



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.

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