



1 BOARD MEMBERS PRESENT:

2 Commissioner Christopher M. Blankenship, Chairman  
Mr. Rick Oates  
3 Dr. Gary Hepp  
Mr. William H. Satterfield  
4 Mr. Russell Runyan  
Mr. Horace H. Horn, Jr.  
5 Dr. Michael Woods  
Mr. David Wright  
6 Dr. John Valentine  
Mr. H. E. "Sonny" Cauthen  
7 Dr. Patricia G. Sims

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COMMISSIONER BLANKENSHIP: Good morning. I'm  
13 Chris Blankenship, the Commissioner of  
14 Conservation for the State of Alabama.  
15 And I want to welcome you to the meeting  
16 for the Forever Wild Board here in  
17 Tuscaloosa.

18

19

I think we have most everybody here  
20 at the table. Let me call the roll and  
make sure we have a quorum.

21

Chris Blankenship. I'm here.

22

Rick Oates?

23

MR. OATES: Here.

1 COMMISSIONER BLANKENSHIP: Dr. John Valentine?

2 DR. VALENTINE: Here.

3 COMMISSIONER BLANKENSHIP: Dr. Gary Hepp?

4 DR. HEPP: Here.

5 COMMISSIONER BLANKENSHIP: Dr. Michael Woods?

6 DR. WOODS: Here.

7 COMMISSIONER BLANKENSHIP: Dr. Patricia Sims?

8 (No response.)

9 COMMISSIONER BLANKENSHIP: Charles Ball?

10 (No response.)

11 COMMISSIONER BLANKENSHIP: Sonny Cauthen?

12 MR. CAUTHEN: Here.

13 COMMISSIONER BLANKENSHIP: David Wright?

14 MR. WRIGHT: Here.

15 COMMISSIONER BLANKENSHIP: William

16 Satterfield?

17 MR. SATTERFIELD: Here.

18 COMMISSIONER BLANKENSHIP: Horace Horn?

19 MR. HORN: Yes, sir. Here.

20 COMMISSIONER BLANKENSHIP: Russ Runyan?

21 MR. RUNYAN: Here.

22 COMMISSIONER BLANKENSHIP: Butch Ellis?

23 (No response.)

1 COMMISSIONER BLANKENSHIP: Dr. Strickland?

2 (No response.)

3 COMMISSIONER BLANKENSHIP: And

4 Dr. Tolley-Jordan?

5 (No response.)

6 COMMISSIONER BLANKENSHIP: All right. It  
7 looks like we do have -- we require nine  
8 members to have a quorum, and it appears  
9 we do have a quorum this morning. So  
10 appreciate that and glad to see you-all  
11 here.

12 I would like to start the meeting by  
13 thanking Dr. Valentine for helping us  
14 secure the meeting facility here and  
15 particularly thank Dr. Bennett Bearden,  
16 the Director of the Water Policy and Law  
17 Institute, and then Dr. Craig Edelbrock,  
18 the Dean of the College of Continuing  
19 Studies, for allowing us to meet here at  
20 the Bryant Center and providing the nice  
21 refreshments out there. It's a good  
22 place for us to meet. I think it has  
23 been a while, according to Ms. Powell,

1           that we've had a meeting in west  
2           Alabama. So it's good to have the  
3           meeting here so everybody has an  
4           opportunity to participate.

5                     Are there any other opening remarks  
6           or comments from any of the board  
7           members?

8           MR. HORN: I think it would be appropriate,  
9           Mr. Chairman, to welcome you as the new  
10          Commissioner of Conservation.

11          COMMISSIONER BLANKENSHIP: Thank you.

12          MR. HORN: So I'd like to do that. And thank  
13          you for your service and look forward to  
14          working with you in your new capacity.

15          COMMISSIONER BLANKENSHIP: Thank you very  
16          much.

17                     This is my first Forever Wild Board  
18          meeting. I hope that y'all will be  
19          gentle with me today and help me along a  
20          little bit as we go, and I will do my  
21          best to keep us moving.

22                     We have a pretty full agenda. We  
23          are about to get to the part where we

1           have public comment. We don't really  
2           have a time limit on the public comment,  
3           but we do ask that you try and keep it  
4           around three minutes or less. And then  
5           when you come up, if you will, be sure  
6           if you're going to speak on a particular  
7           nomination that you make it clear which  
8           nomination that you're speaking for so  
9           that the board can follow that and make  
10          sure that they fully understand your  
11          comments and make sure that it goes to  
12          the right nomination.

13                 So what I'll do is I'll call the  
14                 person that's going to speak, and I'll  
15                 also call the person right behind them  
16                 so that they can be prepared to come  
17                 down. Hopefully that will help move us  
18                 along a little bit as we take the  
19                 comment.

20                 So our first -- and will you please  
21                 speak into the microphone and state your  
22                 name for Tracye so that she -- she's  
23                 recording all of this and we'll have

1           minutes. And so I want to make sure to  
2           make her job as easy as possible.

3                       So our first speaker will be Mark  
4           Bice on the Swift Creek Addition,  
5           Autauga County WMA, and then Tim Ayers  
6           is next.

7           MR. BICE: Good morning. Thank you for taking  
8           my comment. I'm Mark Bice. I'm here  
9           representing Potlatch Corporation and  
10          speaking on the Swift Creek Addition, as  
11          Commissioner Blankenship had mentioned.

12                      The property was nominated about a  
13          year ago. It's 1160 acres in Autauga  
14          County adjacent to the current Autauga  
15          Wildlife Management Area. And I'm here  
16          today really to just update the board on  
17          where we are with this from Potlatch's  
18          standpoint.

19                      Originally when we presented the  
20          property, we presented the property  
21          contingent on an option-to-purchase  
22          agreement. We felt like -- Potlatch  
23          felt like it was beneficial for not only

1           the board but also for Potlatch in  
2           describing the terms and conditions of  
3           moving forward with that. We're going  
4           to remove that contingency around an  
5           option-to-purchase agreement and just  
6           move forward like the board normally  
7           does on recommendations, assuming we can  
8           get the property recommended for a first  
9           appraisal.

10           In addition to that, you know, there  
11           was -- there will be a timber  
12           reservation on the property. We have an  
13           obligation -- Potlatch does -- to the  
14           International Paper Mill at Prattville.  
15           So a lot of the timber coming off of  
16           this property will be going to that pulp  
17           mill. So there will be a timber  
18           reservation, as has been the case in our  
19           previous transactions with -- with this  
20           board as well as the Division of  
21           Freshwater Fisheries.

22           And we will -- you know, we'll  
23           continue that, but we also agree -- or



1 Potlatch agrees to -- if we do any  
2 clear-cutting on the property, we will  
3 maintain the obligation to site prep and  
4 plant and plant longleaf pine, which was  
5 a recommendation that the state -- the  
6 state wanted us to do.

7 So that's really the update. The  
8 biggest update is removing the  
9 contingency on an option-to-purchase  
10 agreement.

11 So with that, I thank the board for  
12 their time and for listening to me on  
13 this. And we thank you for considering  
14 this property and moving toward a first  
15 appraisal on the Swift Creek Addition.

16 COMMISSIONER BLANKENSHIP: All right. Thank  
17 you, Mr. Bice.

18 Tim Ayers on the Tannehill-Ayers  
19 Addition, and then following him will be  
20 Jennifer Watts.

21 MR. AYERS: We're actually going to reverse  
22 the order. I'm going to let Jennifer go  
23 first.

1 COMMISSIONER BLANKENSHIP: Okay. Jennifer  
2 Watts.

3 MS. WATTS: Hi. Jennifer Watts from Tannehill  
4 Ironworks Historical State Park. And I  
5 want to thank y'all for hearing our  
6 comment today.

7 And, really, all I wanted to express  
8 for the record was Tannehill's support  
9 of the acquisition of the Ayers Tract  
10 for Tannehill State Park. We think it  
11 will be a real asset to the park to have  
12 this property under our management and  
13 it will add to the public recreation  
14 services we can offer with the -- with  
15 the lakes and the additional trails.  
16 And that was all.

17 COMMISSIONER BLANKENSHIP: Thank you.

18 Tim Ayers will be followed by Dale  
19 Lancaster.

20 MR. AYERS: Okay. And for the record,  
21 following Jennifer, our property -- it's  
22 been in our family for nearly 40 years.  
23 It borders Tannehill State Park. It

1           also borders the Forever Wild Land Trust  
2           tract that was acquired in 2010. I  
3           nominated the property on behalf of our  
4           family back in 2013, and so it's been a  
5           several-year journey through this  
6           process.

7                     We believe in the program, but I do  
8           have concerns of the process of where we  
9           are today. That is, we've gone through  
10          and we received an offer based on the  
11          first appraisal and the timber cruise,  
12          the offer that was accepted by the two  
13          landowners. When a second appraisal was  
14          done, it came in outside of the range,  
15          and so a third reconciliation appraisal  
16          had to be done.

17                    The concerns are that there's no  
18          transparency for us as the owners  
19          through this process. We're never able  
20          to see anything as far as comps or  
21          appraisals to know what are being used.  
22          We're curious how property -- our  
23          property is all in Jefferson County.

1 We're curious how property in Jefferson  
2 County is going down in value compared  
3 to tracts that were acquired by Forever  
4 Wild during the recession in 2010. But  
5 with no transparency, we have no way of  
6 knowing what are being used as comps.

7 And the reconciliation process, most  
8 concerning to me is that was done by  
9 someone that never even stepped foot on  
10 the property or laid eyes on the  
11 property. And I guess my question is  
12 how does someone value a unique piece of  
13 property that they've never even seen.

14 And so, really, I guess kind of what  
15 we're requesting is we'd like to --  
16 we've received the -- the first offer  
17 was rescinded, the second offer has now  
18 been presented, and we've been given 35  
19 days to either accept it or walk away.  
20 And, unfortunately, while this makes all  
21 the right sense for us to do this, which  
22 is the whole reason we nominated it,  
23 because the property -- it's in

1           Jefferson County -- because of the  
2           location where it is with existing  
3           infrastructure as far as utilities and  
4           road access and a lot of growth around  
5           it, there is a lot of other things that  
6           we could do with this property and  
7           people that we've talked to that have  
8           said that, you know, the value could be  
9           gained a lot better through something  
10          besides Forever Wild.

11                 So we don't want to have to go that  
12          route, but if we're painted into a  
13          corner where we have to make a quick  
14          decision and it's below what we feel  
15          like is the real market value, that may  
16          be what we have to do. And we hate that  
17          because, again, not just Alabama and the  
18          Forever Wild program would lose out, but  
19          Tannehill Park and the management  
20          agreement that they have.

21                 And Mr. Bennett, who served on the  
22          park board for Tannehill before he  
23          passed away last year, he was very

1           involved in this process and toured the  
2           property several times. And I know he  
3           was a big champion for seeing this  
4           happen because we do have lakes on the  
5           property that are stocked with bass and  
6           bream, and he envisioned recreational  
7           fishing and all sorts of other  
8           activities that could go on.

9           And we just -- we hate that, you  
10          know, it is this way. But, again,  
11          without us as the owners feeling like we  
12          have any transparency or any way to see,  
13          you know, what we're being told is the  
14          value -- the new value, the revised  
15          value, to justify it -- what is that  
16          being based upon? You know, is it based  
17          on, you know, strip mine land? Is it  
18          based on some -- you know, is it a  
19          similar size property but maybe it's not  
20          the same property?

21          Like I said, so we're still  
22          wrestling with the decision, trying to  
23          weigh the options. We want to see this

1           happen, but at the same time we're just  
2           still struggling with what we're going  
3           to do, so -- and that's really all I  
4           have to say. I'll be glad to answer any  
5           questions if there are -- anybody has  
6           any.

7           MS. POWELL: Let me -- if you don't mind  
8           waiting just a minute because I think it  
9           might help some members that are here.  
10          And so it's an opportunity for me to  
11          remind the board, too, of the appraisal  
12          process.

13                 We do -- per the constitutional  
14                 amendment that formed the program, when  
15                 this board -- when you move for a first  
16                 appraisal, we conduct the first  
17                 appraisal. That becomes an appraised  
18                 nomination that enables this board to  
19                 then move forward with a motion for  
20                 second appraisal and to proceed to  
21                 purchase. For those who attend our  
22                 meetings and hear those motions, that's  
23                 the stage at which that happens.

1           Once you do that, we then proceed  
2           with the expense of an additional  
3           appraisal, the second appraisal, as the  
4           law requires. When we get that back --  
5           and we never know until we get that  
6           back -- if there is a  
7           better-than-ten-percent difference  
8           between the first and second appraisal,  
9           then that is the reconciliation process  
10          that he was discussing where then we  
11          have to look at how to bring those --  
12          how to figure out, then, what is market  
13          value in order for you to then proceed  
14          with the actual purchase. That is the  
15          process that that all kicks in.

16                 We have some limitations. By  
17                 regulation, appraisals are confidential  
18                 until the deal is closed. We can  
19                 certainly, you know, try to find a way  
20                 to work a little bit more in finding a  
21                 way to give you more information on  
22                 comps. But that is the process through  
23                 which -- you end up with basically three



1            appraisers' review in that instance,  
2            which is a little different. We get  
3            that sometimes but not always.

4            So we can certainly talk a little  
5            more, and I can try to come up with some  
6            options for the board of maybe what to  
7            do in this scenario and then get back  
8            with the board. I don't know that I  
9            have any questions. But I hope you  
10           don't mind. I just wanted to take that  
11           as an opportunity -- because I think  
12           it's a good point -- to remind everybody  
13           how it works to kind of give context to  
14           the comment.

15           But other than trying to talk about  
16           it a little bit more and maybe present  
17           some options to the board, I'm not sure  
18           what else to do right today at the  
19           meeting. But thank you for --

20           DR. HEPP: I have a question.

21                    Have we appraised this property?

22           MS. POWELL: This property, yes. It had its  
23                    first appraisal, motion for a second,

1           and then had the second and then had the  
2           reconciling appraisal.

3           What -- to explain a little further,  
4           too, normally this has been an  
5           expense -- the reason for the expense of  
6           appraisals -- we've done this in the  
7           past -- we do begin to proceed once you  
8           say the second appraisal with  
9           negotiations with the owner to try to  
10          see if we do have a deal before we spend  
11          money on the second appraisal.  
12          Sometimes we no longer do, but -- so  
13          that is what has resulted in this  
14          scenario where the difference resulted  
15          in a lower amount and the reconciling  
16          appraisal didn't pull it back up. So  
17          that's -- those are the steps here.

18         MR. CAUTHEN: How many acres is it?

19         MR. AYERS: It's 354 acres, all in Jefferson  
20           County, with two lakes and, you know,  
21           never been timbered -- never been  
22           harvested for the timber. So, again,  
23           it's one of those things -- it's truly a

1 Forever Wild property.

2 COMMISSIONER BLANKENSHIP: Thank you,

3 Mr. Ayers.

4 MR. AYERS: Thank you.

5 MR. MARTY: May I say a word?

6 I'm on the board at Tannehill, and  
7 we very much need and want this  
8 property. And Tim is working with us --

9 MS. POWELL: Sir, could you -- do you mind  
10 coming up to the microphone?

11 I just want to be sure we get your  
12 name and the court reporter can get that  
13 down. Thanks. I'm sorry.

14 COMMISSIONER BLANKENSHIP: AND if there's  
15 somebody else that would like to speak  
16 and you have not filled out one of these  
17 green cards, I would appreciate it if  
18 you would get one of those filled out so  
19 we can keep this for the record and move  
20 us through.

21 Yes, sir.

22 MR. MARTY: I just want to say I'm on the  
23 board --

1 COMMISSIONER BLANKENSHIP: What was your name?

2 I'm sorry.

3 MR. MARTY: Cecil Marty.

4 I'm a board member. And we very  
5 much need and want this property. And  
6 anything that can be done to reconcile  
7 the situation with Tim Ayers and his  
8 family, we request that that be done.

9 COMMISSIONER BLANKENSHIP: Yes, sir. Thank  
10 you.

11 MR. MARTY: Thank you.

12 MS. POWELL: And let me -- I'm sorry. I had a  
13 question from a board member that  
14 probably is helpful for the entire  
15 board.

16 So let me -- in looking for the  
17 acreage and just identifying where that  
18 parcel is, it is actually in Tab 2-A,  
19 the Tannehill-Ayers Addition, in your  
20 packet because of having moved past  
21 the -- to the second appraisal. So  
22 that's why it's in 2-A for those who are  
23 looking for acreage and just trying to

1           remember which tract.

2                   So thank you, Commissioner. I'll  
3           sit back down.

4           COMMISSIONER BLANKENSHIP: So next is Dale  
5           Lancaster to speak on the Sipse River  
6           Swamp-Taylor Creek Addition, and then  
7           Andrew Schock will be next.

8           MR. LANCASTER: Good morning, Commissioner and  
9           board members. I appreciate the  
10          opportunity to speak with you this  
11          morning.

12                   My name is Dale Lancaster, and I  
13          represent the two owners of the Sipsey  
14          River-Taylor Creek Addition in Greene  
15          County which is comprised of 1722 acres.  
16          I previously made a presentation to you  
17          before, and at your last meeting you  
18          graciously took action to move the  
19          property forward to first appraisal and  
20          purchase process. Myself, along with  
21          the owners, wanted to personally thank  
22          you for that action.

23                   I do understand that the first

1 appraisal is not completed at this time  
2 but will be presented to you before the  
3 next meeting. So, hopefully, at that  
4 meeting you'll see fit to take action to  
5 move it forward to a second  
6 appraisal/purchase process.

7 The current Sipsey Complex that you  
8 own here in Tuscaloosa County is over  
9 7,000 acres, and it's about 15 miles  
10 from here. This Greene County addition  
11 is about three miles south of it. So we  
12 feel like it would be a great addition  
13 and a great asset to the -- not only the  
14 central district but the citizens of  
15 west Alabama and the state.

16 So, again, appreciate your action.  
17 We talked about the assets before and  
18 look forward to working with you.  
19 Hopefully we can work together and make  
20 this transaction take place. I'll be  
21 glad to field any questions you've got.  
22 If not, I look forward to seeing you at  
23 the next meeting.

1 MR. HORN: How many acres?

2 MR. LANCASTER: 1722.

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

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

6 COMMISSIONER BLANKENSHIP: Andrew Schock  
7 followed by Jake Blackwell. This is on  
8 the Terrapin Hill and Red Hills-Flat  
9 Creek Addition.

10 MR. SCHOCK: Yes. There are two separate  
11 projects I'd like to speak to.

12 I'm Andrew Schock with The  
13 Conservation Fund. Congratulations,  
14 Commissioner, on your appointment.

15 COMMISSIONER BLANKENSHIP: Thank you.

16 MR. SCHOCK: You won't have any trouble  
17 pronouncing my name after today because  
18 you'll see me more than once.

19 COMMISSIONER BLANKENSHIP: And I apologize for  
20 everybody else's name that I butcher as  
21 I call it out.

22 MR. SCHOCK: You didn't butcher it. You just  
23 stumbled over it. And that's fine. I

1           also write poorly, so ...

2           I'm here to speak about the Turner  
3 Hill -- I'm sorry -- the Terrapin Hill  
4 Tract as well as the Red Hills-Flat  
5 Creek Addition. The Terrapin Hill Tract  
6 many of the board members have heard  
7 about many, many times. I just want you  
8 to know that we did work with the  
9 county. The county asked us to revisit  
10 the acres that we were interested in  
11 selling to the state. We have worked  
12 with the county to reach a compromise  
13 that we would only seek to sell 650  
14 acres to the state in a certain  
15 configuration, basically the  
16 800-foot-wide corridor that the county  
17 was interested in.

18           We have a letter from the county  
19 saying that that -- you know, they  
20 support that. I believe Director Powell  
21 has the letter. I'll make sure she does  
22 now.

23           This has the color copy. I don't



1           know if you have that.

2           MS. POWELL: I've got it.

3           MR. SCHOCK: You've got that. Okay.

4                        But I just want you to be aware that  
5           we have agreed to that compromise  
6           position. So I will put that in writing  
7           after this meeting so that you have  
8           that. But we are prepared to move  
9           forward on our end of selling it to  
10          Forever Wild if, in fact, Forever Wild  
11          chooses to acquire the property.

12                       If you have any questions on that  
13          one, I'm happy to answer those at this  
14          point if I can.

15                       (No response.)

16          MR. SCHOCK: Okay. Then on the -- a new  
17          project that's come before you today --  
18          you know it as the Red Hills-Flat Creek  
19          Addition in Monroe County. It is a site  
20          that contains the Red Hills Salamander,  
21          which is a listed endangered species  
22          that only exists in Alabama. This tract  
23          harbors roughly 30 percent of the known

1 remaining habitat for the salamander.  
2 It was recently -- I submitted it as a  
3 nomination recently. It made the short  
4 list as a wildlife management area. I'm  
5 just making you aware of it today.

6 There is the possibility -- I'm  
7 working -- well, there is the  
8 possibility of there being some federal  
9 grant dollars that are oriented towards  
10 endangered species and endangered  
11 species habitat coming in an acquisition  
12 scenario, but it would require  
13 ultimately that the state through  
14 Forever Wild, I presume, to put in some  
15 money as a match.

16 So probably at the next meeting I'll  
17 make you -- I'll give you more details.  
18 I'm not trying to hold anything back,  
19 but, you know, we just need to -- I just  
20 wanted to make you aware of the property  
21 today and, you know, wanted to start  
22 stepping through the process as we move  
23 forward.

1                   So any questions on that tract?

2                   (No response.)

3           COMMISSIONER BLANKENSHIP: Thank you, sir.

4           MR. SCHOCK: Okay. Thank you.

5           MS. POWELL: And, Commissioner, I think we  
6                   have one more speaker on that tract if  
7                   we want to try to keep speakers  
8                   together, so I'll ...

9           COMMISSIONER BLANKENSHIP: Jim Bates.

10          MR. BATES: Good morning, board members. I  
11                   thank you for your time this morning. I  
12                   also am here to represent the owners of  
13                   a 336-acre tract in Monroe County as  
14                   part of the Flatwood Salamander -- Red  
15                   Hills Salamander-Flat Creek Addition.  
16                   The owners of that property are willing  
17                   to work with the board. I just want to  
18                   make you guys aware of that. Look  
19                   forward to working with you.

20          COMMISSIONER BLANKENSHIP: Thank you, sir.

21                   Jake Blackwell will be next on the  
22                   Skyline WMA-Crow Creek Valley Addition,  
23                   and then Curtis Hallman will be

1 following him.

2 COMMISSIONER BLANKENSHIP: Good morning,

3 Mr. Blackwell. Thank you.

4 MR. BLACKWELL: All right. My name is Jake.

5 I'm here on behalf of my family to speak  
6 about the tract in Jackson County called  
7 the Skyline WMA-Crow Creek Valley  
8 Addition. It's already been nominated  
9 for a first appraisal, and we were  
10 hoping that you would be ready to move  
11 to a motion to purchase the property at  
12 today's meeting.

13 I was asked to clarify one thing.  
14 At a previous meeting we were asked  
15 about -- it's a total of 1521 acres, but  
16 there is a 189-acre parcel that's  
17 separated. It's nearby, but it's not  
18 connected to the remaining 1332 acres.

19 COMMISSIONER BLANKENSHIP: I'm sorry. How  
20 many acres was the other part that was  
21 not connected?

22 MR. BLACKWELL: 189.

23 COMMISSIONER BLANKENSHIP: Thank you. Sorry.

1 MR. BLACKWELL: We were asked in a meeting one  
2 time would we be willing to consider  
3 separating the two and purchasing just  
4 one of them, and the answer was yes.  
5 But I was asked to clarify that we still  
6 feel that way.

7 MS. POWELL: To help the board a little bit,  
8 you have a memo in 5-G that would  
9 reflect the parcel that the owners have  
10 confirmed to staff that would be removed  
11 from this parcel that they're offering  
12 to the board. So thank you.

13 MR. BLACKWELL: Thank you.

14 MR. HORN: Where is that, Patti?

15 MS. POWELL: 5-G. There are some other items  
16 covered in that memo in 5-G, but you  
17 can -- it is easily identifiable on the  
18 map we attached, the parcel to the right  
19 that would be removed from the  
20 nomination. So there's more discussed  
21 there in that map, but it's the easiest  
22 map to see that parcel removed.

23 MR. SATTERFIELD: And where is this in the

1           process? Has it been to first  
2           appraisal, or where are we with this  
3           process -- with this parcel?

4           MS. POWELL: This has received its first  
5           appraisal. The reason we're able to  
6           take -- could take that parcel out is  
7           that appraisal considered that parcel --  
8           that outlying parcel separately. So  
9           that would not trigger what we sometimes  
10          have to discuss about a change in  
11          acreage resulting in the need for  
12          additional appraisal work. That  
13          particular action in this circumstance  
14          would not because it was appraised  
15          separately.

16                 But that nomination has been  
17          appraised, and you'll see that reflected  
18          in Tab 3-A. And there's another map in  
19          that section, but it was just easy for  
20          me to point out that parcel in the other  
21          section. So does anybody need me to  
22          come help you find anything?

23          MR. SATTERFIELD: Yes. What tab are we under

1                   and what page number?

2       MR. WRIGHT: 5-G.

3       MR. SATTERFIELD: No. I understand that. But  
4                   in either Tab 3 or 4? What --

5       MS. POWELL: You're in Tab 3-A here.

6       MR. SATTERFIELD: Okay. It's the Crow Creek  
7                   Valley Addition. Okay.

8       MS. POWELL: Then there are two maps, but this  
9                   one I thought was easier to see. That's  
10                  to the right of the -- colored a little  
11                  bit in orange under Tab -- in the memo  
12                  we had attached to 5-G. You can easily  
13                  identify the parcel that their owners  
14                  have confirmed they would remove --

15      MR. SATTERFIELD: So which ones are we  
16                  separating out?

17                  What's confusing to me is before  
18                  under Tab 3 it shows 1521 acres. Now,  
19                  on the map under 5-G we've got three  
20                  different parcels --

21      MS. POWELL: Correct.

22      MR. SATTERFIELD: -- and it shows --

23      MS. POWELL: Correct. And that's --

1 MR. SATTERFIELD: -- 831.

2 MS. POWELL: But what the --

3 MR. SATTERFIELD: So which parcels are we  
4 dealing with on this map?

5 MS. POWELL: What the speaker was bringing to  
6 the board is the removal of -- their  
7 agreement to remove that one parcel. If  
8 you would -- if everybody would prefer  
9 to look at Tab 3, if that's easier,  
10 let's go to Tab 3. And then you will  
11 see page numbers at the bottom now.

12 Page 23.

13 We're going to discuss this parcel  
14 and some options on this parcel in  
15 detail later in the meeting. But if  
16 you're looking at the map in 3-A, the  
17 parcel to the right is what the owners  
18 have agreed to remove from the  
19 nomination, Page 23.

20 MR. SATTERFIELD: Tab 3-A --

21 MS. POWELL: Tab 3-A, page 23. Tab 3, page  
22 23.

23 That's what you told me, Jo; right?



1 MS. LEWIS: Yes.

2 MS. POWELL: Okay. Yeah. So if you look on  
3 that parcel on that map -- I'll give you  
4 a second to get there.

5 MR. SATTERFIELD: Page 23?

6 MS. POWELL: Page 23.

7 MR. SATTERFIELD: Okay.

8 MS. POWELL: Okay. To the right you will see  
9 in red the parcel the owners have agreed  
10 to remove. That is the only parcel the  
11 owners are removing from the nomination.  
12 So the remaining acreage currently in  
13 the nomination is everything else you  
14 see in red.

15 There will be discussion later in  
16 the meeting of a proposal that Chuck  
17 Sykes, our director of Wildlife and  
18 Freshwater Fisheries, has made to use  
19 some of Wildlife's money that would  
20 bring up another discussion of parcels.  
21 But for this purpose, the owner is  
22 simply confirming an offer made at the  
23 last meeting to allow us to take that

1 outlying parcel out of the nomination.

2 And to explain that a little bit,  
3 although you do see some connectivity to  
4 a WMA by that parcel, that's a WMA that  
5 has volunteer acreage, program acreage,  
6 not titled acreage. And so that was one  
7 reason that the owners were asked if  
8 that could be -- if that parcel could be  
9 removed, so ...

10 MR. SATTERFIELD: Okay. And so we're removing  
11 how many acres?

12 COMMISSIONER BLANKENSHIP: 189.

13 MR. SATTERFIELD: I'm sorry?

14 COMMISSIONER BLANKENSHIP: 189.

15 MR. SATTERFIELD: 189?

16 COMMISSIONER BLANKENSHIP: Yes, sir.

17 MR. SATTERFIELD: Okay. Thanks.

18 MR. CAUTHEN: So that leaves 1300 and how  
19 many?

20 MS. POWELL: Well, that's my problem with  
21 being a lawyer. Y'all just have to help  
22 me with the math.

23 MR. BLACKWELL: 1332.

1 MS. POWELL: So, anyway, I'll let the -- are  
2 there any other questions that I can  
3 answer?

4 I just was trying to -- I hope the  
5 map might orient everybody a little.

6 MR. OATES: Is the agricultural part of this  
7 189 acres, or is that --

8 MS. POWELL: The agricultural part is -- that  
9 issue -- that acreage is totally  
10 separate from the question -- or the  
11 offer from the owners to withdraw a  
12 parcel. That is the rightmost parcel  
13 that has no ag.

14 The reason I initially directed  
15 everyone to 5-G, the location of the ag  
16 acreage -- agricultural acreage is  
17 reflected on 5-G. But that has nothing  
18 to do with what the speaker is currently  
19 speaking about confirming as to removal.  
20 That is just the outlying parcel to the  
21 right on the map.

22 Any other questions?

23 MR. SATTERFIELD: But we do not have an update

1           on the dollars yet on the removal of  
2           this 189 acres?

3           MS. POWELL: I do not know -- I'd have to ask  
4           staff -- if that is reflected on 3-A,  
5           but we can easily get that amount and  
6           update that for you because that side  
7           parcel was appraised separately. So  
8           it's an easy subtraction once I get that  
9           number. But I do not off the top of my  
10          head -- and, also, as everyone -- you  
11          know, as I mentioned earlier, the  
12          appraisal values are, you know,  
13          confidential, so -- but if you will give  
14          us a chance to look at that acreage, I  
15          can help you with that calculation  
16          during our executive session, if that  
17          would be okay.

18          MR. SATTERFIELD: Okay.

19          COMMISSIONER BLANKENSHIP: Thank you,  
20          Ms. Powell.

21          MS. POWELL: Any questions?

22                                (No response.)

23          MS. POWELL: All right. Thank you.

1                   I didn't mean to interrupt you,  
2                   so ...

3           MR. BLACKWELL: You did a fine job. I'm sorry  
4                   that we confused you so much.

5                   The 189 is just timber, and it's not  
6                   connected to the remainder. And that's  
7                   the reason we were willing to consider  
8                   an offer on just it if the board is not  
9                   interested in the entire 1521.

10                   So I'll just speak to the 1332 acres  
11                   that I think that you're most interested  
12                   in. It does connect to the existing  
13                   Skyline WMA. It comes down the side of  
14                   a mountain, crosses a county road, and  
15                   then the remaining 400 acres of that  
16                   property is all flat land, ag field,  
17                   creek bottom. And I think that's what  
18                   the board was most excited about at the  
19                   last meeting. So I'll speak to that  
20                   specifically, and then I'll give you a  
21                   chance to ask any questions.

22                   So what's not mountain lands is ag  
23                   field and creek bottom. That's

1 approximately 400 acres of flat, level  
2 land. About half of that is ag field  
3 and about half of that is creek bottom.  
4 When I say creek bottom, there's about a  
5 mile of Crow Creek that runs through  
6 those ag fields. And it's a deep-water  
7 creek, flows year around. In some of  
8 the low spots that hold water, it's  
9 already holding ducks now. It would be  
10 easily made into good duck habitat.

11 The interest at the last meeting was  
12 using the ag fields to attract wildlife,  
13 possibly flooding them during duck  
14 season or using them for quail and duck  
15 hunts -- I mean, dove shoots during the  
16 other part of the season. And then,  
17 obviously, the creek is a good  
18 recreational point for canoers and  
19 campers and stuff like that.

20 So do you have any questions about  
21 that?

22 MR. HORN: Can I --

23 COMMISSIONER BLANKENSHIP: Yes, sir.

1           Mr. Horn.

2           MR. HORN: Are you willing to separate that  
3           part, that 400 acres to the north that  
4           you just described, out of this sale?

5           MR. BLACKWELL: I would prefer not to because  
6           it would probably diminish the value of  
7           the remaining acreage. The people that  
8           have shown interest in the property,  
9           that's the part that interests them the  
10          most. So we would prefer to sell that  
11          entire block. The entire block is  
12          connected to the existing Skyline WMA.  
13          We'll just have to see how the  
14          discussions go today. But the 189  
15          that's not connected made the most sense  
16          to separate out.

17          MR. HORN: Thank you.

18          MR. WRIGHT: I have one question.

19                    This is going to be revisited  
20                    shortly?

21          MS. POWELL: It will. The 5-G memo will come  
22                    up in the miscellaneous section. That  
23                    will give us an opportunity to talk

1           about the options and also what possible  
2           updated appraisal work might be needed,  
3           depending on what the board might do, if  
4           the board wants to take any action  
5           today.

6           COMMISSIONER BLANKENSHIP: All right. Thank  
7           you, Mr. Blackwell.

8           MR. BLACKWELL: All right. Thanks.

9                           (Dr. Sims joins proceedings.)

10          COMMISSIONER BLANKENSHIP: I would like to  
11          note for the record that Dr. Patricia  
12          Sims has arrived.

13                         Good to see you, Dr. Sims.

14                         So I want to make sure that we count  
15          her as present for the record.

16                         The next is Curtis Hallman. I don't  
17          have a nomination in particular that  
18          you're speaking on. And then following  
19          him is Lee Youngblood.

20          MR. HALLMAN: This is just a general comment.

21                         In Alabama about a million acres of  
22          hardwood forest is being cut and changed  
23          over into pine tree plantations. So I



1           would like the board to try and preserve  
2           as much hardwood forest as they could.  
3           And I don't understand why the process  
4           takes so long. I mean, why does it take  
5           three years to do two separate land  
6           appraisals?

7                     And that's just my comment. Thank  
8           you.

9           COMMISSIONER BLANKENSHIP: Thank you, sir.

10                    Lee Youngblood to be followed by  
11           Yael Girard.

12           MR. YOUNGBLOOD: Good morning, Commissioner.

13                    I'm here to represent the Youngblood  
14           family concerning the acquisition of  
15           what we call the Portland Tract, South  
16           Dallas County Pond Tract. I'm not sure  
17           what your name for that tract is.

18                    Is everybody familiar with what I'm  
19           talking about?

20           MR. WRIGHT: Pine Barren Creek.

21           MS. POWELL: This is the Pine Barren.

22           MR. YOUNGBLOOD: Pine Barren Tract.

23           COMMISSIONER BLANKENSHIP: Pine Barren Creek?

1 MR. YOUNGBLOOD: Pine Barren, B-A-R-R-E-N,  
2 right.

3 COMMISSIONER BLANKENSHIP: Thank you.

4 MR. YOUNGBLOOD: My family owns the entire  
5 west side of that property,  
6 approximately three-and-a-half miles of  
7 common border that we have with that  
8 property. In addition, we have some  
9 common roads that we use to have access  
10 on, and we have some roads that y'all  
11 don't have access on that would access a  
12 small portion, about a hundred acres, of  
13 land that's not easily accessed. It's  
14 not landlocked, but you have to come  
15 across a slough and that sort of thing  
16 to get to it.

17 So we have -- basically we just have  
18 some issues that -- and some concerns  
19 that if this property is acquired, I  
20 feel it would be -- benefit everybody if  
21 we were able to sit down -- the  
22 Youngblood family -- and sit down with  
23 whoever is going to manage the property

1           and see if we could work out these  
2           issues. In other words, we just sort of  
3           want to be kept abreast of what's  
4           happening.

5           And as you can imagine -- now, let  
6           me say this: I'm a past president of  
7           the Wildlife Federation. I'm a strong  
8           supporter of public hunting, strong  
9           supporter of wildlife management areas,  
10          strong supporter of Forever Wild, and a  
11          strong supporter of the Alabama  
12          Department of Conservation. So I'm  
13          not -- I'm not trying to prevent this  
14          from happening. I just want to make it  
15          where it has the least impact on our  
16          family.

17                    Anybody have any questions?

18   MR. WRIGHT: You said the west --

19   MR. YOUNGBLOOD: Starts at Pine Barren Creek  
20                    and ends at County Road 404. It's  
21                    roughly west. It zigzags around.

22   MR. WRIGHT: Okay. Zigzags from the creek up  
23                    to --

1 MR. YOUNGBLOOD: All the way up to County  
2 Road 404.

3 We cross this property twice -- and  
4 this is on our main road to our hunting  
5 camp. Now, we do have other access.  
6 We're not landlocked either. But in the  
7 past we've acquired deeded access across  
8 this property twice.

9 And then my son owns, oh, I'd say,  
10 roughly a half a mile that y'all -- I  
11 say y'all -- this property does not have  
12 deeded access to that you would have to  
13 cross to get to a hundred acres that's  
14 really, really not easy to get to. It's  
15 not a big deal. You can get to it.

16 But I think there's some room for  
17 negotiation here and some room to work  
18 out these problems where it would be a  
19 less -- excuse me -- less impact on the  
20 Youngblood family.

21 COMMISSIONER BLANKENSHIP: Yes, sir. Thank  
22 you, Mr. Youngblood.

23 MR. WRIGHT: Could I ask ...

1           Dr. Youngblood, what you're asking,  
2           then, is really for an exchange of  
3           deeded accesses that you would be  
4           willing to give to Forever Wild and then  
5           Forever Wild give you back access to  
6           some of --

7           MR. YOUNGBLOOD: No. We already have access.

8           MR. WRIGHT: Deeded access.

9           MR. YOUNGBLOOD: We already have deeded  
10           access.

11          MR. WRIGHT: So what are you really asking?

12          MR. YOUNGBLOOD: You know, I would say a  
13           reasonable -- we really don't want that  
14           whole road to go public. We don't want  
15           the public going in and out of that  
16           road. And we have some land that you'd  
17           have to cross. So we would -- I don't  
18           want to get in a situation where we're  
19           blocking y'all. But I think we could  
20           easily give access to the managers and  
21           the people that need to go in there and  
22           take care of the land -- not a deeded  
23           access. I don't think that'll ever

1           happen. But we could certainly give  
2           right of trespass or whatever legal term  
3           there is that if y'all needed to get to  
4           that property you could get to it. But  
5           we certainly would not give access to  
6           the general public to come through our  
7           land to get to a hundred acres. You  
8           know, I think you can understand that.

9           MR. WRIGHT: So you're talking about access  
10           off of Highway --

11          MR. YOUNGBLOOD: 404.

12          MR. WRIGHT: -- off of 41?

13          MR. YOUNGBLOOD: Go down 41, on 225, and you  
14           turn left on 404.

15          MR. WRIGHT: Okay.

16          MR. YOUNGBLOOD: So we're talking about --  
17           it's the very west side. It's not a lot  
18           of acreage involved with this. It's not  
19           going to be a major deal on this road  
20           access. You could access all your  
21           property. It would just be a lot easier  
22           if we could sit down and say, okay,  
23           look, we'll do this and we'll do that

1           and we'll do the other, so -- and, also,  
2           you know, when you wake up one morning  
3           and you find out there's a public  
4           hunting area right next to you, it  
5           causes some concerns about safety, about  
6           trespassing. And, you know, we don't  
7           have the ability to patrol  
8           three-and-a-half miles of land to try to  
9           make sure, you know, our rights are  
10          protected, too.

11                 But these are the sort of things  
12                 that we want to discuss with whoever.  
13                 The Department of Conservation, I  
14                 understand, will manage it if it comes  
15                 into a wildlife management area. We  
16                 just want to sit down and talk about it  
17                 and see if we can work out some things.  
18                 That's basically all I'm asking, to be  
19                 considerate.

20                 And I came here also just to find  
21                 out what stage this property is in.  
22                 We -- curiosity, I guess. You know,  
23                 we're next door. We want to know what's

1           happening. So that's my second reason  
2           for being here.

3           MS. POWELL: I just wanted to mention it, too.  
4           And I think there had been some  
5           discussions. You've sat down with  
6           Director Sykes of Wildlife and  
7           Freshwater Fisheries.

8           MR. YOUNGBLOOD: I did.

9           MS. POWELL: And so I don't know if there's  
10          anything that -- any questions either  
11          for Chuck or -- Chuck is here, so if  
12          there are any questions. But there have  
13          been some communications. We could --  
14          my staff could join in on those if we  
15          could be of any assistance, but Chuck,  
16          if anybody has questions, is also  
17          available.

18          MR. YOUNGBLOOD: I had a good discussion with  
19          Chuck, and he assured me how the thing  
20          was going to be managed. And, you know,  
21          we're comfortable with that. We're just  
22          a little bit antsy because it's going to  
23          be a good change. You know, we've been



1           down there all my lifetime, and I've  
2           been actively hunting down there since  
3           1970. And it's just going to be a  
4           change, and as you might expect, we're a  
5           little bit antsy about it, if that  
6           clears that up.

7           COMMISSIONER BLANKENSHIP: Yes, sir.

8           MR. YOUNGBLOOD: Thank you.

9           COMMISSIONER BLANKENSHIP: Mr. Cauthen, did  
10           you have a comment or question?

11          MR. CAUTHEN: Is all of this property in  
12           Dallas County?

13          MR. YOUNGBLOOD: Yes. Very south Dallas  
14           County. The Pine Barren Creek is at the  
15           county line.

16                        Anybody else?

17                        (No response.)

18          COMMISSIONER BLANKENSHIP: Thank you, sir.

19                        Next is Ms. Girard and followed by  
20           Libba Vaughan.

21          MS. GIRARD: Good morning, board and  
22           Commissioner. Good to see y'all. My  
23           name is Yael Girard, and I'm with the

1           Weeks Bay Foundation. I'm here to speak  
2           on the Harrod Farm Tract. And I'm  
3           having this gentleman pass out a map to  
4           just get you reoriented.

5           This tract is down in Baldwin  
6           County. It is 231 acres on Fish River.  
7           Previously y'all have recommended a  
8           first appraisal on the property, and I  
9           am here to ask you to consider a second  
10          appraisal and move to purchase.

11          This property contains numerous  
12          priority conservation areas including  
13          over three-and-a-half miles of river and  
14          canal frontage and over a hundred acres  
15          of intact wetlands. The property is one  
16          of the largest undeveloped privately  
17          held parcels remaining on Fish River,  
18          and Fish River is the main tributary to  
19          Weeks Bay providing nearly 70 percent of  
20          the freshwater to the bay.

21          The canal sloughs and marsh frontage  
22          of the property provide protective  
23          habitat for an assortment of aquatic and

1 avian life, including migratory birds  
2 and seafood species. It's within the  
3 range for the endangered Alabama  
4 red-bellied turtle and the diamondback  
5 terrapin.

6 The property falls within the Weeks  
7 Bay Reserve's coastal zone and core  
8 priority area as well as the Weeks Bay  
9 Project Acquisition area. The property,  
10 as you can see on the map, has numerous  
11 small protected sloughs and inlets.

12 You can also see on the map that I  
13 provided you there is a red block  
14 directly to the south of the property,  
15 and that is existing Weeks Bay Reserve  
16 property. So this is just slightly  
17 north of it on Fish River.

18 One other thing I would mention  
19 about this property is that the Weeks  
20 Bay Reserve has secured a NOAA grant  
21 that would provide matching funds for  
22 the wetland acreage of this property,  
23 which is 111 plus or minus acres. I'm

1           sure this will get covered during your  
2           discussion.

3           MS. POWELL: Well, I don't mean to interrupt.

4           MS. GIRARD: Sure.

5           MS. POWELL: I have some board members looking  
6           at me.

7                         Since this has been appraised, as  
8           Yael mentioned, it is in Tab 3. It's  
9           page 27, alphabetically there, Weeks Bay  
10          Reserve, WBR, Harrod's Farm.

11                        If you will give them just a minute.

12          MS. GIRARD: Sure.

13          MS. POWELL: So you can compare the two maps  
14          that -- but it is Tab 3, page 27, for  
15          those who would like to look at the map  
16          in the packet.

17          MS. GIRARD: So as I mentioned, the property  
18          has about 130 acres of upland and about  
19          111 acres of wetland. And that wetland  
20          acreage would have a one-to-one match  
21          with NOAA grant funds.

22                        So any questions about -- I know  
23          y'all are just now getting to the map,

1           but if you have any questions about the  
2           property or the matching funds, I'm  
3           here.

4       MR. CAUTHEN:   Tab 3, page 5, is that what it  
5           is?

6       MS. GIRARD:   Patti would be --

7       MS. POWELL:   You can look at the map that she  
8           gave you, but in your packet it's Tab 3,  
9           page 27.

10      DR. WOODS:    How long are those matching funds  
11           available?

12      MS. GIRARD:   They are available, I believe --  
13                    L.G., would you --

14      MR. ADAMS:    That grant ends September 30th of  
15           this year, but we've already gotten  
16           approval to submit an extension for 18  
17           months.   So we hope that it will  
18           continue for another 18 months.

19      MR. CAUTHEN:   Thank you.

20      MS. POWELL:   And for the benefit of the court  
21           reporter, that's L.G. Adams.

22      MS. GIRARD:   Any other questions about the  
23           Weeks Bay Reserve-Harrold Farm Tract?

1                   Yes, sir.

2           MR. SATTERFIELD: I hate to be such a  
3                   nuisance, but can you tell me -- you say  
4                   this has already gone to first  
5                   appraisal; is that correct?

6           MS. LEWIS: Yes.

7           MS. POWELL: Yes, that's correct.

8           MR. SATTERFIELD: Where in the tabs are we  
9                   dealing with the first appraisal?

10          MS. LEWIS: 3-A.

11          MS. POWELL: Since you've had an appraisal,  
12                   it's 3-A.

13          MR. SATTERFIELD: All right.

14          MS. POWELL: It is reflected here as WBR,  
15                   Weeks Bay Reserve.

16          MR. SATTERFIELD: All right.

17          MS. POWELL: And then the corresponding map is  
18                   page 27.

19          MR. SATTERFIELD: Now, does the appraisal take  
20                   into account what this young lady just  
21                   said about the matching funds from NOAA?

22          MS. POWELL: Well, your appraisal would be  
23                   giving you the market value of the tract

1           as a whole, and then -- so your  
2           appraisal is not going to take into  
3           account grant funds. Where you would  
4           see that would be if we're able to  
5           secure the grant --

6           MR. SATTERFIELD: Would be out here.

7           MS. POWELL: -- would be reflected in your  
8           packet in some additional language,  
9           so ...

10                    But the appraiser does not take into  
11           account the availability of grant funds.  
12           He's looking for the valuation of the  
13           whole tract. When we get into the cost  
14           to Forever Wild with the board, if the  
15           grant is approved, these grants are  
16           50/50. So it would reduce the purchase  
17           price 50 percent.

18                    The board, however -- this is also a  
19           good opportunity to mention this. You  
20           would still take your 15-percent  
21           stewardship amount from the full  
22           appraised value. So you have half off  
23           the purchase price, but the stewardship

1 expense that applies to every tract so  
2 that this board puts money away for  
3 future management would be figured off  
4 the appraised value.

5 MR. SATTERFIELD: Well, my question really  
6 relates to the note that we have here  
7 that says the NOAA grant would reimburse  
8 Forever Wild approximately 10 percent of  
9 the appraised value, but that sounds  
10 like it's saying different from what you  
11 just said on the one-to-one basis.

12 MS. GIRARD: Well, Doug probably could tell  
13 you more about the specifics of that for  
14 the wetlands.

15 MR. SATTERFIELD: It sounds like a one-to-one  
16 basis would be more reimbursement than  
17 just the 10 percent.

18 MR. DEATON: But it doesn't apply to the  
19 entire tract. It only applies to the 80  
20 acres of wetlands. So the grant can  
21 only be applied to 50/50 of the 80  
22 acres, not the entire 235.

23 MR. RUNYAN: Well, my map is showing 111 acres



1           of wetlands.

2           MS. GIRARD: I think that our mapping might be  
3           slightly different than ADCNR's map. We  
4           just have the maps that have been  
5           created for us by wetland delineators  
6           from previous endeavors with this  
7           property, and then the new maps that  
8           they have may have a slightly different  
9           wetland acreage.

10          MR. DEATON: Yeah. The acreage provided to  
11          you by State Lands should be correct in  
12          your packet.

13          MR. SATTERFIELD: Because there's a  
14          significant difference between that map  
15          and this map. This map looks like the  
16          wetlands almost encompasses like about  
17          40 percent of the site.

18          MR. DEATON: Yes, that's correct.

19          MR. SATTERFIELD: So 40 percent would be --

20          MR. DEATON: So based off of --

21          MR. SATTERFIELD: -- more than 80 acres --

22          MR. DEATON: Based off --

23          MR. SATTERFIELD: -- if you have a 231-acre

1 tract.

2 MR. DEATON: You're saying based off of the  
3 map provided --

4 MR. SATTERFIELD: I'm talking about this map  
5 right here.

6 MS. GIRARD: Right. So I guess the ADCNR maps  
7 are going to be the ones that the  
8 appraisal -- the appraisers use and the  
9 valuation is taken off of. I was mostly  
10 giving you my map for reference to be  
11 able to see the property. But all of  
12 the calculations will be using their  
13 maps. So if mine is incorrect, I  
14 apologize for that, but that -- it will  
15 go based on their mapping,  
16 unfortunately, I guess, in this  
17 situation.

18 Other questions about Harrod Farm?

19 (No response.)

20 MS. GIRARD: So at this point we are just  
21 hoping the board will consider a second  
22 appraisal on this property. Thank  
23 y'all.

1 COMMISSIONER BLANKENSHIP: Thank you, ma'am.

2 I think we have several speakers now  
3 on the Big Canoe Creek.

4 I would like to recognize -- if you  
5 don't mind, ma'am, before you begin --  
6 we do have several elected officials  
7 that will be here to speak on this  
8 tract.

9 Chairman Paul Manning is chairman of  
10 the St. Clair County Commission. I just  
11 wanted to recognize him for being here  
12 today.

13 Representative Jim Hill.

14 MR. HILL: Yes, sir, I'm here.

15 COMMISSIONER BLANKENSHIP: Mr. Hill.

16 And then Mayor William Isley from  
17 Springville.

18 Thank you, gentlemen, for joining us  
19 today.

20 Ms. Vaughan.

21 MS. VAUGHAN: Good morning. My name is Libba  
22 Vaughan, and I'm the executive director  
23 of the Freshwater Land Trust. And I

1 really appreciate the opportunity to  
2 speak to you-all today on behalf of the  
3 Big Canoe Creek Nature Preserve in  
4 St. Clair County.

5 You'll remember that this almost  
6 400-acre tract was brought -- was  
7 presented to you at the May meeting at  
8 Spanish Fort, and you kindly recommended  
9 that for first appraisal.

10 This tract is located in the city of  
11 Springville, and it's off of County  
12 Highway 9, if you'll remember that. And  
13 acquisition of this tract will help  
14 protect the high-quality forest,  
15 aquatic, and riparian habitat that it  
16 has, as well as the high diversity of  
17 plant and animal species that are there.  
18 It will be a recreational and economic  
19 development asset for this region.

20 And the nearest Forever Wild  
21 property to this Big Canoe Creek site is  
22 the Turkey Creek Nature Preserve in  
23 Pinson, which is about 20, 25 miles

1 south. And currently that place is  
2 experiencing some record visitors this  
3 year that I'll tell you a little bit  
4 more about later.

5 The timing, I think, is right for  
6 this project. And as you can tell, I'm  
7 the first of several enthusiastic  
8 supporters here today to speak on behalf  
9 of this project, and we would like you  
10 to consider a second appraisal today and  
11 proceed to closing.

12 Thank you. Any questions?

13 MR. WRIGHT: How far is this from downtown  
14 Springville?

15 MS. VAUGHAN: I would defer to the mayor.

16 MR. ISLEY: Three miles.

17 MR. WRIGHT: Three miles.

18 COMMISSIONER BLANKENSHIP: Thank you, ma'am.

19 MS. VAUGHAN: Thank you.

20 COMMISSIONER BLANKENSHIP: Next will be  
21 Chairman Paul Manning from the  
22 St. Clair --

23 MR. ISLEY: Chairman Manning wasn't able to

1           make the meeting. We'd like to have  
2           Ms. Vaughan -- I mean, Ms. Wheeler.

3           Ms. Wheeler.

4           COMMISSIONER BLANKENSHIP: All right. Please  
5           come up, Ms. Wheeler.

6           MS. WHEELER: Okay.

7           COMMISSIONER BLANKENSHIP: And if you'll just  
8           give -- make sure we get your full name  
9           for the record.

10          MS. WHEELER: Hello. My name is Vickey  
11          Wheeler, and I'm chairman of the Friends  
12          of Big Canoe Creek Nature Committee.

13                 The Friends of Big Canoe Creek is  
14                 very proud that our conversations have  
15                 led us into positive, collaborative  
16                 relationships as evident of the support  
17                 we have here today that Mr. Blankenship  
18                 mentioned. The Friends of Big Canoe  
19                 Creek is prepared to lead the planning  
20                 of the Big Canoe Creek Nature Preserve  
21                 utilizing our partnerships we have  
22                 established over the group's 27-year  
23                 history.

1           The Geological Survey of Alabama  
2           recently completed Bulletin 185,  
3           Watershed Assessment of Big Canoe Creek  
4           System for Recovery and Restoration of  
5           Imperiled Aquatic Species. This is  
6           wonderful documentation on the watershed  
7           that this property lies within. This  
8           will help guide educational incentives  
9           that will provide science-based  
10          information about the watershed.

11           I have a copy of the book I'll leave  
12          with you. And I thank you very much for  
13          your time and consideration on this  
14          project.

15          COMMISSIONER BLANKENSHIP: Thank you,  
16          Ms. Wheeler.

17                  Our next speaker will be  
18          Representative Hill and followed by  
19          Mayor William Isley.

20                  Mr. Hill. Good to see you today,  
21          sir.

22          MR. HILL: Good morning, Mr. Commissioner.

23                  Good to see all of y'all. Thank you for

1           letting us talk for just a few minutes.

2           My name is Jim Hill. I represent  
3           House District 50. House District 50  
4           lies solely within St. Clair County.  
5           Part of my district is in the  
6           Springville area. Springville is in the  
7           western part of St. Clair County. This  
8           particular parcel of property is very  
9           close to I-59.

10          Here's the situation, ladies and  
11          gentlemen: The truth is you've got the  
12          cooperation of the city, the county, and  
13          our economic development board. Those  
14          are the big players that we have in  
15          St. Clair County to do this kind of  
16          project.

17          St. Clair County -- I moved there in  
18          1979. In 1980 the census in St. Clair  
19          County was 30,000 people. In 2010 it  
20          was a little over 80. In 2020 I look  
21          for it to be over a hundred. We're one  
22          of the fastest-growing counties in the  
23          state of Alabama.



1           This is 400 acres that has the  
2 potential to be carved out and to be  
3 saved for people to use from now on as a  
4 recreational, as an area to see what  
5 wildlife and what this habitat is all  
6 about along the Big Canoe Creek.

7           I would urge you to consider this.  
8 I mean, the truth is sooner or later  
9 this property will be developed. This  
10 is St. Clair County. We will -- it will  
11 be developed. It could either be carved  
12 out and saved as a natural area or  
13 eventually it will be some type of  
14 housing development. So I would urge  
15 you that we would like to see it carved  
16 out as a natural area for people to use  
17 from now on.

18           I'll be happy to answer any  
19 questions. Thank you for your  
20 consideration. Appreciate it a lot.

21           COMMISSIONER BLANKENSHIP: Thank you,  
22           Representative Hill.

23           Mayor William Isley.

1 MR. ISLEY: Hello. I am William Isley, the  
2 mayor of Springville for the last nine  
3 years.

4 Having lived in Springville for 25  
5 years, we've all come to love this area.  
6 This is an area that some of you may not  
7 have been able to know exactly where  
8 Springville is. It's approximately  
9 halfway between Birmingham and Gadsden  
10 on the I-59 corridor. There's a  
11 tremendous number of public recreation  
12 facilities on the I-20 corridor as many  
13 of you know. There's a great big lake  
14 out there. But on the I-59 corridor  
15 there's hardly any, very few, until you  
16 get up into Jackson County and up near  
17 Fort Payne. The addition of this  
18 property, this 380-acre tract, in our  
19 area will provide for public recreation  
20 and the preservation of this area for  
21 ages.

22 And, please understand, Springville  
23 was -- is one of the oldest cities in

1           the state. The city itself was formed  
2           in 1872. The first inhabitants were  
3           1830s. And this property here actually  
4           has evidence of the ancestors being on  
5           that property.

6           The county and the city have chosen  
7           to support this project and that we will  
8           enter into contracts to maintain the  
9           facilities, help build the trails, and  
10          build the road into it. So we're  
11          willing and willing to be partners with  
12          Forever Wild on the purchase of this  
13          piece of land, and we would hope that  
14          you would move forward in approving the  
15          second appraisal towards the purchase.

16                    Any questions?

17          MR. WRIGHT: I heard you say, now, you would  
18                    put this in writing that the city  
19                    will --

20          MR. ISLEY: We will. The city -- the city and  
21                    the county have already publicly stated  
22                    through motions on the city council and  
23                    at the commission level of a financial

1                   commitment towards this project.

2                   Now, the ongoing construction of  
3                   future trails and to get this thing  
4                   built once we get in there is definitely  
5                   something the City of Springville, which  
6                   is where -- it's within the city  
7                   limits -- is willing to take on.

8           MR. RUNYAN: Have you got a blueprint of a  
9                   plan of what all you'd like to see  
10                  happen on this place?

11          MR. ISLEY: All we -- all I've been able to do  
12                  is discuss with the Friends of the Big  
13                  Canoe Creek what they would like to see  
14                  there, such as walking trails. Some of  
15                  them mentioned horseback trails. Some  
16                  have mentioned hiking trails. And  
17                  others, of course, have mentioned the  
18                  creek itself is great for canoeing and  
19                  kayaking.

20                  Towards that end, whatever it takes  
21                  to build -- once the property is  
22                  purchased and we go out and see the lay  
23                  of the land and where the best place to

1           put those kind of trails would be is  
2           what we're -- we're willing to work with  
3           the Friends of Big Canoe Creek. Because  
4           they are the ones that have stated they  
5           would be more than willing to lead us  
6           towards that.

7           MR. CAUTHEN: Mayor?

8           MR. ISLEY: Yes, sir.

9           MR. CAUTHEN: Is there any property around it  
10          that might be purchased at a later time?

11          MR. ISLEY: I believe there is. I don't think  
12          I'd be stepping out of line to say that  
13          there is a tremendously large utility --  
14          might be the largest one in the state --  
15          that has property contiguous to this  
16          property. This is 380 acres, and they  
17          have thousands of acres. And I  
18          understand that there's -- there's been  
19          some discussion that that utility is now  
20          considering the sale of some of their  
21          holdings.

22          COMMISSIONER BLANKENSHIP: Mr. Satterfield.

23          MR. SATTERFIELD: Mayor, did you say this

1           property has already been annexed into  
2           the city? Is it already a part of the  
3           city?

4           MR. ISLEY: Yes, sir, it is. Yes, sir, it is.

5                     To be honest with you, this was a  
6           planned residential development. It was  
7           going to be over 1,000 homes on this 380  
8           acres. I mean, you're looking at  
9           half-acre or quarter-acre lots. And the  
10          City of Springville stood to  
11          tremendously benefit financially from  
12          something like that. However, when I  
13          started holding hands with the Friends  
14          of Big Canoe Creek and discussing with  
15          our council the benefits of preserving  
16          that land for the future, they all got  
17          on board, including the -- even at the  
18          county level.

19                    It would be a tremendous asset for  
20          folks that live on the I-59 corridor  
21          that now drive -- the closest one to us  
22          is Turkey Creek about 30 miles away. To  
23          some others it's much further than that,

1                   you know, 60 or 70 miles.

2                   Any questions?

3                   (No response.)

4           MR. ISLEY: Thank y'all.

5           COMMISSIONER BLANKENSHIP: Thank you, Mayor.

6                   Ms. Vaughan, before I call the next  
7           speaker, did you also want to speak  
8           about the Turkey Creek Nature Preserve?

9                   I don't think you had an opportunity  
10          to do that.

11          MS. VAUGHAN: Yes, I did.

12                   Again, my name is Libba Vaughan with  
13          the Freshwater Land Trust, but I want  
14          you to pretend that I'm Charles Yeager  
15          with the Turkey Creek Nature Preserve.  
16          So if you'll envision a beard and a hat  
17          and ...

18                   He's got a really good reason he's  
19          not here today. He and his wife,  
20          Rebecca, are expecting their second  
21          child any moment now. And so he asked  
22          me yesterday to talk to you on some good  
23          news he wanted to share with you, and I

1 am so excited to share the good work  
2 that he's been doing. He's a great  
3 colleague of ours, and I think he's been  
4 doing a fantastic job. And I know many  
5 of you agree with that.

6 He wanted me to share that they  
7 easily -- the Turkey Creek Nature  
8 Preserve in Pinson easily expects to  
9 surpass 100,000 visitors in 2017.  
10 100,000. In July alone they counted  
11 over 10,000 people drive through those  
12 gates in Pinson. Their summer event,  
13 "Float Your Boat," was one of the  
14 biggest events ever with over a thousand  
15 in attendance. And I was there, and I  
16 can attest that you could not get one  
17 more car in that place. It was  
18 incredible. Had good weather that day,  
19 too.

20 They cohosted the 2017 Alabama Bat  
21 Blitz with the Alabama Bat Working Group  
22 and the Ruffner Mountain Nature  
23 Preserve. And they also completed



1 construction on a commercial greenhouse  
2 and shade house so that they can  
3 propagate their own native plants to  
4 do -- to put in restoration projects in  
5 Turkey Creek. They're looking forward  
6 to a number of events, including a hike,  
7 a 5K this year.

8 And so that's the update. And,  
9 again, if you haven't been to Turkey  
10 Creek recently, you better go on a --  
11 early or late in the day when there  
12 aren't as many visitors there. We're  
13 real proud of the activity that place  
14 has seen. So thank you.

15 COMMISSIONER BLANKENSHIP: Thank you,  
16 Ms. Vaughan.

17 The last speaker --

18 MR. CAUTHEN: Let me ask her something.

19 COMMISSIONER BLANKENSHIP: Yes, sir.

20 MR. CAUTHEN: Ms. Vaughan, the property that  
21 you spoke on previously, Big Canoe  
22 Creek --

23 MS. VAUGHAN: Big Canoe Creek, right.

1 MR. CAUTHEN: -- now, what could Big Canoe  
2 Creek do to take some of the pressure  
3 off of Turkey Creek?

4 They're going to have to step up  
5 their program out there if they're going  
6 to get that --

7 MS. VAUGHAN: I know. I expect that the Big  
8 Canoe Creek Nature Preserve would see  
9 similar numbers to the Turkey Creek  
10 visitors within a few years easily,  
11 especially with the growth of St. Clair  
12 County that you heard about and the  
13 growth of Springville, absolutely.

14 MR. CAUTHEN: Okay. Thank you.

15 MS. VAUGHAN: Thank you.

16 COMMISSIONER BLANKENSHIP: Our last speaker is  
17 Brian Rushing speaking about the  
18 Wiregrass Trail.

19 MR. RUSHING: Good morning, Commissioner and  
20 members of the board. Thank you for the  
21 opportunity to speak.

22 My name is Brian Rushing. I'm  
23 director of Economic Development

1 Initiatives at the University of Alabama  
2 Center for Economic Development. And we  
3 do quite a bit of work in collaboration  
4 with the Alabama Trails Commission and  
5 with communities around the state  
6 seeking to develop outdoor recreation  
7 projects that enhance quality of life  
8 and help support economic development in  
9 communities through recreational  
10 tourism -- nature-based and outdoor  
11 recreational-based tourism.

12 On behalf of the Alabama Trails  
13 Commission and the Wiregrass Trail  
14 partnership, I wanted to give you a  
15 quick update on where we are with the  
16 Wiregrass Trail initiative.

17 As you may recall, this is an  
18 approximately 44-mile-long corridor  
19 owned by CSX that runs between Andalusia  
20 and Geneva in the Wiregrass region of  
21 Alabama, southeast-central Alabama. And  
22 we have -- this acquisition has been  
23 before Forever Wild for some time now.

1 In fact, two years ago you approved  
2 moving ahead with a first appraisal of  
3 this property.

4 You may also recall that there --  
5 that we have \$400,000 in Transportation  
6 Alternatives Program funding through  
7 ALDOT that is dedicated to the  
8 acquisition of this corridor as well as  
9 another \$400,000 Recreational Trails  
10 program grant commitment -- or funding  
11 commitment that has come through -- or  
12 is being administered by ADECA.

13 Over the last couple of years we've  
14 actually been moving through the NEPA  
15 process with the Wiregrass Trail  
16 partners, and we have completed the NEPA  
17 process with the exception of a  
18 hazardous materials survey that ALDOT is  
19 requiring on the corridor. And they're  
20 requiring that it be done to CSX  
21 standards, which basically means about  
22 300 soil samples that have to be pulled  
23 along the entire length of the corridor.

1           So the Cities of Opp, Geneva, and  
2           Andalusia currently are working on  
3           budgeting the funding for that in their  
4           fiscal year 2018 budgets. And so they  
5           will be looking at moving forward with  
6           that survey. And that survey, once it's  
7           done, provided that it doesn't uncover  
8           any unusual contamination on the  
9           corridor, then ALDOT will be in a  
10          position to go ahead and approve the  
11          moving forward with the acquisition  
12          procedure on the corridor.

13           And so we have that to complete.  
14          And we're also in the process of  
15          developing a memorandum of understanding  
16          that we will put before State Lands  
17          Division the nominal grant recipients or  
18          grantees, which is -- which are the City  
19          of Geneva and Geneva County, as well as  
20          the funding agencies that will govern  
21          how funding will flow back to Forever  
22          Wild should you decide to move forward  
23          with the acquisition ultimately.

1           So I just wanted to let you know  
2           that's where we are in this process.  
3           We're finishing up NEPA right now. And  
4           thank you for your support of this  
5           project and your interest in it, and  
6           we'll keep you posted on our progress  
7           moving forward.

8           But this really is an exciting  
9           project that I think can benefit a  
10          region of Alabama that really needs a  
11          facility like this. It can benefit them  
12          in multiple ways.

13          So thank you for your support of  
14          this project. I'm happy to answer any  
15          questions. Thank you.

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

18          That was all of the public comment  
19          that we had. This is the part of the  
20          meeting where by regulation we  
21          usually go into executive session.

22          So by regulation, appraisal values  
23          are confidential during periods of

1 negotiation. Accordingly, in order to  
2 discuss tract appraisal values, the  
3 board will need to go into recess for an  
4 executive session.

5 Is there a motion for the board to  
6 now recess to attend an executive  
7 session?

8 MR. HORN: So move.

9 MR. CAUTHEN: Second.

10 COMMISSIONER BLANKENSHIP: We have a motion  
11 and a second.

12 As I call your name, please state  
13 your position on the motion. If you're  
14 in favor, say "aye." If you're opposed,  
15 say "no," because we do need to have  
16 that roll-call vote on that.

17 So Dr. Sims?

18 DR. SIMS: Aye.

19 COMMISSIONER BLANKENSHIP: Mr. Runyan?

20 MR. RUNYAN: Aye.

21 COMMISSIONER BLANKENSHIP: Dr. Hepp?

22 DR. HEPP: Aye.

23 COMMISSIONER BLANKENSHIP: Mr. Oates?

1 MR. OATES: Aye.

2 COMMISSIONER BLANKENSHIP: Mr. Horn?

3 MR. HORN: Aye.

4 COMMISSIONER BLANKENSHIP: Mr. Wright?

5 MR. WRIGHT: Aye.

6 COMMISSIONER BLANKENSHIP: Dr. Woods?

7 DR. WOODS: Aye.

8 COMMISSIONER BLANKENSHIP: Mr. Satterfield?

9 MR. SATTERFIELD: Aye.

10 COMMISSIONER BLANKENSHIP: Dr. Valentine?

11 DR. VALENTINE: Aye.

12 COMMISSIONER BLANKENSHIP: Mr. Cauthen?

13 MR. CAUTHEN: Aye.

14 MR. BLANKENSHIP: And I also will vote "aye."

15 So it is 11:04. We anticipate that  
16 this executive session will take about  
17 20 minutes and then maybe just a  
18 few-minute break. So we'll do our best  
19 to reconvene by 11:30. Thank you.

20 **(Recess for executive session was**  
21 **taken at approximately 11:04 a.m.**  
22 **and the meeting was called back to**  
23 **order at approximately 11:49 p.m.)**



1           COMMISSIONER BLANKENSHIP: All right. We are  
2           back from executive session. It is  
3           11:49. And we are back to resume the  
4           regular meeting.

5           Next on the agenda, I think we have  
6           some reports from staff. One is the  
7           financial data. I think Patti Powell is  
8           going to handle that. I think that may  
9           be in Tab 2.

10          MS. POWELL: Yes. For the board, that is --  
11          we will start in Tab 2.

12                 And for the benefit of the public,  
13          this is the portion of the meeting that  
14          we just give some overview of financial  
15          information. I know we're running long  
16          today, and so I am going to fly through  
17          this a little bit.

18                 What we like to do is run through  
19          the tracts that are actively being  
20          worked on by staff for closing that have  
21          received prior motions by this board to  
22          proceed to closing and they're in  
23          various stages of that. But these are

1 tracts that we subtract from our  
2 available -- our balance in the bank  
3 just like you do your checking account.  
4 If you have a check outstanding, you  
5 know, you subtract that. So that's what  
6 I want to run through today.

7 The cash balance is just over  
8 19 million. The following tracts are in  
9 some stage of the closing process or are  
10 still under negotiation, but we have  
11 that money sort of earmarked hoping that  
12 the tracts do close.

13 So those are Coon Gulf-Heard,  
14 Jackson County. Dallas County-WMA  
15 Addition, Dallas County. DeSoto State  
16 Park-French Addition, Dekalb. DeSoto  
17 State Park-Jones Addition. Old Cahawba  
18 Prairie-Childers Creek Addition, Dallas.  
19 Skyline WMA-Pole Branch Addition,  
20 Jackson. Weeks Bay Reserve-Bay Road  
21 West Addition, Baldwin County. Weeks  
22 Bay Reserve-Sunset Shores Addition,  
23 Baldwin County. Grand Bay Savanna-Solet

1           Addition, Mobile. Lake Lurleen  
2           State Park-Roebuck Addition, Tuscaloosa.  
3           Red Hills-Parris Trust Addition, Monroe.  
4           Tannehill-Ayers Addition, Jefferson  
5           County.

6           That leaves an available  
7           unencumbered balance of just over  
8           15 million. However, we always have to  
9           talk about the state budgeting process  
10          that yields a different amount for this  
11          board's spending authority. Now, the  
12          current fiscal year will end  
13          September 30th. So this will be  
14          different at our next meeting. But  
15          currently the spending authority is less  
16          than your available balance. The  
17          spending authority is just over  
18          \$7.3 million.

19          The policy of this board in the  
20          past -- although not dictated by law,  
21          but the policy of this board has been  
22          not to make motions for purchases that  
23          exceed the available budgetary spending

1 authority. Again, that is flexibility  
2 to the board, but that has been past  
3 policy and precedent by this board.

4 The parcels that have closed already  
5 this fiscal year, let me take a second  
6 to run through those just quickly:  
7 Autauga WMA-Phase II. Dallas County  
8 WMA-Phase II. DeSoto State  
9 Park-Tutwiler Addition. Guntersville  
10 State Park-Stubblefield Mountain  
11 Addition. Indian Mountain-Simmons  
12 Addition. Monte Sano State Park-Dug  
13 Hill West Addition. Old Cahawba-Prairie  
14 Addition. Shelby County Park-Shades  
15 Creek Addition. Skyline WMA-Threwer  
16 Point Addition. Uchee Creek Confluence.  
17 Upper Wolf Bay Savanna and Marsh. Weeks  
18 Bay Reserve-Meadows Phase II Additions.  
19 And Yates Lake-North Addition.

20 If there are -- are there any  
21 questions on the amount or the spending  
22 authority or any questions on that by  
23 the board?

1 (No response.)

2 MS. POWELL: Okay. Then I'll move into just a  
3 brief overview of our stewardship fund.

4 For each purchase the board makes,  
5 15 percent of appraised value goes into  
6 the stewardship fund. If we have a  
7 donation, still 15 percent of appraised  
8 value goes into the stewardship fund  
9 which is designed for long-term care and  
10 maintenance of our tracts.

11 The stewardship fund always carries  
12 a high balance because it is designed to  
13 throw off hopefully enough interest to  
14 manage our tracts on an annual basis.  
15 We have had to go into the corpus a  
16 couple of the last years to provide  
17 enough money oftentimes in relation to  
18 reforestation activities.

19 So the current balance of the  
20 stewardship fund is just over  
21 34 million. We had reserved -- this  
22 board approved potential expenditures  
23 for this next year up to 1.5 million.

1           The current balance is a little -- of  
2           that -- what I'm calling the balance, of  
3           that 1.5 that you authorized us to spend  
4           on management activities, you would  
5           still see in the bank almost a million  
6           of that. It is very deceptive. We have  
7           some bills already in place coming  
8           through related to reforestation  
9           activities that equal over \$750,000.  
10          This is the time of year where we do a  
11          lot of work also. So there will be --  
12          that amount will look less here soon.

13                 But if there are any questions on  
14          that, I will be happy to address those.

15                         (No response.)

16          MS. POWELL: All right. Moving now into an  
17          overview of the tracts that have at a  
18          prior meeting -- it could have been  
19          several meetings back -- but that were  
20          approved -- excuse me -- were appraised  
21          as a result of a motion for first  
22          appraisal. The appraisals that are back  
23          and, therefore, that will comprise the

1 appraised nominations are the following:

2 Barbour WMA-Leak Creek Addition,  
3 Barbour County. Big Canoe Creek,  
4 St. Clair County. Byrnes Lake, Baldwin  
5 County. Coosa WMA-Hancock Phase III,  
6 Coosa County. Emauhee Creek Lake,  
7 Talladega. Laguna Cove, Baldwin.  
8 Natural Bridge Creek Tract, Covington.  
9 Pine Barren Creek Tract, Dallas County.  
10 Pintlala Creek, Lowndes County.

11 **Rickwood** Caverns State Park-Helms,  
12 Blount County. Skyline WMA-Crow Creek  
13 Valley Addition, Jackson. Tannehill-Mud  
14 Creek Addition, Bibb County. Terrapin  
15 Hill, Coosa County. Weeks Bay  
16 Reserve-Harrod's Farm, Baldwin. White  
17 Oak Plantation, Macon County.

18 In round numbers, taking all of that  
19 together, that's about \$40 million worth  
20 of appraised land values, obviously,  
21 more than your spending authority. But  
22 I'm always the bad news bearer on that.

23 But are there any questions on the

1           appraised nominations from that list or  
2           any other financial issues or questions  
3           from that report that the board might  
4           have?

5                           (No response.)

6           MS. POWELL: All right. If not, then I think  
7           we'll move on into the grant status  
8           update. Doug does this each meeting.  
9           And generally the board has always in  
10          the past encouraged my staff to pursue  
11          leveraging opportunities, grant  
12          opportunities, and to bring those to the  
13          board. We do so simply as an update of  
14          those activities. On any tracts where  
15          we've got a deadline related to  
16          potential grant funds, we normally will  
17          tell you that also. But I'll turn it  
18          over to Doug.

19          MR. DEATON: All right. At the last meeting  
20          we reported that we had secured a NOAA  
21          grant through the Weeks Bay Reserve  
22          staff that covered several Weeks Bay  
23          Reserve nominations. Those include the



1           Sunset Shores Addition, Bay Road West  
2           Addition, Meadows Phase III Addition,  
3           and the Harrod's Farm Addition that was  
4           discussed earlier.

5           We're in the closing of the Sunset  
6           Shores Addition and Bay Road West  
7           Addition. Those should close in the  
8           next couple of days, and then we'll seek  
9           reimbursement back to the program for  
10          those funds.

11         MR. CAUTHEN: Where are you reading from?

12         MR. DEATON: Sir?

13         MR. CAUTHEN: Are you reading from something  
14           that we're supposed to have?

15         MR. DEATON: No, sir.

16         MR. CAUTHEN: Okay. Well, that explains it,  
17           then.

18         MR. SATTERFIELD: I had the same question.

19         MR. DEATON: The board initiated a first  
20           appraisal of the Meadows Phase III  
21           Addition. We're still working on  
22           getting deed information to process that  
23           appraisal. So hopefully we'll have that

1           together for the board at the next  
2           meeting.

3           We discussed the Harrod's Farm. As  
4           just a reminder to the board, it's 235  
5           acres total. It's 80 acres of wetland  
6           of which the grant can cover 50 percent  
7           of the cost of the wetland acreage.

8           Are there any questions on that  
9           grant?

10                           (No response.)

11       MR. DEATON: A quick Solet -- Grand Bay  
12           Savanna-Solet Addition update. That's  
13           the property that was donated to us from  
14           TNC. We're still working to get the  
15           final paperwork together. I spoke with  
16           Steve Northcutt. We should have the  
17           final deed soon, and we'll be able to  
18           process that hopefully by the end of  
19           this month and start that.

20           One tract that we've been working  
21           with Wildlife and Freshwater Fisheries  
22           Division to secure a Recovery Land  
23           Acquisition grant that could be applied

1           to what we call the Red Hills-Section 2  
2           grant. This tract is located in Monroe  
3           County. It's approximately 330 acres.  
4           If the board chose to secure it, it  
5           would help us to secure an inholding  
6           within what we call the Red Hill Complex  
7           that we currently own.

8                         Pending the final award letter, this  
9           would provide approximately \$250,000 to  
10          apply towards the purchase of this  
11          purchase. The grant opportunity has not  
12          been awarded, so we can't take advantage  
13          of it today. But we anticipate having  
14          final notification by the end of  
15          September.

16         MR. WRIGHT: What tract was that, Doug?

17         MR. DEATON: The Red Hills-Section 2. It's  
18                 330 acres.

19         DR. WOODS: And what percentage would the  
20                 grant cover?

21         MR. DEATON: It's -- the amount is 250,000.

22                 So we would have to have an appraisal to  
23                 determine the percentage.

1 DR. WOODS: Okay.

2 MR. DEATON: It is our understanding that --  
3 we call it RLA grants. It's been  
4 zero-budgeted for next year. So this  
5 will be the last time to take advantage  
6 of those after this cycle. So it's been  
7 secured, assuming it's awarded to us.  
8 So we can still take advantage of it.

9 So today the board could do one of  
10 three options: Take no action. You  
11 could move forward with a first  
12 appraisal if you're interested  
13 regardless of the award. Or you could  
14 make a motion for first appraisal  
15 contingent upon us receiving the award  
16 letter. That way, if we receive it by  
17 the end of September, you wouldn't have  
18 to wait until the next meeting for us to  
19 come back and ask in November. So that  
20 would be two months longer, if the board  
21 is interested.

22 Are there any questions about those?

23 (No response.)

1 MR. DEATON: All right. That's all I have.

2 Chuck, has an update for his PR funds.

3 COMMISSIONER BLANKENSHIP: Director Sykes.

4 MR. SYKES: Thank you, Commissioner.

5 It's 5-F, I think --

6 COMMISSIONER BLANKENSHIP: H. 5-H.

7 MR. SYKES: 5-H. I've got three. Patti made  
8 me do three this time, so ...

9 MS. POWELL: And let me also, while the board  
10 is finding 5-H -- you also have -- you  
11 have in your green folder on the sort of  
12 cream-colored paper an updated map of  
13 Pine Barren Creek that Chuck is about to  
14 talk about. So let's give everybody a  
15 second to get there.

16 You have your packet memo, 5-H, and  
17 then the updated map that's in the  
18 off-color paper in the green folder.

19 Everybody good?

20 (No response.)

21 MS. POWELL: All right.

22 MR. SYKES: May I proceed?

23 MS. POWELL: Yes, sir.

1 MR. SYKES: Okay. Thank you.

2 First of all, y'all see the memo  
3 that's in your packet, but I wanted it  
4 to be noted on the record how much we  
5 appreciate what the board has done over  
6 the past few years with us being able to  
7 leverage our Pittman-Robertson dollars.

8 In the past Forever Wild was not  
9 used as state match. Most people on the  
10 board are familiar that during the last  
11 presidential administration gun sales  
12 and ammunition sales went through the  
13 roof and we were for the first time  
14 flush with federal dollars that Alabama  
15 hunters had paid into. But without  
16 state match we could not access it. So  
17 Forever Wild came on board as a state  
18 match. We were able to leverage three  
19 to one. For every dollar Forever Wild  
20 Board put in, we were able to put three  
21 of our Pittman-Robertson dollars.

22 Our first goal was to put back  
23 together the Autauga WMA. We exceeded

1           that goal. We wanted about 6,000 acres  
2           that joined a 300-some-odd-acre tract  
3           that our division owned. It's up around  
4           8,000 acres right now. So that was a  
5           huge success.

6           The second part was identifying  
7           underserved areas throughout the state  
8           that did not have public hunting  
9           opportunities. Through our three-to-one  
10          leveraging again, the Cedar Creek  
11          Special Opportunity Area was purchased  
12          in Dallas County, and then the Forever  
13          Wild Board purchased on its own the  
14          Uchee Creek Confluence Tract in Russell  
15          County. Both of those tracts fit right  
16          in the middle of some of those  
17          underserved areas where people did not  
18          have good public hunting opportunities.  
19          So I want to thank y'all for that.

20          At the last meeting when the Pine  
21          Barren Creek Tract was nominated and  
22          voted for first appraisal, we did not  
23          have our federal apportionment, so I

1           could not tell you how much we would be  
2           able to match. I was asked to be able  
3           to provide that at this meeting, and I  
4           can tell you that we are -- we can  
5           obligate three to one again. So our  
6           apportionment came in. So if the board  
7           chooses to move on the Pine Barren Creek  
8           Tract, we will be able to match three  
9           dollars to your one dollar.

10           And while I have the mic, I did want  
11           to kind of reiterate what Dr. Youngblood  
12           had said. He and I go way back. When  
13           this first came about, he called me. We  
14           had in-depth discussions about our  
15           management strategy for these new  
16           special opportunity areas -- which if  
17           y'all choose to move on this will fall  
18           into it. I'm not going to get into all  
19           of that right now because that's another  
20           tab.

21           But we will work with the  
22           Youngbloods. We want to be good  
23           neighbors. I'm a private landowner



1           myself. I understand that something new  
2           with public hunting coming into the  
3           neighborhood can be a little concerning,  
4           but we're fully aware of that and are  
5           willing to sit down and work out any  
6           issues that may arise.

7           COMMISSIONER BLANKENSHIP: Any --

8           MR. CAUTHEN: I move -- is it appropriate to  
9           move on that, Chuck, right now?

10          MS. POWELL: No. Wait until general  
11          discussion if you have a motion. But if  
12          you have a question or anybody else has  
13          a question, let's -- while Chuck is up  
14          here, let's go ahead and run through it.

15          DR. WOODS: Yes. Dr. Youngblood talked about  
16          access to some of this area. Will that  
17          access interfere with any of the Forever  
18          Wild portions?

19          MR. SYKES: No, sir. It's all deeded access.  
20          We have similar issues on the Cedar  
21          Creek Tract that we've already closed  
22          where there are some inholdings that  
23          have access. So, no, sir, that's --

1           that's not going to be a problem.

2           MR. SATTERFIELD: So to clarify, then, if we  
3           proceed with this purchase, the public  
4           would still have access to all of these  
5           public lands --

6           MR. SYKES: Yes, sir.

7           MR. SATTERFIELD: -- regardless of what side  
8           of the agreement you might have with  
9           Dr. Youngblood?

10          MR. SYKES: We have nothing -- it's just --  
11          we've agreed to sit down with the  
12          Forever Wild staff, State Lands staff,  
13          and answer any questions and try to come  
14          to an agreement on access.

15          MR. HORN: Chuck, are you comfortable with  
16          that?

17          MR. SYKES: Absolutely. Like I said, this  
18          isn't our first rodeo with this. We've  
19          gone through it with Cedar Creek and  
20          with numerous other WMAs and Forever  
21          Wild properties that have joint access  
22          and deeded access. So it's not a big  
23          deal as far as we're concerned. And

1           when it comes to --

2                   Do you want me to go on now and --

3   MS. POWELL:   Might as well.

4   MR. SYKES:    Okay.  One of my other memos,  
5                   while I'm standing here, I think it is  
6                   under 5-I.

7                   When people think about a piece of  
8                   property that falls into our WMA system,  
9                   they think about a large tract of land,  
10                  gates open, people coming and going  
11                  whenever and however.  The Uchee Creek  
12                  as well as Cedar Creek -- the sizes of  
13                  those properties are not conducive to  
14                  just open-access public hunting.

15                  So what we have done, I included  
16                  maps in there.  And I'll just use Cedar  
17                  Creek as an example since we're talking  
18                  about Dallas County.  That 6500-acre  
19                  tract has been broken down into 16  
20                  compartments that vary anywhere from  
21                  three to 500 acres, depending on the  
22                  road system or SMZs or good boundaries  
23                  that hunters can utilize.

1           I'm sorry. Well, close your eyes  
2           and I'll explain it to you. You can  
3           envision what we're talking about.

4           6500 acres broken down into 16  
5           different units. Hunters will apply  
6           online at "Outdoor Alabama" for access  
7           to hunt one of these units. For  
8           example, Mr. Wright applies to hunt  
9           Cedar Creek the first week of December  
10          and he gets the opportunity to hunt. He  
11          is assigned one area, and he and  
12          Dr. Woods basically have their own  
13          500-acre hunting club for that four-day  
14          hunt. All gates will be locked with  
15          combination locks that will be changed  
16          after every hunt.

17          It's not going to be a free-for-all  
18          basically. We are -- these are unique  
19          properties, both Cedar and Uchee, that  
20          have tremendous potential to offer  
21          something to our hunting public that  
22          Alabama has never been able to offer.

23          If any of y'all hunt out west, if

1           you apply to go to Wyoming antelope  
2           hunting, you get drawn in a specific  
3           unit. There's only a limited  
4           opportunity for people to be there. So  
5           it is a top-quality hunting experience.

6           So we're offering this to our  
7           current constituents of public land  
8           hunters, but what was interesting to our  
9           staffs was the opportunity to get new  
10          customers coming into these areas.

11          I'm a private landowner, and I think  
12          I'm a pretty decent hunter. So I could  
13          take a map of Bankhead that's 90,000  
14          acres and I could figure out where to go  
15          to kill a deer. But if you're not a  
16          seasoned hunter, that can be  
17          overwhelming. It can be very  
18          intimidating.

19          So if we break this down into  
20          manageable units and you know that only  
21          you and your hunting partner are going  
22          to be the ones there for that specific  
23          hunt, it takes away a lot of the

1           questions that people have about public  
2           land hunting, and I think it opens the  
3           door to a new clientele of public land  
4           user.

5           We also have dedicated three of  
6           those units to mentored hunts where our  
7           staff will take people on not just an  
8           afternoon hunt like most programs are.  
9           This is a hunting experience where we  
10          take them to the field, gun safety, go  
11          to the woods and actually do habitat  
12          analysis and show them why we do what we  
13          do, why we place stands where we put  
14          them, take them on a hunt, hopefully  
15          harvest an animal, process it, take it  
16          back to a camp, have dinner, spend the  
17          weekend. It's a hunting experience like  
18          we grew up doing that a lot of these  
19          people haven't had that opportunity to  
20          do.

21          So we're trying to tap into the  
22          whole farm-fresh, cage-free, organic  
23          public that -- you know, we were ahead

1 of the curve. We've been doing that  
2 forever. But that's a big segment of  
3 our public now, and we want to give them  
4 the opportunity in a situation that's  
5 not real intimidating that they feel  
6 like they can have success doing it.

7 MR. OATES: Is that what you envision this  
8 Pine Barren --

9 MR. SYKES: Absolutely. Absolutely. So it  
10 will be limited access.

11 MR. WRIGHT: So at Cedar Creek the whole place  
12 is divided into 16 units?

13 MR. SYKES: Yes, sir.

14 MR. WRIGHT: On these hunting dates that you  
15 have here --

16 MR. SYKES: Yes, sir.

17 MR. WRIGHT: -- there will be somebody on --

18 MR. SYKES: No, sir. There will only be ten  
19 people at a time. Those units will only  
20 be hunted probably three to four times  
21 for the season. We are going to manage  
22 this as a quality hunting operation. So  
23 you may have two people hunting in

1 section 1, 5, 9, 14, and 16, and then it  
2 may be two weeks before those specific  
3 units are hunted again. Pressure is the  
4 key to having a quality hunt.

5 Yes, sir.

6 MR. WRIGHT: And I think you told me this  
7 earlier, but I want to be sure. How do  
8 you delineate between a unit?

9 MR. SYKES: Units are delineated by roads or  
10 SMZs, drainages. And our staff have  
11 marked boundaries and posted signs where  
12 if you get drawn, you get -- you're  
13 going to hunt section 15. You're  
14 getting a map, you're getting what's in  
15 that section, and you know where the  
16 boundaries are.

17 MR. WRIGHT: Sounds interesting.

18 MR. SYKES: Yes, ma'am.

19 DR. SIMS: How do you and your team determine  
20 which properties are best suited for  
21 these quality hunting experiences? How  
22 do you determine that?

23 MR. SYKES: There are several things. The



1 main point is size and location. And  
2 let's face it. 6500 acres on the  
3 Alabama River in Dallas County, that's  
4 as good as it gets. 4500 acres in  
5 Russell County, Uchee Creek. Those are  
6 properties that I would have never  
7 imagined we would have the opportunity  
8 to offer to the hunting public for just  
9 an Alabama hunting license and an  
10 18-dollar WMA permit.

11 These can be destination locations.  
12 This would be open to anybody that  
13 purchases a license, not just residents.  
14 Nonresidents that buy a hunting license  
15 have participated just as much in our  
16 Pittman-Robertson money as residents  
17 have.

18 So you're talking about -- I mean,  
19 we already know the economic impact that  
20 Forever Wild has had, but we're putting  
21 these properties, with y'all's help,  
22 into those underserved areas that have  
23 not had the opportunity to take

1 advantage of this.

2 That Cedar Creek Tract is halfway  
3 between Camden and Selma. Those people  
4 that get drawn for these hunts are going  
5 to have someplace to stay, someplace to  
6 eat, gas and so forth. It could be a  
7 good economic boost to these areas.

8 So that's what we were looking at.  
9 Size was the main portion and location.

10 Yes, sir.

11 MR. SATTERFIELD: Chuck, who's hunting on  
12 these properties now?

13 MR. SYKES: Cedar Creek, there has been no  
14 hunting for two years. It's taken us  
15 two years to take this property down.  
16 So it's been sitting idle while we've  
17 been setting all of this up.

18 The Pine Barren Tract, I think two  
19 brothers own it now. Them and their  
20 families hunt it. The Uchee Creek  
21 Tract, I think, was one landowner that  
22 was just using it for he and his family.

23 MR. SATTERFIELD: And second question: How

1           will the people be selected for these  
2           hunts?

3       MR. SYKES:  It is a random computer selection.  
4           They go online to "Outdoor Alabama."  
5           They select which areas they want to  
6           hunt for which days, and then it's a  
7           random selection.  We're not -- despite  
8           what a lot of people think, we're not  
9           going in and picking for our friends.  
10          We have nothing to do with that.

11       COMMISSIONER BLANKENSHIP:  I just want to say  
12          I appreciate your work on that to try  
13          and find some new ways to attract  
14          hunters and to really make some quality  
15          hunting opportunities for the public in  
16          Alabama.  And as the new Commissioner,  
17          I'm learning all about it myself, and it  
18          sounds very encouraging to me.

19       MR. SYKES:  It's very exciting.  As a guy  
20          coming in from the private sector that  
21          set up properties and managed commercial  
22          hunting lodges, this is something that I  
23          would have never thought we would have

1           been able to offer the public.

2                   So, again, thank y'all for your  
3           support over the past few years with  
4           helping us match those PR dollars.

5   DR. HEPP: I've got one more question.

6   MR. SYKES: Yes, sir.

7   DR. HEPP: What about the -- have you  
8           considered about the opportunities for  
9           nonhunters on these properties?

10   MR. SYKES: Yes, sir. And we are working with  
11           the State Lands Division to move in that  
12           direction, yes, sir. But, honestly,  
13           first thing is first. We were trying to  
14           get hunting on there for this year. And  
15           as soon as hunting season goes out, then  
16           we'll start working with the  
17           nonconsumptive user.

18   COMMISSIONER BLANKENSHIP: And it's not just  
19           for deer. This is small game --

20   MR. SYKES: No. This is deer, turkeys. We  
21           actually have a waterfowl area that  
22           we're bringing online up in Jackson  
23           County. That's a DOT mitigation

1 project. This is the new model for what  
2 we're looking at for our public hunting  
3 opportunities because the days of buying  
4 15, 20, 30,000 acres is not going to  
5 happen. So we've got to change the way  
6 we think. So these smaller tracts  
7 managed in a different format is what  
8 we're looking for.

9 MS. POWELL: And our staffs have been talking  
10 about different opportunities to bring,  
11 obviously, that -- this has a lot of  
12 moving parts and being a new program --  
13 and we already know we're probably going  
14 to have some lessons learned from how  
15 we're doing it. So we're trying not to  
16 bite off more than we can beneficially  
17 provide to the public.

18 But, yes, that is the next step. If  
19 this works -- be sure this works like we  
20 think it works, then look at the  
21 seasonality, the different parcels,  
22 different tracts, and what we can add to  
23 it. Both counties have rich

1 opportunities for recreational usage on  
2 this type of land, and so we're going to  
3 explore, as usual, all of those.

4 But this has been a tremendous  
5 amount of work, and we need to be sure  
6 it proves out on the ground how we  
7 intend for it to prove out. Then we'll  
8 add to it.

9 COMMISSIONER BLANKENSHIP: Any other  
10 questions?

11 MR. OATES: Are y'all in the process right now  
12 of taking applications or whatever it  
13 is?

14 MR. SYKES: That's a good question. The  
15 application process will start August  
16 the 28th, and the selection process will  
17 take place on October the 3rd. That's  
18 for Cedar and Uchee, yes.

19 MS. POWELL: And, Chuck, you might -- also,  
20 while you have the opportunity, why  
21 don't you tell people where that will be  
22 posted and when we think everything will  
23 be online and --

1 MR. SYKES: It will be on the "Outdoor  
2 Alabama" website under a public hunting  
3 page that you'll be able to go in and  
4 view all of the hunts, all of the  
5 opportunities. It's not just these SOA  
6 opportunities. It's our youth dove  
7 program. It's the state cattle ranch  
8 hunts. All of that is going to be under  
9 one location where everybody can go see  
10 what they would like to participate in.

11 MS. POWELL: And we'll have -- for those who  
12 are used to going to the  
13 "Alabamaforeverwild.com" site, we'll  
14 have a link there. But we are trying to  
15 keep it consolidated and keep that  
16 information easily viewable in one spot.

17 MR. OATES: Can a hunter only get one day or  
18 one --

19 MR. SYKES: These hunts are broken down.  
20 Turkey hunts are two-day hunts. Deer  
21 hunts are four-day hunts. The duck  
22 hunts, some of them are two; some of  
23 them are four-day hunts.

1           We tried to place them around prime  
2           hunting times just -- you know, at Uchee  
3           and Cedar, bow season hunts, we selected  
4           units that had good creek frontage,  
5           hardwood frontage or -- we tried to work  
6           this -- I mean, our staffs have been  
7           working on this for two years trying to  
8           get it right. And like Director Powell  
9           said, we know that there's going to be  
10          some issues. There's going to be some  
11          hiccups anytime you do a new program of  
12          this magnitude, but I think we can  
13          handle it.

14        COMMISSIONER BLANKENSHIP: Thank you, Chuck.

15        MR. SYKES: Thank y'all.

16        COMMISSIONER BLANKENSHIP: Jo, I think you're  
17          up on Tab 4, our short list update.

18          Tab 4.

19        MS. LEWIS: For the sake of the audience and  
20          the minutes, I'm Jo Lewis with the State  
21          Lands Division, and I'm going to run  
22          through the short-listed nominations.

23          As always, the short list is



1           comprised of the top -- the  
2           highest-scoring three nominations in  
3           each geographic region of the state in  
4           each of the four categories of use.  
5           Hypothetically, there could be 36. I  
6           forgot to count how many we have this  
7           time. It's about 20.

8           I'm going to for the sake of the  
9           minutes go through this. These maps are  
10          in your packet, and the list is Tab 4-A.  
11          We have -- and Ashley is running through  
12          the maps on the screen behind you, if  
13          you would prefer, or you can flip  
14          through your Tab 4-B, the same  
15          information.

16          We have Autauga WMA-Swift Creek  
17          Addition. Chandler Mountain-Simpson.  
18          Coldwater Mountain Phase I, Amended  
19          Version. Coldwater Mountain-Rice  
20          Addition. Coldwater Mountain-Sarrell  
21          Addition. Coosa River Tract. Deer Head  
22          Cove-Hartline. Dear Head Cove-Low Gap.  
23          D'Olive Bay. Horse Creek National

1 Forest Retreat. MTD, which is  
2 Mobile-Tensaw Delta, Pine Log Creek  
3 Addition. MTD-Simmons Addition.  
4 Patterson Creek. Red Hills-Flat Creek  
5 Addition. Red Hills-Section 2. Skyline  
6 WMA-Crow Mountain Addition, which is  
7 different than the Crow Creek Valley  
8 we've been discussing. Tannehill-South  
9 Addition. And WBR, which is Weeks Bay  
10 Reserve, Meadows Gill Addition.

11 I've been extremely brief because  
12 time is of the essence. If you have any  
13 questions about these, I'd be happy to  
14 answer them.

15 COMMISSIONER BLANKENSHIP: Any questions for  
16 Jo?

17 (No response.)

18 MS. LEWIS: Thank you.

19 COMMISSIONER BLANKENSHIP: Thank you.

20 Now we'll move into general  
21 discussion.

22 MS. POWELL: Commissioner, I just want to  
23 orient the board for a second as we move

1           into this section of the agenda. This  
2           is the time at each meeting you often  
3           make a lot of motions. It's also an  
4           opportunity, though, just generally to  
5           ask any questions you may have of staff.  
6           If we need to revisit something  
7           presented by a speaker, we can also do  
8           it during this portion.

9           Because you'll have fellow board  
10          members potentially making motions, I  
11          wanted you to be sure you had available  
12          your Tab 3-A, which is the appraised  
13          nominations, and your Tab 4-A, which is  
14          the short list. As you hear references  
15          to various motions, you will look to  
16          those, Tab 4 and Tab 3, for maps if you  
17          want to look. And so I just want to  
18          give everybody a second to get oriented.

19          And then, Commissioner, I may just  
20          stand up here, if you don't care, as  
21          y'all go through motions. That way  
22          if -- it will help me flip while y'all  
23          flip. And if we need to work on a

1 motion, I'll try to help folks. If you  
2 can tell me what you want to do, I'll  
3 try to help you do it.

4 COMMISSIONER BLANKENSHIP: Yes, sir.

5 DR. WOODS: I'd like to make a motion for a  
6 first appraisal on the Red  
7 Hills-Section 2 in Monroe County. And  
8 this is contingent upon receiving the  
9 grant from the -- is it RLA?

10 MS. POWELL: And that was Dr. Woods with a  
11 first on that.

12 So is everybody -- have you found it  
13 on --

14 MR. HORN: What property was that again?

15 MS. POWELL: The Red Hills ...

16 COMMISSIONER BLANKENSHIP: So the motion is to  
17 move for a first appraisal on the Red  
18 Hills-Section 2 contingent upon the --

19 DR. WOODS: Receiving the RLA grant.

20 COMMISSIONER BLANKENSHIP: -- receiving the  
21 RLA grant.

22 That's the motion. Is there a  
23 second?

1 DR. VALENTINE: I'll second.

2 COMMISSIONER BLANKENSHIP: Seconded by

3 Dr. Valentine.

4 Any discussion?

5 (No response.)

6 COMMISSIONER BLANKENSHIP: All of those in

7 favor say "aye."

8 (All board members present respond

9 "aye.")

10 COMMISSIONER BLANKENSHIP: Any opposed?

11 (No response.)

12 COMMISSIONER BLANKENSHIP: All right. Thank

13 you.

14 MR. CAUTHEN: Commissioner?

15 COMMISSIONER BLANKENSHIP: Yes, sir,

16 Mr. Sonny.

17 MR. CAUTHEN: I'd like to make a motion that

18 we move forward with the Pine Barren

19 Creek Tract.

20 MR. HORN: I would second that.

21 MS. POWELL: And if we want to move forward on

22 that one, let's also include in the

23 motion under the three-to-one match

1           proposal. I think if you'll look at  
2           your memo on that one in 5-H ...

3                     Just for clarity of the record and  
4           the apportionment of that, you may want  
5           to move pursuant to that -- referencing  
6           the three to one. But I'll let y'all  
7           get to 5-H.

8           MR. CAUTHEN: Are we going to get a second?

9           MR. SATTERFIELD: You got a second.

10          MS. POWELL: You have a second, but you may  
11                     want to think about amending the motion  
12           to expressly note the three-to-one  
13           match.

14          MR. CAUTHEN: So move.

15          COMMISSIONER BLANKENSHIP: To clarify the  
16                     motion for the board, I think the motion  
17           is to -- that Mr. Cauthen has made is to  
18           move forward for a second appraisal on  
19           the Pine Barren Creek nomination under  
20           the condition that the Wildlife and  
21           Freshwater Fisheries Division will  
22           provide the three-to-one match for that  
23           property.

1 MS. POWELL: That's appraisal and purchase,  
2 yes.

3 COMMISSIONER BLANKENSHIP: So that's the  
4 motion. And does the seconder agree  
5 with that?

6 MR. HORN: I agree.

7 COMMISSIONER BLANKENSHIP: Mr. Horn indicated  
8 he does agree with that.

9 Any other discussion?

10 MR. OATES: I would just urge that Director  
11 Sykes continue discussions with  
12 Dr. Youngblood to make sure they're --  
13 have those discussions and do the best  
14 they can to alleviate some of his  
15 concerns.

16 COMMISSIONER BLANKENSHIP: All right. Any  
17 other --

18 MR. SATTERFIELD: I'm sorry. We couldn't hear  
19 that clarification down here.

20 COMMISSIONER BLANKENSHIP: Mr. Oates just  
21 wanted to ensure that Director Sykes  
22 continued to work with Mr. Youngblood to  
23 alleviate his concerns and work together

1           on that as this moves forward. And I  
2           think Director Sykes has indicated he  
3           will gladly do that.

4                    Any other discussion?

5                            (No response.)

6   COMMISSIONER BLANKENSHIP: All of those in  
7           favor say "aye."

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

10   COMMISSIONER BLANKENSHIP: Any opposed?

11                            (No response.)

12   COMMISSIONER BLANKENSHIP: None. Thank you.

13                            Next.

14   MR. WRIGHT: Mr. Chairman, I would like to ask  
15           for a first appraisal on Coldwater  
16           Mountain-Rice Addition, please, 20  
17           acres.

18   DR. WOODS: Second.

19   COMMISSIONER BLANKENSHIP: Sorry. Give me  
20           just a second to get there.

21                            Coldwater --

22   MS. POWELL: Coldwater Mountain-Rice Addition.

23           It is on the short list, so it's a



1 motion for first appraisal.

2 COMMISSIONER BLANKENSHIP: And was there a  
3 second?

4 DR. WOODS: Second.

5 COMMISSIONER BLANKENSHIP: Seconded by  
6 Dr. Woods.

7 Any discussion?

8 (No response.)

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

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

13 COMMISSIONER BLANKENSHIP: Any opposed?

14 (No response.)

15 COMMISSIONER BLANKENSHIP: Seeing none, motion  
16 carries.

17 MR. SATTERFIELD: Mr. Chairman?

18 COMMISSIONER BLANKENSHIP: Yes, sir,  
19 Mr. Satterfield.

20 MR. SATTERFIELD: I would like to make a  
21 motion we proceed with the second  
22 appraisal and purchase on the Big Canoe  
23 Creek property.

1 MR. CAUTHEN: I second that.

2 MR. WRIGHT: Could we make that into a motion  
3 contingent with -- Mayor Isley said that  
4 he would -- you know, that the council  
5 and everybody was on board with it, and  
6 he -- he said he would put that in  
7 writing.

8 MS. POWELL: So just contingent upon receipt  
9 of approval of the local government  
10 authority?

11 MR. WRIGHT: Yes.

12 DR. SIMS: (Inaudible).

13 (Brief interruption by the court  
14 reporter.)

15 MS. POWELL: I'm sorry. Could you speak up,  
16 Dr. Sims?

17 I'm sorry. If you would, use that  
18 microphone.

19 DR. SIMS: What clarification were you needing  
20 to move forward with the Big Canoe Creek  
21 property?

22 MS. POWELL: I think that what Mr. Wright was  
23 mentioning was just he would like just

1 confirmation in writing from the speaker  
2 we had from the city that the city had  
3 approved -- their council had approved  
4 and was supportive of the program  
5 proceeding with the acquisition.

6 Is that correct, Mr. Wright?

7 MR. WRIGHT: Yes. And that they would do some  
8 work with the property to help Forever  
9 Wild improve the property for public  
10 use.

11 MS. POWELL: Okay. So if we are going -- if  
12 we're going to put -- we can put any  
13 condition or contingency on it that we  
14 would like to. If there are specific  
15 aspects of that beyond approval of the  
16 written confirmation by the local  
17 government of their support of the  
18 acquisition and just general operational  
19 support, then we need to define -- if  
20 we're putting a contingency on it, we  
21 just need to define it in a way to know  
22 if we've met it.

23 So the written confirmation of local

1 government, approval through resolution,  
2 we can come up with something about that  
3 for the motion. If you want something  
4 more specific as to support maintenance  
5 that may have been offered, then we may  
6 need to go back and see what we can get  
7 in writing on that or define the  
8 contingency in a way that we can confirm  
9 the city has met that. So y'all help  
10 me. Help me out.

11 MR. HORN: I'm comfortable with the commitment  
12 that -- we had Mr. Hill, the state  
13 representative, and Mayor Isley both  
14 speak to that. So I'm comfortable with  
15 the commitment that they have made to  
16 this property.

17 COMMISSIONER BLANKENSHIP: And that will be  
18 reflected in the minutes of this meeting  
19 that they spoke and --

20 MR. WRIGHT: It was in the minutes?

21 COMMISSIONER BLANKENSHIP: Yes, sir.

22 MR. HORN: That's right.

23 MR. WRIGHT: That's good. That's good.

1 COMMISSIONER BLANKENSHIP: So if I could help  
2 clarify, Mr. Satterfield, if you don't  
3 mind, the motion is to move forward with  
4 the Big Canoe Creek second appraisal and  
5 proceed to purchase?

6 MR. SATTERFIELD: That's correct.

7 COMMISSIONER BLANKENSHIP: And the second,  
8 that was from Mr. Sonny Cauthen?

9 MR. CAUTHEN: Yes.

10 COMMISSIONER BLANKENSHIP: Any other  
11 discussion?

12 (No response.)

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

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

17 COMMISSIONER BLANKENSHIP: Any opposed?

18 (No response.)

19 COMMISSIONER BLANKENSHIP: None. Motion  
20 passes.

21 Thank you. Any other --

22 DR. SIMS: I'd like to make a motion that we  
23 move for a second appraisal and move to

1 purchase the Skyline WMA Crow Creek  
2 Valley Addition.

3 MS. POWELL: Now, this one also has a memo on  
4 it in section 5 -- y'all give me a  
5 second.

6 5-G.

7 While I'm flipping, y'all flip.  
8 That's a technical term. My lawyer days  
9 paid off.

10 To give everybody just a second in  
11 looking at that, this, as a reminder, is  
12 the tract that we had a speaker on today  
13 confirming the owner's willingness to  
14 remove the outlying parcel to the right.

15 So, Dr. Sims, I may take just a  
16 minute for us to walk through how we get  
17 to where we need to get.

18 Let me ask you this question just to  
19 get your motion set: It would be to  
20 proceed -- for second appraisal and  
21 proceed to purchase with the elimination  
22 of the parcel adjacent to the Crow  
23 Creek -- well, that's not going to help

1                   us.

2                   Was it 189? What was the acreage?

3           COMMISSIONER BLANKENSHIP: 189.

4           MR. DEATON: 189.

5           MS. POWELL: So your motion would be to  
6                   proceed with purchase minus the parcel  
7                   of approximately 189 acres, to move  
8                   forward in that fashion?

9           DR. SIMS: That's exactly my motion.

10          MR. CAUTHEN: I second that motion.

11          COMMISSIONER BLANKENSHIP: It was a motion by  
12                   Dr. Sims, seconded by Mr. Cauthen.

13          MS. POWELL: And now we have discussion.

14          COMMISSIONER BLANKENSHIP: Now, is there any  
15                   discussion on that?

16          MR. HORN: Yeah.

17          MR. RUNYAN: We've got 400 acres of ag ground  
18                   out there. What are we going to do with  
19                   it?

20          MS. POWELL: These are -- these are the  
21                   options, and these are discussed in 5-G.

22                   Obviously, one option, as always the  
23                   option of this board, is no action.

1           If you were to proceed in some  
2           manner with the purchase, Director Sykes  
3           through the Wildlife and Freshwater  
4           Fisheries Division has offered with --  
5           now, not the Pittman-Robertson funds  
6           that were discussed earlier, but simply  
7           with some Wildlife and Freshwater  
8           Fishery Division funds to proceed with  
9           purchase of, on your map in 5-G, the  
10          more northern parcel, kind of blue,  
11          where the polka dots show the ag  
12          acreage -- for Wildlife to basically  
13          take on the responsibility of purchasing  
14          with their own funds that acreage with  
15          Forever Wild purchasing the remainder to  
16          the south of that line that you'll see  
17          in green, I believe. So that would --  
18          that's another option.

19                 The final option would be proceeding  
20                 with acquisition of the nomination per  
21                 Dr. Sims' motion and with the board  
22                 discussing whether or not -- you know,  
23                 Chuck believes for management of that



1           acreaage for duck hunting he would like  
2           to retain that acreage in active  
3           management -- or active production.  
4           This board could purchase the tract and  
5           then lease out those parcels for ag  
6           production. You have the ability to  
7           make decisions on private leases if you  
8           want to.

9           If you -- I guess a fourth option,  
10          which I didn't mention, is if there's a  
11          different request to the owner by this  
12          board of some other nature.

13          But those are the options. But  
14          Dr. Sims' motion that's been on the  
15          table and seconded would be to -- for  
16          Forever Wild to purchase all the acreage  
17          that you see in the blue and the green  
18          on the map. So discussion at this point  
19          would be on the --

20                           (Multiples speakers.)

21          MS. POWELL: Y'all, I'm sorry for a second.

22                           Now, first of all, Sonny, be sure --  
23          Nyla, could you help and see if his mic

1 is on?

2 If we could try to talk kind of one  
3 at a time and be sure you're close  
4 enough to the mic so the public can also  
5 benefit from the discussion.

6 Y'all, give us a second to get the  
7 other mics on.

8 Mr. Oates, could you see if yours is  
9 on?

10 Okay. Thank you. Now, I'm sorry,  
11 y'all.

12 COMMISSIONER BLANKENSHIP: Mr. Horn.

13 MR. HORN: Dr. Sims, one -- relative to your  
14 motion, one -- I think we've had a lot  
15 of -- or I've had a lot of thought about  
16 this piece of property, and one thing  
17 that we have always done, or I think we  
18 have, is to avoid any production of  
19 agriculture property, the purchase of  
20 that.

21 We've got some people that are not  
22 represented -- well, not on board or  
23 not necessarily here that have been

1           supportive of the Forever Wild program  
2           that are adamantly opposed to us buying  
3           any land that is in production or -- and  
4           so I would encourage us to consider  
5           maybe moving forward with this but  
6           excluding the agricultural -- the  
7           portion of this property that is  
8           involved in agricultural production. I  
9           think that would serve us well in the  
10          future if we did that.

11       MR. OATES: And I would second that, too.

12       COMMISSIONER BLANKENSHIP: So would that be --  
13           would you like to make that in the form  
14           of a substitute motion?

15       MS. POWELL: Well, I think if you're  
16           proposing -- if you're proposing no  
17           action, then it would be a withdrawal of  
18           that motion and consider a different  
19           motion.

20           And, Mr. Horn, I'm just not sure if  
21           you're suggesting simply not proceeding  
22           with the parcel as a whole or possibly  
23           proceeding in a split purchase. I just

1           want to clarify. That will help me  
2           with --

3       MR. HORN: I don't have -- I guess what -- I  
4           guess I'm proposing a split purchase,  
5           just eliminating or dropping the portion  
6           that is in agricultural production. I  
7           do not have any problem with the balance  
8           of the property. If that is an option,  
9           I guess it would be offered by the  
10          owner.

11       MR. OATES: That may be something y'all would  
12          have to -- staff would have to have  
13          further discussions with the owner on, I  
14          guess.

15       MS. POWELL: So it would be splitting off of  
16          the agricultural acreage perhaps in  
17          something like that's on your map but it  
18          not being purchased by Wildlife and  
19          Freshwater Fisheries Division, just  
20          simply not -- seeing if the owner would  
21          talk with the board about simply the  
22          portion in green on this map in 5-G.

23       MR. HORN: Yes.

1 MS. POWELL: I want to be sure I understand.

2 MR. HORN: Yes.

3 MS. POWELL: So I think, Commissioner, if --  
4 first of all, it's still with Dr. Sims  
5 as to whether to proceed with her motion  
6 and a second and to a vote or whether  
7 she wants to withdraw that motion and us  
8 take it one step at a time.

9 MR. SATTERFIELD: And may I ask a question  
10 before we do that?

11 MS. POWELL: Yes, sir.

12 MR. SATTERFIELD: If we proceed on that basis  
13 and you split out the agricultural  
14 property, would that not require a  
15 reappraisal of the main property that's  
16 left?

17 It's my understanding that if we  
18 just --

19 MS. POWELL: Correct.

20 MR. SATTERFIELD: -- remove the 189 acres,  
21 that would not require a reappraisal  
22 because those tracts were separately  
23 appraised anyway. But if we split off

1           the 400 acres, roughly, of the  
2           agricultural property, then we would  
3           have to go back for a reappraisal of --

4       MS. POWELL: At least an update of that  
5           appraisal to confirm the valuation being  
6           a different -- we couldn't take a  
7           per-acre calculation with the  
8           significant ag acreage. But as to -- if  
9           we get to there and have a motion  
10          related to that, I would have to bring  
11          up that, yes, staff is going to have to  
12          work on some updated appraisal  
13          information, whether it's Wildlife and  
14          Freshwater Fisheries obtaining the  
15          parcel or just another split with the  
16          owner. I can't split off the ag acreage  
17          and know what the appraised value is  
18          without further work.

19       MR. SATTERFIELD: In which event we would not  
20           be able to proceed today until we get  
21           that update?

22       MS. POWELL. That is correct. Staff would  
23           have to work on that with the appraiser

1           and come back to you with that  
2           valuation. It shouldn't be as much --  
3           and that would not be as expensive, I  
4           wouldn't expect, as a new appraisal, but  
5           there would be some expense in going  
6           back to the appraiser and asking for a  
7           split-parcel valuation.

8       DR. WOODS: Would there still have to be a  
9           reappraisal if Fish and Wildlife wanted  
10          to go forward with the --

11       MS. POWELL: This one doesn't have any  
12          Pittman-Robertson. So when we talk  
13          about Wildlife, our division, Wildlife  
14          and Freshwater Fisheries, Director  
15          Sykes' division.

16       DR. WOODS: Yes. I'm sorry.

17       MS. POWELL: They can -- I would presume they  
18          could work off the same appraisal work  
19          as we would. But we have to know what  
20          we're purchasing and what the value is,  
21          and I can't do a per-acre value on this  
22          one due to the difference in the type of  
23          acreage.

1           COMMISSIONER BLANKENSHIP:  So if there was a  
2                    desire to proceed with Wildlife and  
3                    Freshwater Fisheries purchasing that 400  
4                    acres in agriculture, then you would  
5                    still have to come back to the board  
6                    with an updated appraisal on what the  
7                    difference in --

8           MS. POWELL:  That is correct.  This board --

9           COMMISSIONER BLANKENSHIP:  -- the value of the  
10                   two parcels would be?

11          MS. POWELL:  This board could not purchase  
12                    acreage until I come back to you with  
13                    a -- lesser acreage until I come back to  
14                    you with the appraisal work, which we  
15                    certainly can, and bring that back for  
16                    evaluation.

17                    But I just want to step through --  
18                    you know, that's a decision to be  
19                    made --

20          COMMISSIONER BLANKENSHIP:  So we have a motion  
21                    on the floor.

22          DR. SIMS:  I'll withdraw my previous motion.

23          MR. CAUTHEN:  I want to make a comment before



1 she withdraws it.

2 Why couldn't we purchase it and  
3 leave it in agriculture?

4 MS. POWELL: Well, that is what's being  
5 proposed is purchasing and leaving it in  
6 agriculture. Chuck's division actually  
7 wants the agriculture to continue. They  
8 believe, as described in their memo,  
9 it's a critical element of that  
10 waterfowl hunting there.

11 MR. SATTERFIELD: But as I understand  
12 Mr. Horn's comments, the concern is the  
13 potential precedent that sets in terms  
14 of dealing with ag -- with Forever Wild  
15 purchasing agricultural lands which we  
16 have tried -- which this board has tried  
17 to avoid in the past. So that would be  
18 a major new policy decision that this  
19 purchase would create if you decide to  
20 go forward with that today.

21 MS. POWELL: And, Mr. Cauthen, I believe the  
22 point Mr. Satterfield is making is even  
23 if we kept it in production -- correct

1           me if I'm wrong, Mr. Satterfield.

2           MR. SATTERFIELD: Right.

3           MS. POWELL: But your comments relate to even  
4           retaining production on the land -- your  
5           concerning comment relates to the  
6           acquisition itself.

7           COMMISSIONER BLANKENSHIP: All right. So  
8           Dr. Sims had indicated she would  
9           withdraw her motion.

10          DR. SIMS: Withdraw it.

11          MS. POWELL: So we're right for more questions  
12          or for an additional motion or whatever.

13          COMMISSIONER BLANKENSHIP: Right. So is there  
14          a -- is there any interest in a motion  
15          to have the staff look at this to be  
16          reappraised as two parcels or just -- if  
17          there's not -- I'm not suggesting. I'm  
18          just asking.

19                    Is there a motion for that? If not,  
20          we'll move on.

21          DR. SIMS: Is it possible for us to move  
22          forward with the portion minus the  
23          agricultural -- the ag-based --

1 MS. POWELL: That would be, first of all, a  
2 question for the owner. Second of all,  
3 it would require us to go back and  
4 re-evaluate our scoring.

5 We do that with a change of any  
6 acreage. I just would have to say on  
7 this one that would be a significant  
8 change as to part of the scoring and the  
9 hunting opportunities that might be  
10 provided by it. The staff can certainly  
11 look at both of those.

12 Commissioner, my only request would  
13 be if the board does want -- I just like  
14 board approval before we spend money.

15 COMMISSIONER BLANKENSHIP: I agree.

16 MS. POWELL: And so the staff looking at  
17 scoring and looking at alternatives and  
18 bringing it back we can easily do.  
19 That's at no cost. Don't really need a  
20 vote necessarily on that.

21 If there is a motion or an interest  
22 of this board to proceed with two  
23 parcels with Wildlife purchasing one,

1           then I would prefer some action by the  
2           board asking staff to proceed with that  
3           expense of appraisal work.

4           COMMISSIONER BLANKENSHIP: Mr. Horn.

5           MR. HORN: Dr. Sims, I don't have any problem  
6           with moving forward on that if we  
7           excluded the agricultural property. I  
8           would be supportive of that if it's  
9           something you would like to pursue.

10          MR. OATES: And I would, too.

11          DR. SIMS: I would like to move forward --

12          MS. POWELL: So for that, I would need to take  
13               that back from a staff perspective,  
14               relook at scoring, look at how -- if  
15               there is a short-list impact, and come  
16               back with some potential explanation of  
17               that to the board of how we would  
18               re-evaluate -- how that tract would do  
19               on re-evaluation.

20               We can entertain other ideas, but  
21               for that one, that's what I would  
22               request. It really requires no board  
23               motion, but I will need to come back to

1           you at the next meeting with a scoring  
2           update and other observations.

3       DR. SIMS:   Okay.   Thank you.

4       COMMISSIONER BLANKENSHIP:   All right.   Any  
5           other -- any other business under  
6           general discussion?

7       MR. HORN:   Could I ask for a clarification?

8       COMMISSIONER BLANKENSHIP:   Yes, sir.

9       MR. HORN:   Ms. Powell, on the Terrapin Hill,  
10           the Pinhoti Trail property, can you kind  
11           of update -- I know there's been a good  
12           bit of discussion between the Coosa  
13           County Commission and The Conservation  
14           Fund.   So where do we stand and what are  
15           our options on that?

16       MS. POWELL:   Okay.   Before I dive into that,  
17           if y'all could, please pull out 5-J, and  
18           it might give you some context as I move  
19           through that.

20           Mr. Horn, where we stand from my  
21           knowledge and based upon Mr. Schock's  
22           comments today, after a lot of  
23           discussion, the Coosa County Commission

1 did agree to a proposal. They voted two  
2 for, one against, with two abstentions  
3 to approve, which makes an approval.  
4 And we note that in the memo, that that  
5 under their process is an approval.

6 The proposal to The Conservation  
7 Fund that you will see -- you will see  
8 the Coosa County Commission  
9 letterhead -- that asked for some  
10 acreage to be removed from The  
11 Conservation Fund's nomination also  
12 required The Conservation -- well, you  
13 can see -- not to sell certain acreage  
14 and to provide \$20,000 to the Coosa  
15 County Commission to offset taxes. But  
16 I'll let y'all read the Coosa County  
17 letter. I'll give you just a second.

18 And this was what was approved by  
19 their commission vote with the  
20 abstentions.

21 DR. WOODS: Who supplies the \$20,000?

22 MS. POWELL: The Conservation Fund according  
23 to this proposal.

1           And so I had some correspondence  
2           with Mr. Schock. Per our procedure,  
3           since The Conservation Fund is the  
4           owner, I did want confirmation that they  
5           had accepted all aspects of the Coosa  
6           County Commission proposal and also  
7           would need The Conservation Fund as  
8           owner of the property to request their  
9           nomination be revised, specifically  
10          provide us the map, the acreage, et  
11          cetera. We would then with any change  
12          in acreage do a double-check on the  
13          scoring to be sure we have maintained a  
14          short-listed nomination and then also  
15          evaluate whether we need updated  
16          appraisal work.

17                 Because of the split in acreage,  
18                 meaning Forever Wild would take sort of  
19                 road frontage, I do think it would  
20                 require additional appraisal work. I do  
21                 not believe this is one the appraiser is  
22                 going to say it's fine to do a per-acre  
23                 deduction on.

1           So that's where we are. If the  
2           board -- similar to what we just  
3           discussed, because it would be some cost  
4           of appraisals, if the board would like  
5           for us to proceed -- we're still  
6           waiting -- obviously, I'll get the  
7           written confirmations we've asked for  
8           from Mr. Schock that The Conservation  
9           Fund has agreed to this proposal. But  
10          with that, you know, we can proceed with  
11          bringing back to you the revised  
12          appraisal work, the revised scoring at  
13          the next meeting for potential  
14          consideration for acquisition.

15                 But I think at this meeting all we  
16          would do is -- if there's board  
17          consensus on us spending again -- not  
18          necessarily a new appraisal, but it is  
19          going to be a little bit of an expense  
20          to get this nomination revised.

21         MR. HORN: So that would basically require a  
22                 renomination --

23         MS. POWELL: Just a revised -- I mean, I think



1 we'll get that from Mr. Schock, get the  
2 details and give that to the appraiser.  
3 For this board it would mean you  
4 couldn't move to purchase until the next  
5 meeting.

6 But at this meeting I would ask  
7 for -- if there is, you know, a vote of  
8 the board as to proceeding with the  
9 expenditure of funds to reappraise under  
10 the proposal that was offered and  
11 accepted.

12 MR. HORN: Would you need a motion on that or  
13 just consensus of the board to bring  
14 that back to us at the next --

15 MS. POWELL: Well, it's an expenditure of  
16 funds -- I would like a motion. Let me  
17 say I would like a motion to proceed.

18 MR. HORN: I'd like to move that we move  
19 forward under the conditions of the  
20 letter from the county commission and  
21 based on your conversation with  
22 Mr. Schock.

23 MS. POWELL: And move forward with the updated

1 appraisal work?

2 MR. HORN: Yes. Yes.

3 DR. HEPP: I would be against moving forward.

4 I mean, the Coosa County commissioners  
5 have fought this every step of the way.

6 COMMISSIONER BLANKENSHIP: Well, let me --  
7 before we start discussing that, we have  
8 a motion. Let me see if I have a  
9 second.

10 Is there a second to Mr. Horn's  
11 motion?

12 MR. CAUTHEN: I second it.

13 COMMISSIONER BLANKENSHIP: Mr. Cauthen.

14 All right. Now we can have  
15 discussion. Dr. Hepp.

16 DR. HEPP: Yeah. I mean, this -- we've been  
17 discussing this Pinhoti Trail-Coosa  
18 County property for a long time. And  
19 they -- you know, the commissioners and  
20 their surrogates have come and met with  
21 us last February down at Montgomery, and  
22 they've fought this every step of the  
23 way.

1           What they're proposing here is no --  
2           not much different than what they  
3           proposed a couple of years ago about  
4           restricting the amount of space. And  
5           because of some of their other actions,  
6           I -- you know, as a board member, I  
7           don't think we should be working with  
8           those types of people representing their  
9           county.

10           So, I mean, that's my stand. And  
11           it's completely flip-flopped from --  
12           it's flip-flopped because of the  
13           behavior of those entities in Coosa  
14           County.

15       MR. HORN: That being the commission? Is that  
16           who you're referring to as the entity  
17           that --

18       DR. HEPP: Yeah. And, you know, just look at  
19           the last legislative session and see who  
20           the -- some of the sponsors of those  
21           bills were.

22           So, I mean, that's where I'm coming  
23           from. I mean, we don't -- I don't think

1 Forever Wild needs to be dealing with --  
2 we want people to value what we do. We  
3 do a lot of good work for the state of  
4 Alabama. I think a lot of people --  
5 they see that. And so that's all I'm  
6 going to say.

7 COMMISSIONER BLANKENSHIP: Any other comments,  
8 discussion on the motion?

9 MR. WRIGHT: I'll agree. I think we should  
10 just stay out of that situation. I  
11 don't like that 800-foot strip. It  
12 seems like a burden to everybody.

13 MR. OATES: I haven't been on this board for,  
14 obviously, this long. But does this tie  
15 into the Appalachian Trail expansion and  
16 that stuff that's been discussed as  
17 well?

18 MS. POWELL: I think the hope would be that --  
19 now to actually obtain that designation,  
20 there are a bunch of hoops you have to  
21 jump through. But it is -- certainly  
22 the goal would be -- of the nomination  
23 would be to provide that type of

1           experience, whether it would meet  
2           additional requirements or --

3       MR. OATES: I guess the Forestry Commission  
4           owns the Weogufka State Forest in there  
5           and Flagg Mountain property which would  
6           tie into this as well.

7       MS. POWELL: And so -- and let me -- for this,  
8           you know, we normally have to have a  
9           certain three-fourths vote to acquire an  
10          interest in land. We're not really  
11          acquiring an interest in land, but we  
12          are, you know, talking about engaging in  
13          additional expense, which is why, you  
14          know, I asked -- and so if there's any  
15          more discussion, that's fine.

16                If you want to do -- address the  
17          motion and a second to move forward with  
18          the staff proceeding with updating  
19          appraisal work that I believe that  
20          Mr. Horn made and we have a second and  
21          there's a vote on that, I would ask for  
22          a roll call just to have an idea of what  
23          that is. But I don't think it

1 requires -- would require the full  
2 three-fourths vote, but I would  
3 certainly want the majority of the board  
4 wanting us to engage in that expense.

5 MR. HORN: Dr. Hepp, I tend to agree with you  
6 on some of the points. It would be nice  
7 for this to be a little cleaner decision  
8 on everybody's part than it is. I do  
9 find that there's a lot of support in  
10 Coosa County for this. I know there's  
11 some split support and abstention on  
12 part of the county commission. Although  
13 we did get approval from the commission  
14 and we've met with them a number of  
15 times, it's not as clean as we would  
16 like it to be.

17 I do -- in reference to the last  
18 session of the legislature, Mr. Tuggle,  
19 of course, proposed a bill that would  
20 deal with ad valorem tax on Forever Wild  
21 property that is owned in Coosa County.  
22 And I've met with him several times.  
23 I'm convinced -- I don't have any proof,

1 but I'm convinced that bill would have  
2 been brought forward either way, even  
3 without what we're dealing with on this  
4 particular piece of property. So I  
5 think that train is out of the shed and  
6 is not going to be put back in. But,  
7 anyway, just a couple of comments  
8 relative to your comment.

9 MR. OATES: I would second that, Horace. I  
10 haven't dealt with this property per se,  
11 but I've dealt with a lot of the folks  
12 in Coosa County on our property and what  
13 they would like to do with ours. And I  
14 think this would tie into that. And  
15 I've heard a lot of sentiment that, you  
16 know, they would like to see this move  
17 forward, so ...

18 COMMISSIONER BLANKENSHIP: All right. Yes,  
19 sir, Mr. Satterfield.

20 MR. SATTERFIELD: Mr. Chairman, of course, I'm  
21 new to the board, but I've been  
22 listening and studying this discussion  
23 for the last couple of meetings. And

1           like some of the other members of the  
2           board, I'm troubled by moving forward on  
3           a process that has been as controversial  
4           as this has been, at least that I've  
5           heard discussed in the last two  
6           meetings. So I would urge the board to  
7           be cautious, and I would -- I would urge  
8           us not to move forward on making this  
9           decision at this time.

10       MR. CAUTHEN: You got a motion and a second?

11       MR. RUNYAN: We've had a good bit of  
12           discussion for the last several years  
13           about this, the good, bad, whatever you  
14           would like to say. It seems like the  
15           parties involved are coming up with a  
16           reasonable conclusion that would benefit  
17           the Pinhoti Trail if that was the goal  
18           from the beginning. And, now, we  
19           weren't involved with all the  
20           negotiations behind the scenes.

21           What we're looking at now is perhaps  
22           a solution that would tie into Weogufka,  
23           Pinhoti Trail, you know, and it could



1           have some merits that benefit everybody.

2           COMMISSIONER BLANKENSHIP: So I think we've  
3           had a pretty good bit of discussion on  
4           this.

5           DR. WOODS: Well, I will say one thing. It  
6           was -- what was the vote again? I think  
7           two in favor --

8           MS. POWELL: Two in favor, one against, with  
9           two abstentions. But that is proper  
10          procedure there for -- I mean, that is  
11          an approval. We're not concerned about  
12          the validity of the approval of the  
13          proposal.

14          COMMISSIONER BLANKENSHIP: So as a reminder, I  
15          think the motion is to have the staff  
16          look at --

17          MS. POWELL: To proceed with the appraisal  
18          work necessary to bring the nomination  
19          back. We're going to have to rescore,  
20          which is free, but appraisals cost  
21          money.

22                        So the motion, I believe, was, you  
23          know, approving staff proceeding with

1           the expense associated with updated  
2           appraisal work and to then come back to  
3           this board for a decision or not on  
4           acquisition.

5           COMMISSIONER BLANKENSHIP: Is that your  
6           understanding --

7           MR. HORN: Yes, sir. Yes, sir.

8           COMMISSIONER BLANKENSHIP: All right. So  
9           let's move forward at this time with a  
10          vote. And I will have a roll-call vote,  
11          please. And we'll start at the other  
12          end of the table with Mr. Cauthen.

13          MR. CAUTHEN: Yes.

14          COMMISSIONER BLANKENSHIP: Dr. Valentine?

15          DR. VALENTINE: Yes.

16          COMMISSIONER BLANKENSHIP: Mr. Satterfield?

17          MR. SATTERFIELD: No.

18          COMMISSIONER BLANKENSHIP: Dr. Woods?

19          DR. WOODS: No.

20          COMMISSIONER BLANKENSHIP: Mr. Wright?

21          MR. WRIGHT: No.

22          COMMISSIONER BLANKENSHIP: Mr. Horn?

23          MR. HORN: Yes.

1 COMMISSIONER BLANKENSHIP: Mr. Oates?

2 MR. OATES: Yes.

3 COMMISSIONER BLANKENSHIP: Dr. Hepp?

4 DR. HEPP: No.

5 COMMISSIONER BLANKENSHIP: Mr. Runyan?

6 MR. RUNYAN: Yes.

7 COMMISSIONER BLANKENSHIP: Dr. Sims?

8 DR. SIMS: No.

9 COMMISSIONER BLANKENSHIP: Well, that's five  
10 to five.

11 MS. POWELL: Welcome to the board,  
12 Commissioner.

13 MR. SATTERFIELD: That's why you get paid the  
14 big bucks.

15 MS. POWELL: I didn't plan this, I promise,  
16 but it is kind of funny.

17 COMMISSIONER BLANKENSHIP: And I will vote  
18 yes.

19 MS. POWELL: Okay. So with that, all we will  
20 do is proceed with -- what we'll bring  
21 back to the board is a clear revised  
22 map, the information we receive from a  
23 new scoring to be sure it retains a

1 short-list position and, also, the  
2 updated appraisal value. And at that  
3 point we'll have -- you know, again, for  
4 actual acquisition we're going to need,  
5 you know, a higher vote.

6 But we will bring that back at the  
7 next meeting again. In the interim, if  
8 you have any questions or anything else  
9 anybody would like to see when we bring  
10 back additional information, you know,  
11 please let the staff know, and we'll  
12 incorporate that into that memo.

13 MR. HORN: And so I think -- I hate to have a  
14 split vote of the board on -- so we do  
15 have an opportunity for the staff to  
16 bring this back to the board for  
17 reconsideration and at that point in  
18 time make another decision on whether to  
19 move forward with this or not?

20 MS. POWELL: That is correct. And if any  
21 board members have additional questions  
22 they want covered in that memo other  
23 than what I have discussed, we would

1 normally bring back -- if you'll let  
2 staff know, we'll try to incorporate any  
3 of your questions and present as much  
4 information as we can at the next  
5 meeting.

6 COMMISSIONER BLANKENSHIP: All right. Any  
7 other general discussion?

8 (No response.)

9 COMMISSIONER BLANKENSHIP: Thank you.

10 And we'll move to miscellaneous  
11 reports. I think, Doug, we have a  
12 report from you on the Burgess Proposed  
13 Land Swap Request.

14 MS. POWELL: Yes, Commissioner. Doug will  
15 come up and cover those. As the board  
16 will notice, we have three land swaps,  
17 5-A, B, and C. I will go ahead --  
18 because I've had a couple of questions  
19 from the board already.

20 Both Wildlife and Freshwater  
21 Fisheries Division and State Lands staff  
22 have evaluated those land swaps and are  
23 supportive of them. But they are in

1 different stages. And so Doug will tell  
2 you about each one and discuss any board  
3 action that might be necessary, but each  
4 memo A, B, C, will have that.

5 And then there is in your green  
6 folder an updated 5-C. We had, I think,  
7 a little bit of acreage update in that  
8 one. But, anyway, for 5-C you do have  
9 an updated memo.

10 MR. DEATON: All right. The first one that  
11 we'll cover is the Burgess Land Swap  
12 Request. As you see, you have a memo  
13 there describing it and a final map of  
14 the acreage swap.

15 This tract was -- this swap was  
16 first brought to us at the May 12th  
17 meeting in 2016, last year, and it was  
18 presented by the Natural Resource Group  
19 on behalf of Mr. Brian Burgess.

20 The land swap request proposed the  
21 exchange of acreage owned by Forever  
22 Wild and Wildlife located in the  
23 Lauderdale WMA for acreage owned by

1 Mr. Burgess which is adjacent to the  
2 Freedom Hills Wildlife Management Area,  
3 which you can see on the map there  
4 provided.

5 Prior to this proposal being  
6 presented, as Patti said, we reviewed --  
7 we feel like it's a good swap. It helps  
8 us block up our acreage, and it gives us  
9 access into property we haven't  
10 previously had public access into. It  
11 gives us main road frontage into these  
12 tracts.

13 At the time of the presentation,  
14 considering the expenses for appraisal  
15 work, Wildlife and Freshwater Fisheries  
16 took on that burden as long as -- as  
17 well as Mr. Burgess. So they split the  
18 cost. There was no expense to the  
19 board. At that time the board agreed to  
20 allow both parties to move forward with  
21 appraisals.

22 And so we've gotten those appraisals  
23 back, and it has resulted in a

1 value-for-value swap. Pursuant to the  
2 swap, Forever Wild will be receiving  
3 397.5 acres in lieu of giving up  
4 350 acres.

5 Assuming the terms of exchange are  
6 acceptable by the board, we would need a  
7 motion to approve the exchange. The  
8 Burgess motion -- the Burgess memo in  
9 your packet has some suggested language  
10 if the board desires to proceed.

11 And I can answer any questions.  
12 Also, Mr. Stephan Tomlinson here,  
13 Mr. Burgess' agent, can answer any  
14 questions as well.

15 COMMISSIONER BLANKENSHIP: Any questions?

16 (No response.)

17 COMMISSIONER BLANKENSHIP: Is there a motion?

18 MR. WRIGHT: Do that one more time with the  
19 figures of the acres.

20 MR. DEATON: Forever Wild, we would be  
21 receiving 397.5 acres in lieu of 350  
22 Forever Wild acres given to Mr. Burgess.  
23 So we would receive an additional 47



1           acres.

2           MR. WRIGHT: No money exchanged?

3           MR. DEATON: No money exchanged, that's  
4           correct.

5           COMMISSIONER BLANKENSHIP: Mr. Satterfield.

6           MR. SATTERFIELD: Mr. Chairman, I move that  
7           the board approve the State Lands  
8           Division to proceed with the closing of  
9           the proposed Burgess swap as a  
10          value-for-value swap as outlined in the  
11          memo dated August 10th, 2017.

12          MR. WRIGHT: Second.

13          COMMISSIONER BLANKENSHIP: Seconded by  
14          Mr. Wright.

15                    Any other discussion?

16          MR. RUNYAN: Is the Wildlife and Freshwater  
17          Fisheries Division -- is that one a  
18          hundred percent on goal as a swap as  
19          well?

20          MR. DEATON: Yes. Yes. There's -- the  
21          acreage fell short on value. So  
22          Wildlife is going to have to pay  
23          Mr. Burgess a little bit to make



1 motion passes.

2 MR. DEATON: The next tab you find is Tab 5-B.  
3 If you'll turn to that one for me. We  
4 call this one the McQuinn Land Swap  
5 Request.

6 And before I start, Mr. McQuinn  
7 asked me to apologize to the board that  
8 he couldn't be here today to present the  
9 swap. He's 90 years old, and he lives  
10 in Jackson County. And he said it would  
11 be a long trip to drive to Tuscaloosa.  
12 So he apologizes for that.

13 The land swap request proposes the  
14 exchange of 40 acres owned by Forever  
15 Wild for 40 acres owned by Mr. McQuinn  
16 located in the Skyline WMA. There's a  
17 map attached there that you can see  
18 where the swap would be.

19 The letter states that the acreage  
20 that he would receive from Forever Wild  
21 is adjacent to his home. His desire to  
22 obtain this acreage would be to provide  
23 a buffer between his home and potential

1 WMA users in efforts to eliminate what  
2 he says is reoccurring trespass and  
3 poaching issues that he's experienced.

4 Both State Lands Division and  
5 Wildlife staff have both reviewed the  
6 request, and we support the exchange.  
7 The property that Mr. McQuinn is  
8 currently requesting from us is  
9 designated as a safety zone which  
10 restricts hunting and limits public use  
11 of the property. This would put -- this  
12 was put in place by Wildlife and  
13 Freshwater Fisheries Division in an  
14 effort to help minimize some of  
15 Mr. McQuinn's concerns. The property  
16 that we would be receiving from  
17 Mr. McQuinn provides better public  
18 access to our current Forever Wild  
19 ownership and would reduce some of the  
20 boundary line maintenance required by  
21 current Forever Wild ownership.

22 So each tract would require an  
23 appraisal to determine the values for

1 the exchange. Considering the current  
2 appraisal value of the recently acquired  
3 Skyline WMA-Threwer Point Addition,  
4 which is the tract we would be giving  
5 up, and Mr. McQuinn's closing statements  
6 that he provided in the packet that you  
7 have, we anticipate that the swap will  
8 be a value for value just based on  
9 current information, but we would still  
10 need to get appraisals done.

11 Mr. McQuinn said if by chance his  
12 property did appraise for more he would  
13 still consider value for value. It's  
14 more important to do the exchange than  
15 to get paid for any difference in  
16 acreage value.

17 So the next step would be to order  
18 an appraisal, and then staff would  
19 return to the board with the results for  
20 your review. And at that time if  
21 agreeable terms can be reached, the  
22 board can make a motion to proceed with  
23 the exchange of acreage.

1           So at this time if you guys want to  
2           move forward, I would need a motion.  
3           And there's a motion with some suggested  
4           language in your packet.

5           Are there any questions?

6           COMMISSIONER BLANKENSHIP: Anybody care to  
7           make --

8           MR. HORN: Mr. Chairman, I would make the  
9           motion. And I think the motion would be  
10          to move that the board approve staff to  
11          proceed with an appraisal to determine  
12          the appraised value of the properties  
13          associated with the swap as outlined in  
14          this memo dated August 10th, 2017, to be  
15          used for the board's consideration of  
16          the swap, pursuant to the conditions  
17          that Mr. McQuinn agrees to reimburse the  
18          cost of the appraisal for both tracts.

19          COMMISSIONER BLANKENSHIP: There's the motion.

20          Is there a second?

21          MR. WRIGHT: Second.

22          COMMISSIONER BLANKENSHIP: Seconded by  
23          Mr. Wright.

1 Any discussion?

2 (No response.)

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

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

7 COMMISSIONER BLANKENSHIP: Any opposed?

8 (No response.)

9 COMMISSIONER BLANKENSHIP: None. Motion  
10 passes.

11 MR. DEATON: Okay. The next one, this is our  
12 third and final land swap to discuss.

13 We call it the Slaughter Land Swap.

14 As Patti mentioned, in your packet  
15 there's a new cover memo just because we  
16 had some acreage transposed from 246 and  
17 it should have been 264. So that's the  
18 slight update in there.

19 But the land proposal was submitted  
20 jointly by Mr. Robert Slaughter and  
21 Mr. Joe Slaughter. They're brothers.  
22 And they are here today if you have any  
23 questions for them specifically.

1           There's also a map in your packet  
2           depicting the proposed land swap.

3                     In conversations with Mr. Slaughter,  
4           he stated that he and his brother Joe  
5           are wanting to consolidate their  
6           ownership to help them achieve their  
7           property management goals. He also  
8           stated in our conversation and also in  
9           the attached memo that you have that he  
10          has trespass issues from WMA hunters due  
11          to the terrain of the Forever Wild  
12          property.

13                    The Forever Wild property that we  
14          currently own there identified in yellow  
15          and has got a tag on it has high river  
16          banks, 10 to 12 foot at normal river  
17          height. And so what happens is people  
18          will park on his property and cross his  
19          land to get to the hunt -- to hunt the  
20          WMA.

21                    Both State Lands Division staff and  
22          Wildlife staff have both reviewed the  
23          request, and we performed a site visit



1           just a few weeks ago to look at the  
2           tract. And both divisions are in  
3           support of the exchange, and we believe  
4           it would benefit the program. You know,  
5           considering the tract that is in  
6           question is an outlier, as denoted on  
7           the map, it would help us to consolidate  
8           our boundaries as well.

9           The Slaughter property that is  
10          proposed for exchange has better  
11          shoreline access and would accommodate  
12          WMA users that hunt the tract. And the  
13          resulting exchange would also help the  
14          Slaughters meet their management goals  
15          as well.

16          This would be the same thing. We  
17          would need an appraisal for this tract  
18          to determine the acreage swap.  
19          Mr. Slaughter has agreed to pay for that  
20          appraisal.

21          Considering the acreage difference,  
22          there is a chance that his property will  
23          appraise for more. So there would be

1 further discussion at the next meeting  
2 to consider whether the board would want  
3 to proceed with that exchange, and then  
4 there would have to be potentially a  
5 transfer of funds.

6 So at this time if the board desires  
7 to move forward, it would be a similar  
8 motion that you guys just made, and  
9 there's a motion in your packet if you  
10 consider to move forward.

11 Are there any questions on this  
12 swap?

13 MR. CAUTHEN: I make a motion.

14 MR. HORN: Second.

15 MR. SATTERFIELD: Mr. Chairman, I notice on  
16 the map there's another piece of  
17 property that looks like it's involved.  
18 That says -- if I'm reading this map  
19 correctly, it's shown in blue here on  
20 the -- it's called the MTD-Sheffield  
21 nomination under appraisal.

22 MR. DEATON: Yes, sir.

23 MR. SATTERFIELD: If this went forward, what

1           would happen with that? How would it  
2           impact that?

3                     It would leave that isolated up  
4           there; right?

5       MR. DEATON: That's correct. And I was going  
6           to wait to see what you guys decided.

7                     We held off on ordering that first  
8           appraisal. At the last meeting the  
9           board motioned for a first appraisal for  
10          that tract, the MTD-Sheffield Tract.  
11          Shortly after the meeting, Mr. Slaughter  
12          approached us about this swap. So we  
13          postponed the tract appraisal. And  
14          depending on what the board chose to do  
15          with the swap, then we would ask you  
16          guys to make either an amendment to your  
17          motion to proceed at the last meeting --

18       MS. POWELL: And if the swap went forward,  
19           scoring on that nomination would likely  
20           be impacted. And so that's another  
21           reason we did not proceed with the  
22           expense of the appraisal because we may  
23           have an impact -- based on other

1           decisions, we may impact the scoring of  
2           that tract. So that's on hold  
3           currently.

4           MR. SATTERFIELD: Okay.

5           COMMISSIONER BLANKENSHIP: Was there a  
6           desire --

7           MR. CAUTHEN: I made the motion to proceed.

8           COMMISSIONER BLANKENSHIP: So just to clarify,  
9           Mr. Cauthen, you're making a motion to  
10          proceed with an appraisal to determine  
11          the appraised value of the properties  
12          associated with the swap?

13          MR. CAUTHEN: Well, it sounds to me like the  
14          gentleman that owns the other property  
15          is going to pay for the appraisal. Is  
16          that right?

17          MR. DEATON: That's correct.

18          MR. SATTERFIELD: We've got a motion here to  
19          read.

20          MR. CAUTHEN: Well, I just -- whatever he  
21          wants. I just --

22          MR. SATTERFIELD: You need to read the motion.

23          MR. OATES: He's going to give it to you to

1 read it.

2 MR. CAUTHEN: The board approves staff to  
3 proceed with an appraisal to determine  
4 the appraised values of the properties  
5 associated with the swap as outlined in  
6 this memo dated August 10th, 2017, to be  
7 used for the board's consideration of  
8 the swap, pursuant to the condition that  
9 the Slaughters agree to reimburse the  
10 cost of the appraisal for both tracts.

11 So move.

12 COMMISSIONER BLANKENSHIP: So Mr. Cauthen has  
13 made a motion.

14 MR. HORN: Second.

15 COMMISSIONER BLANKENSHIP: Seconded by  
16 Mr. Horn.

17 Any discussion?

18 (No response.)

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

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

23 COMMISSIONER BLANKENSHIP: Any opposed?

1 (No response.)

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

4 MR. DEATON: The next item is Tab 5-D. We  
5 have some tracts that we need approval  
6 for management plans. I'll give you  
7 just a moment to turn there.

8 MR. HORN: What tab?

9 MR. DEATON: 5-D.

10 What you have there, we have eight  
11 tracts that need management plan  
12 approval. All eight tracts will  
13 actually fall in as additions to current  
14 management plans that we have. Those  
15 have been provided to you for your  
16 review prior to the meeting. And I'll  
17 just kind of run through them real quick  
18 for you, and then I'll ask for a motion  
19 from the board.

20 The first two tracts are the Estill  
21 Fork Addition and Henshaw Cove Addition  
22 in Jackson County. We request that  
23 these tracts be included in the Walls of

1 Jericho Complex Management Plan.

2 The next two are the Yates  
3 Lake-Tapley Addition and Yates  
4 Lakes-North Addition in Elmore County.  
5 We request that they be included into  
6 the Yates Lake-West Complex Management  
7 Plan.

8 The next is the Monte Sano State  
9 Park-Dug Hill West Addition. We ask  
10 that it be included in the Big Cats  
11 Creek-Monte Sano State Park Addition  
12 Complex Management Plan.

13 The next two are the Eagle Roost  
14 View Addition and the Stubblefield  
15 Mountain Addition, Marshall County.  
16 We're requesting to have those included  
17 into the Monte Sano-Guntersville State  
18 Park Additions Complex Management Plan.

19 And the final one is the Cahaba  
20 River-Shelby County Park-Shades Creek  
21 Addition in Shelby County. We're asking  
22 to have it included in the Cahaba  
23 River-Shelby County Park Addition

1           Complex Management Plan.

2                     If the board -- if the board agrees  
3           with the recommendations as to tract  
4           management plan actions, we'll need a  
5           motion from the board. The management  
6           plan memo provided in your packet  
7           provides some suggested language.

8       DR. WOODS: Mr. Chairman, I make the motion  
9                     that the board approves the State Lands  
10           Division proceeding with amendments to  
11           the existing management plans for the  
12           inclusion of the eight tracts as set  
13           forth in this memorandum dated July 27,  
14           2017.

15       COMMISSIONER BLANKENSHIP: Motion made by  
16                     Dr. Woods. Is there a second?

17       MR. HORN: Second.

18       MR. OATES: Second.

19       COMMISSIONER BLANKENSHIP: Seconded by  
20                     Mr. Oates.

21                     Any discussion?

22       DR. SIMS: I have a question.

23                     Refresh my memory. Tell me how



1           these additions -- tell me how we come  
2           by these to vote on these. These are  
3           additions. Explain how we got here.

4           COMMISSIONER BLANKENSHIP: The management  
5           plans?

6           DR. SIMS: Yes. The addition of these tracts.

7           MR. DEATON: We have --

8           MS. POWELL: It may be both of us.

9                         But these are tracts -- we're  
10                        required within a year after the  
11                        acquisition of any tract to prepare a  
12                        management plan associated with that  
13                        tract.

14                       Now, if we are purchasing an  
15                        addition to an existing Forever Wild  
16                        property, oftentimes it is -- it is  
17                        easier and more cohesive to manage it  
18                        pursuant to an amendment to an existing  
19                        management plan. Sometimes you might  
20                        have a nearby tract that falls into that  
21                        also.

22                       This happened to be several  
23                        properties that were additions and of a

1 nature that we thought simply adding  
2 them to another management plan was the  
3 best course of the way to proceed. So  
4 we amend the management plan document  
5 and come to the board. You have at  
6 other times seen new standalone  
7 management plans for tracts. It just  
8 varies each time.

9 So that's -- but we do it for each  
10 tract. There's a lapse between the  
11 purchase and when you see the management  
12 plan done, but it has to be done within  
13 a year.

14 DR. SIMS: Thank you.

15 COMMISSIONER BLANKENSHIP: Any other  
16 discussion?

17 (No response.)

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

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

22 COMMISSIONER BLANKENSHIP: Any opposed?

23 (No response.)

1           COMMISSIONER BLANKENSHIP:   Hearing none,  
2    motion passes.

3    I think, Patti, you're up next on  
4    the forestry management activity.

5           MS. POWELL:   Couldn't resist coming back up.

6    Yes.   The next item is a topic that  
7    we cover each year about this time.   And  
8    I've got Galen Grider, our forester on  
9    staff, if there are additional  
10   questions.   But the memo we're looking  
11   at is 5-E.   So I'll give you just a  
12   second to get to 5-E.

13   And so to give the board some  
14   context, we come to you each year with  
15   our anticipated forest management  
16   activity for the upcoming fiscal year.  
17   We will engage in a specific planning  
18   process.   We will be on site.   We will  
19   develop a certain plan for each of the  
20   tracts I'm about to mention.   But  
21   because of the need to get on the tracts  
22   and do some further planning, we always  
23   request some flexibility in approval of

1 the management plan. We'll continue to  
2 update the board. We don't always know  
3 what we're going to find there.

4 The tracts as described in 5-E that  
5 we anticipate the need currently -- of  
6 course, situations and conditions could  
7 change at any time. But the tracts we  
8 anticipate some form of work, either  
9 harvesting or some sort of services, are  
10 the Charles D. Kelley-Autauga WMA Tract  
11 in Autauga County, the Freedom  
12 Hills/Lauderdale WMA Tracts. Those are  
13 in Colbert and Lauderdale Counties. The  
14 Coosa WMA Tract and the Uchee Creek  
15 Tract. That's Russell County. And the  
16 Wehle Tract in Bullock County.

17 As you will see, for each tract  
18 there is a brief description of why we  
19 believe they need to be in this year's  
20 planning and anticipate some type of  
21 management needed on each tract. And  
22 I'll give you a second to review that.

23 And I'm happy to either take

1           questions on an individual tract, or any  
2           type of action or anything further, I'd  
3           be happy to have Galen come up and  
4           address that.

5           What we would be asking the board  
6           for after questions are answered or any  
7           discussion would be a fairly flexible  
8           motion that would allow us to begin  
9           engaging in that planning process,  
10          keeping the board updated. But we  
11          really today -- the motion we had  
12          suggested I realize is a broad one.  
13          That is customarily how we proceed with  
14          updates to the board.

15          But I want to be sure -- I don't  
16          want to take too much time, but I also  
17          don't want to go too fast past this if  
18          there are any questions on how we manage  
19          the timber or these particular actions  
20          for the FY18 plan. And I can get Galen  
21          up here for any questions the board has.

22          If there are no questions, there is  
23          a suggested motion that --

1 Mr. Satterfield.

2 MR. SATTERFIELD: Mr. Chairman, I have a  
3 couple of questions.

4 First of all, do you have any  
5 estimate of cost of what this proposed  
6 program will be?

7 MS. POWELL: And Galen may have to help me.

8 But we incorporate this -- when we  
9 brought to the board the request for  
10 FY18 for stewardship fund expenditures,  
11 this activity, again, roughly -- and it  
12 could shift some -- but was contemplated  
13 in the request we made. And we have to  
14 make that request in advance of the  
15 fiscal year. That's why we were before  
16 the board at a previous meeting on that.

17 So I would have to ask Galen about  
18 that cost, but it has already been  
19 factored into our stewardship fund  
20 request for this year -- for FY18.

21 Excuse me.

22 MR. SATTERFIELD: So this is to flesh out in  
23 details how those funds which we've

1           already approved for FY18 will be  
2           managed?

3           MS. POWELL: Correct. Because we have to come  
4           to the board so far in advance of a  
5           fiscal year, again, on forestry  
6           management that we haven't gotten to  
7           yet, we make this analysis. That was  
8           built into that. The outcome of this,  
9           which we would update you on at  
10          subsequent meetings, would be how that  
11          planning has gone, what work was  
12          actually needed, what specific regime  
13          was recommended for each tract. And we  
14          could certainly update on the specified  
15          correlation to the cost that we  
16          previously projected when we do that.

17          MR. SATTERFIELD: Okay. So that answers my  
18          second question which was where these  
19          funds were going to come from, but  
20          they're coming from the Forever Wild  
21          stewardship fund?

22          MS. POWELL. Yes, sir. Yes, sir. It comes  
23          from -- each year we would bring forward

1 a proposed budget for the next year.  
2 This year it was over -- I know it was  
3 over a million because, again, we had to  
4 dig into some of the corpus. But this  
5 was what was detailed in the -- I  
6 forget.

7 Was it our last meeting, Doug, or  
8 the meeting before last? Was it our  
9 last?

10 MR. DEATON: I believe it was the last.

11 MS. POWELL: It all runs together a little  
12 bit.

13 But I believe our last meeting where  
14 we ran through why we were requesting  
15 the amount of money we were requesting  
16 to give us spending authority of the  
17 stewardship fund.

18 So we have to -- back up.

19 Prior to the beginning of a fiscal  
20 year, which for us will be October 1 --  
21 that's our FY18 year -- the law requires  
22 us to come to you, and if we need to  
23 request funds from the corpus, which we



1           did, to do that before the beginning of  
2           a fiscal year. We brought it to the  
3           board at the last meeting just in case  
4           there were any questions or hiccups that  
5           before that was approved we would have  
6           another meeting to get that done before  
7           the fiscal year began.

8           And so, yes, the best that we could,  
9           we have already anticipated within the  
10          stewardship fund what portion of that we  
11          would need for forest management  
12          activities. I don't remember the exact  
13          amount of that within the total that we  
14          requested. As we move forward, we can  
15          certainly provide an update to the board  
16          when we do the stewardship fund, update  
17          how we are comparing to that request.  
18          But we could not spend above the amount  
19          the board approved. We're locked into  
20          that because once we hit that FY, we  
21          can't change that.

22                 Any other questions?

23                 And let me also offer that,

1 obviously, Galen is available to you at  
2 any time. If you've got specific timber  
3 management questions, please do  
4 utilize -- you know, utilize him for  
5 that.

6 COMMISSIONER BLANKENSHIP: I'd be happy to  
7 entertain a motion if there's --

8 MR. HORN: Mr. Chairman, I would move that the  
9 board authorize the State Lands Division  
10 to implement the forest management  
11 activities for the 2017-2018 fiscal year  
12 as described in the memorandum dated  
13 8-10-2017.

14 COMMISSIONER BLANKENSHIP: Motion made by  
15 Mr. Horn.

16 MR. WRIGHT: Second.

17 COMMISSIONER BLANKENSHIP: Seconded by  
18 Mr. Wright.

19 Any other discussion?

20 (No response.)

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

23 (All board members present respond

1 "aye.")

2 COMMISSIONER BLANKENSHIP: Any opposed?

3 (No response.)

4 COMMISSIONER BLANKENSHIP: No opposition.

5 The motion passes.

6 MS. POWELL: You will love the next agenda  
7 item. There is no action required.

8 This is also the meeting each year  
9 that we bring forward what we call  
10 annual activity reports. This is in  
11 section 5-F. You will see the various  
12 sectors of my staff who detail the  
13 activities from this year, what they've  
14 been engaged in.

15 I'm not going to take time to run  
16 through these, but I must -- due to the  
17 length of the meeting. But you will see  
18 in those reports not only a lot of  
19 active land management that goes on but  
20 a tremendous -- some tremendous numbers  
21 on usage at these tracts by the public,  
22 including educational opportunities.

23 You know, one of the tracts not far

1 from here is our M. Barnett Lawley Field  
2 Trial Area. And just to give you an  
3 idea, they had -- I think it was 26  
4 sporting dog events last year that  
5 brought over 3300 dogs, which excites  
6 me, to the property but, more  
7 importantly, brought their owners  
8 spending money in that community and  
9 using that property, not to mention the  
10 youth dove hunts. We have deer hunts.  
11 We have "Becoming an Outdoors Woman"  
12 hunts. We have physically disabled  
13 hunting there. Just a lot of activities  
14 that happen on these tracts that are  
15 very staff-intensive. And so I just  
16 want to thank my staff for all their  
17 work. They're really getting everything  
18 done, as you can tell.

19 But, anyway, so look through those.  
20 If those spark any questions, please let  
21 us know, and we'll answer those.  
22 Otherwise, I would just ask you to take  
23 an opportunity to look at what your

1 purchases are doing, but no action, no  
2 votes.

3 In looking at everything else that  
4 we had in your Tab 5, although there are  
5 some other tabs, I think we have in one  
6 manner or another covered all of those.  
7 So I'm sure Commissioner would not mind  
8 me continuing down the track of getting  
9 through with this meeting. So although  
10 I'm not the Chair, I will try to  
11 administratively assist the board with  
12 some of our next steps.

13 As we do each meeting, we need to  
14 now look at approval of minutes from our  
15 last meeting. That was May 11th. And  
16 so that is also in your packet, Tab 6.  
17 So Tab 6 are the minutes.

18 Let me also take this opportunity to  
19 mention to the board, when we send you  
20 the transcript that Tracye does, we've  
21 been sending it in the format that you  
22 see. If that's hard to read or too  
23 small print for anybody, let us know,

1 but we're trying to save a little bit of  
2 paper.

3 But at this point if one of the  
4 board members, since I am not a board  
5 member, would like to make a motion for  
6 approval of the May 11th minutes --

7 DR. WOODS: I make a motion we approve the  
8 minutes for May 11.

9 MS. POWELL: We have a first from Dr. Woods.

10 DR. SIMS: Second.

11 MR. OATES: Second.

12 MS. POWELL: Second from Dr. Sims. I heard  
13 her first.

14 Any discussion on the minutes?

15 (No response.)

16 MS. POWELL: All of those approving the  
17 minutes say "aye."

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

20 COMMISSIONER BLANKENSHIP: Any opposition?

21 (No response.)

22 COMMISSIONER BLANKENSHIP: No. Okay. No  
23 opposition. So those are unanimously

1 approved.

2 The next meeting will be  
3 November 10th. Currently we don't have  
4 a location for the meeting. If a board  
5 member has a suggestion, we'll help you  
6 with where we've been lately. We do try  
7 to geographically move around. But any  
8 suggestions, let me or the staff know or  
9 let Commissioner know, and we'll look  
10 into that.

11 MR. SATTERFIELD: For purposes of the minutes,  
12 did you say November 9th or  
13 November 10th?

14 MS. POWELL: November 10th. I'm sorry. I  
15 don't know what I said. November --

16 MR. SATTERFIELD: It says 9th in this book.

17 MS. POWELL: Okay. On my cheat sheet it says  
18 November 10th. So whatever Thursday  
19 is -- staff, help me out. Whatever  
20 Thursday at 10 o'clock will be -- that  
21 is the 9th. So thank y'all very much.  
22 November 9th.

23 So for purposes of the minutes,

1           whatever I said as to the 10th, make  
2           that the 9th.

3           We will send out our usual email  
4           blast and public notice for that  
5           meeting. But let us know of any  
6           locations, and we'll work on that.

7           Finally, and we are really excited  
8           to be able to present -- recognize  
9           Dr. Hepp.

10          We are very sad, though, Dr. Hepp,  
11          that this is your last meeting. We want  
12          to thank you so much for what you've  
13          contributed over the years and always  
14          were very prepared and always, you know,  
15          contributing, and we really appreciate  
16          that.

17          So I would -- I'm going to get --  
18          Doug, if you would just go and get  
19          Dr. Hepp to come forward.

20          We have a certificate --

21          DR. HEPP: Yeah. I just want to say it's been  
22          a real pleasure serving on the board for  
23          the past six years. And I want to thank



1           the other board members and the  
2           Commissioner for -- and especially the  
3           Lands Division staff for doing what you  
4           do and, you know, Patti and Jo and Doug  
5           and everybody else for making our job so  
6           easy. I mean, it's so pleasurable to  
7           come to these quarterly meetings.

8           And I have to say to the rest of the  
9           audience, usually the motions go through  
10          without any -- unanimously. So this --  
11          and I thought that being my last meeting  
12          and talking --

13        MS. POWELL: And, Dr. Hepp, I will tell you,  
14          honestly, one attribute of the Forever  
15          Wild Land Trust Board is that you do  
16          meet in public. The actions you take  
17          are transparent. The only executive  
18          session that occurs is what the public  
19          saw today as you briefly discuss  
20          confidential appraisal values.

21          So sometimes it makes the meetings  
22          long, and sometimes it's a little  
23          complicated. But that is the

1 transparency of this board as opposed to  
2 so many other boards that have extensive  
3 executive sessions where the public  
4 meeting --

5 DR. HEPP: I apologize.

6 MR. HORN: Don't apologize.

7 MS. POWELL: Don't apologize. That's why  
8 we're here.

9 COMMISSIONER BLANKENSHIP: So I would like to  
10 read this certificate of appreciation.  
11 It says known by all these presents that  
12 Dr. Gary Hepp has shown sincere  
13 commitment to conservation in the state  
14 of Alabama and has demonstrated his  
15 dedication to the protection of  
16 Alabama's unique natural heritage  
17 through participation in a program to  
18 acquire public lands in order that  
19 current and future generations of  
20 Alabamians may continue to appreciate  
21 and enjoy the state's diverse natural  
22 resources. It is with our sincere  
23 gratitude we recognize and commend your

1 outstanding efforts to ensure that part  
2 of Alabama remains Forever Wild. Signed  
3 by Governor Kay Ivey.

4 So thank you so much for your  
5 service, sir.

6 DR. HEPP: Thank you.

7 COMMISSIONER BLANKENSHIP: I got back just in  
8 time for us to entertain a motion to  
9 adjourn.

10 MR. HORN: So move.

11 MR. OATES: Second.

12 COMMISSIONER BLANKENSHIP: We are adjourned.  
13 Thank you.

14

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18 (Meeting adjourned at

19 approximately 1:29 p.m.)

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REPORTER'S CERTIFICATE

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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 10, 2017.

The foregoing 195 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 29th day of September 2017.

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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