
16 buddies -- I was a land survival  
17 instructor down there, by the way, and  
18 he was a Marine major going into real  
19 estate. He took me over here into  
20 Alabama to show me this land. It's just  
21 a little bit west of Cantonment. I  
22 walked around, and all I could see was  
23 turkey tracks, deer tracks, and I

1 thought I saw a bear track, too. I'm  
2 not sure. So that's what I focused my  
3 attention on. I wanted a place to hunt.

4 We bought it. It also came with --  
5 and I didn't realize it at the time --  
6 the opportunity to join one of the  
7 largest hunting clubs in Alabama, I  
8 think it's called Bellefont Hunting  
9 Club. They didn't allow members into it  
10 unless you owned land there. So I was a  
11 member of that club for a long time.

12 After we bought the land -- I  
13 believe in trying to make money off the  
14 land by reforesting it. I also believe  
15 in the TREASURE Forest Association. I'm  
16 not a member. I do contribute to it. I  
17 decided I wanted to become a member and  
18 have my land certified. So I had the  
19 Alabama Forestry Commission come out  
20 there and take a look at it.

21 And we have another tract in north  
22 Baldwin County which he looked at also.

23 Their recommendation to me was to

1 clear-cut it and plant slash pines.  
2 This little tract of land is covered  
3 with live oaks and red oaks, white oaks.  
4 It's just a smorgasbord for the deer and  
5 turkey during the certain season. The  
6 Forestry Commission told me that it was  
7 a desert. So I chose not to go any  
8 further with the TREASURE Forest  
9 Association at that time.

10 We kept it. I was transferred to  
11 Japan and then back to San Diego.  
12 During my vacations in the winter we'd  
13 fly back, and I'd plant pine trees out  
14 there. My whole family would get out  
15 there with a dibble and plant them. And  
16 we found out that -- in February I got a  
17 call from one of the people down there,  
18 and he says, Mr. Friese, the deer have  
19 come in and eaten all your pine trees  
20 up. I didn't know they would eat pine  
21 trees, but they did. We tried the next  
22 year. And they came in December, the  
23 deer, and they pulled them all up.

1           So we gave up on -- this piece of --  
2           this tract right here that I'm talking  
3           about is not suitable for forestry in my  
4           opinion. It's suitable for wildlife. I  
5           didn't want to cut the -- I didn't want  
6           to cut the live oaks down and the other  
7           oaks there just to, you know, plant  
8           trees out there.

9           International Paper Company owned  
10          land all around us. In fact, we're  
11          surrounded on three sides by Forever  
12          Wild right now. And they planted slash,  
13          and they cut it down and didn't make any  
14          money off of it.

15          But, anyway, I guess to make a long  
16          story short, we live in Georgia now.  
17          And my last duty station was in Atlanta,  
18          and all our family -- we have three kids  
19          and ten grandchildren. They've got  
20          Georgia clay in their shoes, and they  
21          don't want to come back to Alabama.  
22          We've had several tracts of land that  
23          we've sold here, and we reinvest back

1           into timberland in Alabama. And that's  
2           what we'll do with this if we choose to  
3           sell.

4           The last time I spoke with y'all  
5           here in Spanish Fort I didn't know I was  
6           supposed to speak. So I got up and  
7           tried to give a little speech. I went  
8           back to my seat and looked at my wife.  
9           I said, how did I do? And she said, you  
10          bombed. And I guess even after bombing  
11          the board could see some value in this  
12          tract and they decided to go ahead with  
13          a first appraisal. So, anyway ...

14       MR. RUNYAN: Can I ask you a quick question?

15       MR. FRIESE: Yes, sir.

16       MR. RUNYAN: First, thank you for your service  
17               to our country.

18       MR. FRIESE: Thank you.

19       MR. RUNYAN: On this parcel we've got right  
20               here, is there an additional acreage  
21               that you don't own that's not Forever  
22               Wild?

23       MR. FRIESE: Yes. Just north of us. It's

1 owned by McNeal, I believe it is, 23  
2 acres. I lease the hunting rights to  
3 our property to him. And then I think  
4 we're the only two right there. There's  
5 another tract, I think, just a little  
6 bit to the west of us that's the Boone  
7 family, I think.

8 But we're surrounded by Forever  
9 Wild. We would love for Forever Wild to  
10 take this tract and add to their  
11 acreage.

12 Any other questions?

13 (No response.)

14 COMMISSIONER BLANKENSHIP: Thank you, sir.

15 MR. FRIESE: Thank you. Did I bomb?

16 COMMISSIONER BLANKENSHIP: I thought you did  
17 very well, sir.

18 That is all the cards I have for  
19 public comment and speakers. Seeing no  
20 others, this is usually the portion  
21 where we recess into executive session  
22 to discuss tract appraisals.

23 By regulation, appraised values are

1 confidential during periods of  
2 negotiation. Accordingly, in order to  
3 discuss tract appraisal values, the  
4 board will need to go into recess for an  
5 executive session. Is there a motion  
6 for the board to now recess to attend an  
7 executive session?

8 MR. HORN: So move.

9 COMMISSIONER BLANKENSHIP: Moved by Mr. Horn.  
10 Is there a second?

11 DR. WOODS: Second.

12 COMMISSIONER BLANKENSHIP: Seconded by  
13 Dr. Woods. I couldn't tell if that was  
14 you or Mr. Ellis.

15 Any discussion?

16 (No response.)

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

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

21 COMMISSIONER BLANKENSHIP: I apologize. To go  
22 into executive session, I need to call  
23 your name. Please indicate when I call

1           your name if you are in favor of us  
2           going into executive session at this  
3           time.

4                     Mr. Ball?

5       MR. BALL:    Yes.

6       COMMISSIONER BLANKENSHIP:  Blankenship, yes.

7                     Mr. Ellis?

8       MR. ELLIS:   Yes.

9       COMMISSIONER BLANKENSHIP:  Mr. Horn?

10      MR. HORN:    Yes.

11      COMMISSIONER BLANKENSHIP:  Mr. Oates?

12      MR. OATES:   Yes.

13      COMMISSIONER BLANKENSHIP:  Mr. Satterfield?

14      MR. SATTERFIELD:  Yes.

15      COMMISSIONER BLANKENSHIP:  Ms. Sims?

16      DR. SIMS:     Yes.

17      COMMISSIONER BLANKENSHIP:  Ms. Tolley-Jordan?

18      DR. TOLLEY-JORDAN:  Yes.

19      COMMISSIONER BLANKENSHIP:  Dr. Woods?

20      DR. WOODS:    Yes.

21      COMMISSIONER BLANKENSHIP:  Mr. Wright?

22      MR. WRIGHT:   Yes.

23      COMMISSIONER BLANKENSHIP:  Dr. Bond?

1 DR. BOND: Yes.

2 COMMISSIONER BLANKENSHIP: Mr. Cauthen?

3 MR. CAUTHEN: Yes.

4 COMMISSIONER BLANKENSHIP: Mr. Runyan?

5 MR. RUNYAN: Yes.

6 COMMISSIONER BLANKENSHIP: All right. That is  
7 unanimous.

8 We'll now be in executive session.

9 It is 11:28 a.m. We anticipate taking  
10 about 20 minutes in recess. So we will  
11 reconvene about 11:50. Thank you.

12 **(Recess for executive session was**  
13 **taken at approximately 11:28 a.m.**  
14 **and the meeting was called back to**  
15 **order at approximately 12:02 p.m.)**

16 COMMISSIONER BLANKENSHIP: We'll now reconvene  
17 the meeting after the executive session.

18 It's 12:03. We've reconvened at 12:03.

19 I was remiss when we made the  
20 introductions today that I did not  
21 introduce Dr. Jason Bond as a new board  
22 member.

23 So, Dr. Bond, thank you for your

1           willingness to serve on the board.

2                   And he's from Auburn University.

3           And would you like to say anything about  
4           yourself?

5       DR. BOND:   I'm a professor of biological  
6                   sciences -- or professor of biology and  
7                   chair of the Department of Biological  
8                   Sciences at Auburn.  It's great to be  
9                   here.

10       COMMISSIONER BLANKENSHIP:  Thank you, sir.  
11                   Glad to have you.

12                   So now we'll turn to Tab 5 -- I  
13                   think it is -- in your book.  And we'll  
14                   start with the program status reports.  
15                   Tab 4, program status report.  Patti.

16       MS. POWELL:  All right.  This is the portion  
17                   of the meeting, for the benefit of the  
18                   public, that we will run through --  
19                   we'll do it rather quickly because I  
20                   know we're running a little long.  But  
21                   we'll run through the status of some of  
22                   the prior nominations as well as funding  
23                   availability for purchases of future

1 tracts.

2 For the board members, I am on  
3 Tab 2-A. And what we will run through  
4 today is whereas in the bank the balance  
5 would show there's just over \$22 million  
6 available for land acquisition, we  
7 always back out, just like you would in  
8 your checkbook, your other commitments  
9 to get you to the balance that would be  
10 available to consider future tracts'  
11 purchases from. And then we also --  
12 during the meetings we'll run through  
13 whether there are any state budgeting  
14 process limitations on that amount. So  
15 that's what I will be running through  
16 now.

17 So the tracts that have been  
18 motioned to proceed to close that are in  
19 various stages of closing, Coon  
20 Gulf-Heard, Jackson County; DeSoto State  
21 Park-French Addition, DeKalb; Lake  
22 Lurleen State Park-Roebuck Addition,  
23 Tuscaloosa; Old Cahawba Prairie-Childers

1 Creek Addition, Dallas County; Red  
2 Hills-Parris Trust Addition, Monroe  
3 County; Big Canoe Creek, St. Clair;  
4 Grand Bay Savanna-Solet Addition,  
5 Mobile; Pine Barren Creek Tract, Dallas  
6 County; Tannehill-Ayers Addition,  
7 Jefferson County.

8 If you subtract the expense of the  
9 purchase price and the 15-percent  
10 transfer to the stewardship fund for  
11 everything that I just mentioned, that  
12 leaves about \$14.6 million that is in  
13 your unencumbered balance. That is the  
14 money that you have available.

15 And unlike the last several meetings  
16 where I had to temperate it slightly by  
17 telling you that you were restricted by  
18 your budgetary spending authority, we  
19 have just started a new fiscal year as  
20 of October 1. So you are now back with  
21 spending authority. That doesn't mean  
22 you have to spend it all today. But you  
23 are back with the ability to purchase

1           some tracts.

2           The second page of the handout would  
3           reference the tracts that have closed  
4           successfully last fiscal year and this  
5           fiscal year. At times you will see  
6           tracts referenced as having been  
7           declined. We actually were successful  
8           last fiscal year in bringing to a close  
9           the projects that you had motioned. You  
10          will see everything that's closed.

11           Any questions on that?

12           (No response.)

13          MS. POWELL: Okay. I will move to the next  
14          bit of information in regards to the  
15          stewardship fund, Tab 2-B. And in your  
16          original packet you had some information  
17          from the prior fiscal year, and then  
18          we've updated as much information as we  
19          could provide in this new fiscal year  
20          which began, again, October 1st.

21           So I want to run through -- we did  
22          manage the money from the prior fiscal  
23          year, but all of it was spent on land

1 management. So there was no rollover  
2 into this year's stewardship account.  
3 We try very hard to do as much as we can  
4 from the interest earned off of that  
5 stewardship fund. The board did have to  
6 reach back into the corpus for some  
7 additional funding for management -- and  
8 that you see reflected on here -- which  
9 brought to -- the prior board decision  
10 to for budgeting purposes potentially  
11 allow up to 1.5 million to be spent from  
12 stewardship funds in this fiscal year  
13 that we're in now.

14 It's early in the year. So as you  
15 will see, not too terribly much has been  
16 spent. We have a million -- just over  
17 1.3 million remaining available for  
18 expenditures from the stewardship fund  
19 for our various tracts. And we will  
20 continue to keep you up to date on what  
21 those needs are, where we have had  
22 expenditures on the tracts. You will  
23 see activity pick up as we get closer to

1 the spring and more of those dollars  
2 being spent on those tracts.

3 Any questions on that?

4 (No response.)

5 MS. POWELL: Commissioner, if there are no  
6 questions on the financial information,  
7 I'll just move into reviewing the  
8 appraised nominations list. This is  
9 Tab 3-A in your packet.

10 These are the tracts that you have  
11 previously motioned for a first  
12 appraisal on. There are some appraisals  
13 that have not been completed yet. We  
14 may be missing deed information from the  
15 seller that we're still trying to get or  
16 simply the appraiser did not complete  
17 the work in time for this meeting today.

18 But you have in your packet a  
19 listing, an update -- it's kind of a  
20 yellow paper -- 3-A. And for the  
21 benefit of the public, I'm going to run  
22 through the tracts that we currently  
23 have appraisals in from prior motions.

1           Those include Barbour WMA-Leak Creek  
2           Addition. Bon Secour River-Swift School  
3           Tract and that's Baldwin County. Byrnes  
4           Lake, Baldwin County. Caldwell Swamp,  
5           Baldwin County. Coldwater Mountain-Rice  
6           Addition, Calhoun. Coosa WMA-Hancock  
7           Phase III. Emauhee Creek Lake,  
8           Talladega. Freedom Hills WMA-Randolph  
9           Hollow Addition. Laguna Cove.  
10          Lauderdale WMA-Newman Addition. Natural  
11          Bridge Creek, Covington County. Perdido  
12          WMA-Friese Addition, Baldwin County.  
13          Pintlala Creek, Lowndes County. Red  
14          Hills-Ziebach Addition, Monroe.  
15          Rickwood Caverns State Park-Helms,  
16          Blount County. Sipsey River  
17          Swamp-Taylor Creek Addition, Greene  
18          County. Skyline WMA-Crow Creek Valley  
19          Addition, Jackson County. Tannehill-Mud  
20          Creek Addition, Bibb County. Terrapin  
21          Hill, Coosa. Weeks Bay Reserve-Harrod's  
22          Farm, Baldwin County. White Oak  
23          Plantation, Macon County.

1           Taking all of those together, that's  
2           over \$44 million of a combination of  
3           appraised values and 15-percent  
4           stewardship transfers. So, as usual,  
5           you've got a bit more sitting there than  
6           you have available to spend. But if  
7           there are any questions on those ...

8           If not, we will move on into the  
9           grant status update that Doug provides.

10          COMMISSIONER BLANKENSHIP: Doug.

11          MR. DEATON: Okay. Next I'll move into the  
12                 grant status update. I'd like to  
13                 mention for the board, the new members  
14                 here and those attending today, that  
15                 DCNR staff and both Wildlife and  
16                 Freshwater Fisheries staff and State  
17                 Lands Division staff -- we routinely try  
18                 to find grants -- land acquisition  
19                 grants that can help further the Forever  
20                 Wild dollar. So at each meeting we give  
21                 an update of what we have and where we  
22                 are in those processes.

23                 Since the last meeting -- I've

1           mentioned over several meetings that we  
2           have a NOAA grant that we've been able  
3           to apply to several tracts that you guys  
4           have motioned on. Since the last  
5           meeting we have closed on the Weeks Bay  
6           Reserve-Sunset Shores Addition and the  
7           Weeks Bay Reserve-Bay Road West  
8           Addition. Those grants were a 50/50  
9           match. We are working with our  
10          accounting section to draw down the  
11          reimbursement funds. Those should be  
12          available hopefully for the next meeting  
13          for you guys to then reallocate to  
14          purchases later down the road.

15                 We received all the deed information  
16                 for the Weeks Bay Reserve-Meadows  
17                 Phase III Addition. We've initiated  
18                 that appraisal and anticipate having  
19                 that one back for the board's  
20                 consideration at the February meeting.

21                 As we mentioned earlier, we had some  
22                 questions about the Harrod's Farm  
23                 Addition about whether the acreage was

1           80 acres or 100 acres covered by the  
2           appraisal and the grant. So we're  
3           working to get that appraisal updated so  
4           you guys can reconsider the full  
5           100 acres as part of the acquisition and  
6           the grant consideration.

7           Just a quick Solet update. We  
8           recently had a celebration down at the  
9           coast kind of recognizing the acceptance  
10          of Forever Wild taking on that property  
11          and just recognizing that  
12          accomplishment. We're working with the  
13          closing attorneys just to clear up a few  
14          title questions and matters, and we  
15          should have that closed and transferred  
16          to Forever Wild's ownership by the end  
17          of this month.

18          At the last meeting the board  
19          motioned for a first appraisal of the  
20          Red Hills-Section 2 tract, and it was  
21          contingent upon us having the award  
22          letter for the RLA grant, the Land  
23          Recovery Act grant that we had applied

1           for. We anticipated having that back by  
2           the end of September. U.S. Fish and  
3           Wildlife contacted us and asked to make  
4           some modifications to the grant award.  
5           And so Wildlife and Freshwater Fisheries  
6           Division staff made some changes, and  
7           it's back in their court for review. We  
8           anticipate having that back soon, and  
9           when we do, we'll initiate that first  
10          appraisal for the board.

11                 That's all the updates I have.  
12          Chuck Sykes is not here today. So Keith  
13          Gauldin is going to come up and share  
14          some opportunities that they have to  
15          offer. And while he's coming up, if  
16          you'll go ahead and turn in your packet  
17          to Tab 5-D, there's a memo there that  
18          he'll cover for you.

19          MR. GAULDIN: I believe it's like page 27. I  
20          was going to start off with good  
21          morning, but I guess it's good afternoon  
22          now.

23                 But I'd first like to start off by

1           saying how much we, the Division,  
2           appreciate the board working with us and  
3           being able to use those Forever Wild  
4           funds as our state-matched portion to  
5           capture those apportionment figures that  
6           we receive on an annual basis from  
7           U.S. Fish and Wildlife Service from  
8           those Pittman-Robertson Act monies.  
9           That's been a really great program and a  
10          great collaborative effort to maximize  
11          our common goal of trying to secure  
12          public lands for public use.

13                 With that being said, we try to  
14                 continue to identify areas of  
15                 underserved parts of the state that have  
16                 low access to public hunting grounds,  
17                 and we would like to continue our  
18                 efforts in looking for those areas in  
19                 Dallas County. We've identified a tract  
20                 that Chandlar Graham spoke about  
21                 earlier, the Rum Creek Tract. It's in  
22                 Dallas County.

23                 We've had really good reviews from

1 the special-opportunity hunts that we've  
2 had on the -- I think you call it the  
3 Dallas County Tract. We call it the  
4 Cedar Creek WMA, the SOA, special  
5 opportunity area. We've done real well  
6 with that and are looking forward to  
7 having some adult mentored hunts there  
8 coming in December. We have two in  
9 December, one in January.

10 And that program is a new program to  
11 us. We've typically focused on youth  
12 mentored hunts, and we've changed  
13 towards the adult mentored hunt program  
14 because there's a lot of folks that are  
15 middle age that would like to learn how  
16 to hunt that never had the opportunity  
17 or have never -- or they felt  
18 apprehensive about asking advice as an  
19 adult.

20 So we created that program. We have  
21 six participants for each of the three  
22 hunts on Cedar Creek. And we've had  
23 over 95 applicants for that program,

1           which was really surprising to us that  
2           there was a demographic that really  
3           wanted to learn how to hunt up in the  
4           upper-age classes. So we're looking  
5           forward to improving those programs and  
6           expanding them in the future.

7           But that being said, we would like  
8           to move forward and ask that you proceed  
9           with a first appraisal for the Rum Creek  
10          Tract there in Dallas County. It's  
11          adjacent to the Pine Barren Creek Tract  
12          that is under -- likely to be closed  
13          here in a couple of months hopefully.  
14          It's under -- you guys have the second  
15          appraisal on that.

16       MR. DEATON: Negotiations.

17       MR. GAULDIN: Negotiations. So we're moving  
18          forward with that.

19                The Rum Creek Tract lies between the  
20          Pine Barren Creek Tract and the Alabama  
21          River. Really great quality hunting,  
22          really great whitetail habitat for our  
23          purposes, and just would ask that you do

1           that. And if you have any questions,  
2           I'll be glad to answer them.

3           Yes, sir.

4           MR. WRIGHT: Keith, is that -- is it a  
5           proposed SOA or --

6           MR. GAULDIN: It most likely will be.

7           Let me also add that the 40-acre  
8           tract that was referenced earlier --  
9           with the magnitude of the benefits from  
10          that tract that we will receive, the 40  
11          acres is not -- is not a concern of  
12          ours.

13          And we've had, you know, really  
14          large, healthy federal apportionments.  
15          We have unobligated monies right now  
16          that we could utilize for this tract.  
17          And the projection for our FY18  
18          obligations are pretty healthy as well.  
19          During the election cycle we sold a lot  
20          of ammunition and weapons, so that  
21          relates into healthy Pittman-Robertson  
22          Act funding.

23          With the Pittman-Robertson Act, we



1 showing the maps that you have in your  
2 packet in a PowerPoint presentation  
3 behind you.

4 The funny thing about auditoriums,  
5 they always seem to want to show -- the  
6 screens usually face the audience, which  
7 is not my priority. But if you would  
8 like to follow along by turning around  
9 and looking over your shoulder, you're  
10 welcome to, or these maps are in exactly  
11 the same order in your packet.

12 I'm going to go over the short list,  
13 which is the priority list of  
14 nominations, which is my usual routine.  
15 The short list is a compilation of the  
16 top-three-scoring tracts in each  
17 category of use in each geographic  
18 region of the state. Hypothetically,  
19 there could be 36. This time there is  
20 17. Sometimes nominations short-list in  
21 more than one category of use, and  
22 sometimes there are no tracts or  
23 nominations that are attractive to some

1 of the categories of use.

2 So Tab 4-A in your package is an  
3 alphabetical list of all the tracts on  
4 the short list. The second page of that  
5 is organized in a table by category of  
6 use and geographic region. So if there  
7 was any geographic region of particular  
8 interest or category of use of  
9 particular interest, you can see which  
10 tracts were short-listing there.

11 I'm going to go through them  
12 alphabetically, and the alphabetical  
13 tract narratives and maps are in  
14 Tab 4-B.

15 So beginning there, we have Autauga  
16 WMA-Swift Creek Addition with 1,065  
17 acres in Autauga County. Chickasaw  
18 Creek Tract, which is 1,031 acres in  
19 Mobile County. Coldwater  
20 Mountain-Phase II, the Amended Version  
21 of 113 acres in Calhoun County.  
22 Coldwater Mountain-Sarrell Addition,  
23 22 acres in Calhoun County. The Coosa

1 River Tract, 710 acres in Elmore County.  
2 Deer Head Cove-Hartline, which is  
3 213 acres in DeKalb County. Dear Head  
4 Cove-Low Gap, which is 280 in DeKalb  
5 County. D'Olive Bay, which is 87 acres  
6 in Baldwin County. Horse Creek National  
7 Forest Retreat, 2,040 acres in Clay  
8 County. MTD, the Mobile-Tensaw Delta,  
9 Simmons Addition, 300 acres in Baldwin  
10 County. Patterson Creek Tract, 151  
11 acres in Elmore County. Red Hills-Flat  
12 Creek Addition, 12,386 acres in Monroe  
13 County. Rock Creek, which is 418 acres  
14 in Blount County. Rum Creek, which is  
15 3,975 acres in Dallas County.

16 Skyline WMA-Crow Mountain Addition,  
17 which is 178 acres in Jackson County,  
18 which is near but is not the same as the  
19 other Crow Creek we've been discussing.  
20 This is Crow Mountain.

21 Tannehill-South Addition, 422 acres  
22 which crosses the Bibb-Shelby County  
23 line. And, finally, WBR, or Weeks Bay

1 Reserve, Meadows Phase II Gill, which is  
2 38 acres in Baldwin County.

3 I'll be happy to address any  
4 questions.

5 Additionally, Tab 4-C is a list of  
6 all nominations that are currently  
7 active in the program. So if there's  
8 one that you are aware of and it is not  
9 on the short list, it should appear  
10 there if there is a willing seller.

11 COMMISSIONER BLANKENSHIP: Any questions for  
12 Jo?

13 DR. TOLLEY-JORDAN: I have one.

14 MS. LEWIS: Yes.

15 DR. TOLLEY-JORDAN: I'm not sure if this is  
16 the right question for you, but I had a  
17 question about land use in the Red  
18 Hills-Flat Creek Addition. I think the  
19 person that was speaking about it  
20 mentioned that it was Red Hills  
21 Salamander habitat; is that correct?

22 MS. LEWIS: Yes. It's a -- habitat is  
23 delineated and designated in Habitat

1 Conservation Plans, I believe, that  
2 cover the property.

3 DR. TOLLEY-JORDAN: Right.

4 MS. LEWIS: So it is a delineated  
5 characteristic.

6 DR. TOLLEY-JORDAN: Right. So if this has an  
7 HCP on the property, does that still  
8 allow for public use of the property?

9 MS. LEWIS: I've never addressed that  
10 specifically. I have read a number of  
11 the HCPs. I would say, no, it does not  
12 hinder public access. I've written  
13 federal grants, and that's been  
14 perfectly fine.

15 MS. POWELL: I mean, we may want to  
16 double-check that particular plan. But  
17 there's not, by the nature of there  
18 being an HCP, any type of automatic  
19 exclusion of public access.

20 DR. TOLLEY-JORDAN: Okay.

21 MS. POWELL: And we have seen it on several  
22 tracts.

23 DR. TOLLEY-JORDAN: Okay. Good.

1 COMMISSIONER BLANKENSHIP: Anything else for  
2 Jo?

3 (No response.)

4 COMMISSIONER BLANKENSHIP: Thank you.

5 MS. LEWIS: Thank you.

6 COMMISSIONER BLANKENSHIP: The next item on  
7 the agenda is general discussion from  
8 the board members. If there's anybody  
9 that would like to have any general  
10 discussion or motions, now is the time.

11 Yes, sir, Mr. Woods.

12 DR. WOODS: I make a motion for a first  
13 appraisal on the Rum Creek Tract in  
14 Dallas County.

15 MR. CAUTHEN: I second that.

16 COMMISSIONER BLANKENSHIP: So a motion was  
17 made by Mr. Woods for a first appraisal  
18 on Rum Creek and seconded by  
19 Mr. Cauthen.

20 MS. POWELL: Commissioner, I'm not really sure  
21 that we have to do that at this stage,  
22 but we normally do. Since that has been  
23 presented to the board as a three-to-one

1 match opportunity, if the board would  
2 like to take advantage of that  
3 commitment, then we make the motion  
4 further subject to --

5 DR. WOODS: Condition of the bond, yes.

6 MS. POWELL: -- condition of a three-to-one  
7 match from Wildlife as to any future  
8 purchase -- as to potential purchase.  
9 So it would just be the same motion but  
10 with the understanding of the  
11 three-to-one match offered by our  
12 Wildlife section.

13 COMMISSIONER BLANKENSHIP: So, Mr. Woods, do I  
14 understand your motion to be to move for  
15 first appraisal on the Rum Creek Tract  
16 contingent upon the three-to-one match  
17 from the Wildlife and Freshwater  
18 Fisheries Pittman-Robertson funds?

19 DR. WOODS: Correct. Correct.

20 COMMISSIONER BLANKENSHIP: Mr. Cauthen, do you  
21 second that motion?

22 MR. CAUTHEN: I do second that motion.

23 COMMISSIONER BLANKENSHIP: Thank you, sir.

1                   Is there any discussion?

2                   (No response.)

3           COMMISSIONER BLANKENSHIP: All those in favor  
4                   please say "aye."

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

7           COMMISSIONER BLANKENSHIP: Any opposed?

8                   (No response.)

9           COMMISSIONER BLANKENSHIP: None opposed.

10                   Motion passes.

11           MR. RUNYAN: Mr. Chairman?

12           COMMISSIONER BLANKENSHIP: Yes, sir,  
13                   Mr. Runyan.

14           MR. RUNYAN: On the Perdido Wildlife  
15                   Management Area-Friese Addition, I move  
16                   that we proceed with the second  
17                   appraisal and proceed to closing.

18           MR. SATTERFIELD: Mr. Chairman, we can't hear  
19                   on this end.

20           COMMISSIONER BLANKENSHIP: Sure.

21                   The motion by Mr. Runyan was to move  
22                   for second appraisal and move to  
23                   purchase on the Perdido-Friese Addition.

1 MR. HORN: Second.

2 COMMISSIONER BLANKENSHIP: Seconded by

3 Mr. Horn.

4 MR. SATTERFIELD: Is that under Tab 3?

5 MR. DEATON: 3-A.

6 COMMISSIONER BLANKENSHIP: Yeah. I think that  
7 was page 17 or 27.

8 Tab 3, page 17.

9 MR. SATTERFIELD: That's the Friese Addition  
10 that the gentleman spoke to earlier?

11 MS. POWELL: Yes. Correct.

12 COMMISSIONER BLANKENSHIP: So is there any --

13 MR. ELLIS: There were no matching funds  
14 available with that, were there?

15 MS. POWELL: No, sir, there were not.

16 MR. ELLIS: Okay.

17 COMMISSIONER BLANKENSHIP: Any other  
18 discussion?

19 (No response.)

20 COMMISSIONER BLANKENSHIP: So the motion is to  
21 move for second appraisal and move to  
22 purchase on Perdido-Friese Addition.  
23 All those in favor say "aye."

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

3 COMMISSIONER BLANKENSHIP: Any opposed?

4 (No response.)

5 COMMISSIONER BLANKENSHIP: None opposed.

6 Motion passes unanimously.

7 Yes, ma'am.

8 DR. TOLLEY-JORDAN: I'd like to make a motion  
9 for second appraisal for the Sipsey  
10 River Swamp-Taylor Creek Addition.

11 MS. POWELL: It would just be a motion for  
12 second appraisal and proceed with  
13 purchase.

14 DR. TOLLEY-JORDAN: Proceed with purchase.

15 MR. BALL: I second that.

16 COMMISSIONER BLANKENSHIP: That's Mr. Ball.

17 The motion was made by  
18 Dr. Tolley-Jordan for a second appraisal  
19 and move to purchase on the Sipsey River  
20 Swamp-Taylor Creek Addition, and that  
21 was seconded by Mr. Ball. And I'll  
22 give everybody just a minute to find  
23 that.

1 Any discussion?

2 MR. SATTERFIELD: Mr. Chairman, I have a  
3 question.

4 That would be another lower purchase  
5 of the existing Sipsy River Complex;  
6 right?

7 We have the other two purchases  
8 north of there that Forever Wild already  
9 owns. Who and how is that property  
10 being managed now? Is that managed  
11 under nature preserve? How is DCNR  
12 handling that property?

13 COMMISSIONER BLANKENSHIP: Doug.

14 MR. DEATON: We manage it under both a nature  
15 preserve and a recreation area. And so  
16 we do allow hunting and fishing on that  
17 property as well as birdwatching and  
18 other things.

19 MR. SATTERFIELD: So it's multiuse?

20 MR. DEATON: It's multiuse. That's correct.

21 MR. SATTERFIELD: And you have the staff  
22 resources and personnel to take on this  
23 additional property?

1 MR. DEATON: I would say, yes, sir.

2 MR. SATTERFIELD: You hesitated.

3 MR. DEATON: Well, I just -- I was thinking to  
4 myself. I'm not sure it takes -- based  
5 on current activities, I feel like the  
6 staff that we have, the manager of the  
7 property, would see it as an addition to  
8 have additional duck hunting. Because  
9 there are so many people that use that  
10 current ownership that we feel like we  
11 have limited room for the people that do  
12 use that property. So it would be a  
13 benefit overall.

14 MR. SATTERFIELD: Because the only reason I  
15 ask that is because it's not contiguous  
16 to the other two pieces. It's  
17 separated. And I didn't know what  
18 challenges that might have with managing  
19 the property.

20 MR. DEATON: It's just down the road a short  
21 distance. So I don't think it would be  
22 an issue between -- I don't think it  
23 would be an additional burden.

1 MR. SATTERFIELD: Thank you.

2 COMMISSIONER BLANKENSHIP: Any additional  
3 discussion?

4 (No response.)

5 COMMISSIONER BLANKENSHIP: All of those in  
6 favor of moving for a second appraisal  
7 and move to purchase on the Sipsey River  
8 Swamp-Taylor Creek Addition please say  
9 "aye."

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

12 COMMISSIONER BLANKENSHIP: Any opposed?

13 (No response.)

14 COMMISSIONER BLANKENSHIP: None opposed. The  
15 motion passes.

16 MR. WRIGHT: Mr. Chairman?

17 COMMISSIONER BLANKENSHIP: Yes, sir,  
18 Mr. Wright.

19 MR. WRIGHT: I would like to go for a second  
20 appraisal on the Coldwater Mountain-Rice  
21 Addition, which is 20 acres, Calhoun  
22 County.

23 DR. TOLLEY-JORDAN: Second.

1 MR. BALL: Second.

2 MS. POWELL: And that would be both second  
3 appraisal and proceed to purchase.

4 MR. WRIGHT: And proceed to purchase.

5 COMMISSIONER BLANKENSHIP: So a motion has  
6 been made to move on a second appraisal  
7 and move to purchase on the Coldwater  
8 Mountain-Rice Addition. That motion was  
9 made by Mr. Wright and seconded by  
10 Mr. Ball.

11 MR. BALL: Ms. Tolley-Jordan actually.

12 COMMISSIONER BLANKENSHIP: I'm sorry.  
13 Seconded by Ms. Tolley-Jordan. I  
14 apologize. You sound alike or my  
15 hearing is bad, one. Sorry.

16 Is there any discussion on this?

17 (No response.)

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

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

22 COMMISSIONER BLANKENSHIP: Any opposed?

23 (No response.)

1 COMMISSIONER BLANKENSHIP: None opposed. The  
2 motion passes.

3 DR. TOLLEY-JORDAN: Mr. Chairman?

4 COMMISSIONER BLANKENSHIP: Yes, ma'am.

5 DR. TOLLEY-JORDAN: I'd like to make a motion  
6 for a second appraisal with move to  
7 purchase for the Bon Secour River-Swift  
8 School Tract.

9 DR. WOODS: Which one? I'm sorry.

10 DR. TOLLEY-JORDAN: The second one, Bon Secour  
11 River-Swift School Tract.

12 COMMISSIONER BLANKENSHIP: All right. So a  
13 motion has been made by  
14 Dr. Tolley-Jordan on the Bon Secour  
15 Swift River Tract -- I'm sorry -- Bon  
16 Secour River-Swift School Tract for a  
17 second appraisal and move to purchase.  
18 Is there a second?

19 MR. RUNYAN: Is that the one we're getting  
20 clarification on how many acres --

21 COMMISSIONER BLANKENSHIP: Let me get a second  
22 before we discuss it, if that's okay.  
23 Is there a second?

1 MR. BALL: I second it.

2 COMMISSIONER BLANKENSHIP: Seconded by

3 Mr. Ball.

4 That is not the piece of property  
5 that we are waiting to find out the  
6 acreage. That was one that was in the  
7 Weeks Bay system.

8 Any other discussion?

9 (No response.)

10 COMMISSIONER BLANKENSHIP: All those in favor

11 please say "aye."

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

14 COMMISSIONER BLANKENSHIP: Any opposed?

15 (No response.)

16 COMMISSIONER BLANKENSHIP: None opposed. The  
17 motion passes.

18 MR. BALL: Mr. Chairman, I have two.

19 COMMISSIONER BLANKENSHIP: All right,

20 Mr. Ball.

21 MR. BALL: First I'd like to ask for a second  
22 appraisal and move to purchase for Red  
23 Hills-Ziebach Addition, Monroe County,

1           50 acres.

2       MR. HORN:    Second.

3       MR. WRIGHT:  Second.

4       COMMISSIONER BLANKENSHIP:  So Mr. Ball has  
5                    motioned for a second appraisal and move  
6                    to purchase the Red Hills-Ziebach  
7                    Addition, and that was seconded by  
8                    Mr. Horn and thirderd by Mr. Wright.

9                    So that's 50 acres?

10      MR. BALL:  Yes, sir.

11      COMMISSIONER BLANKENSHIP:  Is there any  
12                    discussion?

13                    (No response.)

14      COMMISSIONER BLANKENSHIP:  All those in favor  
15                    please say "aye."

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

18      COMMISSIONER BLANKENSHIP:  Any opposed?

19                    (No response.)

20      COMMISSIONER BLANKENSHIP:  No opposed.  Motion  
21                    passes.

22                    All right, sir.  You said you had  
23                    another one.

1 MR. BALL: Yes, sir. My second is Rickwood  
2 Caverns State Park-Helms, 45 acres,  
3 Blount County.

4 COMMISSIONER BLANKENSHIP: And that is for a  
5 second --

6 MR. BALL: For a second and move to purchase,  
7 please.

8 MR. ELLIS: I'll second that.

9 COMMISSIONER BLANKENSHIP: Seconded by  
10 Mr. Ellis.

11 Mr. Ball has motioned for a second  
12 appraisal and move to purchase the  
13 Rickwood State Park-Helms Addition, and  
14 that was seconded by Mr. Ellis.

15 Give everybody just a second to find  
16 that.

17 All right. Any discussion?

18 (No response.)

19 COMMISSIONER BLANKENSHIP: All those in favor  
20 say "aye."

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

23 COMMISSIONER BLANKENSHIP: Any opposed?

1 (No response.)

2 COMMISSIONER BLANKENSHIP: No opposed. The  
3 motion passes.

4 Anyone else?

5 Mr. Satterfield.

6 MR. SATTERFIELD: Mr. Chairman, I'd like to  
7 make a motion to move to second  
8 appraisal and purchase of the Freedom  
9 Hills WMA-Randolph Hollow Addition.

10 MR. WRIGHT: I'll second it.

11 MR. SATTERFIELD: 239 acres in Colbert County.

12 COMMISSIONER BLANKENSHIP: So a motion has  
13 been made for a second appraisal and  
14 move to purchase the Freedom  
15 Hills-Randolph Hollow Addition. The  
16 motion was made by Mr. Satterfield and  
17 seconded by Mr. Wright, 239 acres in  
18 Colbert County.

19 Any discussion?

20 (No response.)

21 COMMISSIONER BLANKENSHIP: All those in favor  
22 say "aye."

23 (All board members present respond

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"aye.")

COMMISSIONER BLANKENSHIP: Any opposed?

(No response.)

COMMISSIONER BLANKENSHIP: None opposed.

Motion passes. Thank you.

MR. SATTERFIELD: Mr. Chairman?

COMMISSIONER BLANKENSHIP: Yes, sir.

MR. SATTERFIELD: I'd also like to make a motion to move to second appraisal and purchase on the Lauderdale WMA-Newman Addition of 160 acres in Lauderdale County.

MR. OATES: Second.

COMMISSIONER BLANKENSHIP: Lauderdale WMA-Newman Addition.

MR. OATES: I'll second that.

COMMISSIONER BLANKENSHIP: Seconded by Mr. Oates.

All right. So a motion has been made by Mr. Satterfield to move for a second appraisal and move to purchase on the Lauderdale WMA-Newman Addition, and that was seconded by Mr. Oates. That is

1                   160 acres in Lauderdale County.

2                   Any discussion?

3                   (No response.)

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

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

8           COMMISSIONER BLANKENSHIP: Any opposed?

9                   (No response.)

10          COMMISSIONER BLANKENSHIP: None opposed.

11                   Motion passes.

12          MR. WRIGHT: Mr. Chairman?

13          COMMISSIONER BLANKENSHIP: Yes, sir,  
14                   Mr. Wright.

15          MR. WRIGHT: I'd like to make a motion for  
16                   first appraisal on the Coldwater  
17                   Mountain-Sarrell Addition, 22 acres in  
18                   Calhoun County.

19          COMMISSIONER BLANKENSHIP: Coldwater  
20                   Mountain-Sarrell Addition?

21          MR. WRIGHT: Yes.

22          COMMISSIONER BLANKENSHIP: Excuse me. Let me  
23                   find that one.

1 MR. WRIGHT: 22 acres.

2 COMMISSIONER BLANKENSHIP: So a motion has  
3 been made for the Coldwater  
4 Mountain-Sarrell Addition. That is  
5 Tab 4-A. And that's a motion for a  
6 first appraisal, a motion by Mr. Wright.  
7 Is there a second?

8 MR. OATES: Second.

9 COMMISSIONER BLANKENSHIP: Seconded by  
10 Mr. Oates.

11 I'll give everybody a second to find  
12 this because that's in a different tab  
13 than we've been working in.

14 Any discussion?

15 (No response.)

16 COMMISSIONER BLANKENSHIP: All those in favor  
17 say "aye."

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

20 COMMISSIONER BLANKENSHIP: Any opposed?

21 (No response.)

22 COMMISSIONER BLANKENSHIP: None opposed.

23 Motion passes.

1 DR. SIMS: Mr. Chairman?

2 COMMISSIONER BLANKENSHIP: Yes, ma'am.

3 DR. SIMS: I would like to make a motion for a  
4 first appraisal --

5 COMMISSIONER BLANKENSHIP: I'm sorry. I can't  
6 hear you.

7 DR. SIMS: I'd like to make a motion for an  
8 appraisal on the -- first appraisal on  
9 the Skyline WMA-Crow Mountain Addition,  
10 Jackson County.

11 MR. SATTERFIELD: Second.

12 MS. POWELL: I'm having trouble hearing. I'm  
13 sorry.

14 COMMISSIONER BLANKENSHIP: The motion is made  
15 for -- a motion for first appraisal for  
16 the Skyline WMA-Crow Mountain Addition;  
17 is that correct?

18 DR. SIMS: That's correct.

19 COMMISSIONER BLANKENSHIP: All right. And  
20 that was a motion made by Dr. Sims,  
21 seconded by Mr. Satterfield.

22 MR. SATTERFIELD: Correct.

23 COMMISSIONER BLANKENSHIP: I'll give everybody

1 a chance to find that.

2 DR. SIMS: Tab 4, page 1 on the short list.

3 COMMISSIONER BLANKENSHIP: All right. Tab 4,  
4 page 1.

5 DR. SIMS: Page 1 on the short list.

6 COMMISSIONER BLANKENSHIP: All right. Tab 4,  
7 page 1. 178 acres in Jackson County.

8 Any discussion?

9 (No response.)

10 COMMISSIONER BLANKENSHIP: All those in favor  
11 say "aye."

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

14 COMMISSIONER BLANKENSHIP: Any opposed?

15 (No response.)

16 COMMISSIONER BLANKENSHIP: No opposition.

17 Motion passes.

18 MR. OATES: Mr. Chairman, I'd like to note for  
19 the record I have to leave for a

20 previous appointment.

21 COMMISSIONER BLANKENSHIP: Mr. Oates has had  
22 to leave our meeting. We still have a  
23 quorum. Thank you, Mr. Oates, for your

1           time.

2                    Any other --

3   MR. WRIGHT:    Mr. Chairman?

4   COMMISSIONER BLANKENSHIP:  Yes, sir,  
5                    Mr. Wright.

6   MR. WRIGHT:    On Tab 5-E, would it be the time  
7                    that we could talk about that one, Crow  
8                    Creek Valley?

9   MS. POWELL:    It would be fine to talk about  
10                   anything you want right now.

11   COMMISSIONER BLANKENSHIP:  Yeah.  We can talk  
12                    about that now.

13   MS. POWELL:    Absolutely.

14   MR. WRIGHT:    I would like to make a motion  
15                    that we proceed on first appraisal --  
16                    well, I say first appraisal.

17   MS. POWELL:    I think where we are here, we  
18                    have the benefit of the first appraisal,  
19                    but if there's any interest in the  
20                    proposal made by Director Sykes and  
21                    Wildlife and Freshwater Fisheries  
22                    Division as to purchasing a portion of  
23                    the acreage with their own funds,

1 non-Forever Wild funds, we would need to  
2 update the appraisal to determine what  
3 the non-agricultural portion -- what the  
4 cost would be to Forever Wild. So it  
5 would really just be to update the  
6 appraisal. And I think, actually, we  
7 could do that without a motion, although  
8 I would like to be sure there was board  
9 support for updating that appraisal to  
10 get a two-tract valuation.

11 Y'all go ahead and go to your memo.  
12 That's 5-E. And I will recap. We were  
13 going to cover this in kind of  
14 miscellaneous reports, sort of our old  
15 business category.

16 This is a parcel that has -- we had  
17 a speaker mention it today -- has  
18 acreage that is predominantly  
19 agricultural -- active ag acreage to the  
20 north. And you'll see on your map that  
21 acreage delineated, again, in 5-E in  
22 your packet.

23 Originally this nomination had an

1 additional standalone parcel to the  
2 east. That parcel was removed at our  
3 request by the seller. That needed no  
4 updated appraisal work because that  
5 parcel happened to have been valued  
6 separately by the appraiser. But if  
7 there would be any partial potential  
8 purchase of the remaining acreage, we  
9 would need updated work. This is due to  
10 the differing nature of the land. We  
11 would not be able to do a simple math  
12 exercise of acreage and the appraised  
13 value.

14 So, you know, Commissioner, I don't  
15 think we really need a formal motion of  
16 the board to update appraisal work, but  
17 because it is an expense, I would just  
18 ask for some general consensus of the  
19 board to take that action.

20 COMMISSIONER BLANKENSHIP: So on the WMA-Crow  
21 Creek Valley Addition, is there any  
22 opposition to the Lands Division moving  
23 forward to get an updated appraisal

1           where those two properties are broken  
2           out?

3                           (No response.)

4           COMMISSIONER BLANKENSHIP: Seeing no  
5           opposition, you have their blessing.

6           MS. POWELL: Great. We'll do that. And we'll  
7           come back to you with those results, and  
8           you can decide if you wish to take any  
9           additional action at that point.

10                          Hold on. Doug is motioning at me.

11           MR. DEATON: It would be important to note if  
12           you're interested in using the Wildlife  
13           and Freshwater Fisheries match, we would  
14           have to get a Yellow Book appraisal  
15           update as opposed to just a USPAP  
16           update, so just for clarification.

17           MS. POWELL: As long as that is a desire that  
18           y'all have -- it may be a little more  
19           expense with -- if Wildlife's funds are  
20           used, but at the bottom line there will  
21           be some expense to updating appraisals  
22           and getting them in the proper form.

23                          Keith, if you need to say anything.

1 MR. GAULDIN: Yeah. We would certainly be for  
2 that. We have to have a little more  
3 stringent appraisals for our  
4 Pittman-Robertson Act requirements. We  
5 would certainly be for that.

6 MS. POWELL: But, conceptually, if it's  
7 something you're interested in, we're  
8 just going to have to do what we have to  
9 do to get the appraisals where we need  
10 them to meet those requirements. But if  
11 there's interest in the board seeing  
12 what that looks like, then we will  
13 proceed.

14 If there's any opposition, let me  
15 know. Otherwise, as Commissioner said,  
16 we'll proceed with Wildlife to get this  
17 parceled out where you would have an  
18 option for making a decision.

19 MR. HORN: And that's reducing that acreage to  
20 931 acres?

21 MS. POWELL: Yes.

22 MR. HORN: Okay.

23 COMMISSIONER BLANKENSHIP: All right.

1 MR. BALL: Mr. Chairman, I have a couple more.

2 COMMISSIONER BLANKENSHIP: All right,

3 Mr. Ball.

4 MR. BALL: Sir, I'd like to ask for a first

5 appraisal for Coldwater

6 Mountain-Phase II Amended. That's 113

7 acres, Calhoun County. That's one of

8 those interior tracts.

9 DR. TOLLEY-JORDAN: Second.

10 MS. POWELL: Just one second. That would be a

11 first appraisal?

12 MR. BALL: Yes, first appraisal.

13 COMMISSIONER BLANKENSHIP: So the motion is

14 for a first appraisal on the

15 Coldwater-Phase II Amended, 113 acres in

16 Calhoun County.

17 MR. BALL: That's correct.

18 DR. TOLLEY-JORDAN: Second.

19 COMMISSIONER BLANKENSHIP: And it was seconded

20 by Dr. Tolley-Jordan. The motion was

21 made by Mr. Ball.

22 MR. RUNYAN: Which map are we looking at?

23 MR. HORN: Tab 4, page 1.

1 COMMISSIONER BLANKENSHIP: So the map on that  
2 would be page 4 -- I mean, Tab 4 ...

3 DR. WOODS: Page 8.

4 MR. DEATON: Page 8.

5 MS. POWELL: And we'll give y'all a minute to  
6 get there and look at that one.

7 MR. RUNYAN: And the Phase II Addition is ...

8 MR. SATTERFIELD: Mr. Chairman, I have some  
9 questions.

10 COMMISSIONER BLANKENSHIP: All right.

11 Mr. Runyan, I think, had a question and  
12 then Mr. Satterfield.

13 Go ahead, Mr. Runyan.

14 MR. RUNYAN: I'm just trying to find it on  
15 the -- with the legend here. I'm trying  
16 to find which parcel we're talking  
17 about.

18 So it's not something that's in  
19 current --

20 MS. POWELL: That is correct. It is called a  
21 Phase II because it is in proximity to  
22 that tract. It is not -- it is not  
23 adjacent. There's not -- it is not an

1 adjacent holding or an inholding as we  
2 discussed earlier.

3 MR. RUNYAN: Are these outparcels within it?

4 MS. POWELL: Yes. Yes.

5 MR. BALL: Mr. Chair --

6 MS. POWELL: Inholdings -- just one second.

7 Inholdings within that parcel is  
8 your question; right?

9 MR. RUNYAN: Yes.

10 MS. POWELL: Yes. Yes. Where you see the red  
11 lines that look like a hole, those are  
12 inholdings.

13 COMMISSIONER BLANKENSHIP: Go ahead, Mr. Ball.

14 MR. BALL: I'd like to withdraw my motion.

15 COMMISSIONER BLANKENSHIP: Yeah. Mr. Ball  
16 would like to withdraw his motion. Is  
17 the seconder okay with that?

18 DR. TOLLEY-JORDAN: Yes.

19 COMMISSIONER BLANKENSHIP: So Mr. Ball has  
20 withdrawn his motion, and  
21 Dr. Tolley-Jordan has withdrawn --

22 DR. TOLLEY-JORDAN: I second the withdrawal.

23 COMMISSIONER BLANKENSHIP: -- withdrawn her

1           second.

2           MR. BALL:   Okay.   I have one more.

3           COMMISSIONER BLANKENSHIP:   Yes, sir.

4           MR. BALL:   Okay.   I'd like to ask for a first  
5                    appraisal for Tannehill-South Addition,  
6                    422 acres, Bibb and Shelby Counties,  
7                    please.

8           MR. WRIGHT:   Second that one.

9           COMMISSIONER BLANKENSHIP:   So the motion was  
10                   made by Mr. Ball for first appraisal on  
11                   the Tannehill-South Addition, 422 acres  
12                   in Bibb and Shelby Counties, and that's  
13                   seconded by Mr. Wright.

14          MR. SATTERFIELD:   Mr. Chairman?

15          COMMISSIONER BLANKENSHIP:   Yes, sir,  
16                   Mr. Satterfield.

17          MR. SATTERFIELD:   I have some questions for  
18                   this.

19                   We've got -- throughout these  
20                   various proposals we have underway, we  
21                   already have two other proposed  
22                   purchases that have gone to various  
23                   stages of appraisal, I believe, on other

1           Tannehill contiguous property purchases;  
2           is that correct?

3       MR. DEATON:   Yes.

4       MR. SATTERFIELD:  We've already heard we had  
5           the appraisal situation on one of them,  
6           on the Ayers property, that's created  
7           some difficulty this morning.  We've got  
8           a second piece of property that we've  
9           already got a first appraisal on that's  
10          also contiguous.  This would be a third  
11          proposal.

12                 My concern is I would like to see  
13                 some semblance of a master plan  
14                 presented to Forever Wild for how these  
15                 properties will be acquiesced and how  
16                 they would be brought into the system,  
17                 how they will be managed.

18                 I'm troubled by this sort of  
19                 one-at-a-time process of a piece here  
20                 and a piece there and a piece somewhere  
21                 else without having them all linked  
22                 together to see how the master plan is  
23                 going to unfold.  They have a new

1 director here who's, I think, in the  
2 process of developing a master plan.

3 So I would urge us to hold off on  
4 adding any more pieces of property to  
5 the mix right now until we're able to  
6 hear back from the Tannehill folks about  
7 what they have -- how they have planned  
8 to pull these pieces of property  
9 together and make use of them. And  
10 that's my comment.

11 MR. BALL: Mr. Chairman, that sounds logical.

12 So I'll withdraw that motion as well.

13 COMMISSIONER BLANKENSHIP: Thank you,  
14 Mr. Ball.

15 So Mr. Ball has withdrawn his  
16 motion.

17 MS. POWELL: And, Mr. Satterfield, staff will  
18 get with the director and work -- and  
19 try to get some information to bring  
20 back to the board.

21 COMMISSIONER BLANKENSHIP: Yes, sir,  
22 Mr. Woods.

23 DR. WOODS: I have a motion for a first

1 appraisal on the Red Hills-Flat Creek  
2 Addition in Monroe County.

3 DR. BOND: And I second that.

4 MR. SATTERFIELD. I'm sorry. What was that?

5 COMMISSIONER BLANKENSHIP: So the motion was  
6 to move for first appraisal on the Red  
7 Hills-Flat Creek Addition.

8 DR. WOODS: Yes.

9 COMMISSIONER BLANKENSHIP: And who seconded  
10 that?

11 DR. WOODS: Jason.

12 COMMISSIONER BLANKENSHIP: Seconded by  
13 Dr. Bond.

14 MR. SATTERFIELD: I'm sorry. I still didn't  
15 hear.

16 MS. POWELL: The Red Hills-Flat Creek  
17 Addition.

18 MR. SATTERFIELD: That's the one we heard the  
19 presentation --

20 MS. POWELL: 12,000 acres.

21 Yes, sir, Mr. Ellis.

22 MR. ELLIS: Mr. Chairman, I would just point  
23 out, I'll third that motion. I was

1           going to second it but with the caveat  
2           that I would personally reserve -- want  
3           to reserve the right to see that  
4           appraisal and see -- that's a big tract.  
5           It would kill our budget for one year.  
6           It may be a tract that if it comes in in  
7           range and everybody -- if the sellers  
8           and the other participants are willing  
9           to go forward with it, we might have to  
10          break that into parcels. But I support  
11          it with that caveat, that I might vote  
12          against it if it comes down to be a  
13          budget killer when we get down to it.

14        MS. POWELL: Yes, sir. And that would  
15          absolutely be available. I would note  
16          to the board I've had some inquiries on  
17          appraisal expenses, and that is -- that  
18          will be a sizable -- by its nature. It  
19          can't be helped. It's a lot of acreage.

20        MR. ELLIS: Yeah.

21        MS. POWELL: But just because you have a first  
22          appraisal, the process does stop at that  
23          point until you receive a second.

1           But I do think it is important to  
2           note that and, also, for -- you know, to  
3           note that the board would still have a  
4           lot of decisions to make, a lot of work  
5           to do, and there is some -- as well as  
6           confirming what would be available  
7           actually in grant funds and when. But  
8           you can absolutely get a first appraisal  
9           and see what you have.

10           But I appreciate you noting that so  
11           that the proposers and the owners can  
12           take that into consideration moving  
13           forward.

14           COMMISSIONER BLANKENSHIP: Yes, sir,  
15           Mr. Satterfield.

16           MR. SATTERFIELD: Are we still in discussion  
17           on this?

18           COMMISSIONER BLANKENSHIP: Yes, sir.

19           MR. SATTERFIELD: I'm confused about what it  
20           is we're proposing because I thought I  
21           heard a tiered-purchase process over a  
22           period of years with some inputs of  
23           maybe some money from the feds and maybe

1 retaining some timber rights and maybe  
2 this -- and I don't think we have enough  
3 detail information yet to go forward on  
4 even hiring an appraiser to do this.  
5 I've done a little appraising in the  
6 past myself.

7 But there are so many uncertainties  
8 in this. Until we get some more details  
9 tied down as to exactly what this is and  
10 how the Habitat Conservation Plan  
11 affects it -- I have seen written  
12 Habitat Conservation Plans myself that  
13 prohibit public use of the property.  
14 And I don't think we have that  
15 information yet. And I would suggest  
16 the board would be very wise to hold up  
17 on moving forward on this until staff  
18 has more opportunity to work on this.

19 MS. POWELL: And that's totally up to the  
20 board. It's your choice what to do  
21 next. So you tell us what to do.

22 MR. CAUTHEN: I second it.

23 MS. POWELL: I couldn't hear you, sir.

1 MR. CAUTHEN: Did he make a motion?

2 COMMISSIONER BLANKENSHIP: No, sir.

3 So the motion we have on the floor  
4 is to move for first appraisal on the  
5 Red Hills-Flat Creek Addition, and  
6 that's what we're discussing now.

7 MR. ELLIS: One more item. Sonny, if you'll  
8 hold -- just one more item.

9 Do I understand correctly -- what I  
10 heard was that we need to move through  
11 that step in order to explore the  
12 possibility of whether or not we'll have  
13 grant money and so forth. Is that an  
14 incorrect assumption on my part?

15 MS. POWELL: I don't want to disagree with any  
16 of the speakers, and they can absolutely  
17 present their point. I think you could  
18 do further investigation on the tract  
19 and what the possible path would be  
20 without having an appraisal. The  
21 appraisal would give you knowledge of  
22 what the total -- if you've got to buy  
23 all of it, how much it would be, but

1           then if you're interested, gauge how you  
2           could apportion it over the years. You  
3           don't have to have an appraisal to gain  
4           additional information about the tract  
5           or the grant opportunity.

6           I don't want to speak for the other  
7           speakers. But I think that this  
8           board -- if you have any questions about  
9           this tract, now is the time to tell us  
10          what those are, let staff pursue those,  
11          and look at your money, look at -- we'll  
12          have a rough idea of what the cost may  
13          be. We can also bring forth and ask for  
14          additional information on the various  
15          grant programs, which cycle year those  
16          grant funds might be available, the  
17          likelihood of those.

18          We were very concerned initially  
19          there would be no grant money available  
20          due to some -- the current budget before  
21          congress was taking out some of those  
22          programs. It looks like some of those  
23          will have funding after all. But there

1           are a lot of unanswered questions that  
2           we could get more information on if you  
3           wanted. However, if you want to value  
4           the tract and know the totality of the  
5           venture, we can also do that. It's up  
6           to y'all.

7           COMMISSIONER BLANKENSHIP: Yes, sir,  
8           Mr. Woods.

9           DR. WOODS: I'd like to withdraw my motion for  
10          a first appraisal and ask the staff to  
11          gather additional information.

12          MS. POWELL: And we will work to do that. I  
13          would say individual board members may  
14          have specific questions. I know we have  
15          the HCP. I know we'll be looking at the  
16          possibility of which grant programs, how  
17          much money, which years, things like  
18          that. But if any of you think of  
19          specific questions you want us to  
20          address, if you would, just let us know,  
21          and we will work on that for you.

22          COMMISSIONER BLANKENSHIP: Yes, sir,  
23          Mr. Cauthen.

1 MR. CAUTHEN: Mr. Chairman, I noticed in  
2 looking down this list -- and I've  
3 looked down every one of them four or  
4 five times for one reason or another.  
5 But looking down this list, there's some  
6 stuff on here from 2013 and 2014. Staff  
7 ought to clean all that up. We don't  
8 have any reason to be going back through  
9 that every time.

10 MS. POWELL: And let me -- could you hear  
11 okay?

12 MR. CAUTHEN: I'll say it again. I'm proud of  
13 it.

14 MR. SATTERFIELD: I think we're on the same  
15 wavelength.

16 COMMISSIONER BLANKENSHIP: So Mr. Cauthen  
17 suggested that there were several items  
18 on this list that have been on here for  
19 a while and that --

20 I don't want to speak for you,  
21 Mr. Cauthen. I'm just trying to  
22 paraphrase what you said so everybody  
23 could hear.

1           -- that some of those items could be  
2 removed if we were not -- if the board  
3 was not interested in taking action on  
4 those or for whatever reason we've moved  
5 past on those properties.

6 MR. CAUTHEN: Mr. Chairman, obviously there  
7 hadn't been a great deal of interest in  
8 them or they wouldn't have sat there for  
9 almost five years without any action  
10 being made on them. And if the  
11 landowner is doing something wrong, if  
12 the Department is not really interested  
13 in them, let's get them off of there  
14 where we don't have to go through them  
15 every time. And we do -- as  
16 commissioners, we go through them every  
17 time to see if we've got any interest in  
18 them, and it just gets -- it just gets  
19 kind of laborious to do that.

20           So if the staff would just look  
21 through them, and if they're not worthy  
22 of carrying forward, let's get them off.

23 COMMISSIONER BLANKENSHIP: Ms. Powell, do you

1           have a suggestion?

2           MS. POWELL: Yeah, I do. I want to be -- so  
3           everyone will understand, in the past,  
4           once we have an appraisal, they remain  
5           on the list unless the land -- or have  
6           remained unless the landowner has said  
7           they no longer want them to be  
8           considered or, frankly, they're no  
9           longer available. They may have been  
10          purchased by someone.

11           I want to be careful that the staff  
12          is not -- I mean, obviously, we can tell  
13          by years that something is old. But I  
14          don't want the staff to make a decision  
15          on what's worthy to keep on or keep off.

16           So what I would suggest is for the  
17          staff to break those down clearly for  
18          the board members by year and then let's  
19          have a board discussion about which ones  
20          to take off. I don't think that's a  
21          staff prerogative. There may be a tract  
22          that's a large tract that we've not had  
23          money on, whatever.

1           But we do pull off anything the  
2           landowner doesn't want considered. But  
3           we'll group them by years, and then I'm  
4           going to ask this board to tell the  
5           staff which ones to pull off to be sure  
6           I have consensus. But we'll make it  
7           easy and get it out to the board  
8           members.

9           COMMISSIONER BLANKENSHIP: All right.

10          MS. POWELL: And we can also do that on the  
11           short list. I mean, there's another  
12           list that there are some old ones that  
13           still rank. And we'll do the same for  
14           the short list in the same way. We'll  
15           make it as easy as we can, and let's get  
16           some board consensus on that.

17          MR. CAUTHEN: That would be helpful.

18          MS. POWELL: Thank you, Mr. Cauthen.

19          COMMISSIONER BLANKENSHIP: Thank you.

20                    Any other general discussion?

21                    Yes, sir, Mr. Ball.

22          MR. BALL: I guess something Commissioner  
23           Satterfield mentioned a little while ago

1           about -- we were talking about  
2           Tannehill, the fact that they're working  
3           on developing a master plan for the  
4           park. And one of the things that struck  
5           me when I first joined the Commission  
6           was the fact that we really -- we don't  
7           have a strategy for doing any  
8           acquisitions anywhere. And maybe we've  
9           gotten to a point where we need to have  
10          a conversation as a group about do we  
11          want one.

12                 I would be interested in knowing  
13          what our counterpart organization in  
14          other states -- how do they -- do they  
15          have a plan, do they have a strategy.  
16          You know, we have areas that are in  
17          mountains. We have coastal areas. And  
18          we probably have growth pressures in  
19          both of those areas. For instance,  
20          maybe you could say, well, for this  
21          year, you know, we're going to focus on  
22          acquiring as much coastal property as we  
23          can or we're going to put a larger focus

1 on some kind of, you know, river basins  
2 or et cetera, et cetera.

3 I don't know what that would look  
4 like, but it would be -- I think it  
5 would make it less confusing. And maybe  
6 we would have a whole lot less anxiety  
7 trying to decide which ones we need to,  
8 you know, take action on.

9 MS. POWELL: And, also, certainly any ideas  
10 that the board members would like to  
11 share with us, I mean, today or by  
12 email, we can start gathering those and  
13 presenting them back out.

14 By the nature of the program, the  
15 nomination process, it is sort of a  
16 grassroots, you know, nominator-driven  
17 process. So I think you are looking  
18 at -- once you get those nominations in,  
19 you have a strategy of prioritization  
20 or, you know, that -- some things Chuck  
21 and Wildlife has talked about that led  
22 us to Dallas County was looking at some  
23 underserved areas from that type of

1 view.

2 So any suggestions of a -- you know,  
3 everybody is going to have a different  
4 opinion on how to prioritize, how to  
5 *strategize*. I just want to make sure  
6 it's board driven. And so if there are  
7 ideas, we can start trying to compile  
8 that. But I would ask for board  
9 feedback. You can email us or come meet  
10 with us, whatever.

11 MR. BALL: And I will add that the scoring  
12 system, that is extremely helpful. So I  
13 want to -- I just want to make sure you  
14 know we -- I do appreciate that.

15 MS. POWELL: I know exactly what you mean. We  
16 just want to make sure that this board  
17 is heading where you want us to head. I  
18 mean, I know that y'all know. The  
19 public may not know. But this board  
20 meets by quarterly public meetings. The  
21 only executive session that this board  
22 has is our brief breakout session that  
23 you witnessed today to discuss appraised

1 values. So the work of this group  
2 occurs in the public, and sometimes that  
3 makes it looks like making sausage. But  
4 that's because you're seeing the work at  
5 hand.

6 But, again, any suggestions the  
7 board members have and the more specific  
8 you could be on how you might like to  
9 see either things prioritized or not  
10 prioritized or by any basis, you know,  
11 let us know and we'll start working and  
12 pulling some of that together.

13 MR. WRIGHT: Mr. Chairman?

14 COMMISSIONER BLANKENSHIP: Yes, sir,  
15 Mr. Wright.

16 MR. WRIGHT: I have a question for Patti or  
17 from the board here.

18 I would like to ask the Lands  
19 Division to give us a little more  
20 information about how much land Forever  
21 Wild owns -- maybe DCNR, too -- in each  
22 county. Because we have some counties  
23 that have no public lands at all, and

1 we've got other counties that have an  
2 awful lot. Like Mr. Ball said here, we  
3 just need to know where we need to be  
4 acting on property.

5 MS. POWELL: Well, that would be an easy place  
6 to start. We had broken it down just by  
7 Forever Wild acreage, but I think your  
8 point about the broader public usage of  
9 DCNR --

10 MR. WRIGHT: Where is it in the state of  
11 Alabama by county.

12 MS. POWELL: We'll update that and provide  
13 that to you by county. We can easily do  
14 that.

15 MR. BALL: And you have some counties that  
16 don't want any.

17 MS. POWELL: That's right.

18 COMMISSIONER BLANKENSHIP: All right. So is  
19 that all the general discussion? Do we  
20 have anything else?

21 (No response.)

22 COMMISSIONER BLANKENSHIP: All right. Let's  
23 move into the miscellaneous reports.

1           Doug, I think you're going to handle  
2           that, Tab 5-A. Tab 5-A.

3           MR. DEATON: All right. The first thing that  
4           we'll cover -- the first two things  
5           we'll cover are land swap requests.  
6           Both of these were presented to the  
7           board at the last meeting. The first  
8           one I'll cover is in Tab 5-A. It's the  
9           McQuinn Land Swap request. Like I said,  
10          it was first presented at the last  
11          meeting.

12          And so the request proposed the  
13          exchange of 40 acres of Forever Wild  
14          ownership for 40 acres of Mr. McQuinn's  
15          property. Both of these are located in  
16          the Skyline WMA and adjacent to the  
17          Skyline WMA.

18          At the request of the board we had  
19          an appraisal done. We received that  
20          back. And so that resulted in a  
21          value-for-value swap. As you can see  
22          there, there is a map showing the  
23          acreages and what the resulting swap

1           would be. And herefore would be no --  
2           no funds would be exchanged in  
3           connection with this transaction.

4                        So assuming that the terms of this  
5           exchange are acceptable by the board,  
6           we'll need a motion from the board to  
7           proceed with the exchange. And at the  
8           bottom of the memo there are some  
9           suggested words that you could use for  
10          that motion.

11       COMMISSIONER BLANKENSHIP: Is there a motion?

12                        Dr. Woods.

13       MR. ELLIS: That's recommended? Y'all  
14                        recommend this?

15       MR. DEATON: Yes, sir, we do.

16       DR. WOODS: I make a motion the board approve  
17                        the State Lands Division to proceed with  
18                        the closing of the proposed McQuinn Land  
19                        Swap as a value-for-value swap as  
20                        outlined in the memo dated November 9,  
21                        2017.

22       MR. HORN: Second.

23       COMMISSIONER BLANKENSHIP: Dr. Woods made a

1 motion. Mr. Horn seconded the motion.

2 Any discussion?

3 (No response.)

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

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

8 COMMISSIONER BLANKENSHIP: Any opposed?

9 (No response.)

10 COMMISSIONER BLANKENSHIP: None opposed.

11 Motion carries.

12 MR. DEATON: The next item is found in Tab 5-B  
13 in your green folder. We were  
14 anticipating the appraisal back prior to  
15 the meeting. We only got it back this  
16 Monday. So we haven't had time to  
17 review that appraisal for what we call  
18 the Slaughter Land Swap. So just a  
19 quick update for you guys.

20 We received it Monday. We're  
21 starting our review on that process and  
22 also provided it to the landowner so he  
23 could review it, too, to see if he was

1 still agreeable to moving forward.

2 So there's no action to be taken  
3 today. Just a quick update as to where  
4 we are. And just a reminder, it was a  
5 proposed exchange of 264 acres owned by  
6 the Forever Wild program for 418 acres  
7 owned by the Slaughters located in the  
8 Upper Delta WMA. So I just want to give  
9 you guys a brief update on that.

10 Any questions about that?

11 (No response.)

12 MR. DEATON: The next item we'll cover is  
13 Tab 5-C, tract management plans.

14 As required by the amendment,  
15 management plans must be developed  
16 within one year of acquisition of any  
17 tract. Some tracts require new  
18 management plans whereas those  
19 acquisitions that are adjacent or nearby  
20 existing properties can be incorporated  
21 into existing plans that the board has  
22 already approved.

23 So today there are seven tracts that

1           are adjacent to current holdings that  
2           need approval to be added to existing  
3           management plans, and I'll cover those  
4           very briefly.

5           The first two tracts are the Weeks  
6           Bay Reserve-Meadows Phase II Addition  
7           and the Bay Road West Addition. We ask  
8           that those be added to the Weeks Bay  
9           Reserve management plan.

10          The next two are the Dothan Trail  
11          Park-Phase II, Part 1 and 2. There were  
12          multiple closings associated with that  
13          tract. So we ask that those tracts be  
14          incorporated into the Dothan Trail Park  
15          management plan.

16          The next two are the DeSoto State  
17          Park-Stewart Gap Addition and Tutwiler  
18          Addition in DeKalb County. We ask that  
19          those be included in the DeSoto State  
20          Park-Forever Wild Additions management  
21          plan.

22          And the final one is the Indian  
23          Mountain-Simmons Addition in Cherokee

1 County. And we're asking that be  
2 included in the Indian Mountain Complex  
3 management plan.

4 If the board is agreeable to the  
5 recommendations of the staff, there's a  
6 motion at the bottom of that memo for  
7 staff to read.

8 Are there any questions?

9 MR. BALL: Mr. Chairman?

10 COMMISSIONER BLANKENSHIP: Yes, sir.

11 MR. BALL: I would like to make a motion that  
12 we approve the Lands Division proceeding  
13 with amendments to existing management  
14 plans for the inclusion of seven tracts  
15 as set forth in the memorandum dated  
16 November 9, 2017.

17 COMMISSIONER BLANKENSHIP: All right. A  
18 motion has been made by Mr. Ball. Is  
19 there a second?

20 MR. HORN: Second.

21 COMMISSIONER BLANKENSHIP: Seconded by  
22 Mr. Horn.

23 Any discussion?

1 (No response.)

2 COMMISSIONER BLANKENSHIP: All those in favor  
3 say "aye."

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

6 COMMISSIONER BLANKENSHIP: Any opposed?

7 (No response.)

8 COMMISSIONER BLANKENSHIP: None opposed.

9 Motion passes.

10 We have discussed the  
11 Pittman-Robertson with the Rum Creek  
12 nomination and the Crow Creek Valley  
13 updates, 5-D and 5-E. I think we've  
14 already covered those.

15 MR. DEATON: We'll go to Tab 5-G. And that  
16 will be in your green folder. We  
17 provided that today for you guys. I'll  
18 give everybody a moment to get to that.

19 This request is from the Canyon  
20 Valley-Valleyview community on Lookout  
21 Mountain for the board to consider  
22 allowing use of a small area on the  
23 Little River Canyon Tract for the

1 establishment of a volunteer fire  
2 station. The station would consist of a  
3 20-by-40 building used to house a single  
4 fire truck. And this building would be  
5 constructed, manned, and maintained by  
6 the Broomtown Fire Department. And the  
7 addition of this structure, along with  
8 recent installation of fire hydrants in  
9 the area, would allow for better fire  
10 suppression for the local community and  
11 for the Forever Wild property.

12 As you may recall, last year there  
13 were several wild fires that broke out  
14 in the Little River Canyon area that  
15 affected some of Forever Wild's property  
16 and the local community. And so this is  
17 what's kind of bringing on the request  
18 to us.

19 And, also, with the addition of the  
20 fire hydrants -- they realize their  
21 vulnerability as a community. And so  
22 both State Lands Division and Wildlife  
23 and Freshwater Fisheries Division -- we

1           have evaluated the request. We believe  
2           that the installation of the facility  
3           would have a mutual benefit for both  
4           Forever Wild and for the local community  
5           because we lack that facility to help  
6           provide fire assistance and suppression  
7           in that area.

8           It would be the staff's  
9           recommendation that the board be  
10          considered -- that the request be  
11          considered favorably by the board. The  
12          exact location of the station has not  
13          been defined. If the board is  
14          interested in continuing investigation,  
15          we'll work with the local fire  
16          department to find out where the best  
17          spot would be and then, also, finalize a  
18          draft permit which we've provided for  
19          you guys to take a look at and think  
20          about.

21          So if the board is interested in  
22          proceeding, we'll finalize that at the  
23          February board meeting for your

1           consideration.

2           Are there any questions?

3       DR. WOODS: Any idea of the size of the area?

4           I know the size of the building, but  
5           the area that they would occupy.

6       MR. DEATON: The estimated area is maybe like  
7           a 60-by-60-foot footprint. That would  
8           just give some area to construct the  
9           building.

10          The local volunteer fire department  
11          has agreed to pay for the construction  
12          of the building. The agreement gives no  
13          interest in the land. They've agreed to  
14          the terms that if at any point the use  
15          of the property is changed or anything  
16          like that, that they realize it becomes  
17          the possession of the Forever Wild  
18          program.

19          Also, we're giving no interest in  
20          the property. And we can terminate  
21          that -- we have a 30-day termination  
22          clause within the agreement that we  
23          provided -- or the permit that we

1 provided to you guys.

2 They'll provide for the electricity  
3 to run the building, the maintenance,  
4 the manning, and the security for the  
5 property and also agree that we could  
6 use it for storage for the Forever  
7 Wild -- for staff as well working in  
8 that area.

9 MR. RUNYAN: Do you need anything from us to  
10 continue what the process is here?

11 MR. DEATON: Just a general concept that you  
12 guys are interested in me pursuing a  
13 final location and between now and then  
14 to review that document to see if you  
15 guys agree with the terms. And we'll  
16 provide a final document --

17 COMMISSIONER BLANKENSHIP: So is there any  
18 opposition to our State Lands Division  
19 moving forward working with the fire  
20 department to have something to bring  
21 back to you in February for final  
22 decision?

23 (No response.)

1 COMMISSIONER BLANKENSHIP: Seeing no  
2 opposition, go forth.

3 MR. CAUTHEN: No opposition to that.

4 COMMISSIONER BLANKENSHIP: I think that's all  
5 of the listed items that I had. I  
6 believe Mr. Wright may have had  
7 something.

8 MR. WRIGHT: We covered it.

9 COMMISSIONER BLANKENSHIP: We covered it.  
10 Excellent.

11 So the next item on the agenda is  
12 approval of the minutes from the  
13 August 10th, 2017, meeting. Those  
14 are -- that is Tab 6 in your packet.

15 Is there a motion to approve the  
16 minutes?

17 DR. SIMS: So move.

18 MR. HORN: I make a motion to approve the  
19 minutes as presented.

20 COMMISSIONER BLANKENSHIP: All right. The  
21 motion was made by Dr. Sims. Will you  
22 second her motion?

23 MR. HORN: Second, yes.

1 COMMISSIONER BLANKENSHIP: Seconded by  
2 Mr. Horn.

3 Any discussion about the minutes?  
4 (No response.)

5 COMMISSIONER BLANKENSHIP: All those in favor  
6 of approving those minutes say "aye."  
7 (All board members present respond  
8 "aye.")

9 COMMISSIONER BLANKENSHIP: Any opposed?  
10 (No response.)

11 COMMISSIONER BLANKENSHIP: No opposed. Motion  
12 passes.

13 The next meeting will be February  
14 the 8th. The location -- the suggested  
15 location is in the Beard Auditorium, the  
16 Department of Ag and Industries Building  
17 in Montgomery. I think by statute we  
18 have to have that meeting in Montgomery.

19 MS. POWELL: We have to have it between the  
20 1st and the 10th, and historically it  
21 has always been in Montgomery due to the  
22 presentation of our annual report to the  
23 legislature. We could technically meet

1            somewhere else, but through the history  
2            of the program it has always been in the  
3            Montgomery area to be available to the  
4            legislature if they wanted to attend.

5            COMMISSIONER BLANKENSHIP: Thank you.

6                            So is there any other business?

7    (No response.)

8            COMMISSIONER BLANKENSHIP: Do I have a motion  
9            to adjourn?

10           MR. HORN: So move.

11           MR. CAUTHEN: Second.

12           COMMISSIONER BLANKENSHIP: So moved by  
13           Mr. Horn. Seconded by Mr. Cauthen. All  
14           of those in favor, "aye."

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

17           COMMISSIONER BLANKENSHIP: And no opposed.  
18           Motion passes. We are adjourned.

19  
20                            (Meeting adjourned at approximately  
21    1:12 p.m.)  
22  
23

\* \* \* \* \*

REPORTER'S CERTIFICATE

\* \* \* \* \*

STATE OF ALABAMA:

MONTGOMERY COUNTY:

I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on November 9, 2017.

The foregoing 179 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 hereof.

This 7th day of January 2018.

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