

1 BOARD MEMBERS PRESENT:

- 2 Mr. N. Gunter Guy, Jr. Commissioner
- Mr. James W. Porter, II
- 3 Dr. Gary Hepp
- Mr. Frank "Butch" Ellis
- 4 Dr. Patricia G. Sims
- Mr. H.E. "Sonny" Cauthen
- 5 Dr. John Valentine
- Mr. Russell Runyan
- 6 Dr. Michael Woods
- Dr. Lori R. Tolley-Jordan
- 7 Mr. Charles E. Ball
- Mr. Dan Jackson

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COMMISSIONER GUY: I will call to order the
 August 11, 2016, Forever Wild Board
 Meeting and welcome everyone here today.

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And the first order of business is
 to call the role and to establish that
 we have a quorum to conduct business.
 So, if you would, please indicate when I
 call your name that you are present.

20

Dr. Woods?

21

DR. WOODS: Here.

22

COMMISSIONER GUY: Dr. Tolley-Jordan?

23

DR. TOLLEY-JORDAN: Here.

COMMISSIONER GUY: Dr. Sims?

1 DR. SIMS: Here.

2 COMMISSIONER GUY: Mr. Ball?

3 MR. BALL: Here.

4 COMMISSIONER GUY: Dr. Hepp?

5 DR. HEPP: Here.

6 COMMISSIONER GUY: Mr. Porter?

7 MR. PORTER: Here.

8 COMMISSIONER GUY: Mr. Cauthen?

9 MR. CAUTHEN: Here.

10 COMMISSIONER GUY: Mr. Jackson?

11 MR. JACKSON: Here.

12 COMMISSIONER GUY: Mr. Ellis?

13 MR. ELLIS: Here.

14 COMMISSIONER GUY: Mr. Runyan?

15 MR. RUNYAN: Here.

16 COMMISSIONER GUY: Dr. Valentine?

17 DR. VALENTINE: Here.

18 COMMISSIONER GUY: Mr. Horn?

19 (No response.)

20 COMMISSIONER GUY: Dr. Strickland?

21 (No response.)

22 COMMISSIONER GUY: And Mr. Allen, Leo Allen?

23 (No response.)

1 COMMISSIONER GUY: Okay. And, then, I am also
2 present, Tracye.

3 So with that, we do have a quorum,
4 and we can move forward with the
5 business of today.

6 The first thing I would like to do
7 is to introduce a new board member,
8 Mr. Dan Jackson, our acting state
9 forester. Welcome.

10 MR. JACKSON: Thank you.

11 COMMISSIONER GUY: Glad to have you here.

12 Glad to have you aboard and appreciate
13 you being here today and look forward to
14 having you back for our future board
15 meetings. Anything we can do to make
16 your stay more pleasant, let us know.

17 MR. JACKSON: Okay.

18 COMMISSIONER GUY: So the next thing I would
19 like to do is introduce Mr. Tim Gothard
20 from AWF.

21 And, Tim, if you would, come
22 forward.

23 And I'm going to ask Tim to say a

1 few words. But while he's coming
2 forward, I want to both personally and
3 on behalf of the board thank Tim and the
4 Alabama Wildlife Federation, Board of
5 Trustees and everyone, for allowing us
6 to have this event here today, Tim.
7 I hope everybody will join with me in
8 giving him a round of applause.

9 And so I asked Tim, if he would,
10 just to say a few words, maybe tell us a
11 little -- tell everybody a little bit
12 about the facility, for particularly the
13 first-timers, or anything else you might
14 want to mention.

15 MR. GOTHARD: Thank you, Commissioner.

16 On behalf of the 59-member board of
17 directors of the Alabama Wildlife
18 Federation, which Mr. Sonny Cauthen is a
19 part of, and our 25,000 members and
20 supporters around the state, it's a real
21 honor to actually have the Forever Wild
22 Land Trust Board Meeting here today. So
23 we're excited to have you here.

1 I want to take just a few minutes
2 and let you know a little bit about what
3 our motivations were for this place, how
4 it came to be, and what we've been doing
5 in just a few months that the facility
6 has been open.

7 The Wildlife Federation has been
8 around since 1935, and conservation
9 education has been a part of our mission
10 since that time. In about the mid 1990s
11 our organization elevated conservation
12 education to what we call priority
13 status, and this was one of the things
14 that we said that we wanted to do when
15 we did that back in the mid to late
16 '90s. We wanted to develop a
17 world-class outdoor education facility
18 where we could actually bring young
19 people and adults and actually help them
20 make real world connections with the
21 outdoors.

22 Fundamentally, the Wildlife
23 Federation -- and I know most everybody

1 in this room, if not all of you, are
2 about striking that balance between use,
3 management, and protection of our
4 outdoor and natural resources. And we
5 firmly believe that the younger
6 generation are going to be sitting where
7 these people are sitting in the
8 not-too-distant future. And if they're
9 going to be able to make the wise
10 decisions about how to strike that
11 balance, they've got to have a
12 fundamental connection to the outdoors.

13 So we embarked on that mission in
14 about 2000. This facility here is
15 called the NaturePlex, and it's part of
16 our overall Alabama Nature Center
17 facility here on this 350 acres. Our
18 first phase that some of you have seen
19 opened in April of 2007 with five miles
20 of boardwalks and trails and a Lanark
21 Pavilion, and then we moved forward to
22 develop The Nature Place, our structural
23 education and welcome center for the

1 Alabama Nature Center. We were proud to
2 have that grand opening in October of
3 last year. So we've been open about
4 nine months, and we've had over 25,000
5 visitors since that grand opening back
6 in October.

7 This spring, in particular -- school
8 field trips are one of the primary
9 hands-on education activities we do
10 here. This spring we had a 40-percent
11 increase over spring one year ago. We
12 had close to 7,000 students here in
13 about a nine-week period this past
14 spring. And I want to take this
15 opportunity to introduce to you very
16 quickly the people that really make that
17 take place.

18 So if y'all will come over here just
19 a little bit.

20 This is Ms. Hollie Terry. Hollie
21 works with our school program.

22 We have Ms. Kristin Irons, and
23 she -- she works on a little bit of

1 everything; school programs, summer
2 camps, things of that nature.

3 Ms. Tyler Harris, she runs our
4 volunteer and naturalist program, our
5 weekday program. And I want you to make
6 sure that you go across the hall and see
7 what we call our Hands-on Discovery
8 Hall. Tyler runs that for us as well.

9 We've got Ms. Dolly Williams on the
10 end who's our administrative
11 coordinator. She worked with Jo Lewis
12 and others to get everything looking
13 really nice for you today.

14 And then Ms. Kacey Green just joined
15 us here recently as an administrative
16 assistant to Ms. Dolly.

17 They will be out and about when
18 you're on break. So if you want to go
19 look at something, if you want to ask
20 questions, they'll be here to answer any
21 questions. And, selfishly, I'm going to
22 ask you to give them a big round of
23 applause because they really ...

1 And, Gunter, I would just close with
2 a couple of short comments.

3 We do school field trips. We do
4 summer day camps. This place is open to
5 the general public Monday through
6 Saturday, nine to five. You could wake
7 up on Monday and say, well, the kids are
8 out of school today; what are we going
9 to do. You can actually come out --

10 There's a little five-dollar general
11 admission fee per person, \$20 max per
12 family.

13 -- and you could enjoy the place all
14 day long. Five miles of boardwalks and
15 trails. We show outdoor educational
16 films here in the theater at the top of
17 every hour during the week. And you
18 could really enjoy it all day long.

19 We also, too, make the theater and
20 all of the spaces you see here available
21 for rental for meetings and events as
22 long as it doesn't conflict with our
23 primary mission of the conservation

1 education activities. So if you ever
2 see a need, give us a look. If it's a
3 good fit, we would love to -- you know,
4 we would love to have you here.

5 The final thing is, this facility is
6 a six-million-dollar facility. And what
7 I'm most proud of is that with the
8 exception of \$25,000, the money for this
9 facility came from private individuals,
10 private foundations, and private
11 corporations, just like you sitting
12 here. And what that is, is really a
13 testament to how many people across this
14 state are really passionate about the
15 same things that we're all passionate
16 about and they're willing to invest in
17 them. And that's -- that's something
18 that we should -- would all be proud of.

19 Gunter, thank you again for letting
20 us host the meeting. And if there's
21 anything we can do for you during the
22 course of the meeting today, just let us
23 know.

1 COMMISSIONER GUY: Thank you, Tim. Appreciate
2 it again.

3 I think most of you know we owe AWF
4 a deep -- a lot of gratitude for us
5 being here today. Because in 2011 when
6 I took this job and we had that
7 reauthorization, of course, Tim and AWF
8 was an integral part of really getting
9 the reauthorization done through the
10 legislature. And that was a -- that was
11 a lift, and I really appreciate that. I
12 think everybody that's on this board
13 understands what we're doing here and
14 appreciates that.

15 With that being said, we'll go right
16 into our business, and hopefully
17 everybody will get a chance afterwards
18 to spend a little time and look around.

19 So -- oh, and I meant to ask. Is
20 there any other special announcements by
21 any of the board members at this time
22 before we get started?

23 (No response.)

1 COMMISSIONER GUY: All right. So, if you
2 would -- I think most of you know the
3 drill. But we have a podium here, and
4 if I call your name, if you would,
5 please come up. If you've given us a
6 green card and you want to speak, I've
7 got it. If you haven't, then look for
8 one of our staff members right here on
9 the front, and we'll get one filled out
10 for you.

11 And, if you would, when you come
12 up -- again, most of you know -- speak
13 into the microphone to the board. But
14 we do have a court reporter here that
15 takes the minutes. So be calm and speak
16 slowly so Tracye can actually get what
17 you say down on paper and we can get our
18 minutes correct.

19 So the first person that I'd like to
20 call on to speak today, Mr. John Hardin.

21 Is Mr. Hardin here?

22 MR. HARDIN: Change in plans.

23 COMMISSIONER GUY: Okay.

1 MR. HARDIN: Mr. Goode is actually going to be
2 the speaker. He's also in the green
3 file there. So Jonathan Goode is going
4 to speak --

5 COMMISSIONER GUY: Jonathan Goode. Okay.
6 I had him next.

7 Mr. Goode, if you want to come
8 forward.

9 Thank you, Mr. Hardin.
10 Good morning.

11 MR. GOODE: Good morning. He's handing out
12 some fliers about this property.

13 I'm Jonathan Goode. I'm going to
14 speak to you this morning about the
15 Tannehill Mud Creek Addition that's in
16 Bibb and Tuscaloosa Counties. This
17 property, you'll see as the handout is
18 coming around, is 691 acres. 671 plus
19 or minus is in Bibb County and 20 acres
20 is in Tuscaloosa County. I'm an
21 associate broker with Southeastern Land
22 Group. I'm the listing agent for this
23 property.

1 On the first page, there are just a
2 few things that I think why this would
3 make a good addition to the Forever Wild
4 land holdings. The first is it shares
5 about 8300 feet of common border with
6 the Tannehill State Park. I've spoken
7 with Ms. Stacey Green, and she is --
8 they're interested in this addition just
9 because it joins so much of the park.
10 You'll see several maps there that show
11 an approximation of the boundaries of
12 the property and, also, how it would
13 join the state park.

14 There is a 19-acre lake there that
15 would offer some fishing and
16 recreational opportunities.

17 The property has some beautiful
18 hardwoods and pines on it. It's a
19 really nice timber tract. It looks like
20 a state park. It's in that condition
21 now.

22 The Warrior River Water Authority
23 has two wells on this property that they

1 use to service their client base. So
2 this is important for protecting that
3 watershed.

4 The owners have been there for about
5 35 years. They've assembled this
6 property through two generations.
7 They've done a great job of intensively
8 managing the property for timber, for
9 wildlife. I do think it would preserve
10 the green space there. It's 20 minutes
11 from downtown Birmingham. It's 30
12 minutes -- or 35 minutes from
13 Bryant-Denny Stadium.

14 So this is a -- it's a really nice
15 area in between two metro cities. I
16 think it would provide a lot of good
17 public-use land so close to those large
18 cities. And what we're asking today is
19 that you would consider it for a first
20 appraisal.

21 COMMISSIONER GUY: Thank you, Mr. Goode.

22 Are there any questions for
23 Mr. Goode at this time?

1 (No response.)

2 MR. GOODE: Thank you.

3 COMMISSIONER GUY: Thank you, sir. We'll take
4 this under consideration.

5 MR. GOODE: Appreciate it.

6 COMMISSIONER GUY: Andy Wiggins.

7 MR. WIGGINS: Good morning. My name is Andy
8 Wiggins. I'm with the City of
9 Andalusia. I'm the planning and
10 development director for the city.

11 I appreciate the opportunity to
12 speak to this group this morning on
13 behalf of -- to show that -- or to let
14 you know the city's support for the
15 Rails-to-Trails program in south
16 Alabama. The city of Andalusia would be
17 the trailhead. Not only Mayor Johnson,
18 but our council are in support of this
19 program.

20 We think that, you know, this would
21 be a great addition not only to the
22 Andalusia area, but for south Alabama as
23 a whole. And we would just like to

1 thank you guys for your consideration
2 and what you're doing and what you may
3 be able to do for this project in the
4 future. Thank you.

5 COMMISSIONER GUY: Thank you.

6 Any questions?

7 (No response.)

8 COMMISSIONER GUY: Thank you, sir.

9 Andrew Schock. Andrew, where are
10 you?

11 MR. SCHOCK: Good morning. He's passing out
12 just sort of a summary of the Terrapin
13 Hill properties. You've heard about
14 this a couple of times. It was first
15 nominated last year. It's been through
16 first appraisal.

17 What you'll be getting is a
18 three-page -- there's a summary sheet of
19 just some of the facts. The second page
20 is a map that shows the specific tracts
21 that we are talking about. They're all
22 bundled into one called Terrapin Hill
23 for the sake of Forever Wild. And then

1 there's a letter from the county.

2 So for your sake, I'm Andrew Schock
3 with The Conservation Fund. I'm the
4 Alabama-Georgia state director. And as
5 I said, this morning I want to talk more
6 about Terrapin Hill. And I would like
7 the board to consider a motion and
8 hopefully approve the second appraisal
9 and purchase of this -- of this
10 conglomeration of three parcels.

11 All three of these parcels will
12 support the Weogufka Creek and its
13 important aquatic integrity. They
14 support mountain longleaf pine that
15 exist in this area. Some of the land is
16 already in overgrowth mountain longleaf
17 pine. Some of the land could be
18 restored. And they all also support the
19 Pinhoti Trail.

20 If you recall, at the terminus here
21 in Coosa County just south of Weogufka
22 is the terminus of the Pinhoti Trail.
23 And Forever Wild -- well, State Lands

1 has, in fact, directed the -- I call it
2 a thunder shelter, a shelter where
3 people can get out of the weather. It's
4 not -- it doesn't have walls on it, but
5 they can get out of the weather to begin
6 their hike.

7 The Pinhoti Trail connects with the
8 Appalachian Trail on up in Georgia and
9 then on up to Maine. So this is the
10 beginning or the end of a nationally
11 known -- internationally known
12 long-distance trail.

13 The Pinhoti Trail can be a boost to
14 the local economy because it's bringing
15 more people into the area, more
16 overnight stays on the trail but also
17 off the trail as people prepare for a
18 long-distance hike, whether they're
19 going from Alabama to Maine or just
20 doing a couple of nights on the trail.
21 A lot of times they like to stop, you
22 know, in a hotel the night before.

23 So these additions would support all

1 of that. You have a letter from the
2 Coosa County Commission that says they
3 support the acquisition by the state of
4 the parcels that support the trail.

5 And, as I said, all these parcels
6 support the trail.

7 And after the last meeting --
8 Forever Wild meeting, I went back to the
9 county, met in person with the county
10 administrator, verified that their
11 interpretation is that all -- these
12 three parcels that have been bundled
13 together as Terrapin Hill, they support
14 that acquisition by the state.

15 So I would like this board to
16 consider, as I said earlier, a motion
17 for second appraisal and purchase.

18 Have any questions?

19 COMMISSIONER GUY: Any questions for Andrew?

20 (No response.)

21 COMMISSIONER GUY: Okay. Andrew, I'm going to
22 start off.

23 So, first of all, thanks for getting

1 that straightened out a little bit
2 because, you know, we had some
3 discussions and dealings with Coosa
4 County.

5 MR. SCHOCK: Yes.

6 COMMISSIONER GUY: Just so I'm clear -- I'm
7 sure the rest -- maybe everybody else is
8 clear, but I want to make sure.

9 So looking at this, the tracts that
10 you're actually showing on this map, is
11 that the -- it looks like orange or red
12 and light blue ones?

13 MR. SCHOCK: Correct.

14 COMMISSIONER GUY: So that's what we're
15 looking -- or you're asking us to look
16 to purchase?

17 MR. SCHOCK: Yes. They are currently owned by
18 The Conservation Fund, and they are
19 bundled together as Terrapin Hill.

20 COMMISSIONER GUY: So this long -- that's all
21 contiguous?

22 MR. SCHOCK: Yes.

23 COMMISSIONER GUY: That's an interesting tract

1 right there.

2 MR. SCHOCK: Well, it -- because it was
3 acquired from a larger piece but
4 acquired specifically for a trail
5 corridor.

6 COMMISSIONER GUY: All right. Who owns title
7 to that?

8 MR. SCHOCK: The Conservation Fund.

9 COMMISSIONER GUY: The Conservation Fund does?

10 MR. SCHOCK: Yes.

11 COMMISSIONER GUY: Okay. And does -- who
12 owns -- do you own title to these
13 other --

14 MR. SCHOCK: Yes.

15 COMMISSIONER GUY: Does The Conservation Fund
16 own title to the other pieces?

17 MR. SCHOCK: Yes.

18 COMMISSIONER GUY: All right.

19 MR. SCHOCK: And they support previous Forever
20 Wild property as well as the state
21 forest that's existed for a long time.

22 COMMISSIONER GUY: Right. And this is just a
23 little curiosity on my part.

1 So the rest -- this shows the trail.
2 Is the rest of it just going through
3 private lands?

4 MR. SCHOCK: Well, the rest of the trail --
5 the ideal is to have the trail from the
6 terminus cross -- be moved off the road.
7 Right now it wanders basically along
8 roads, public roads, up to the Talladega
9 National Forest. We are endeavoring to
10 move the trail, where possible, off the
11 road so it's an actual trail, which,
12 again, will help make it a place that
13 people want to come and hike instead of
14 doing walking on the road.

15 I don't know if you all have been
16 down to this terminus area, but it's a
17 fabulous -- it's absolutely beautiful.
18 I mean, it looks like north Alabama.
19 The Weogufka Creek creates a nice gorge
20 through there, and then it is a
21 longleaf -- a mountain longleaf pine
22 stand that has not been harvested in at
23 least a hundred years.

1 COMMISSIONER GUY: I didn't ask. Is anybody
2 here from Coosa County?

3 MR. SCHOCK: Not that I'm aware of.

4 COMMISSIONER GUY: Okay. I wanted to
5 recognize them if they were here.

6 All right. Any other questions?

7 (No response.)

8 COMMISSIONER GUY: Thank you, Andrew.

9 MR. SCHOCK: All right. Thank you.

10 COMMISSIONER GUY: Yes, sir.

11 Mr. Greg Avant.

12 MR. AVANT: Good morning. My name is Greg
13 Avant, and I'm from Troy. I'm here this
14 morning to ask that if you'd please
15 consider the sale of approximately
16 two-and-a-half acres on the Pike County
17 Pocosin Complex there in Troy.

18 We own property that joins this
19 complex, and my home is actually on
20 the -- I call it a pond. It's listed on
21 the map as Knights Lake. But my home
22 is there. And on this lake there's
23 approximately five fingers to it. And

1 on one of the -- one of the fingers, a
2 portion of that finger crosses over onto
3 the Forever Wild property. This is
4 approximately two-and-a-half acres that
5 we would like to purchase.

6 Within the past couple of years,
7 we've had some issues with individuals
8 coming in and duck hunting on that
9 particular finger. And because of the
10 relationship to the -- where they're
11 hunting and to our homes -- my parents
12 also have a mobile home that sits there
13 on that pond as well. But because of
14 the relationship with that, whenever
15 they shoot, it's shooting back towards
16 our homes.

17 Also, within the last probably three
18 months, there's been a couple of
19 occasions that individuals have come and
20 brought pistols and rifles and shot in
21 and around the pond and, again, shooting
22 back towards our home.

23 So there's a good bit of safety

1 concerns there. And I'd just like to
2 ask that you please consider the sale of
3 this two-and-a-half acres.

4 The land, the way it is, is actually
5 a bluff that the Forever Wild property
6 comes down to the point of that finger,
7 and what I would like to -- would like
8 to purchase would be at the topside of
9 that bluff. And our intentions are --
10 if you would allow that, would be to
11 take the fence -- our existing fence and
12 put it around the new property line and
13 put the "no trespassing" signs and "no
14 hunting" and "no fishing" signs up.

15 So if y'all would consider that, we
16 would greatly appreciate it.

17 COMMISSIONER GUY: So I want to let everybody
18 ask questions, but I am a little bit
19 familiar with this.

20 And I think -- Jo, excuse me. Don't
21 we actually have this under
22 miscellaneous reports?

23 MS. LEWIS: We do.

1 COMMISSIONER GUY: Patti stepped out. I think
2 I had asked Patti to speak to it.

3 Doug, do you want to speak to it
4 real quickly or --

5 MR. DEATON: Do you want to speak to it now
6 or --

7 COMMISSIONER GUY: I just -- I thought it
8 might help the board to just give them
9 some more information, if you don't
10 mind, Mr. Avant.

11 If you want to come up, Doug, for a
12 second.

13 MR. DEATON: Sure.

14 COMMISSIONER GUY: Don't go anywhere. We
15 might have some questions for you, if
16 you don't mind.

17 MR. AVANT: Okay.

18 MR. DEATON: Mr. Avant contacted us earlier
19 this year just kind of expressing some
20 of the concerns that he's sharing with
21 us now. We went out and looked at the
22 property and assessed it and found some
23 of the evidence that he was explaining,

1 shotgun shells, different things like
2 that.

3 And we -- we think it would require
4 more than 2.5 acres. That's just the
5 minimum. But because of the terrain,
6 the steep bluff that he's talking about,
7 we would have to get a survey around
8 that area to kind of designate what
9 that -- to make a practical boundary
10 around that area.

11 As far as impact to the property --
12 we don't allow duck hunting out there.
13 It's not in our regulations currently.
14 So if people are doing that, they're
15 violating the law. So by allowing this
16 transaction, it could potentially help
17 alleviate some of those management
18 issues that we're having out there.

19 COMMISSIONER GUY: So, like I say, Ms. Powell
20 had to step out. If I understood it --
21 or, you know, it's a little unusual for
22 us to sell our property back to
23 somebody, but -- and I -- I may want her

1 to speak to it maybe when we have it
2 later on. But she indicated to me that
3 preliminarily we thought this might be
4 one of those exceptional circumstances
5 that the board could consider.

6 And so, Mr. Avant, that's what I
7 wanted to let you know. And, of course,
8 you know -- I think probably you have
9 talked to our staff -- we would have to
10 get an appraisal of the property and you
11 would have to pay the appraised value
12 and that kind of thing.

13 MR. AVANT: Yes, sir. And that's fine.

14 COMMISSIONER GUY: So with that said, you
15 know, I just wanted to give the board a
16 little bit of background. But does
17 anybody have any questions of Mr. Avant
18 or Mr. Deaton at this time?

19 Yeah. Go ahead, Dr. Woods.

20 DR. WOODS: I'm familiar with the area, but do
21 we have a map that shows the area that
22 might be purchased?

23 MR. DEATON: Yes, sir. It's in your packet

1 there under Tab 5-C. And it's a letter
2 from Mr. -- a memo from us, a letter
3 from Mr. Avant, and then also a map of
4 the area that's in question.

5 MR. CAUTHEN: Well, let me ask you something
6 while everybody is looking for this.

7 What does this do for Mr. Avant?
8 Cut off access to that finger right
9 there? Is that what it does?

10 MR. DEATON: Yes, sir, that's what it would
11 do.

12 MR. CAUTHEN: Because it's not enough acreage
13 to worry about because anytime they can
14 sneak in there they will.

15 COMMISSIONER GUY: What is happening is our
16 land, you know, transects that body of
17 water, and so people are duck hunting.
18 And it seems like somebody spoke to me a
19 long time ago about this.

20 MR. AVANT: I think my father did.

21 COMMISSIONER GUY: Yeah. Maybe it was at some
22 show or something, like a hunting show.
23 I remember talking about it. And it's

1 just one of those unusual circumstances
2 where the property line just goes
3 through a lake.

4 Well, people are hunting, like Doug
5 said, and it's in the vicinity of -- is
6 it your parents' house or your house?

7 MR. AVANT: Well, actually, me and my family
8 live on this pond, and my parents have a
9 mobile home that's kind of a weekend
10 place that they go.

11 COMMISSIONER GUY: Okay. But it just kind of,
12 I think, ruins their enjoyment of their
13 property because of the -- and so we
14 just wanted -- of course, we want to
15 bring it to the -- it was a request, so
16 we want to bring it to the board's
17 attention.

18 And we're not losing that much -- if
19 the board decides that, we're not losing
20 that much or, you know, anything that I
21 think the public would worry about if we
22 were to sell this back. But, again,
23 that's up to this board. I just wanted

1 you to be able to ask Mr. Avant any
2 questions you had particularly.

3 MR. CAUTHEN: I think we -- I think we owe it
4 serious consideration inasmuch as we
5 want to be good neighbors just like we
6 want people to be good neighbors to us.

7 COMMISSIONER GUY: So at the appropriate time
8 under our motions, if we want to
9 consider that, that's when we would do
10 that. And we would have to just allow
11 our staff and folks at -- if you want to
12 make a motion at that time -- to do the
13 work necessary to figure out what we
14 need to sell and to do the appraisal
15 work, so ...

16 Yes, sir, Dr. Woods.

17 DR. WOODS: How much of this land -- estimated
18 2.5 acres -- is actually the pond and
19 how much --

20 MR. DEATON: Just the pond itself is
21 probably -- it's less than half an acre.
22 It's probably like .4 acres or something
23 like that.

1 DR. WOODS: So it's going from this one area
2 up the top of the ravine?

3 MR. DEATON: That's correct. Just because the
4 terrain would take additional acres to
5 get up to the rim of that steep area.

6 COMMISSIONER GUY: So he could put the fence
7 up, I assume, is what you're saying.

8 MR. DEATON: That's right.

9 DR. WOODS: Now, there are several ravines
10 through there. How many of this will --
11 how many of these ravines will we lose
12 as Forever Wild?

13 MR. DEATON: Just this --

14 DR. WOODS: That one point?

15 MR. DEATON: Just that tiny point.

16 DR. WOODS: Okay. Thank you.

17 COMMISSIONER GUY: Anybody else?

18 (No response.)

19 COMMISSIONER GUY: Okay. So we'll get a
20 report on this a little later, too, I
21 guess, and -- but you've got some of it
22 already.

23 And do you have anything else you

1 wanted to add, Mr. Avant?

2 I think we sort of understand --

3 MR. AVANT: Oh, no, sir. Just thank you for
4 considering it. Appreciate it.

5 COMMISSIONER GUY: Appreciate you coming here
6 today. Thank you, sir.

7 Mr. Walter Ernest. Walter, where
8 are you?

9 Good morning, Walter. Thanks for
10 coming up this morning from the coast.

11 MR. ERNEST: Good morning. Thank you.

12 My name is Walter Ernest, and I'm
13 director of operations for the Pelican
14 Coast Conservancy. We're a land trust
15 based out of Mobile. I briefly wanted
16 to talk about two nominations.

17 The first one is Laguna Cove. It's
18 on the short list. It's located on
19 Little Lagoon, and it has road frontage
20 on West Beach Boulevard. It's one of --
21 probably one of the largest undeveloped
22 tracts in that part of Baldwin County.
23 Excellent birding habitat and a good

1 place to fish.

2 But I would like to ask you to
3 consider a first appraisal for this
4 nomination so it can perhaps move
5 forward.

6 Also, there's another nomination
7 that Mr. Adams mentioned to me called
8 the Bay Road West. And this is in close
9 proximity to the Metcalfe tract and the
10 Swift tract. And this is a 64-acre
11 parcel that the Lipscomb family
12 nominated. And what makes that one
13 unique is it has access to the Swift
14 tract. You're familiar with the Weeks
15 Bay coastal area and the Swift tract,
16 and you know that's been a problem for
17 years. When they do restoration work
18 and monitoring -- I know because when I
19 worked with the Weeks Bay Foundation I
20 would go with the staff to the site --
21 you have to go by boat. And the Swift
22 tract would allow -- I mean, the
23 Lipscomb tract would allow access by

1 road and create an upland buffer if they
2 were conducting prescribed burns and so
3 forth. And that's a 64-acre tract.

4 I'm not sure where that is in your
5 process, but he does have a NOAA grant
6 that could provide 50 percent of the
7 funds for that particular project.
8 Thank you for everything you do, and if
9 you have any questions, I'll be happy to
10 answer them.

11 COMMISSIONER GUY: Thank you.

12 Does anybody have any questions for
13 Mr. Ernest about those two tracts?

14 (No response.)

15 COMMISSIONER GUY: All right, Walter. Thank
16 you, sir.

17 Mr. Northcutt. Steve.

18 MR. NORTHCUTT: I've got a couple of just
19 larger maps I'm going to pass out. You
20 have maps in your packet on this
21 particular property, but here's a little
22 bit larger version of this that you can
23 take a look at.

1 So my name is Steve Northcutt. I
2 work for The Nature Conservancy. And
3 the property I want you to consider
4 today is a property that was nominated
5 back in February for the first
6 appraisal. The property is located
7 adjacent to DeSoto State Park. In fact,
8 it's really just a stone's throw from
9 DeSoto Falls, which is the highest
10 waterfall in the state of Alabama.

11 This property is called the Tutwiler
12 addition to DeSoto State Park. It's
13 140 acres of really mature hardwood
14 forest that has about a mile -- excuse
15 me -- about a half a mile of frontage on
16 both sides of Little River. The
17 property has excellent frontage on
18 County Road 89, which is the Lookout
19 Mountain Scenic Parkway. And, of
20 course, on the northern boundary it has
21 the road that goes into the falls.

22 This property has been in the
23 Tutwiler family for many years. It's a

1 property that I think a lot of people
2 already felt like was part of the state
3 park because it's adjacent to the falls
4 and it has hiking trails. People have
5 been using it for years.

6 So The Nature Conservancy owns this
7 property, and we're offering it to
8 Forever Wild. And one of the issues
9 that we feel like would be an incentive
10 for the board to consider is, we feel
11 like this is so important to be part of
12 the state park, we're going to offer
13 this at 50 percent of the appraised
14 value.

15 So it's a wonderful piece of
16 property as an addition to the park. I
17 think it would be a wonderful property
18 to consider, and we feel like it's very
19 important.

20 Anyone have any questions about that
21 tract?

22 COMMISSIONER GUY: All right. What's the
23 catch, 50 percent of appraised value?

1 Go ahead and tell us.

2 MR. NORTHCUTT: So The Nature Conservancy
3 traditionally acquires property knowing
4 that the property may be part of a state
5 or federal ownership. We worked with
6 the Little River Canyon for acquiring
7 property up there. But occasionally
8 property comes into The Nature
9 Conservancy as a bequest. And so the
10 property comes through what we call our
11 trade lands division. Trade Lands is
12 required to sell that property to bring
13 income in for the chapter.

14 And so we were able to kind of
15 prevent them from selling that on the
16 open market, and we asked if we could
17 get one opportunity to see if it would
18 be part of state ownership instead of
19 sold. So that property we're able to
20 provide a discount because it was part
21 of a will and bequest to The Nature
22 Conservancy.

23 Yes, sir.

1 DR. VALENTINE: Is this part of the Alabama
2 fall line, this area?

3 MR. NORTHCUTT: I'm sorry. Part of the --

4 DR. VALENTINE: Alabama fall line where the
5 rivers transition from high-gradient
6 streams --

7 MR. NORTHCUTT: No. No. It's a bit further
8 north. It's up there just -- you know,
9 DeKalb and Cherokee County.

10 COMMISSIONER GUY: So do you mind if I ask --
11 I'm going to cold call Greg Lein up
12 there with our Parks division, the
13 director, and just ask him to step down
14 and maybe just -- do you mind, Steve?

15 MR. NORTHCUTT: Sure. You want me to stay up
16 to answer --

17 COMMISSIONER GUY: Yeah, please, if you would.
18 Just -- I bet he's going to support you.
19 I'm looking at him. I was going to let
20 him just report to the board since you
21 have offered it.

22 So, Greg, I mean, I know you're
23 familiar with the tract.

1 MR. LEIN: Yes, sir.

2 COMMISSIONER GUY: Is this something that
3 would enhance our park?

4 MR. LEIN: Yes, sir. Good morning.

5 We really consider this to be one of
6 the best nominations ever to add land to
7 DeSoto State Park and the greater Little
8 River Canyon area. Steve is right that
9 the proximity to our ownership -- this
10 is one of those instances where the
11 general public has long thought this was
12 part of the park, but it has not been.
13 And it's a wonderful opportunity for the
14 park and the park system to see this
15 land potentially added to our official
16 portfolio of properties that are managed
17 by the park system through the Forever
18 Wild program.

19 So we absolutely support this. I
20 think this is probably the best
21 nomination up there right now at DeSoto
22 State Park.

23 COMMISSIONER GUY: Any questions of Greg?

1 DR. TOLLEY-JORDAN: I have one.

2 COMMISSIONER GUY: Sure, Dr. Tolley-Jordan.

3 DR. TOLLEY-JORDAN: I'm just not sure. So if
4 this land was acquired and the state
5 park is next door to it, does -- do we
6 or Forever Wild -- do they do the
7 maintenance on that property or does
8 it -- since it borders the state park?

9 So how do you work -- since it's
10 not -- since it's state park and then
11 Forever Wild, how do you sort of make it
12 contiguous?

13 MR. LEIN: Right. Well, it's like the other
14 divisions. We're the foot soldiers, if
15 you will, for the Forever Wild program.
16 So when land is added to the state park
17 system or the WMA system or the nature
18 preserve, the recreational area system,
19 either Parks, Wildlife and Freshwater
20 Fisheries, or State Lands personnel are
21 the managers of those properties. We do
22 benefit from stewardship money to help
23 fulfill those management obligations,

1 but we're the local people on the ground
2 taking care of the stewardship of those
3 properties on a day-to-day basis. And
4 that would be the case here.

5 COMMISSIONER GUY: Good question.

6 And, Greg, so I may -- I guess, does
7 this have income benefit to us as far as
8 the recreational opportunities on this?

9 MR. LEIN: Indirectly, like other nominations
10 that have taken place up there. We're
11 not -- we don't have any plans of
12 building overnight facilities on this
13 property. This would basically connect
14 some of our dots in the area, enhance
15 recreational trail opportunities, things
16 like that. And anytime you do that, it
17 makes the park more attractive as a
18 recreational destination, and then we
19 see indirect benefits through lodging in
20 our cabins, the hotel and campground
21 there.

22 COMMISSIONER GUY: Well, I was just
23 remembering that we were doing a good

1 bit of work on our trails program up
2 there.

3 MR. LEIN: Yes, sir.

4 COMMISSIONER GUY: I didn't know if the board
5 was aware of that. I can't -- well, I
6 guess we brought that up when we were up
7 there last time, but --

8 MR. LEIN: Yes. We have a new trails
9 coordinator who is based out of that
10 park, Ken Thomas. And they have a lot
11 of resources when it comes to trail
12 management. So that's another advantage
13 in our ability to be stewards of these
14 lands and fulfill recreational
15 opportunities there.

16 COMMISSIONER GUY: We're trying to make that a
17 destination type of thing, Dr. Jordan,
18 just because, you know, that seems to be
19 kind of the newer generation where they
20 want to do a lot of trail hikes and
21 biking and that kind of thing.

22 All right. Any other questions?
23 Anybody else got questions?

1 (No response.)

2 COMMISSIONER GUY: Thank you both.

3 MR. LEIN: Thank you.

4 COMMISSIONER GUY: Appreciate it, Steve.

5 Mr. -- is it Randy Malone?

6 And while Mr. Malone is coming down,
7 is there anybody else we've missed,
8 because this is the last green slip I've
9 got?

10 (No response.)

11 COMMISSIONER GUY: Good morning.

12 MR. MALONE: Good morning. I'm Randy Malone
13 from Dallas County. I've got 55 acres
14 that's in the corner of a tract you
15 purchased or are purchasing right now,
16 the Cahawba River Prairie Tract.

17 COMMISSIONER GUY: Yes, sir.

18 MR. MALONE: It's on the short list.

19 To be a tract this small -- it's
20 right in the corner of what you're
21 getting. And Childers Creek comes off
22 y'all's land through this and then back
23 onto y'all's land. It's got huge

1 cypress trees, hardwoods, pine. It's
2 full of game. It's just a really good
3 tract to be so small, and y'all border
4 it on two sides.

5 And the only reason I'm wanting to
6 get rid of it is me and the kids used to
7 go down there. They're grown now, so I
8 never go. That's it.

9 MS. POWELL: For those who may be looking for
10 it in the packet, it's by our name of
11 Old Cahawba Prairie-Childers Creek
12 Addition.

13 MR. CAUTHEN: What tab is that under?

14 MS. POWELL: Under 4, Tab 4.

15 COMMISSIONER GUY: So it's already been
16 nominated or --

17 MS. POWELL: It's on -- it's been evaluated.
18 It is short list. I just wanted -- I
19 saw some folks flipping, so I just
20 wanted to give y'all --

21 COMMISSIONER GUY: Yeah. Say what the name of
22 it is again, please, Patti.

23 MS. POWELL: It's the Old Cahawba

1 Prairie-Childers Creek Addition.

2 COMMISSIONER GUY: Give them just a minute.

3 They may want to ask you a question.

4 MR. MALONE: Okay. That's fine.

5 COMMISSIONER GUY: We have a big packet with a
6 lot of stuff.

7 MS. POWELL: Did everybody find it okay?

8 COMMISSIONER GUY: If they have a question, I
9 want them to have the opportunity now.
10 We could always ask Mr. Malone to stay,
11 but ...

12 I think they're still looking. Give
13 them a second.

14 DR. WOODS: Is this shown on a map?

15 MS. POWELL: Yes. If you have your short list
16 which just has the nominations -- that's
17 the first page under Tab 4. If you will
18 then go to Tab 4-B, that's where the
19 short description and maps of all the
20 short-listed properties begin. It's
21 then alphabetical. So look for Old
22 Cahawba alphabetically.

23 Anybody need help?

1 COMMISSIONER GUY: If Sonny has found it, I
2 know I need some help.

3 MR. CAUTHEN: Well, I had to have a little
4 help.

5 MR. RUNYAN: The adjacent block, the
6 acquisition in process, where do we
7 stand on that?

8 MS. POWELL: I'm sorry?

9 MR. RUNYAN: The adjacent block where it says
10 in -- acquisition in process.

11 COMMISSIONER GUY: Acquisition in process.

12 MR. DEATON: It's in the closing process
13 currently.

14 MS. POWELL: With our legal department.

15 MR. DEATON: Yeah.

16 COMMISSIONER GUY: So, in other words, it's
17 not -- we haven't actually -- we don't
18 own it yet, but it's in the closing
19 process?

20 MS. POWELL: Our attorneys are working with
21 their attorneys to get it closed.

22 COMMISSIONER GUY: So I'm kind of thinking
23 maybe what Russ is thinking. So,

1 actually, I mean, we could consider it,
2 but we wouldn't actually know that it
3 would adjoin this until that closed,
4 until we actually got everything done?

5 MS. POWELL: As a technical legal matter,
6 until it's closed, you never know, but
7 there has been no glitch identified at
8 this point, so ...

9 COMMISSIONER GUY: I understand.

10 Does anybody have a question, then,
11 of Mr. Malone at this time?

12 (No response.)

13 COMMISSIONER GUY: So it looks like just a --
14 as you said, it just adjoins it right
15 there. And if there's no questions, I'm
16 sure the board will consider that,
17 Mr. Malone.

18 MR. MALONE: All right. Thank you very much.

19 COMMISSIONER GUY: Okay. We'll take that up
20 in another part of the business.

21 MR. MALONE: Okay.

22 COMMISSIONER GUY: Thank you, sir.

23 MR. MALONE: No. Thank you.

1 COMMISSIONER GUY: Okay. So that is the last
2 green card I have. And I appreciate
3 those that spoke coming to visit with us
4 today.

5 And at this time, in accordance with
6 our bylaws, we are going to -- the board
7 will recess into executive session to
8 discuss tract appraisal values.

9 However, in order to do that, I'm going
10 to read what the law says I must read so
11 we can appropriately do so.

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

18 All right. Is there a motion for
19 the board to now recess to attend to an
20 executive session?

21 DR. WOODS: So move.

22 MR. PORTER: So move.

23 COMMISSIONER GUY: I have a motion. Do I have

1 a second?

2 MR. PORTER: Second.

3 DR. SIMS: Second.

4 COMMISSIONER GUY: Second.

5 All right. All in favor -- I'm
6 going to have to call your name. I
7 always forget to do that.

8 So I will call your name. If you
9 will indicate your approval of such
10 motion or not.

11 Dr. Woods?

12 DR. WOODS: Aye.

13 COMMISSIONER GUY: Dr. Tolley-Jordan?

14 DR. TOLLEY-JORDAN: Aye.

15 COMMISSIONER GUY: Dr. Sims?

16 DR. SIMS: Aye.

17 COMMISSIONER GUY: Mr. Ball?

18 MR. BALL: Aye.

19 COMMISSIONER GUY: Dr. Hepp?

20 DR. HEPP: Aye.

21 COMMISSIONER GUY: Mr. Porter?

22 MR. PORTER: Aye.

23 COMMISSIONER GUY: Mr. Cauthen?

1 MR. CAUTHEN: Aye.

2 COMMISSIONER GUY: Mr. Jackson?

3 MR. JACKSON: Aye.

4 COMMISSIONER GUY: Mr. Ellis?

5 MR. ELLIS: Aye.

6 COMMISSIONER GUY: Mr. Runyan?

7 MR. RUNYAN: Aye.

8 COMMISSIONER GUY: And Dr. Valentine?

9 DR. VALENTINE: Aye.

10 COMMISSIONER GUY: And myself.

11 So all present indicated that
12 they're in favor of the motion
13 unanimately. So at this time we will go
14 into recess for approximately 20
15 minutes.

16 For those in the audience, we'll try
17 to be back -- I've got about ten minutes
18 till 11. We'll try to be back no later
19 than 11:15.

20 And I see Ms. Powell standing up.

21 MS. POWELL: I just wanted to ask -- I'm going
22 to need the board to exit out this door
23 just because it's a little close

1 quarters. If the audience -- for those
2 who aren't needing to go to the
3 executive session, if y'all could just
4 stay seated for a second until we can
5 get everybody out, I would appreciate
6 that. It will just move a little faster
7 and we'll be back faster. So thank you.

8 **(Recess for executive session was**
9 **taken at approximately 10:52 a.m.**
10 **and the meeting was called back to**
11 **order at approximately 11:46 a.m.)**

12 COMMISSIONER GUY: I want to thank everybody
13 for being patient with us. Sometimes in
14 those meetings on appraisals there's a
15 lot of questions about appraisal issues,
16 and so it takes us a little longer than
17 normal. So at this time our meeting
18 will come back to order.

19 And, Tracye, if you will note the
20 time we are resuming our meeting.

21 The next item that we have on the
22 agenda involves program status report.

23 And I see here, Ms. Powell, that you

1 and some of the staff have some reports
2 to provide to us, please, ma'am.

3 MS. POWELL: All right. We are under Tab 2 in
4 the packet for the board. This is the
5 point at which every meeting we kind of
6 give you an overview of the closings in
7 process, the tracts that you have
8 previously asked us to proceed with
9 closing on to understand your available
10 cash balance. And so we're going to --
11 I'm going to run through that just
12 briefly to give you a status update as
13 well as a picture of the available
14 balance.

15 We start with the tracts that are in
16 active closing, meaning that our legal
17 department is actively working on them,
18 we know of no issues, everything is
19 moving forward, and it should be closed
20 as soon as all the necessary legal work
21 can be done.

22 Of those tracts, that includes the
23 Autauga WMA Joffre Addition, obviously

1 Autauga County; Dallas County WMA
2 Phase II, Dallas County; Guntersville
3 State Park Stubblefield Mountain
4 Addition, Marshall County; Henshaw Cove
5 Addition, Jackson County; Hines Road
6 Outcrop-Miles, Etowah County; Monte Sano
7 State Park Dug Hill West Addition,
8 Madison; Old Cahawba Prairie Addition,
9 Dallas County; Post Oak Flat Shiflett
10 Addition; Skyline WMA Threwer Point
11 Addition; Yates Lake North Addition; and
12 Yates Lake Tapley Addition.

13 We then have several others that are
14 properties that we've been instructed to
15 move forward with that we are working
16 and completing through negotiation, no
17 known issues but not quite on the desks
18 of our lawyers yet.

19 Those include the Autauga WMA
20 Phase II; Indian Mountain Simmons
21 Addition, Cherokee County; Shelby County
22 Park Shades Creek Addition, Shelby
23 County; Weeks Bay Reserve -- that's the

1 WBR -- Meadows Phase II Additions.

2 That's in Baldwin County.

3 Taking all of that into account of
4 what you have instructed us to proceed
5 with, that totals -- leaving you -- your
6 current balance at the top is a little
7 over 34 million. Subtracting those
8 leaves you with an available
9 unencumbered balance of just over
10 \$17 million. That full amount is within
11 your spending authority under state
12 budget process. No need to go into
13 that. Just know that that is the amount
14 that you are able to spend.

15 I wanted to quickly run through --
16 we're not quite through with this fiscal
17 year. This fiscal year does not end
18 until September 30th, but I want to give
19 a brief note and review to the
20 transactions that have either already
21 fully closed or have been declined for
22 one reason or another so far over this
23 fiscal year.

1 You have the Martin Timber Company
2 land swap. That property closed.

3 Big Canoe Creek Preserve, that was
4 declined.

5 Autauga WMA Oak Grove Addition,
6 closed. Weeks Bay Reserve-Swift 2 Meyer
7 Addition, closed. DeSoto State Park
8 Steward Gap Addition, closed. Autauga
9 WMA Old Kingston Addition, closed.
10 Walls of Jericho Estillfork Addition,
11 closed.

12 Turkey Creek Nature Preserve
13 Shepherd Addition, declined. Big Canoe
14 Creek-Bettis nomination, declined.

15 Dallas County WMA Phase I, closed.
16 Hines Road Outcrop-Miles, closed.

17 Splinter Hill Bog North Addition,
18 declined. And Skyline WMA-Little Coon
19 Creek Addition, declined.

20 Again, not quite through the fiscal
21 year but close enough to where I thought
22 it was worth taking a minute to run
23 through it. And I want to take the

1 opportunity to thank our legal
2 department who continues to work through
3 and help us get to those closings.

4 Any questions as far as available
5 balance or those tracts or current
6 status financially?

7 Commissioner, you're looking at me.

8 COMMISSIONER GUY: I was just -- I was just
9 sitting here -- I don't know why I
10 thought of this. So is it -- it's the
11 fiscal year. Have we got our last
12 payment for this fiscal year?

13 MS. POWELL. No. Our last from the payment
14 of --

15 COMMISSIONER GUY: Yeah.

16 MS. POWELL: Didn't we get one ...

17 MS. LEWIS: We should get one -- should have
18 gotten one July 1st.

19 MS. POWELL: I think this --

20 COMMISSIONER GUY: I'm just trying to figure
21 out what's in this --

22 MS. POWELL: What we normally do to explain,
23 this is compiled as of June 30th. We

1 try to use what we have that's verified.

2 COMMISSIONER GUY: That's what I was asking.

3 MS. POWELL: But we would have -- there is
4 another payment that will be calculated
5 in, but until that is in and flowed
6 through and verified, to be honest, we
7 don't add it.

8 COMMISSIONER GUY: Sure. So we wouldn't know
9 about that one until -- we wouldn't get
10 that until the last -- next meeting?

11 MS. POWELL: You would at the next meeting
12 have it, know it, and in the interim we
13 would have it. But I -- we don't like
14 to represent the number until it's been
15 cleared.

16 COMMISSIONER GUY: No. I understand. I don't
17 think that's necessary. I was just
18 trying to make sure I understood.

19 MS. POWELL: That's right.

20 COMMISSIONER GUY: Yes, ma'am.

21 DR. SIMS: Commissioner, I have a question.

22 COMMISSIONER GUY: Yes, ma'am.

23 DR. SIMS: Does it -- we seem to have a large

1 number of properties that are declined.

2 Is it appropriate to speak to --

3 COMMISSIONER GUY: I think that Ms. Powell can
4 speak to that.

5 MS. POWELL: And I will get staff to step up
6 if there's anything different.

7 But generally our declines relate to
8 the fact that we pay appraised value.
9 You sometimes have landowners who are
10 favorable to their property being in the
11 program but, frankly, believe that it's
12 not worth them selling it if they don't
13 get the price that's worth it to them,
14 which is not always appraised value.
15 That's my knowledge.

16 On these declines, if any fall
17 outside that category, I would ask staff
18 to let me know.

19 MR. DEATON: If we just have one, Skyline WMA.
20 It's currently under litigation. He
21 wasn't sure if he would be able to clear
22 it for the next two years, so he just
23 declined our offer at this time.

1 COMMISSIONER GUY: And, Dr. Sims, I would just
2 add that in the years that I have been
3 on the board, I think we're seeing a few
4 more of those maybe being declined
5 because the market is coming back and --
6 but earlier, after the recession, you
7 know, you didn't see quite as many. So
8 you're probably going to see some of
9 that happen more and more often.

10 MS. POWELL: What we saw during the downturn
11 was some tracts where we had had a
12 declination in the past and the owners
13 come back to the program. I know we had
14 to reappraise and run everything back
15 through again. But it is very -- very
16 tied -- I hate to say -- to the market
17 improvement. I think we will -- we had
18 a difficulty for a period of time
19 closing tracts during the good market
20 period because, frankly, we just
21 couldn't keep up and have to stick with
22 the appraisal. If somebody else wants
23 it more, they bid more, and unless the

1 landowner is just dedicated to having it
2 committed to the program, you know, they
3 take that opportunity.

4 But I appreciate the question, and
5 that's, you know, always something to
6 ask.

7 COMMISSIONER GUY: Good question.

8 MS. POWELL: All right. I'm going to move now
9 to our stewardship fund. Again, this is
10 also a balance prepared as of June 30
11 with verified information, so it's
12 probably a little lower now.

13 We had an available balance at that
14 time for stewardship activities of
15 442,000. The fund balance itself is
16 over 29 million, but, you know, we're
17 working within what you approved
18 previously to spend for this current
19 fiscal year. That balance will continue
20 to decline as we move toward
21 September 30th both due to additional
22 activities and, second, through the bill
23 payments clearing through our state

1 accounting system. And so that is --
2 we'll have enough, but we'll not end at
3 that point.

4 Commissioner is smiling at my
5 reference to our current state -- our
6 new and improved state accounting
7 system. It is what it is. Please no
8 questions on that.

9 COMMISSIONER GUY: Please.

10 MS. POWELL: No. I'm kidding.

11 But any questions as to the
12 stewardship fund or that balance
13 information?

14 (No response.)

15 MS. POWELL: Okay. Now what we'll do is move
16 to Tab 3. We also do this every meeting
17 to give an overview of the status of
18 tract nominations that you have
19 previously motioned our staff to proceed
20 to first appraisal on. I want to run
21 through the tracts that we have a first
22 appraisal on, as well as some that we're
23 working on but don't have -- don't have

1 yet.

2 So of the tracts that we have
3 received appraisals back from that are
4 available to this board for further
5 action, Byrnes Lake, Baldwin County;
6 Coon Gulf-Heard, Jackson County; Coosa
7 WMA-Hancock Phase III, Coosa County;
8 DeSoto State Park French Addition,
9 DeKalb; and DeSoto State Park Tutwiler
10 Addition, DeKalb; Emauhee Creek Lake --
11 I can't say that -- Talladega; Lake
12 Lurleen State Park-Roebuck Addition,
13 Tuscaloosa; Natural Bridge Creek,
14 Covington County; Pintlala Creek,
15 Lowndes County; Skyline WMA-Pole Branch
16 Addition, Jackson County; Tannehill
17 Ayers Addition, Jefferson County;
18 Terrapin Hill, Coosa County; Weeks Bay
19 Reserve-Sunset Shores, Baldwin County.

20 Those appraisals in hand is --
21 without the additional ones that are
22 still in the works is -- just using some
23 general numbers, is in the ballpark of

1 24 million that you have asked us to
2 appraise.

3 Some additional appraisals not yet
4 received: Uchee Creek Confluence,
5 Russell County; Upper Wolf Bay Savanna
6 and Marsh, Baldwin County.

7 There are a few other appraisals
8 that have not been initiated yet due to,
9 for example, incomplete deed information
10 back from the landowner, meaning we
11 can't really provide what we need to
12 provide to the appraiser to do his work.
13 We've had some issues in the past with
14 proceeding with the appraisal work
15 without the full deed information and
16 having to pay to have them revise and
17 update it later, and that created
18 confusion in addition to expense.

19 But those are the appraisals that
20 are actively -- either in or actively
21 with the appraiser.

22 A few others that have not been
23 initiated for deed or other reasons:

1 DeSoto State Park Jones Addition; Locust
2 Fork-Palmer Tract. That's in Blount and
3 Jefferson County. Muddy Prong Tract,
4 Shelby County; Red Hills-Parris Trust
5 Addition, Monroe; Beaverdam Swamp,
6 Limestone; Wiregrass Rail Trail,
7 Covington and Geneva Counties.

8 So that is, again, hopefully to give
9 some context to the financial situation
10 as well as the properties you actively
11 have under -- either appraised or in the
12 appraisal process.

13 Any question to that point?

14 (No response.)

15 MS. POWELL: Commissioner, we would, if no
16 questions, move on to the grant status
17 update that Doug will give. He does
18 have some updated information.

19 COMMISSIONER GUY: Thank you, ma'am.

20 MS. POWELL: Thanks.

21 COMMISSIONER GUY: Mr. Deaton.

22 MR. DEATON: Thank you.

23 Okay. Next I'll move into grant

1 status update.

2 Just a reminder to the board and
3 those attending today, at each meeting
4 we give an update on -- DCNR staff, we
5 try to get grant opportunities that
6 match some of the acquisitions that you
7 guys are trying to purchase to further
8 the Forever Wild dollar.

9 So today's update is Weeks Bay
10 Reserve staff have informed me that they
11 have submitted a request to amend their
12 NOAA grant to have the Weeks Bay
13 Reserve-Sunset Shores Addition and the
14 Weeks Bay Reserve-Bay West Addition,
15 which is on the short list, added to
16 their current proposal. This grant
17 would require a 50-50 match for the
18 acquisitions.

19 I've been told by Weeks Bay Reserve
20 staff that the owner of the Sunset Shore
21 addition is considering a 50-percent
22 donation of value. We're still working
23 with the landowner to confirm that

1 commitment. Any amount of donation that
2 the seller agrees could be used as part
3 of the match requirement. Depending on
4 the final amount of donation agreed to,
5 this could leave Forever Wild paying a
6 reduced rate of the tract and being
7 reimbursed for 50 percent of the
8 purchase price.

9 The other tract that I mentioned is
10 the Bay Road West tract. It would
11 simply be a purchase -- a straight
12 purchase, and then we would submit a
13 reimbursement for 50 percent of the
14 acquisition.

15 These grant opportunities are not
16 currently available to take advantage of
17 today, but we have been told that we
18 would know by the end of September
19 whether we're approved.

20 COMMISSIONER GUY: So we could know by the
21 next meeting as to whether those are
22 available?

23 MR. DEATON: Whether the grant funds are

1 available, yes.

2 The only action that could happen
3 today would be maybe a first motion for
4 first appraisal on the Bay Road West
5 addition.

6 COMMISSIONER GUY: Okay. Any questions of
7 Mr. Deaton?

8 (No response.)

9 COMMISSIONER GUY: Is there anything else,
10 Doug?

11 MR. DEATON: Just a quick update on the
12 Wildlife Restoration grant stuff
13 associated with the Dallas County WMA
14 tracts.

15 At the last meeting you guys
16 motioned to proceed with purchase of the
17 Dallas County WMA tracts. We have
18 closed the first phase. That closing
19 has expended all funds available -- for
20 matching funds available from Wildlife
21 and Freshwater Fisheries for this fiscal
22 year. And the second closing, which
23 will happen next fiscal year, FY17, it

1 will expend all the funds available for
2 the next fiscal year for matching funds.

3 And I just wanted to thank Director
4 Sykes and his staff for their hard work
5 to help us make it a success and, also,
6 to finalize the closings.

7 COMMISSIONER GUY: Chuck, on that note, do you
8 mind just letting the board know that --
9 will there be other potential
10 opportunities with your next --
11 following next year?

12 MR. SYKES: Yes, sir.

13 COMMISSIONER GUY: Depending on what the
14 monies are?

15 MR. SYKES: If Vice President Cauthen has his
16 way, I'm sure our PR apportionment will
17 go up after the November election. So
18 we can re-evaluate when we get our next
19 apportionment.

20 Right now Dallas County is what we
21 have concentrated on. So we have
22 expended 2016's money. We will obligate
23 as much of 2017's as we can to get that

1 second phase closed. And then if we do
2 have some left over, we will let the
3 board know at the next meeting in case
4 there's some other opportunities that
5 come available.

6 COMMISSIONER GUY: Thank you, sir.

7 Any questions -- since I asked him
8 to stand up, does anybody have questions
9 for Chuck?

10 (No response.)

11 COMMISSIONER GUY: Thank you, sir.

12 Thank you, Mr. Deaton.

13 And then it looks like, Ms. Lewis,
14 do you have a report, I guess, on the
15 nomination short list?

16 MS. LEWIS: Yes.

17 COMMISSIONER GUY: Oh, is this when you're
18 going to let down the --

19 MS. LEWIS: Yeah. Now I'm going to attack you
20 with the screen.

21 (Brief interruption.)

22 MS. LEWIS: Everything that we're going to
23 display on the screen is in your packet

1 in a printed format.

2 (Brief interruption.)

3 MS. LEWIS: We're looking at Tab 4 of your
4 packet information, please.

5 For the sake of the audience, I'm Jo
6 Lewis with the State Lands Division.
7 We're going to go through the packet
8 sequentially. This is what we call the
9 short list, which is the highest-scoring
10 tracts in each category of use in each
11 geographic district of the state.
12 Hypothetically, there could be 36. When
13 we condense them down, because some will
14 short-list in more than one category of
15 use, we usually have approximately 25.
16 Honestly, I forgot to count. They're
17 distributed throughout the state from
18 St. Clair to Baldwin, the usual mix
19 throughout the state.

20 So Tab 4-A is the condensed version
21 of the short list. It's arranged
22 alphabetically. The second page of that
23 report is the same nominations, the same

1 information, but they're arranged by
2 their category of use, those four
3 categories of use, and in each district.
4 So if you are interested in what scored
5 well as a nature preserve or a wildlife
6 management area, you can see which are
7 the priority tracts in those categories
8 of use.

9 Tab 4-B is a narrative and map of
10 each of the nominations that are
11 presented on the condensed list at the
12 beginning. Again, they are arranged
13 alphabetically. I'm going to go through
14 those. So if you'd like to flip through
15 your maps, that's the same thing that's
16 going to be presented on the screen.

17 The first nomination is Chandler
18 Mountain-Simpson, which is 60 acres in
19 St. Clair County. Then we have Conecuh
20 County Preserve, which is 19 acres in
21 Conecuh County.

22 We have the Coosa River tract, which
23 is 710 acres in Elmore County; Cooters

1 Pond, which is 160 acres in Elmore
2 County.

3 We have the Dallas County WMA
4 addition, which is 145 acres in Dallas
5 County. This is an inholding within the
6 area that will be Phase II of the Dallas
7 County WMA acquisition.

8 COMMISSIONER GUY: So, Chuck, that's the one
9 that would be part of what you're doing
10 in Dallas County with the WMA there?

11 MR. SYKES: Yes, sir. Within that phase
12 closing, there's two outparcels. One of
13 them has already been nominated. It's a
14 strip that runs right in the middle of
15 that Phase II closing.

16 COMMISSIONER GUY: Thank you, sir.

17 MR. SYKES: But we do not have any money right
18 now that I can say that we can go in and
19 partner. This would be a Forever Wild
20 purchase unless we get a higher
21 apportionment in October. And then we
22 may could go in and partner like we did
23 on the rest of it. But right now I

1 can't commit our PR dollars --

2 COMMISSIONER GUY: I understand. But you
3 would know that after October?

4 MR. SYKES: Yes, sir.

5 COMMISSIONER GUY: Okay.

6 MS. LEWIS: The scoring on this tract does not
7 reflect any financial assistance from a
8 grant because, as Director Sykes says,
9 it's not in a grant. If it were to
10 receive federal funding, its score would
11 increase.

12 All right. Moving on, we have Deer
13 Head Cove-Hartline Addition, 213 acres
14 in DeKalb County; Dear Head Cove-Low
15 Gap, 280 in DeKalb County.

16 Here's my pronunciation challenge.
17 D'Olive Bay in Baldwin County.

18 Yes, Mr. Cauthen.

19 MR. CAUTHEN: Going back to this Dallas
20 County, 145 acres, I want to say that I
21 think that's a wise purchase and
22 whatever motion I need to make to move
23 it closer to purchase, I want to do it.

1 COMMISSIONER GUY: We'll let you know when we
2 get to that.

3 MR. CAUTHEN: Okay.

4 COMMISSIONER GUY: But thanks for asking the
5 question. I mean, Sonny, that will be
6 in our next phase -- next section.

7 MS. LEWIS: Generally we -- we've added a
8 general discussion. So noted.

9 MR. CAUTHEN: Okay. I'm ready.

10 MS. LEWIS: I was at D'Olive Bay in Baldwin
11 County. That's 87 acres.

12 And we have Freedom Hills Wildlife
13 Management Area-Dog Pen Road Addition in
14 Colbert County; Gunters Mountain, 319 in
15 Jackson County.

16 COMMISSIONER GUY: Wish I knew I owned a
17 mountain. Nice.

18 MS. LEWIS: Yeah. I assume no association.

19 COMMISSIONER GUY: Not that I know of.

20 MS. LEWIS: Horse Creek National Forest
21 Retreat, which is 240 acres within the
22 national forest in Clay County; Laguna
23 Cove, which is 53 acres in Baldwin

1 County; Lauderdale WMA Newman Addition,
2 which is 160 acres in Lauderdale County;
3 MTD or Mobile-Tensaw-Delta Pine Log
4 Creek Addition, which is 4,300 acres in
5 Baldwin County; Mobile-Tensaw
6 Delta-Simmons Addition, 300 acres in
7 Baldwin County; Muleshoe Bend, which is
8 707 acres in Chambers County; Old
9 Cahawba Prairie-Childers Creek Addition,
10 54 acres in Dallas County; Rickwood
11 Caverns-Helms Addition, which is 45
12 acres in Blount County; Rock Creek,
13 which is 418 acres in Blount County;
14 Shell Banks Bayou, 25 acres in Baldwin
15 County; Sipse River Swamp-Lewbrig
16 Addition, 245 acres in Tuscaloosa
17 County; Tannehill Mud Creek Addition,
18 691 acres in Bibb and Tuscaloosa
19 Counties.

20 WBR, Weeks Bay Reserve, Bay Road
21 West Addition, 64 acres in Baldwin
22 County, which has been discussed as
23 having grant funds available.

1 And, finally, we have White Oak
2 Plantation, 1,011 acres in Macon County.

3 So that's the short list.

4 Tab 4-C is a list of all of the
5 currently active Forever Wild
6 nominations, including short-listed
7 tracts and tracts that did not score
8 well enough to be on the short list. So
9 if you've been asked about a nomination
10 and don't see it on the short list, it
11 may not have scored well enough and
12 should be on this list here.

13 I'll be happy to take any questions.

14 COMMISSIONER GUY: I have a question.

15 MS. LEWIS: Yes, sir.

16 COMMISSIONER GUY: I've probably asked this
17 before, so I apologize.

18 So if there's a nomination on the
19 short list but it's rather old -- let's
20 say six years old -- do we know that
21 it's still available for a first
22 appraisal nom -- I mean, how do we know
23 that it's still -- somebody still wants

1 to sell it?

2 MS. LEWIS: On a semi-regular, about annual
3 basis, we send all of the landowners
4 with active nominations what I refer to
5 as a confirmation letter basically
6 asking if they are still a willing
7 seller. I believe we did that -- it's
8 been almost two years. But we do -- the
9 oldest confirmation is last January or
10 February.

11 COMMISSIONER GUY: Okay. So if I wanted to --
12 if I wanted to get a little more
13 information on one of the older tracts
14 like this Mobile-Tensaw Delta, 4300
15 acres in Baldwin County -- I guess
16 that's up in the Delta somewhere; right?

17 MS. LEWIS: It is just north of our holdings
18 in the Delta.

19 COMMISSIONER GUY: I just would like to make a
20 note that I would like to get some
21 information on that.

22 MS. LEWIS: You would like us to confirm its
23 availability?

1 COMMISSIONER GUY: Confirm availability. And
2 I don't know if there was ever any idea
3 about the amount per acre or anything.
4 I know sometimes people already -- you
5 know, I know we've got to pay appraisal,
6 but I didn't know if there's any
7 information you could get on that.
8 Could you -- and there's also an
9 additional amount -- I don't know if
10 they're contiguous or not -- that's 300
11 acres.

12 MS. LEWIS: They're not contiguous.

13 COMMISSIONER GUY: They're not. Okay.

14 MS. LEWIS: I mean, it is contiguous to our
15 holdings. The two are not contiguous to
16 each other.

17 COMMISSIONER GUY: But it's contiguous to some
18 of our holdings?

19 MS. LEWIS: Yes. Both of these tracts are
20 contiguous to some of our holdings but
21 not to each other.

22 COMMISSIONER GUY: So would you just get me
23 information on both of those, please,

1 Doug.

2 Thank you.

3 DR. WOODS: I do have a question.

4 On the active nomination list that
5 you just went through --

6 MS. LEWIS: Yes, sir.

7 DR. WOODS: -- you said they did not score
8 well enough to make the short list; is
9 that correct?

10 MS. LEWIS: Yes.

11 DR. WOODS: Why do we keep these?

12 MS. LEWIS: If tracts become un -- if tracts
13 that have scored or nominations that
14 have scored better than these become
15 unavailable because we've acquired them
16 or they are no longer willing sellers,
17 these may rise as the competition ahead
18 of them falls out.

19 DR. WOODS: So they're re-evaluated?

20 MS. LEWIS: No. Their evaluation stays the
21 same, but the short list is developed by
22 ranking and by their scores.

23 DR. WOODS: Oh, okay. So you go back and

1 these move up to the short list?

2 MS. LEWIS: Everything stays alive and
3 whatever is on the top is on the short
4 list.

5 DR. WOODS: Okay.

6 MS. LEWIS: Newer nominations often come in
7 and usurp older ones because they have
8 better attributes.

9 DR. TOLLEY-JORDAN: And then on the flip side
10 of that, do other things get moved off
11 the short list? Because when you said
12 usurps, so perhaps one of these
13 particular properties all of a sudden is
14 at a lower score than something else --

15 MS. LEWIS: There are some nominations, when
16 they're number three in their category
17 of use in their geographic region, that
18 may come on -- they come and go because
19 they're bobbing in and out of that line.
20 If something really good comes along,
21 they get bumped down. If you guys
22 acquire that really good thing, that
23 opens space at the top and they float.

1 All right. Are we in general
2 discussions or --

3 COMMISSIONER GUY: Are there any more
4 questions of Ms. Lewis? If not, we'll
5 go on to the next item.

6 (No response.)

7 COMMISSIONER GUY: Thank you, Jo. Did you
8 finish?

9 MS. LEWIS: Yes, I believe we're finished.

10 MS. POWELL: Let's just take a minute to get
11 the lights back on.

12 COMMISSIONER GUY: All right. So at this
13 point we will go into item six on our
14 agenda which is referred to as general
15 discussion amongst board members which,
16 as most of you know, is a time when we
17 can talk about any matters that we need
18 to before the board including, but not
19 limited to, any nominations for first
20 appraisals or second appraisals and
21 purchase, so --

22 MR. CAUTHEN: I've got one.

23 COMMISSIONER GUY: All right. Mr. Cauthen

1 spoke up -- had spoken up earlier. So
2 I'm going to make sure Vice-President
3 Cauthen has got an opportunity to go
4 ahead and get his out of the way.

5 Mr. Cauthen.

6 MR. CAUTHEN: Dallas County, 145-acre
7 addition, I think we ought to move
8 forward with.

9 COMMISSIONER GUY: A motion for a first
10 appraisal?

11 MR. CAUTHEN: That's right.

12 COMMISSIONER GUY: All right. So we have a
13 motion for a first appraisal on the
14 Dallas County WMA addition. Is there a
15 second?

16 MR. ELLIS: I'll second that.

17 COMMISSIONER GUY: By Mr. Ellis.

18 Any discussion on the motion?

19 MR. RUNYAN: Yes. Is this something that
20 would happen quickly or -- there was
21 some discussion of funds becoming
22 available.

23 COMMISSIONER GUY: Do you want to answer?

1 MS. POWELL: Yeah. I think as a practical
2 matter, by the time you -- we send the
3 appraisal work out for quote and have
4 the appraisal done and have it back, I
5 think the timing would be fine. But it
6 would be back before this board if you
7 wanted to -- at that point -- the next
8 time it came back we'd probably know
9 both whether Chuck had any additional
10 funds and then what the appraised value
11 would be.

12 COMMISSIONER GUY: Yeah, what the value is.

13 MR. CAUTHEN: Can it be back in October?

14 MS. POWELL: Well, the next meeting is
15 November. And so it should be back
16 before our next meeting, assuming you
17 nominate it.

18 It should come together timing-wise
19 to give you more information to decide
20 how you want to --

21 COMMISSIONER GUY: Just remember, a motion for
22 first appraisal doesn't obligate you.
23 It's just to get the information you

1 need to determine whether or not you
2 want to move forward with the purchase.

3 Good question. Any other
4 discussion?

5 (No response.)

6 COMMISSIONER GUY: We have a motion and a
7 second. All in favor say "aye."

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

10 COMMISSIONER GUY: All opposed?

11 (No response.)

12 COMMISSIONER GUY: Motion carries.

13 Anybody else want to be recognized?

14 Dr. Woods.

15 DR. WOODS: I make a motion for a second
16 appraisal and move to purchase DeSoto
17 State Park-Tutwiler Addition, DeKalb
18 County.

19 MR. BALL: Second.

20 COMMISSIONER GUY: All right. We have a
21 second by Mr. Ball.

22 Any discussion on the motion?

23 (No response.)

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

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

5 COMMISSIONER GUY: All opposed?

6 (No response.)

7 COMMISSIONER GUY: Motion carries.

8 Any other --

9 DR. HEPP: I'd like to make a motion for --

10 COMMISSIONER GUY: Dr. Hepp.

11 DR. HEPP: -- a first appraisal of the Old
12 Cahawba Prairie-Childers Creek Addition.

13 COMMISSIONER GUY: Okay. We have a motion.

14 Do we have a second?

15 DR. WOODS: Second.

16 COMMISSIONER GUY: Second by Dr. Woods.

17 Any discussion on the motion?

18 DR. VALENTINE: Commissioner, I have two
19 first --

20 COMMISSIONER GUY: We have one open. I'm
21 sorry.

22 DR. VALENTINE: Okay.

23 COMMISSIONER GUY: I try to let everybody make

1 sure they know what they're looking at.
2 I've learned that if I go too fast --
3 and y'all let me know. I want to make
4 sure when there's a motion and a second
5 that everybody has an opportunity to
6 look at it. So I apologize. I'm trying
7 to balance the two things.

8 All right. We have a motion and a
9 second on the Old Cahawba -- I can't
10 even find it myself, but I know that our
11 court reporter has it.

12 All right. If no discussion, all in
13 favor say "aye."

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

16 COMMISSIONER GUY: All opposed?

17 (No response.)

18 COMMISSIONER GUY: Motion carries.

19 Now, Dr. Valentine.

20 DR. VALENTINE: I have two motions. The first
21 one is to move for first appraisal for
22 the Weeks Bay Reserve-Bay Road
23 nomination.

1 COMMISSIONER GUY: All right. I have a
2 motion.

3 MR. BALL: Second.

4 COMMISSIONER GUY: Second by Dr. -- by
5 Mr. Ball. About to give you a doctorate
6 degree.

7 DR. VALENTINE: I'll loan it to him.

8 COMMISSIONER GUY: Any discussion on the
9 motion?

10 (No response.)

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

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

14 COMMISSIONER GUY: All opposed?

15 (No response.)

16 COMMISSIONER GUY: Motion carries.

17 Dr. Valentine.

18 DR. VALENTINE: My second motion is to -- for
19 Laguna Cove.

20 COMMISSIONER GUY: For first appraisal or --

21 DR. VALENTINE: Yes, first appraisal.

22 COMMISSIONER GUY: All right. So a motion for
23 first appraisal for Laguna Cove.

1 DR. WOODS: Second.

2 COMMISSIONER GUY: Second.

3 Any discussion on the motion?

4 (No response.)

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

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

8 COMMISSIONER GUY: All opposed?

9 (No response.)

10 COMMISSIONER GUY: Motion carries.

11 MR. BALL: Commissioner, I have --

12 COMMISSIONER GUY: Mr. Ball.

13 MR. BALL: Yes, sir.

14 The first one is I'd ask for -- put
15 my glasses on -- ask for a first
16 appraisal on Rickwood Caverns-Helms,
17 Blount County, 45 acres.

18 COMMISSIONER GUY: All right. Is that on the
19 short list?

20 MR. BALL: Yes, sir.

21 COMMISSIONER GUY: Okay. So I have a motion.

22 Do I have a second?

23 DR. SIMS: Second.

1 DR. VALENTINE: Second.

2 COMMISSIONER GUY: Okay. Dr. Sims.

3 I gave it to Dr. Sims. I don't know
4 who you gave it to.

5 DR. VALENTINE: I will defer.

6 COMMISSIONER GUY: Any discussion on the
7 motion?

8 (No response.)

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

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

12 COMMISSIONER GUY: All opposed?

13 (No response.)

14 COMMISSIONER GUY: Motion carries.

15 DR. HEPP: I'd like to make a motion --

16 COMMISSIONER GUY: Dr. Hepp.

17 DR. HEPP: -- for first appraisal of the
18 Tannehill Mud Creek Addition in Bibb
19 County.

20 MR. BALL: Second.

21 COMMISSIONER GUY: Second by Dr. -- by
22 Mr. Ball.

23 DR. VALENTINE: I've loaned it to him.

1 COMMISSIONER GUY: We've got a lot of doctors,
2 so you've got a good chance of being
3 called "doctor."

4 Any discussion on the motion?

5 (No response.)

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

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

9 COMMISSIONER GUY: All opposed?

10 (No response.)

11 COMMISSIONER GUY: Motion carries.

12 DR. SIMS: I have a motion.

13 COMMISSIONER GUY: Dr. Sims.

14 DR. SIMS: I would like to make a first
15 appraisal on the property -- Mr. Avant,
16 the Knights Lake --

17 COMMISSIONER GUY: Are you talking about the
18 exchange?

19 DR. SIMS: Yes. Well, the purchase, the
20 2.5 acres.

21 COMMISSIONER GUY: That we're going to sell to
22 him?

23 DR. SIMS: Yes.

1 COMMISSIONER GUY: I think that's going to
2 come later. We have a motion, actually,
3 later.

4 Do you want to do it later, or do
5 you want to do it now?

6 MS. POWELL: Yeah. Because I think we will
7 run back through it for everybody since
8 it's a --

9 COMMISSIONER GUY: That's fine. I just --
10 yeah.

11 MS. POWELL: It's just a disposition of
12 acreage as opposed to an acquisition.

13 COMMISSIONER GUY: Purchase. So it's going to
14 be in item seven on your agenda.

15 DR. SIMS: Okay.

16 COMMISSIONER GUY: But thank you for bringing
17 that up.

18 DR. SIMS: Thank you.

19 MR. CAUTHEN: Gunter?

20 COMMISSIONER GUY: Yes, sir.

21 MR. CAUTHEN: On this White Oak Plantation,
22 that seems to have been on there a long
23 time and it never has gotten a first

1 appraisal.

2 COMMISSIONER GUY: If it's on the short list,
3 that would mean it hasn't got a first
4 appraisal, yes, sir. Are you asking
5 like why or --

6 MR. CAUTHEN: Yeah. Why?

7 COMMISSIONER GUY: So I don't --

8 MR. CAUTHEN: That's the only tract we've ever
9 discussed that I've been on, and I
10 just ...

11 COMMISSIONER GUY: I don't know why other
12 than, I guess, nobody had an interest in
13 it or it was too costly.

14 MS. POWELL: I think it's just -- I don't know
15 if this -- all it's lacking to have a
16 first appraisal is a board motion. So
17 it would have been an activity of the
18 board.

19 COMMISSIONER GUY: Right.

20 MS. POWELL: Nobody has moved for first
21 appraisal. I don't think there's any
22 reason --

23 MR. CAUTHEN: Well, I'll move for it. Let's

1 either get it on or get it off.

2 COMMISSIONER GUY: Well, all right. Let me --
3 which one is that one again? White Oak
4 Plantation in Macon County?

5 MS. POWELL: White Oak Plantation. It's the
6 last one on --

7 COMMISSIONER GUY: Oh, I see it.

8 MS. POWELL: Alphabetically the last one.

9 COMMISSIONER GUY: 2008. Yeah, it's been on
10 there a while.

11 Now, eventually they do fall off,
12 just if you're worried about it, you
13 know, sometimes.

14 So do you want anybody to explain to
15 you what that is since it's been so --
16 or are you comfortable with just making
17 a motion?

18 I'm not trying to second-guess you.

19 MR. CAUTHEN: I'll just make the motion. I've
20 been on that piece of property. It's a
21 very -- and probably not even still for
22 sale, but we'll -- let's just try it.
23 Need to get it off of here or get it on.

1 MS. POWELL: And I will -- again, we would
2 have confirmed it the early part of '15,
3 so I don't know since the early part of
4 '15. But as of early '15, it was still
5 available.

6 DR. WOODS: I second it.

7 COMMISSIONER GUY: All right. So we have a
8 second by Dr. Woods.

9 All right. So a motion for a first
10 appraisal on White Oak Plantation in
11 Macon County. We have a first and a
12 second.

13 Any discussion on the motion?

14 (No response.)

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

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

18 COMMISSIONER GUY: All opposed?

19 (No response.)

20 COMMISSIONER GUY: Vice-President Cauthen, you
21 got your first appraisal on that one.

22 MR. CAUTHEN: That's it, isn't it?

23 COMMISSIONER GUY: Any other?

1 Mr. Ball.

2 MR. BALL: Mr. Chair, one more. I'd like to
3 ask that we proceed with a second
4 appraisal on Tannehill-Ayers Addition,
5 328 acres in Jefferson County, and
6 proceed with purchase.

7 DR. WOODS: Second.

8 COMMISSIONER GUY: I'm sorry. Is it a motion
9 for a second appraisal and purchase?

10 MR. BALL: Yes. I'm sorry. Yes.

11 COMMISSIONER GUY: I may have misunderstood
12 you, but I thought you said first.

13 So it is a motion for a second
14 appraisal?

15 MR. BALL: Yes, sir.

16 COMMISSIONER GUY: All right.

17 MR. ELLIS: Where is that?

18 COMMISSIONER GUY: It's on this -- it's on
19 your -- it will be on your list that was
20 given out to you earlier.

21 MR. CAUTHEN: Over in the green folder.

22 MS. POWELL: I'll show you.

23 COMMISSIONER GUY: Ms. Lewis?

1 MS. LEWIS: It's Tab 3.

2 COMMISSIONER GUY: Tab 3 will show you a map.

3 Take your time.

4 MS. LEWIS: No, there's no map of this.

5 COMMISSIONER GUY: Oh, there's no map of that

6 one because it's --

7 MS. POWELL: Because it's been appraised. You

8 have the short-list maps.

9 COMMISSIONER GUY: So we don't have any maps

10 in there.

11 MS. LEWIS: Not of this one.

12 MS. POWELL: We can add that in the future.

13 COMMISSIONER GUY: Let me just say this: You

14 might can ask Ms. Lewis, though, or

15 Mr. Deaton or Ms. Powell just a little

16 more about it if you wanted to -- even

17 though you don't have a map, and then

18 they can help you maybe.

19 MS. TOLLEY-JORDAN: Yeah. I guess I don't

20 remember where this is, what the land

21 borders or -- I mean, I assume it's next

22 to Tannehill, but I'm not quite sure,

23 you know, how it --

1 MR. BALL: This would have been, I think,
2 going back last year maybe.

3 MS. LEWIS: Excuse me. What was the question?

4 MR. BALL: Where is it?

5 MS. LEWIS: It's northeast of Tannehill State
6 Park. It's adjacent somewhat to the --
7 I mean the Historic State Park
8 Tannehill.

9 COMMISSIONER GUY: Yeah.

10 MS. LEWIS: It's a historic state park. It's
11 not a Conservation --

12 (Multiple speakers and
13 unintelligible to court reporter.)

14 COMMISSIONER GUY: I want to make clear that
15 everybody on this board does know that
16 Tannehill State Park is not part of the
17 Department of Conservation state parks.
18 It's a privately -- privately run state
19 park. So if you didn't know that, I
20 would like you to know that before you
21 make a motion on anything if that's
22 what's driving it.

23 It's one of those -- it's one of --

1 other parks that are in the state are
2 sometimes referred to as state parks,
3 but we don't own it. I'm not trying to
4 say don't do it. I'm just saying
5 I wanted you to know that it's not owned
6 by -- it's not run or owned by
7 Conservation.

8 MS. POWELL: So we would not have as much
9 firsthand knowledge as, you know,
10 Mr. Lein --

11 COMMISSIONER GUY: Correct.

12 MS. POWELL: -- provides on occasion about a
13 state park, that it's a standalone --
14 it's a historic park.

15 COMMISSIONER GUY: That's what I wanted you to
16 know.

17 MS. TOLLEY-JORDAN: It's a historic park,
18 right.

19 COMMISSIONER GUY: Historic park, that's
20 correct.

21 MS. LEWIS: So it's a historic park.

22 This tract is adjacent to the
23 historic park. If you're familiar with

1 the park, it's at the end of the road by
2 the sheds. It is also adjacent to the
3 Forever Wild holding which we refer to
4 as Tannehill Ridges which was acquired a
5 few years back.

6 COMMISSIONER GUY: And, then, remember --

7 MS. POWELL: The board acquired -- I'm sorry.

8 The board acquired that tract to try
9 to help with some additional
10 recreational opportunities adjacent to
11 Tannehill to allow for expansion of some
12 of those recreational activities. That
13 was part of the basis for the prior
14 Forever Wild additions that helped
15 Tannehill.

16 MS. LEWIS: We had a speaker today on the
17 Tannehill Mud Creek Addition, which is
18 to the southwest of the Tannehill
19 Historical Park. I don't believe that
20 it actually is contiguous with your
21 current holdings, but it is contiguous
22 with the park.

23 So there are two Tannehill

1 nominations in different phases that
2 have similar characteristics. One is
3 larger than the other. This is the
4 Ayers addition to the northeast adjacent
5 to what we have.

6 COMMISSIONER GUY: So the Mud Creek that was
7 691 acres, that's the one that was
8 spoken to earlier in the day in the
9 public comment here?

10 MS. LEWIS: Yeah. And it's new. It came in
11 in the past couple of months. And so we
12 have not seen the Mud Creek one before,
13 but Tannehill has been around for a
14 while.

15 COMMISSIONER GUY: So the Mud Creek one, it
16 looks like, on the short list scores as
17 number one in parks, and that's the
18 only -- on the short list. That's all
19 it scores -- that's the only category?

20 MS. LEWIS: Nature preserve.

21 COMMISSIONER GUY: Nature preserve. I'm
22 sorry.

23 MS. LEWIS: Mud Creek is a tributary to Shades

1 Creek and Cahaba and its ecologically
2 rich watershed.

3 COMMISSIONER GUY: And then the Ayers addition
4 scores number three in nature preserve.

5 MS. LEWIS: Yes.

6 MS. TOLLEY-JORDAN: So this particular Ayers
7 addition doesn't necessarily border a
8 creek or other ecologically significant
9 habitat on the property?

10 MS. LEWIS: No. It's an excellent example of
11 the habitats in that area. It would
12 protect the watershed of Shades Creek,
13 which is -- which crosses the
14 acquisition currently held.

15 MS. TOLLEY-JORDAN: So Shades Creek does flow
16 through this --

17 MS. LEWIS: Not Ayers.

18 MS. TOLLEY-JORDAN: Not Ayers. But on this --

19 MS. LEWIS: It is -- Ayers is within the
20 watershed of --

21 MS. TOLLEY-JORDAN: It's -- okay. Sure.

22 MS. LEWIS: -- Shades Creek.

23 COMMISSIONER GUY: Any other questions?

1 MR. ELLIS: I'm going to ask Charles, with
2 that explanation, do you still make your
3 motion?

4 MR. BALL: I guess anything to add to -- just
5 anything that has Tannehill on it, I'm
6 probably going to try to advocate for
7 it. So it just sort of adds to what's
8 already there and just helps us protect
9 a little bit more of what's beyond --
10 what's not protected right now.

11 MR. ELLIS: I'll second Charles' motion.

12 COMMISSIONER GUY: A motion and a second.

13 Any further discussion on that?

14 I want to make sure people's, you
15 know, questions are answered.

16 Did that help you,
17 Dr. Tolley-Jordan?

18 MR. RUNYAN: You might have answered this.

19 Does this join a parcel that Forever
20 Wild already has?

21 COMMISSIONER GUY: I think she said yes on
22 that.

23 MS. LEWIS: Yes. The Ayers addition is

1 contiguous to the Tannehill Ridges tract
2 that Forever Wild currently owns.

3 MS. TOLLEY-JORDAN: Is this piece of property
4 currently in private -- is it a private
5 landowner?

6 MS. LEWIS. Yes. It has two landowners, but
7 they're both willing sellers. They have
8 50-percent interest in it.

9 The park has provided letters of
10 support. There's been a number of
11 letters of support of this acquisition.
12 The park is aware of it and interested
13 in incorporating it into its management
14 plan.

15 COMMISSIONER GUY: So this is a good point to
16 ask -- and, again, this was asked
17 earlier.

18 So when we purchase a property like
19 this, it's adjacent. So I know what
20 happens with the state parks. Is it
21 similar with this, that then the
22 Tannehill -- the -- I know it's run by a
23 board or something.

1 I'm not sure. Is it run by a board?

2 MS. LEWIS: Yes, I believe so.

3 COMMISSIONER GUY: Okay. Do they then
4 develop -- manage it?

5 MS. LEWIS: We work in partnership. We insist
6 that all of the trails be reviewed by us
7 for ecological safety.

8 MS. POWELL: And I'll add, I mean, it could be
9 subject of any type of an MOU if we want
10 further clarification, you know, with
11 the park. But I think Doug can speak a
12 bit to how the current -- the Ridges
13 addition --

14 COMMISSIONER GUY: Yeah. Could you tell us
15 about that?

16 I think this is a good example of
17 one where we're dealing with a ...

18 MR. DEATON: Currently the Tannehill Ridges
19 tract that we have adjacent to the
20 Tannehill State Park -- or Historical
21 State Park, it is managed as part of
22 their recreational activities. They
23 have some horse trails on it. We

1 provided funding to mark the boundaries.

2 But as far as maintenance on the
3 property itself, they maintain it by
4 their staff and their funds. And so
5 that's kind of the agreement we've kind
6 of worked out between us and them.
7 That's how it probably works. And I
8 would assume that if you guys did
9 proceed forward with this new tract, we
10 would probably pull it into the same --
11 same management scheme.

12 COMMISSIONER GUY: Okay. That's helpful.

13 MS. TOLLEY-JORDAN: So would you have to
14 request that memorandum of understanding
15 in advance of the second appraisal, or
16 could it be done simultaneously?

17 MR. DEATON: It could be done later, at any
18 point you guys would request that.

19 They understand that we have a
20 environmental review process for any
21 trails that are done on the tract. So
22 they always coordinate with us with any
23 type of activity they want to do on the

1 tract. So we have -- Forever Wild has
2 the ultimate say-so on what happens, but
3 we also listen to their suggestions as
4 well.

5 COMMISSIONER GUY: So I think what
6 Dr. Tolley-Jordan is asking is, is it
7 expected, then, by staff that they would
8 just -- we would be able to enter into
9 an MOU with them, or does it need to be
10 part of some motion to make sure they --
11 you know, I'm not trying to get --

12 MS. POWELL: No. I would say that --

13 COMMISSIONER GUY: It's a good question.

14 MS. POWELL: -- what we can do, the motion
15 could be your standard, you know,
16 proceed with second -- second appraisal
17 and purchase contingent upon, you know,
18 the verification of an MOU of the
19 current management agreement on the
20 tract.

21 I mean, you could make it contingent
22 on an MOU being executed. Therefore, if
23 we went -- if we hit a glitch in that or

1 had any concern, we could come back to
2 the board before we proceeded, you know,
3 with that purchase, or we can do that in
4 the interim and bring it back up at the
5 next meeting. It can go either
6 direction.

7 COMMISSIONER GUY: Mr. Ball, would you have
8 any -- a problem with an amendment
9 saying that it would be contingent on an
10 MOU?

11 I would expect that would not be a
12 problem.

13 MR. BALL: No. No, I would have no objection.

14 MR. COMMISSIONER: Does that --

15 MS. TOLLEY-JORDAN: That's good.

16 COMMISSIONER GUY: I think that would be
17 helpful to know that they were going to
18 help manage it. Otherwise, it becomes
19 somewhat of a liability for us when
20 it's -- they're getting the benefit --

21 MS. POWELL: Just to clarify, as long as the
22 management was confirmed and recorded
23 per an MOU that it would be the same

1 management discussed today on the
2 existing Forever Wild acreage, then we
3 would proceed with closing. If we run
4 into something other than that --

5 COMMISSIONER GUY: I'm really just saying --
6 and I think all of us agree -- as long
7 as it's something that y'all are
8 satisfied with that's similar to what we
9 usually do, I think we would all be
10 happy. So if we just say contingent on
11 a management agreement that is
12 acceptable to staff.

13 MS. POWELL: Can we say --

14 COMMISSIONER GUY: You can say whatever --

15 MS. POWELL: -- an MOU -- I don't want to
16 confuse our management -- required
17 management plan under the law with --

18 COMMISSIONER GUY: You just say how you want
19 it to amend and we'll let Tracye say it.

20 MS. POWELL: I would just say, you know,
21 motion to proceed with second appraisal
22 and purchase contingent upon execution
23 of a memorandum of understanding with

1 the park.

2 MR. BALL: So move.

3 MR. ELLIS: Second.

4 COMMISSIONER GUY: All right. So we have a
5 motion and, I think, a second by
6 Mr. Ellis on that one.

7 MR. ELLIS: I'm confused.

8 COMMISSIONER GUY: I think we got -- we're
9 back to where we started. We just added
10 an MOU to the thing.

11 So any other questions?

12 I think that's helpful, though, for
13 the board to know how these operate in
14 case you get a question about it.

15 All right. All in favor say "aye."

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

18 COMMISSIONER GUY: All opposed?

19 (No response.)

20 COMMISSIONER GUY: Good question,
21 Dr. Tolley-Jordan.

22 DR. TOLLEY-JORDAN: Thanks.

23 COMMISSIONER GUY: Any other motions?

1 (No response.)

2 COMMISSIONER GUY: Hearing none, we're going
3 to move on to miscellaneous reports
4 under Tab 5.

5 And it looks like, Mr. Deaton,
6 you're up first with DeSoto State
7 Park-Jones Addition acreage change. At
8 least that's what I have.

9 MR. DEATON: That's correct.

10 I'll give everybody a second to turn
11 to 5-A. You have the memo there.

12 The first item is found in Tab 5-A.
13 It's a reduction in acreage of the
14 DeSoto State Park-Jones Addition. At
15 the May meeting the board motioned for a
16 first appraisal of this tract. Since
17 that time, the seller has decided to
18 reduce the amount of acres that they are
19 interested in selling.

20 The original nomination was for 9.79
21 acres and it's reduced only to eight
22 acres. This is a small reduction in
23 acreage per number but a high

1 percentage, roughly 20 percent. So
2 I just wanted to bring that back before
3 you guys and let y'all reconsider it.

4 If y'all want to still move forward,
5 I -- the reduction in acreage does not
6 impact the score that was made when it
7 was first nominated. I've spoken to
8 State Parks staff, and they all agree
9 that the tract is still beneficial to
10 what they're trying to accomplish up
11 there as management and access to the
12 tract.

13 And so we would need a motion from
14 the board to proceed with first
15 appraisal, and there's a motion
16 suggested if you are in favor of that.

17 MR. CAUTHEN: I got you. I move for a first
18 appraisal.

19 COMMISSIONER GUY: No. Well, it's -- here it
20 is.

21 Sonny, let me just read it.

22 MR. CAUTHEN: Read it. You go ahead.

23 COMMISSIONER GUY: So the board -- we make a

1 motion that staff proceed with the first
2 appraisal of DeSoto State Park-Jones
3 Addition nomination with the reduction
4 in acreage.

5 Do I have a second?

6 DR. WOODS: Second.

7 COMMISSIONER GUY: I've got it where they're
8 writing it out for us, so it's easy.

9 You just got to read it now.

10 MR. CAUTHEN: It's obvious I hadn't read it.

11 COMMISSIONER GUY: That's okay. You're not
12 supposed to have to read it, so that's
13 okay.

14 Any discussion on the motion?

15 (No response.)

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

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

19 COMMISSIONER GUY: All opposed?

20 (No response.)

21 COMMISSIONER GUY: Thank you, sir.

22 MR. DEATON: Yes, sir.

23 COMMISSIONER GUY: The next one.

1 MR. DEATON: The next item is Tab 5-B. I'll
2 give you just a second to turn there.

3 In Tab 5-B you'll find a memo
4 describing a request from the Lauderdale
5 County Commission to acquire acreage
6 from the Blowing Springs Cave tract
7 located in Lauderdale County to allow
8 for expansion of their current right of
9 way for a bridge replacement project
10 across First Creek located on County
11 Road 92.

12 The memo that you have before you
13 includes a map that we prepared just
14 kind of showing the interest in the area
15 that they would be requesting. The
16 requested acreage is approximately .92
17 acres, which covers an area of about a
18 thousand feet by 40 feet long and wide.
19 They say they need this additional
20 acreage to do proper sloping for the new
21 abutments for the bridge.

22 And as staff, we reviewed this
23 request. We don't see any significant

1 impact to the property since it's just a
2 small acreage that's being removed. And
3 the commission has confirmed that they
4 will reimburse the board for the cost of
5 the appraisal and to pay appraised value
6 for the property.

7 This action is with the board's
8 authority to take part as long as we
9 have a transfer of appraised value. And
10 if the board wishes, there is a motion
11 provided on the memo.

12 Are there any questions?

13 DR. WOODS: I make a motion that the board
14 approves that staff proceed with the
15 appraisal and the requested transfer of
16 the approximately 0.93 acres within the
17 Blowing Springs Cave tract pursuant to
18 the conditions that the Lauderdale
19 County Commission agrees to reimburse
20 the cost of the appraisal and to pay
21 appraised value of the -- for the
22 acreage.

23 COMMISSIONER GUY: Do I have a second?

1 DR. SIMS: Second.

2 COMMISSIONER GUY: Second by Dr. Sims.

3 Any discussion?

4 It sounds like Butch Ellis did this
5 one -- did the second one -- are you
6 working for Lauderdale County now too?

7 MR. ELLIS: I work for anybody that pays me.

8 COMMISSIONER GUY: I was going to say, very
9 similar to the one we did last time.

10 All in favor of the motion say
11 "aye."

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

14 COMMISSIONER GUY: All opposed?

15 (No response.)

16 MR. DEATON: Okay. The next item we have is
17 found in 5-C. And we spoke briefly
18 about this earlier, Mr. Greg Avant and
19 his request to purchase approximately
20 2.5 acres from the Pike County Pocosin
21 tract.

22 I could go back through it again.
23 I'll be happy to answer any questions

1 about it.

2 MR. CAUTHEN: I read this one, so you don't
3 have to go through it again.

4 MR. DEATON: Okay.

5 COMMISSIONER GUY: Let me just ask a question.
6 I see the motion here. We can read it.

7 MR. DEATON: Yes, sir.

8 COMMISSIONER GUY: Is the "not to exceed five
9 acres" going to be sufficient for you
10 guys?

11 MR. DEATON: We -- just on initial evaluation,
12 we believe so. We did the initial just
13 on a quarter-quarter system to get as
14 close as we could. So I think five
15 acres should cover it, but if you guys
16 want to maybe give seven acres or --

17 MR. CAUTHEN: Let's open it up.

18 COMMISSIONER GUY: No, no. I just want to
19 make sure that we don't have to come
20 back. That's all I'm worried about
21 there.

22 MS. POWELL: Well, what we did -- that
23 actually was on our initiative. The

1 request involved 2.5 acres. We wanted
2 to be sure after evaluation we thought
3 we were giving enough leeway on that to
4 get it where it needs to be.

5 COMMISSIONER GUY: Okay.

6 MS. POWELL: So we thought that's sufficient.

7 COMMISSIONER GUY: So that's the only reason I
8 was just asking, because if you add
9 it -- it doesn't matter if you add a
10 couple of acres, but I'm not trying to
11 suggest we need to buy more. I just
12 want to make sure that you don't say,
13 oh, it's 5.5; we didn't have enough in
14 the motion.

15 MS. POWELL: We can certainly do whatever.

16 That was -- in our evaluation we thought
17 it was --

18 MR. CAUTHEN: Well, I think -- I make a motion
19 that we take the cap off of it and
20 providing you to deem it necessary --

21 COMMISSIONER GUY: I think that would be --
22 let's just do --

23 MS. POWELL: If you want to make it seven

1 instead of five, I mean --

2 DR. WOODS: Let's go with this.

3 COMMISSIONER GUY: Just tell me -- that's all
4 I'm asking. Why don't you just answer
5 it this way. What amount are you
6 comfortable with, Doug?

7 MR. DEATON: I think five acres would cover
8 it.

9 COMMISSIONER GUY: Okay.

10 MR. DEATON: That's just on initial looking at
11 maps and stuff.

12 MR. RUNYAN: Work off the five acres. If it's
13 different, come back.

14 COMMISSIONER GUY: That's right. Come back.
15 That's fine. That's what I wanted to
16 make sure.

17 All right. So you want to -- Sonny,
18 do you want to make the motion? Do you
19 want to read this, or do you want me to
20 read it for you?

21 It's right there. You've got to
22 read it.

23 MR. CAUTHEN: I can read it.

1 Board approves staff to proceed with
2 an appraisal and the requested transfer
3 of acreage, not to exceed five acres --

4 And we're going to raise that to
5 what?

6 COMMISSIONER GUY: No. Just leave it at five.
7 They want to leave it at five.

8 MR. CAUTHEN: All right.

9 -- within Pike County Pocosin tract
10 pursuant to the conditions that
11 Mr. Avant agrees to reimburse the cost
12 of the appraisal, survey work, and
13 necessary boundary marking, and also
14 agrees to pay appraised value for the
15 acreage.

16 COMMISSIONER GUY: Thank you, sir.

17 Do I have a second?

18 DR. SIMS: Second.

19 COMMISSIONER GUY: By Dr. Sims.

20 Any discussion on that motion?

21 (No response.)

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

23 (All board members present respond

1 "aye.")

2 COMMISSIONER GUY: All opposed?

3 (No response.)

4 COMMISSIONER GUY: Motion carries.

5 Thank you.

6 MR. DEATON: That's all I have.

7 MS. POWELL: Don't get too excited. We're
8 just changing guard. I think that we
9 have Galen available.

10 We have Galen Grider, who is our
11 forester for the division -- wanted to
12 come before the board. There will be a
13 memo that is Tab 5-D. And that relates
14 to some forest management activity that
15 we traditionally come before the board
16 on before we proceed.

17 You know, as with our previous
18 motion, a lot of times until we get on
19 the ground we don't know exactly what we
20 need, but we do try to come forward with
21 the framework of some parameters. And
22 Galen is going to present that to the
23 board for consideration.

1 MR. GRIDER: Commissioner and members of the
2 board, my name is Galen Grider. I'm an
3 employee of the State Lands Division.

4 As you know, extensive acreage in
5 the Forever Wild program is forested.
6 So we perform a wide variety of
7 silvicultural actions -- reforestation,
8 harvesting, and other things -- annually
9 in order to further the management of
10 these properties. And we always come
11 before the board to request approval for
12 these management actions every year
13 about this time prior to the next fiscal
14 year.

15 On page 3, you will find a suggested
16 motion regarding approval of these
17 actions if the board so chooses.

18 COMMISSIONER GUY: All right. What do you
19 need, just an approval?

20 MR. GRIDER: Yes, sir, Commissioner.

21 COMMISSIONER GUY: Yeah. Okay. Do you
22 have -- is there a motion already in
23 this one, or do we need --

1 MR. GRIDER: This is it.

2 MS. POWELL: We described the activity.

3 COMMISSIONER GUY: Yeah. All right. Do I
4 have a motion?

5 DR. WOODS: Yes. I make a motion that the
6 board authorize the State Lands Division
7 to implement the forest management
8 activities for the 2016-2017 fiscal year
9 as described in the memorandum dated
10 8-11-2016.

11 COMMISSIONER GUY: Have a motion. Do I have a
12 second?

13 DR. SIMS: Second.

14 COMMISSIONER GUY: Second by Dr. Sims. Thank
15 you, ma'am.

16 Any discussion on the motion?

17 (No response.)

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

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

21 COMMISSIONER GUY: All opposed?

22 (No response.)

23 COMMISSIONER GUY: All right, Galen.

1 MR. GRIDER: Thank you, Commissioner.

2 MS. POWELL: Commissioner and board, I've got
3 just a few items I need to run through.
4 I'm not going to take -- this meeting is
5 running long, so I'm not going to take a
6 lot of time to brag on my staff.

7 But you have in Tab 5-E -- this is
8 the meeting each year that we present
9 the activity reports from the various
10 sections within my State Lands Division
11 that work on the Forever Wild
12 properties. And so I would ask y'all to
13 read through those. It will give you,
14 also, a very good update on what's been
15 occurring over the last fiscal year on
16 the tracts ranging from the biological
17 assessments to the addition of trails,
18 security detail, just various things --
19 forestry management, which Galen just
20 mentioned some additional activities on.

21 So I just want to take a moment. I
22 want to ask -- well, I want to have
23 everybody from the department here

1 because the other divisions help us,
2 too, Wildlife and Freshwater Fisheries
3 Division, Chuck's division, and State
4 Parks, Greg Lein's division. So if we
5 could just ask staff that help us with
6 Forever Wild across the department, if
7 you can stand up for a moment.

8 Don't be shy.

9 COMMISSIONER GUY: Stand up, y'all.

10 MS. POWELL: So, very seriously, I stand up
11 and talk, but that's who does the work.
12 So I thank everybody --

13 COMMISSIONER GUY: And let me add, they do an
14 awesome job. We have really great
15 people working for our department, and
16 under our fiscal circumstances right now
17 in state government, you're getting a
18 lot of bang for your buck, I just want
19 you to know.

20 MS. POWELL: And if everybody -- the way we
21 divide up the activity reports, those
22 aren't really bright lines, but we
23 thought it would help you understand

1 what we consider kind of the different
2 aspects of the work that we do. So
3 that's why we have -- instead of
4 combined into one report, try to give
5 you an idea of the types of categorical
6 activities that we're engaged in.

7 All right. Commissioner, unless
8 there are any questions on the activity
9 reports, I'll move to the next topic.

10 COMMISSIONER GUY: Yes, ma'am.

11 MS. POWELL: And the next topic in order is
12 packet 5-F. This is a request from our
13 division for an administrative support
14 transfer for this current fiscal year.

15 We have -- I've talked about this in
16 the past, and what we do, we have
17 shown -- on the second page is a
18 breakdown of both the expenses to the
19 program and the receipts. I used as --
20 just to give some context, from FY15,
21 2015, because we've had -- that shows a
22 full year's worth of both expenditures
23 and receipts and is representative of

1 what we should see by the end of FY16.

2 The division receives per the
3 amendment, per the law, the ability to
4 obtain administrative support funds.
5 We're asking for level funding, as we
6 requested last year, in the amount of
7 \$600,000.

8 The -- as you will see, my division
9 still -- there are some expenses that go
10 uncompensated to our division. We enjoy
11 working with the program and consider it
12 quite an honor. But that is the reason
13 for -- even with the transfer last year,
14 the 600,000, you'll see at the end of
15 the year the expenditures exceeded the
16 support that the division received,
17 so ...

18 But if -- we are open to -- you
19 know, if there's any issue with that.
20 Our request is simply to have level
21 funding from last year. In order to
22 make the transfer, we would need a
23 motion approving that from the board.

1 But I'm open to questions.

2 Dr. Woods.

3 COMMISSIONER GUY: Have you got a motion?

4 MS. POWELL: Any questions?

5 (No response.)

6 MS. POWELL: Thank you.

7 DR. WOODS: I make the motion that the board
8 approve the State Lands Division staff
9 to proceed with the requested
10 administrative transfer in the amount of
11 600,000 for fiscal year 2016 for
12 administrative support provided by the
13 State Lands Division.

14 COMMISSIONER GUY: I have a motion. Do I have
15 a second?

16 DR. SIMS: Second.

17 COMMISSIONER GUY: Second by Dr. Sims.

18 All in favor of the motion say
19 "aye."

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

22 COMMISSIONER GUY: All opposed?

23 (No response.)

1 COMMISSIONER GUY: So let me just add -- I
2 always like to add just a little bit
3 just because I think people forget.

4 But, you know, conservation is one
5 of those non-general-fund agencies, and
6 so the division of Lands -- you know,
7 every dollar that Patti operates with is
8 generated through work that is produced.
9 So it's not tax dollars that's being
10 used, so -- you know, and so she does a
11 lot with staff, and it's a -- it's a
12 tough job. And I just want to thank
13 Patti, too, for the way she operates her
14 division for the Forever Wild Board as
15 well as the Lands Division. Because,
16 like I say, we're not getting money from
17 outside. We're having to do it all
18 through hard work and hopefully earning
19 our way.

20 MS. POWELL: Thank you, Commissioner. Staff
21 appreciates that too.

22 Last, it's not a packet item. It's
23 just an agenda item. I wanted to give a

1 little bit of an update on our previous
2 discussions that we've had regarding
3 requests to -- for certain leases that
4 would be necessary to allow for
5 oyster-cultivation activities both for
6 bottom and off bottom.

7 Next week we're going to circulate a
8 memo to you where we left off. We went
9 back and discussed the proposals we had
10 received and reviewed the discussion of
11 this board before the State Aquaculture
12 Commission. That is a commission that
13 was formed by the legislature a few
14 years ago that was charged with both
15 advising our department on various
16 regulation creation and implementation
17 regarding aquaculture activities and
18 also gives advice just in general, both
19 on bottom and off-bottom oyster
20 activities.

21 We wanted to go back to that group,
22 taking the board discussion, taking our
23 requests, to see if that commission had

1 any suggestions, any issues, any
2 caution, any feedback. We did that. We
3 didn't receive a lot of feedback, but we
4 did receive some.

5 We took that feedback. We've met
6 again with our legal department.
7 Jennifer Weber is not here today, but we
8 want to thank her. We had to do a lot
9 of work cross-checking legal
10 requirements because some of that
11 impacted what we needed to report to you
12 that might be a cost to this program.
13 Again, there would be some revenue
14 generated, but it's not a heavy revenue
15 generation activity.

16 So bottom line, we have compiled
17 that information. We're going to
18 present an option for consideration to
19 the board. But I wanted to get it to
20 you next week to have ample time beyond
21 our normal two-week packet distribution.
22 Because I would ask as you review that
23 information, if you could contact staff

1 between now and the next meeting. I
2 would like to compile sort of
3 everybody's questions because I believe
4 if you have a question on it, it would
5 benefit the other members in answering
6 it or one question might create three
7 more questions.

8 So I'm going to try to organize it
9 for the next meeting in a manner --
10 again, you can have more questions at
11 the meeting. But if I could have
12 whatever you know you have as a question
13 up front, I'll try to organize it and
14 either present additional information or
15 at least have an outline to cover it.
16 Because I know that topic is confusing,
17 and every time we try to cover it, it
18 just seems to take a lot of time. So I
19 want to try to make another stab at it
20 to make some progress and -- but do so
21 in a little more organized up-front
22 manner.

23 So just look for that. And, again,

1 other than reading it, if you know you
2 have questions, just, if you would,
3 contact staff.

4 COMMISSIONER GUY: Can I make a comment here
5 and really a request too?

6 So I think I said to the board that
7 I'm -- generally I'm for this
8 aquaculture. I'd like to see it happen.
9 However, Patti, I know recently I saw --
10 and it may -- we don't need to go into
11 it now, but there have been some
12 conflicts, too, with -- down there with
13 some oystering, you know, out in the
14 bay. Like somebody tried to do some
15 aquaculture.

16 And so I think it would be good --
17 and you may already be doing this. So
18 just for the ones on the board, it gets
19 complicated too. Like everything else,
20 there's a lot of people for it, and then
21 all of sudden you've got conflicts where
22 other people don't like it. I think the
23 Marine Police had an issue with

1 something like that recently that I
2 heard about.

3 So if you haven't already, I would
4 ask the staff to reach out to the law
5 enforcement down there. I know Chris
6 Blankenship you're probably talking to.
7 But I got a thing about Marine Police
8 all of a sudden, and they, you know,
9 might be working on a different level or
10 different -- so that would be good
11 feedback that I had not thought about
12 until I heard about that incident.
13 You're probably familiar with it.

14 MS. POWELL: We have been in close
15 consultation with the director of Marine
16 Resources, Chris Blankenship. We have
17 not separately reached out to the Marine
18 Police now with ALEA. We will do that.

19 But that -- but potential areas of
20 controversy and balancing of bid
21 opportunities, should you decide to
22 proceed, is one reason we did go to the
23 aquaculture commission to try to -- they

1 are representative of the various
2 industries as well as the various
3 oystering methods on bottom and off
4 bottom. And that was one of the driving
5 forces to wanting to be sure they
6 understood general activity not just
7 before this board but land that we
8 operate with the State Lands Division
9 and some other agencies own. You just
10 happen to be a state agency that has
11 land that would relate to some of these
12 requests.

13 So we have done that. We will add
14 ALEA-specific information, if they have
15 any to contribute, and so -- but we'll
16 add that to the request. I just wanted
17 to mention it up front because I --
18 we're going to try to attack it. And,
19 again, by that I mean, it doesn't mean
20 you have to make any decisions or take
21 any action, but I think I want to get it
22 to a point where we can discuss it, move
23 forward, table it, but table it with,

1 you know, the right information or
2 decide -- you can tell me, Patti, you
3 know, we just don't think we want to
4 look at it in the near future and so
5 let's -- no more need for staff activity
6 on that topic. That's all -- that's
7 really kind of what I would like to get
8 some feedback from at the next meeting.

9 But, again, any questions you know
10 you have, just let us know in advance,
11 and we'll either try to have it in
12 advance or, at a minimum, organize it in
13 conjunction with that.

14 And, Commissioner, unless there are
15 questions on that, I don't think we have
16 anything under the "other" category.

17 Anything that I have missed or
18 anything, staff, I have missed that goes
19 under "other" or anything else that the
20 board wants to bring up?

21 If not, that's all we've got under
22 miscellaneous reports.

23 COMMISSIONER GUY: Thank you, ma'am.

1 MR. BALL: Mr. Chairman?

2 COMMISSIONER GUY: Yes, Mr. Ball.

3 MR. BALL: I wanted to thank the staff for the
4 prepunched packages. Really appreciate
5 that.

6 MS. POWELL: You're very welcome.

7 COMMISSIONER GUY: They do a real good job of
8 helping us help ourselves. I appreciate
9 it. And we all understand how busy the
10 board members are. So anything that
11 helps -- you know, things that we can do
12 to help make it easier, just let them
13 know, and we will try to accommodate.

14 Okay. Unless there's any other
15 comments, we have to approve -- we need
16 to approve our minutes of May 12, 2016,
17 in Tab 6. Are there any additions or
18 corrections to those minutes before we
19 approve them?

20 I'm sure you have all read over
21 them. Hopefully the staff did. And we
22 trust Tracye.

23 (No response.)

1 COMMISSIONER GUY: All right. Can I have a
2 motion to approve the minutes of May 12,
3 2016?

4 DR. SIMS: So move.

5 COMMISSIONER GUY: Do I have a second?

6 DR. WOODS: Second.

7 COMMISSIONER GUY: Any discussion?

8 (No response.)

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

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

13 COMMISSIONER GUY: All opposed?

14 (No response.)

15 COMMISSIONER GUY: Motion carries.

16 The next item is the next meeting
17 date and where. And the next meeting
18 date is currently scheduled, unless
19 something changes, November 10, 2016.
20 And it will be in Athens, Alabama, and
21 Dr. Sims will be hosting. She has
22 requested -- and we couldn't do it this
23 time, so we moved it -- since we were

1 just up there. But we're looking
2 forward to going right up I-65 to Athens
3 State. And thank you for that.

4 So unless something changes,
5 everybody just plan on being in Athens,
6 Alabama. We'll keep you posted.

7 Before I adjourn, I just want to say
8 this again. I want to thank
9 Mr. Gothard.

10 Thank you, Tim, again for this. And
11 I'm assuming that if there's anybody
12 that wants to look around, is our offer
13 still open or are there children --

14 MR. GOTHARD: Absolutely. No. We're -- it's
15 still open.

16 COMMISSIONER GUY: Okay. So y'all please take
17 advantage of that. I think the
18 interpretative area over there is kind
19 of nice.

20 And appreciate everybody being here
21 today. We're adjourned.

22 (Meeting adjourned at approximately
23 12:57 p.m.)

* * * * *

REPORTER'S CERTIFICATE

* * * * *

STATE OF ALABAMA:

MONTGOMERY COUNTY:

I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on August 11, 2016.

The foregoing 141 computer-printed pages contain a true and correct transcript of the proceedings held.

I further certify that I am neither of kin nor of counsel to the parties to said cause nor in any manner interested in the results thereof.

This 18th day of October 2016.

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