

1 THE FOREVER WILD
2 LAND TRUST BOARD MEETING
3 TROY UNIVERSITY OF MONTGOMERY
4 MONTGOMERY, ALABAMA
5 THURSDAY, FEBRUARY 6, 2025
6 10:00 a.m.

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11 TRANSCRIPT OF PROCEEDINGS
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17 PROCEEDINGS TAKEN BEFORE: JAMIE MCCRACKEN
18 Certified Court Reporter
19 State of Alabama
20 ACCR #451
21
22
23

1 BOARD MEMBERS PRESENT:

2 COMMISSIONER CHRIS BLANKENSHIP

3 MR. JAMES "MICKEY" CHILDERS

4 MR. ZACH CONLON

5 MR. THOMAS HARRIS

6 MR. JAKE HARPER

7 DR. HEATHER HOWELL

8 DR. BRIAN KEENER

9 DR. JAMES B. MCCLINTOCK

10 DR. A. M. "JAY" NEUMANN, JR.

11 MR. RICK OATES

12 MR. JIMMY PARNELL

13 DR. SEAN POWERS

14 MS. KAREN STANLEY

15 MR. MARK M. TUGGLE

16 DR. JOHN VALENTINE

1 (WHEREUPON, the Board meeting
2 was called to order and
3 proceedings commenced at
4 10:00 a.m.)
5

6 COMMISSIONER BLANKENSHIP: Good
7 morning and welcome to the February 6th
8 Forever Wild Land Trust Board meeting.
9 I'm glad to be here on the campus of
10 Troy University Montgomery. Let me
11 call the role, make sure we have a
12 quorum, and then we'll continue with
13 the meeting. When I say your name, if
14 you're here, please indicate that.
15 Chris Blankenship is here.

16 Mr. Childers.

17 MR. CHILDERS: Here.

18 COMMISSIONER BLANKENSHIP: Mr.
19 Conlon.

20 MR. CONLON: Here.

21 COMMISSIONER BLANKENSHIP: Mr.
22 Harris.

23 MR. HARRIS: Here.

1 COMMISSIONER BLANKENSHIP: Dr.
2 Howell.

3 DR. HOWELL: Here.

4 COMMISSIONER BLANKENSHIP: Dr.
5 Keener.

6 DR. KEENER: Here.

7 COMMISSIONER BLANKENSHIP: Dr.
8 McClintock.

9 DR. MCCLINTOCK: Here.

10 COMMISSIONER BLANKENSHIP: Dr.
11 Neumann.

12 DR. NEUMANN: Here.

13 COMMISSIONER BLANKENSHIP: Mr.
14 Oates.

15 MR. OATES: Here.

16 COMMISSIONER BLANKENSHIP: Mr.
17 Parnell.

18 MR. PARNELL: Here.

19 COMMISSIONER BLANKENSHIP: Dr.
20 Powers.

21 DR. POWERS: Here.

22 COMMISSIONER BLANKENSHIP: Dr.
23 Valentine.

1 DR. VALENTINE: Here.

2 COMMISSIONER BLANKENSHIP: Mr.
3 Harper.

4 MR. HARPER: Here.

5 COMMISSIONER BLANKENSHIP: Mr.
6 Tuggle.

7 MR. TUGGLE: Here.

8 COMMISSIONER BLANKENSHIP: Ms.
9 Stanley.

10 (No response).

11 COMMISSIONER BLANKENSHIP: We
12 almost have 100 percent attendance
13 today. So glad to see everybody here
14 with us. We do have a quorum.

15 I'd like to express my
16 appreciation to Vice Chancellor William
17 Filmore. I was looking to see if
18 William happened to be here. I know
19 the Legislature is in session, and he
20 is probably at the State House. But
21 appreciate him helping line this up.

22 Is there anybody here from Troy
23 that wanted to welcome?

1 All right. I'm excited to add
2 another campus to our meeting
3 locations. We're trying to see some
4 different areas of higher education
5 around the State and see the facilities
6 that they have to offer and appreciate
7 the chance to be here at Troy
8 Montgomery.

9 We do have three new Board
10 members: We have Zach Conlon from the
11 Athens area. Glad to have Zach with
12 us. He represents the Northern
13 District. We have Thomas Harris from
14 Hope Hull that is here representing the
15 Southern District. And then we have
16 Mark Tuggle from Alexander City,
17 representing the Central District.

18 We will miss the work of the
19 other three Board members that rolled
20 off: Dr. Saloom, Raymond Jones, and
21 Jack Darnall. We appreciate their good
22 work on the Board. Looking forward to
23 working with the new Board members.

1 I don't think we have any other
2 special guests that are here that have
3 been indicated.

4 For the new Board members, we
5 will -- I will -- we'll have this time
6 of public comment and then we'll spend
7 some time, more than likely, in
8 Executive Session to discuss
9 appraisals. And then we'll come back
10 in the room. And I'll go -- try and go
11 slow this morning to make sure that
12 everybody has the opportunity to, as
13 public -- as the public speakers come
14 up, I'll indicate in the -- in your
15 packet what page the properties are
16 where they will be speaking on so you
17 can -- give you time to flip to those
18 so that you'll be able to follow along
19 with the speakers. And feel free to
20 ask any questions of the speakers after
21 they finish with their three minutes.

22 At this time, we will begin our
23 public comments. Reminder, it's a

1 three-minute time limit on that so that
2 we have -- everybody has an opportunity
3 to speak. And our first speaker will
4 be Regina Aycock with the Sugar Camp
5 Branch Addition, page -- tab 3-B, page
6 3; 3-B, page 3.

7 And if you will speak -- you've
8 been here before --

9 MS. AYCOCK: I have.

10 COMMISSIONER BLANKENSHIP: -- if
11 you'll just speak into the microphone
12 so that the court reporter will be able
13 to capture --

14 MS. AYCOCK: Okay.

15 COMMISSIONER BLANKENSHIP: --
16 all of the comments.

17 And the same thing with the
18 Board members, if you'll please use
19 your microphone so that the court
20 reporter can hear your comments.

21 MS. AYCOCK: Is it on now? Is
22 it on?

23 Good morning. Thank you for

1 allowing me to be here. My name is
2 Regina Enlow Aycock. I'm from Muscle
3 Shoals, Alabama. I live in Colbert
4 County, and I'm here to represent the
5 240-acre tract in Cherokee; it's
6 referred to as the Sugar Camp Branch.
7 You should have a pretty comprehensive
8 packet on it.

9 Last Board meeting, I had
10 nominated this property for sale back
11 in the summer of 2024. And the Board
12 was good enough to approve the first
13 appraisal on it at the last meeting. I
14 don't know if you've had the
15 opportunity to review that appraisal.
16 But the reason I'm here today is to ask
17 the Board for your consideration in a
18 second appraisal and, hopefully, we can
19 proceed with State of Alabama making a
20 purchase.

21 So, I'm here with Mr. Mark
22 Pruitt. If you've got any questions,
23 I'm available, he's available. And I'd

1 like to thank you for any
2 consideration.

3 COMMISSIONER BLANKENSHIP: Thank
4 you, ma'am.

5 MS. AYCOCK: You're welcome.

6 COMMISSIONER BLANKENSHIP: Our
7 next speaker is Ms. Leslie Gahagan,
8 good friend from South Alabama here
9 today to talk about the Graham Creek
10 Tract; that is tab 4-B, page 17.

11 MR. PARNELL: Commissioner,
12 before they start, I'm not sure the mic
13 is on.

14 MR. CHILDERS: Yeah, I can't
15 hear either.

16 COMMISSIONER BLANKENSHIP: Okay.
17 Thank you.

18 MS. MCCURDY: I think it got --
19 Can y'all hear me? Okay. Well, the
20 green light is on so we've got a mic
21 problem.

22 MS. AYCOCK: I cut it off when I
23 -- when I stepped away, I cut it off.

1 MS. MCCURDY: Okay. But they're
2 telling me they can't hear me still.
3 Are y'all still having trouble or y'all
4 can hear?

5 BOARD MEMBER: We can hear the
6 Commissioner on the mic but --

7 MS. MCCURDY: But not me. Okay.
8 So, we've got a mic problem, so --
9 Actually, I know Leslie well enough to
10 know she can speak loud but give us a
11 minute.

12 COMMISSIONER BLANKENSHIP: While
13 they're getting that fixed, this is the
14 Graham Bayou Tract, tab 4-B, page 17;
15 4-B, page 17.

16 (Off the record briefly.)

17 COMMISSIONER BLANKENSHIP: If
18 you'll just speak directly into it, I
19 think that'll be fine.

20 MS. GAHAGAN: Is this okay? Can
21 you hear me? Good morning. I'm Leslie
22 Gahagan. I'm the Natural Resources
23 Director from the City of Foley. The

1 City owns the adjacent parcel to the
2 Graham Bayou Tract, we manage it as the
3 Graham Creek Nature Preserve. The City
4 wanted to share its support for Forever
5 Wild acquisition of this property.
6 Basically, we've been managing Graham
7 Creek for 18 years where we do
8 everything from prescribed fire to
9 invasive control to restoration work.

10 We've been working with the
11 Forestry Commission, as well as the
12 Department of Conservation to also have
13 a lot of public access. We have public
14 education programs events and
15 recreation, including tournaments that
16 bring in very large economic dollars to
17 the State of Alabama. Currently we're
18 preparing for about 2,200 archers from
19 around the world to descend upon Foley
20 in two weeks where they're there for a
21 week spending lots of funds and
22 enjoying that partnership of recreation
23 and conservation.

1 So, the City just wanted you to
2 be aware that we would be welcome to
3 manage that property in conjunction
4 with our existing preserve. And if you
5 have any questions, I'm here to answer
6 them.

7 Yes, sir?

8 DR. MCCLINTOCK: One of the
9 issues that was brought up is access to
10 the property.

11 MS. GAHAGAN: So, the north half
12 of the property is off of Wolf Bay
13 Drive, which is a publicly maintained
14 road. The southern tract has no
15 access. It is connected to our
16 preserve but it has no other access,
17 other than that.

18 DR. MCCLINTOCK: Thank you.

19 COMMISSIONER BLANKENSHIP: Thank
20 you, Leslie.

21 The next speaker is Chandler
22 Graham on the Davidson Creek
23 nomination; that's tab 3-B, page 2;

1 3-B, page 2.

2 MS. MCCURDY: There's also a tab
3 5-C memo, I don't know if you'll need
4 it but tab 5-C in addition to that.

5 MR. GRAHAM: Thank y'all. Good
6 morning. I'm Chandler Graham. I
7 represent the landowners here in this
8 transaction. I just want to thank the
9 Board for their patience with this
10 process, as it has been long and a
11 little bit drawn out due to the
12 sellers. But where we are today, the
13 sellers are willing to move forward
14 with the initial offer that was made.
15 There was some talk about a timber
16 reservation on this tract, that has
17 been removed from the table. They're
18 excited about the possibility of
19 completing this with y'all as it was
20 originally structured.

21 So, if there are any questions,
22 I'm happy to answer them. You know,
23 this is a fantastic property for the

1 program. And nothing on the property
2 has changed, just -- you know, it's all
3 been internal. So, thank you.

4 COMMISSIONER BLANKENSHIP: Thank
5 you, sir.

6 The next speaker is Chad Hoffman
7 on the same property, the Davidson
8 Creek Tract.

9 MR. HOFFMAN: What's being
10 passed around is just some information
11 that I hope will be helpful during the
12 Executive Session for the Davidson
13 Creek Tract.

14 So, I've spoken about the
15 Davidson Creek Tract before. I've had
16 the excellent opportunity to visit the
17 tract with Chandler and with Dr.
18 McClintock. I have paddled through
19 that section of Hatchet Creek, which at
20 that -- at that section at Hatchet
21 Creek, you get a unique area where
22 Socapatoy Creek is draining in, as well
23 as Davidson Creek, as well as Jacks

1 Creek.

2 So, it really makes for a
3 special area that feels completely
4 remote and wild.

5 I would like to point out that
6 there are already over 11,500 acres of
7 Forever Wild property in Coosa County
8 and this tract will take it to over
9 13,000 acres, all of which would be
10 less than ten miles apart from each
11 other, which I think is a pretty
12 fantastic thing to consider. When you
13 look at this area that is, thankfully,
14 pretty well protected from development
15 but it is encroaching, this is, I
16 think, a tract that is very much worth
17 considering to protect for the amount
18 of diverse species that are out there.
19 And what -- what a special place it has
20 to offer, not just as habitat but for
21 recreation for people that enjoy
22 spending their time at these Forever
23 Wild properties.

1 So, what I've provided on this
2 paper is not just my thoughts or
3 feelings about this property. But I've
4 tried to share some input from what I
5 think we would consider some of the
6 brightest scientists that are employed
7 by the Federal Government and the State
8 of Alabama.

9 So, Hatchet Creek, the entire
10 watershed, which includes this tract of
11 property, has been designated as a
12 strategic habitat unit by the Alabama
13 Rivers and Streams Network. That's a
14 coalition made up of folks from Alabama
15 Department of Conservation and Natural
16 Resources, US Fish and Wildlife, and
17 USGS.

18 So, they've designated this as a
19 strategic habitat unit, meaning that
20 there are species that are endemic to
21 just the Coosa River Watershed or just
22 to the Southeast. And -- And they've
23 selected it as a priority watershed to

1 focus activities for management,
2 recovery, restoration, and populations
3 of rare fishes, muscles, snails, and
4 cray and crawfishes.

5 So, I would like for all of
6 y'all to consider that when you're
7 making your decision on whether or not
8 this property should make into the
9 Forever Wild Program because I think
10 it's one that would be very special and
11 one that the rest of Alabama would be
12 thankful for to have it as part of the
13 Forever Wild portfolio.

14 So, thank you for your time.

15 COMMISSIONER BLANKENSHIP: Thank
16 you, Chad.

17 The next speaker is Doug
18 Morrison, it's, really, just a general
19 update on the Big Canoe Creek Nature
20 Preserve that is one of our Forever
21 Wild properties and is managed, a lot,
22 with the help of the City of
23 Springville.

1 Go ahead, Doug. Good to see you
2 again.

3 MR. MORRISON: Good to see you
4 again. Thanks for having me. I'm Doug
5 Morrison, manager of Big Canoe Creek
6 Nature Preserve. I just wanted to give
7 you guys an update. We just celebrated
8 our one-year anniversary on February
9 3rd. We're going to have a get-
10 together on February 22nd at the
11 preserve to celebrate that.

12 I wanted to bring you up-to-date
13 on an ADECA grant we had applied for,
14 for the Recreational Trails Program to
15 build an open-air pavilion for
16 educational classes to use. This
17 application has been approved by ADECA
18 and then forwarded to the Federal
19 Highway Administration for their
20 approval, so we're just waiting on
21 that. I just wanted to bring you guys
22 up-to-date on that.

23 Also, I want to introduce you to

1 Mayor Thomas for the City of
2 Springville.

3 MAYOR THOMAS: Good morning.
4 I'm here this morning just express
5 appreciation for what this Board, this
6 group, has done for the City of
7 Springville. I know that we all
8 consider our communities to be special
9 and Springville's no different. But
10 what we've done partnering together has
11 made Springville even more special.
12 It's become a regional attraction
13 already. It's only going to grow from
14 here. As Doug pointed out, we're only
15 one year in to opening.

16 I should also express, I guess,
17 an apology on behalf of Springville
18 that it took so long to get this going.
19 Y'all made the decision, I think, what,
20 back in 2009? But it wasn't until 2020
21 that we actually got the effort and
22 momentum going to make the improvements
23 to get it done.

1 I'll leave you with this, I just
2 want to plant a seed. This is not
3 really expected to be anybody's radar;
4 however, I've already spoken some
5 representatives from the Power Company
6 who own quite a bit of -- well, some of
7 the most beautiful property around
8 Springville.

9 So, far their answer is no. But
10 I told them it's not their last no
11 because it's not my last ask. But
12 adjoining the nature preserve is a
13 couple of thousand acres of beautiful
14 property through Washington Valley.

15 So, if you have any influence
16 with the Power Company, Public Service
17 Commission, whatever the local
18 pressures can be brought to bear,
19 that's just something that I've got in
20 the back of mind that I'm trying to
21 bring to the forefront of others minds
22 about the future, what we might be able
23 to do.

1 So, again, I just wanted to be
2 here to say thank you, appreciate it
3 very much. I look forward to even
4 greater opportunities for growing
5 conservation at the Big Canoe Creek
6 Nature Preserve. Thank y'all.

7 COMMISSIONER BLANKENSHIP: Thank
8 you, Mayor. I enjoyed the -- attending
9 the ribbon cutting up there last year,
10 that was a wildly successful attendance
11 at that event. There were people,
12 filled up the whole entire parking
13 area, the side streets, out on the main
14 highway. It was unbelievable the
15 amount of people that cared about the
16 preserve and that attended that,
17 including former Commissioner that many
18 of you know, Barnett Lawley.
19 Commissioner Lawley was in attendance,
20 it was good to see him.

21 MAYOR THOMAS: It exceeded
22 everyone's expectations. It was
23 fantastic. And we're already, you

1 know, filling up the parking lot on
2 beautiful days.

3 So, it's only going to grow
4 more.

5 COMMISSIONER BLANKENSHIP:
6 Wonderful. Thank you for the
7 partnership.

8 The next speaker is Mr. Jerry
9 Joe Ingram on the Cooper Branch, tab
10 4-B, page 9; 4-B, page 9, Cooper
11 Branch.

12 Morning, Jerry Joe.

13 MR. INGRAM: Morning,
14 Commissioner Blankenship and Board
15 members. Thank y'all giving the
16 opportunity. You know, on the Cooper
17 Branch Tract, we do have a
18 representative today from the City of
19 Pelham. I was hoping he would go
20 first. But he made the trip up here
21 and we've had Dr. Howell and Dr.
22 McClintock look at the property.
23 There's -- There's obviously, you know,

1 from an ecological and, I guess,
2 preservation standpoint, these mountain
3 hilltops on these tracts do have some
4 endangered plants, some rare plants and
5 stuff. And it's a pretty delicate
6 ecosystem. Dr. Howell was pointing out
7 that some of these spots, you know,
8 these mountain rock-top deals, if they
9 ever -- that ever gets disturbed, a lot
10 of that habitat would be gone forever.

11 So, it kind of meets, you know,
12 some preservation goals, I think, that
13 this Board is -- is -- you know, is
14 part of y'all's, you know -- I guess
15 y'all's job description.

16 The other thing, you know, the
17 City of Pelham, they think enough about
18 projects like this as economic
19 development that they're willing to
20 take, you know, 900 acres out of the
21 City of Pelham that they -- you know,
22 they could one day, probably, be
23 developed into houses all that; they

1 could bring, you know, a lot of money
2 in ad valorem taxes back.

3 And they see this, you know, as
4 -- you know, as with the Oak Mountain
5 State Park being in their, you know,
6 deal too, that they really see this as
7 economic development. So, they're
8 willing to take, you know, 900 acres of
9 their city limits and -- and, you know,
10 put it into something that -- you know,
11 it's not going to generate any, you
12 know, property tax but they see it as
13 bringing in economic development. And
14 -- you know, and also a service to the
15 community.

16 A lot of us, you know, grew up
17 on farms and have had the -- you know,
18 a lot of opportunities to enjoy the
19 outdoors. But a lot of people that
20 live in these big urban areas, this is
21 a big outlet for them to get out into
22 nature.

23 So, you know, that's the only

1 thing we're bringing up.

2 The other -- The other thing, I
3 know y'all -- y'all have to -- you look
4 at all these -- this property in these
5 packets and you're -- you're listening
6 to us. So, we're getting a little
7 snapshot of what y'all are trying to
8 make decisions on whether to make the
9 decision to -- to do an appraisal or a
10 purchase. You know, with all
11 properties, this has got some little
12 out-parcels in it.

13 And so, my -- my thing would be,
14 you know, if -- if y'all were to make a
15 motion on something like this to -- to
16 have an appraisal done, you know, maybe
17 attached to that motion that you would
18 have a little due diligence period in
19 there.

20 We've got an updated abstract on
21 the property, it's only a year old. We
22 could get information like that to
23 Patti and her crew. And if there's any

1 other red flags that show up on there,
2 you know, you can always get out of a
3 deal like that but at least do some
4 kind of preliminary due diligence
5 before you go all in and have an
6 appraisal done.

7 So, that's -- That's about all I
8 got. Do y'all have any questions?
9 I'll be glad to answer.

10 COMMISSIONER BLANKENSHIP: Thank
11 you, Jerry Joe.

12 I think Mr. Michael Simon with
13 the City of Pelham on the same
14 property. Good to see you, sir.

15 MR. SIMON: Thank you. Thank
16 you for allowing the public to speak on
17 such an important subject. Michael
18 Simon, I'm the Economic Development
19 Director with the City of Pelham, and I
20 also happen to be a resident of Pelham
21 in a neighborhood adjacent to the
22 Cooper Branch property.

23 There is plenty of opportunity

1 for development but this is something I
2 think that is very special to our
3 community and the area. It's in Shelby
4 County. Shelby County has been a great
5 and very progressive county upon
6 creating more trails and more nature
7 areas for its residents. This is no
8 exception. It's a -- It's a beautiful
9 piece of property.

10 I -- I had an opportunity to
11 ride through with Jerry just last week.
12 And between the ridges and the area
13 around it, it's is just -- it's just
14 fabulous: The views, the opportunity
15 to get into nature. Again, as Jerry
16 mentioned, Pelham has Oak Mountain
17 State Park. But in this particular
18 area of Pelham, we don't have --
19 certainly not such a large tract to --
20 to be engaged with. I would just
21 simply say that as an advocate both as
22 the economic director and as a
23 resident, I -- I would strongly suggest

1 and certainly appreciate your
2 consideration for the property.

3 Thank you.

4 COMMISSIONER BLANKENSHIP: Thank
5 you, sir.

6 The next speaker is Mr. Keith
7 Tassin on the Dugdown Corridor,
8 Cleburne County Tract, 4-B, page 11;
9 4-B, page 11, Dugdown Corridor,
10 Cleburne County Tract.

11 MR. TASSIN: Morning. So, it's
12 my understanding these tracts came up
13 at the last meeting, there was a little
14 confusion. I think there is also a --
15 in your packet, a Dugdown Corridor
16 overview map.

17 MS. MCCURDY: Yes, there is.
18 And that would be in your tab 5, and if
19 you'll go to tab 5-D, it's a little --
20 it's shown on your shortlist nomination
21 but you have a broader view, if you
22 would like it, more pulled out in your
23 tab 5-D.

1 MR. TASSIN: So, we have worked
2 -- we have worked with Weyerhaeuser
3 Corporation, which owns these parcels
4 to -- to nominate a subset of their
5 ownership in that area that fit like
6 perfect puzzle pieces; it's all that
7 other conservation work that is going
8 on at Dugdown. So, what -- I'm here
9 today to seek a motion for a first
10 appraisal to try to move that process
11 forwards -- forward with the other
12 conservation projects that are going on
13 in that area.

14 Some of you are familiar with
15 the Dugdown. It's been a real priority
16 for the Nature Conservancy and other
17 partners, primarily on the Georgia
18 side, for years. There's a real
19 opportunity to connect this corridor --
20 forest of corridor from the northern
21 end of the Talladega National Forest,
22 all the way over to the Sheffield
23 Paulding WMA over in Georgia. The

1 Georgia DNR and other partners have
2 been really involved on the Georgia
3 side where they have been able to
4 conserve thousands of acres on that
5 side.

6 The recent tract that was
7 approved that Forestry Commission and
8 Forever Wild was purchasing on the
9 state line is continuous with protected
10 property on the Georgia side as well.

11 So, this -- these -- these
12 parcels, along with the other
13 conservancy work will create that
14 corridor from the Talladega, well into
15 Georgia.

16 COMMISSIONER BLANKENSHIP: What
17 did you say, Weyerhaeuser is the --

18 MR. TASSIN: Weyerhaeuser --

19 COMMISSIONER BLANKENSHIP: --
20 the landowner?

21 MR. TASSIN: Weyerhaeuser is the
22 landowner. They own lots of other --
23 They own -- They own a large acreage in

1 that area but we were able to work with
2 them to carve out these pieces that we
3 think are critical to this part of the
4 corridor.

5 MR. HARPER: You are speaking on
6 all three tracts?

7 MR. TASSIN: So, there's five --
8 five tracts there within this
9 nomination.

10 COMMISSIONER BLANKENSHIP: So,
11 just -- Let me help orient, especially
12 our new Board members because the --
13 some of you are familiar with work
14 that's taking place here. And it is
15 confusing to have three different
16 nominations prior to this.

17 So, the area on -- if you're
18 looking at the map on 5-D, okay, the
19 map on 5-D, the hatched area that's
20 outlined in red with the red hatch,
21 that is property that the Board has
22 already motioned to acquire, in
23 conjunction with the Forestry

1 Commission with a Forest Legacy Grant
2 that they've received. And that is in
3 the closing process.

4 The area in the yellow, kind of
5 a mustard yellow color, that is a
6 nomination that we have recently
7 received and that is for another Forest
8 Legacy Grant through the Forestry
9 Commission that will be forthcoming, I
10 guess, in the -- very soon in the -- on
11 the short list.

12 MS. MCCURDY: Yeah. We, on the
13 27th, received the willing seller
14 letter.

15 And so, we will now have it in
16 our process and would expect it to
17 appear on the short list in May, based
18 on the grant funding available, it
19 should short list.

20 COMMISSIONER BLANKENSHIP: All
21 right. Thank you.

22 So, that's the yellow area. The
23 area that Mr. Tassin is talking about

1 is all -- is the other areas that are
2 outlined in red that don't have the
3 hatch; that is the property that he's
4 here to speak on.

5 MR. TASSIN: So, that -- those
6 tracts are going to close up the gaps
7 remaining if those other -- those other
8 tracts are purchased, along with some
9 conservation occurring in that area as
10 well.

11 COMMISSIONER BLANKENSHIP: I
12 want to make sure for the new Board
13 members that -- are there any questions
14 on that before -- I just want to make
15 sure everybody knows what he's speaking
16 on and what the --

17 MR. CHILDERS: I've got a
18 question on that yellow area. There's
19 a lot of area there, does that come
20 under one grant, the whole area, the
21 yellow?

22 COMMISSIONER BLANKENSHIP: I'll
23 let Mr. Oates speak on that.

1 Mr. Oates.

2 MR. OATES: Yes. All of that is
3 spread out across that area but it's
4 all one -- one grant, I believe all
5 owned by one -- one person or one --
6 one entity. It's a retirement fund, I
7 think, that owns it all and they --
8 they have to sell it at some point in
9 the near future, and it's -- so, it is
10 all kind of scattered there.

11 But, yes, that's all one -- one
12 grant.

13 MR. HARPER: Is this
14 Weyerhaeuser too?

15 MR. OATES: No, it's -- it's a
16 retirement fund from the State of Maine
17 I -- No?

18 MS. MCCURDY: And I will note
19 for the Board that my staff and Mr.
20 Oates' staff have been working together
21 on the up -- the one we just -- the
22 phase two that we just got the willing
23 seller letter on, to begin looking at

1 what would be a proposed split map for
2 the Board so you would be able to see.
3 It would be similar to phase one,
4 approximate, probably 75/25; we're
5 working through all that.

6 So, Forever Wild would not be
7 titled to all the acreage, just,
8 roughly, 25 percent of the value but
9 we're working -- our staffs are working
10 together on that now.

11 MR. CHILDERS: I was just
12 comparing the yellow to some of this
13 other and thinking about the acreage
14 and the cost, and we may not have
15 enough money in our treasury to buy
16 that.

17 COMMISSIONER BLANKENSHIP: And
18 that'll be a good -- you know, when we
19 -- when it -- if it shows back up in
20 May as a short list item, I think we'll
21 have much more information, then, on
22 that.

23 Thank you, Keith.

1 MR. TASSIN: Thank you.

2 COMMISSIONER BLANKENSHIP: The
3 next speaker is Brandon Grisaffi. Did
4 I do okay on that?

5 All right. Thank you.

6 Brandon Grisaffi on the Turkey
7 Creek Nature Preserve - Red Hollow Road
8 Tract, 4-B, page 23; 4-B, page 23.
9 Give everybody just a second to get
10 back to that one, 4-B, 23.

11 MR. GRISAFFI: Thank you,
12 Commissioner and Board members for
13 letting me speak today. My name is
14 Brandon Grisaffi and I'm the park
15 manager at Turkey Creek Nature
16 Preserve. We're up from Pinson, just
17 north of Birmingham, beautiful Forever
18 Wild tract. If you're not familiar
19 with it, it's 655 acres and we're
20 managed by the Jefferson County
21 Greenways. The Red Hollow Road Tract
22 is directly adjacent to the existing
23 preserve and would make for a seamless

1 addition to our property.

2 At Turkey Creek, we offer the
3 community a beautiful and natural space
4 that's safe, clean, and -- and free to
5 the community around it. Last year we
6 had over 140,000 visitors come through
7 our gate. They come hike, swim, fish,
8 sometimes just hang out. We have 23
9 different schools and community groups
10 bringing over 720 people to the creek
11 for dynamic education programs.

12 Over the last year or so, we've
13 improved security and safety with an
14 increased staff presence at the
15 Preserve and new security cameras.
16 We've added a modern, functional office
17 space for our growing staff. We've
18 refinished park benches and tables
19 throughout; upgraded our greenhouse;
20 and, of course, we've done all this
21 while keeping the park and the trails
22 clean and safe.

23 This year we're going to be

1 adding a new bioswale to improve water
2 runoff by the creek. We're going to be
3 installing new durable trash cans,
4 benches and tables throughout the whole
5 park, and adding hammock stands along
6 the creek. I say all this to say that
7 this is what we're doing with property
8 we have, and the Red Hollow Road Tract
9 would fall under the same management.

10 We're going to continue to be a
11 beloved green space for the community
12 and the State. And, with the addition
13 of this land tract, we're hoping to
14 make it even bigger and better.

15 Thank y'all.

16 COMMISSIONER BLANKENSHIP: Thank
17 you, sir.

18 The next speaker is Mr. Charles
19 Yeager on the same tract.

20 Good morning, Charles. Good to
21 see you.

22 MR. YEAGER: Good morning.
23 Thank you, Commissioner. And thank

1 you, Board. Welcome, new Board
2 members. I appreciate you guys giving
3 me a little -- a moment here to speak.

4 So, my name's Charles Yeager. I
5 am the Director of Land and Water
6 Conservation for the Jefferson County
7 Greenways. And I want to thank
8 Brandon. Brandon is -- has taken over
9 my old role. I was the Preserve
10 manager at Turkey Creek for about
11 12-and-a-half years and used to come up
12 and -- and give updates, just like
13 Brandon just did.

14 I also want to introduce a few
15 other folks that -- that we have with
16 our group that are here today. We
17 have: Fran Marks, who's our
18 superintendent, he oversees our
19 maintenance and operations team; our
20 Director of External Affairs, Leah; and
21 our interim Executive Director, Janet
22 Simpson. We -- We have a really great
23 team.

1 We are now managing Turkey Creek
2 Nature Preserve, Ruffner, and Red
3 Mountain. Over ten years, I -- I came
4 before this Board with a nomination
5 that -- for the Shepherd-Family
6 Addition, it was a little over 240-acre
7 addition to the Turkey Creek Nature
8 Preserve. Really moved swiftly through
9 the process. And the Board did make an
10 offer to the family. There was 16
11 family members attached to the tract.
12 And some -- some disagreements between
13 those family members ended up leading
14 to the collapse of that project and,
15 unfortunately, it didn't move forward.

16 And, honestly, didn't really see
17 light at the end of the tunnel for it,
18 up until last year, when some situation
19 -- the situation with the family kind
20 of changed and they needed to sell the
21 property quickly. They reached out to
22 me and the Nature Conservancy of
23 Alabama saw this -- how important this

1 tract was as an addition to Turkey
2 Creek and they stepped up and -- and
3 they purchased the property.

4 And they -- they were able to
5 work through, kind of, those challenges
6 with the family to make it possible for
7 this situation to completely change.

8 And so, now it's -- it's -- it's
9 been nominated as the Turkey Creek
10 Nature Preserve, TCNP, Red Hollow Road
11 Addition. This is an incredible tract.
12 It's -- has big, open hardwood forest
13 in the valley and these -- these, kind
14 of, stunning ridge tops with -- with
15 longleaf pine, montane longleaf pine
16 and shortleaf pine with big, long
17 stretches of rock outcrops. It's big,
18 diverse, healthy forest. This has got
19 exactly what we want to see. And it is
20 -- it presents a really great
21 opportunity to protect the watershed,
22 as well, further protections for the
23 watershed that -- that includes over

1 ten -- or has -- we have ten
2 threatened, endangered imperiled
3 species in the watershed.

4 Turkey Creek is -- is one of the
5 most heavily used Forever Wild sites.
6 We have over 140,000 people that are
7 coming out every year. It's a fairly
8 small, condensed tract. And one of the
9 biggest things that we have people ask
10 for is more opportunities for
11 recreation, for trails. And this --
12 this site will provide that. We --
13 We've already looked at a conceptual
14 plan for over 12 miles of trail for the
15 site. We really see this as a pivotal
16 opportunity in a -- in a very highly
17 populated area to be able to expand the
18 preserve.

19 I really want to thank -- take a
20 moment and thank the -- the Nature
21 Conservancy, Steve and -- and Keith for
22 -- for -- for making this huge effort
23 to -- to work with the family and --

1 and -- and get this acquisition. And
2 to be able to nominate it to you guys
3 today as -- as what I think is going to
4 be an important tract in Turkey Creek.

5 I also want to mention that we
6 have made -- already made an investment
7 in this. We want to share that -- show
8 that investment, that we're going to be
9 invested in managing this property in
10 the future. We went on and did a first
11 appraisal -- or did an appraisal that I
12 think, hopefully, will work as a first
13 appraisal to save the costs for the
14 Forever Wild Board. And -- And that
15 was actually dated for April of last
16 year.

17 So, it's -- it's kind of a --
18 timeline's a little short, but it's
19 there, and it's -- hopefully, will help
20 this process. I don't know if it will.

21 MS. MCCURDY: Yeah. There --
22 You'll -- You have a memo in your
23 packet, tab 5, that references the

1 appraisal that was provided. I think
2 our next speaker may be talking about
3 that. So...

4 COMMISSIONER BLANKENSHIP: Thank
5 you.

6 MR. YEAGER: We're available for
7 questions if you guys have any
8 questions.

9 MR. HARPER: The family's out of
10 it now; the Nature Conservancy owns it
11 all?

12 MR. YEAGER: It's a complete
13 change of ownership.

14 COMMISSIONER BLANKENSHIP: Thank
15 you, sir.

16 All right. Next speaker on the
17 same property is Steve Northcutt from
18 the Nature Conservancy.

19 Steve.

20 MR. NORTHCUTT: I'm Steve
21 Northcutt, I'm the Director of
22 Protection for the Nature Conservancy.
23 And I know you've heard from two

1 speakers, I'm not going to take a lot
2 of time on this property. But
3 Jefferson County Greenways came to us
4 and asked us if we can step up and
5 acquire this property. We knew that it
6 was a property that the Forever Wild
7 Board had tried to acquire. And we've
8 dealt with a lot of properties where
9 you had heirs that lived in different
10 parts of the State and they all had
11 different expectations of value of the
12 property and they just could not agree
13 on the appraised value that was offered
14 to them.

15 I've worked on a property before
16 where some of the heirs lived in Hawaii
17 and their expectation of property
18 values for Hawaii did not meet the
19 property around Little River Canyon.

20 So, anyway, they asked us if we
21 could step up and acquire the property.
22 It was listed by a realtor. We did
23 have to go through the courts because

1 the family had to have the judge decide
2 how this property would be sold.

3 And so, it did make it a little
4 bit easier because, instead of having
5 16 family members all haggle over the
6 price, the judge made the decision on
7 this.

8 So, we've acquired the property.
9 We hope the Board considers this an
10 asset and would consider purchasing it.
11 And we're glad to be a party to this.

12 Any questions?

13 MR. HARPER: One question on the
14 access; can they access it from Highway
15 79?

16 MR. NORTHCUTT: The access is
17 from Red Hollow Road, which is just off
18 79. It's kind of confusing on the map.
19 Actually there's -- there's property
20 that's on both sides of Red Hollow
21 Road.

22 So, there's a -- there's a road
23 -- good access. And I'll just tell

1 you, as you go up Red Hollow Road, you
2 see homes; you see cattle ranches.
3 This would be a real nice property not
4 to be developed and be part of the
5 preserve. So, I think it'd be a
6 property you'd be proud to have as part
7 of the preserve.

8 COMMISSIONER BLANKENSHIP: Thank
9 you, sir.

10 I did fail to notice that Ms.
11 Stanley arrived.

12 MS. STANLEY: Good morning.

13 COMMISSIONER BLANKENSHIP: I'm
14 glad to have you here, ma'am.

15 We do have 100 percent
16 attendance today for our Forever Wild
17 Board, glad to see all of our members
18 here today. Thank you very much.

19 The next speaker is Mr. Chad
20 Scroggins on -- it's actually tab 5-K,
21 it was in your green folder. It is a
22 potential tract in Shelby County. It
23 is not -- has not -- It was, I guess,

1 recent -- If it's not in your packet in
2 the shortlist, then it will -- tab 5-K
3 has the information that Mr. Scroggins
4 will be speak on.

5 Go ahead, Chad. Good to see you
6 this morning.

7 MR. SCROGGINS: Yes. Thank you,
8 Commissioner.

9 I appreciate the opportunity to
10 speak on this particular tract. My
11 name's Chad Scroggins, I'm the County
12 Manager for Shelby County. For the new
13 Board members, we have a longstanding
14 relationship with the Forever Wild
15 Board. We have a joint park, it --
16 called Cahaba River Park, it's 1,951
17 acres on the west side of our county.

18 We also have partnered with the
19 State Parks on the Belcher access at
20 Oak Mountain State Park, building a
21 road and bathrooms and -- and the
22 parking lot there.

23 This particular tract that we're

1 here to talk about today is -- there's
2 really -- the idea of doing phase one
3 as 789 acre purchase that would be
4 offered by EBSCO. It is directly
5 adjacent to Double Oak Park, which is a
6 Shelby County park.

7 So, it would be the -- give us
8 the opportunity to partner again.
9 Double Oak Park is a purchase and
10 investment of Shelby County to the tune
11 of about eight-and-a-half million
12 dollars that we've already used of our
13 own money. What we're looking at is
14 adding this 789 acres to the -- the 817
15 acres of Double Oak Park. It is ridge
16 top at the end of the Appalachian Trail
17 and it's also -- Appalachian Mountains.
18 It's also in a highly -- there's a lot
19 of development demand around it.

20 So, it gives the opportunity to
21 protect those ridge tops and kind of
22 protect some sedimentation flows that
23 are coming off the tops of the ridge.

1 The one thing that's unique
2 about this is that we literally could
3 remove three gates, and it would open
4 up trails that are already existing,
5 double track trails, on the property to
6 the 29 miles of trails that we have on
7 our current 817 acres.

8 So, it -- it's -- the
9 opportunity to be ready for public use
10 would be almost immediate. We already
11 have restrooms and -- and pavilions and
12 parking lots on our property that's
13 directly adjacent. So, the access is
14 already there through trails up to this
15 particular piece.

16 The Shelby County Commission
17 would offer 25 percent of the purchase
18 price to partner with you all, which is
19 something unique we've not done before.
20 But it is that important to us that we
21 would partner with you and -- and --
22 financially and then also take over
23 maintenance like we have done with

1 Cahaba River Parks. I appreciate the
2 opportunity. You'll see more about
3 this at the May meeting.

4 COMMISSIONER BLANKENSHIP: Thank
5 you, Chad. I appreciate the
6 partnership that we have with Shelby
7 County on that.

8 Yes, sir, Mr. Childers.

9 MR. CHILDERS: We're looking at
10 a map and do I understand the green,
11 light green portion is what you're
12 addressing?

13 MR. SCROGGINS: Yes, sir. The
14 pink --

15 MR. CHILDERS: And these --
16 these other areas adjacent to that are
17 already under somebody's purview.

18 MR. SCROGGINS: The -- The pink
19 that's just to the left is the current
20 807 acres, plus the 10 of Dunnavant
21 Valley Park, this is the 817 that the
22 County owns. The greenish-gray color
23 is what we're talking about, the 789

1 acres.

2 The blue that's come in there,
3 that would, maybe, be something that we
4 can look at years down the line.

5 And then the kind of
6 yellowish-brown color is owned by the
7 Freshwater Land Trust.

8 MR. CHILDERS: All right. What
9 about that phase two; who owns it?

10 MR. SCROGGINS: EBSCO, the same
11 owner. The same owner that we
12 purchased ours from as well.

13 MR. CHILDERS: Thank you.

14 MR. SCROGGINS: Yes, sir. Thank
15 you.

16 COMMISSIONER BLANKENSHIP: Thank
17 you, Chad.

18 And our last speaker is Mr.
19 Brooks Knapp on the same potential
20 nomination.

21 Good to see you again this
22 morning, Brooks.

23 MR. KNAPP: Thank you,

1 Commissioner. I'm Brooks Knapp, I'm
2 with EBSCO Industries. I just wanted
3 to let everyone know that we are on
4 board with Shelby County and Forever
5 Wild to do this project in phases or as
6 a whole. We're still talking about it.
7 We're looking to nominate it in -- for
8 the May meeting.

9 MR. CHILDERS: That's the
10 portion of the 1,500-acres-plus?

11 MR. KNAPP: Well, it's the -- we
12 own everything across the top, the
13 1,500 and the 789. In this phase, the
14 789 is what we're going to nominate or
15 something thereabouts, we're still
16 putting the final number on it.

17 COMMISSIONER BLANKENSHIP: Thank
18 you, sir.

19 MR. KNAPP: Thank y'all.

20 COMMISSIONER BLANKENSHIP: That
21 is the end of all of the green slips I
22 have. Is there anybody that wanted to
23 speak that didn't have a chance to

1 speak? Let me get somebody to get you
2 a green slip. So, we can get your name
3 on there for the record.

4 Thank you. Kyle Lybarger is
5 going to speak on the Morgan Hollow
6 Tract, that is 3-B; Morgan Hollow
7 Tract, 3-B, page 4; 3-B, page 4. All
8 right.

9 Thank you, sir. Go ahead.

10 MR. LYBARGER: So, last year --
11 or, I guess, a year-and-a-half ago we
12 set out to start protecting some
13 federally endangered plant populations
14 in Alabama. And we wanted to start in
15 an area that is really
16 under-appreciated. And we started in
17 the Moulton Valley.

18 And so, this is an area
19 sandwiched between the Cumberland
20 Plateau and the Tennessee Valley.

21 So, you have tons of TVA
22 property in the Tennessee Valley and
23 you have Bankhead National Forest on

1 the Cumberland Plateau. But there is,
2 out of 420,000 acres in the Moulton
3 Valley, there's 2 -- there's only 200
4 acres of grasslands preserved at
5 Prairie Grove Glades.

6 So, 200 acres of public land
7 across 420,000 acres. So, it's really
8 unrepresented habitat.

9 And so, we focused on federally
10 endangered leaf prairie clover and
11 we've acquired -- three of those
12 populations have protected, two or
13 three other populations, and there's
14 eight populations in the entire State.
15 Those eight populations were found on
16 only two properties, one of them having
17 seven of them. And it's this property
18 that we have presented to you today.
19 The largest population in the State is
20 in the middle of this property and it's
21 larger and has more plants than all the
22 other populations combined. It's a
23 really important area.

1 Historically -- Oh. I should
2 also say, we met with TVA last week.
3 There are some power line corridors
4 through there.

5 And so, we're going to be
6 partnering with them to help manage
7 some of these populations that are on
8 some private properties surrounding it.

9 But this area has really great
10 historical significance. I found out a
11 few weeks ago there's petroglyphs on
12 this property on sandstone bluffs, up
13 closer to the Cumberland -- or on the
14 Cumberland Plateau. And there's a ton
15 of Indian -- or Native American traces,
16 you know, Buffalo Traces through this
17 property: The High Town Path; the
18 Warriors Path. And this also -- you
19 know, there's actually two or three
20 other ones I won't list. But this area
21 is actually the Tennessee Divide where
22 two watersheds separate.

23 So, at -- you know, the

1 Cumberland Plateau all flows into Black
2 Warrior and everything below it flows
3 into the Tennessee River. But tons of
4 historical significance, lots of plant
5 diversity. Hundreds of species here
6 that are super important for our State,
7 not including Alabama larkspur, which
8 is almost endemic to Alabama, I
9 believe. And when you see this place,
10 if you got our brochure from a few
11 meetings ago, it look unlike anything
12 you -- you would see anywhere else in
13 Alabama, just tons of color and,
14 really, a real special property. But
15 that's all I've got. Thank y'all.

16 MR. CHILDERS: Question: There
17 is a blue line that indicates National
18 Forest Service. And part of that
19 parcel you're representing lays south
20 of that line; what significance is
21 that?

22 MR. LYBARGER: That's -- I think
23 that's just across the road.

1 MS. MCCURDY: I think I can --
2 That is -- That's the Federal
3 acquisition boundary. It just means
4 that, that could -- it could -- it
5 falls within an area that's been
6 approved Federally, you know, for the
7 Forest Service to acquire property;
8 that's all it means. But it is part of
9 their acquisition boundary.

10 MR. CHILDERS: But the Forest
11 Service already has significant
12 acquisition below that line.

13 MS. MCCURDY: Correct. Right.

14 MR. CHILDERS: Thank you.

15 MR. LYBARGER: I'd like to say,
16 though, that is a totally different
17 habitat from this area. This is all
18 Moulton Valley, which is -- there's
19 nothing like that within the National
20 Forest there. So, it's completely
21 different plant species.

22 COMMISSIONER BLANKENSHIP: Thank
23 you, sir.

1 All right. Thank you for all
2 our public speakers this morning.

3 By regulation, appraisal values
4 are confidential during periods of
5 negotiation. Accordingly, in order to
6 discuss the tract appraisal values, the
7 Board would need to go into recess for
8 an Executive session.

9 Is there a motion for the Board
10 to now recess to attend an Executive
11 session?

12 MR. CHILDERS: So moved.

13 COMMISSIONER BLANKENSHIP: Mr.
14 Childers I've heard as making the
15 motion. Is there a second?

16 DR. MCCLINTOCK: Second.

17 COMMISSIONER BLANKENSHIP: It's
18 seconded by Dr. McClintock.

19 As I call your name, please
20 state your position on the motion to
21 recess. Those in favor, please say
22 "yes" or "aye," and those opposed,
23 please say no.

1 Chris Blankenship, yes. Mr.
2 Childers.

3 MR. CHILDERS: Yes.

4 COMMISSIONER BLANKENSHIP: Mr.
5 Conlon.

6 MR. CONLON: Yes.

7 COMMISSIONER BLANKENSHIP: Mr.
8 Harris.

9 MR. HARRIS: Yes.

10 COMMISSIONER BLANKENSHIP: Dr.
11 Howell.

12 DR. HOWELL: Yes.

13 COMMISSIONER BLANKENSHIP: Dr.
14 Keener.

15 DR. KEENER: Yes.

16 COMMISSIONER BLANKENSHIP: Dr.
17 McClintock.

18 DR. MCCLINTOCK: Yes.

19 COMMISSIONER BLANKENSHIP: Dr.
20 Neumann.

21 DR. NEUMANN: Yes.

22 COMMISSIONER BLANKENSHIP: Mr.
23 Oates.

1 MR. OATES: Yes.

2 COMMISSIONER BLANKENSHIP: Mr.

3 Parnell.

4 MR. PARNELL: Yes.

5 COMMISSIONER BLANKENSHIP: Dr.

6 Powers.

7 DR. POWERS: Yes.

8 COMMISSIONER BLANKENSHIP: Dr.

9 Valentine.

10 DR. VALENTINE: Yes.

11 COMMISSIONER BLANKENSHIP: Mr.

12 Harper.

13 MR. HARPER: Yes.

14 COMMISSIONER BLANKENSHIP: Ms.

15 Stanley.

16 MS. STANLEY: Yes.

17 COMMISSIONER BLANKENSHIP: Mr.

18 Tuggle.

19 MR. TUGGLE: Aye.

20 COMMISSIONER BLANKENSHIP: All

21 are in favor.

22 We are now in recess for an

23 Executive Session. It is 10:46. We

1 hope to return in about 20 minutes.

2 Thank you.

3 MS. MCCURDY: And, so, would the
4 Board members just grab your packets
5 and then staff will direct you to the
6 room.

7 (The Board is in recess for
8 Executive session at 10:46
9 a.m.)

10 (Board meeting resumed at
11 11:15 a.m.)

12 COMMISSIONER BLANKENSHIP: We
13 are back from Executive Session. It is
14 11:15. We'll pick back up with our
15 regular meeting.

16 We are now, for the new members,
17 it's tab -- the program status report
18 will be tabs 2 and tab 3, and some
19 grant status information from tab 5.
20 Ms. McCurdy will share all those.

21 MS. MCCURDY: Just get ready to
22 flip pages, your favorite. This is
23 like your workout part of the meeting.

1 COMMISSIONER BLANKENSHIP:

2 She'll tell you where to turn.

3 MS. MCCURDY: All right. And
4 also I'm looking down. So, if at any
5 point, you can't hear me or you have a
6 question and I didn't see you, please
7 speak up.

8 So, for the Board members, we're
9 going to start tab 2-A. This is would
10 be the one from your green folder, the
11 sort of yellow colored one. This has
12 somewhat updated information that we're
13 able to run based on having now passed
14 the end of the month.

15 So, this is the portion of the
16 meeting that, for the benefit of the
17 public and also the Board, I run
18 through our balance but also factor
19 into that, just like your checkbook,
20 the checks that you want me to write to
21 try to potentially purchase properties.

22 So, any one that you had
23 previously motioned for me to work on,

1 is reflected, just to be sure that
2 we're conservatively figuring the money
3 you have available as an unencumbered
4 balance to work with.

5 So, if you take into account the
6 following properties, which were at
7 some point motioned for us to proceed
8 toward purchase, if we could, those
9 properties include: Bon Secour River
10 Wetlands Addition; Freedom Hills
11 WMA-Sutton Hill Addition; West Fowl
12 River Tract; we had the Davidson Creek
13 Tract.

14 So, it's still reflected on
15 here; Dugdown Mountain Corridor, this
16 is the Dugdown with the grant funds
17 that AFC secured at 75/25 split; and
18 then the Red Hills Section 23. With
19 all of those properties, potential
20 properties, taken into account, you
21 have an unencumbered balance just over
22 \$31 million.

23 If there are no questions on

1 that, I will note on the second page of
2 tab 2-A, we will run through any -- as
3 to any property that had been on two,
4 the front page, what happened to it,
5 whether we closed it; the offer ended
6 up being declined; or for some reason
7 we were not able to get it to purchase
8 and it is no longer in a process. As
9 we started a new fiscal year, right
10 now, all we've got is to update you
11 that the Upper Delta WMA-Stiggins Lake
12 Addition, which was a prior motion,
13 that offer was declined by the
14 landowner.

15 And, so, we have several of the
16 -- a couple of the properties that are
17 very close to closing. So, you will
18 see more properties on that when we are
19 back in May but, right now, that, for
20 this fiscal year, is all we have.

21 Tab 2-B reflects our running
22 count to the Board of the Stewardship
23 Fund. We had been authorized by the

1 Board to spend up to an amount equal to
2 \$3 million through the Stewardship
3 Fund. And, for the benefit of the
4 public, each time the Board purchases a
5 property or even accepts a donation of
6 a property, that property, 15 percent
7 of the appraised value for that
8 property is transferred into our
9 Stewardship account to help that
10 property, sort of, carry its weight in
11 the long term maintenance of the
12 properties that the Program has.

13 And so, that means the Board, in
14 addition to actually paying for the
15 property, actually acquire a property,
16 has to have enough money to also
17 transfer that 15 percent.

18 So, as we stand, again, we're
19 kind of early in this fiscal year, we
20 still have, of that \$3 million -- now
21 this would be a little behind because
22 every day stuff is clearing -- but
23 still about \$2.6 million available for

1 our use as needed for management of the
2 tracts.

3 Tab -- At the bottom of tab 2-B
4 and as you move to 2-C, as we've
5 discussed before, this fund is managed
6 for net asset value. You will see in
7 tab C a report that very much
8 appreciate that our State Treasurer
9 provides for you for each quarterly
10 meeting. It gives you some detailed
11 information as to the current
12 investments within that -- within our
13 Stewardship Fund dollars. And as of
14 December 30, the net value was just
15 over 49 -- \$49 million.

16 If there are no questions on
17 Stewardship report, I'm going to
18 continue on. We are now in tab 3. And
19 I would ask you to look at tab 3-A.
20 Again, pull the one you have in your
21 green folder, the yellow in color
22 pages, has some updated information.

23 So, in tab 3 we present and

1 remind the public of the properties
2 that have previously had a motion for
3 an appraisal that this Board has made.
4 And so, I report each time, either
5 they're back, they're not back; where
6 we are on them.

7 So, I'm going to run through
8 those now.

9 The properties that have
10 returned appraisals are: Davidson
11 Creek Tract, Coosa County; Freedom
12 Hills WMA-Sugar Camp Branch Addition,
13 Colbert; Morgan Hollow, Lawrence
14 County. Again, thinking of cash
15 available, we kind of run through that
16 because, also, you can keep that in
17 mind into any future motions you might
18 want to make. And then we have been
19 delivered, as we've discussed before,
20 not an appraisal that you motioned but
21 an appraisal that was provided on the
22 Turkey Creek Nature Preserve-Red Hollow
23 Road Addition; that's not anything that

1 the staff does anything with other than
2 review, unless otherwise motioned by
3 this Board but it is something I have
4 in hand, so I mention that.

5 If there are no questions as to
6 the tracts that currently sit on our
7 appraised nominations list, we will
8 move into where we talk about grant
9 opportunities. But I'm going to pause
10 just a second to see if anybody had
11 anything or, Commissioner, you had
12 anything before I roll into grant
13 status.

14 COMMISSIONER BLANKENSHIP:

15 Anybody?

16 DR. POWERS: One.

17 MS. MCCURDY: Yes, sir, Dr.
18 Powers.

19 DR. POWERS: So, just
20 clarification. So, the Davidson Creek
21 Tract is -- even though it's -- still
22 needs a motion, it's deducted already
23 from our balance?

1 MS. MCCURDY: I did because that
2 was a prior property. So, you're
3 really seeing it in two places. Yes,
4 it's already taken into consideration.
5 And tab 5-C is the memo that I did.
6 And, just to clarify on this one and
7 the motion that we would need in the
8 general discussion session -- section
9 of the agenda or agenda item, if you
10 want to proceed. But because that
11 offer was initially rejected, I would
12 not move forward without a brand new
13 motion now from the Board. We would
14 begin again.

15 DR. POWERS: But the balance is
16 calculated as if we've moved forward.

17 MS. MCCURDY: Yes, that is
18 correct, because of your prior motion.

19 All right. Any additional
20 questions before we move into grant
21 status?

22 All right. Then if you'll turn
23 to tab 5-A in your packet. This is the

1 portion of the meeting where each time
2 I just update the Board on where we
3 are, either as the grant opportunities
4 that we have secured; grant
5 opportunities connected with a
6 nomination, that if the Board is
7 interested in, I want you to know it
8 would go toward reducing the cost in
9 some instances of those transactions.

10 And so, I want to run through.
11 The staff is always looking for grant
12 opportunities, either in connection
13 with potential acquisition to give you
14 that option or in connection with, sort
15 of, mitigating the cost of managing the
16 tracts.

17 So, I'll run through those now,
18 again, tab 5-A. As you have heard
19 before, we have two tracts that are in
20 closing -- excuse me, three tracts now
21 that are in the closing process that
22 have benefited from grant funding: The
23 Bon Secour River Wetlands Addition, we

1 had a National Coastal Wetlands
2 Conservation Grant Program award that
3 contributed to approximately 69 percent
4 of the acquisition cost but also gave
5 us some money for fire-lane
6 installation, some initial prescribed
7 burning, and some trail development
8 that would lessen the money that we
9 would pull from the Stewardship Fund.
10 And that property is just in the
11 closing process.

12 Similarly we have the Red
13 Hills-Section 23 Addition. That was an
14 opportunity that Chuck Sykes, through
15 his Wildlife and Freshwater Fisheries
16 Division offered to utilize their
17 Pittman-Robertson funding on a 75/25
18 split of that property; they used the
19 grant funding for the 75 percent. The
20 Board's expenditure for a 25 percent
21 value constitutes the required
22 State-base match that Chuck has to have
23 to access those Federal funds. Without

1 Forever Wild's dollar, Chuck would not
2 be able utilize his Pittman-Robertson
3 funding.

4 Dugdown Mountain Corridor,
5 similarly, another grant opportunity
6 but this was an award secured by the
7 Alabama Forestry Commission. It
8 provided a similar 75/25 approximate
9 structure by which Forever Wild has
10 titled the 25 percent and the Forestry
11 Commission uses the grant funding to
12 acquire a title to approximately the 75
13 remaining percent. Again, without
14 Forever Wild's dollar as a State-base
15 match, Mr. Oates would not have been
16 able to accept that grant opportunity.

17 So, all those are in closing.

18 Of the -- the rest
19 opportunities, right now, are really
20 just an update on dollars related more
21 to management or additional
22 recreational opportunities. We
23 continue work on Little River Canyon.

1 That was the National Fish and Wildlife
2 Foundation, Cumberland Plateau -- I
3 never can say that -- Southern
4 Appalachian Fund Grant. We were not
5 able, due to weather, to conduct the
6 burn we had hoped to back right after
7 our last meeting but I think it will be
8 underway here shortly and I still think
9 we are on track for the planting work
10 to begin in March or April. We are
11 continuing work on the utilizing the
12 GOMESA, Gulf of Mexico Energy Security
13 Act funding that, Commissioner, working
14 with the Governor, was able to obtain
15 and to improve our access on the
16 Mobile-Tensaw Delta Bartram Canoe Trail
17 and also the Perdido River Canoe Trail.
18 And some of those structure
19 improvements, some new structure, some
20 enhancements of existing structures,
21 some of those do fall on Forever Wild
22 properties.

23 So, we're excited to get that

1 moving. We are anticipating that we'll
2 be able to put bids -- go out for bids
3 for the construction contractor,
4 hopefully, in April.

5 So, hopefully, by May, I'll have
6 a further update on that. But those
7 are the current leveraging
8 opportunities or grant funding
9 opportunities that we're working on.
10 If there are any questions on that,
11 I'll take those now.

12 If not, we will move on to tab
13 4. Let me pause there for a second.

14 All right. So, if the Board
15 would now turn to tab 4 and turn to tab
16 4-A. This is the portion of the
17 meeting that I review for the public
18 and also be sure we are reviewing for
19 the Board the nominations that have
20 made it through our scoring process and
21 scored well enough to earn a spot on
22 what we call the shortlist; that is the
23 priority listing as it's referred to

1 under Amendment 543. Each nomination
2 that we get in from the public, we
3 first get a willing seller letter to
4 confirm that landowner is okay with
5 their property being discussed in
6 public and being part of this process
7 and being scored.

8 Once we have that in hand, they
9 are scored in four categories: Nature
10 preserve; recreation, that could be
11 anything from hiking, biking, to
12 hunting or bird watching, basically any
13 form of recreation; then, as an
14 addition to or a new wildlife
15 management area or special opportunity
16 area that is specifically managed in
17 those two hunting programs; or an
18 addition to or a new State park.

19 So, those are the four
20 categories. The nominations, once
21 scored, then compete in our three
22 districts: The Northern, Central, and
23 Southern districts. And they have to

1 score in the top three ranking in at
2 least one of those categories to make
3 it onto our shortlist within their
4 district. Some tracts have attributes
5 that mean they score in more than one
6 category so we always have a varying
7 number of tracts on the shortlist. But
8 I want to run through those now.

9 As usual, kind of keep the
10 meeting moving, I am going to briefly
11 reference those tracts. And you just
12 flip with me tab in 4-B. And, again,
13 if you have a question, speak up, I may
14 not see your hand.

15 So, the tracts that have scored
16 and made it onto the shortlist include
17 the following: Beaverdam Swamp-Lowe
18 Addition. I will note on this one that
19 the landowner has offered this tract as
20 a donation to the Program and have also
21 offered to further contribute 15
22 percent of the appraised value to carry
23 on into the Stewardship Fund. I will

1 say that we will have to -- the staff
2 will take its own appraisal action to
3 gain that valuation to get that 15
4 percent figure.

5 So, that would be off of our
6 work with the appraiser. But the land,
7 itself, would be donated and then 15
8 percent of the appraised value.

9 Next tract, Bennett Creek Tract.

10 MS. STANLEY: Excuse me, Ms.
11 Patti.

12 MS. MCCURDY: Yes, Ms. Stanley.

13 MS. STANLEY: This tract has
14 been on for four meetings; if we take
15 no action, it drops off. Can you tell
16 us what is taking so long with this
17 particular one?

18 MS. MCCURDY: Oh, I think it's
19 just the Board. The count, for the
20 benefit of the public, we do keep a
21 count because this is a living,
22 competitive list, and we want to be
23 sure properties have the opportunity to

1 get on. We keep track of whether or
2 not there is Board action at a meeting.

3 So, if we go a certain number of
4 meetings without Board action, meaning
5 you have not motioned to move forward
6 with the property, maybe a first
7 appraisal, or maybe you have something
8 you want the staff to investigate, that
9 sort of -- that slows it down. This
10 tract has really not -- the Bennett
11 Creek Tract has not really experienced
12 any problems. I think it's really been
13 more the Board not making a motion and
14 the fact that we have not had
15 cooperation from the landowner where I
16 can give you a more clear answer on
17 this tract. We have an access concern.
18 The best we can determine, there's
19 about a 20-foot gap of us having actual
20 public access, again, not just for
21 staff to be able to get on it but
22 public access.

23 So, the delay on our end has

1 really been from the landowner. And
2 then, obviously, the Board has been
3 hesitant to make a motion on this
4 because we have access concerns.

5 So, it's been a combination of
6 the two. We are continually assured by
7 the landowner that there is access and
8 they're going to give it to us; we have
9 not received it. So...

10 MS. STANLEY: And I would point
11 out for the benefit of the public, it
12 was first brought up in 2017.

13 MS. MCCURDY: And what you'll
14 see on that, the reason you see that --
15 the '17 date -- I'm sorry. Now I see
16 your -- the length of time question
17 better. Nominations, because this is a
18 competitive list, they can come on and
19 come off. If a landowner, by their own
20 accord, does not pull the nomination,
21 then it can pop back on. It doesn't
22 start anew. We keep the count going,
23 okay. It was a while before this one

1 rolled on to begin with. We have kept
2 count. We do keep count. It doesn't
3 roll off and start over. But, yes, it
4 is possible if the landowner has not
5 pulled the nomination and, until it
6 runs its course, if it pops on and off
7 due to the lack of higher scoring
8 nominations, you would -- you could see
9 one last that long.

10 MS. STANLEY: Thank you.

11 MS. MCCURDY: After the Bennett
12 Creek Tract, we next have Coon
13 Gulf-Craze Bend Addition, that's in
14 Jackson County. I think I failed to
15 say the counties, I will pick up doing
16 that.

17 Next we have Cooper Branch
18 Tract, Shelby County; Dugdown Corridor,
19 Cleburne County Tract. And this is the
20 one that would be 100 percent Forever
21 Wild acquisition since there is no
22 grant funding on that; Dunnavant Valley
23 Oaks, crosses both Shelby County and

1 Jefferson Counties; Freedom Hills
2 WMA-Heard Addition, Colbert County;
3 Graham Bayou Tract, Baldwin County;
4 this is a tract -- I always note if
5 we've had specific offer of more than
6 just support but actual assistance --
7 and you heard the speaker earlier, the
8 City of Foley has the adjacent Graham
9 Creek Nature Preserve, has offered to
10 incorporate that into the overall
11 management of their tract; Mount Vernon
12 Tract, Mobile County; Turkey Creek
13 Nature Preserve-Bell Addition,
14 Jefferson County.

15 And I will say, if motions are
16 made, heads up, we do have two Turkey
17 Creek Nature Preserve nominations. So,
18 we'll be careful each time, if there is
19 a motion, which one we're speaking on.
20 Turkey Creek Nature Preserve-Red Hollow
21 Road Addition; Weeks Bay Reserve-Holley
22 Addition in Baldwin County; and Weeks
23 Bay Reserve-White Addition in Baldwin

1 County. Those had been -- Both of
2 those Weeks Bay Tracts had been tracts
3 we had -- sometimes we'll be able to
4 access some grant funding on through
5 NOAA, we have not been able to access
6 or secure any grant funding on either
7 one of those. Just for those who've
8 been on the Board, we have had, in the
9 past, some but we have not been able to
10 secure that on either of those.

11 So, Commissioner, that, unless
12 there are questions, runs through my
13 usual reports. And so, we would go to
14 general discussion, unless you have
15 something.

16 COMMISSIONER BLANKENSHIP: Any
17 questions about that?

18 Dr. Powers.

19 DR. POWERS: So, you're not --
20 for the Weeks Bay one, I think y'all
21 pretty much exhausted all of the -- I
22 mean, if --

23 MS. MCCURDY: We have.

1 DR. POWERS: -- if we want it,
2 it's going to be totally us; it's just
3 the Fed programs just aren't that
4 interested.

5 MS. MCCURDY: And it's, too,
6 sometimes a priority in how we -- you
7 know, what we access the funds for and
8 have the numbers on; sometimes, you
9 know, we've bought -- used some for,
10 like, facility upgrades for solar
11 panels and different things, HVC
12 repairs.

13 So, there just hasn't been
14 enough money in the Program for us to
15 be able to secure that.

16 COMMISSIONER BLANKENSHIP: All
17 right. Thank you.

18 So, this is the part of the
19 meeting, called general discussion.
20 This is where motions are generally
21 made for first or second appraisals on
22 property. For the benefit of the new
23 members, I will -- and the court

1 reporter -- I will try and go extremely
2 slow on that today to make everybody
3 feels comfortable and understands what
4 we're voting on. And if you're unsure
5 of something, since this is a long
6 table and everybody's beside me, just
7 speak up if you have a question. I
8 want to make sure everybody is
9 comfortable in the actions that we take
10 of the Board.

11 So, at this point, I will
12 entertain any motions that people may
13 have on any of these.

14 DR. MCCLINTOCK: Commissioner
15 Blankenship.

16 COMMISSIONER BLANKENSHIP: Dr.
17 McClintock.

18 DR. MCCLINTOCK: I motion for
19 the Board to approve staff proceeding
20 with a second appraisal and purchase of
21 the original Davidson Creek Tract as
22 described in the memo dated February 6,
23 2025.

1 COMMISSIONER BLANKENSHIP: All
2 right. Is there a second?

3 DR. POWERS: Second.

4 COMMISSIONER BLANKENSHIP: It's
5 seconded by Dr. Powers.

6 So, this is a motion for a
7 second appraisal and move to purchase
8 on the original Davidson Creek
9 nomination.

10 Any questions or discussion on
11 that?

12 MS. STANLEY: Yes, sir, I have a
13 question.

14 COMMISSIONER BLANKENSHIP: Yes,
15 ma'am.

16 MS. STANLEY: Just trying to get
17 an idea of context. I see that this is
18 Coosa County. I see this is Davidson
19 Creek Tract, it's 2,103 acres; what is
20 the other acreage that we have in Coosa
21 County? Is this really needed for
22 preservation or is there already a lot
23 of preservation there?

1 COMMISSIONER BLANKENSHIP: I
2 think we have -- off the top of my
3 head, I can't tell you how many acres
4 we have there. I think it was
5 mentioned in the -- earlier, somewhere
6 between 10 and 11,000 acres that we
7 have in Coosa County, that is a part of
8 our wildlife management area there,
9 some of it is along Hatchet Creek.
10 Whether we need that or not, I guess,
11 is a decision for the Board.

12 MS. STANLEY: Gotcha.

13 MS. MCCURDY: Did you see part
14 of that, to the far left, in yellow.

15 COMMISSIONER BLANKENSHIP: Mr.
16 Parnell.

17 MR. PARNELL: A lot of the
18 citizens of Coosa County would tell me
19 and have told me that Forever Wild owns
20 too much of Coosa County already.

21 COMMISSIONER BLANKENSHIP: Any
22 other questions or discussion?

23 (No response) .

1 COMMISSIONER BLANKENSHIP: So,
2 the motion is for a second appraisal
3 and move to purchase on the Davidson
4 Creek Tract. All those in favor,
5 please raise your hand.

6 MS. MCCURDY: If y'all would,
7 keep your hands up, Ashley's going to
8 help me since we're spread out.

9 So, I see, one, two, three,
10 four, five, six, seven, eight, nine.
11 But please keep your hands up.

12 Ashley, is that nine? Nine
13 affirmative, Commissioner.

14 COMMISSIONER BLANKENSHIP: All
15 those opposed?

16 MS. MCCURDY: Opposed: One,
17 two, three, four, five.

18 COMMISSIONER BLANKENSHIP:
19 Motion carries. Thank you.

20 DR. KEENER: Are you ready for
21 another motion?

22 COMMISSIONER BLANKENSHIP: Yes,
23 sir.

1 DR. KEENER: I would like to
2 make a motion for a second appraisal
3 and purchase for the Morgan Hollow
4 Tract.

5 MR. TUGGLE: Second.

6 COMMISSIONER BLANKENSHIP: It's
7 seconded by -- So, the motion was made
8 by Dr. Keener for a second appraisal
9 and move to purchase on the Morgan
10 Hollow Tract. Seconded by Mr. Tuggle,
11 one of our new Board members. I think
12 this may be Dr. Keener's first motion,
13 as well. So...

14 Is there any question or
15 discussion on that tract?

16 (No response).

17 COMMISSIONER BLANKENSHIP: All
18 those in favor, please raise your hand.

19 MS. MCCURDY: Thirteen,
20 Commissioner.

21 COMMISSIONER BLANKENSHIP: All
22 those opposed?

23 (No response).

1 MS. MCCURDY: No hands were
2 raised.

3 COMMISSIONER BLANKENSHIP: All
4 right. Motion carries.

5 MR. CONLON: Commissioner, I'd
6 like to make a motion on the Beaverdam
7 Creek, accepting the donation of
8 Beaverdam Swamp on the condition that
9 the landowner also contributes
10 approximately 15 percent of the
11 appraised value towards the stewardship
12 transfer.

13 MS. MCCURDY: And that's the
14 Beaverdam Swamp Lowe Addition, for all,
15 that's tab 4-B, page 3.

16 MR. HARPER: I second it.

17 BOARD MEMBER: And I'd like some
18 discussion on that. Can we put in that
19 motion that we will have another
20 appraisal; you know, we discussed that
21 earlier, not the fellow that already
22 appraised it.

23 COMMISSIONER BLANKENSHIP:

1 That's a different property. This one
2 does not have an appraisal already.
3 We'll have to have an -- have to do an
4 appraisal on this one to set the value
5 of the property so they can set the 15
6 percent for the Stewardship Fund.

7 MS. MCCURDY: Just in fairness
8 to the landowner, we were provided an
9 appraisal, but it was not one that we
10 could utilize.

11 COMMISSIONER BLANKENSHIP: Thank
12 you for that clarification.

13 So, the motion was made by Mr.
14 Conlon and seconded by Mr. Harper to
15 accept the donation of the Beaverdam
16 Swamp property with the understanding
17 that we would have an appraisal done
18 and the landowner would provide 15
19 percent of the appraised value into the
20 Stewardship Fund. Is that the -- Does
21 that sound -- Everybody clear on that?
22 That's the motion. All right. All
23 those in favor, please raise your hand.

1 (Board members raising
2 hands) .

3 MS. MCCURDY: That's unanimous,
4 Commissioner.

5 COMMISSIONER BLANKENSHIP: All
6 right. The motion carries. Thank you.

7 DR. KEENER: Commissioner.

8 COMMISSIONER BLANKENSHIP: Dr.
9 Keener.

10 DR. KEENER: I would like to
11 make a motion for a first approval of
12 the Turkey Creek Nature Preserve-Red
13 Hollow Road Addition.

14 DR. MCCLINTOCK: I'll second
15 that.

16 COMMISSIONER BLANKENSHIP: All
17 right. So, the motion was made by Dr.
18 Keener, seconded by Dr. McClintock, for
19 a first appraisal on the Turkey Creek
20 Nature Preserve-Red Hollow Road
21 Addition. Any questions or discussion
22 on that motion for a first appraisal?

23 MS. STANLEY: Yes, sir. I

1 wasn't quite sure why this one is
2 coming before us because it's already
3 under conservation. What do we add to
4 the picture if we purchase this
5 property?

6 COMMISSIONER BLANKENSHIP: That
7 is a valid point.

8 MS. STANLEY: For Board debate,
9 I'm, you know --

10 COMMISSIONER BLANKENSHIP: Yes,
11 ma'am. That is a valid point. It is
12 -- Whether the Board decides if they
13 want to own it or somebody else own it.

14 DR. KEENER: Can I speak to
15 that?

16 COMMISSIONER BLANKENSHIP: Yes,
17 sir, Dr. Keener.

18 DR. KEENER: The Nature
19 Conservancy purchases land and they
20 have money tied up in this. I think
21 they would like to get their money out
22 so they can purchase another tract,
23 perhaps, for conservation.

1 MS. STANLEY: So, was the point
2 to make this expedient for the family
3 and they really wanted us to buy it all
4 along; was that the point?

5 COMMISSIONER BLANKENSHIP: I
6 don't know if that was the point but
7 that has happened multiple times in the
8 past where a land trust or a group like
9 that will acquire the property and then
10 bring it to the Board for ultimate
11 ownership and long term protection.

12 Yes, ma'am.

13 MS. MCCURDY: And in this
14 situation, this had previously -- it
15 may predate everyone on this Board --
16 but it was the Turkey Creek Nature
17 Preserve Shepherd Addition. It was
18 something the Board tried to get; could
19 not. I think the Nature Conservancy
20 stepped in to assist the family and
21 then get it to a point where they could
22 acquire it to make it a potential
23 addition to Turkey Creek Nature

1 Preserve.

2 And I think the question to the
3 Nature Conservancy, I think they would
4 -- the reason they have nominated it,
5 is to benefit the Preserve but, also,
6 not to be the long term landowner and
7 manager there. But it's up to this
8 Board whether to then bring it into
9 Forever Wild.

10 COMMISSIONER BLANKENSHIP: Dr.
11 Powers.

12 DR. POWERS: Yeah, just to kind
13 of echo what Chris said, I mean, our
14 experience with the Nature Conservancy
15 has been -- well, at least my opinion,
16 they're very good and they'll use those
17 funds when they're freed up to purchase
18 another acquisition.

19 COMMISSIONER BLANKENSHIP: Any
20 other comments or questions?

21 Dr. Neumann.

22 DR. NEUMANN: Yeah. For the
23 Nature Conservancy, I think they try to

1 protect these pieces --

2 MS. MCCURDY: I'm sorry. Speak
3 into the microphone, Dr. Neumann.

4 DR. NEUMANN: Yeah. So, I think
5 the Nature Conservancy is doing it for
6 the right reasons to get it so we can
7 protect it forever.

8 MS. MCCURDY: Was there a
9 question on this end?

10 BOARD MEMBER: Can't hear.

11 MS. MCCURDY: Oh, I'm sorry. I
12 cannot hear.

13 COMMISSIONER BLANKENSHIP: He
14 just said that the Nature Conservancy
15 has done that in the past and they were
16 trying to protect those type things for
17 the right reasons.

18 DR. NEUMANN: Yes, sir.

19 COMMISSIONER BLANKENSHIP: So,
20 the motion is for a first appraisal on
21 the Turkey Creek Nature Preserve-Red
22 Hollow Road Addition, first appraisal.
23 All those in favor, please raise your

1 hand.

2 MS. MCCURDY: If y'all could
3 keep them up just a minute.

4 Commissioner, we have 13
5 affirmative.

6 COMMISSIONER BLANKENSHIP: Any
7 "no"?

8 MS. MCCURDY: We have two "nos."

9 COMMISSIONER BLANKENSHIP: All
10 right. The motion carries. Thank you.

11 DR. HOWELL: Mr. Commissioner.

12 COMMISSIONER BLANKENSHIP: Dr.
13 Howell.

14 DR. HOWELL: I would like to
15 make a motion for a first appraisal for
16 the Cooper Branch Tract.

17 COMMISSIONER BLANKENSHIP: Dr.
18 Howell has made a motion for a first
19 appraisal for the Cooper Branch Tract
20 in Shelby County; is there a second?

21 MS. MCCURDY: And that's tab
22 4-B, page 9. I see a couple of people
23 --

1 MR. CONLON: I'll second.

2 COMMISSIONER BLANKENSHIP: It's
3 seconded by Mr. Conlon. Any
4 discussion, questions on that tract?

5 (No response).

6 COMMISSIONER BLANKENSHIP: All
7 those in favor of a first appraisal on
8 the Cooper Branch Tract, please raise
9 your hand.

10 MS. MCCURDY: Nine,
11 Commissioner.

12 COMMISSIONER BLANKENSHIP: All
13 opposed?

14 MS. MCCURDY: Three.

15 COMMISSIONER BLANKENSHIP: The
16 motion carries.

17 DR. MCCLINTOCK: Commissioner
18 Blankenship.

19 COMMISSIONER BLANKENSHIP: Dr.
20 McClintock.

21 MS. MCCURDY: Speak into the
22 microphone if you could, Dr.
23 McClintock, thanks.

1 DR. MCCLINTOCK: I'd like to do
2 the Turkey Creek Nature Preserve but
3 the smaller Bell Tract this time.

4 COMMISSIONER BLANKENSHIP: So,
5 that's for a first appraisal on the
6 Turkey Creek Nature Preserve-Bell
7 Tract?

8 DR. MCCLINTOCK: Correct.

9 COMMISSIONER BLANKENSHIP: The
10 80 acres?

11 DR. MCCLINTOCK: Correct.

12 COMMISSIONER BLANKENSHIP: Is
13 there a second?

14 DR. NEUMANN: I'll second.

15 COMMISSIONER BLANKENSHIP: Dr.
16 Neumann, thank you. So, this is for a
17 first appraisal on the Turkey Creek
18 Nature Preserve-Bell Tract, is there
19 any questions or discussion on that?

20 (No response).

21 COMMISSIONER BLANKENSHIP: All
22 those in favor, raise your hand.

23 MS. MCCURDY: Thirteen.

1 COMMISSIONER BLANKENSHIP: And
2 any opposed?

3 MS. MCCURDY: We have one.

4 COMMISSIONER BLANKENSHIP: The
5 motion carries.

6 Dr. Neumann.

7 DR. NEUMANN: Yes, I'd like to
8 make a motion to the Board to proceed
9 with the first appraisal for the Graham
10 Bayou Tract.

11 COMMISSIONER BLANKENSHIP: So,
12 that's a motion by Dr. Neumann for a
13 first appraisal on the Graham Bayou
14 Tract. Is there a second?

15 MR. TUGGLE: Second.

16 COMMISSIONER BLANKENSHIP: It's
17 seconded by Mr. Tuggle. Thank you.

18 Any discussion on that?

19 (No response).

20 COMMISSIONER BLANKENSHIP: All
21 those in favor for a first appraisal on
22 the Graham Bayou Tract, please raise
23 your hand.

1 MS. MCCURDY: Thirteen.

2 COMMISSIONER BLANKENSHIP: All
3 those opposed?

4 (No response) .

5 MS. MCCURDY: I don't see any
6 hands.

7 COMMISSIONER BLANKENSHIP: All
8 right. The motion carries.

9 MS. STANLEY: Commissioner.

10 COMMISSIONER BLANKENSHIP: Yes,
11 ma'am, Ms. Stanley.

12 MS. STANLEY: I move to first
13 appraisal for Dugdown Corridor,
14 Cleburne County, noting the very high
15 scores, NP, recreation, and WMA.

16 DR. KEENER: I second that,
17 Commissioner.

18 COMMISSIONER BLANKENSHIP: Dr.
19 Keener.

20 So, the motion was made by Ms.
21 Stanley and seconded by Dr. Keener for
22 a first appraisal on the Dugdown
23 Mountain, Cleburne County Addition.

1 Any questions on that while we're
2 talking about it, since there were a
3 couple of those on that map, let me
4 make sure, any questions on that,
5 everybody?

6 All right. All those in favor
7 of a first appraisal on the Dugdown
8 Mountain, Cleburne County Addition,
9 please raise your hand.

10 (Board members raising
11 hands).

12 MS. MCCURDY: Fourteen,
13 Commissioner.

14 COMMISSIONER BLANKENSHIP: Any
15 opposed?

16 (No response).

17 COMMISSIONER BLANKENSHIP: The
18 motion carries.

19 MR. CHILDERS: Mr. Chairman.

20 COMMISSIONER BLANKENSHIP: Mr.
21 Childers.

22 MR. CHILDERS: I'd to make a
23 motion for first appraisal on the Coon

1 Gulf-Craze Bend Addition, 80 acres.

2 DR. HOWELL: Second.

3 COMMISSIONER BLANKENSHIP: All
4 right. The motion was made by Mr.
5 Childers, seconded by Dr. Howell for a
6 first appraisal on the Coon Gulf-Craze
7 Bend Addition. Any discussion or
8 questions on that?

9 All those in favor for the first
10 appraisal on the Coon Gulf-Craze Bend
11 Addition, please raise your hand.

12 (Board members raising
13 hands).

14 MS. MCCURDY: Fourteen.

15 COMMISSIONER BLANKENSHIP: All
16 those opposed?

17 (No response).

18 COMMISSIONER BLANKENSHIP: The
19 motion carries. Anybody else? I
20 rarely make a motion, however --

21 MS. MCCURDY: This is rare.
22 Wow. He caught the fever today.

23 COMMISSIONER BLANKENSHIP: I

1 did. I did. So, I would like to make
2 a motion for a second appraisal and
3 move to purchase on the Freedom Hills
4 WMA Sugar Camp Branch Addition in
5 Colbert County. Is there a second?

6 DR. POWERS: Seconded by Dr.
7 Powers, motion made by Commissioner
8 Blankenship. Any discussion on that?

9 All those in favor, please raise
10 your hand.

11 (Board members raising
12 hands).

13 MS. MCCURDY: Thirteen,
14 Commissioner.

15 COMMISSIONER BLANKENSHIP: Any
16 opposed?

17 MS. MCCURDY: No hands.

18 COMMISSIONER BLANKENSHIP: The
19 motion carries. That is a lot in one
20 day.

21 Appreciate everybody's interest
22 in that. I think that -- Any other
23 discussion before we move into the

1 reports or anything else anybody wants
2 to bring up?

3 MS. MCCURDY: All right.

4 COMMISSIONER BLANKENSHIP: Ms.
5 McCurdy.

6 MS. MCCURDY: We'll move into
7 miscellaneous reports. I'm not sure
8 it's going to be as exciting as all
9 that, but we'll move there.

10 So, turn to tab 5. And we have
11 already discussed a few of the items
12 that were in tab 5.

13 So, I think that you can go to
14 -- I'm just going to go in order.
15 There's no magic to this order, it's
16 just what I was able to gather at the
17 mailing of the packet and then what had
18 to follow.

19 So, let's go to tab 5-E. And I
20 will just note for the Board that this
21 is -- I'm sorry. I skipped over tab
22 5-B. Y'all forgive me, I got carried
23 away. Start with tab 5-B. This is --

1 There is no news here, which is, I
2 think, why I forgot it.

3 But I do want to note that at
4 each meeting the No Board Action, or
5 NBA, count that Ms. Stanley had
6 referred to earlier, this is the point
7 in the meeting in which I let you know
8 if something is about to roll off and
9 if you -- if you don't take action.
10 This time we have a few that are going
11 to be on it next time, but right now we
12 don't have any, either on the shortlist
13 or appraised nominations.

14 So, nothing for you to do. But
15 I didn't want to totally skip over it.

16 So, now, if you'll go to tab
17 5-E. Tab 5-E is a report that we are
18 doing on a quarterly basis for the
19 Board that provides some information on
20 the -- our efforts to mitigate feral
21 hogs on the Forever Wild acreage.

22 So, we are doing that both
23 through continuing and ongoing, but

1 with this Board's additional funding on
2 this, have purchased additional
3 equipment, cameras, et cetera, traps,
4 the things that we need that were
5 enhancing staff's ongoing efforts but
6 ramp them up.

7 And, then, also, we have secured
8 contractor services to also help us
9 with the trapping, elimination,
10 removal, et cetera.

11 So, this quarterly meeting I
12 just wanted to give our usual update.
13 You'll see attached the spreadsheet
14 that we are maintaining and to tell you
15 that the contractor services are going
16 well. We had focused on, since we had
17 not done this before, three tracts:
18 Little River SOA; Live Oak Landing; and
19 Grand Bay Savanna, that complex, those
20 three areas for our initial contractor
21 services to be sure how we're going to
22 handle that and be sure we were
23 utilizing the contractors and the

1 contractor well.

2 And so, we are -- that's going
3 well and will be expanded onto some
4 other properties. If there are any
5 questions, I'll take those but that was
6 one of our standard items, sort of like
7 tab 5-B.

8 COMMISSIONER BLANKENSHIP: I
9 will say that I had a positive
10 conversation with Senator David
11 Sessions about the work that's taking
12 place in the Grand Bay Swamp in his
13 district, he was very thankful for the
14 work of our staff and the contractor on
15 that property.

16 MS. MCCURDY: All right. Just
17 very briefly I will let the Board know,
18 for those who may have wondered, one of
19 the nominations that had been on the
20 shortlist but fell off due to some
21 other competition was the Hale Springs
22 Tract. There's no immediate update.
23 That's the one in Hoover, or near

1 Hoover, that the Friends of Shades
2 Creek have spoken about. They're still
3 talking to the various jurisdictions on
4 that property. There's no real update
5 on that but I did want -- I didn't want
6 you to think they had pulled it or
7 given up by the fact you did not see it
8 on the shortlist.

9 The next item will be tab 5-G.
10 We have now rolled into your green
11 folder, so if you haven't moved your
12 items over. This is also standard,
13 once a year, that we give to the Board
14 a copy of the Forever Wild Land Trust
15 annual report that is required under
16 Amendment 543. The amendment that
17 formed the Program requires that an
18 annual report be given to the Governor
19 and Lieutenant Governor and the Speaker
20 that tracks the activities of the Board
21 over the last fiscal year period.

22 So, this report would have been
23 -- would have ended -- it's October to

1 September and would have ended
2 September 30, 2024.

3 So, it tracks on the fiscal year
4 basis. It discusses the properties
5 we've acquired. It reviews what
6 whoever may have been on the Board
7 during that period.

8 So, we were pleased to deliver
9 the report and note the acquisitions
10 across five counties in the State; it's
11 approximately 6,381 acres that were
12 brought into the program and a very
13 good representative bunch of properties
14 touching all four of our categories:
15 Recreation opportunities, hunting
16 opportunities, important habitats, as
17 well as just State park additions, Lake
18 Gunterville and Oak Mountain.

19 We were able to leverage over \$5
20 million in grant funding related to
21 those acquisitions. Our percentage of
22 categories, how they're managed, remain
23 very similar, but to repeat those, we

1 have 93 percent of the Forever Wild
2 acreage is huntable in some form; there
3 is hunting taking place on 93 percent
4 of the acreage. Eighty-four percent of
5 the acreage is actively managed through
6 Chuck Sykes, Wildlife and Freshwater
7 Fisheries Division, specifically a
8 designated wildlife management areas or
9 special opportunity areas.

10 And then, we say 99 percent is
11 publically accessible; really, it -- I
12 think it all is. We say 99 percent
13 but, you know, we acquire these tracts
14 with the goal of also getting the
15 public on them. If there's a sensitive
16 habitat, we try to route them around it
17 and still use and many of those uses
18 coexist, as we have seen.

19 I won't go through the entire
20 report. I will note that the report
21 does also include a section on just an
22 overview of some of the activities that
23 have taken place on the properties.

1 So, I will have the Board -- and
2 this is also posted on our website so
3 the public can view this too.

4 But I want the Board, you know
5 -- I won't hit them all but, you know,
6 we have a lot of numbers related to our
7 Forever Wild Field Trial Area. We had
8 3,850 visitors for one use or another,
9 be that the dog sporting events; the
10 youth hunts; the physically disabled
11 hunting; our field trips; our Audubon
12 tours just being managed for multiple
13 uses, in addition to the habitat work
14 that we are doing on that property. We
15 have two National AKC Sporting Dog
16 Events coming, crossing over, beginning
17 the -- it's already under way, one of
18 them, but one in March.

19 So, we have two events that are
20 national caliber coming.

21 At our Wehle Nature Center in
22 Bullock County, we had over 2,300
23 visitors there. We have a special

1 project for students in fourth through
2 eight grade that we partner with Auburn
3 University's Museum of Natural History
4 and some offerings that they try to get
5 into the classroom and then use our
6 property as an outdoor classroom.

7 That same theme is used in our
8 Campus Conservation Program. And I
9 want to thank Chuck Sykes again and his
10 staff's work connecting with various
11 colleges and universities and trying to
12 get their biology and wildlife programs
13 on our properties. A lot of these
14 institutions have very solid programs
15 but do not have the acreage associated
16 with sort of the on-site learning. And
17 our biologists spend a lot of time with
18 those students.

19 It also details our timber
20 management activities, both in
21 harvesting and clear-cuts. And we
22 began and continue monitoring the pine
23 beetle situation that we're all dealing

1 with. We were active and burned about
2 17,000 acres of Forever Wild
3 properties.

4 We also had our hog numbers in
5 here. Again, over the fiscal year, 684
6 that were removed. But I encourage the
7 public and the Board to look through
8 that. Again, I don't want list all of
9 them but I also sure appreciate the
10 work of my staff. I stand up and talk
11 about it but my staff, both
12 administratively and land management
13 wise and public relation wise, are the
14 ones that are out there doing the hard
15 work. So, I want to thank them.

16 We'll keep moving. Let's see
17 which ones we haven't covered, I don't
18 want to repeat. Okay. Just continue
19 on to 5-H. Speaking of timber, at our
20 last meeting we are -- we brought up
21 some specific actions that we're
22 talking due to the Southern pine beetle
23 outbreak. And I want to take this

1 opportunity to thank Mr. Oates and the
2 Alabama Forestry Commission and their
3 staff, the data and information and
4 just the cooperation there, we sure
5 appreciate it.

6 We are monitoring all the
7 tracts. We are going on the tracts
8 doing site assessment. Some of the
9 work we can handle ourselves in
10 creating buffer zones, as we've talked
11 about in the past. But we do have a
12 few very specific actions that I wanted
13 to bring up that we will be taking on
14 Autauga County WMA, just to make the
15 Board aware of because this was fairly
16 significant action that my foresters
17 determined that we should proceed with.

18 And so, we're going to have a
19 final harvest on one of the tracts that
20 relates to about 180 acres; a first
21 thinning on another area in Autauga of
22 250 acres; and proceeding with a second
23 thinning by the different area of 125

1 acres. We will, as we have been doing,
2 will keep the Board informed of the
3 more significant actions that we're
4 taking very specifically; otherwise,
5 just know that we are out there, as
6 everybody else is, keeping an eye on
7 the situation.

8 Any questions on those efforts?

9 (No response).

10 MS. MCCURDY: So, let's now go
11 to tab 5-J. This, very similarly, is
12 no -- really no Board action that's
13 required. But I have included a copy
14 of an article that David Rainer on our
15 staff wrote that you may have seen in
16 the newspaper or, if you get e-mails
17 through our Outdoor Alabama website,
18 you would have already seen, but it's
19 really highlighting some activities I
20 just talked about at the Forever Wild
21 Field Trial Area in Hale County.

22 And, again, just a real exciting
23 example of how the multiple uses that

1 we manage for are being incorporated on
2 that tract.

3 So, you'll see a copy of that
4 article.

5 I also note in there, and I'll
6 make a pitch, if any of the Board
7 members did not get this, it's because
8 you're not signed up for e-mails
9 through Outdoor Alabama. I will be
10 happy to help you with that, I gave you
11 some instructions in the memo. And you
12 can pick your categories so you'll only
13 get what you want to hear. And that's
14 also a plug for the public, anybody
15 here who may not be signed up.

16 I think, Commissioner, we
17 covered everything else, one way or
18 another, already during the meeting.
19 Let me look at staff. Commissioner,
20 unless you've got something or a Board
21 member has something additional, I
22 think we can move out of miscellaneous
23 reports and into approval of the

1 minutes.

2 COMMISSIONER BLANKENSHIP: So,
3 the next order of business is the
4 approval of the minutes from the
5 November 7th meeting, that's tab 6.

6 MR. HARPER: Motion to approve.

7 MR. OATES: Second.

8 COMMISSIONER BLANKENSHIP: Mr.
9 Harper has moved to approve the meeting
10 minutes. Seconded by Mr. Oates.

11 Are there any corrections,
12 additions, changes to the minutes?

13 (No response).

14 COMMISSIONER BLANKENSHIP: All
15 those in favor of approving those
16 minutes, please say aye.

17 (Board members saying "aye").

18 COMMISSIONER BLANKENSHIP: Any
19 opposed?

20 (No response).

21 COMMISSIONER BLANKENSHIP: None
22 opposed. The motion carries.

23 The next meeting will be May

1 1st, 10:00 a.m., in the Birmingham
2 area. And we are working on a location
3 on that now. We'll be back in touch
4 but just plan for that meeting to be in
5 the Birmingham area.

6 And then the meeting in August,
7 we definitely hope to have at the
8 Forever Wild Field Trial Area when the
9 new events center and the other
10 improvements there are completed; if
11 it's not done, somebody's in -- some
12 contractor is in trouble.

13 So, you can plan to see the
14 facility and, hopefully, we can set up
15 some tours and see all that there is to
16 offer on that property. I think that
17 you'll be very impressed with the work
18 our staff does and how diverse the
19 property is and how diversely we use
20 that property for multiple objectives
21 for the public.

22 So, dog trials are great, we do
23 a lot of other stuff there as well.

1 Anybody else got anything? Do I
2 have a motion to adjourn?

3 MR. HARPER: So moved.

4 MR. PARNELL: Second.

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

7 (Board members saying "aye").

8 COMMISSIONER BLANKENSHIP: We
9 are adjourned.

10 Thank you.

11
12
13 (WHEREUPON, the Forever Wild
14 Land Trust Board meeting held
15 on Thursday, February 6,
16 2025, was adjourned at 12:07
17 p.m.)

1 REPORTER'S CERTIFICATE

2 STATE OF ALABAMA

3 TALLADEGA COUNTY

4 I, Jamie McCracken, Certified Court
5 Reporter and Notary Public in and for the State of
6 Alabama at Large, certify on Thursday, February
7 6th, 2025, that I reported the proceedings in the
8 matter of:

9 THE FOREVER WILD

10 LAND TRUST BOARD MEETING

11 TROY UNIVERSITY OF MONTGOMERY

12 MONTGOMERY, ALABAMA

13 THURSDAY, FEBRUARY 6, 2025 10:00 a.m.

14
15 That the foregoing 121 computer-printed
16 pages contain a true and correct transcript of the
17 hearing set out herein.

18 I further certify that I am neither a
19 relative, employee, attorney or counsel of any of
20 the parties, nor am I a relative or employee of
21 such attorney or counsel, nor am I financially
22 interested in the results thereof. All rates
23 charged are usual and customary.

1 I further certify that I am duly licensed
2 by the Alabama Board of Court Reporting as a
3 Certified Court Reporter as evidenced by the ACCR
4 number following my name found below.

5 This 4th day of April in the year of our
6 Lord, 2024.

7
8
9
10 */S/ Jamie McCracken*
11 Jamie McCracken, CCR
12 ACCR NO. 451 Exp. 9/30/25
13 Certified Court Reporter and
14 Notary Public
Commission Expires 10/23/28

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<p>BOARD MEMBER: [3] 11/5 91/17 97/10</p> <p>COMMISSIONER BLANKENSHIP: [137]</p> <p>DR. HOWELL: [5] 4/3 61/12 98/11 98/14 104/2</p> <p>DR. KEENER: [9] 4/6 61/15 89/20 90/1 93/7 93/10 94/14 94/18 102/16</p> <p>DR. MCCLINTOCK: [12] 4/9 13/8 13/18 60/16 61/18 86/14 86/18 93/14 99/17 100/1 100/8 100/11</p> <p>DR. NEUMANN: [7] 4/12 61/21 96/22 97/4 97/18 100/14 101/7</p> <p>DR. POWERS: [10] 4/21 62/7 70/16 70/19 71/15 84/19 85/1 87/3 96/12 105/6</p> <p>DR. VALENTINE: [2] 5/1 62/10</p> <p>MAYOR THOMAS: [2] 20/3 22/21</p> <p>MR. CHILDERS: [16] 3/17 10/14 34/17 36/11 52/9 52/15 53/8 53/13 54/9 58/16 59/10 59/14 60/12 61/3 103/19 103/22</p> <p>MR. CONLON: [4] 3/20 61/6 91/5 99/1</p> <p>MR. GRAHAM: [1] 14/5</p> <p>MR. GRISAFFI: [1] 37/11</p> <p>MR. HARPER: [9] 5/4 32/5 35/13 45/9 47/13 62/13 91/16 119/6 121/3</p> <p>MR. HARRIS: [2] 3/23 61/9</p> <p>MR. HOFFMAN: [1]</p>	<p>15/9</p> <p>MR. INGRAM: [1] 23/13</p> <p>MR. KNAPP: [3] 53/23 54/11 54/19</p> <p>MR. LYBARGER: [3] 55/10 58/22 59/15</p> <p>MR. MORRISON: [1] 19/3</p> <p>MR. NORTHCUTT: [2] 45/20 47/16</p> <p>MR. OATES: [5] 4/15 35/2 35/15 62/1 119/7</p> <p>MR. PARNELL: [5] 4/18 10/11 62/4 88/17 121/4</p> <p>MR. SCROGGINS: [5] 49/7 52/13 52/18 53/10 53/14</p> <p>MR. SIMON: [1] 27/15</p> <p>MR. TASSIN: [7] 29/11 30/1 31/18 31/21 32/7 34/5 37/1</p> <p>MR. TUGGLE: [4] 5/7 62/19 90/5 101/15</p> <p>MR. YEAGER: [3] 39/22 45/6 45/12</p> <p>MS. AYCOCK: [5] 8/9 8/14 8/21 10/5 10/22</p> <p>MS. GAHAGAN: [2] 11/20 13/11</p> <p>MS. MCCURDY: [53] 10/18 11/1 11/7 14/2 29/17 33/12 35/18 44/21 59/1 59/13 63/3 63/21 64/3 70/17 71/1 71/17 79/12 79/18 81/13 82/11 84/23 85/5 88/13 89/6 89/16 90/19 91/1 91/13 92/7 93/3 95/13 97/2 97/8 97/11 98/2 98/8 98/21 99/10 99/14 99/21 100/23</p>	<p>101/3 102/1 102/5 103/12 104/14 104/21 105/13 105/17 106/3 106/6 109/16 117/10</p> <p>MS. STANLEY: [14] 48/12 62/16 79/10 79/13 81/10 82/10 87/12 87/16 88/12 93/23 94/8 95/1 102/9 102/12</p> <hr/> <p>\$</p> <hr/> <p>\$2.6 [1] 67/23 \$3 [2] 67/2 67/20 \$31 [1] 65/22 \$49 [1] 68/15 \$5 [1] 111/19</p> <hr/> <p>'</p> <hr/> <p>'17 [1] 81/15</p> <hr/> <p>1</p> <hr/> <p>1,500 [1] 54/13 1,500-acres-plus [1] 54/10 1,951 [1] 49/16 10 [2] 52/20 88/6 10/23/28 [1] 123/12 100 [3] 5/12 48/15 82/20 10:00 [4] 1/6 3/4 120/1 122/13 10:46 [2] 62/23 63/8 11 [2] 29/8 29/9 11,000 [1] 88/6 11,500 [1] 16/6 11:15 [2] 63/11 63/14 12 [1] 43/14 121 [1] 122/15 125 [1] 116/23 12:07 [1] 121/16 13 [1] 98/4 13,000 [1] 16/9 140,000 [2] 38/6 43/6 15 [8] 67/6 67/17 78/21</p>
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2-C [1] 68/4	5-B [3] 106/22 106/23 109/7	able [23] 7/18 8/12 21/22 31/3 32/1 36/2 42/4 43/17
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2009 [1] 20/20	5-G [1] 110/9	85/15 106/16 111/19
2017 [1] 81/12	5-H [1] 115/19	about [35] 10/9 12/18
2020 [1] 20/20	5-J [1] 117/11	14/15 14/18 15/14 17/3
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23 [6] 37/8 37/8 37/10 38/8 65/18 73/13	6,381 [1] 111/11	52/23 53/9 54/6 63/1
240-acre [2] 9/5 41/6	655 [1] 37/19	67/23 70/8 80/19 84/17
25 [9] 36/4 36/8 51/17 65/17 73/17 73/20 74/8 74/10 123/11	684 [1] 115/5	103/2 107/8 109/11 110/2
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