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MINUTES OF THE
FOREVER WILD BOARD MEETING
Agriculture and Industries Auditorium
Richard Beard Building
1445 Federal Drive
Montgomery, Alabama
August 5, 2021
10:00 a.m.

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Transcript of Proceedings

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PROCEEDINGS, taken before Stacey
L. Johnson, Certified Court Reporter and
Commissioner for the State of Alabama at
Large, at the Agriculture and Industries
Auditorium, Richard Beard Building, 1445
Federal Drive, Montgomery, Alabama, on the
5th day of August, 2021, commencing at
10:01 a.m.

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BOARD MEMBERS PRESENT:

- Mr. Raymond B. Jones, Jr.**
- Mr. James "Mickey" Childers**
- Mr. Jack Darnall**
- Mr. Reginald N. Holloway**
- Dr. James B. McClintock**
- Dr. Sean P. Powers**
- Dr. Salem Saloom**
- Mr. William "Bill" Satterfield**
- Dr. Patricia Sims**
- Dr. Lori Tolley-Jordan**
- Dr. John Valentine**
- Mr. David Wright**

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1 MR. JONES: Let's go ahead and try to
2 call this meeting to order. The time is
3 10:01.

4 First thing we need to do is do
5 roll call, so when I say your name, please
6 state that you're here.

7 Mickey Childers?

8 MR. CHILDERS: Here.

9 MR. JONES: Jack Darnall?

10 MR. DARNALL: Here.

11 MR. JONES: Reginald Holloway?

12 MR. HOLLOWAY: Here.

13 MR. JONES: Raymond Jones, here.

14 Dr. James McClintock?

15 DR. MCCLINTOCK: Here.

16 MR. JONES: Dr. Sean Powers?

17 DR. POWERS: Here.

18 MR. JONES: Dr. Salem Saloom?

19 DR. SALOOM: Here.

20 MR. JONES: William Satterfield?

21 MR. SATTERFIELD: Here.

22 MR. JONES: Patricia Sims?

23 DR. SIMS: Here.

1 MR. JONES: Dr. Lori Tolley-Jordan?

2 DR. TOLLEY-JORDAN: Here.

3 MR. JONES: Dr. John Valentine?

4 DR. VALENTINE: Here.

5 MR. JONES: David Wright?

6 MR. WRIGHT: Here.

7 MR. JONES: Chris Blankenship's not
8 attending and Dr. Jay Neumann and Rick
9 Oates are not attending. We do have a
10 quorum.

11 First of all, I'd like to make a
12 couple of opening remarks. I am not Chris
13 Blankenship. I am Raymond Jones. But
14 Chris was unable to attend the meeting
15 today and asked me to Chair. But before
16 we go any further, I would like to ask any
17 of the Board Members is everybody okay
18 with that.

19 (All Board members
20 indicated yes.)

21 MR. JONES: Thank you. Appreciate
22 that.

23 DR. SALOOM: What if we weren't?

1 MR. JONES: Well, I don't know. We'd
2 have to turn it over to Patti, then.

3 MS. MCCURDY: I just want to remind
4 everybody, though, do be sure your
5 microphones are on and be sure to speak
6 into them. You can turn them off if
7 you're not speaking, but just be conscious
8 of that and -- anyway, I just wanted to
9 remind everybody -- I'm sorry. Mr. Jones,
10 your name -- not only are you not Chris
11 Blankenship, you're not anybody at the
12 moment. I'll fix that.

13 MR. JONES: Okay. We'd like to give
14 our express appreciation to Rick Pate,
15 Commissioner of Ag and Industries, for
16 allowing us to use this facility today.
17 And, Mr. Pate, I think you would like to
18 say something to us?

19 COMMISSIONER PATE: Yeah. I just
20 wanted to welcome y'all here. We're
21 excited to have you. Obviously, it's not
22 my building. This is a State building,
23 and lots of other State Agencies use this

1 building, the state troopers, the
2 Department of Education. And so we're
3 certainly glad to have y'all here. Of
4 course, I guess you know, the restrooms
5 are right there. If we can help you in
6 any way, just let us know.

7 I did pass out these -- I do feel
8 like I need to take a minute at least and
9 tell y'all a little bit about what we do.
10 But if you look at these eight things
11 along the wall here, the six, the three in
12 the back, these are our six divisions, and
13 hardly anybody knows what we do.
14 Everybody's seen the sticker on the gas
15 pump, but we actually sponsor everything
16 that's weighed and measured that goes into
17 commerce. We've got all the EPA
18 responsibilities for pest management, food
19 safety. We do that for FDA in the state
20 of Alabama. And I'm proud to say even
21 during COVID, I would contend that your
22 food was probably safer than it's ever
23 been, and we've got the safest food supply

1 in the history of mankind.

2 But anyway, we're thrilled to have
3 y'all here. I would say Ag &
4 Industries -- people are excited when we
5 get a new car plant -- Toyota Mazda in
6 Limestone County -- but our poultry
7 industry and the timber industry in the
8 state of Alabama is huge. I mean, you're
9 talking about 85-, 90,000 jobs. Yeah, so
10 we have the responsibility -- I tell
11 people COVID would have never gotten out
12 of Wuhan if it had been in a chicken,
13 because the way we would have kept it in
14 Wuhan is we would have depopulated every
15 chicken that had it. And I know as
16 humans, that's probably not an acceptable
17 control method. It would have never left
18 Wuhan if we had been on it and we'd have
19 found those chickens right off the bat.

20 But anyway, we're thrilled to have
21 you here. That information is in here.
22 Actually, this is a pretty valuable --
23 it's got the emails and phone numbers of

1 all our key executive staff, and then if
2 you get on back in there, it's got all our
3 division directors, their phone numbers
4 and emails. And a lot of people don't
5 realize we run seven labs, and those lab
6 directors and what they do is on the back.
7 And actually, right here, your food and
8 drug lab, that's actually a DEA-certified
9 lab.

10 Y'all remember the China seeds
11 that were being sent out about a year ago?
12 We were the first state -- USDA was home
13 at the time, and we were the only state
14 that for a week or so -- Georgia ended up
15 coming in behind us -- but we were
16 collecting those seeds. We split them up.
17 If you go down to that end of the building
18 is our seed lab. We took half the sample,
19 germinated them to see what they were,
20 sent the other half over here to food and
21 drug lab, and then checked them for
22 toxicity to see if anything had been put
23 on it. But really, we were on the phone

1 with the FBI every day, because there was
2 nobody else doing it but us. And then it
3 was probably a month before USDA even went
4 back to work. And maybe y'all all work
5 for USDA, so I won't --

6 But anyway, we're thrilled to have
7 you here. Raymond, if he gets to going a
8 little long, it will give you something to
9 read. And they'll pass those out. We'll
10 try not to be disruptive. We're going to
11 pass those out.

12 Thank y'all, Jack. Appreciate
13 you, David.

14 MR. JONES: Thank you, Commissioner
15 Pate.

16 Also, I'd like to recognize
17 Representative Tracy Estes here. I think
18 you're going to speak to us here in a few
19 minutes. But I want to thank you for your
20 service to our state.

21 We will now enter into the public
22 comment phase. I'll remind the speakers
23 that you have about three minutes, and one

1 of the staff members will be keeping time
2 on that. I will try -- me or the staff
3 will try to let the other Board members
4 know what tab and page we are talking
5 about so we can go from there. So with
6 that, we'll begin the public comment
7 period. And Representative Estes is here
8 to talk about the Natural Bridge Park.
9 That's Tab 4-B, page 19.

10 Mr. Estes, if you will, give us a
11 minute to turn to that section.

12 Okay.

13 REPRESENTATIVE ESTES: Thank you,
14 Mr. Chairman. Appreciate the time, Board
15 members, for allowing me to speak today.

16 This is a project -- Raymond and I
17 were talking before the meeting shortly --
18 but most of you are already well aware,
19 it's in Winston County, which that part of
20 Winston County is in my district. It is
21 the largest natural bridge east of the
22 Rocky Mountains, a 147-acre plot that I
23 would implore of this Board to consider if

1 we could get our hands on that. I'm
2 certainly not opposed to it retaining --
3 or being retained by private ownership.
4 It's been in a family for a few
5 generations now. But we do have a natural
6 wonder right here in Alabama.

7 As I noted, it's the largest
8 natural bridge east of the Rocky Mountain
9 chain. And we have numerous, numerous
10 school children that visit that site on an
11 annual basis. It's a wonderful thing to
12 have. And I'm biased, yes, of course,
13 because it's in my district. I just don't
14 want -- if the Lord should tarry, I just
15 don't want to look back in 15, 20,
16 30 years and people look back at me as the
17 representative of note at that time had
18 not done what I needed to do to meet with
19 this Board and see if there were a way we
20 could secure that for future generations
21 because I honestly believe it would
22 definitely be a loss should we not do
23 something. So all I'm here to do today is

1 to keep the conversation going, ask you to
2 continue to study the numbers, and to
3 reach out to me at any time. My cellphone
4 number is (205)468-0643. That's
5 (205)468-0643.

6 I did have a chance to meet the
7 Commissioner beforehand. Is Rick still in
8 here? Well, good, I can say whatever I
9 want. If you should not be interested, I
10 think Rick's going to let me have some
11 money out of Ag and -- I'm just kidding.
12 I wish he would. I wish he'd let me have
13 some money out of Ag & Industries to buy
14 the property. But I do think it's
15 something -- and I know you hear this from
16 every group that comes before you, that
17 whatever they're trying to get this group
18 to work with them on is important. But we
19 do have a natural treasure. And it's --
20 it may work well if it shifts hands into
21 another private owner, but we've seen
22 things happen in our state and across the
23 country in the past that we look back

1 after the fact and wish we had taken
2 action so I would just encourage the Board
3 to continue to study this property. If
4 you have any questions, feel free to reach
5 out to me. I would love to partner with
6 you as a member of the State Legislature
7 to see what we might could do to make this
8 happen.

9 Any questions from anyone?

10 DR. SALOOM: I have one question.
11 Would you please talk a little bit about
12 the access to this property and whether
13 it's restricted now or not.

14 REPRESENTATIVE ESTES: No, sir, not to
15 my knowledge. Now, I'll admit I'm not an
16 expert on the property. It is located
17 just -- it's in a little community that's
18 named after the bridge. It sits west of
19 Double Springs, which is the county seat
20 of Winston. It sits right on U.S. Highway
21 278, so access is -- from a highway
22 transportation standpoint is very easily
23 accessible.

1 As far as access in and out of the
2 park, you can still purchase tickets.
3 School groups can come in, you know, and
4 tour that. I know people personally that
5 have gone up numerous times and maybe take
6 their grandkids and have a picnic lunch
7 and do some things like that. It's not a
8 facility, to my knowledge, that is greatly
9 overrun.

10 As far as daily attendance, if I'm
11 being completely honest, I don't know what
12 those numbers are. But at the same time,
13 I think it is something as we draw more
14 attention to that -- there's some --
15 there's marketing ideas that we're
16 throwing out there. And now with the
17 completion of Interstate 22 -- as most of
18 you know, we have the newest interstate in
19 America running right through the heart of
20 my district that links Birmingham to
21 Memphis. And so there's now signage up on
22 the interstate that's going to help, that
23 the State Department of Transportation has

1 partnered with us. I want to commend them
2 for working with us to do that. So I
3 really believe the potential is there to
4 see this grow exponentially. We've just
5 got to make sure it's in the right hands
6 to make sure that accessibility continues.

7 Yes, sir?

8 DR. POWERS: So I'm very familiar with
9 it. My daughters love it. Even though we
10 live in Mobile, I've brought them up
11 numerous times when they were still young,
12 and you're right, it's never that crowded.

13 REPRESENTATIVE ESTES: Yes, sir.

14 DR. POWERS: This question is more
15 probably for Patti to chime in. I noticed
16 it was right under the preserve, not the
17 state park. When would Forever Wild in
18 this process -- I'm still learning --
19 decide on the management plan? Would we
20 reach out to State Parks and see if they
21 could manage it? You know, just some
22 background on what we would do next if
23 it's the County that would manage it.

1 MS. MCCURDY: For every property that
2 we have acquired, we look for a multiple
3 use of -- the management, that's the
4 philosophy, is what all can we
5 appropriately do without negatively
6 impacting a tract. So I think the
7 difference here would be -- and certainly
8 we would consult -- can consult further
9 with State Parks, but what it would
10 indicate is that the management would be
11 Forever Wild's norm, which is not a
12 staffed location there. It would be like
13 many of our other publicly accessible
14 locations that are not manned.

15 Now, the -- currently, if you go,
16 as you know, they will have a skeletal
17 staff there, have a gift shop, have some
18 other things there. They have a little
19 community center. We would really not be
20 able to staff that and run that. You
21 know, could there be partnership
22 opportunities with the local government
23 entity? Absolutely. But the short list

1 designation itself does not limit, once
2 acquired, the type of activities or the
3 divisions that could assist with those
4 activities, but I don't want any
5 confusion. I don't know at this time
6 think that it would be a state park
7 addition in the sense of a manned park,
8 staffed park, if that -- does that help?

9 DR. POWERS: That does. I was just
10 wondering if, you know, State Parks was
11 interested in it and it was -- I mean,
12 since it didn't -- I'm assuming they are
13 not --

14 MS. MCCURDY: Right, right. The
15 property could be managed as are other
16 tracts, again, open access to the public,
17 but it would require the active management
18 of other staff and it -- it just wouldn't
19 operate like a state park.

20 DR. MCCLINTOCK: Is the building that
21 you see in pictures of it on that property
22 that would be acquired so there's a
23 structure that would have to be managed

1 too?

2 MS. MCCURDY: There are actually two
3 structures. There's one structure that
4 I'm -- operates primarily as the intake
5 and gift shop. They do have certain
6 vendors that place items there that they
7 sell. That's an average structure, one we
8 normally, frankly, might not retain.

9 The other structure, though, is
10 sort of a civic community area that has an
11 apartment on the upper floor that had once
12 been utilized by the current owners at
13 times, you know, to have someone on the
14 property, like a caretaker type of
15 concept. That structure is a nicer
16 structure that I'm not sure we would want
17 to demolish, but at the same time,
18 Forever Wild would not really be
19 operating. So the continued use of that
20 would require a partnership of some type
21 with someone, the local government, the
22 county, if they would be willing to, is
23 one potential example. And we would have

1 to address, though, if that was not the
2 case the expense of demolition of the
3 structure or if we retained it what we
4 would do with it. That one structure,
5 the, what I call, community center
6 structure, would require some more Board
7 discussion as to what to do. It would not
8 be an expense you would want to bear to
9 tear down, but it's also an expense to
10 run. So we would have to talk some more
11 along that.

12 DR. MCCLINTOCK: Okay. Thank you.

13 DR. SALOOM: One other question, not
14 to belabor all of this, but it's 149 plus
15 or minus acres. The surrounding acreage
16 is that hardwood, pine, or is it
17 merchantable timber, or what's -- kind of
18 management has been going on there?

19 REPRESENTATIVE ESTES: Yes. My
20 understanding is is that's also under
21 private ownership but it's a different --
22 all the acreage around the 149 acres in
23 question is owned by other individual

1 private property owners, but I can't sit
2 there and tell you I can break it down
3 into four owners or five owners or
4 anything like that.

5 And I do want to go back, if
6 you'll allow me, to this gentleman's
7 question here. I do have relationships
8 with private contractors that should we be
9 able to reach an agreement on something
10 like this that I believe would help us.
11 There's various ways they could do that to
12 really lower the cost of any demolition
13 involved, which might make it more
14 feasible for this Board to consider such a
15 purchase.

16 DR. MCCLINTOCK: Thank you.

17 REPRESENTATIVE ESTES: We'd be willing
18 to help facilitate that process.

19 MS. MCCURDY: And, Dr. Saloom, in
20 follow-up, I just want to -- I don't --
21 other than understanding there is private
22 ownership around, I don't -- and the
23 acreage listed is the acreage offered -- I

1 don't know the specific identity of the
2 surrounding ownership, but this is all the
3 acreage that would be included with that
4 acquisition.

5 DR. SALOOM: So what about the
6 149 acres itself that the bridge is
7 sitting on that we are -- you're
8 proposing, is that merchantable timber?
9 Is it being managed or what?

10 REPRESENTATIVE ESTES: Most of that
11 property is timber. I cannot say if it's
12 being managed. It is all owned by one
13 private owner being the family, so there's
14 not a process involved of having to
15 facilitate and pull together five or six
16 different property owners to make this
17 happen. It would just be a discussion
18 between this body and the one owner.

19 MR. JONES: Mr. Satterfield I think
20 has a question.

21 MR. SATTERFIELD: Is this property
22 still being commercially advertised for
23 sale?

1 **REPRESENTATIVE ESTES:** Yes, sir. The
2 Realtor from Haleyville, a lady by the
3 name of Reba Hicks, she has been at
4 meetings before. I had told her earlier
5 when I have found out about today's
6 meeting, I wanted to come and just
7 continue to facilitate the conversation.
8 And she let me know that she had had a
9 family emergency and was not going to be
10 able to come today, and I told her that I
11 was still going to come.

12 But, yes, Ms. Reba Hicks out of
13 Haleyville -- I'll have to get the name of
14 her firm that is -- yes, they are still
15 commercially promoting the property. But
16 she has the same dream that I have, that
17 we would much rather go this route if it
18 were something feasible that the Board
19 could consider doing, because then we have
20 a much better idea of what the long-term
21 application for that property would be.

22 **MR. JONES:** Mr. Childers?

23 **MR. CHILDERS:** This acreage lies north

1 of 278?

2 REPRESENTATIVE ESTES: Yes, sir, it
3 has frontage all along 278.

4 MR. CHILDERS: Where is the bridge
5 physically located on this property?

6 REPRESENTATIVE ESTES: As you go in
7 the main entrance, it would be back kind
8 of -- I guess it would be northwest
9 slightly of the main entrance.

10 MR. CHILDERS: So there's a road
11 access to the bridge?

12 REPRESENTATIVE ESTES: Well, there's
13 road access into the park, yes, and then
14 it's just trails and things of that nature
15 once you get in. Of course, that's part
16 of the beauty of it as you -- it's not
17 something you just want to drive up to and
18 snap a picture and leave. The whole point
19 is to --

20 MR. CHILDERS: It's got trails and all
21 already in place?

22 REPRESENTATIVE ESTES: (Nods head.)

23 MR. CHILDERS: Thank you.

1 MR. JONES: Any other questions?

2 Yes?

3 MR. HOLLOWAY: Representative Estes,
4 do we know whether or not the County is --
5 wants to be a partner?

6 REPRESENTATIVE ESTES: I can have
7 those discussions with the County
8 Commission.

9 And you have two municipalities on
10 either side, the cities of Haleyville and
11 Double Springs. Natural Bridge is a
12 really, really small community, operates
13 on a very limited municipal budget. I'm
14 sure they would be willing to partner with
15 us, but at the same time, it would -- if
16 you could create a four-way partnership
17 between the three municipal governments
18 and the local county government, none
19 would be asked to expend a large amount of
20 money. And I'm assuming based on these
21 conversations should you want to go that
22 route, should we acquire the property,
23 you're not looking at a major expense to

1 have it -- to have someone on property X
2 number of hours per week. So it would --
3 you could do that, I would imagine, for a
4 few thousand dollars per government entity
5 to pool that money, but that's something
6 as representative of that area, of course,
7 I would be more than willing to partner
8 with you to facilitate those discussions.

9 MR. HOLLOWAY: Thank you.

10 REPRESENTATIVE ESTES: Yes, sir.

11 DR. SALOOM: So since one of our
12 objectives is multiple use and you alluded
13 to something about a trail system, can you
14 say anything about that trail system? Is
15 it a hiking system? Is it maintained and
16 who would we think -- we would -- I
17 suppose DCNR would maintain that if we
18 purchased that. And how far off
19 Interstate 22 -- how far off of that
20 interstate is it?

21 REPRESENTATIVE ESTES: I have never
22 clocked that, but I want to sit here and
23 guesstimate it's probably six or

1 seven miles. In other words, it's a
2 feasible distance. It's not like you're
3 asking folks to get off a major federal
4 interstate and then hike it 78 miles to
5 get there. No, sir. And, like I said, it
6 sits directly on Highway 278, which, as
7 you know, goes from Gadsden to Cullman,
8 westward into Hamilton, and over into
9 Mississippi.

10 MR. JONES: Patti?

11 MS. MCCURDY: As to the question on
12 the trails, I think the current trail
13 now -- and I have not -- I've been there,
14 but I've not personally been through all
15 of the trail. But staff that has been
16 there, I know we have discussed the
17 possibility of adding trail. I think the
18 trail right now is primarily to get you a
19 little more than this, but basically to
20 and from the bridge feature. I mean, it's
21 a little more than that. I don't mean
22 it's that limited.

23 But, you know, we have had some

1 discussion as to whether we could add
2 trail. I do not remember now the distance
3 or amount of trail we decided we thought
4 based on terrain we could do. And, yes, I
5 mean, it would be, you know, a decision
6 this Board has to -- you know, the funding
7 we would expend or not as to add trail or
8 whether it would be a condition of
9 acquisition that local -- another local
10 entity agreed to maintain the trail. I
11 mean, that's -- you know, that's the type
12 of discretion you have in connection with
13 the terms of an acquisition that you would
14 be willing to make, but there would -- we
15 would normally want to add some trail
16 distance within this -- the property
17 currently.

18 MR. JONES: Mr. Powers?

19 DR. POWERS: So what is the kind of in
20 between? I mean, I know we're not ready
21 for motions and things like that until
22 later on in the meeting, but is there
23 something we could do short of going to an

1 appraisal where we have staff that work
2 with the County to investigate those
3 possibilities? Because my fear is if we
4 acquire the property and being on the
5 property and everything, if we just
6 acquire it and let people have free reign,
7 there'll be vandalism, there'll be a bunch
8 of things that I think, in my opinion, we
9 would be -- do a disservice by acquiring
10 the property because it is fairly fragile,
11 the bridge structure. But I could -- is
12 there something in between we can do as a
13 first step to have staff investigate with
14 the Counties, ask the State Parks again if
15 they're interested, things like that?

16 MS. MCCURDY: Sure, I would say a
17 couple of things. I mean, obviously,
18 staff within the Department across the
19 divisions could have some additional
20 discussion, you know, if the Board's
21 interest is discussed today, then I think
22 Representative Estes, you know, we can
23 continue talking with him and he will -- I

1 think you can volunteer as far as a
2 go-between or help us facilitate potential
3 discussions with the local governments and
4 test their interest. I mean, I do think
5 right now we're talking about several --
6 several unknowns as to what -- a final
7 proposal of how it would work and operate
8 afterwards and how management would be. I
9 think if the Board has expressed an
10 interest, it's like any other property,
11 staff can, you know, increase the
12 interaction, continue follow-up and
13 discussion. Representative Estes, I mean,
14 that's -- he'd be willing to work --

15 REPRESENTATIVE ESTES: Anything I
16 could do to facilitate it.

17 MR. JONES: Mr. Darnall?

18 MR. DARNALL: Yes. So thank you for
19 all the comments. I think this Board has
20 to look at it as a 149-acre tract by
21 itself, and it's not our job to explore
22 potential possibilities for commercial
23 use, et cetera. I think if the

1 communities feel strongly that this land
2 ought to stay on -- be owned by something
3 like Forever Wild, I think it's kind of
4 incumbent upon them to bring a proposal to
5 us to consider. I mean, Patti, unless you
6 tell me the staff has nothing to do, I
7 mean, I assume exploring potential uses of
8 a meeting facility or a gift shop is
9 really not in the purview of what we're
10 supposed to do. So I mean, I think all
11 these ideas are good, but I think it's
12 just incumbent upon the communities to
13 bring forward a plan and a partnership as
14 opposed to us speculating what may can be
15 or may not can be, you know, and then
16 obviously we could consider it at that
17 time.

18 Thanks.

19 DR. SALOOM: Yeah, I'd like to comment
20 that if we owned the property, then we
21 would have responsibility to protect the
22 property, and I'm specifically thinking of
23 that natural bridge structure, and I don't

1 know what the impact would be if we had
2 people going out there taking souvenirs,
3 rock climbing, doing some type of other
4 things that might be destructive to that
5 bridge for the long term. So I think it's
6 important that we look at Dr. Powers'
7 suggestions about that possibility for the
8 future if we can consider that.

9 MS. MCCURDY: And I would say I would
10 not personally propose a continued
11 operation, you know, of overly commercial
12 of the gift shop. I mean, I do think that
13 gets complex. It gets into revenue
14 generated off the property, which goes to
15 the general fund, not to the program or to
16 whoever would be running it. Although, we
17 could maybe look into that more, but I
18 think I just need some, I guess, direction
19 from the Board. I think it is -- and
20 maybe it is that -- Representative Estes,
21 if you discover there's interest from the
22 local -- I keep saying local governments.
23 I don't know what else to say -- but the

1 local governments in potentially
2 partnering in some way, you maybe bring
3 that to the Board, but I don't want to cut
4 off -- again, we can always -- staff can
5 always continue discussions, but I do want
6 to understand the direction of the Board
7 and if that's -- whether it's staff to
8 investigate or whether, you know,
9 Representative Estes, the Board would be
10 asking if you would let us know if you
11 could discern where there is any local
12 government interest.

13 REPRESENTATIVE ESTES: I would.

14 MS. MCCURDY: And then we'll still
15 have the considerations as to the
16 protection of the structure and the
17 concern of going from a manned attraction,
18 so to speak, to what would be potentially
19 an unmanned attraction if Forever Wild was
20 to acquire it without a very defined
21 agreement with the local governments. But
22 I don't want to put words in any Board
23 member's mouth, so I am looking to y'all.

1 MR. JONES: Dr. Powers?

2 DR. POWERS: So I agree with your
3 comment, the onus should be on the local
4 governments, the local groups, to not only
5 can we look at this land but also have
6 them propose a plan. And I know we've had
7 several groups do this before, so I mean,
8 I guess I'll take it back a little bit
9 that I don't want the responsibility to be
10 on the staff. I mean, clearly, if they --
11 I mean, y'all can interact, but the onus
12 should be on those communities to approach
13 us with the plan.

14 DR. TOLLEY-JORDAN: I'm sorry. I just
15 had one more question, and that had to do
16 with are there any other measures of
17 protection for this bridge currently. It
18 has no sort of federal or state
19 protection?

20 MS. MCCURDY: And I'm not saying that
21 there couldn't be eligibility for some
22 type of additional -- I wouldn't begin to
23 say I know of every state or federal

1 program, but I'm not currently aware of
2 any, nor have we -- you know, we do, on
3 behalf of the Board, try to pursue various
4 grant or leveraging opportunities. We've
5 not seen any grant opportunities, but I
6 will say this is a little out of our norm
7 for the grants we would normally pursue.
8 So don't take that as there's not one.

9 Representative, I don't know if
10 you're aware.

11 REPRESENTATIVE ESTES: I have no --
12 let me follow up, and I'll have a seat. I
13 know there's other people here today that
14 need to speak about issues of their own
15 personal concern. I will facilitate a
16 meeting. Like I said, I've got the county
17 government, I've got four -- I think I
18 said three. There's actually four
19 municipalities immediately around the
20 property, and I will reach out to my
21 county commissioners and my mayors and
22 we'll have a luncheon one day and gauge
23 their interest in that. I think it will

1 be there because they know what we have.

2 Doctor, you made a very valid
3 point about vandalism and things happening
4 to the bridge, which would be totally
5 counterproductive to what we're trying to
6 achieve by doing this, so that's a very
7 good point. That's something we have to
8 be mindful of. So I just appreciate the
9 Board's time. I will go home -- and I
10 feel like I've got my homework
11 assignment -- and I'll go get to work on
12 that over the next several weeks, and I'll
13 come back to you at some appropriate time
14 and we'll discuss further, if that's okay
15 with the Board.

16 MR. JONES: Absolutely. Thank you,
17 Mr. Estes.

18 REPRESENTATIVE ESTES: Thank you for
19 your time.

20 MR. JONES: Thank you.

21 Our next speaker will be Drew Nix.
22 This will be on the Hart Addition and the
23 Autauga WMA. That is Tab 4-B, page 3.

1 And, Mr. Nix, if you'll give everybody
2 just a minute to find their place.

3 MR. NIX: Thank you. Drew Nix.

4 First off, I want to tell y'all
5 that I appreciate everything that y'all
6 do. I'm a lifetime member Wildlife
7 Management Area user, grew up hunting
8 public land and still do the majority of
9 my turkey hunting on public land here in
10 Alabama and other states in the Southeast.

11 MR. SATTERFIELD: Sir, could you speak
12 up. We can't hear you over here.

13 MR. NIX: Is that better?

14 MR. SATTERFIELD: That's better.

15 MR. NIX: Sorry about that,
16 Mr. Satterfield.

17 I'm here to talk today about the
18 Hart-Autauga WMA Addition. It's there in
19 the Central District. It's on the north
20 end of what's commonly called the Joffre
21 Tract in Autauga WMA. It's -- 81.63 acres
22 roughly is the tax acreages on it. But
23 it's been nominated and scored, and I

1 would appreciate y'all considering it for
2 a first appraisal.

3 MR. JONES: Anyone have any questions
4 for Mr. Nix?

5 MR. NIX: Could I speak about one more
6 thing, sir?

7 MR. JONES: Absolutely.

8 MR. NIX: Yes. I also wanted to talk
9 about the Hollins WMA Addition that y'all
10 have, that I think y'all could make a
11 motion for a second appraisal and move to
12 close. That's another great tract. It
13 would be Hollins Wildlife Management Area
14 in Clay County.

15 MS. MCCURDY: And that's Tab 3-B,
16 page 5.

17 MR. JONES: Thank you, Patti.

18 Any questions?

19 (No response.)

20 MR. JONES: Thank you, sir.

21 MR. NIX: Thank you.

22 MR. JONES: Our third and final
23 speaker today will be Mitch Reid. This

1 will be on the Belcher Tract. And Mitch
2 is with the Nature Conservancy. This will
3 be in Tab 3 --

4 MS. MCCURDY: Page 6.

5 MR. JONES: -- page 6. Thank you.

6 MR. REID: Let me start -- well, I'm
7 Mitch Reid. I'm the state director for
8 the Nature Conservancy in Alabama. I know
9 most all of you on this Board, and I want
10 to say, first of all, thank you for
11 everything y'all do for the state. I'm
12 speaking officially, I guess, on the
13 Belcher Tract, but I wanted to give a
14 little bit of background to how I come
15 into this conversation.

16 The Nature Conservancy is a
17 worldwide organization. We work in
18 72 countries around the world, and our
19 vision is a place where people and nature
20 thrive together. And in my opinion,
21 there's no more important place for the
22 Nature Conservancy to work than in the
23 state of Alabama because of our

1 biodiversity, because of our forests,
2 because of what we do, and really because
3 of what this Board does. So our forests,
4 freshwater coasts, I mean, it's all world
5 class and it's worth protecting.

6 The Nature Conservancy works at
7 landscape scales, so we're working from
8 the Mobile Bay all the way up in the
9 Appalachian Mountains. We work in
10 freshwater, we work in forests, and then
11 obviously work the coasts. And my vision
12 for the state is really a connected
13 landscape of well-maintained land,
14 well-managed lands that extends up that
15 corridor, so you can come up the Alabama
16 River, get up into the Piedmont, into the
17 long leaf pines, then go all the way up
18 into the Appalachian Mountains. And most
19 of the work that we do is with private
20 landowners, so this is not just, you know,
21 what's the State doing for us or what is
22 the federal government doing. Most of it
23 is private landowners maintaining their

1 land.

2 Obviously one of the biggest
3 challenges in building that kind of
4 corridor is our urban space, right. And
5 once you start building highways and
6 subdivisions having a well-maintained long
7 leaf pine forest is pretty darn tough.
8 That's why I think Oak Mountain is a jewel
9 in our system because that is an urban
10 park in the middle of one of the most
11 highly developed and fastest developing
12 areas in the state, and it's well loved.
13 I mean, so well loved by the people of
14 Alabama.

15 Dr. McClintock I know, because he
16 biked right through the middle of a
17 prescribed fire we were doing last year to
18 see -- you know, that was joint use going
19 on at the time. And the Belcher Tract is,
20 in my opinion, a once-in-a-lifetime legacy
21 opportunity for maintaining a piece of
22 that corridor from the Cahaba River over
23 into the start of the Appalachian

1 Mountains that doesn't come around often,
2 if ever, again. And I think it can be a
3 legacy for this Board and can be a legacy
4 for this state. I would just encourage
5 you and applaud you for your interest in
6 it. My encouragement is for a second
7 appraisal and a move to close.

8 Thank you for your time.

9 MR. JONES: Anybody have any questions
10 for Mitch?

11 DR. MCCLINTOCK: I would like to add
12 that I have the good fortune of having
13 Mitch take me out to show me the Belcher
14 Tract and tour through it, and it is
15 absolutely stunning. I mean, it really is
16 a once-in-a-lifetime opportunity for us, I
17 believe. So I'd just like to second what
18 you're saying.

19 MR. REID: Thank you.

20 DR. TOLLEY-JORDAN: I did have a
21 question about additional funds. I felt
22 like we had a discussion at some point
23 that maybe there was going to be some

1 partnerships looked into or grants, and if
2 there's any other information on that at
3 this time.

4 MR. REID: I would turn that to staff.

5 MR. JONES: Patti, can you help?

6 MS. MCCURDY: And I apologize. I was
7 reading something. So you're asking about
8 the grant situation?

9 DR. TOLLEY-JORDAN: Uh-huh.

10 MS. MCCURDY: We have -- and there is
11 a -- in Tab 5-A of our grant status
12 update, we did -- no, no. No problem. I
13 just wanted the Board to -- if they had --
14 if they wanted to look, they could look.
15 I appreciate the question. We have now
16 heard back that the forest legacy
17 application at the Alabama Forestry
18 Commission, Board Member Rick Oates, had
19 helped us with is not going to be funded.
20 The U.S. Forest Service has not -- I'm not
21 sure they've listed -- announced what will
22 be funded, but we have learned that we
23 will not be funded. And so if the Board

1 were to proceed, it would be at the
2 Board's cost of the full acquisition
3 amount. And so that's -- you know,
4 sometimes -- sometimes we win; sometimes
5 we lose. But, now, it was a very good
6 tract. I think all were disappointed it
7 did not receive funding, but there were
8 some other very good tracts in the
9 southern -- the southeastern area of the
10 United States that did not receive funding
11 and so we were not -- we were not alone in
12 that.

13 MR. JONES: Dr. Sims?

14 DR. SIMS: My question is, Patti --

15 MS. MCCURDY: Speak into your
16 microphone, if you will.

17 DR. SIMS: I see the statement that
18 the State Parks Division was offering to
19 partner with the organization for
20 33 acres. Can you speak to that?

21 MS. MCCURDY: Yes. The original --

22 DR. SALOOM: What was the question?

23 MS. MCCURDY: There was a question

1 about the offer from the State Parks
2 Division to acquire some of the original
3 nomination acreage. And this nomination
4 has been around for some time now, but the
5 original nomination included -- if you'll
6 look in -- at the map associated with --
7 in Tab 3-B, I believe, page 7, 6 or 7.

8 MR. JONES: 6.

9 MS. MCCURDY: 6. If you'll look at
10 that map, the acreage -- there's some
11 northern and some southern acreage that
12 State Parks Division offered to use its
13 own funding to inquire to assist in
14 reducing the overall burden of the
15 acquisition, and they are still standing
16 by that, that offer of partnership. If
17 there are any questions on that acreage,
18 I'll let Greg Lien, who is the director of
19 State Parks Division, answer that. But
20 bottom line, we would be able with State
21 Parks funds and Forever Wild funds if you
22 were to choose to purchase it with --
23 encompass everything shown on the map.

1 MR. SATTERFIELD: I have a couple of
2 follow-ups to that question. I'm
3 wondering is that 33 acres that the State
4 Parks Division says they want to inquire,
5 is that included in the 1644 acres that's
6 being offered to Forever Wild and/or does
7 that affect the appraisal price that we
8 have in front of us.

9 MS. MCCURDY: No. We did the
10 appraisal for the Forever Wild acreage
11 completely separate. And, in fact, it had
12 to be handled through a very detailed
13 federal process required by the Forest
14 Service, and so a separate appraisal was
15 obtained for the acreage to be acquired by
16 State Parks.

17 MR. SATTERFIELD: So State Parks is
18 not in the 1644 we're looking at?

19 MS. MCCURDY: The total acreage that
20 is shown as a Forever Wild acquisition
21 amount would not include the acres being
22 acquired by State Parks.

23 MR. SATTERFIELD: It's a separate

1 transaction.

2 MS. MCCURDY: It would close at the
3 same time, so it would be seamless for the
4 landowner. But State Parks paid for their
5 appraisal and will be paying for their
6 acreage that's represented in the map.

7 MR. SATTERFIELD: And I intended to
8 hold this -- these questions until later,
9 and I can do that if you'd rather.

10 MR. JONES: Yeah, let's do that for
11 general discussions.

12 Any other questions?

13 (No response.)

14 MR. JONES: Thank you, Mitch.

15 MR. REID: I sure appreciate it.
16 Thank you.

17 MR. JONES: Since we only had three
18 speakers today, is there anyone else in
19 the audience that wishes to speak on any
20 particular tract?

21 (No response.)

22 MR. JONES: Seeing none, we will begin
23 to go -- move towards -- and recess

1 towards executive session.

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

8 Is there a motion for the Board to
9 recess to attend the executive session?

10 MR. DARNALL: So moved.

11 MR. JONES: Mr. Darnall.

12 Is there a second?

13 MR. HOLLOWAY: Second.

14 MR. JONES: As I call your name,
15 answer either yea or nay to move to
16 executive session.

17 Mickey Childers?

18 MR. CHILDERS: Yea.

19 MR. JONES: Jack Darnall?

20 MR. DARNALL: Yea.

21 MR. JONES: Reginald Holloway?

22 MR. HOLLOWAY: Yea.

23 MR. JONES: Raymond Jones, yea.

1 Dr. James McClintock?

2 DR. MCCLINTOCK: Yea.

3 MR. JONES: Dr. Sean Powers?

4 DR. POWERS: Yea.

5 MR. JONES: Salem Saloom?

6 DR. SALOOM: Yea.

7 MR. JONES: William Satterfield?

8 MR. SATTERFIELD: Yes.

9 MR. JONES: Patricia Sims?

10 DR. SIMS: Yes.

11 MR. JONES: Dr. Tolley-Jordan?

12 DR. TOLLEY-JORDAN: Yes.

13 MR. JONES: Dr. John Valentine?

14 DR. VALENTINE: Aye.

15 MR. JONES: David Wright?

16 MR. WRIGHT: Yea.

17 MR. JONES: All right. Well, then, we
18 will adjourn to -- for about 20 minutes to
19 executive session, and we'll be back in
20 here in about approximately 20 minutes.

21 MS. MCCURDY: The Board members,
22 please bring your packet and green folder.

23 MR. JONES: The time is 10:41.

1 (Recess from 10:41 a.m. to
2 11:03 a.m.)

3 MR. JONES: Okay. We will call the
4 meeting back to order. The time is 11:03.

5 Now, for the Board members, we
6 will go on to the program status reports.
7 The financial data that we'll look over
8 is -- Tab 2-A, B, and C of your green
9 folder will be first.

10 Patti?

11 MS. MCCURDY: All right. One second.
12 Oh, just a note, we have a new court
13 reporter with us today who is hanging in
14 there beautifully, and she's done our
15 Conservation Advisory Board meeting, so
16 she's more than capable of handling -- but
17 I would just say everybody remember to
18 introduce yourselves, even if you are
19 staff, if you end up having to come to the
20 microphone to answer a question if you
21 would. If we get into back and forth
22 questions, that may mean a prior speaker
23 comes up. I would just ask the public

1 speakers to do the same. And I've told
2 her she is in charge. And I'm a lawyer so
3 I know that the court reporter is in
4 charge, so she's going to speak up if we
5 get to going -- talking over each other or
6 going too fast or whatever, because we
7 sometimes forget.

8 All right. For the benefit of the
9 public, this is the portion of the meeting
10 where -- and I'm sorry. I'm Patti
11 McCurdy. After I told everybody -- I'm
12 Patti McCurdy. I'm State Lands Director
13 for the Department of Conservation. And
14 this is the portion of the meeting where I
15 generally update both the Board and the
16 public as to some financial information
17 related to the program. And I would ask
18 the Board to, you know, speak up if you
19 have any questions. And then we'll also
20 provide the public some information as to
21 the status of some of the tracts that have
22 been previously motioned by the Board,
23 either for -- to proceed with purchase or

1 for first appraisal. So it serves as a
2 general update, both financially and of
3 tract status.

4 So I'm going to start with running
5 through the tracts that are currently in
6 some stage of closing that the Board has
7 instructed the staff to work toward to
8 close, and those are as follows: Thigpen
9 Hill Option A Phase II, Butler County;
10 Cedar Creek SOA Addition, Dallas County;
11 Coldwater Mountain-Carroll Addition,
12 Calhoun County; Coldwater Mountain-McVey
13 Addition, Calhoun; and the Red
14 Hills-Parris Trust Addition,
15 Monroe County. Of those that I've
16 mentioned is approximately a little
17 over -- almost 2.3 million dollars worth
18 of acquisitions that the staff is actively
19 working on that you have asked us to
20 close. I like to always mention that to
21 remind you that that is money that's going
22 to be deducted from the current balance
23 that the fund is showing, which is just

1 over 27 million.

2 The unencumbered available -- I'm
3 sorry. One moment. I think I may have an
4 error. Y'all give me one second.

5 Okay. I'm sorry. Let me say --
6 so the total of the properties that are in
7 the -- some form of closing process is
8 going to be approaching 7.5 million
9 dollars. The total unencumbered available
10 balance that you have to act on that's
11 within your spending authority is about
12 19,790,000. And that, again, is the
13 unencumbered balance when we have
14 subtracted the properties that we're
15 currently trying to close that would --
16 are deducted from the approximately 27.2
17 almost -- 27.2 million balance showing for
18 the account.

19 So I would like to give you one
20 note. I have left the Parris Hills --
21 excuse me -- the Red Hills-Parris Trust
22 Addition on your sheet and is part of what
23 I figure in to get to your unencumbered

1 balance. However, as we were approaching
2 closing, as the Board may recall, we ran
3 into some questions as to the authority of
4 the signatory on behalf of the landowner
5 while we were working that out. That's
6 been fully resolved. However, we
7 discovered recently that the landowner has
8 cut timber in the interim. Therefore,
9 we're going to go back and do two things,
10 obviously assess the condition of the
11 tract and also we'll have to have the
12 appraisal updated to reflect the timber
13 harvest. So we are somewhat on hold on
14 that tract while we do both of those
15 things. We will return to the Board
16 before proceeding to closing because of
17 the substantial change in that nomination.
18 But for purposes of cash management, I did
19 leave it reflected here, again, just to
20 try to help you evaluate your available
21 spending amount.

22 So any questions from the Board as
23 to any of those tracts that are in the

1 closing process?

2 (No response.)

3 MS. MCCURDY: All right. I also --
4 generally at this time, if you'll look
5 at -- for the Board look at page 2 of
6 Tab 2-A, I'd like to also just review on a
7 fiscal year basis the tracts that have
8 closed so far, so let me do that now. I
9 will also update as to tracts that will
10 not be closing because we've had a
11 declined offer. So the closed and
12 declined are as follows: Cedar Creek
13 SOA-Elm Bluff Addition has closed;
14 Coldwater Mountain-Young Addition was
15 declined; D'Olive Bay has closed; Joe
16 Wheeler Park -- Joe Wheeler State
17 Park-Page Branch Addition was declined;
18 Little River State Forest Addition,
19 closed; Mill Creek, declined; MTD-The
20 Cutoff Tract, closed; Perdido WMA-McNeill
21 Addition, closed; Thigpen Hill Option A
22 Phase I, closed. So that's what we had
23 actually closed or declined.

1 Any questions as to those tracts?

2 Yes, Mr. Satterfield?

3 MR. SATTERFIELD: Patti, since we're
4 closing in on the end of the fiscal year
5 here on September 30th, we've got 1, 2, 3,
6 4 -- 5 properties that are in some stage
7 of closing. Do you think you're going to
8 achieve closure on all those so that those
9 will be finished by the end of the fiscal
10 year, or what is your projection on those?

11 MS. MCCURDY: I will double check with
12 Jennifer. I don't know -- I don't know
13 for sure that those all will close.
14 Again, I would totally discount -- I don't
15 see Red Hills happening by then. Let me
16 check with Jennifer as to the status of
17 the others.

18 (A discussion was held off
19 the Record.)

20 MS. MCCURDY: Obviously, nothing for
21 sure. We don't have set closing dates.
22 Although, frankly, we normally do not set
23 the closing dates until we're literally

1 requesting -- have everything we need and
2 are requesting our check, so don't take
3 that as any indication. The Thigpen Hill
4 Option A Phase II and the Coldwater
5 Mountain-McVey Addition are the two that
6 are closest and possibly -- I mean,
7 there's a chance, but I don't know that
8 they will by September 30th.

9 We also, to further explain, run
10 into another somewhat of a glitch as we
11 get to the end of the fiscal year as the
12 state accounting cutoff deadlines start
13 coming into play and there will be a
14 couple of months at the end of September
15 where sometimes we are literally just not
16 able to move the money. So it really
17 shortens it to earlier in September to hit
18 the fiscal year.

19 MR. SATTERFIELD: I realize that it's
20 just a projection, but I was just curious
21 as to where you saw us coming by the end
22 of --

23 MS. MCCURDY: Those are the two closer

1 to close.

2 MR. SATTERFIELD: Thank you.

3 MS. MCCURDY: Additional questions?

4 (No response.)

5 MS. MCCURDY: All right. If you would
6 now look at Tab 2-B. This is where we
7 discussed the Stewardship Fund for the
8 benefit of the public.

9 For every acquisition made by the
10 Board, 15 percent of the acquisition
11 value -- and even if it's a donation,
12 15 percent of the appraisal value --
13 excuse me if I said acquisition --
14 15 percent of the appraisal value must be
15 transferred into the Stewardship Fund.
16 That fund is designed to provide for the
17 long-term management -- land management
18 needs of the -- all the Forever Wild
19 holdings.

20 So the Board has authorized us for
21 this fiscal year to expend up to 1.5
22 million as needed for those management
23 activities. Through July 31st, we have

1 spent approximately \$750,000, so there's
2 still ample obviously left of the fiscal
3 year; although, there will be a lot of
4 additional spending, both due to the time
5 of year and both to -- in advance of the
6 cutoffs for the fiscal year. So we're in
7 good shape, but that value will decrease
8 by our next meeting when we have our
9 fiscal year numbers.

10 Looking at Tab 2-B and then also
11 2C as to the current market value of
12 proceeds of the Stewardship Fund that are
13 currently invested, market value as of
14 September 30th was just over 42 million.
15 Market value as of the end of June 30 as
16 of information provided by our State
17 Treasurer's office is about 48.2 million.
18 Our State Treasurer's office has been
19 working with the Commissioner to continue
20 providing us those quarterly updates. The
21 figures do lag a little bit behind our
22 meeting dates, but I wanted to present
23 that -- present those values to the Board.

1 Any questions as to the
2 Stewardship Fund?

3 (No response.)

4 MS. MCCURDY: Okay. Mr. Chairman,
5 I'll move on into Tab 3 if there aren't
6 any questions.

7 MR. JONES: Absolutely.

8 MS. MCCURDY: So if the Board will
9 look at Tab 3-A. Each meeting, similar to
10 the status of tracts that are in closing,
11 I like to update the Board and remind the
12 public as to the status of various tracts
13 that have been motioned by the Board for
14 first appraisal or we have had appraisals
15 provided for potential Board use, should
16 the Board choose to adopt them, of
17 appraisal. So we cover those during this
18 section of the meeting.

19 So the current tracts which we
20 have appraisals in hand for, D'Olive Bay
21 Addition, Baldwin County. We did receive
22 an appraisal for D'Olive Bay-Barn Hill
23 Addition, also in Baldwin County, but

1 we're having to do some additional work
2 with the appraiser on that one so it's not
3 actually final. We do have in the
4 appraisal for the Hollins WMA Addition
5 2020 -- that's Clay County -- and the Oak
6 Mountain State Park-Belcher Lake Addition,
7 Shelby County. We have -- the Board
8 have -- we have received and the staff has
9 reviewed appraisals acquired by DCNR for
10 the Styx River Wetlands Tract. The
11 appraisals that the Board has motioned on
12 but we have not yet received are for the
13 Bon Secour River Wetlands Addition,
14 Baldwin County, and the Perdido
15 WMA-Snowden Branch Addition,
16 Baldwin County. No issues with those
17 really. They just were not completed in
18 time for this meeting. For example, we
19 have a timber cruise that needs to be
20 completed that always takes a little
21 longer. We should have both of those by
22 the November meeting. So those are the
23 appraisals that we have available.

1 The rough value of all those
2 appraisals exceed, as always, your
3 available unencumbered balance. But
4 that's good. It's always good to have a
5 great selection of tracts available to the
6 Board. So that's a good problem, not a
7 bad problem, but, you know, just thought
8 I'd remind you of that.

9 So those are the usual status
10 reports that we give as far as both
11 financial condition and the appraised
12 nominations.

13 The next report I would usually
14 move into is grant status, but I want to
15 pause to see if there's anything -- any
16 questions.

17 Yes, sir, Mr. Holloway?

18 MR. HOLLOWAY: Mr. Chairman?

19 MR. JONES: Yes?

20 MR. HOLLOWAY: Reginald Holloway.

21 Reference the Oak Mountain State
22 Park-Belcher Lake Addition, are there any
23 opportunities for grants and/or

1 partnership?

2 MS. MCCURDY: And that's a great
3 question, and we'll roll on into the grant
4 status, if that's okay, Mr. Chairman.

5 MR. JONES: Yes.

6 MS. MCCURDY: So the Board would turn
7 to the -- there will be some information
8 in your Tab 5-A. And also for the benefit
9 of the public, the Board in prior years
10 instructs the staff to continue to keep an
11 eye out and to try to pursue grant
12 activities for any nominations that we
13 have. I mean, the Board really --
14 obviously would prefer to leverage their
15 dollar. They've had an excellent track
16 record in doing so. Sometimes it's
17 through grant funds; sometimes it's just
18 through various partnership offers that we
19 receive in order to encourage the Board to
20 pursue and complete an acquisition. So
21 what I want to -- I'll run through those,
22 but let me start with Oak Mountain since
23 we have had the question on that one.

1 The staff, we really have been
2 unable to locate or identify what we
3 consider to be a likely source of grant
4 funding upon the loss of the -- and even
5 before the application for the Forest
6 Legacy funding, we looked at various grant
7 opportunities, and we could not find one.
8 We thought that the Forest Legacy Program
9 provided the greatest opportunity, really
10 considered the property to be the best fit
11 for that grant program. So just being
12 quite honest, we really don't have another
13 idea of where to go for grant funds at
14 this time. And I don't -- we've looked,
15 so I don't think we're going to see
16 another one on the horizon. So I do think
17 that doesn't mean the Board has to move on
18 this nomination by any means, but I really
19 can't give you any encouragement that
20 we're going to be able to come back with
21 another idea that lessens the expense to
22 the program.

23 MR. HOLLOWAY: Thank you.

1 MS. MCCURDY: So I'll run through just
2 the various tracts and give an update. As
3 you'll recall, the Cedar Creek SOA
4 Addition is a tract that's in closing and
5 is being closed with Pittman-Robertson
6 Wildlife Restoration Funding that our
7 Wildlife & Freshwater Fisheries Division,
8 Chuck Sykes, their director, offered to
9 partner with Forever Wild on that one.
10 The MTD Cutoff Tract, which closed, we
11 were able to close it between when you
12 received your packet and this meeting, and
13 it was supported by National Coastal
14 Wetlands Conservation grant funding.

15 The D'Olive Bay Addition is
16 another tract that is supported by
17 funding -- to give you some -- again, the
18 National Coastal Wetlands Conservation
19 Grant Funding. That program for both the
20 D'Olive Bay Addition and if we're able to
21 get the appraisal tied down on the D'Olive
22 Bay Barn Hill Addition, that grant would
23 provide approximately 15 -- 52 percent of

1 tract funding. And that grant deadline is
2 September 30th of 2020. We have --

3 MR. SATTERFIELD: 2022.

4 MS. MCCURDY: I've been moving -- just
5 to tell y'all the truth, I've been moving
6 my house. I am about brain dead, so I
7 apologize.

8 Yes, September 30, 2022. Have no
9 fear, we're not going backwards. We are
10 trying to go forward. So for those -- and
11 let me ask staff one more question. Hold
12 on.

13 (A discussion was held off
14 the Record.)

15 MS. MCCURDY: I wanted to double check
16 myself on a date. But the next property,
17 the Bon Secour River Wetlands Addition,
18 that's -- all of these are, again, the
19 National Coastal Wetlands Conservation
20 Grant Program. We do not have the
21 appraisal back on that property. It was
22 motioned at the May meeting, but that's
23 one of the ones I mentioned we do not have

1 back. We also do not have a grant
2 announcement for that property yet. We're
3 expecting the grant award announcements to
4 be made hopefully in January.

5 The Styx River Wetlands Tract is
6 the same grant program, and that is the
7 property that DCNR has obtained and
8 provided, if the Board chooses to use it
9 for that tract. The Styx River Wetlands,
10 the owner has also offered a \$100,000
11 value donation, meaning that they would
12 not require to be paid for \$100,000 of the
13 appraised value, basically a deduction off
14 the appraised value on that one. That
15 tract, the owners have also offered -- and
16 I'll mention this again when we go through
17 the short list nominations, but there's
18 also an offer for the landowner of that
19 tract to proceed under two different
20 acreage configurations. So we'll talk
21 about that when we get to the short list.

22 So those are the tracts that we
23 currently either have an award on if the

1 Board would like to utilize it or that we
2 are applying for funding -- hopefully
3 funding for.

4 One additional opportunity that I
5 became aware of after mailing the
6 packet -- and you'll see a tab. In Tab 5,
7 I did include a memo for the Board on
8 this, and it is Tab 5-J. But it relates
9 to the Cahaba WMA-Falling Rock Addition,
10 and we'll discuss this nomination. It's a
11 short list nomination, so we'll discuss
12 this as we roll into the short list. But
13 Chuck Sykes has offered to utilize
14 Pittman-Robertson funding. That is a
15 75/25. It would require at least a
16 25 percent contribution by the Board.
17 You're familiar with those -- those -- use
18 of those funds for other tracts in the
19 past, but Chuck mentioned that to me this
20 week so that's another opportunity but
21 it's not in your 5-A memo. But we'll talk
22 more about Falling Rock when we get to the
23 short list.

1 Any question on grant status?

2 Yes, sir, Dr. Powers?

3 DR. POWERS: So the D'Olive Bay
4 Addition, when it says the grant deadline
5 is September 30, 2022, does that mean that
6 we have to move for second appraisal
7 before that? Does that mean that you
8 actually submit the grant so you don't
9 know if they're going to give you the
10 money until that date, or that's the
11 deadline we have --

12 MS. MCCURDY: That is the --

13 DR. POWERS: -- to spend that money?

14 MS. MCCURDY: That would be the
15 deadline to spend the money. So we would
16 have to successfully be closed on that
17 tract. So, for example, a motion to
18 proceed with second appraisal and closing
19 would need to be made in advance -- enough
20 advance, you know, to provide time to
21 acquire the appraisal and get it closed.

22 DR. POWERS: And ballpark, how much
23 advance? Is that six months?

1 Nine months?

2 MS. MCCURDY: Let me think because I
3 have to think in meeting occurrences.
4 So --

5 DR. POWERS: And that's what I'm
6 trying to get at. I mean, do we have to
7 do it this meeting? Can it wait until the
8 next meeting or the following meeting?

9 MS. MCCURDY: I would say if we have a
10 September 30th deadline to complete the
11 closing, that a motion at the November
12 meeting would be helpful if the Board --
13 not that you can't motion today, but I
14 think November would be -- February might
15 also. I think we could still get it done
16 in February. It's just if we hit a
17 glitch -- so, yeah, that would be -- I
18 would say November would be still
19 comfortable, February is doable, even
20 later, but that would be if we don't hit a
21 glitch.

22 Hold on one second.

23 (A discussion was held off

1 the Record.)

2 MS. MCCURDY: All right. I'm sorry.
3 I'd rather talk now than mess up later.
4 But that's -- any other questions on
5 grants or grant status?

6 (No response.)

7 MS. MCCURDY: Okay. Well, if you'll
8 turn to Tab 4, what I'd like to do now is
9 run through the tracts that have made
10 it -- were nominated in time to be scored
11 for this meeting, have made it through
12 that evaluation process, and have made the
13 Board's short list or the priority list as
14 it's referred to in the constitutional
15 amendment that formed the program.

16 So we evaluate tracts. Each tract
17 that's nominated, if we get the willing
18 seller letter returned, is evaluated in
19 four categories. That's nature preserve,
20 recreation, additions to or new or
21 Wildlife Management Areas for SOAs, and
22 state parks additions or could be a new
23 state park. So you have those four

1 categories. So each nomination is scored
2 in those four categories. The nominations
3 compete with other nominations in the
4 three districts, north, central, and
5 southern districts. And so the properties
6 have to hit a top three score in at least
7 one category of those four in their
8 district where they're competing to make
9 the short list. Now, there are some
10 properties that may score in all four
11 categories. It just depends. But a tract
12 must score in the top three of at least
13 one of the four categories to make the
14 short list.

15 So what I wanted to run through
16 now for the Board, if you'll look at
17 Tab -- Tab 4-A is just a simple listing of
18 the short list. Tab 4-B provides some
19 maps and a brief description of each of
20 those, and so that's what I'd like to walk
21 through now. In effort to not make the
22 meetings longer than usual, I tend to roll
23 through them fairly quickly, but -- so if

1 you have a question or want me to stop and
2 discuss anything, please just speak up.
3 Just let me know. I won't see you as I'm
4 rolling through it.

5 The following tracts are currently
6 on the short list and would be available
7 to the Board potentially for a motion for
8 first appraisal in its process: So we
9 have the August WMA-Hart Addition, 80
10 acres in Autauga County; the Cahaba
11 WMA-Falling Rock Addition. That's in Bibb
12 and Shelby Counties. That's approximately
13 2,387 acres in those two counties. This
14 nomination, we will --

15 Chuck is going to talk about -- I
16 mentioned during the grant phase that
17 Chuck is offering PR assistance with this
18 tract. When we finish the short list,
19 Chuck is going to talk a bit more with the
20 Board regarding this tract because this
21 tract has been presented by the landowner.
22 The landowner-proposed nomination
23 involves, not a fee simple acquisition,

1 but a recreational lease transaction for a
2 ten-year period. And so this is something
3 the Board -- this Board has not considered
4 before. It is -- so it will be a little
5 different. I realized it will involve
6 some discussion, but I want to also have
7 an opportunity for Chuck to speak, so
8 we're going to shift that until we're done
9 with the short list. But we are going to
10 circle back to a full discussion on
11 Falling Rock.

12 We have the Coldwater
13 Mountain-Robertson Addition, approximately
14 43 acres, Calhoun County; we have the
15 Cypress Creek Tract, approximately
16 74 acres in Lauderdale County; Freedom
17 Hills WMA-Boddie Addition, approximately
18 149 acres in Colbert County.

19 I will stop for just a second
20 here. Those who were at the last Board
21 meeting, you will recall we had a --
22 Mr. Boddie was asking for an easement or a
23 deeded access to his property in

1 connection with -- he was selling his
2 property and had -- the mortgage company
3 for the purchaser was requiring that.
4 That transaction fell through, but he
5 has -- he, following the meeting, did
6 nominate the property involved to
7 Forever Wild, so it is -- if it does sound
8 familiar and look familiar, yes, you have
9 seen it, but you've seen it in a different
10 context. It's now been nominated, scored,
11 and is available on the short list.

12 We have Lowndes WMA-Fuzzell
13 Addition, approximately 471 acres in
14 Lowndes County; Martin Slough Tract,
15 approximately 429 acres, Hale County;
16 Minamac Wildflower Bog, approximately
17 19 acres, Baldwin County; Natural Bridge
18 Park, approximately 149 acres in
19 Winston County; Oak Mountain State
20 Park-Odess Addition, approximately
21 81 acres in Shelby County.

22 I also will note on this one
23 that -- and Director Lien obviously is

1 with us today -- but State Parks is
2 currently working on an appraisal of that
3 tract themselves, and we have been working
4 some with State Parks on an assessment of
5 the tract and some of the structures on
6 the tract. But I think that it may -- I
7 don't know if --

8 Greg, do you want to say anything
9 further on that, or that's -- is that the
10 status, the appraisal's underway?

11 MR. LIEN: If there's any questions
12 from the Board, I'd be happy to answer.

13 MS. MCCURDY: So Greg was saying if
14 there's any questions, he'd be happy to
15 answer, but that's the current status. I
16 just wanted to mention that's a little --
17 that's a little unique but that appraisal
18 work and -- is going on at the same time
19 as the nomination. But just wanted to let
20 you know.

21 The Perdido Headwaters-Brushy
22 Creek, approximately 408 acres in
23 Baldwin County; Saginaw Swamp,

1 approximately 160 acres, Shelby County;
2 Sedgefield Tract, approximately
3 6,000 acres in Dallas County; Sipse River
4 Swamp-Brownville Addition, approximately
5 5,348 acres in both Tuscaloosa and Fayette
6 Counties.

7 I will note on that one for the
8 Board as you would notice from the map,
9 the nomination has several separated
10 portions, several separated tracts. My
11 staff and Chuck's staff are currently
12 working on valuating those tracts and
13 would have some additional information for
14 the Board probably at the next meeting on
15 the opportunities on the individual tracts
16 or all of them. We realize that's a
17 unique shape to that nomination, but we
18 are looking into that one. But it did
19 score well because of the waterfowl
20 opportunities that it provides.

21 We have the Styx River Wetlands,
22 and this, again, is in Baldwin County.
23 And this one, as I mentioned, the

1 landowner has offered two different
2 configurations, one that would be
3 approximately 157 acres and includes a
4 north section and then two southern
5 portions that are -- or southern portions
6 separated by some acreage of -- in the
7 middle or just the acreage, the northern
8 most acreage. The landowner is presenting
9 either two configurations to the Board.
10 We have looked and scored -- looked at the
11 proposed amended nomination that's been
12 offered. It did continue to score and
13 remains on the short list. We also
14 believe that the remaining wetlands on the
15 acreage would still qualify for the grant
16 award we received; however, we would need
17 to confirm that with the granting
18 authority to know for sure. But I would
19 tell the Board that both nominations, you
20 know, are short list as scoring and -- but
21 the landowner's open to either
22 possibility.

23 The Walls of Jericho-Woodall

1 Addition, approximately 91 acres in
2 Jackson County. And the abbreviation WBR,
3 that stands for Weeks Bay Reserve. So
4 WBR-Marney Addition, 14 acres in
5 Baldwin County. And the Weeks Bay
6 Reserve, as it's referenced there, refers
7 to the Weeks Bay National Estuarine
8 Research Reserve, and that is a facility
9 that is run by my State Lands Division in
10 a partnership with NOAA. It is a program
11 that is supported by NOAA but matched by
12 State funding.

13 All right. Those are the short
14 list nominations. And Chuck is going to
15 come up in just a second, but before we go
16 to the Falling Rock Addition nomination,
17 questions on others?

18 (No response.)

19 MS. MCCURDY: Okay. Well, then, I'm
20 going to let Chuck come up, and he will be
21 talking about two things sort of at the
22 same time. I mean, I'm sure he will
23 reiterate his offer of assistance on

1 Falling Rock, but I think he also wanted
2 to give some context and background to the
3 Board as to why, you know, that -- a lease
4 type of nomination like that did score
5 highly in a WMA category and is something
6 being supported by that division.

7 So, Chuck, I'll let you come up.

8 MR. SYKES: Most of you know, but for
9 the court reporter, I am Chuck Sykes,
10 Director of Wildlife & Freshwater
11 Fisheries. And Patti covered most of this
12 pretty in depthly.

13 I know in your packet there was a
14 memo sent that referenced a resolution
15 back in 2011 that placed leases as low
16 priority. I don't disagree with that.

17 When I started in 2012, leases
18 were a low priority. But we can't look
19 away from the fact that in the past decade
20 we've lost over 95,000 acres in these
21 industrial leases. The way Wildlife &
22 Freshwater Fisheries had conducted these
23 leases in the past was with private

1 landowners, with families that wanted
2 their property utilized by the public. So
3 we would use in-kind services. No money
4 changed hands. We would have stuff there
5 and we would maintain the property. Well,
6 a lot of these properties have exchanged
7 hands. They're in RETs and TMOs now who
8 have a fiduciary responsibility to their
9 shareholders, and we understand that. So
10 our mindset has changed a little bit.

11 Cahaba is a very well-used WMA.
12 We lose property just about every year,
13 little pieces here and there. When the
14 landowner came to us with this
15 opportunity, it was for ten years where
16 nothing would be lost. If they sell the
17 property, the lease goes with it. So it's
18 not in perpetuity, but at least we know we
19 would have a ten-year span where we would
20 be able to maintain that hunting. And we
21 would be willing to partner with a 75/25
22 just like on the fee simple acquisitions.

23 MR. JONES: Any questions for

1 Mr. Sykes?

2 Mr. Satterfield?

3 MR. SATTERFIELD: Chuck, there's
4 indication this is a corporate landowner,
5 right, and they own and are currently
6 managing all these properties, or is your
7 department managing these as a WMA?

8 MR. SYKES: Hancock Timber Company is
9 the one that manages this tract. We have
10 different RETs and different WMAs all over
11 the state. Hancock just happens to be the
12 one that came to us. They're managing the
13 property. We just manage the hunting. We
14 have the hunting rights on it. They
15 manage the timber. They do everything.

16 MR. SATTERFIELD: But they don't own
17 it?

18 MR. SYKES: Yes, yes.

19 MR. SATTERFIELD: They own it?

20 MR. SYKES: Yes.

21 MR. SATTERFIELD: They're owning and
22 managing?

23 MR. SYKES: Yes.

1 MR. SATTERFIELD: Is there some -- is
2 there some threat that they've come to you
3 with this lease right now -- opportunity
4 right now? What's the triggering event
5 for them coming to you with this offer?

6 MR. SYKES: Each one of these TMOs and
7 RETs have different properties that they
8 manage, that they control, that basically
9 mature and it starts rolling over. So in
10 order to keep us from losing property by
11 degrees each year, they wanted to lock in
12 this specific footprint for a ten-year
13 period. That -- that's it. So to answer
14 your question, yeah, I could see us losing
15 it in the next couple years if this piece
16 of property matures and rolls off of their
17 books.

18 MR. SATTERFIELD: And, Patti, I think
19 you said this would be a new precedent for
20 Forever Wild to do a lease as opposed to a
21 purchase. Did I hear you correctly say
22 that?

23 MS. MCCURDY: When I say precedent, we

1 currently have -- in Tab 5-J in your
2 packet -- I apologize to the Board, but
3 the information you're provided -- we
4 currently have two recreational -- long-
5 term recreational leases. The lease -- it
6 says, the long-term recreational lease
7 associated with Cahaba was closed in 2009.
8 I believe it was a 94-year term. So the
9 Board has done -- back in that time frame
10 did two long-term recreational leases,
11 this one in 2009 and this one for -- I say
12 this one, the past example I'm talking
13 about was 94 years. The Board has not
14 since then done another long-term
15 recreational lease or a lease of any type.
16 And no one on this Board, I don't believe,
17 would have been on the Board in '09.
18 We've had some repeat Board members, but I
19 don't believe anybody here would have seen
20 that. We have not done anything other
21 than those two long-term recreational
22 leases, so the precedent would be new for
23 this Board and it's a shorter term

1 ten-year lease. So those would be the new
2 characteristics for this. We would also
3 with the PR funds have to work through the
4 splitting of the acreage and what that
5 would look like. We would have the same
6 75/25. There would be two leases, one
7 with Forever Wild and one with Wildlife
8 and the landowner. So -- but when I say
9 precedent, this Board has done less than a
10 fee acquisition in the past two times.

11 MR. SATTERFIELD: So how would you go
12 about appraising something like that,
13 develop an appraisal price for a ten-year
14 lease? Would it -- would the appraisal be
15 based on the fact that it's -- would be
16 used -- value assessed as a WMA, or value
17 assessed as timber harvest or value
18 assessed X, Y, Z? How do you go about
19 developing price for a long-term lease?

20 MS. MCCURDY: So no appraiser -- let
21 me say I never tell the appraisers how to
22 appraise the property. But we would --
23 they would have a copy of the lease that

1 would be proposed, and it would be for
2 recreational opportunities on the property
3 so it would be the value of a recreational
4 lease. The appraisers appraise those for
5 other parties similar to appraisals for a
6 hunting lease. You know, we do appraisals
7 for hunting leases in my revenue
8 generating side of the world, not
9 Forever Wild. So they're used to doing
10 those appraisals.

11 MR. SATTERFIELD: One last question.
12 Would it also require a deposit into the
13 Stewardship Fund?

14 MS. MCCURDY: I believe any
15 acquisition would require something. I
16 mean --

17 MR. SATTERFIELD: That's the
18 difference between an acquisition and a
19 lease. That's why I'm asking the
20 question.

21 MS. MCCURDY: There is, and I don't --

22 MR. SATTERFIELD: We may have to get a
23 legal opinion on that. I don't --

1 MS. MCCURDY: And we absolutely --

2 MR. SATTERFIELD: I don't expect an
3 opinion today.

4 MS. MCCURDY: And we absolutely would.
5 We're just pretty far ahead. I mean,
6 that's on down the road. But absolutely,
7 we would have to dig back into -- if the
8 Board wants to proceed, there are a couple
9 of things that we would have to do dig
10 further into in pretty significant detail.
11 Due to the passage of time -- although we
12 have done it before -- it will require us
13 to do a pretty deep dive back into the
14 Amendment 543 to be sure that we're doing,
15 not just stewardship, but that we're doing
16 everything correctly. I've seen no
17 impediment to doing this in the amendment,
18 but that's different than getting it
19 across the finish line in the precise
20 manner we get it across the finish line.
21 That's one.

22 Second, although appraisers do
23 this all the time, it has been -- and they

1 do it for -- do hunting lease appraisals
2 for us in the State Lands Division side of
3 the house -- it's going to involve us
4 being sure we're getting our appraisers
5 the correct information. We're also going
6 to have to go the extra step of how would
7 we split the two leases. And, for
8 example --

9 I'm not going to lie. I mean,
10 obviously, it's easier to do when I've
11 got, you know, a tract that's like this
12 sheet of paper and I can squiggle my line
13 along a road or along something and it's
14 all together. But it may be that there's
15 certain of these segments that are grouped
16 together. It may not be exactly a 75/25
17 outcome. You know, I don't know. This
18 is -- but these are some things we can
19 work on. I think that Chuck wanted to
20 present to the Board his view of the need
21 to consider this type of a transaction as
22 a new -- as I would say, a new tool in the
23 toolbox through his concern as to loss of

1 acreage from the WMA system.

2 Again, to be clear, for the Board
3 members who may not be as familiar, you
4 know, Wildlife manages certain acreage
5 that is -- the ground is owned by, you
6 know, private -- whether it's individual
7 landowners or private corporate entities,
8 just as Chuck was speaking of here. But
9 they allow -- almost like an in-kind
10 services arrangement allow our Wildlife
11 Division to manage their properties for
12 hunting and allow them to be opened to the
13 public while they still retain the dirt
14 ownership. So this owner -- and, Chuck,
15 step in if I say something wrong. The
16 current owner, though, is -- due to
17 business considerations, there is
18 certainly the possibility that they're
19 going to have to remove acreage you see
20 nominated -- right?

21 MS. MCCURDY: Yes.

22 MS. MCCURDY: -- from that program
23 that Wildlife runs. So they have, though,

1 come to Chuck offering the opportunity for
2 it to be leased by Forever Wild so that it
3 could retain -- be retained for public
4 usage. So that's -- that's a situation we
5 have.

6 Dr. Tolley-Jordan?

7 DR. TOLLEY-JORDAN: I just had a
8 question about will there be a break in
9 services at some point. So if they know
10 that you're pursuing this opportunity and
11 it's going to take some time, will they
12 wait for you to achieve that before
13 cutting off the arrangement?

14 MR. SYKES: We just renewed our lease
15 with them for this year, so we've got this
16 year.

17 And, Mr. Satterfield, we -- each
18 year, Doug gets an appraisal on all of
19 these type properties that we're managing
20 that we don't own, so we have already what
21 the hunting lease appraises for. We do
22 that every five years for our federal
23 paperwork. And unlike where we have

1 bought property together and we're buying
2 one tract of land, what -- we have to do
3 independent appraisals because one tract
4 that we buy, the portion that we buy may
5 appraise for 3500 an acre. What Forever
6 Wild is paying for may appraise for 2500
7 an acre. So we have to do that. With
8 this, they're lumping it together. Let's
9 just say it's \$8 an acre for the 2400
10 acres. It's not going to have to be split
11 apart where what we lease is \$12.50 an
12 acre, what Forever Wild leases is \$4 an
13 acre. It's across the Board. So I think
14 the -- getting that done is going to be a
15 lot simpler.

16 MR. SATTERFIELD: And you can you use
17 Pittman Robinson funds --

18 MR. SYKES: Yes, sir.

19 MR. SATTERFIELD: -- for a lease as
20 opposed to a purchase?

21 MR. SYKES: Absolutely.

22 MR. HOLLOWAY: Mr. Chairman?

23 MR. JONES: Yes, Mr. Holloway?

1 MR. HOLLOWAY: What is your long-term
2 plan for the property? Do you have a
3 long-term plan?

4 MR. SYKES: For us, long term is
5 ten years. We're locking it in for
6 ten years because we lose these -- again,
7 95,000 acres have been pulled out over the
8 past decade. Even despite the fact that
9 Forever Wild has been very aggressive
10 working with us and working with other
11 partners to try to keep the field level,
12 we're still losing little bits by degrees,
13 and I'm just trying to stop the bleeding
14 on the WMAs. And this is a way that it's
15 not costing us a lot of money, but yet,
16 we're locking it in for ten years.

17 MR. JONES: Dr. Saloom, you had a
18 question?

19 DR. SALOOM: I would assume that the
20 appraisal on that lease would be
21 consistent with what we're paying on the
22 other lease, the adjacent properties,
23 since there's a significant amount of

1 Forever Wild acreage recreation leases
2 already happening now. So --

3 MR. SYKES: I'll let Patti speak to
4 that, but that was done a long time ago.

5 DR. SALOOM: Yeah. But if so -- that
6 depends on what the appraisal's going to
7 be. But if so, is that -- would that new
8 lease be -- would it be locked in per --
9 as a -- for five years or ten years for
10 the same amount or lease per acre?

11 MS. MCCURDY: Let me answer one thing.
12 Then I need to ask Chuck something. The
13 recreational leases, the ones we did --
14 the program did previously was an upfront
15 payment for the long-term lease, and so it
16 was appraised with the lease conditions
17 known to the appraiser and appraised --
18 and appraised in a onetime installment,
19 not a traditional -- as you may think of a
20 lease like annual payment. You know, that
21 could be -- that, again, bears some
22 discussion with our appraisers, but that's
23 a potential concept here, whether it's

1 annual or some form of a transaction like
2 that where it's, you know, maybe a single
3 payment.

4 But let me ask Chuck one thing.

5 (A discussion was held off
6 the Record.)

7 MS. MCCURDY: We may have some details
8 to work out on how the lease would work.
9 I think the -- but anyway, the main thing
10 I think Chuck wanted to emphasize was
11 although a unique transaction, why it did
12 score high or why it is something that he
13 is mentioning to the Board now and not
14 just on this tract, but as a potential for
15 future -- maybe not always with PR fund
16 support but as a potential regular
17 transaction we might see.

18 So additional questions?

19 MR. JONES: Mr. Childers?

20 MR. CHILDERS: In looking at the map,
21 there's about ten or 12 of these parcels
22 scattered all around this Wildlife
23 Management Area. Are you currently paying

1 a lease for the Wildlife Management Area
2 hunting grounds?

3 MR. SYKES: On this portion, it's an
4 in-kind lease. We provide services, we do
5 road maintenance, we do upkeep. No money
6 is changing hands.

7 MR. CHILDERS: What about hunting?

8 MR. SYKES: Yes, we manage the hunting
9 on all of those.

10 MR. CHILDERS: On the Wildlife
11 Management Area?

12 MR. SYKES: Yes, sir.

13 MR. CHILDERS: So this would just tie
14 right into that?

15 MR. SYKES: Yes. We're trying to keep
16 it from being pulled away.

17 MR. JONES: You got any other
18 questions?

19 MR. CHILDERS: No, that's fine.

20 MS. MCCURDY: If you will look at the
21 map, everything you see hatched is what
22 Chuck's group is managing as a WMA. It's
23 just that some of the underlying acreage

1 is Forever Wild acreage subject to that
2 2009 long-term lease. Some of the other
3 acreage that doesn't have the yellow or
4 orange-ish yellow behind it is part of
5 that voluntary program that Chuck was
6 describing where the private entities
7 allow them to manage acreage -- manage it
8 for hunting purposes. And so what you see
9 in red are the tracts that comprise
10 together the nomination from the landowner
11 that would be subject of the lease. Hold
12 on.

13 MR. SYKES: Just to make it clear,
14 this is in the WMA now. We've been
15 managing it for years. We're just trying
16 to keep it from being pulled out in the
17 future.

18 MR. CHILDERS: So the acreage we're
19 talking about is already in the WMA?

20 MR. SYKES: It's already in the WMA.
21 We're already managing it. The public is
22 already used to hunting it.

23 MR. CHILDERS: You just don't want to

1 lose the lease on it?

2 MR. SYKES: Yes, sir.

3 MS. MCCURDY: The landowner has gone
4 from voluntarily allowing them to have --
5 provide that public hunting to wanting a
6 structured lease and to be compensated for
7 that value of the recreational
8 opportunity.

9 MR. JONES: Dr. Powers, I think you
10 had a question?

11 DR. POWERS: Yeah, I've just got a
12 couple quick ones. Chuck, so why --
13 what's so special about these little
14 blocks? I mean, the big area, y'all are
15 doing it as in kind and getting to use it.
16 Why specifically are these little blocks
17 being offered as they actually want some
18 cash?

19 MR. SYKES: This is a conglomeration
20 of a bunch of different TMOs and RETs.
21 This just happens to be the piece that
22 this group has are all of these little
23 blocks. So honestly, there's nothing that

1 special about it, other than it would make
2 it very difficult boundary marking,
3 access, if we start losing these little
4 pieces around the bigger blocks.

5 DR. POWERS: And these next two
6 questions get more into your business than
7 ours, so if you don't want to answer them,
8 that's fine. Are you worried that if you
9 make this arrangement, then the other
10 property owners are going to say why don't
11 we get cash?

12 MR. SYKES: Sure they are. Yeah, they
13 are.

14 DR. POWERS: And do you have an
15 arrangement with -- I know not using grant
16 funds, but do you lease for cash anyplace
17 else?

18 MR. SYKES: No, sir. This is
19 something that we're having to rethink our
20 model. That's why this -- why we've come
21 to you with this opportunity. We have
22 never done it in the past. It's always
23 been in-kind services, but that's not

1 working anymore. Times have changed.

2 DR. POWERS: So you think that -- I
3 mean your division will have to start
4 considering this kind?

5 MR. SYKES: Yes, sir.

6 MR. JONES: Mr. Satterfield?

7 MR. SATTERFIELD: Dr. Powers asked my
8 question.

9 MR. JONES: Any remaining questions?

10 MR. WRIGHT: Mr. Chairman, I have one
11 question.

12 MS. MCCURDY: Speak into the
13 microphone, Mr. Wright.

14 MR. WRIGHT: On the north end, there
15 is no slashes through the -- this part.
16 Is that some special area on the north end
17 up there?

18 MS. MCCURDY: What it would represent
19 on our map -- and unless, again, we've got
20 a mapping error. I'm looking at staff --
21 it's just not being managed for hunting.

22 MR. WRIGHT: It's that little area --

23 MS. MCCURDY: Yes, I see the -- I

1 know. Right -- let me walk over to
2 Mr. Wright and I'll be sure to point it
3 out to the Board to be sure we're talking
4 about the same thing. One second.

5 MR. SYKES: What Doug said was they
6 may -- those that's unhatched may be
7 properties that are coming out of the
8 lease right now, that has been in the WMA
9 but may be coming out.

10 MS. MCCURDY: And for the Board's
11 purposes, I'm speaking to the two orange
12 upper left corner that aren't hatched.

13 MR. JONES: Any other questions?

14 (No response.)

15 MR. JONES: Okay. Are you ready to
16 move on --

17 MS. MCCURDY: I think so. If there's
18 no more questions, I think we're ready to
19 move to general discussion.

20 MR. JONES: Okay. We'll now move --
21 shift into general discussions, and I
22 think Mr. Darnall is up first.

23 MR. DARNALL: Yeah, so my name is Jack

1 Darnall. And for the Oak Mountain State
2 Park-Belcher Lake Addition, I would like
3 to make a motion that we go into second
4 appraisal and closed to purchase.

5 (Multiple Board members
6 seconded.)

7 MR. JONES: Okay. Hold on. We have
8 first a motion for the Belcher property to
9 move into second appraisal. And I heard
10 about 16 seconds, so who is going to do
11 that?

12 DR. MCCLINTOCK: I'll do it.

13 MR. JONES: Dr. McClintock will be our
14 second.

15 Thank you.

16 Any discussion?

17 MR. SATTERFIELD: Mr. Chairman?

18 MR. JONES: Yes?

19 MR. SATTERFIELD: I have a question or
20 two just to be sure we're getting these
21 questions on the Record, because I'm not
22 sure I've heard the answer in the previous
23 discussions of this project, which I'm

1 much in favor of, but I want to be sure
2 that we are on the Record knowing how it's
3 going to be used. And that is who is
4 going to manage and maintain this
5 property. Is it going to be the State
6 Parks Division? And if so, how is that
7 going to be set up between Forever Wild
8 and State Parks for the future operation
9 of this property?

10 MS. MCCURDY: State Parks will be
11 managing -- Director Lien come on up,
12 because I know this will be -- I'm going
13 to defer to you in a second here. Why
14 don't you just -- why don't you explain --
15 you go ahead and talk about how you will
16 manage it, also discuss the two parcels
17 that you would be partnering with the
18 program on and just give a big picture,
19 and then I'll connect back with Forever
20 Wild.

21 MR. LIEN: Yes, sir. So this property
22 would be managed as an addition to the
23 state park just as many other Forever Wild

1 acquisitions that are adjacent to our
2 state parks are managed by the State Parks
3 staff. And that's laid out in those
4 individual management plans, which you
5 review and approve each year for new
6 properties. So this would follow that
7 same process.

8 MR. SATTERFIELD: And so you would
9 have maintenance and operations funding
10 the State Parks budget to operate this
11 property. It would not have to come out
12 of Forever Wild Stewardship Funds?

13 MR. LIEN: No, we would still rely on
14 Forever Wild Stewardship Funds for the
15 same type of activities that would take
16 place there. No different than what Chuck
17 does on the WMA and what we do already on
18 other Forever Wild acquisitions that are
19 adjacent to our state parks. That might
20 be a parking lot, gravel for a parking
21 lot, or it might be, you know, some other
22 material needed that facilitates the
23 public's ability to use that property.

1 MR. SATTERFIELD: But as far as
2 improvements on the property -- for
3 example, I know the roads on that property
4 to be able to be utilized as a state park
5 for the public, they're going to have to
6 be dramatically improved. So who's going
7 to pay for those improvements?

8 MR. LIEN: So if the road needs to be
9 graded and our staff goes out there and
10 grades it, then there might be fuel that's
11 charged against the stewardship account to
12 do that work, again, similar to what you
13 see on WMAs. If there's gravel that needs
14 to be bought to gravel the road, that
15 money would come out of the stewardship
16 account if that was needed. And, again,
17 I'm speaking to the Forever Wild portions
18 of the property.

19 MR. SATTERFIELD: Well, I'm thinking
20 about -- I've been on that property.

21 MR. LIEN: Yes, sir.

22 MR. SATTERFIELD: I know
23 Dr. McClintock has. And it seems to me in

1 order to make it usable to the public in a
2 similar fashion as Oak Mountain State Park
3 is done now, it's going to require some
4 significant improvements in terms of
5 blacktopping of roads and other things so
6 that the public can utilize that property
7 safely. And I'm just wondering what kind
8 of -- where's the shift of responsibility
9 going to take place in making those
10 decisions?

11 MS. MCCURDY: Let me try to -- let me
12 throw this in. Management of all the
13 properties and the Stewardship Funds that
14 are available does require a
15 prioritization and a management of the
16 available stewardship funding with the
17 needs of the properties. And we always
18 look first to the -- what I call the hard
19 land management, you know, costs first.
20 So, for example, there may be things on
21 the property that are -- and not every
22 property comes out of the gate fully,
23 optimally improved and developed. It's a

1 progressive process. Now --

2 So Oak Mountain or a need at Oak
3 Mountain would be factored into that
4 prioritization and analysis that our
5 staffs have to work together on all the
6 properties, and it's not going to be -- I
7 mean, to be honest, it's not going to be
8 every dime that State Parks probably
9 ultimately wants to spend on that
10 property, and there's going to have to be,
11 you know, quite -- I'm sure State Parks
12 funding just as on what Wildlife does and
13 some things they want done sometimes, you
14 know, comes from their money. I mean,
15 we -- so it's not -- Oak Mountain would
16 not -- it would not be different from the
17 other properties. So would there be needs
18 that don't get met immediately the first
19 year? Probably. Would there be needs
20 that Greg doesn't want to wait on because
21 we didn't have money one year that Parks
22 steps in and fills? I'd imagine, you
23 know, that's a possibility too. It's --

1 but the acreage -- I mean, that's just how
2 it is. I mean, the program can only do so
3 much and do so much without a special
4 allocation from Stewardship Fund from the
5 Board. So I imagine we'd both work within
6 that. But they'll not -- they'll be
7 one just like all the other properties in
8 that evaluation process.

9 MR. JONES: Any other discussion?

10 MR. WRIGHT: Mr. Chairman?

11 MR. JONES: Mr. Wright?

12 MR. WRIGHT: I would just like to say
13 one thing about this. I think this is an
14 opportunity for the Birmingham area. I
15 mean, I'm all for it, but will this
16 increase the public access like from 280
17 or the other side road to get into Oak
18 Mountain Park?

19 MR. LIEN: Yes, sir. And, you know,
20 the two pieces that the Parks -- State
21 Parks system has offered to purchase, are
22 on those two road adjacent corridors, 280
23 and, I believe, County Road 11. And both

1 of those parcels have residences on them,
2 and that's, in part, why we have offered
3 to buy them is that we know that the
4 Forever Wild Board doesn't like to spend
5 its money on improvements like houses, and
6 we can use those structures for housing
7 our staff to be caretakers of the property
8 just as we do the other portions of the
9 park. So those are indeed the
10 opportunities that we see through this
11 acquisition.

12 MR. WRIGHT: Will these two areas,
13 though, be accessible to the general
14 public to get into Oak Mountain State Park
15 without having to drive all the way
16 around?

17 MR. LIEN: Potentially, yes, sir. I
18 think that the initial opportunities to
19 the public will come through the
20 construction of trails and additions to
21 our existing trail system that we have in
22 the park, which is extensive. And we have
23 great capabilities of building trail and

1 relying on partners, both the county --
2 Shelby County and above the -- the
3 Birmingham Urban Mountain Peddlers Club
4 that has built a lot of our mountain
5 biking trails at Oak Mountain State Park.
6 So to me, that's one of the greatest
7 immediate opportunities through this
8 acquisition is more trail and better trail
9 for the public to utilize. And they don't
10 necessarily need other access points to be
11 able to benefit from that. They can come
12 in the main gates that we already have in
13 the park, jump on our trail, and ride into
14 the new property. Those are the most
15 immediate and best opportunities that will
16 come through this potential acquisition.
17 And then, you know, the opportunity to
18 pave a road one day is certainly there,
19 but we don't have any immediate plans to
20 pave any roads on this property. There is
21 a good extensive gravel road, but I don't
22 know that that needs to be opened up to
23 the public to be able to access the

1 property immediately. And the same for
2 the lakes back there. People that come to
3 Oak Mountain State Park might want a
4 remote lake that they have to ride a bike
5 to or hike to rather than drive right up
6 to. And so those are things that we would
7 figure out over time and articulate in the
8 management plan if the Board chooses to
9 move forward with this.

10 MR. JONES: Dr. Sims?

11 DR. SIMS: Just a quick question. A
12 statement that you made triggered a
13 question for me, Patti. You mentioned
14 that unless there is a -- the Board
15 comes -- authorizes a special allocation
16 from the Stewardship Fund if there were
17 some priority needs, has that happened?
18 Has there been occasions where --

19 MS. MCCURDY: No. No, there has not.
20 And what I meant, we have -- you know, the
21 last few years, we have tried to work
22 within the 1.5 million that you
23 appropriate. The quirk in the amendment

1 forming -- the constitutional amendment
2 forming the program is that we have to set
3 that amount in advance. The fiscal year,
4 you know, we talk about that when we do
5 it. And so it is a possibility that the
6 Board could designate whatever amount that
7 they want to and could generally increase
8 it or could increase it but designate that
9 X amount is only to be spent either for a
10 certain purpose or on a certain tract or
11 could earmark it for that purpose. But it
12 would have to be something decided on and
13 sort of specifically addressed if it
14 wasn't just a general increase at that
15 time we do that each year. So that
16 would -- I think normally we do it at the
17 May meeting, and so -- but that's an
18 option open to the Board.

19 MR. HOLLOWAY: Mr. Chairman?

20 MR. JONES: Yes, Mr. Holloway?

21 MR. HOLLOWAY: Mr. Lien, where there
22 is not an immediate access to the property
23 for 280, that's not to say that down the

1 road there couldn't be, correct?

2 MR. LIEN: That is correct. Yes, sir.

3 MR. JONES: Any other discussion?

4 DR. MCCLINTOCK: I would just add that
5 in the quality of the roads that exist, I
6 drove my Prius into the far end of the
7 property, so that would speak -- you know
8 how low those cars are. So it really is a
9 pretty-good graded road right now,
10 certainly not blacktopped, but if it was
11 to be, I mean, it's in good condition to
12 go that direction down the road. So the
13 roads are, I thought, pretty decent for
14 dirt roads.

15 MR. JONES: Any other discussion?

16 (No response.)

17 MR. JONES: We have a motion. We have
18 a second for that. All those in favor,
19 state -- do we need to do a show of hands?

20 MS. MCCURDY: It wouldn't hurt. We
21 can certainly do that.

22 MR. JONES: All those in favor, aye?

23 Let the Record reflect that it's

1 unanimous, so the motion passes.

2 Any other discussion -- general
3 discussion by the Board?

4 (No response.)

5 MR. JONES: Okay. Seeing none, I
6 guess we will move on to the next item of
7 business, which is our miscellaneous
8 reports. That's Tab 5.

9 MS. MCCURDY: If the Board will turn
10 to Tab 5, we'll kind of be going through
11 those more or less -- in order more or
12 less. What we generally do, while you're
13 getting to Tab 5, is -- the first thing I
14 usually do each time is run through the
15 report as to the nominations that, without
16 additional Board action, will roll off
17 either the short list or the appraised
18 nomination list due to the number of
19 meetings that have passed without any type
20 of Board action or request by a Board
21 member to keep them on the list. Without
22 further action today or request by Board
23 member, the following two nominations will

1 roll off the short list and will not
2 appear at our next -- will not have the
3 opportunity to appear at our next meeting,
4 and that's the Cypress Creek Tract in
5 Lauderdale County and the Perdido
6 Headwaters-Brushy Creek Tract in
7 Baldwin County. So I'll just ask at this
8 time if any Board member is opposed to
9 those rolling off, just speak up now. If
10 not, I'll move to the next item.

11 (No response.)

12 MS. MCCURDY: And that was Tab 5-B. I
13 may not have announced that.

14 The matter of business is -- you
15 will find Tab 5-C. As you know, we -- for
16 each tract that you acquire, staff
17 prepares a management plan, which by law
18 is to be adopted within a year of
19 acquisition. We do bring these to the
20 Board. We try to bring them to you a
21 meeting ahead of when it would have to be
22 adopted in case there are additional
23 questions or considerations the Board

1 wants to bring forward.

2 At this time for this meeting, we
3 need to consider management plan approvals
4 for the following tracts: Little River
5 State Forest Addition, Escambia County.
6 This management plan was adopted and
7 coordinated between Wildlife & Freshwater
8 Fisheries Division, State Lands Division,
9 and also Alabama Forestry Commission. In
10 fact, if you'll recall, this is a tract
11 that was supported by Forest Legacy Funds.
12 I forget now exactly when it closed, but
13 it was supported by those funds. We then
14 also need to develop the management plan
15 for Thigpen Hill. Now, I will say on
16 Thigpen, you know, we have two phases. We
17 have another phase that is currently
18 closing, so this one will come back around
19 fairly quickly but we wanted to keep
20 within our requirements of the phase 1 and
21 go ahead and address that tract.

22 So the proposed draft management
23 plans were included in your Tab 5-C. I

1 will note that the Little River State
2 Forest Addition, there is a forestry
3 management plan that is being developed in
4 association with the Forestry Commission.
5 That is part of the Forest Legacy Program
6 requirements. That is attached. I
7 believe it's the last exhibit, I believe
8 Exhibit C; is that correct? I'm looking
9 at Evan as I'm flipping. Yeah, Exhibit C.
10 And I'll just note that that is still in
11 draft, very much in draft, and will
12 ultimately -- once finalized with the
13 Forestry Commission will have to go -- the
14 Forest Legacy Program will have to receive
15 their approval, so that one may be a draft
16 for a while.

17 But with that, unless there are
18 any questions as to either of the
19 management plans, there is a motion
20 proposed on memo 5-C that if there are no
21 questions and you're ready to proceed to a
22 motion, it's available.

23 MR. JONES: Any questions?

1 DR. SALOOM: Yeah, I have one
2 question. I may be mistaken and -- but it
3 appears that -- never mind. I've got -- I
4 think I've got my -- it answered. I'm
5 sorry. I was looking at the plan earlier,
6 and I just saw on there --

7 MS. MCCURDY: I'm glad you asked.

8 MR. JONES: Dr. Jordan?

9 DR. TOLLEY-JORDAN: So the Board
10 approves the State Lands Division
11 preceding development of a new management
12 plan for the Little River State Forest
13 Addition and Thigpen Hill Forever Wild
14 Tracts as set forth in the memorandum
15 dated August 5, 2021.

16 MR. JONES: So we have a motion. Do
17 we have a second?

18 MR. HOLLOWAY: Second.

19 MR. JONES: Okay. Mr. Holloway.

20 All those in -- any discussion?

21 (No response.)

22 MR. JONES: All those in favor, aye?

23 (All Board members

1 indicated aye.)

2 MR. JONES: Motion carries.

3 MS. MCCURDY: Ask if there are any
4 opposed?

5 MR. JONES: Any opposed?

6 (No response.)

7 MR. JONES: Motion carries.

8 MS. MCCURDY: I didn't think I saw
9 any, but I wanted to double check.

10 The next memo in your packet,
11 Tab 5-D, is an update of a status we have
12 had at past meetings. Members of CRATA
13 have presented to you seeking approval for
14 different actions on the property, and I
15 wanted to update the Board that we've
16 previously been talking about both an
17 outpost building on the tract as well as
18 the construction really or restoration and
19 building back of a fire tower that CRATA
20 wanted to purchase and place on the Yates
21 Lake WMA as both a fire tower, both sort
22 of the historical connection to it and how
23 we used to utilize those fire towers here

1 in the state, but also to provide a
2 lookout opportunity over the Yates Lake
3 WMA.

4 And so we at the Board's direction
5 and with Board member David Wright's help
6 have had ongoing discussions with CRATA
7 working through their request. They have
8 informed us that they are sort of putting
9 on hold for now the outpost building and
10 wanted to focus as a priority on the fire
11 tower as well as some additional trail
12 work that they would like to do on the
13 property kind of over the next three years
14 and presented to us a three-phase plan
15 over the three years, installation of some
16 additional trails.

17 So we had several meetings with
18 CRATA and the Commissioner sat in with us
19 on a couple -- on one of those meetings
20 and worked through, again, that the fire
21 tower and the development of a license
22 agreement as we have discussed was their
23 immediate priority at Yates.

1 And the staff working with our
2 legal section at DCNR developed a license
3 agreement -- a draft agreement that was
4 provided to the Board and also provided to
5 CRATA. CRATA has -- CRATA has only had it
6 really the same length of time as you've
7 had it with the packet. CRATA wanted to
8 be sure that its membership and its
9 leadership had had ample opportunity to
10 review the agreement and have identified
11 possibly a few questions that may lead to
12 a few revisions that they may request.

13 I do have Mr. Jimmy Lanier and
14 some other officials with CRATA here today
15 if the Board had any questions based upon
16 your review of the agreement. One thing I
17 wanted to do today was see if from the
18 Board's review of the draft agreement --
19 again, it's very much a draft and work in
20 progress -- to see if the Board had any
21 questions or had any consideration that
22 they would like addressed in the lease
23 that was not currently reflected in this

1 draft, and so I mean, obviously you can
2 call me but I wanted to bring that up, ask
3 that specifically in the event it was a
4 known question so that the Board could
5 discuss it.

6 So does any Board member have
7 something that they were concerned was
8 left out or would prefer to operate
9 differently as reflected in the current
10 draft?

11 MR. JONES: Dr. Powers?

12 DR. POWERS: So just a question.
13 There's a performance bond and then there
14 is the clause about removal of the
15 structure. Are those two -- is that
16 \$10,000 bond in the bond -- the idea is if
17 they back out or abandon the structure, we
18 could use that money to pay for its
19 removal? I know they're responsible for
20 its removal when the license is up, but I
21 mean, do you feel -- and specifically,
22 what are the protections we have if they
23 just pull out and we want to remove the

1 structure, I mean, and obviously not have
2 Forever Wild be paying for that?

3 MS. MCCURDY: Well, you have -- the
4 bond could be used to complete the tower.
5 Say you get partially into it and you do
6 not get it all the way erected would be to
7 help top it off, so to speak -- no pun
8 intended -- and then CRATA is responsible
9 for the -- would be -- under the current
10 draft would be responsible for the expense
11 of removal, if required. If they did not
12 complete that removal as required an
13 additional -- addition to actions that
14 could be taken legally pursuant to the
15 agreement in the bond, we'd word it
16 however. It provides what we want it to
17 provide, so it could also contribute to
18 the removal. So it could go either -- it
19 could go up or down, so to speak, either
20 direction.

21 DR. POWERS: I guess my two questions
22 was how did you get to the \$10,000 --

23 MS. MCCURDY: It is just a proposed

1 amount. It is unknown to have any real
2 concept of the -- and let me say you're
3 going to have cement footings poured that
4 by no means we're going to be able to do
5 that cement footings, but could you render
6 it to a remove and/or save condition? I
7 mean, no, it's still probably not that,
8 but, you know, CRATA is the first line of
9 responsibility if we were to require them
10 to, you know, remove it.

11 DR. POWERS: But if they dissolve
12 as -- then we have no one to sue or get
13 money from or -- I assume they probably
14 don't have assets anyway, so I --

15 MS. MCCURDY: Mr. Lanier would
16 probably differ, but, no, you're exactly
17 right. So, yes, there is a risk here and
18 there's -- to be quite honest, there's no
19 particular magic to the 10,000 other than,
20 you know, trying to identify an amount.
21 That is an example. The Board can set
22 whatever, you know, amount they would like
23 as that requirement, but not knowing what

1 might happen, I don't know what the amount
2 is but also trying not to set an amount
3 that cannot be achieved by the
4 organization. But that is up to this
5 Board.

6 DR. POWERS: Yeah, I guess my
7 preference -- and, again, I don't know the
8 amount -- is to have an amount sufficient
9 to remove the structure if we need to.

10 MS. MCCURDY: Yeah. And that's just a
11 very difficult thing for us, the cost,
12 what it would take to remove, other than,
13 again, the expectation that cement
14 footings were coming up. I mean, that's
15 certainly super expensive. So if the
16 Board has a proposal or wants to discuss a
17 particular amount...

18 MR. JONES: Mr. Darnall?

19 MR. DARNALL: Yeah, Jack Darnall
20 again. A performance bond is simply that,
21 they agree to perform whatever it takes to
22 finish the work. When you set a dollar
23 amount, you set the upper limit of what

1 they're willing to pay. So if that is a
2 concern of yours, I would suggest that we
3 just accept a performance bond, end of
4 statement, and that bond is backed by a
5 security, which is a listed company and,
6 you know, of course, they're obligated to
7 do whatever it takes if that's a concern
8 of yours.

9 MS. MCCURDY: But I think the concern
10 may be if the Board decides that they --
11 without CRATA's commitment to, you know,
12 ongoing maintenance of the tower, but you
13 may choose -- I presume, Dr. Powers, you
14 may choose you'd just rather not have the
15 tower on the property. I mean, you're
16 talking if the -- if you wanted to remove
17 it if you wanted to be sure in addition to
18 being able to finish it out -- again, as I
19 said, top it off -- that you could get it
20 out.

21 MR. DARNALL: Well, I'm not a fire
22 tower expert but --

23 MS. MCCURDY: We're not either

1 unfortunately.

2 MR. DARNALL: -- 10,000 won't build it
3 and 10,000 won't take it out. I mean, so
4 a performance bond --

5 DR. SALOOM: And whether you do it by
6 OSHA standards or not.

7 MR. DARNALL: Well, I would be willing
8 to bet my Forever Wild Board salary that
9 10,000 won't cover it. But I mean, my
10 point is a performance bond is a guarantee
11 backed by a publicly traded insurance-type
12 company to complete the work, and that's
13 the safest way to take it. But I'll also
14 suggest that we're talking about -- it's
15 kind of like car insurance, you know, you
16 really don't ever need it. If you want to
17 be protected, just ask for the performance
18 bond. If not, you know, the dollar
19 amount's worth something.

20 MS. MCCURDY: Correct. And that's the
21 amount of the bond. The performance
22 bond -- anyway, I see what you're saying.
23 You're saying don't attach -- you're

1 saying just a performance bond without a
2 dollar figure attached to it.

3 MR. DARNALL: The way I read it, it's
4 one or the other or the other. You know,
5 it's a performance bond or a certified
6 check.

7 MS. MCCURDY: I think there are
8 different options and that we have gotten
9 before a certain amount that we're -- that
10 it's topped out. So, for example, the
11 performance bond is -- it's topped out,
12 but also -- letter of credit is another
13 option. So it's difficult for some
14 entities to get a bond, so we do allow a
15 letter of credit. But I think the key
16 here to me is if there's a certain dollar
17 amount that the Board feels more
18 comfortable with. But, again, can I or my
19 staff give you what it would cost, I mean,
20 no. I mean, frankly, if you really had to
21 remove it, depending on what stage it
22 happened, depending on whether you want it
23 completed or get it out, it's an unknown.

1 It's a risk.

2 DR. POWERS: And I'm in favor of the
3 idea. I don't want it to be prohibitive
4 for them not to be able to do. I was just
5 wondering if there was a way that \$10,000
6 figure came or if that was just what y'all
7 thought that they could perform. But I
8 will leave it up to the attorneys. But
9 that was my concern, the actual dollar
10 amount and how much to negotiate. I trust
11 y'all.

12 MS. MCCURDY: And I think it's not
13 really a lawyer concern. It's a risk
14 tolerance concern of us not knowing what
15 it would cost either way. And that figure
16 is just a figure that we have used in some
17 other scenarios and in light of CRATA's
18 organization that that is a risk tolerance
19 question for this Board.

20 MR. JONES: Mr. Satterfield?

21 MR. SATTERFIELD: My question is --
22 deals with practicality of accessing this
23 property and getting in there to build

1 this tower. When I look at the Exhibit A
2 that's attached to this proposed license
3 agreement, there's -- part of what they're
4 proposing to build this road is right now
5 just a hiking trail, but the second half
6 of this up and over into the top of that
7 mountain is going to be a new road.

8 MS. MCCURDY: It's not -- I believe
9 it's a trail that runs along a roadway.

10 MR. SATTERFIELD: Well, it looks like
11 when you get to the bottom of the hiking
12 trail, the access road is going to be a
13 new road coming to the west and then back
14 up to the north to access that site; is
15 that correct?

16 MS. MCCURDY: Is it an -- it will
17 require improvements, a portion -- and
18 I'll get Evan Lawrence on my staff, he can
19 give you better detail as to relation to
20 the map. There is an existing trail road
21 that was the last part that will require
22 some improvements that CRATA has said that
23 they will cover the cost of access

1 improvements necessary to get the trucks
2 up there.

3 MR. SATTERFIELD: Well, I'd sort of
4 defer to my friend Jack Darnall down here
5 who knows more about road construction
6 than I do, but it seems to me -- I don't
7 know how much these tower pieces are going
8 to weigh, but I suppose they're made out
9 of steel. And they're also having to
10 bring in concrete trucks --

11 MS. MCCURDY: Concrete trucks, yes.

12 MR. SATTERFIELD: -- to build the pad
13 and other things. And you can't do that
14 on a dirt trail. You're going to have to
15 have a significantly --

16 MS. MCCURDY: Correct.

17 MR. SATTERFIELD: -- new built,
18 improved major road in there that is going
19 to get to that tower and that is going to
20 be -- first of all, it requires some
21 significant engineering, and secondly,
22 it's going to require some significant
23 expenditure of cost to build that road.

1 And I know everyone wants to be helpful
2 with this project, as do I, but I also
3 want to look at the practicalities of what
4 we're getting into just in the
5 construction of a road to build -- to get
6 in there and then maintaining that road on
7 a permanent basis after that. This is not
8 a simple project unless they're going to
9 air lift the parts in by helicopter, which
10 is another way of building fire towers
11 that may actually end up being cheaper
12 than building an access road. So I
13 wonder --

14 MS. MCCURDY: Unless if we take it --

15 MR. SATTERFIELD: -- if we really
16 looked at -- wait a minute. Wait a
17 minute -- I wonder if we've really looked
18 at all these options sufficiently to even
19 be at this stage in trying to negotiate.
20 We're looking at negotiating the details
21 of a license agreement without having
22 looked a little further down the road as
23 the practicalities of actually getting

1 this project done, how it's going to be
2 engineered, and how much it's going to
3 cost. And I would like to hear a lot more
4 detail about all of those plans and how
5 CRATA is going to accomplish all that so
6 that that responsibility ultimately
7 doesn't fall on Forever Wild to deal with
8 a project that only gets half done.
9 That's where I'm coming from.

10 Thank you.

11 MS. MCCURDY: Right. And there is no
12 question it's a complex project. So let's
13 try to take it a little -- one -- a couple
14 of pieces at a time of what we do know.
15 And first to explain, I'll let Evan help
16 you by looking on the map as to what the
17 road structure is and the segment that
18 staff is most concerned about needing
19 improvements and improvements of a
20 significant nature that we have discussed
21 with CRATA and discussed on site and CRATA
22 has said that they -- again, you don't
23 have to accept that. I'll let Mr. Lanier

1 speak to that, but I'm trying to tell you
2 what we've done so far. So let's first
3 talk access road, and then let Evan help
4 you where it would take over the part that
5 staff is at least concerned about. And
6 then Mr. Lanier, I will certainly not
7 speak for him as to how much the tower
8 weighs. He would know you. But I will
9 let him speak to any concerns.

10 There is no question that this a
11 significantly complex project that I too
12 agree is going to involve significant
13 cost, and there's significant cost that
14 CRATA has more than represented that they
15 will be covering, as necessary. But I do
16 not disagree with your assessment of
17 complexity or cost. But let's get an
18 understanding of the roads first. Okay.
19 So I'm going to let Evan --

20 Evan, tell them the type of
21 roadway and try to help them on the map
22 the point at which, you know, we were
23 concerned of the cost and the need of

1 access due to the cement footings.

2 MR. LAWRENCE: So I'll see if I can
3 describe to y'all a little bit -- so if
4 y'all are looking at the map from where we
5 have labeled parking area, if you will
6 follow that around and you will see kind
7 of where the road makes a sharp 90-degree
8 turn and goes back to the north. So from
9 the parking area to that point is
10 relatively good road. And to give you an
11 idea of what I mean by relatively good
12 road, Alabama Power is currently working
13 on their major transmission line that you
14 can kind of see on the map there to the
15 west, and they're taking in their big
16 trucks. Now, I don't know what those
17 trucks weigh, but we're taking their
18 large, you know, triaxle vehicles in
19 there. Now, it is, you know, pretty rough
20 on the road. You know, they will probably
21 fix it on the way out to some extent.

22 Yes, sir?

23 MR. SATTERFIELD: And that's what part

1 of the road? Is that the red part?

2 MR. LAWRENCE: The black dashed line
3 from the parking area.

4 MR. SATTERFIELD: But is that the
5 black dashed line which is colored in red
6 on --

7 MS. MCCURDY: Why don't you take a
8 minute and -- but don't say anything so
9 the Record's not missing anything, but
10 kind of help the Board just walk by. And
11 I'd ask the members to hold on just
12 talking so the...

13 Hey, Evan, hold on a minute. If
14 you're going to speak, that's okay, but
15 speak up where the court reporter can hear
16 you. So would y'all like to discuss? I
17 mean, I'm trying to help the court
18 reporter, so --

19 Evan, go ahead.

20 MR. LAWRENCE: Yeah. So just kind of
21 leaving off there, from the parking area
22 to that roughly 90-degree turn there, I
23 don't think there's too much concern.

1 There will need to be some improvement,
2 some rock put down for heavy trucks, but
3 like I said, Alabama Power's currently
4 taking their trucks through there with no
5 improvements. Now, it is a little bit
6 muddy with all the rain that we've had,
7 but they're doing it.

8 From that 90-degree turn where the
9 road turns back and goes pretty much
10 north, that is where we are going to have
11 to do some improvements to a woods road.
12 That is an old logging road there. I'm
13 not exactly sure when that hilltop was cut
14 last, but that's obvious what that was is
15 they were, you know, taking the timber out
16 of there. It's grown back up a little
17 bit, but the road is very visible there
18 and would not require very much removal at
19 all. There's very few trees along there.
20 And, again, it's going to take some work,
21 not unfeasible, can be done.

22 MR. SATTERFIELD: And what's the
23 elevation there? Is that going back up

1 the mountain? Is that -- is this the low
2 point down here where it turns that
3 90-degree? What's the elevation there?
4 Is it coming up to the tower?

5 MR. LAWRENCE: It's pretty flat
6 through there. There's a little bit of
7 elevation change, but once you get to the
8 90-degree turn there, you're pretty on top
9 of a hill so it kind of follows the ridge
10 back.

11 MR. SATTERFIELD: You're on the ridge
12 at that point?

13 MR. LAWRENCE: On the ridge.

14 MR. JONES: Yes, Mr. Childers?

15 MR. CHILDERS: Are we building roads?
16 Are we in the road building business,
17 Forever Wild?

18 MS. MCCURDY: It depends on the tract.
19 And we have installed parking lots. We
20 have built roads at Coldwater Mountain in
21 the past because DOT was not able to do it
22 and we have done it. We do -- we
23 routinely have to replace gravel on

1 various roads internally in a tract. But,
2 no, we don't pave -- we don't have the
3 general ability normally to pave and build
4 roads, but, yes, we put a lot of gravel
5 down and improve internal roads. We've
6 done parking lots.

7 MR. CHILDERS: But with this
8 acquisition, we're not obligated to build
9 that road to that parking area, are we?

10 MS. MCCURDY: Well, actually, the
11 road -- you mean to the tower? The tower
12 won't have parking up there. It will be
13 accessed publicly through a new hiking
14 trail that will be coming up sort of the
15 other side of the mountain. This access
16 road is solely for construction purposes,
17 and then, frankly, would be -- and later
18 maintenance, but would be gated off after
19 that. It is not leading up to a parking
20 lot. It is solely for construction and
21 maintenance.

22 MR. CHILDERS: But it will be an
23 obligation of Forever Wild to build that

1 road?

2 MS. MCCURDY: It's not an obligation
3 of ours at all, and we're not proposing to
4 cover that expense. CRATA has said
5 whatever road improvements are necessary
6 in order to get trucks or construction
7 trucks, either with the tower or with
8 cement or whatever, that they will cover
9 the cost of those improvements to make
10 them accessible for that purpose.

11 DR. VALENTINE: Patti, we have a naive
12 question. Why can't they just draw a road
13 from the parking lot directly to it
14 instead of going all around the property?

15 MS. MCCURDY: The elevation from the
16 parking lot -- the reason the road -- and
17 I apologize. I didn't understand that
18 question. The reason the road layout --
19 which we didn't build. We acquired the
20 property with the road on it -- is that
21 way is because of the elevation. If you
22 go the straight line, you'll be going like
23 that. So that's why. And it allows us to

1 work off of existing road to get to an
2 elevation point where you could do the
3 access improvements to get the tower up,
4 but those are existing roadways.

5 MR. JONES: Any other discussion?

6 Dr. Saloom, did you have
7 something?

8 DR. SALOOM: Yeah. What do you need
9 from the Board to move this forward?

10 MS. MCCURDY: Well, there are a couple
11 of different options, or more than a
12 couple, I guess. One's if you want to do
13 something affirmative and definitive
14 today, it would have to be a motion in a
15 form giving the -- you know, Commissioner
16 Blankenship as the Chair working with
17 staff the discretion to proceed with
18 finalizing the license agreement. Again,
19 all you have today is draft, so it would
20 have to be the discretion to get to a
21 final agreement. Or you could -- that
22 would be, I think, the motion that would
23 be -- a motion today would have to be the

1 motion because there are -- you do have a
2 draft agreement, you have some unanswered
3 questions. Although, you know, I too
4 don't want to foreclose the opportunity.
5 If you would like to ask anyone from CRATA
6 a question, they're here today. But that
7 would be -- if you wanted to do -- I don't
8 think you can do more than that today,
9 would be provide Chairman Blankenship the
10 discretion working with staff to get to a
11 final agreement with CRATA.

12 MR. JONES: Mr. Darnall?

13 MR. DARNALL: Yes. So I'm going to
14 start with a statement, and then I'm going
15 to follow up with a motion, if that's
16 okay.

17 Contained in the language here
18 basically -- assuming this draft becomes
19 final, if I read it correctly -- they're
20 going to propose on how they're going to
21 build it, what they're going to do with
22 the roads. Whatever they propose has got
23 to be approved by Forever Wild staff, you

1 know, and it deals with roads and access
2 and all of that. I would like to make a
3 motion that we allow the staff to continue
4 negotiations in completing this agreement
5 to bring back to the Board for final
6 approval would be my motion.

7 MR. JONES: So we have a motion. Do
8 we have a second?

9 MR. WRIGHT: I'll second it.

10 MR. JONES: Mr. Wright, second.

11 Any further discussion?

12 (No response.)

13 MR. JONES: All those in favor signal
14 by saying aye.

15 (Several Board members
16 indicated aye.)

17 MR. JONES: Opposed?

18 MS. MCCURDY: Do we have opposed?

19 MR. SATTERFIELD: I'll abstain.

20 MR. JONES: Abstain.

21 MS. MCCURDY: One abstention. The
22 rest were affirmative with one abstention
23 from Mr. Satterfield.

1 The next tab would be Tab 5-E, and
2 this is -- we do this every year at the
3 August meeting. I bring forward staff
4 reports that give you an idea of the
5 activity so far this fiscal year that
6 the -- my various staff members have
7 engaged in. This includes research on our
8 tracts, this includes records that are
9 gathered in the Natural Heritage Database,
10 it includes very identifiable activities,
11 such as prescribed fire that go on every
12 day, our enforcement activities that occur
13 on each of our tracts, both to enforce our
14 requirements as well as protect the
15 public. And I've included those in your
16 packet. I always feel bad because the
17 staff does so much that isn't covered --
18 frankly, because it goes well -- and then
19 I stand up like I'm doing everything, and
20 it's very much my staff. But we've run a
21 little long today, so I don't want to take
22 too much time covering them, but I do want
23 to ask if the Board has any questions.

1 And I will note they're divided. We're a
2 single division. I just group them into
3 the types of activities that go on in a
4 couple of the facilities, such as the
5 Wehle Land Conservation Center and the
6 Forever Wild Field Trial Area that are
7 partnerships between State Lands and
8 Forever Wild where we carry on various
9 activities that we sure hope benefit the
10 public. But I don't want to -- I don't
11 want to run long. I will just take any
12 questions that the Board has, but I
13 would -- I ask you and encourage you to
14 read through those to see what all goes
15 on.

16 Dr. Powers?

17 DR. POWERS: Yeah, I don't have any
18 questions. I just want to say I'm very
19 impressed with this. I mean, you
20 continue -- your staff publishes
21 scientific contributions and goes into the
22 databases. And as the scientist on
23 board -- upon the Board, we really

1 appreciate that. I mean, that really adds
2 value for us for this.

3 MS. MCCURDY: Thank you.

4 MR. WRIGHT: Patti, I'd just like to
5 say thank you for that report too. I
6 enjoyed reading it and just knowing what's
7 going on.

8 Thank you.

9 MS. MCCURDY: Well, thank y'all very
10 much. I enjoy getting to work with all of
11 y'all and appreciate the time that each of
12 you put into the program in reviewing
13 these packets too. But is there any
14 other -- any questions?

15 (No response.)

16 MS. MCCURDY: All right. And
17 anytime -- if any of you have any
18 questions on any of the specific reports
19 or would like to, you know, get on the
20 ground anywhere or lend a hand -- I will
21 say we might put you to work if you do
22 join us -- but please let us know because
23 we're happy to have you tag along at any

1 time, and I'm sure as well as Chuck and
2 Greg on the tracts that they also work on.
3 And obviously a lot of what we do is with
4 the assistance of the other divisions.
5 These reports are just really to show you
6 what the State Lands staff has been doing.

7 So the next item is Tab 5-F. We
8 also -- your -- the prior tab, 5-E,
9 includes an update on some of the timber
10 activity from the prior fiscal year, but
11 we like to try to give the Board insight
12 each year into what we anticipate are
13 going to be timber actions on properties
14 for the upcoming fiscal year. Now, you
15 know, this will shift both by need and
16 opportunity. Weather never cooperates
17 and, you know, other factors will
18 contribute. Also, all of these -- of
19 course, part of it depends being able to
20 get the activities completed by
21 contractors involved.

22 But Tab 5-F is what is the staff's
23 report or summary of what we think will be

1 various timber actions, including
2 thinnings, including final harvest. It's
3 broke down by tract. Some of the
4 thinnings that are anticipated -- again,
5 there are different sections that have
6 been done before will be done in the
7 future -- but some work -- Barbour WMA,
8 Coosa WMA, Freedom Hills WMA, Old Cahawba
9 Tract Addition, Red Hills Tract, Skyline
10 WMA, Uchee SOA, Upper Delta WMA with final
11 harvest anticipated with the Gothard-Yates
12 Lakes WMA, Little River Canyon WMA. We
13 also -- I've left in there reforestation
14 activities. That's a category where we
15 don't anticipate any reforestation work
16 within the upcoming fiscal year. But that
17 is an idea of what we, again, anticipate
18 will take place.

19 What we have done in the past is
20 that we have generally presented the
21 request for approval for timber actions
22 but asking also for the Board's
23 understanding that as we begin to

1 implement them, that, you know, there may
2 be some changes that -- or revisions that
3 will be implemented maybe different from
4 the memo. But we do try to update you as
5 to the planned activities. If the Board
6 has any questions about anything that we
7 have identified, I'd be happy to answer
8 that. I'd be happy for further detailed
9 discussions with the Board as to why these
10 were highlighted potentially over other
11 potential actions. I'm happy to walk
12 through any of that with y'all, and we can
13 do it in detail after the meeting if you
14 would prefer. But I'll take any questions
15 now, and then if there are no questions --

16 DR. MCCLINTOCK: Patti, I have a
17 question. Does Forever Wild have any sort
18 of best practices for the thinning process
19 of these forests, or these are just done
20 different each time by a different company
21 or --

22 MS. MCCURDY: No, we in the
23 procurement of the activities would

1 outline, you know, the best management
2 practices to be followed. Opportunities
3 are offered to bidders through the State
4 procurement practice and accepted through
5 that and then monitored by our personnel
6 on site. You know, our contracts include
7 some discretion of ours depending on, for
8 example, wet conditions and limiting
9 access where there would be damage, you
10 know, to the roadways. So it goes through
11 a standard procurement process, but it is
12 developed specifically for each tract
13 offered, if that helps.

14 MR. JONES: Yes, Mr. Childers?

15 MR. CHILDERS: Are these management
16 activities bid out State bid-wise, or who
17 does the cutting or whatever?

18 MS. MCCURDY: We have to follow State
19 purchasing procurement procedures, so they
20 are bid out.

21 MR. CHILDERS: Competitively bid?

22 MS. MCCURDY: Competitively bid, yes,
23 sir. And to remind the Board, the, you

1 know, revenue generated from these
2 activities by law goes to the general
3 fund.

4 Any questions on the --

5 MR. JONES: If not, we need a motion
6 for this?

7 MS. MCCURDY: We would need a motion.

8 MR. JONES: Mr. Wright?

9 MR. WRIGHT: The Board authorizes the
10 State Lands Division to implement or
11 continue as applicable forest management
12 activities for the FY 22 fiscal year as
13 described in memorandum dated 8-5-2021.

14 MR. JONES: So we have a motion. Do
15 we have a second?

16 DR. SALOOM: Second.

17 MR. JONES: Dr. Saloom with a second.

18 All those in favor?

19 (All Board members
20 indicated aye.)

21 MR. JONES: Any opposed?

22 (No response.)

23 MR. JONES: The motion carries.

1 MS. MCCURDY: I think that's all --
2 I'm looking to staff if I've missed
3 something -- that I have unless the Board
4 has thought of something in the interim.

5 MR. JONES: We have to approve the
6 minutes.

7 MS. MCCURDY: Yes, I meant in the
8 miscellaneous section. I was going to
9 circle back to you.

10 All right.

11 MR. JONES: All right. We also need
12 to approve the minutes of the May 6, 2021,
13 meeting. That's found in Tab 6 for your
14 reference. Is there any amendment to
15 those minutes?

16 (No response.)

17 MR. JONES: Seeing none --

18 MR. DARNALL: I make a motion we
19 approve the minutes as submitted.

20 MR. JONES: All right. Seconded by --

21 DR. SIMS: Second.

22 MR. JONES: -- Dr. Sims. All those in
23 favor?

1 (All Board members
2 indicated aye.)

3 MR. JONES: Opposed?

4 (No response.)

5 MR. JONES: Next quarterly Board
6 meeting will be November the 4th. The
7 location is to be determined. If you have
8 an idea of where you would like for that
9 to be obviously reach out to the
10 Commissioner or to Patti and they will do
11 that.

12 It is somewhat with sadness that
13 this is Dr. Tolley-Jordan's final meeting
14 with us. She has served this Board with
15 distinction, and we are so glad to have
16 her. And we have a presentation for you
17 to commemorate your service, and we're
18 supposed to go over here and get a photo.

19 MS. MCCURDY: And I'll let Evan direct
20 y'all.

21 Dr. Tolley-Jordan, I just want to
22 thank you on behalf of the staff. We have
23 so much enjoyed working with you and you

1 have always been accessible. And when
2 I've had special requests and needed
3 special help along the way, you were just
4 always so gracious with your time. And I
5 just want to thank you because you've been
6 a truly valuable Board member and just a
7 great new friend to all of us. So thank
8 you very much.

9 DR. TOLLEY-JORDAN: Thank you. Well,
10 it was a real honor to serve.

11 Thank you.

12 MR. JONES: Seeing as that is our last
13 items of business, can I entertain a
14 motion to adjourn?

15 MR. HOLLOWAY: So moved.

16 MR. JONES: Dr. Holloway.

17 MR. DARNALL: Second.

18 MR. JONES: Second by Mr. Darnall.

19 All those in favor?

20 (All Board members
21 indicated aye.)

22 MR. JONES: Opposed?

23 (No response.)

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MR. JONES: We are adjourned.

**(Proceedings concluded at
12:56 p.m.)**

