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MINUTES OF THE  
FOREVER WILD BOARD MEETING  
LANARK PAVILION  
Millbrook, Alabama  
June 11, 2020

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**TRANSCRIPT OF PROCEEDINGS**

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Proceedings taken before Tracye  
Sadler Blackwell, Certified Court Reporter, ACCR  
No. 294, and Commissioner for the State of Alabama  
at Large, at the Lanark Pavilion, 3050 Lanark Road,  
Millbrook, Alabama, on Thursday, June 11, 2020,  
commencing at approximately 10:05 a.m.

\* \* \* \* \*

1 **BOARD MEMBERS PRESENT:**

- 2 Commissioner Christopher M. Blankenship, Chairman
- 3 Mr. Rick Oates
- 4 Mr. Horace H. Horn, Jr.
- 4 Mr. Raymond B. Jones, Jr.
- 5 Mr. William "Bill" Satterfield
- 5 Mr. Russ A. Runyan
- 6 Mr. Reginald Holloway
- 6 Dr. John Valentine
- 7 Dr. Sean Powers
- 7 Dr. Patricia Sims
- 8 Dr. Lori Tolley-Jordan
- 8 Dr. Salem Saloom
- 9 Dr. James McClintock

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13 CHAIRMAN BLANKENSHIP: Welcome to the June

14 meeting of the Alabama Forever Wild

15 Board. Appreciate y'all being here

16 today. What a beautiful setting for a

17 meeting. Being the Forever Wild Board,

18 we've probably -- it's only fitting, I

19 guess, that we do have an outside

20 meeting every now and then. This is a

21 great place.

22 Ed Poolos, our Deputy Commissioner,

23 did recommend that if we have an outside

1 meeting we not have it for the spring or  
2 the summer meetings in the future. But  
3 it actually feels very nice under here,  
4 and I appreciate the opportunity for us  
5 to have a meeting. Appreciate your  
6 willingness to come and to have this  
7 public meeting so that we can do the  
8 work of the Board.

9 And so at this time let me call the  
10 roll, and we'll get started. As I call  
11 your name, if you're here, please  
12 indicate that.

13 Chris Blankenship is here.

14 Reginald Holloway?

15 MR. HOLLOWAY: Here.

16 CHAIRMAN BLANKENSHIP: Horace Horn?

17 MR. HORN: Here.

18 CHAIRMAN BLANKENSHIP: Raymond Jones?

19 MR. JONES: Here.

20 CHAIRMAN BLANKENSHIP: Dr. James McClintock?

21 DR. McCLINTOCK: Here.

22 CHAIRMAN BLANKENSHIP: Rick Oates?

23 MR. OATES: Here.

1 CHAIRMAN BLANKENSHIP: Dr. Powers?

2 DR. POWERS: Here.

3 CHAIRMAN BLANKENSHIP: Dr. Saloom?

4 DR. SALOOM: Here.

5 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

6 MR. SATTERFIELD: Here.

7 CHAIRMAN BLANKENSHIP: Dr. Sims?

8 DR. SIMS: Here.

9 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

10 DR. TOLLEY-JORDAN: Here.

11 CHAIRMAN BLANKENSHIP: Dr. Valentine?

12 DR. VALENTINE: Here.

13 CHAIRMAN BLANKENSHIP: Mr. Runyan?

14 MR. RUNYAN: Here.

15 CHAIRMAN BLANKENSHIP: And Mr. Wright?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: Mr. Wright is not here,

18 but we do have a quorum.

19 Like I said, thank you all for  
20 taking the time to come and for being  
21 flexible with the meeting date, moving  
22 it from May to June. Really didn't want  
23 to go until August without having a

1 meeting. I thought that we had some  
2 work that the Board could do and wanted  
3 to keep us on track with the work that  
4 we have underway. Appreciate you being  
5 here.

6 I'd really like to thank Mr. Tim  
7 Gothard for allowing us to use the  
8 facility here as we were talking about  
9 places that we could meet that was large  
10 enough to get the Board spread out and  
11 to be able to have plenty of public  
12 access and maintain social distancing  
13 and close to Montgomery. So we had  
14 several objectives that we were trying  
15 to reach, and Tim offered the facility  
16 here.

17 And with that, Tim, I want to thank  
18 you and give you just a moment to say  
19 anything you would like to about your  
20 facility and the work that y'all do  
21 here.

22 MR. GOTHARD: Thank you, Chris. And I'll move  
23 around this way a little bit.

1           I just want to welcome everybody to  
2           Lanark Pavilion. There's about  
3           420 acres here now that is home to AWF  
4           State Headquarters, Historic Lanark,  
5           Lanark Pavilion, and right down the  
6           paved road is our Alabama Nature Center  
7           facility.

8           While you were talking, I was  
9           enjoying seeing some families out here  
10          walking the trails. We have 5 miles of  
11          boardwalks and trails. Right now trail  
12          access is the only thing that's open out  
13          here other than we're following health  
14          department requirements for our summer  
15          camp. Usually we would have 50, 60, 70  
16          campers, and we've got that down in the  
17          20s so we can maintain the social  
18          distancing that we do.

19          Chris, I would just say this: It's  
20          a real honor and a privilege for AWF,  
21          our board of directors, our members  
22          across the state, to have the Forever  
23          Wild Board here meeting at this

1 facility. Our organization has been a  
2 big part of Forever Wild since its  
3 inception and up to now. We're very  
4 proud of that relationship. We're proud  
5 of whatever Forever Wild does. So it's  
6 our privilege and honor to have y'all  
7 here today. I hope that the meeting  
8 goes well.

9 And I'll say thank you. The weather  
10 did not feel this good yesterday. Glad  
11 to be here. I'll be around for a little  
12 while. And thank you for what you do  
13 for Alabama and for conservation.

14 CHAIRMAN BLANKENSHIP: Thank you.

15 And if you are -- Tim is right.  
16 They have beautiful trails out here. If  
17 you're looking for a place close to  
18 Montgomery to get outdoors and hike some  
19 trails, this is a wonderful place. I  
20 brought my family out here in the  
21 spring, and we had -- early spring, I  
22 guess, late winter, and we had a really  
23 nice time. A really beautiful place.

1           So with that, we'll move into the  
2           public comment period. As a reminder,  
3           we try to keep this to a three-minute  
4           limit. And I think Evan is going to  
5           keep the time or Jo and just kind of let  
6           you know when you get to the end of your  
7           three minutes.

8           But the first speaker will be Andrew  
9           Schock on the Little River State Forest  
10          Addition. That's Tab 4-B, page 17.  
11          4-B, page 17.

12          I was remiss in not welcoming our  
13          new member.

14          I'm sorry. Your time is not -- I'm  
15          still giving you your three minutes.

16          I would like to recognize the newest  
17          member of the Forever Wild Board,  
18          Dr. James McClintock from the University  
19          of Alabama in Birmingham. This is his  
20          first meeting. And appreciate your  
21          service to the Board and your  
22          willingness to participate.

23          DR. McCLINTOCK: Thank you. It's an honor to

1           serve.

2           CHAIRMAN BLANKENSHIP: Glad to have you here.

3                   Having a new member, I'll make sure  
4           we go a little slower before the  
5           speakers begin to make sure everybody  
6           can find the tracts that they're  
7           speaking on in their packets.

8                   So with that, Tab 4-B, page 17,  
9           Little River State Forest Addition. I  
10          think we're good. Go ahead, Mr. Schock.

11         MR. SCHOCK: Well, thank you, Commissioner.

12                   And I thought I would come and take my  
13          mask off because I have missed several  
14          of these meetings. As I was telling  
15          Mr. Oates earlier, I don't know why, but  
16          you don't consult me when you set the  
17          dates for these meetings. So I have not  
18          been able to come.

19                   But I'm here today, and I appreciate  
20          it very much. And my name is Andrew  
21          Schock. I'm with The Conservation Fund.  
22          And I'm going to speak on behalf of  
23          Little River State Forest Addition.

1           I am and The Conservation Fund are  
2           very much in favor of that addition  
3           because it will provide almost  
4           3,000 acres into public ownership with  
5           public access with protection along the  
6           river -- along Little River. It clearly  
7           supports the State ownership in the  
8           Little River State Forest, which is just  
9           across the river. And, of course, those  
10          who know me, near and dear to my heart,  
11          it will provide roughly 1900 acres that  
12          will be available for longleaf pine  
13          restoration. And it's a critical  
14          ecosystem in our state of Alabama and,  
15          of course, in the Southeast.

16                 And so this is just a tremendous  
17                 opportunity, not to say the least that  
18                 the Forever Wild funding would be  
19                 leveraged three to one or four to one,  
20                 however you want to look at that, by  
21                 federal funding. So most of the  
22                 acquisition that would be done for the  
23                 almost 3,000 acres would be federal

1           dollars with the Forever Wild being part  
2           of the match.

3                        So thank you. Any questions?

4                                (No response.)

5       CHAIRMAN BLANKENSHIP: No questions, but I'll  
6           give you a tip if you want to put this  
7           on your calendar. We try and schedule  
8           our meetings the first Thursday of  
9           February, May, August, and November,  
10          except for this month.

11       MR. SCHOCK: Thank you.

12       CHAIRMAN BLANKENSHIP: But the last several  
13           that you have not made have all been on  
14           that normal schedule.

15       MR. SCHOCK: Yes, sir. I understand.

16       CHAIRMAN BLANKENSHIP: Thank you.

17       DR. TOLLEY-JORDAN: I had --

18       CHAIRMAN BLANKENSHIP: Oh, I'm sorry. Yes,  
19           ma'am.

20       DR. TOLLEY-JORDAN: Just had a quick question.  
21           Who is the match provided by?

22       MR. SCHOCK: Most of the funding -- the  
23           majority of the funding will come

1 through the U.S. Department of  
2 Agriculture's Forest Legacy Program.  
3 That's the bulk of the funding. And  
4 then Forever Wild would be the match to  
5 that. And obviously you can look at it  
6 the other way. Forever Wild puts in 25  
7 percent and the federal funding does the  
8 rest.

9 CHAIRMAN BLANKENSHIP: All right. Thank you,  
10 sir.

11 MR. SCHOCK: Thank you.

12 CHAIRMAN BLANKENSHIP: The next speaker on the  
13 same property is Mitch Reid.

14 MR. REID: I'm speaking on the Little River  
15 Addition. And I just wanted to echo my  
16 support for it. We think it is a great  
17 partnership between Forest Legacy and  
18 Forestry Commission and Forever Wild.  
19 This is a great example of how to take a  
20 federal program that's doing -- you  
21 know, preserving public land in Alabama  
22 and leveraging that with State dollars  
23 through Forever Wild.

1           We're absolutely supportive of it.  
2           We would request that the Board move for  
3           a second appraisal and close on this. I  
4           think it's a great opportunity to match  
5           the funds. It's a great place. It's  
6           near our TNC's Pitcher Plant Bog down in  
7           south Alabama near Atmore. So it would  
8           be a great sort of part of that complex  
9           of land that's being preserved down in  
10          south-central Alabama. And I just echo  
11          the support that Andrew gave for it.

12                 Since I've got a little bit of time,  
13                 I would also like to just throw out that  
14                 I really appreciate AWF hosting this and  
15                 all that they do for the state. This is  
16                 a wonderful opportunity for us to come  
17                 together in a way that's safe and allows  
18                 us to get the business of the State  
19                 done. So I want to just echo that  
20                 appreciation of the AWF since I had some  
21                 time there.

22           CHAIRMAN BLANKENSHIP: Thank you. Any  
23           questions?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: Might as well stay  
3 there, Mitch, because the next speaker  
4 will be Mitch Reid on the Oak Mountain  
5 State Park-Belcher Lake Addition.

6 That's Tab 4-B, page 23. 4-B, page 23.

7 All right, sir.

8 MR. REID: This is a new project that we have  
9 not spoken on before, but I am speaking  
10 in high favor of this project for just a  
11 whole host of benefits to the community  
12 of Shelby County, the greater Birmingham  
13 area, and also the people who are  
14 building and living along the 280  
15 corridor.

16 This is a piece of property -- it's  
17 not a Conservancy property. This is  
18 actually owned by EBSCO company. They  
19 bought it as a development property.  
20 And members of that family have since  
21 fallen in love with the opportunity that  
22 this property provides.

23 It is a gorgeous longleaf pine

1 habitat that sort of flows down into  
2 hardwood land. It's got stocked fishing  
3 ponds. Most importantly, it adjoins to  
4 the current Oak Mountain State Park  
5 property. So if you are moving from  
6 west to east in Oak Mountain, the hard  
7 cut on the ridgeline overlooking the two  
8 easternmost lakes at Oak Mountain, that  
9 ridgeline is actually this property that  
10 would continue over to 280.

11 So there's really two options. You  
12 could either preserve this for the  
13 people of Alabama or you could have  
14 houses overlooking the state park. And  
15 to me this is just a great opportunity.  
16 We're asking that the Board consider a  
17 first appraisal for this property.

18 I think that the first question is  
19 how much is it going to cost in a place  
20 that's obviously booming. But if you --  
21 we go -- my family -- this is personal a  
22 little bit because we go to Oak Mountain  
23 about once a week. And that is a

1 well-loved piece of property. I mean,  
2 people are flying in during normal times  
3 to mountain-bike and recreate at Oak  
4 Mountain. But during this time, the  
5 COVID pandemic, it has been just a --  
6 just a godsend for people to be able to  
7 go out and get into a big open space  
8 when you live in that urban area.

9 And this would be an additional  
10 2,000 acres plus access that many of the  
11 community really doesn't have. If  
12 you're living down in Chelsea or that  
13 part of Shelby County, you've got to  
14 come up and around the park to get in,  
15 whereas this -- and the family has said  
16 that they would work on this with  
17 Forever Wild. This would provide a  
18 corridor access off of 280.

19 The benefits are just legion, and I  
20 would just consider the Board to give it  
21 a favorable nomination.

22 Any questions for me?

23 MR. JONES: Excuse me. This -- I don't see

1           that it touches 280.

2           MR. REID: So if you look at the piece of  
3           property as they've drawn it out, the  
4           family -- EBSCO -- and I think it's in  
5           the nomination letter. I've heard  
6           directly from them that they want to  
7           work with Forever Wild and the state  
8           park to make sure that that is a 280  
9           access as part of this package.

10          MR. SATTERFIELD: Mr. Chairman?

11          CHAIRMAN BLANKENSHIP: Yes, sir.

12          MR. SATTERFIELD: A couple of questions.

13                 First of all, since we know that  
14                 this is going to be an expensive piece  
15                 of property, has there been any  
16                 discussions with Shelby County in how  
17                 they feel about if Forever Wild acquired  
18                 this property the reverberation on  
19                 Shelby County of taking it out of their  
20                 tax base?

21                 Because we've had that problem come  
22                 up before on other pieces of property,  
23                 and that's something that's very

1           important for us to know -- from that  
2           standpoint to know whether or not the  
3           local folks are going to be in favor of  
4           a purchase or not. Before we spend a  
5           lot of money it just seems to me --  
6           because it's going to be expensive to  
7           get an appraisal. And I'd like to know  
8           a little bit more about what the local  
9           support is going to be from a political  
10          standpoint to make sure we're not  
11          stepping on people's toes before we go  
12          forward with this and are the local  
13          folks at the political level  
14          knowledgeable about this nomination.

15       MR. REID: Sir, I can't speak directly to  
16          Shelby County. I know that I have  
17          had -- I sent the packet to  
18          Mr. Holloway. I have personally had  
19          conversations with members of the  
20          community who say that they have been  
21          talking with Shelby County before this  
22          nomination about how to expand the park.  
23          And there's been some conversations,

1           particularly in the -- in reference to  
2           this particular conversation was that  
3           the mountain bike community, they think  
4           that the tax receipts and the benefits  
5           coming in currently are a benefit to --  
6           from Oak Mountain currently are a  
7           benefit to Shelby County. But I would  
8           have to turn it over to Shelby County to  
9           speak specifically about tax --

10       MR. HOLLOWAY: Mr. Chairman, if I could.

11       CHAIRMAN BLANKENSHIP: Yes, sir.

12       MR. HOLLOWAY: To the Board members and to  
13           Mitch, the County's position is that  
14           it's fine with the project. Okay. It's  
15           fine with the project. It's not really  
16           its priority right now; okay?

17           It likes the project, and we don't  
18           see -- they don't see a problem with it.  
19           It's just that it would be probably a  
20           number-two item in a priority at this  
21           particular time.

22       MR. SATTERFIELD: And what would be your first  
23           and second and third priorities that

1 we're dealing with for Shelby County?

2 MR. HOLLOWAY: I think that perhaps there is  
3 something about another area -- swamp  
4 area there in the Alabaster area would  
5 probably be number three, and that's  
6 about it right now.

7 MR. SATTERFIELD: And what would be number  
8 one?

9 MR. HOLLOWAY: Number one is the Shelby  
10 Crossroads.

11 MR. SATTERFIELD: Okay. Because we've got  
12 three properties that are in various  
13 stages on today's agenda, Shelby  
14 Crossroads, this piece of property, and  
15 also the Penitentiary Mountain  
16 nomination, which is, I think, on the  
17 short list, too, which is further south  
18 on 280. And in our balancing it's  
19 helpful for us to know what the  
20 priorities of the County are because  
21 they will all impact not only the  
22 recreational opportunity but those  
23 tax-base revenues.

1 MR. HOLLOWAY: Let me say this on the  
2 Penitentiary property: It's not on our  
3 short list. It's not on the County's  
4 short list.

5 CHAIRMAN BLANKENSHIP: Thank you, sir.

6 Yes, sir, Mr. Satterfield.

7 MR. SATTERFIELD: Regarding the property, I  
8 have a couple more specific questions.

9 I notice on the extreme southeastern  
10 boundary of this property it appears  
11 that there's a railroad.

12 MR. REID: That's correct.

13 MR. SATTERFIELD: And there would be a right  
14 of way. Do you know what encumbrances  
15 there would be involved with the  
16 railroad right of way?

17 Because it looks like the way the  
18 boundaries are -- the property lines  
19 that are being proposed, some of the  
20 area would be on both sides of that  
21 right of way.

22 MR. REID: This is -- and I'm trying to -- and  
23 someone from the staff may be able to

1           answer about working with railroad right  
2           of ways in other cases.

3           Originally when they were looking at  
4           the package that EBSCO was considering,  
5           there was property that was actually to  
6           the south and the east of that railroad  
7           line. And in an effort to try to reduce  
8           the cost that they may be asking for, if  
9           I understand the maps that you have,  
10          they've moved that up so that the  
11          property south of that is not part of  
12          the package. And so the railroad line  
13          would be the boundary.

14          But specifically how the Board deals  
15          with right of way of railroad, I would  
16          have to really ask for your thoughts on  
17          that.

18          MS. McCURDY: Obviously it's going to involve  
19          the specific language of that particular  
20          right of way. I have not seen the  
21          document. If it is on the boundary, it  
22          generally creates not -- unless there's  
23          an active railroad and a safety issue,

1           it doesn't generally present an issue.  
2           If it transects the tract, it depends on  
3           the particular document.

4           We go back to Shelby Crossroads. We  
5           made an adjustment in that tract with  
6           the landowner because of an issue we had  
7           on that tract.

8           So it's very tract specific. I have  
9           not seen the document. And I think it  
10          would -- probably y'all would need to  
11          help us be sure whether it is on the  
12          boundary or is actually transecting the  
13          property. So I would need y'all's help  
14          on that aspect.

15          CHAIRMAN BLANKENSHIP: Yes, sir.

16          MR. SATTERFIELD: And one other quick  
17          question.

18                 I notice up in the northeastern  
19                 corner of the proposed property it looks  
20                 like a small inholding. Do you know  
21                 what that is?

22          MR. REID: On the northeastern corner, is  
23          that -- so that's come up -- I think

1           that that's -- we've asked about that  
2           piece. I think that that is a mistake  
3           in the drawing. We're not aware of  
4           that -- when we talked to EBSCO about  
5           their nomination, I think that's a  
6           misdrawn line that would be corrected as  
7           part of the appraisal. I don't -- they  
8           don't -- as I understand it, they are  
9           not holding any inholdings within the  
10          property, that that boundary line  
11          actually would continue up and around  
12          without it being squared off.

13        MS. McCURDY: So you're saying that is not  
14                excluded, or are you saying there's a  
15                gap?

16        MR. REID: I'm saying that that's -- as I  
17                understand it that is not excluded.

18        MS. McCURDY: Okay. We'll compare maps with  
19                what you have and what we have.

20        MR. SATTERFIELD: Mr. Chairman, not to belabor  
21                the point, but I've personally been on  
22                this property. I'm a little familiar  
23                with it. And as I remember, there are

1           also some structures on this property  
2           which we would also have to identify and  
3           staff would have to deal with.  And we  
4           would need to know probably a little bit  
5           more about those and how we deal with  
6           those as well, I assume.  We've had that  
7           problem come up in the past.

8           MR. REID:  So we actually did a drive-through  
9           with the owners of the property -- or at  
10          least members of the family of the  
11          property along with some of the state  
12          park employees.  It was recognized that  
13          as this deal was sort of put together,  
14          if there was an intent -- I know that  
15          there is at least one house that was  
16          used as a caretaker.  If the state park  
17          had interest in preserving the  
18          structures that that was -- that money  
19          would have to come outside of Forever  
20          Wild.  Although I would say that EBSCO  
21          was sort of agnostic as to whether the  
22          house was left or destroyed or however  
23          that -- they're like whatever y'all need

1           to do. I think that's part of the  
2           structure program that would come  
3           through the state park.

4           MS. McCURDY: And, also, just to remind Board  
5           members, we do not pay for the -- the  
6           program -- if there are structures, the  
7           program does not pay for the value. If  
8           there is a value associated with that  
9           structure, that is from -- it's part of  
10          the appraisal, but it is not considered  
11          part of the amount that we pay. So  
12          that's one thing we do.

13                 Whether the structure remains or  
14                 not -- also structure specific, tract  
15                 specific -- State Parks -- we'd have to  
16                 work with State Parks as to whether that  
17                 structure would serve any program  
18                 purpose for them or for us, if it's a  
19                 hazard or if it's just going to be a  
20                 nuisance. You know, we tear down a lot  
21                 of structures, and our crews can  
22                 generally handle that.

23                 But, again, I can't speak to the

1           specifics of the structure. Parks would  
2           have to add to that.

3       DR. SALOOM: Do I need ...

4       CHAIRMAN BLANKENSHIP: I'll do my best.

5       DR. SALOOM: Thank you very much.

6           Looking at the map, there appears to  
7           be five named lakes on this property.

8           Do we know about roughly ballpark figure  
9           total acreage with those?

10       MR. REID: I don't have the total of --

11       DR. SALOOM: There appears to be a lot of  
12           water running through this property. So  
13           that downstream is where? Does it serve  
14           any of Birmingham or any of the  
15           surrounding communities?

16       MR. REID: No, sir. You're actually -- you  
17           actually fall off of the fall line, and  
18           that moves into the Coosa Watershed.  
19           It's not part of a drinking water  
20           supply. The lakes have been maintained  
21           for sports fisheries. I think probably  
22           members of this community have actually  
23           been on the property as part of fishing

1 tournaments that the company has had.  
2 They're well stocked. They're -- it's  
3 an envious invitation to get onto the  
4 property for these lakes.

5 But I would say that the  
6 uppermost -- if you're looking at the  
7 map, as you go up, that uppermost lake,  
8 which is called Catfish Lake or Pond,  
9 that is actually the ridgeline that  
10 would overlook the current state park  
11 lakes that fall into the Indian  
12 Springs -- it's over the line, so it  
13 doesn't -- they flow that way. But that  
14 really gives you a sense of how  
15 important this piece of property is to  
16 the continuity of the current state  
17 park.

18 CHAIRMAN BLANKENSHIP: All right. Thank you,  
19 sir.

20 MR. REID: I sure appreciate the chance to  
21 answer these questions.

22 CHAIRMAN BLANKENSHIP: The next speaker is  
23 Mr. --

1 DR. McCLINTOCK: Can I ask a question?

2 CHAIRMAN BLANKENSHIP: Oh, yes, sir.

3 Dr. McClintock.

4 DR. McCLINTOCK: Coming from Birmingham, Oak  
5 Mountain State Park is sort of the jewel  
6 of the state parks in central Alabama.  
7 So anything that we can do, I think, to  
8 help ensure the integrity of that for  
9 the future would be wonderful just  
10 speaking as a recreational sort of value  
11 for that part of the state.

12 CHAIRMAN BLANKENSHIP: Yes, sir. Thank you.

13 MR. REID: Thank you.

14 CHAIRMAN BLANKENSHIP: The next speaker is  
15 Mr. Jerry Joe Ingram on the Lowndes  
16 WMA-Johnson Hill Addition, Tab 4-B, page  
17 19. 4-B, page 19.

18 I think -- it looks like we've got a  
19 handout coming. So give everybody just  
20 a second, Jerry Joe, and let them get  
21 that handout.

22 MR. INGRAM: Okay. Commissioner Blankenship,  
23 thank you for -- and the Board, thank

1           you for letting me come up and speak to  
2           y'all today. I know -- you did pick --  
3           I'm glad you're having this meeting  
4           today and not yesterday.

5           CHAIRMAN BLANKENSHIP: We had a fine storm  
6           that rolled through Montgomery yesterday  
7           about 12:30 or 1:00, I mean, a fine one,  
8           now.

9           MR. INGRAM: It did. It laid a bunch of my  
10          sweet corn down that was just about  
11          ready, so ...

12                 And I've kind of addressed the pros  
13                 and cons for this property. I know --  
14                 you know, since Forever Wild started  
15                 till today, I know, you know, y'all's  
16                 criteria and mission statement has  
17                 probably changed a lot. And y'all are  
18                 probably kind of like the University of  
19                 Alabama and Auburn football teams.  
20                 Y'all don't have to pick every recruit  
21                 that comes along anymore. Y'all can be  
22                 more selective and go after the ones  
23                 that you want. And I think there's some

1 reasons why I think this property is a  
2 good recruit.

3 First of all, it already adjoins the  
4 Lowndes County Wildlife Management Area.  
5 The management area is comprised -- the  
6 Corps of Engineer owns part of it, State  
7 Lands and Forever Wild owns part, and  
8 then Department of Conservation owns  
9 part. This actually joins some of the  
10 Forever Wild property, and it also joins  
11 the Corps of Engineer property.

12 Also with this property -- it's all  
13 owned by the Browder Veneer -- the  
14 family that owns Browder Veneer in  
15 downtown Montgomery, and they own it in  
16 two entities. They bought 160 acres of  
17 it that is landlocked probably 20 plus  
18 years ago, and then they bought another  
19 piece that is a little over 600 acres  
20 that has access to a county-maintained  
21 gravel road and a paved county road.

22 And so -- but the 160 acres, there's  
23 always, I think, been some problems

1           there at the management area because the  
2           access is a prescriptive easement that's  
3           been used for 40 or 50 years, and the --  
4           you know, hunters and loggers try to go  
5           through there, which is going right  
6           through the middle of the Forever Wild  
7           property. And, you know, so there is,  
8           you know, potentially some kind of  
9           prescriptive easement maybe there.

10           I'm not an attorney, but they have  
11           used that access for back in there. As  
12           far as I know nobody else drives through  
13           this property to get to any other  
14           property, though, that I'm presenting.

15           A little bit about the property.  
16           You know, about 89 percent of it is in a  
17           100-year floodplain. You know, it's a  
18           bottomland hardwood tract. It's a  
19           little unique of a bottomland hardwood  
20           tract in the respect that it has an  
21           understory of palmetto bushes, which is  
22           a -- you don't find many of in this part  
23           of the country. But it's pretty much --

1           you know, mostly water, swamp chestnut  
2           and overcup oak with this palmetto  
3           understory on the floor, which is a  
4           unique, you know, ecosystem.

5           The Big Swamp Creek, just the  
6           floodplain part of it is about 70,000  
7           acres. It's about a 30-mile-long range.  
8           It starts just a little bit east of I-65  
9           in Crenshaw County, and it goes all  
10          the -- actually it's kind of weird. It  
11          flows from north to south. It flows  
12          from underneath the interstate and goes  
13          to Hayneville and eventually ends up  
14          down in White Hall where this property  
15          is. And then when it gets a little  
16          bit -- a couple of miles north of this  
17          property where it goes in the Alabama  
18          River, it gets down real narrow to just  
19          a creek where it goes in the Alabama  
20          River.

21          So I know all of y'all are familiar  
22          with Tensaw Delta in this room. This is  
23          sort of like a mini version of the

1           Tensaw Delta because you've got this big  
2           wide drainage area and it's kind of like  
3           when get down to Mobile Bay and it necks  
4           up and it holds all that water back.

5           So it's a very wet-natured area. If  
6           we went in there today, you know, you'd  
7           probably be walking through waist-high  
8           water and oxbow lakes and stuff like  
9           that. And it's, you know, a tremendous  
10          amount of wildlife and also is loaded  
11          with timber rattlers and water  
12          moccasins. So I would strongly suggest  
13          snake boots for going in there.

14          I guess, you know, really that's  
15          probably -- you know, it's a great  
16          filtering system. These big hardwood  
17          drains are always, you know, good for  
18          the environment for drainage and all  
19          that.

20          But one point I want to make, I know  
21          with a lot of properties that get  
22          presented to this Board, you know,  
23          there's people that oppose it. And I

1 know with a lot of rural counties the  
2 county commissioners are always looking  
3 at a loss for ad valorem tax and stuff.  
4 And I know y'all hear these complaints.  
5 That's why y'all get paid the big bucks,  
6 I guess, to sit on this board and hear  
7 stuff like that.

8 But I think this property does make  
9 sense because of the way it's shaped.  
10 It's all in the floodplain. Y'all --  
11 you know, the management area is  
12 adjoining it already on three sides.  
13 You know, it is, I think, an  
14 environmentally sensitive property.

15 And, you know, when you -- when  
16 Forever Wild started out, you know, 20  
17 plus years ago, whenever it was, you  
18 know, probably, you know, trying to  
19 piece stuff together, you know, maybe  
20 some properties that y'all don't do  
21 today -- you know, that you don't  
22 approve you may have approved a long  
23 time ago. But I still think this

1           property here still works within the  
2           plan of what y'all are trying to  
3           achieve.

4           CHAIRMAN BLANKENSHIP: Any questions for  
5           Mr. Ingram?

6                     Mr. Satterfield.

7           MR. SATTERFIELD: Mr. Chairman.

8                     Patti, I notice there's a  
9           discrepancy in the map we have in the  
10          book and the map that's been handed out  
11          in this handout in that this map that we  
12          just got in the handout doesn't show the  
13          1-acre outparcel that's in the map  
14          that's in our book that says is  
15          privately owned and accessed via --

16          MR. INGRAM: Oh, yes. Yeah. Yeah.

17          MR. SATTERFIELD: Is that still --

18          MR. INGRAM: That property touches the county  
19          road. And the family that used to own  
20          it deeded a 1-acre lot years ago to a  
21          family. And there's no houses or  
22          structures on it, but it does have a  
23          county road/dirt road frontage on it.

1 MR. SATTERFIELD: Do you know how that  
2 property is used and --

3 MR. INGRAM: It's just abandoned right now.  
4 There's no houses or -- there's not a  
5 house or anything on it.

6 MR. SATTERFIELD: Well, is there any  
7 opportunity for that to be included in  
8 the purchase? Do you know? Has anyone  
9 approached them to see if that could be  
10 incorporated in --

11 MR. INGRAM: I certainly could.

12 MR. SATTERFIELD: -- the process?

13 MR. INGRAM: You know, I think it's -- you  
14 know, it's been handed down. There's  
15 several people that own it right now.  
16 But, you know, it's just -- you know,  
17 it's not landlocked. It does have its  
18 own frontage off of a county road. But  
19 if you drove through there today, you  
20 never would even know you -- that  
21 there's an outparcel.

22 MR. SATTERFIELD: And so if there is a county  
23 road through there, does that mean

1           there's a right of way that we'd have to  
2           deal with for that county road?

3       MR. INGRAM: Well, it's a -- you know, it's a  
4           county-maintained road that goes through  
5           the property.

6       MR. SATTERFIELD: Okay. But that easement  
7           also doesn't show on the map.

8       MS. McCURDY: The county road doesn't show on  
9           the map?

10      MR. SATTERFIELD: No. On the map we have here  
11           in the book.

12      MR. INGRAM: Actually it doesn't really show  
13           it on here. I should have brought a tax  
14           map. But it goes -- yeah, here it is.  
15           It goes right through here to this piece  
16           right here. You see that road right  
17           there?

18                   It goes right there to that Johnson  
19           Hill Tract.

20      MS. McCURDY: And so the easement --

21      MR. INGRAM: It's not an easement. It's --  
22           you know, it's a county road. But it's  
23           on the map. It shows it on the topo

1 map. You can see it. I should have --  
2 my fault for not drawing it out. But it  
3 is a county-maintained road.

4 MS. McCURDY: Are you asking about the access  
5 for the owner of the inholding? Is that  
6 what you're referring to?

7 MR. SATTERFIELD: No. I'm interested in  
8 what -- if that is a county road --

9 MS. McCURDY: Yes.

10 MR. SATTERFIELD: -- and it's a dedicated  
11 public county road --

12 MR. INGRAM: It is.

13 MR. SATTERFIELD: -- then what duties does  
14 that -- or is there any -- are there any  
15 issues that DCNR would be concerned  
16 about about a county road coming into  
17 that piece of property to just access  
18 that 1-acre parcel if it's purchased by  
19 Forever Wild. That's what I'm getting  
20 at. We've run into these road issues  
21 and easements and all that kind of thing  
22 before which then would create  
23 management problems.

1 MS. McCURDY: As I understand this one right  
2 now, it's the county road, and the  
3 question -- you know, we -- on all of  
4 our tracts, obviously, due to the size  
5 of many -- I won't say all of our  
6 tracts. But due to the size of many of  
7 our tracts, there are going to be county  
8 roads transecting portions. You will  
9 have a county road sometimes crossing  
10 entirely through.

11 So, yes, you know, we manage  
12 accordingly. It's just part of what we  
13 have to do on the larger acreage -- you  
14 know, a large acreage tract. So the  
15 county road doesn't present a concern.  
16 If there's some reason that the  
17 inholding would require a special  
18 easement, then we would have to talk  
19 about that, but --

20 CHAIRMAN BLANKENSHIP: For clarification, I  
21 think your question was did the county  
22 road just go to that 1-acre parcel. I  
23 believe Mr. Ingram said that county road

1 goes all the way through to the Johnson  
2 Hill property that's listed here.

3 Is that correct?

4 MR. INGRAM: It does. It is a county -- it's  
5 not one of these county-abandoned roads.  
6 It's county-maintained. They scrape it  
7 and haul gravel on it and maintain it.

8 MR. SATTERFIELD: Okay.

9 CHAIRMAN BLANKENSHIP: Thank you, sir.

10 The next speaker --

11 MR. INGRAM: So I'm sorry I didn't include  
12 that on the map.

13 CHAIRMAN BLANKENSHIP: The next speaker is  
14 Mr. Robert Ritchey on the -- not for a  
15 particular nomination but wanted to  
16 speak on the Yates Tract property that  
17 Forever Wild -- I'm sorry -- for the  
18 Yates Tract Forever Wild property.

19 Yes, sir.

20 MR. RITCHEY: Good morning.

21 CHAIRMAN BLANKENSHIP: Good morning.

22 MR. RITCHEY: I just want to thank y'all.

23 Yates Lake is beautiful. And the

1           Gothard Tract is on the west side, and  
2           there's another tract on the east side.  
3           And we've had a lot of rain this spring,  
4           and I've taken my family. This is the  
5           first time I've taken my grandkids. We  
6           floated down Saugahatchee Creek into  
7           Yates Lake, and we floated down Weoka  
8           into Lake Jordan. And you'll see all  
9           types of birds and see all types of  
10          animals.

11           I'd just like y'all to consider  
12          looking at the fall line. The diversity  
13          of plant life along the fall line is  
14          just tremendous. I don't know if you're  
15          familiar with Dutchman's Pipe Vine.  
16          Anybody?

17           There's that and it's -- the flower  
18          is like a pipe, an old mantis -- just  
19          beautiful -- and a certain pipevine  
20          swallowtail lays its eggs on it. But  
21          there's just so much natural beauty that  
22          you're protecting.

23           I don't think anything I say will

1           ever be quoted, but someone once said  
2           the great use of human life is to use it  
3           for something that outlasts it. And  
4           that's what y'all are doing. That's  
5           your task.

6           I've got some handouts -- I don't  
7           have enough -- that shows you some  
8           species of trees that are growing now  
9           that the birds particularly like in  
10          Elmore and Tallapoosa Counties,  
11          everything from when they first start --  
12          when they first start getting ripe with  
13          the red mulberries in the spring --  
14          fairly early spring to the black  
15          cherries now, the caterpillars that are  
16          on the oak trees.

17          There's a tremendous basis of life  
18          in these creeks that flow into your  
19          wildlife areas. And so I just urge you  
20          to try to buy more property, try to  
21          acquire the east side of Yates Lake,  
22          possibly -- I know several large  
23          landowners on Weoka Creek. They let us

1 put our canoe in on their property or  
2 take it out. Same thing with Yates  
3 Lake.

4 You're on the right track. That's  
5 all I can say. It's almost undiscovered  
6 land over there. And a lot of it you  
7 might be able to acquire. I don't know.  
8 But that's what I came for is just to  
9 thank you for what you're doing. It  
10 means a lot to my family.

11 CHAIRMAN BLANKENSHIP: Yes, sir. Thank you  
12 for your comments. I do appreciate you  
13 coming. It's nice to hear --

14 MR. RITCHEY: It's rare you just get thanked  
15 for something.

16 CHAIRMAN BLANKENSHIP: Yes, sir. It is very  
17 nice to hear about the tracts that we've  
18 acquired as a board. And thank you very  
19 much. I took my family to the tract in  
20 the fall, and we hiked. We spent a good  
21 day hiking along the river and through  
22 the tract, and it was very beautiful.  
23 And I appreciate you --

1 MR. RITCHEY: And we've also hiked the John  
2 Scott Trail. There's beautiful  
3 wildflowers up there on the north end.  
4 And I'll tell you something. I never  
5 thought I'd see an alligator above the  
6 fall line, but there's one -- when the  
7 fog lifted and I was sitting out there  
8 fishing one day, there was one on Yates  
9 Lake. There is also otter -- river  
10 otter on Yates Lake, a family of them.  
11 Beautiful. Thank you.

12 CHAIRMAN BLANKENSHIP: Thank you, sir.

13 Our last speaker is Mr. Jonathan  
14 Neely, again, not on a particular tract.  
15 Just a general comment.

16 MR. NEELY: Good morning.

17 CHAIRMAN BLANKENSHIP: Good morning, sir.

18 MR. NEELY: My name is Jonathan Neely. I  
19 represent the Southeast Chapter of  
20 Backcountry Hunters & Anglers. I want  
21 to express my personal gratitude and the  
22 Backcountry Hunters & Anglers' gratitude  
23 for the work the Board does and the

1 public access you provide me and my  
2 family. I'm a military member. So we  
3 find ourselves traveling a lot. So it's  
4 really hard to secure hunting and  
5 fishing recreational access to lands. I  
6 think Alabama does a great job,  
7 specifically Forever Wild tracts, in  
8 providing all kinds of recreational  
9 access to me and the millions of  
10 families that are like mine across the  
11 country.

12 That's all. Thank you.

13 CHAIRMAN BLANKENSHIP: Thank you, sir. Again,  
14 nice to hear some good comments on the  
15 work of the Board. Appreciate the work  
16 that the Board does.

17 MR. OATES: And thank you for your service.

18 CHAIRMAN BLANKENSHIP: Yes, sir.

19 So that's the last speaker. Anybody  
20 else that wanted to make a public  
21 comment that didn't have an opportunity  
22 to fill out the green card?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: I'm seeing none.

2 Now we'll move into Executive  
3 Session. By regulation, appraisal  
4 values are confidential during the  
5 periods of negotiation. Accordingly, in  
6 order to discuss tract appraisal values,  
7 the Board will need to go into recess  
8 for an Executive Session.

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

12 DR. SALOOM: So move.

13 CHAIRMAN BLANKENSHIP: A motion by Dr. Saloom.  
14 And is there a second?

15 MR. OATES: Second.

16 CHAIRMAN BLANKENSHIP: Seconded by Mr. Oates.

17 On this one we do have to have a  
18 recorded vote. So as I call your name,  
19 if you are in favor of dismissing to an  
20 Executive Session, please indicate by  
21 saying "aye."

22 Chris Blankenship, aye.

23 Mr. Holloway?

1 MR. HOLLOWAY: Aye.

2 CHAIRMAN BLANKENSHIP: Mr. Horn?

3 MR. HORN: Aye.

4 CHAIRMAN BLANKENSHIP: Mr. Jones?

5 MR. JONES: Aye.

6 CHAIRMAN BLANKENSHIP: Mr. McClintock?

7 DR. McCLINTOCK: Aye.

8 CHAIRMAN BLANKENSHIP: Mr. Oates?

9 MR. OATES: Aye.

10 CHAIRMAN BLANKENSHIP: Dr. Powers?

11 DR. POWERS: Aye.

12 CHAIRMAN BLANKENSHIP: Dr. Saloom?

13 DR. SALOOM: Aye.

14 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

15 MR. SATTERFIELD: Aye.

16 CHAIRMAN BLANKENSHIP: Dr. Sims?

17 DR. SIMS: Aye.

18 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

19 DR. TOLLEY-JORDAN: Aye.

20 CHAIRMAN BLANKENSHIP: Dr. Valentine?

21 DR. VALENTINE: Aye.

22 CHAIRMAN BLANKENSHIP: Mr. Runyan?

23 MR. RUNYAN: Aye.

1 CHAIRMAN BLANKENSHIP: With that, we are  
2 dismissed into an Executive Session.  
3 It's 10:48. We will be meeting under a  
4 tree somewhere.

5 **(Recess for Executive Session was**  
6 **taken at approximately 10:48 a.m.**  
7 **and the meeting was called back to**  
8 **order at approximately 11:08 a.m.)**

9 CHAIRMAN BLANKENSHIP: All right. We are back  
10 from Executive Session at 11:08. I  
11 would like to point out that we have for  
12 the first time that I've been on the  
13 Board limited our Executive Session to  
14 20 minutes like we say that we will. We  
15 dismissed at 10:48. It is now 11:08.

16 Glad to have everybody back. We'll  
17 move now to the financial data and  
18 Ms. McCurdy.

19 MS. McCURDY: All right. I'm going to run  
20 through -- if nothing blows away, I'm  
21 going to run through the financial  
22 information. I'm going to do the  
23 standard, starting as we do each time

1 with Tab 2-A.

2 If you have any questions, just  
3 speak up. You're a little further  
4 spread out, so it's a little more  
5 difficult for me to see somebody -- be  
6 sure I see somebody raise their hand.  
7 So if I miss you, just stop me.

8 For the benefit of the public, I'm  
9 Patti McCurdy. I'm Director of State  
10 Lands Division. And I begin this  
11 portion of the meeting talking about for  
12 the Board how much money that you have  
13 available to work with during the  
14 meeting today.

15 As I say each time, just like your  
16 checkbook, sometimes you write checks  
17 that haven't cashed yet, but you've got  
18 to keep up with them so you know you've  
19 got enough money in the bank and don't  
20 bounce one of them. And that's what  
21 we're here to do.

22 You have many projects. As soon as  
23 you motion for the staff to proceed with

1 purchase and begin those negotiations  
2 and try to get to the closing table,  
3 those properties become an obligation.  
4 And I'm going to run through those that  
5 are in some stage of the closing -- of  
6 trying to get to closing as you have  
7 motioned.

8 So the balance -- the cash balance  
9 before I subtract from it is about  
10 \$25.4 million.

11 The tracts that are currently,  
12 again, in some form of negotiation  
13 and/or closing process as you motioned  
14 us to acquire would include D'Olive Bay,  
15 Baldwin County; Red Hills-Baucom  
16 Addition, Monroe County; Monte Sano  
17 State Park-McCombs Addition, Madison  
18 County; Red Hills-Parris Trust Addition,  
19 Monroe County; Cedar Creek SOA Addition,  
20 Dallas County; Cedar Creek SOA-Elm Bluff  
21 Addition, Dallas; Portland Landing  
22 SOA-Gilmore Addition, Dallas County; Red  
23 Hills-Brown Schutt Trust Addition,

1 Monroe County; Red Hills-Flat Creek  
2 Phase III, Monroe County; Thigpen  
3 Hill-Option A, Phase 1, Butler County.

4 When I subtract what we anticipate  
5 to be both the Forever Wild acquisition  
6 amount as well as a 15-percent  
7 stewardship transfer that we're required  
8 to make with each transfer, you have an  
9 unencumbered balance of just over  
10 \$11.3 million. However, there are also  
11 certain capital spending authority  
12 limitations that are connected to State  
13 budgetary processes. Because of that,  
14 you have just barely over \$11 million to  
15 work with that's not -- that would be  
16 within your capital spending authority.

17 So that is the current status of  
18 cash and spending authority. Any  
19 questions on that?

20 (No response.)

21 MS. McCURDY: The second page of Tab 2-A just  
22 contains a listing of the properties  
23 that have rolled off the 2-A, the

1 adjustments, because we have either  
2 closed them or it has been removed from  
3 consideration by the landowner or we've  
4 reached some impasse and we know they're  
5 not going to close. So far this fiscal  
6 year everything has closed. We haven't  
7 hit a glitch on anything.

8 The tracts that have closed this  
9 fiscal year which for the State began  
10 October 1st: Blackwater River South.  
11 We've completed the Blakeley Land Swap.  
12 Beaverdam Swamp. Cahaba River-Mohon  
13 Tract. Cahaba River-Savage Creek Tract.  
14 Red Hills-Flat Creek Phase I and Red  
15 Hills-Flat Creek Phase 2 and Red  
16 Hills-Section 2. I think those are all  
17 together just for my tongue-tying event  
18 each meeting.

19 Any question on those closed tracts  
20 or anything else from that account --  
21 from our acquisition account?

22 CHAIRMAN BLANKENSHIP: I would just mention  
23 for the Board's information that the

1 Alabama Legislature passed 13 bills in  
2 the last session. One of those bills  
3 was a supplemental appropriation that  
4 included a little over \$3 1/2 million in  
5 spending authority for the Forever Wild  
6 Board. That's not new money, but it was  
7 money that -- it was the spending  
8 authority to be able to use some of the  
9 cash that had accumulated over time in  
10 the account where we had lost the  
11 spending authority for that.

12 So we appreciate the Governor and  
13 the Finance Director and the two budget  
14 chairmen for including that in the  
15 supplemental appropriations bill that  
16 passed this year to give us that  
17 authority back. Thank you.

18 MS. McCURDY: And then, also, we wanted to  
19 provide an update on the stewardship  
20 fund, the usage of the authority that  
21 the Board gives us each year.

22 We had -- the Board approved up to  
23 \$1.5 million for the use of stewardship

1 fund proceeds. Currently, as of May 31,  
2 we have spent \$473,000, just over that  
3 amount. So we still have over a million  
4 remaining.

5 Now, this is the time of year where  
6 a lot of stuff starts clicking. And so  
7 we think we're fine. We believe -- we  
8 have not identified any need that we  
9 will not be able to provide for. But  
10 you will see that available balance  
11 continue to go down as we head towards  
12 the end of the fiscal year.

13 The net assets that we provide to  
14 the Board, that amount as of  
15 September 30th -- we go back to the  
16 beginning of the fiscal year -- was just  
17 over \$36 million, \$36,33,000. As of  
18 April 30th it's \$36,208,000  
19 approximately. There was an expected  
20 little bit of dip in the middle but  
21 looking good on that.

22 Any questions on the stewardship  
23 fund usage?

1 (No response.)

2 MS. McCURDY: You also have in your packet as  
3 Tab 2-C the report that the Treasurer's  
4 Department has begun providing the Board  
5 for each meeting. This is more of an  
6 investment report -- investment  
7 performance report. And so if there are  
8 any questions on that -- I know  
9 Commissioner works with the Treasurer.  
10 We sure appreciate that information. We  
11 can cover that also.

12 All right. If no questions, we'll  
13 move into what is your Tab 3-A. Tab 3-A  
14 contains the properties -- the listing  
15 of properties that this Board has  
16 motioned for appraisal or that we have  
17 been provided an appraisal by a third  
18 party that we have both had the time to  
19 review and have found the review to be  
20 satisfactory. At times we do save some  
21 money by others who provide appraisals  
22 to us.

23 So I'm going to run through those.

1 I would say that normally at the meeting  
2 I run through the appraisals we have in  
3 hand. I also run through the appraisals  
4 that we have not yet received for some  
5 reason.

6 When you motion for a first  
7 appraisal, the staff's first step is to  
8 contact the owner, get deed information,  
9 provide that information to the  
10 appraiser to be sure, hopefully, we have  
11 as accurate an appraisal as possible.  
12 Sometimes there are delays. Sometimes  
13 the appraisals just are not completed.  
14 At this meeting we have actually now  
15 caught up to where everything that I am  
16 going to list for the public and for the  
17 Board is an appraisal that we have in  
18 hand.

19 All right. We have the Coldwater  
20 Mountain-Oxanna Addition, Calhoun  
21 County. Coldwater Mountain-Young  
22 Addition, Calhoun County.

23 Locust Fork-Palmer Tract. That

1 crosses Blount and Jefferson County.

2 Perdido WMA-McNeill Addition,  
3 Baldwin County. Prairie Grove Glades  
4 Tract, Lawrence County. Shelby  
5 Crossroads, Shelby County. Thigpen  
6 Hill-Option A, Phase II, Butler County.  
7 Weeks Bay Reserve-Snook Addition,  
8 Baldwin County.

9 I will pause there to say those are  
10 the tracts that the Board had motioned  
11 on. As you know, appraisal amounts are  
12 confidential, but I will report that  
13 that takes up about -- over 11, heading  
14 towards the \$11 1/2 million area, and so  
15 that's a little more than we talked  
16 about you have spending authority for.

17 And I also want to note that one  
18 additional appraisal that was  
19 provided -- being paid for by the  
20 Alabama Forestry Commission, that  
21 appraisal was provided to DCNR. My  
22 staff has been through the appraisal,  
23 and we have approved the appraisal. It

1           was also provided by one of our -- the  
2           Board's usual contract appraisers. And  
3           so with that appraisal added in,  
4           obviously you will -- you were past your  
5           spending authority before that and again  
6           past your spending authority. But that  
7           was for the Little River State Forest  
8           Addition in Escambia County that you  
9           heard spoke on before earlier in the  
10          meeting.

11                 So any questions on those -- those  
12                 tracts or the status of those  
13                 appraisals?

14       MR. HOLLOWAY: Ms. McCurdy?

15       MS. McCURDY: Yes.

16       MR. HOLLOWAY: Excuse me, Mr. Chairman.

17       CHAIRMAN BLANKENSHIP: Yes, sir.

18       MR. HOLLOWAY: Do we need to accept any of  
19                 those appraisals at this time?

20       MS. McCURDY: No. The next step would occur  
21                 in the general discussion agenda item  
22                 that comes a little bit later when  
23                 motions -- you don't have to accept any

1 of these. You would only -- your next  
2 step if you wanted to acquire the  
3 property would be to move for a second  
4 appraisal and to proceed to purchase  
5 during general discussion.

6 For the benefit of the public that  
7 may not know, the constitutional  
8 amendment which formed this program  
9 required that two appraisals be  
10 performed. If those two appraisals do  
11 not come back within 10 percent, that  
12 triggers the need for a third, a review  
13 appraisal, to try to figure out why  
14 there's such a difference between those  
15 two value opinions. But, yes, that  
16 would come up in general discussion.

17 MR. HOLLOWAY: Thank you.

18 MS. McCURDY: Any other questions?

19 (No response.)

20 MS. McCURDY: Just to limit the number of  
21 people up at the microphone, I'm going  
22 to go ahead -- and I'm sure not do as  
23 well as Jo does by any means. That's

1 not even my goal. But I'm going to run  
2 through the short-list tracts. And I  
3 apologize. Due to the setting of the  
4 meeting, we're not able to project as we  
5 normally do. But the presentation I'm  
6 going to go through or talk about -- the  
7 tracts I'm going to talk about are in  
8 Tab 4-A.

9 Tab 4-A lists the tracts that have  
10 short-listed. We take the top-three  
11 tracts across the four usage categories  
12 that the program is built on -- nature  
13 preserve, recreation, wildlife  
14 management area or additions or state  
15 parks or additions to state parks -- and  
16 then also factor in those scores by the  
17 northern, central, and southern  
18 district.

19 By Jo's math -- I'm a lawyer, not a  
20 mathematician -- but, anyway, that you  
21 potentially can have 36 tracts on the  
22 short list. But normally tracts -- at  
23 least some of the tracts will short-list

1 in more than one category, so we very  
2 rarely have that many.

3 So in your packet in Tab B you have  
4 a brief description and a map for each  
5 tract. And so I'm going to try to kind  
6 of run through that briefly. Again, it  
7 is fine to stop me if you have a  
8 question. Just do please speak up.

9 The tracts currently on the short  
10 list that are available to the Board for  
11 further consideration include Briar  
12 Lake, which is 111 acres in Baldwin  
13 County.

14 We have Coldwater Mountain-Andrews  
15 Addition, approximately 86 acres in  
16 Calhoun County.

17 We have Coosa WMA-Hatchet Creek  
18 Addition, 151 acres, Coosa County.

19 We have Cypress Creek Tract,  
20 74 acres in Lauderdale County. D'Olive  
21 Bay Addition, 29 acres in Baldwin  
22 County. Hobbs Island, 334 acres,  
23 Madison County.

1 Joe Wheeler State Park-Page Branch  
2 Addition. That's 423 acres in  
3 Lauderdale County.

4 Little River State Forest Addition,  
5 2,885 acres in Escambia County. This  
6 would be a split with Forestry  
7 Commission. So the approximate acreage  
8 that would be titled to Forever Wild  
9 would be approximately -- approximately  
10 the 712 acres.

11 Lowndes WMA-Johnson Hill Addition,  
12 783 acres in Lowndes County. Minamac  
13 Wildflower Bog, 19 acres in Baldwin  
14 County. Oak Mountain State Park-Belcher  
15 Lake Addition, 1,651 acres approximately  
16 in Shelby County. Penitentiary  
17 Mountain, 3,928 acres in Shelby County.  
18 Perdido Headwaters-Brushy Creek,  
19 408 acres in Baldwin County. Walls of  
20 Jericho-Bradford Addition, 40 acres,  
21 Jackson County. Yates-Porter Addition,  
22 47 acres, Elmore County.

23 So, again, that is a brief

1 run-through. Again, I apologize for it  
2 not being on the overhead projector.

3 Any questions as to the short list?

4 (No response.)

5 CHAIRMAN BLANKENSHIP: No questions.

6 MS. McCURDY: So I think that wraps up -- I'm  
7 sorry you had to listen to me the whole  
8 time and didn't get to hear Jo. But  
9 that wraps up our status reports.

10 CHAIRMAN BLANKENSHIP: Did you want to talk  
11 about the grant status?

12 MS. McCURDY: Oh, I'm sorry. Yeah. I got so  
13 excited about getting to do the short  
14 list. The power overcame me. So I'm  
15 sorry. We normally do cover the grant  
16 status before the short list.

17 So if you'll turn to Tab 5-A in your  
18 packet, you'll find the grant status  
19 update memo. It's shorter and a little  
20 less complicated than it has been the  
21 last several meetings due to the motions  
22 from the last Board meeting that you  
23 made on some of the Pittman-Robertson

1 opportunities for partnership with  
2 Wildlife and Freshwater Fisheries and,  
3 also, because of the receipt of grant  
4 funds for the Red Hills tracts. Those  
5 awards finally came in. So we were able  
6 to move forward with those. And I  
7 appreciate everybody's help with those,  
8 and we're very excited to get those  
9 awards in for those tracts.

10 Commissioner, anything else you want  
11 to say on Red Hills?

12 There were a couple of -- we're  
13 continually trying to pursue grant  
14 funds. And so we're always doing that.  
15 But one opportunity I wanted to mention  
16 to you specifically -- there's one  
17 short-list nomination, D'Olive Bay  
18 Addition -- that's Tab 4, pages 11 and  
19 12. I wanted to identify that tract.

20 As you may recall, we're in the  
21 process of closing the D'Olive tract.  
22 That tract by the time we got to closing  
23 included a good bit of donated acreage.

1           And so long story short, we had some  
2           funds -- we had some funds left over  
3           from that award.

4           We are talking with U.S. Fish and  
5           Wildlife Service about trying to amend  
6           that award to continue to take advantage  
7           of those funds and work with them on the  
8           other potential tract. And this D'Olive  
9           Bay Addition is one tract that we are  
10          working -- talking to them on and  
11          planning to try to amend the grant and  
12          obtain those funds. That does not  
13          obligate the Board to acquire the tract,  
14          but I wanted you to know that that  
15          activity that we generally do is ongoing  
16          and we hope to take full advantage of  
17          that grant award. We will keep you  
18          updated on that.

19          The second really is a combination  
20          of grant opportunity and a partnership  
21          opportunity that we've been talking  
22          about on the Little River State Forest  
23          Addition with Alabama Forestry

1 Commission. And so if you want to turn  
2 to page -- and that tract is Tab 4,  
3 pages 17 and 18.

4 To kind of give you an overview both  
5 of the tract and how the -- I know Will  
6 Brantley was kind enough at the last  
7 meeting to provide you a little tutorial  
8 on the Forest Legacy -- that grant  
9 program. So I wanted this time to sort  
10 of tell you how -- run through how the  
11 splits would work, what the opportunity  
12 looks like, and review the tract a  
13 little bit.

14 If you'll look on page -- Tab 4,  
15 page 18, you'll see the nomination map.  
16 You will see the ownership that is  
17 proposed -- the way the grant works, the  
18 federal dollars, as most do, require  
19 State match. Forever Wild's expenditure  
20 of funds to purchase its portion of this  
21 tract will serve as the required State  
22 match in order to receive the federal  
23 dollars. There is a minimum State match

1 of 25 percent. You must have that to  
2 get the funds.

3 We are actually -- staff -- DCNR  
4 staff working with Forestry Commission  
5 staff are actually proposing the split  
6 that you see on the map in Tab 4-B  
7 because of some -- the drain, some  
8 internal roads, some natural features  
9 that we believe are the best opportunity  
10 for management of the tract and best  
11 allow us to describe the acreage that  
12 each agency will retain. That would put  
13 Forever Wild slightly over the required  
14 25 percent at approximately 28.3 percent  
15 of the acquisition funding. We would  
16 have just under 25 percent of acreage,  
17 24.5, and that's all due to the  
18 appraisal value. The required match  
19 comes off the funding tied to the  
20 appraisal value. So that's -- you'll  
21 see that difference.

22 The Forestry Commission would  
23 utilize the grant funds to take down the

1 remaining acreage, and they would hold  
2 title to that property. Our intent  
3 would be to manage this tract,  
4 obviously, in close coordination and  
5 cooperation and partnership with the  
6 Alabama Forestry Commission. One aspect  
7 of that would be also combining our  
8 efforts -- Forever Wild's normal efforts  
9 as well as Forestry Commission's efforts  
10 related to timber management on the  
11 tract. And the Forestry Commission has  
12 offered their assistance on helping us  
13 with the forestry plans that will be on  
14 the tract, and those will be used for  
15 post closing in connection with the  
16 grant.

17 So one aspect that's very unique  
18 with this tract -- and I'll be honest.  
19 I had never -- to be totally honest,  
20 I had never heard of this before. But  
21 the tract contains a location that is  
22 called a Mystery Worm Pond. There's  
23 about 80 acres in this area. It's a

1 patch on the tract that is Southern  
2 Coastal Nonriverine Cypress Dome. Never  
3 heard of that before.

4 But it is very, very rare. And, in  
5 fact, in the state we believe there are  
6 only 6 acres of this rare habitat that  
7 currently occurs on public land and  
8 therefore is able to be conserved and  
9 properly managed and maintained. And  
10 this acreage in this area has been  
11 identified in the Alabama Wildlife  
12 Action Plan, which our Department  
13 develops, as a priority area for  
14 conservation action.

15 So in addition to looking at timber  
16 management on the tract -- let me  
17 clarify. I think there -- some have  
18 asked me about this. There's no  
19 requirement to harvest a certain amount  
20 of the timber on the tract per the grant  
21 requirements. You're able to provide  
22 for recreation. You're able to provide  
23 for habitat conservation. You are to

1 properly manage the timber, and you may  
2 have timber harvesting going on. But I  
3 would just note that to alleviate -- if  
4 there are any concerns or any questions  
5 that quite obviously, as with any tract  
6 that has a significant habitat feature,  
7 we manage our harvest efforts on the  
8 Forever Wild acreage first looking at  
9 habitat and looking at recreation usage,  
10 the wildlife needs.

11 And so we would certainly, as we  
12 always would, be conscious of this very  
13 rare area and manage any timber that  
14 might be harvested in a manner that did  
15 not impact the area with the usual  
16 buffer zones that we have. And  
17 obviously this is a priority for  
18 everybody. But I did want to thank the  
19 Forestry Commission for their offer to  
20 be part of the overall timber management  
21 planning on the tract.

22 So that's a little bit more about  
23 the tract, a little about the split.

1           One other thing I do want to  
2           mention -- and we do have -- Will  
3           Brantley is here today, and he can  
4           provide any specifics -- as I'm sure  
5           Mr. Oates can also -- on the grant  
6           program.

7           But I want to note one thing that is  
8           kind of critical in this tract. We're  
9           coming up on a September 30th --

10           That is correct; right?

11           MR. OATES: That is correct, yes.

12           MS. McCURDY: -- deadline on these grant  
13           proceeds. And so just as with any  
14           tract, I'm not saying that to tell you  
15           to do anything, but we always make you  
16           aware of upcoming deadlines. And that's  
17           one of the deadlines that we're looking  
18           toward.

19           So having given that overview, let  
20           me take any questions and, also, I'll  
21           make Will come up.

22           CHAIRMAN BLANKENSHIP: Any questions?

23           MR. OATES: Can I just add real quick, Chris,

1           this will be a part of the Little River  
2           State Forest which we currently own down  
3           there. It's about 2,000 -- a little  
4           over 2,000 acres. So this 2800 will  
5           more than double the size of the Little  
6           River State Forest.

7           And we will -- we do manage our land  
8           for timber -- or partly. So the part  
9           that we own, we will look at managing it  
10          for timber. And we will certainly be --  
11          hope to be a very big partner with y'all  
12          working on managing all of it and  
13          protecting the pond as well and make  
14          sure we don't get anywhere near that.

15          But we extend that offer to help  
16          manage this land and save y'all the  
17          effort of doing it with -- of course,  
18          y'all would get approval of our plans or  
19          anything. But we want to be a part of  
20          that.

21        MS. McCURDY: And we thank you for your offer  
22           of expertise. I mean, a second eye is  
23           always helpful.

1 CHAIRMAN BLANKENSHIP: All right.

2 MS. McCURDY: Oh, I'm sorry. I do want to  
3 mention one thing on this one too.

4 It is available for the next usual  
5 step, which would be to get the second  
6 appraisal and proceed to purchase if you  
7 would like to do that. But I would  
8 note, again, this is a tract that we  
9 were provided the appraisal by a third  
10 party. So this would require a little  
11 more technical motion.

12 If anyone wants to make a motion, I  
13 did include that at the end of the grant  
14 status update memo in 5-A. It's just a  
15 little more -- I thought that might be  
16 easier.

17 CHAIRMAN BLANKENSHIP: All right. I see no  
18 other questions or comments. Thank you.

19 We'll move into the next order of  
20 business is the general discussion. For  
21 Dr. McClintock, this is generally where  
22 motions are made on particular tracts.  
23 And so I'll try and make sure that --

1           and for Tracye's benefit and it being  
2           outside, I'll try to make sure I  
3           recognize for you who makes the motions  
4           and who seconds those so we can have an  
5           accurate recording in the minutes. If I  
6           get too fast, please stop me.

7           DR. SALOOM: Commissioner?

8           CHAIRMAN BLANKENSHIP: Dr. Saloom.

9           DR. SALOOM: Yes. In light of that  
10           discussion, I move that we make a motion  
11           to accept the appraisal provided by the  
12           Alabama Forestry Commission and approved  
13           by State Lands Division staff as Forever  
14           Wild's first appraisal for the Little  
15           River State Forest Addition and to  
16           proceed with second appraisal and  
17           purchase of the proposed Forever Wild  
18           portion of this nomination contingent  
19           upon an expenditure by Forever Wild Land  
20           Trust in an amount not to exceed  
21           28.3 percent of the overall tract  
22           appraisal value.

23           CHAIRMAN BLANKENSHIP: So for the record, let

1 me just make sure that that -- you are  
2 talking about the Little River State  
3 Forest Addition?

4 DR. SALOOM: That is correct.

5 CHAIRMAN BLANKENSHIP: Okay. Is there a  
6 second?

7 MR. SATTERFIELD: Second.

8 CHAIRMAN BLANKENSHIP: I have that seconded by  
9 Mr. Satterfield.

10 Any discussion on that motion?

11 MS. McCURDY: Just everybody please verbalize  
12 when you vote. Thank you.

13 CHAIRMAN BLANKENSHIP: All right. Seeing no  
14 hands for discussion, all those in favor  
15 of the motion say "aye."

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

18 CHAIRMAN BLANKENSHIP: Any opposed?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: None opposed. The  
21 motion carries.

22 DR. VALENTINE: Commissioner?

23 CHAIRMAN BLANKENSHIP: Dr. Valentine.

1 DR. VALENTINE: I would like to move for Weeks  
2 Bay Reserve-Snook Addition for a second  
3 appraisal and purchase.

4 CHAIRMAN BLANKENSHIP: So the motion is for a  
5 second appraisal and move to purchase on  
6 the Weeks Bay Reserve-Snook Addition  
7 made by Dr. Valentine. Is there a  
8 second?

9 DR. POWERS: Second.

10 CHAIRMAN BLANKENSHIP: Seconded by Dr. Powers.  
11 Any discussion?

12 Yes, sir, Mr. Satterfield.

13 MR. SATTERFIELD: Maybe this is for staff.

14 This originally was eligible for some  
15 funding from the -- as I remember, from  
16 the Deepwater oil spill.

17 MS. McCURDY: It was actually --

18 MR. SATTERFIELD: But whatever it was, it went  
19 away because you used that money  
20 somewhere else. Are you working on a  
21 contribution from some other agency that  
22 might impact this purchase as well?

23 MS. McCURDY: And for the Board, it was NOAA

1 funding through our Weeks Bay National  
2 Estuarine Research Reserve facility.

3 And we had another tract that we  
4 were able, Commissioner, partnered with  
5 some of the Deepwater Horizon oil spill  
6 money to add to this to get a larger  
7 tract. It was ready to go. So those  
8 funds were applied there.

9 We are always hoping to get and  
10 always, when we have opportunity,  
11 applying for additional NOAA funding.  
12 We did not receive any for the tract in  
13 the last round that was awarded. We  
14 will continue each year to try to get  
15 funding, but I do not have any currently  
16 available to apply.

17 MR. SATTERFIELD: So there's no foreseeable  
18 near-term opportunity to do that?

19 MS. McCURDY: No, sir, not in the near term.

20 MR. SATTERFIELD: Okay.

21 CHAIRMAN BLANKENSHIP: Any other discussion or  
22 questions?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: Seeing none, the motion  
2 is to move for a second appraisal and  
3 move to purchase on the Weeks Bay  
4 Reserve-Snook Addition. All those in  
5 favor say "aye."

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

8 CHAIRMAN BLANKENSHIP: Any opposed?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: None opposed. Motion  
11 carries.

12 MR. HOLLOWAY: Mr. Chairman?

13 CHAIRMAN BLANKENSHIP: Mr. Holloway.

14 MR. HOLLOWAY: Mr. Chairman, I'd like to make  
15 a motion to move for a second appraisal  
16 for the Shelby Crossroads property and  
17 move to purchase.

18 CHAIRMAN BLANKENSHIP: All right. So that's a  
19 move for a second appraisal and move to  
20 purchase on the Shelby Crossroads  
21 property made by Mr. Holloway. Is there  
22 a second?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: No second. All right.

2 Motion fails.

3 Dr. Powers.

4 DR. POWERS: I'd like to move for a second

5 appraisal and move to purchase on the

6 Perdido WMA-McNeill Addition.

7 MR. JONES: Second.

8 CHAIRMAN BLANKENSHIP: Seconded by Mr. Jones.

9 Any discussion?

10 (No response.)

11 CHAIRMAN BLANKENSHIP: So the motion is to

12 move for a second appraisal and move to

13 purchase on the Perdido-McNeill

14 Addition. All those in favor say "aye."

15 (All Board members present respond

16 "aye.")

17 CHAIRMAN BLANKENSHIP: Any opposed?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: None opposed. Motion

20 carries.

21 DR. TOLLEY-JORDAN: Mr. Chairman?

22 CHAIRMAN BLANKENSHIP: Yes, ma'am.

23 Dr. Tolley-Jordan.

1 DR. TOLLEY-JORDAN: I would like to make a  
2 motion for second appraisal and move to  
3 purchase for the Prairie Grove Glades  
4 Tract in Lawrence County.

5 CHAIRMAN BLANKENSHIP: All right. So it's a  
6 motion for the Prairie Grove Glades  
7 Tract. Is there a second?

8 DR. SIMS: Second.

9 CHAIRMAN BLANKENSHIP: Seconded by Dr. Sims.  
10 Is there any discussion?  
11 Mr. Satterfield.

12 MR. SATTERFIELD: Mr. Chairman, I have  
13 concerns about this particular site.  
14 First of all, I know it's worthy of  
15 protection, but it's already under the  
16 protection of our friends with The  
17 Nature Conservancy. And it's got some  
18 significant management problems in how  
19 that site needs to be managed. It's  
20 been the benefit of the glade -- benefit  
21 of the plants there being managed --  
22 being actively managed with the cattle.  
23 To help do that through -- it would have

1           to be done a different way if we didn't  
2           put cattle on it if it was acquired  
3           through Forever Wild with some kind of  
4           burning problems.

5           My philosophy is -- I love to  
6           partner with our good friends from The  
7           Nature Conservancy, but this is one of  
8           those exceptions when I think on behalf  
9           of looking at it from -- from the  
10          standpoint of Forever Wild, this piece  
11          of property has too many management  
12          problems for us as a Forever Wild piece  
13          of property in the fact that it's  
14          isolated and it would take some very  
15          site-specific resources away from DCNR  
16          or however they would manage it.

17          So I think it just has too many  
18          challenges for Forever Wild to take on  
19          at this particular time. Maybe sometime  
20          in the future when the economy is  
21          restored and we have more resources  
22          available. I just think it's a  
23          premature purchase at this point in

1           time.

2           CHAIRMAN BLANKENSHIP: Mr. Jones, I think you  
3           had a comment.

4           MR. JONES: I feel very similarly. This tract  
5           is kind of a one-off tract. It's not  
6           really located near any of our other  
7           tracts. I think, like Mr. Satterfield,  
8           it would have extreme management  
9           issues/problems that it would cause.  
10          And with the limited spending authority  
11          and some of the other large tracts that  
12          we have potential to spend money on  
13          either now or down the road, I just feel  
14          like this tract is not a wise purchase  
15          at this time.

16          MR. OATES: Commissioner, I agree with both of  
17          those comments. Small tracts like that  
18          that are by themselves just -- it  
19          concerns me that y'all's resources to  
20          manage them are going to be stretched.

21          CHAIRMAN BLANKENSHIP: Would anybody like to  
22          speak in favor of the motion or ...

23          DR. TOLLEY-JORDAN: I'll rescind the motion.

1 I'm not sure what the language is for  
2 that, but I can rescind it.

3 MS. McCURDY: Okay. Just speak up a little  
4 bit.

5 DR. TOLLEY-JORDAN: I will rescind the motion.  
6 I'm not sure of the language that you  
7 use.

8 CHAIRMAN BLANKENSHIP: That's fine.

9 Is that okay with the seconder,  
10 Dr. Sims?

11 DR. SIMS: That's fine.

12 CHAIRMAN BLANKENSHIP: Dr. Sims indicated that  
13 was okay to rescind her second on that.

14 Thank you, Dr. Tolley-Jordan.

15 So we'll move on. Any other  
16 discussion?

17 MR. OATES: Commissioner, I would move for a  
18 first appraisal on the Coldwater  
19 Mountain-Andrews Addition.

20 MR. SATTERFIELD: I'm sorry. I didn't hear  
21 that.

22 CHAIRMAN BLANKENSHIP: Sure. The motion is to  
23 move for a first appraisal on the

1 Coldwater-Andrews Addition.

2 DR. TOLLEY-JORDAN: Second.

3 MR. SATTERFIELD: That's under Tab 4?

4 CHAIRMAN BLANKENSHIP: Yes, sir.

5 MS. McCURDY: Tab 4, page 5.

6 CHAIRMAN BLANKENSHIP: So the motion was made  
7 by Mr. Oates and seconded by  
8 Dr. Tolley-Jordan for a first appraisal  
9 on the Coldwater Mountain-Andrews  
10 Addition.

11 Any questions or discussion on that?

12 MR. SATTERFIELD: Yes.

13 CHAIRMAN BLANKENSHIP: Yes, sir.

14 Mr. Satterfield.

15 MR. SATTERFIELD: From our previous discussion  
16 at previous meetings, my recollection is  
17 that piece of property has some  
18 challenges with potential access issues  
19 because the access was going to be  
20 provided through a residential area in  
21 that area getting into that parcel,  
22 unless I'm mistaken about previous  
23 discussions.

1 MS. McCURDY: And it gets very confusing.

2 We've had so many --

3 MR. SATTERFIELD: Is that a concern -- is that  
4 something that we need to be concerned  
5 about?

6 MS. McCURDY: Yeah. I'm double-checking with  
7 staff, but I think we've had so many  
8 Coldwater Mountains with different  
9 names. I don't think that was the issue  
10 on the Andrews. I don't believe we --  
11 Andrews just made it onto the short list  
12 for this meeting -- well, I don't know  
13 if it was this meeting.

14 Did we discuss it in the past?

15 I don't believe it's been discussed  
16 in the past. I'll ask Evan on my staff  
17 to be sure that -- we'll double-check --  
18 that there's no residential issue, none  
19 that we're aware of. We'll  
20 double-check.

21 We can certainly hold on that and  
22 get back to the Board. That's fine.

23 That's not a problem.

1 MR. SATTERFIELD: Yeah.

2 MS. McCURDY: I know this tract is one that --  
3 I know we've seen several of the  
4 Coldwater Mountain. It just gives us  
5 some access toward the city of Oxford.  
6 And another opportunity for access, it  
7 adjoins some acreage up there. So I  
8 know that about it, but I'm not aware of  
9 the -- I'm not saying you're incorrect,  
10 Mr. Satterfield. I just don't recall  
11 that.

12 MR. SATTERFIELD: Well, the notes I had showed  
13 it was accessed through the Hobson City  
14 area, which is a residential area, to  
15 get onto that piece of property. So  
16 that's why I was asking that question.

17 CHAIRMAN BLANKENSHIP: And this is a motion  
18 for a first appraisal, and that's  
19 something that could be --

20 MS. McCURDY: I mean, and that's -- some of  
21 the access in some areas -- I mean, that  
22 is -- could be. So I guess if that --  
23 we can either report back to the Board

1           in August or -- I mean, if that's your  
2           question, or if that was access on a  
3           road that --

4           MR. SATTERFIELD: Well, the reason I raise the  
5           issue is if that's a question, do we  
6           want to go through the trouble to pay  
7           the expense of an appraisal at this  
8           meeting without getting that question  
9           answered.

10          MS. McCURDY: Well, might I suggest --

11          MR. SATTERFIELD: Maybe we ought to defer that  
12                 to the next meeting where we have a more  
13                 definitive answer to that issue.

14          MS. McCURDY: Either need to defer it if  
15                 that's a concern or if it's -- I mean, I  
16                 guess I would need to know -- we can  
17                 make the motion contingent upon staff's  
18                 completion of investigation of access.  
19                 But it appears that -- I'll tell you  
20                 what. Commissioner, if you don't mind  
21                 on this one, can we just hold this one  
22                 and let us talk about --

23          CHAIRMAN BLANKENSHIP: Let me -- is there --

1           is the motioner and the seconder in  
2           favor of --

3       MR. OATES: I'll withdraw the motion until  
4           August.

5       MS. McCURDY: I certainly don't want to do  
6           anything that any -- proceed with an  
7           appraisal while someone is uncomfortable  
8           with it. And I'm not sure if -- but  
9           even though we can acquire the answer,  
10          I'm not sure how to apply your concern  
11          to it and then whether to go forward  
12          with the appraisal or not. So that's my  
13          reason. It's difficult for me to take  
14          that contingent on that because when  
15          I get the answer I'm not going to know  
16          how to apply it to the concern. Because  
17          we already have properties where you go  
18          down roads -- public roads that pass  
19          through a neighborhood, so that's --

20       CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan, are  
21           you okay with rescinding the second?

22       DR. TOLLEY-JORDAN: Oh, yeah. That's a great  
23           question.

1 CHAIRMAN BLANKENSHIP: Okay. So we'll hold  
2 off on that, then, at the request of the  
3 motioner and the second.

4 MS. McCURDY: Thank you. And we'll report  
5 back. And I may get with you, if you  
6 don't mind, to be sure before the next  
7 meeting that we've identified the  
8 concern in relation to the information  
9 that we have. So thank you.

10 CHAIRMAN BLANKENSHIP: Anything else? Any  
11 other motions? Any other discussion?

12 DR. TOLLEY-JORDAN: I had one more motion,  
13 Commissioner.

14 CHAIRMAN BLANKENSHIP: Yes, ma'am.

15 DR. TOLLEY-JORDAN: I would like to motion for  
16 a first appraisal for the Oak Mountain  
17 State Park-Belcher Lake Addition.

18 DR. SALOOM: Second.

19 CHAIRMAN BLANKENSHIP: All right. The motion  
20 was made by Dr. Tolley-Jordan, seconded  
21 by Dr. Saloom on the Oak  
22 Mountain-Belcher Tract Addition for a  
23 first appraisal.

1                   All right. Any discussion or  
2                   question?

3           MR. SATTERFIELD: Mr. Chairman?

4           CHAIRMAN BLANKENSHIP: Yes, sir,  
5                   Mr. Satterfield.

6           MR. SATTERFIELD: I hate to be dominating this  
7                   meeting, but I would like to just  
8                   reiterate some of the questions that I  
9                   asked earlier about this piece of  
10                  property.

11                   I think it's a great piece of  
12                   property. As I said, I've been on it.  
13                   I've had the opportunity on a couple of  
14                   occasions in fishing tournaments to fish  
15                   those lakes, and they have -- they're  
16                   bass-trophy fishing lakes. They're in a  
17                   great watershed. The water comes down  
18                   through a series of three or four lakes  
19                   on the property.

20                   But I do know, having been on the  
21                   property, it does have that house on it,  
22                   caretaker house, and my recollection is  
23                   that it may also have some other

1 facilities that the family that owns it  
2 utilizes for recreational purposes.

3 We have the question that I raised  
4 about the boundary map and having those  
5 little -- what impact the railroad  
6 easement might have on it and whether or  
7 not those little portions that showed on  
8 the maps that we have in front of us are  
9 on the other side of the railroad. And  
10 all of those things to me would impact  
11 boundaries of property that we're  
12 talking about and the fact that we  
13 need -- might need to get those things  
14 cleared up because that will impact the  
15 appraisal price.

16 And, again, because this is a big  
17 piece of property, it's going to cost  
18 some significant money to appraise it.  
19 My only question is -- I'm not -- I'm  
20 not opposing the piece of property. I  
21 think it's a worthwhile thing to do, and  
22 I would like to see us acquire it down  
23 the road at the appropriate time when we

1           have enough information to expand Oak  
2           Mountain State Park. I think that's  
3           very important. But I would prefer that  
4           we defer this until the next meeting and  
5           take it up then when staff has had a  
6           better opportunity to work with the  
7           nominator to get these questions cleared  
8           up before we go to the expense of  
9           developing the appraisal. That's my  
10          concern.

11       MR. JONES: Mr. Chairman?

12       CHAIRMAN BLANKENSHIP: Mr. Jones.

13       MR. JONES: It was also indicated in the  
14               presentation that there would be access  
15               to 280 off of that, and that was not  
16               shown. To me that's a vital portion to  
17               this purchase. I, too, agree. I think  
18               it's a great piece of property. But  
19               having that access point cleared up  
20               would be -- I do think -- the one little  
21               line where there's a little land below  
22               the railroad, as Mr. Satterfield talked  
23               about, if it would be really nice and

1 clean, the railroad and the boundary  
2 line in that portion of the property.  
3 But if we could have that connection  
4 over at 280 and staff could work that  
5 out, I think that would greatly benefit  
6 the value of what we could create.

7 MR. OATES: Commissioner, I'll just add one  
8 more comment.

9 We are looking at, as you and I have  
10 talked about, maybe making this a Forest  
11 Legacy grant. Those will be due in, I  
12 think, the October, November time frame.  
13 So we will hopefully be able to come to  
14 the table with some significant funding  
15 to help pay for this.

16 CHAIRMAN BLANKENSHIP: In applying for a  
17 Forest Legacy grant, would it be  
18 beneficial to have the appraised value  
19 of the property as you -- before you  
20 apply or --

21 MR. OATES: That would be -- so, yes, that  
22 would be. But, again, we won't be doing  
23 that until November, October time frame,

1           so ...

2           DR. TOLLEY-JORDAN: May I ask how long do you  
3           think staff would need in order to  
4           address those questions to be done  
5           within the time frame of October,  
6           November, by that time period.

7           MS. McCURDY: I'll have to take it  
8           individually.

9           I think information on how State  
10          Parks would envision management on the  
11          ground, for example, as to the  
12          structures, Greg -- I don't want to put  
13          him on the spot -- probably could  
14          provide some information on that today.  
15          I don't know if he was prepared totally.  
16          But that should be fairly quick.

17          I would have to rely on Mitch and  
18          TNC in working with the landowner as to  
19          formalizing a formal offer by the  
20          landowners of exactly what would  
21          constitute their promise of access to  
22          280. I wouldn't be able to control  
23          that, but I'm sure Mitch would do all

1           that he could for you on that.

2           Third, as to the railroad  
3           positioning, you will have to get a  
4           little more detail as to the mapping and  
5           drawing abilities that we have and  
6           Mitch's representation for sure that  
7           those -- that acreage has been, he  
8           thinks, moved up. That should be fairly  
9           quick.

10           I think -- so I think -- let me let  
11           Greg -- do you want Greg to go ahead and  
12           provide the information he can?

13           I think the rest of the information  
14           would be pretty attainable based on the  
15           assistance of TNC. They're always a  
16           great partner.

17           MR. LEIN: Good morning. For the benefit of  
18           the Board, I'm Greg Lein. I'm the State  
19           Parks Director.

20           We have spent time on this property,  
21           and we've worked with the County, The  
22           Nature Conservancy, representatives from  
23           EBSCO for the last year to look at this

1           opportunity. There's been a lot of  
2           action and responsiveness in terms of  
3           carving out portions of the property  
4           that could reduce the cost that are  
5           developable -- Shelby County had  
6           expressed that to us in the beginning --  
7           to include areas up around 280. That  
8           area in our opinion -- access could be  
9           satisfied through an easement rather  
10          than frontage of land out on 280. And  
11          the County has a water tank up there.  
12          So there's already a road and things  
13          that would be needed to service that.

14                 There are two houses on this  
15          property, one up on the 280 end and one  
16          down on the south. We've reviewed all  
17          this in the beginning. We represented  
18          to the -- all the partners that Parks  
19          would likely want to have those two  
20          houses as caretaker facilities for our  
21          staff to help in the stewardship of the  
22          land, but beyond that general discussion  
23          we haven't attempted to carve out

1           acreage or anything like that.

2           There is a very, very good road  
3           system on this property which is of huge  
4           benefit in terms of access.

5           The Parks system looks at this as an  
6           opportunity -- probably the last  
7           opportunity -- to add significant land  
8           to Oak Mountain State Park. We've seen  
9           the ridge developed in the Indian  
10          Springs area. We've seen land built  
11          next to Peavine Falls in the Pelham  
12          area. This is really the last front on  
13          the part to protect, and it's a  
14          significant block. This is our largest  
15          park in the Parks system. It's the  
16          second-most visited park in the Parks  
17          system, second only to Gulf State Park.

18          There would be immediate access and  
19          benefit to the public from this property  
20          and a large portion of the public  
21          through the trail system. And, of  
22          course, there would be opportunities for  
23          other improvements on the property over

1           time.

2                   And we recognize it is a very  
3           expensive piece of property. And,  
4           again, the Commissioner and I haven't  
5           had very specific conversations, but  
6           we've had general conversations about  
7           the Parks system being a partner in this  
8           effort and making it work.

9           MR. SATTERFIELD: Mr. Chairman, it's for all  
10           those reasons that I indicated earlier I  
11           think this is an important project for  
12           us to eventually seriously consider to  
13           acquire and for all those reasons. My  
14           only concern is it might be premature  
15           for us to move forward on an appraisal  
16           at this time until we get all of these  
17           boundary and other technical questions  
18           cleared up that have been raised here  
19           today. And hopefully we can get that  
20           done so that the staff and the property  
21           owners can respond to us before the  
22           next -- by the next meeting in August,  
23           and then maybe we can be prepared to do

1 something different then if it's  
2 appropriate. That's the reason I  
3 brought up those questions.

4 CHAIRMAN BLANKENSHIP: So the questions -- I  
5 think Greg answered your questions on  
6 structures. I think he answered the  
7 question about access to 280 in his  
8 discussions he's had with Shelby County.

9 The information about the railroad  
10 track and the easement there would be  
11 borne out in the -- obtaining the deeds  
12 from the landowner prior to doing the  
13 appraisal.

14 The internal road system, I think  
15 that may have been another question that  
16 you had. It sounds like that was in  
17 pretty good shape.

18 There's some clarification that  
19 needs to be made before we would request  
20 an appraisal on the exact boundary --  
21 southern boundaries of the property on  
22 what was being offered by the landowner,  
23 whether it included the area around the

1           railroad tracks or if the railroad  
2           tracks would be the southern border of  
3           the property.

4           MR. RUNYAN: Mr. Chairman, is that an active  
5           railroad, or is it abandoned?

6           MS. McCURDY: I couldn't hear.

7           CHAIRMAN BLANKENSHIP: The question is, is  
8           that an active railroad or is it  
9           abandoned.

10          MR. LEIN: It's active.

11          CHAIRMAN BLANKENSHIP: If I might suggest, I  
12          think the -- I'll just, you know, share  
13          my concerns.

14                 The length of time it takes to have  
15                 an appraisal done on a property of this  
16                 size is sometimes significant. I am  
17                 concerned that if we don't start the  
18                 appraisal process until sometime towards  
19                 the end of August after the next meeting  
20                 that it will be difficult to complete  
21                 the appraisal before the time that  
22                 Mr. Oates would be applying for some  
23                 grant funds for this.

1 MR. OATES: You're probably right about that.

2 CHAIRMAN BLANKENSHIP: If I might could  
3 suggest this as a path forward at this  
4 meeting, that if we made the motion for  
5 the first appraisal contingent upon the  
6 boundary of the property not  
7 including -- where it would not include  
8 the railroad track, after we get that  
9 clarification that the Board -- that we  
10 move --

11 MR. JONES: And I would like to add the  
12 clarification that we do have access to  
13 the easement to 280, whatever that looks  
14 like that's satisfactory to the staff,  
15 so we would make sure we have access in  
16 that regard.

17 CHAIRMAN BLANKENSHIP: So if it suits the  
18 motioner, if I can add -- if it will be  
19 appropriate to add a couple of  
20 contingencies on that motion that before  
21 we would order an appraisal that we  
22 would ensure that there would be an  
23 agreement -- tentative agreement or at

1           least some information for access to 280  
2           from the property and that the property  
3           would not include the railroad track or  
4           the easement around the railroad track.  
5           If any of those two things can't be  
6           accomplished, then we would not move  
7           forward on the appraisal and we would  
8           come back at the next meeting and  
9           discuss those.

10       MR. RUNYAN:   Where are we on the structure  
11                    issue?

12       CHAIRMAN BLANKENSHIP:   And the structures, I  
13                    think the State Parks indicated that  
14                    they would like to keep the structures  
15                    for them to use for either housing or  
16                    management of the property.

17       MS. McCURDY:   And that would -- now, again --

18       CHAIRMAN BLANKENSHIP:   And those would not be  
19                    included in what Forever Wild would pay  
20                    for the property.

21       MR. OATES:    And we might could put those in  
22                    the Legacy part if we did the Legacy  
23                    part too.



1           the property would be the railroad right  
2           of way?

3           CHAIRMAN BLANKENSHIP:  Either the railroad  
4           right of way or some -- or some area  
5           north of that.

6           MS. McCURDY:  Or stop before.  It would not  
7           touch --

8           CHAIRMAN BLANKENSHIP:  Yeah.  It would stop --  
9           it would not touch or include the  
10          railroad or the railroad right of way.

11          MR. SATTERFIELD:  Not include the railroad or  
12          that little triangular piece across the  
13          railroad?

14          CHAIRMAN BLANKENSHIP:  Correct.

15          MR. SATTERFIELD:  And in regard to the  
16          structures, what was -- I didn't hear  
17          all of that answer.

18          CHAIRMAN BLANKENSHIP:  So the structures --  
19          the Forever Wild Board doesn't pay for  
20          structures anyway on the properties.  
21          But the State Parks has indicated that  
22          they would like to keep the structures  
23          for housing or management of the

1 property.

2 DR. TOLLEY-JORDAN: And, Mr. Oates, didn't you  
3 say that that could be used as --

4 MR. OATES: We think that could be in the  
5 Legacy acreage if we go that route.

6 MS. McCURDY: And I will say, you know, we  
7 just -- and if it's not, I can tell you  
8 how we handle that. We've just had to  
9 be very up front with landowners that,  
10 you know, any value to those structures  
11 would not be included in funding from --  
12 you know, from an offer from the Board.  
13 So that's standard for us. Some --  
14 we've lost some deals on that and we've  
15 kept some deals on that. But that's how  
16 we would proceed.

17 MR. SATTERFIELD: And as I remember, one of  
18 the other questions I had was that  
19 little inholding piece of property up in  
20 the northeastern corner that I think  
21 Mitch was going to try to clarify for  
22 us, also, as to the ownership of that  
23 and whether or not it was included in

1           the property or would still be an  
2           outparcel.

3       MS. McCURDY:  Yeah.  We were going to confirm  
4           the acreage with Mitch, and if that is  
5           in fact an outparcel or due to the  
6           on-the-ground line in our mapping  
7           limitations, if it looked like -- so let  
8           me -- Mitch, I'll let -- Mitch may have  
9           updates.  Let me move 6 feet away.

10       MR. REID:  I apologize for the confusion here.  
11           I do want -- Bill, I wanted to make sure  
12           there was one clarification.

13                    On the map -- so I was -- I didn't  
14           have the map in front of me in making  
15           sure that they're talking about the same  
16           outparcel piece.

17                    There is -- so there is a map that  
18           shows a little red dot/circle.  That is  
19           a family cemetery that is -- would be an  
20           inholding within the property.  There's  
21           another map that shows sort of an odd  
22           square within.  That is not an  
23           inholding.

1 MS. McCURDY: I think that would have been at  
2 the top. But, anyway ...

3 MR. REID: So that is a family cemetery.

4 MS. McCURDY: So the bottom line, the only  
5 inholding is a family cemetery that is  
6 the little circle in the north-most tip  
7 on the map. So that's bottom line the  
8 only inholding.

9 MR. SATTERFIELD: So the answer is ...

10 MR. REID: You're looking at -- I don't know  
11 what page that is.

12 MS. McCURDY: This is Tab 4, page 24.

13 MR. SATTERFIELD: Exactly.

14 MR. REID: That is a family cemetery, and that  
15 is an inholding that they would hold  
16 out.

17 MR. SATTERFIELD: A family cemetery?

18 MR. REID: Right. There is another map that I  
19 saw in here that showed a boundary line  
20 with a sizable square cut out. That's  
21 just a misdrawing. There is no  
22 inholding in that sizable square.

23 MR. SATTERFIELD: So is it, then --

1 MR. REID: I'm sorry. That dot is a family  
2 cemetery and is an inholding. I'll  
3 clarify that.

4 MR. SATTERFIELD: And that brings up another  
5 question. Is it a historic cemetery, or  
6 is it a working cemetery? And if it's a  
7 working cemetery, do we have to continue  
8 to provide public access to it?

9 MR. REID: They -- my understanding from the  
10 family is that they are requesting an  
11 easement to that cemetery because of the  
12 inholding.

13 MR. SATTERFIELD: Which would also impact the  
14 appraisal price.

15 MS. McCURDY: So I think --

16 MR. SATTERFIELD: I bring that up, Chris,  
17 because if it requires another  
18 clarification of your motion, I wanted  
19 to put that in there, too, contingent  
20 upon us understanding what we would have  
21 to do to provide an easement for that  
22 cemetery.

23 MS. McCURDY: And, Commissioner, what I think

1 we would probably do, if this would work  
2 as to both questions on the easement, we  
3 would not proceed with the appraisal  
4 until we have an area defined so that  
5 the appraiser would know the area and  
6 location of access to 280 and would know  
7 the area and location of access to the  
8 cemetery, so those two easements. Until  
9 we have enough information to define the  
10 easements for the appraiser, we will not  
11 move forward with the appraisal.

12 So would that be sufficient,  
13 Mr. Satterfield, do you think?

14 MR. SATTERFIELD: However you guys want to  
15 work out the motion and get all these  
16 contingencies in there. That's all I'm  
17 saying.

18 MS. McCURDY: Would that be a satisfactory  
19 contingency --

20 MR. SATTERFIELD: Yes.

21 MS. McCURDY: -- as to the two easements?

22 MR. SATTERFIELD: Yes.

23 MS. McCURDY: It would be sufficient

1 definition so that both easements could  
2 be appraised and included in the  
3 appraisal value -- taken into  
4 consideration in the appraisal value.

5 So it would be contingent upon staff  
6 obtaining sufficient information from  
7 the landowner to define the area and  
8 location of the easement access to  
9 Highway 280 and easement access to the  
10 inholding and then, of course, what you  
11 had for the railroad.

12 CHAIRMAN BLANKENSHIP: All right. Let's try  
13 this one more time just for  
14 clarification for the Board so that we  
15 make sure as we vote that you are fully  
16 aware of what we're voting for.

17 The clarification contingency upon  
18 the motion would be to move for a first  
19 appraisal on the Oak Mountain-Belcher  
20 Tract Addition with the contingency that  
21 the staff obtain definite access and  
22 location for the easement to access 280  
23 and that they obtain information on the

1           required easement access to the cemetery  
2           inholding and that it would not include  
3           property that would include the railroad  
4           track or south of the railroad track.

5           MR. JONES: Do you need a second on that?

6           CHAIRMAN BLANKENSHIP: I think the appropriate  
7           thing to do would be as long as the  
8           motioner and the seconder agree --

9                        I'm sorry. That would be  
10           Dr. Saloom.

11                       -- agree on the contingent motion --

12           DR. SALOOM: Agree.

13           CHAIRMAN BLANKENSHIP: Dr. Saloom agrees.

14           DR. TOLLEY-JORDAN: I agree.

15           CHAIRMAN BLANKENSHIP: And Dr. Tolley-Jordan  
16           agrees.

17                       So with that, any further  
18           discussion?

19                       (No response.)

20           CHAIRMAN BLANKENSHIP: All those in favor say  
21           "aye."

22                       (All Board members present respond  
23           "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion  
4 carries.

5 Any other discussion?

6 (No response.)

7 CHAIRMAN BLANKENSHIP: All right. Thank you.

8 We'll now move to the miscellaneous  
9 reports in Tab 5.

10 MS. McCURDY: I'll start with Tab 5-B. We've  
11 already covered 5-A.

12 In each meeting, pursuant to the  
13 Board's earlier established procedure, I  
14 wanted to let you know that unless  
15 additional action is taken by this Board  
16 the short-list nomination Briar Lake in  
17 Baldwin County -- that was approximately  
18 an 111-acre tract -- that short-list  
19 nomination will be removed after this  
20 meeting from the short-list report due  
21 to the number of meetings without Board  
22 activity. If anybody wants us to keep  
23 it, all you have to do is speak up, but



1 I just wanted to highlight up front that  
2 I'm going to be talking about the  
3 different fiscal years.

4 So the memo at Tab 5-C deals with  
5 administrative support reimbursement  
6 request for the current fiscal year that  
7 we're in that would have begun October 1  
8 and will conclude September 30th, 2020,  
9 for the State Lands Division.

10 We generally include every year an  
11 attachment that runs through  
12 categorically types of expenditures that  
13 State Lands makes, the reimbursement  
14 that State Lands receives. Part of that  
15 is this administrative transfer each  
16 year. We also -- it varies year to  
17 year -- benefit sometimes from staff  
18 hours that are paid for through grant  
19 funds. We have a charitable trust that  
20 Mr. Wehle established for our Wehle  
21 property that provides a little bit of  
22 funding every year. And then we have a  
23 few activities that also bring in

1 revenue.

2 So I've attached expenditures and  
3 reimbursements of those expenditures,  
4 but it still leaves every year a fairly  
5 significant unreimbursed amount to State  
6 Lands. One thing that used to help --  
7 you may remember the Coastal Impact  
8 Assistance Program we had about four  
9 fiscal years -- three or four. We  
10 received significant staff support  
11 through that. That has not been -- that  
12 ended in 2015 and still has not been  
13 replaced.

14 So this year we are asking the  
15 Board -- and this in an increase from  
16 the last fiscal year -- a \$150,000  
17 increase for a total of \$900,000 as  
18 administrative transfer.

19 But I do want to discuss any  
20 questions. That is just an amount that  
21 we're requesting. We are certainly  
22 thankful for any assistance. And so  
23 please don't feel shy about questions or

1 discussions or differing proposals on  
2 that.

3 But, regardless, whatever the amount  
4 is, I'm going to have to have a motion  
5 from the Board in order for us to have  
6 that authority.

7 CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Jones.

8 MR. JONES: I'd like to make a motion that the  
9 Board approve the State Lands Division  
10 staff to proceed with the requested  
11 administrative transfer in the amount of  
12 \$900,000 for the fiscal year 2020  
13 administrative support provided by the  
14 State Lands Division.

15 DR. SALOOM: Second.

16 CHAIRMAN BLANKENSHIP: Motion made by

17 Mr. Jones, seconded by Dr. Saloom.

18 Any discussion on that? Questions?

19 (No response.)

20 CHAIRMAN BLANKENSHIP: All those in favor say

21 "aye."

22 (All Board members present respond

23 "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion  
4 carries.

5 MS. McCURDY: All right. Thank you.

6 And we discuss both of these items  
7 just once a year, but I do want to  
8 remind everyone that anytime you have  
9 questions during the year, you know,  
10 please bring those forward.

11 Tab 5-D is the annual analysis that  
12 we do that we're required to do in  
13 advance of the upcoming fiscal year. So  
14 it must be done either this meeting or  
15 the next meeting.

16 And each year we present to you the  
17 expenditures from the stewardship  
18 account. Our staff has certain ongoing,  
19 you know, land management activities  
20 that we do. They vary from year to  
21 year, but they're pretty constant. And  
22 we call those routine. Examples would  
23 be road repairs, boundary lines. We can

1           implement some recreational  
2           improvements. We have invasive species  
3           control. Just what you would think of  
4           in physically managing the land that we  
5           manage. And then we will present  
6           certain tract-specific expenditures  
7           which generally relate to anticipated  
8           reforestation activity that we'll  
9           mention to the Board related to some  
10          reservations that we are still dealing  
11          with and having released.

12                 So the anticipated routine  
13           expenditures would be just over  
14           \$1.3 million with, we think, the  
15           reforestation experiences being just  
16           over \$91,000. That brings us to our  
17           best a-year-ahead-of-a-fiscal-year guess  
18           of expenditures at \$1.47 million.

19                 What the Board has done the last  
20           several years, in case we have something  
21           unforeseen, whether it be a timber issue  
22           or an infestation issue -- you never  
23           know -- if we have an issue of storm

1 damage from tornados, hurricanes,  
2 whatever -- in the last several years  
3 and rounded that up to just  
4 \$1.5 million. So we have -- we believe  
5 we can still operate within that \$1.5  
6 million in this upcoming year. So  
7 that's in this request.

8 I'll entertain questions, take other  
9 amounts. But regardless of the amount,  
10 again, we'll need a motion.

11 CHAIRMAN BLANKENSHIP: Any questions?

12 (No response.)

13 CHAIRMAN BLANKENSHIP: Again, just as a  
14 reminder from last year, we have changed  
15 the method by which we invest the  
16 stewardship funds. When the  
17 constitutional amendment was passed, it  
18 mentioned specifically interest funds,  
19 whereas now that we have that invested  
20 in a diversified portfolio under the  
21 direction of the State treasurer, we are  
22 seeing an increase in value of the fund,  
23 but it's not necessarily interest. It

1 is changing in value as the portfolio  
2 grows over time.

3 So I have in accordance with the  
4 constitutional amendment provided a memo  
5 that the interest as mentioned in the  
6 constitutional amendment would not be  
7 sufficient for us to raise the  
8 \$1.5 million and so we would have to use  
9 money from the corpus or from the  
10 portfolio of the stewardship fund.

11 That's just a little additional  
12 background, but that is different last  
13 year and this year from previous years  
14 for people that have been on the Board  
15 for a while.

16 So with that, is there a motion?

17 DR. SIMS: Mr. Chairman?

18 CHAIRMAN BLANKENSHIP: Dr. Sims.

19 DR. SIMS: I move that the Board authorizes  
20 ADCNR, after exhausting available  
21 interest income from the stewardship  
22 account, to expend funds from the corpus  
23 of the stewardship account up to an

1 amount that when added to the available  
2 interest incomes does not exceed  
3 \$1.5 million.

4 MR. HORN: Second.

5 CHAIRMAN BLANKENSHIP: A motion by Dr. Sims,  
6 seconded by Mr. Horn.

7 Any other questions or discussion on  
8 that?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: All those in favor say  
11 "aye."

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

14 CHAIRMAN BLANKENSHIP: Any opposed?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: None opposed.

17 All right. Thank you. Motion  
18 passes.

19 Anything else, Ms. McCurdy?

20 MS. McCURDY: I was going to mention a request  
21 for utility line easement that we have  
22 had from Tallapoosa River Electric  
23 Cooperative. And that is your Tab 5-E.

1           However, we have technically not  
2           received the written confirmation I  
3           asked for from them regarding their  
4           agreement to pay the cost of appraisal  
5           and then they have to pay the value of  
6           the easement.

7           So since I have not -- I thought I  
8           would have that by this morning. I do  
9           not. So let's table that, and we'll  
10          bring that back up in August. There's  
11          no reason to discuss it if we don't have  
12          that basic understanding.

13          And then, Commissioner, I don't  
14          think I have anything else for  
15          miscellaneous.

16          CHAIRMAN BLANKENSHIP: I do have one piece of  
17          other business.

18          At the February 6th Forever Wild  
19          Board Meeting three separate motions  
20          were made concerning tracts that would  
21          be purchased in partnership with the  
22          Department of Conservation and Natural  
23          Resources Wildlife and Freshwater

1 Fisheries Division. All three motions  
2 were contingent upon Wildlife and  
3 Freshwater Fisheries providing a  
4 three-to-one match to Forever Wild  
5 funds. However, when dividing the  
6 tracts for the deed and closing  
7 information, the match was not exactly  
8 three to one. The splits varied by  
9 tenths of a percentage point, but it is  
10 slightly different than the original  
11 motion that was passed.

12 As with other similar partnerships,  
13 I feel that the Board's intention was  
14 for the match to be approximately three  
15 to one knowing that timber values and  
16 natural boundaries make it difficult at  
17 times to be exact -- exactly three to  
18 one.

19 The staff felt that a clarifying  
20 motion would be in order to ensure that  
21 the final deeds meet the Board's  
22 expectations on the three purchases and  
23 that there would be no future issues.

1           Therefore, I offer the following motion:  
2           I move that we amend the motions for  
3           second appraisal and move to purchase  
4           for the Cedar Creek SOA Addition, the  
5           Cedar Creek-Elm Bluff Addition, and the  
6           Portland Landing-Gilmore Addition that  
7           were made on February 6th, 2020, to be  
8           contingent on the Wildlife and  
9           Freshwater Fisheries Division providing  
10          approximately a three-to-one match.

11       MR. JONES:    Second.

12       CHAIRMAN BLANKENSHIP:    Seconded by Mr. Jones.

13                        Questions?   Discussion?

14       MS. McCURDY:   For the Board, that was 26.1,  
15                        25 -- or 25.1, 25.6, and 25.8, so ...

16       CHAIRMAN BLANKENSHIP:    So they're very close.  
17                        But this will keep us from having any  
18                        problems in the future with an audit or  
19                        anything.

20                        So all those in favor of the motion,  
21                        please say "aye."

22                                    (All Board members present respond  
23                                    "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion  
4 carries. Thank you all for that.

5 The next item of business is  
6 approval of the minutes from the  
7 February 6th, 2020, meeting.

8 DR. SALOOM: I move that we do approve the  
9 minutes.

10 CHAIRMAN BLANKENSHIP: Dr. Saloom has moved  
11 that we approve those minutes.

12 MR. SATTERFIELD: Second.

13 CHAIRMAN BLANKENSHIP: Seconded by  
14 Mr. Satterfield.

15 Any questions, clarifications?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: Seeing none, all those  
18 in favor of approving the minutes from  
19 the February 6th meeting, please say  
20 "aye."

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

23 CHAIRMAN BLANKENSHIP: Any opposed?

1 (No response.)

2 CHAIRMAN BLANKENSHIP: None opposed. Motion  
3 carries.

4 The next meeting is tentatively  
5 scheduled for August the 6th, 2020.  
6 Hopefully we'll be back indoors in a  
7 nice meeting location. However, it has  
8 been a beautiful day and the weather has  
9 been very nice.

10 I would like to thank Tim Gothard  
11 and the Alabama Wildlife Federation for  
12 allowing us the use of the Pavilion, and  
13 I would like to thank the Good Lord for  
14 providing us a pretty fine day with low  
15 humidity and low temperatures for us to  
16 enjoy this in June. We don't get too  
17 many days in June that are this  
18 comfortable to have a meeting outside,  
19 and I'm very thankful. The Lord shined  
20 down upon us today.

21 Anything other --

22 MS. McCURDY: I have one thing, Commissioner,  
23 just purely administrative.

1           To avoid close contact at the  
2           sign-in table, we included for the Board  
3           a travel reimbursement form in your  
4           green folder. So those of you who  
5           usually would stop at the table to  
6           address your travel reimbursement,  
7           please just leave that -- complete that  
8           form and just leave it on your table.  
9           Put it under your microphone so it  
10          doesn't blow away, and we'll pick it up.

11           And I'd just like to add my thanks  
12          to everybody for their work today and  
13          speaking up in the microphone. I  
14          appreciate it and thank y'all.

15          CHAIRMAN BLANKENSHIP: All right. Do I have a  
16          motion to adjourn?

17          MR. OATES: So move.

18          CHAIRMAN BLANKENSHIP: So moved. I heard many  
19          seconds. If there's no objection, we  
20          are dismissed. Thank you all.

21  
22                                    (Meeting adjourned at approximately  
23                                    12:23 p.m.)

\* \* \* \* \*

REPORTER'S CERTIFICATE

\* \* \* \* \*

STATE OF ALABAMA:

MONTGOMERY COUNTY:

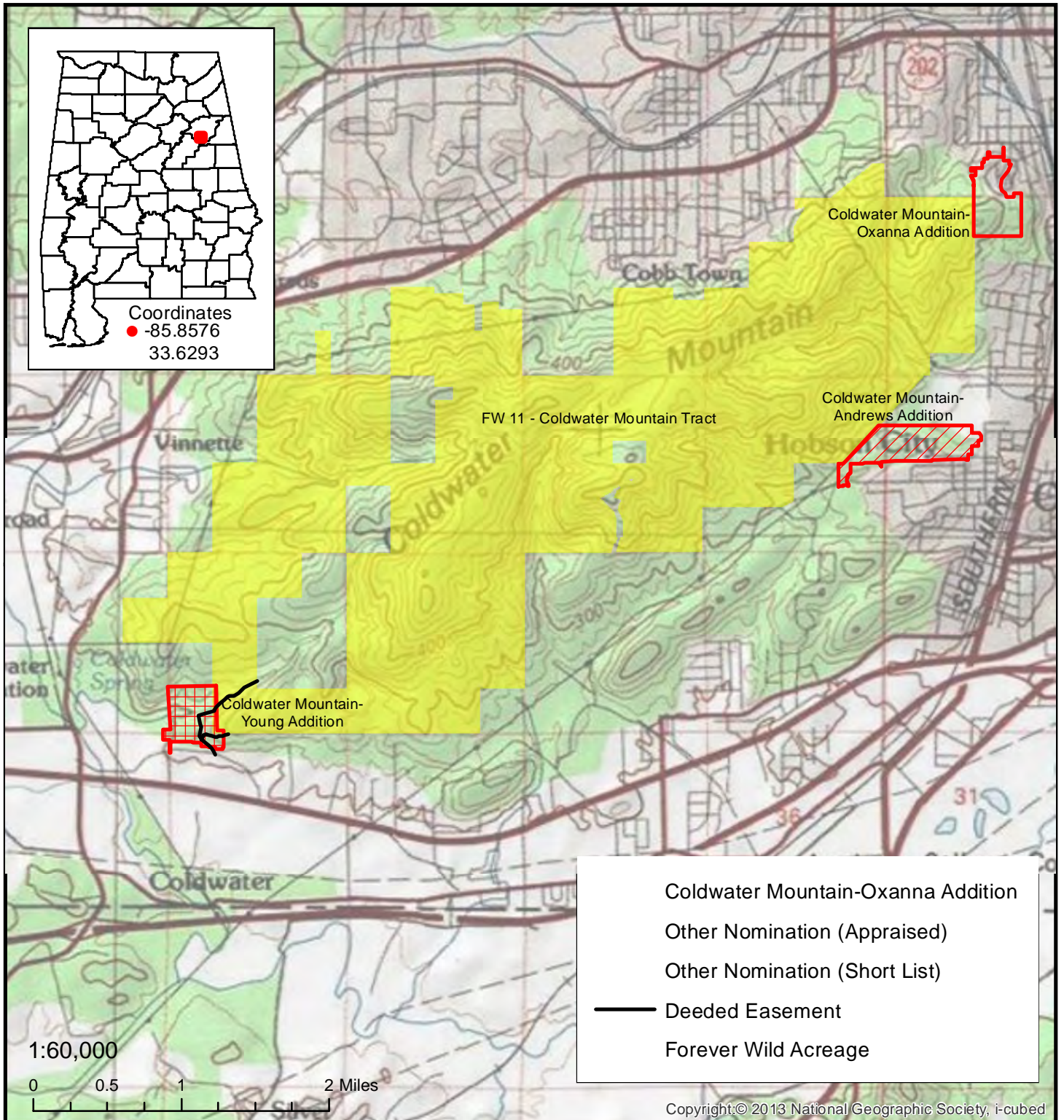
I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on June 11, 2020.

The foregoing 128 computer-printed pages contain a true and correct transcript of the proceedings held.

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

This 23rd day of July 2020.

-----  
Tracye Sadler Blackwell  
ACCR No. 294  
Expiration date: 9-30-2020  
Certified Court Reporter  
and Commissioner for the State  
of Alabama at Large

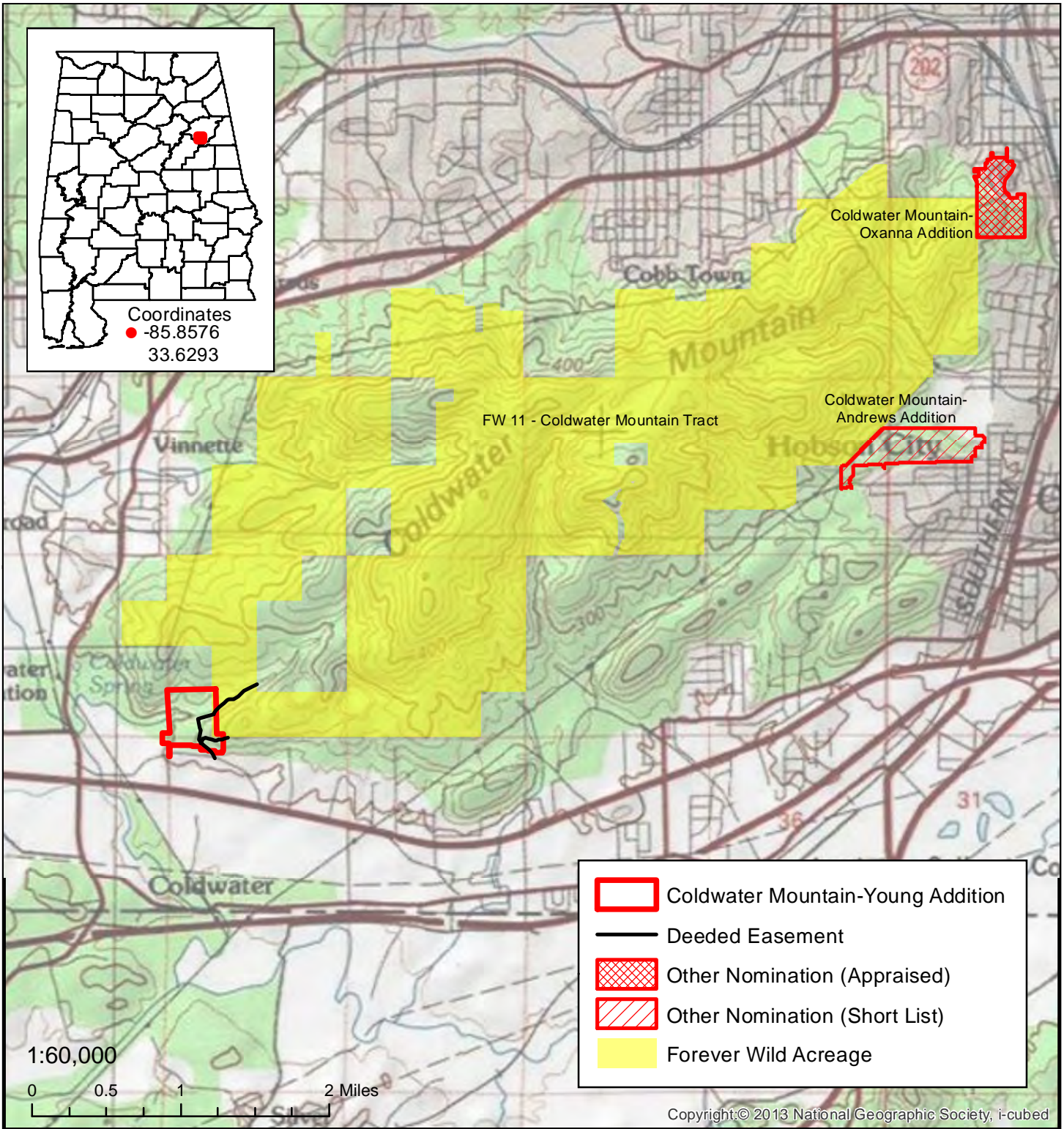


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**COLDWATER MOUNTAIN- OXANNA ADDITION**  
 approximately 62 acres  
**Calhoun County      Anniston Quad      T16S R08E**



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 The Alabama Department of Conservation and Natural Resources and its affiliates assume no responsibility for any inaccuracies as to boundary lines, parcel ownership or other information contained within or depicted on the map.

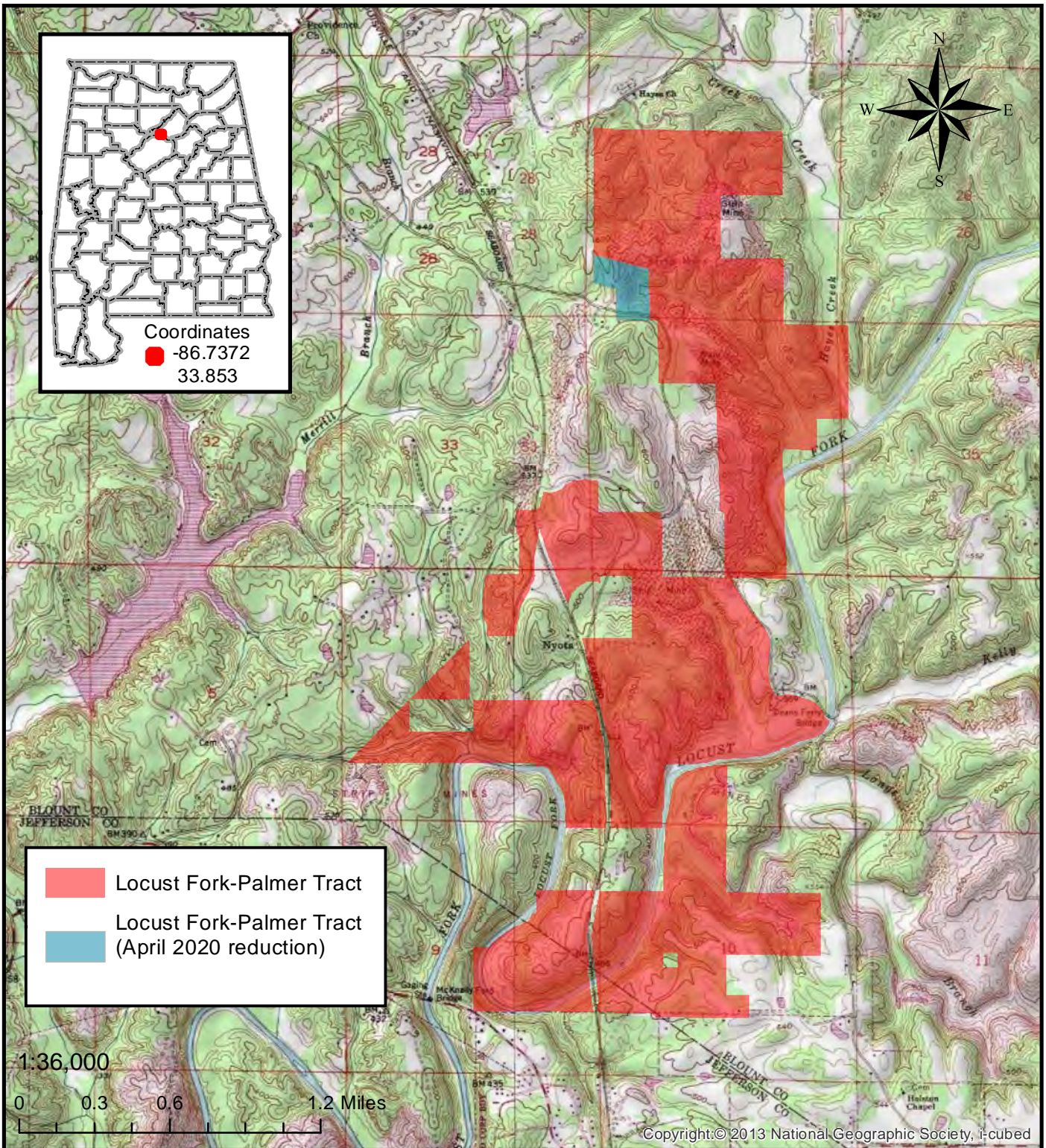
Date: 5/26/2020



**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**COLDWATER MOUNTAIN- YOUNG ADDITION**  
**approximately 59 acres**  
**Calhoun County      Anniston Quad      T16S R08E**



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 Date: 5/27/2020



**Alabama Department of Conservation and Natural Resources  
 Forever Wild Nomination**

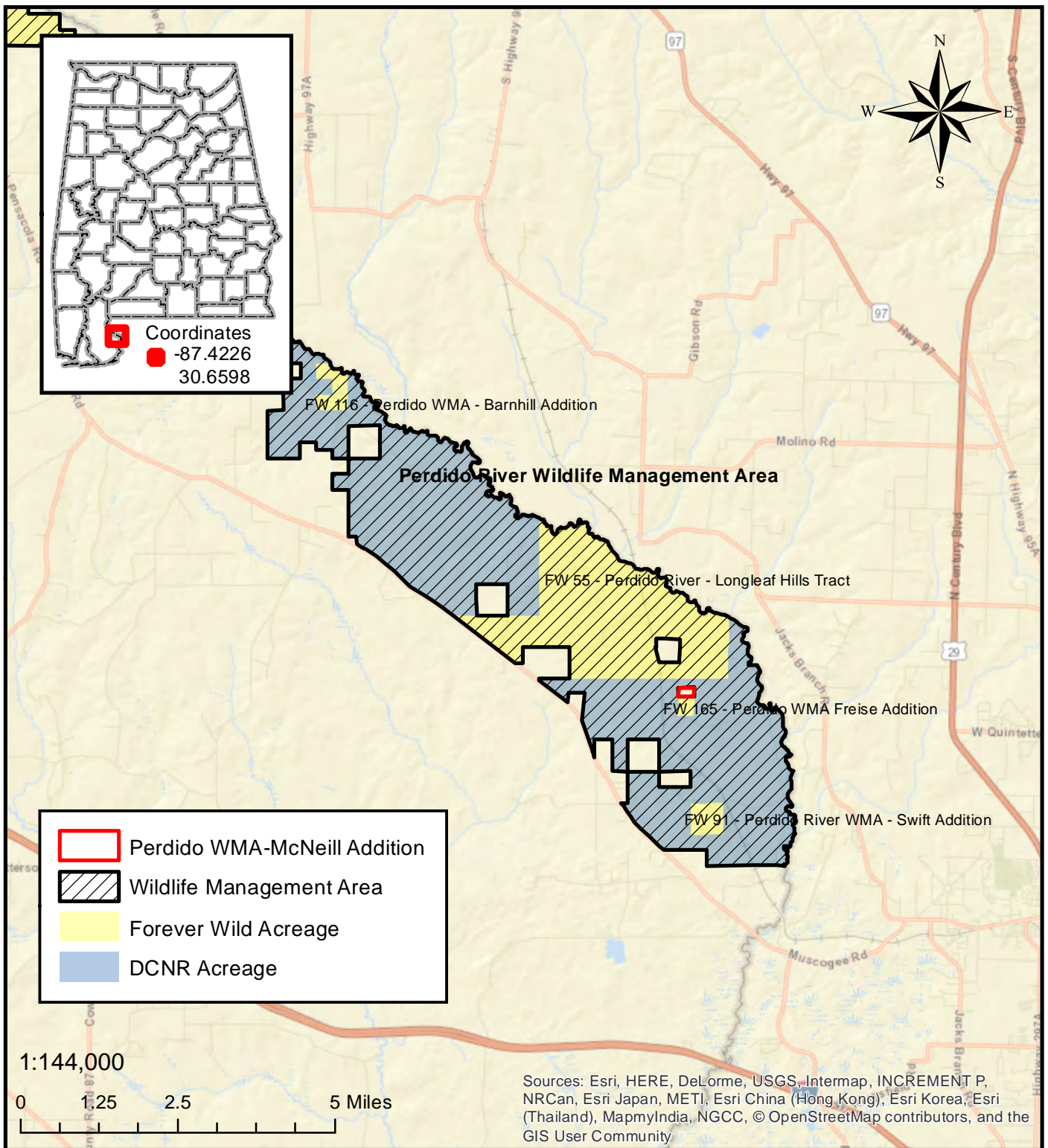
**Locust Fork Palmer  
 approximately 1,619 acres**

**Blount & Jefferson Counties Nectar, Trafford, & Warrior USGS Quad  
 T13S R02W and T14S R02W**



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Date: 5/13/2020

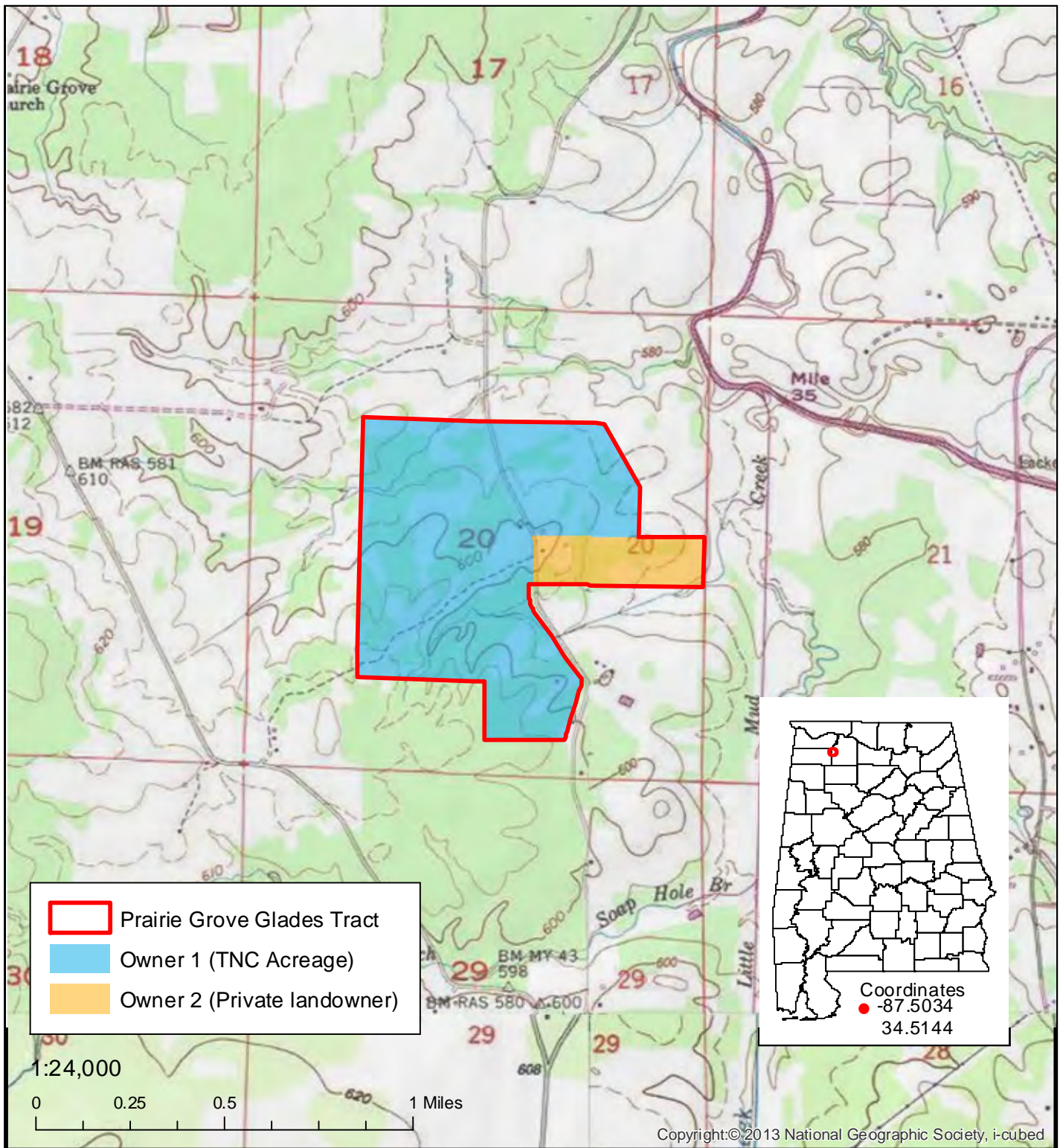


**Alabama Department of Conservation and Natural Resources  
 Forever Wild Nomination  
 PERDIDO WMA-MCNEILL ADDITION**



**Baldwin County      Barrineau Park USGS Quad      T04S R06E**

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- Prairie Grove Glades Tract
- Owner 1 (TNC Acreage)
- Owner 2 (Private landowner)



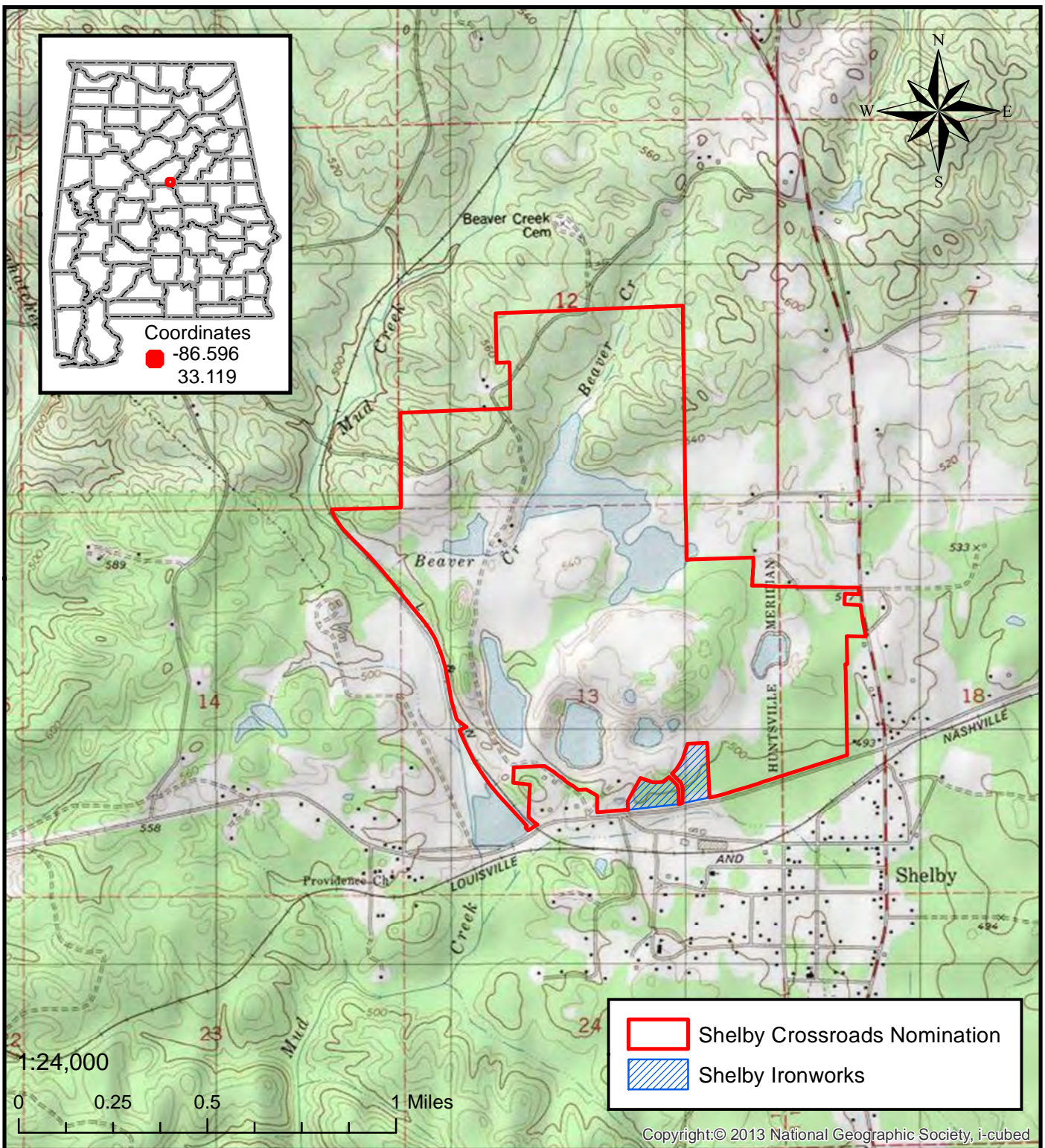
**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**PRAIRIE GROVE GLADES TRACT**  
**approximately 216 acres**

**Lawrence County      Old Bethel & Hatton USGS Quads      T06S R09W**



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Date: 10/21/2019

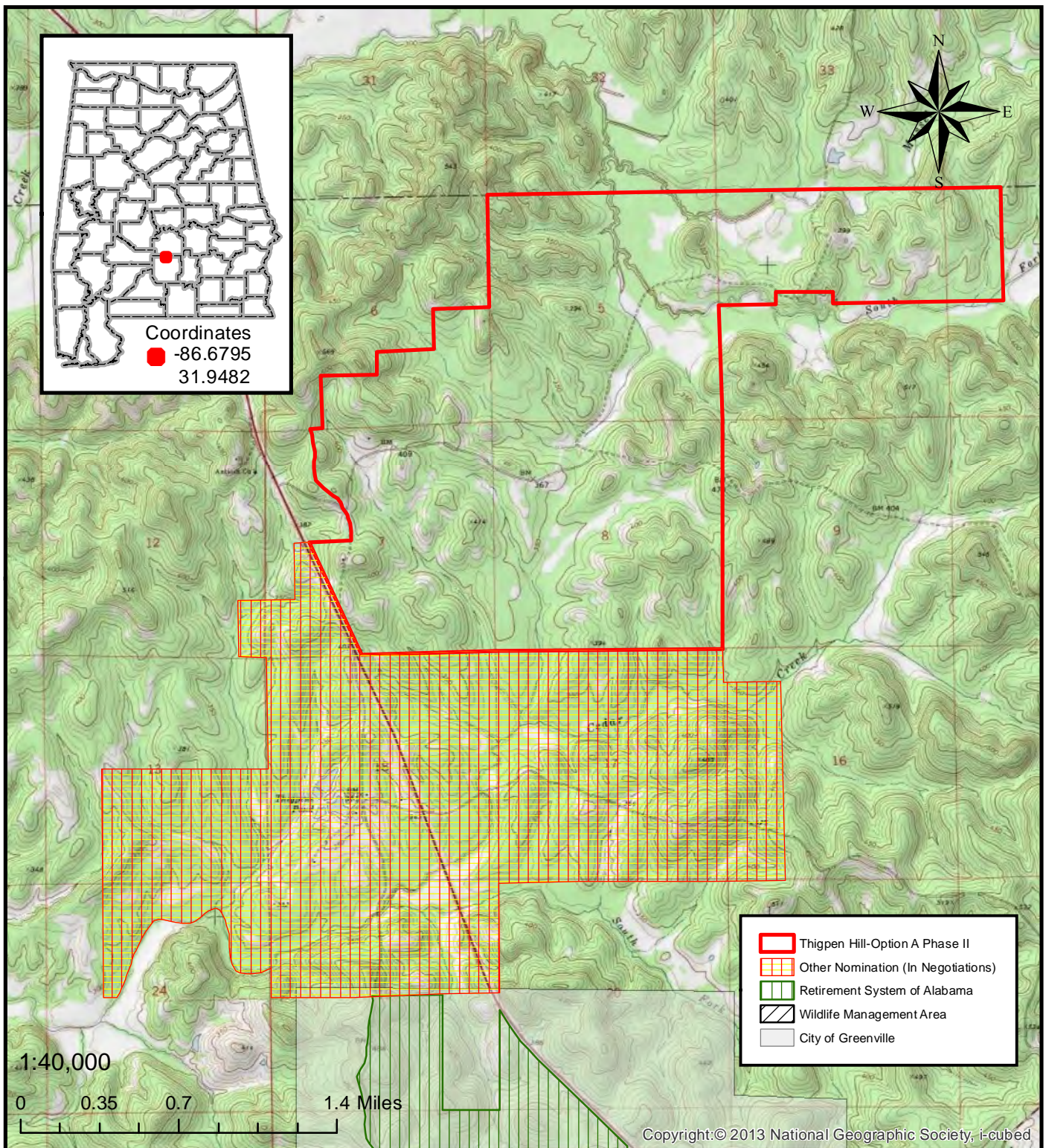


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**SHELBY CROSSROADS**  
 approximately 684 acres  
**Shelby County**      **Columbiana & Shelby USGS Quads**  
**T22S R01E & 01W**



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Date: 7/8/2019

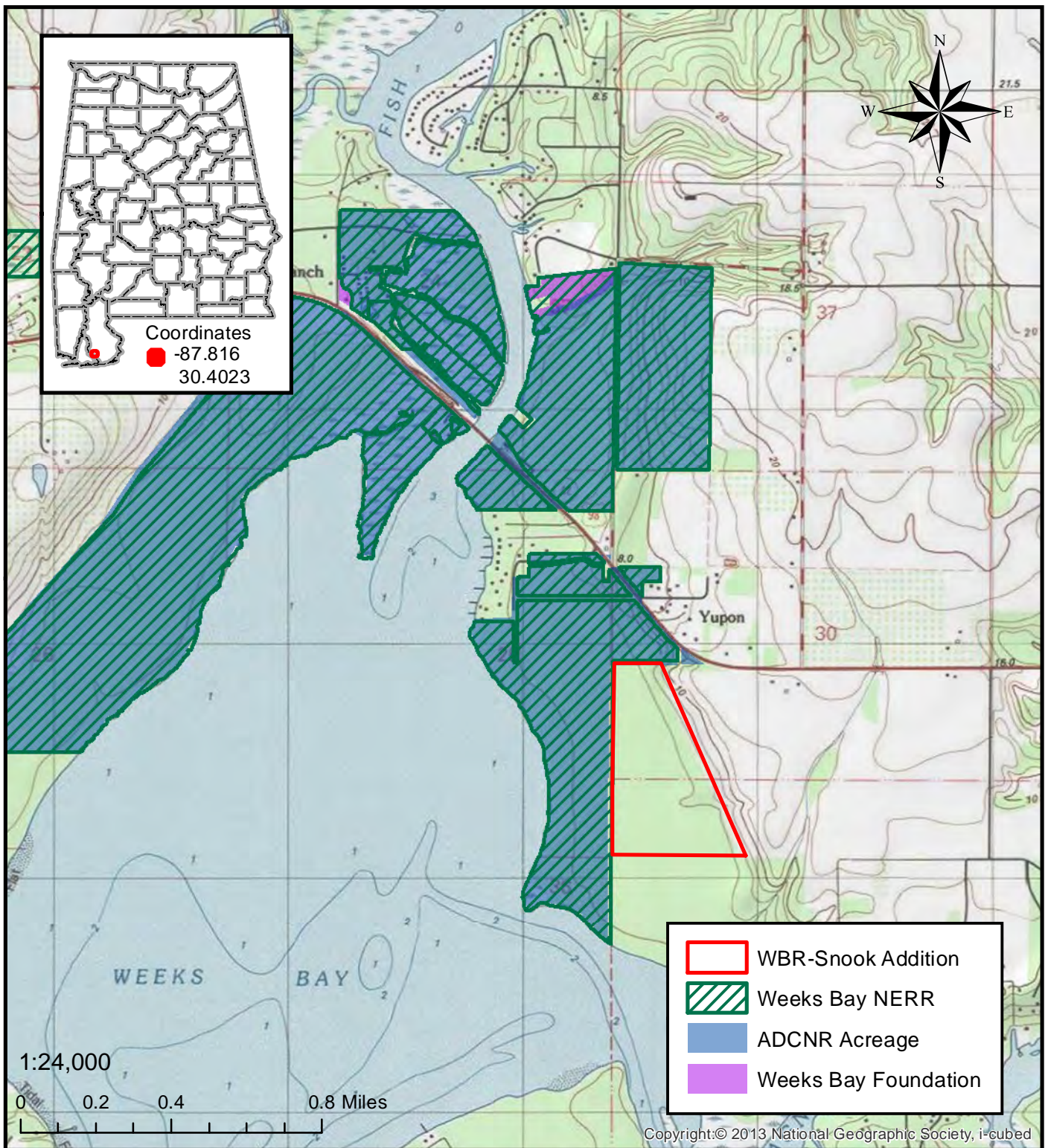


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**THIGPEN HILL-OPTION A PHASE II**  
 approximately 2,290 acres  
**Butler County Fort Dale USGS Quad T11N R14E**



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Date: 4/16/2020



**Alabama Department of Conservation and Natural Resources**

**Forever Wild Nomination  
 WBR-SNOOK ADDITION  
 approximately 80 acres**

**Baldwin County**

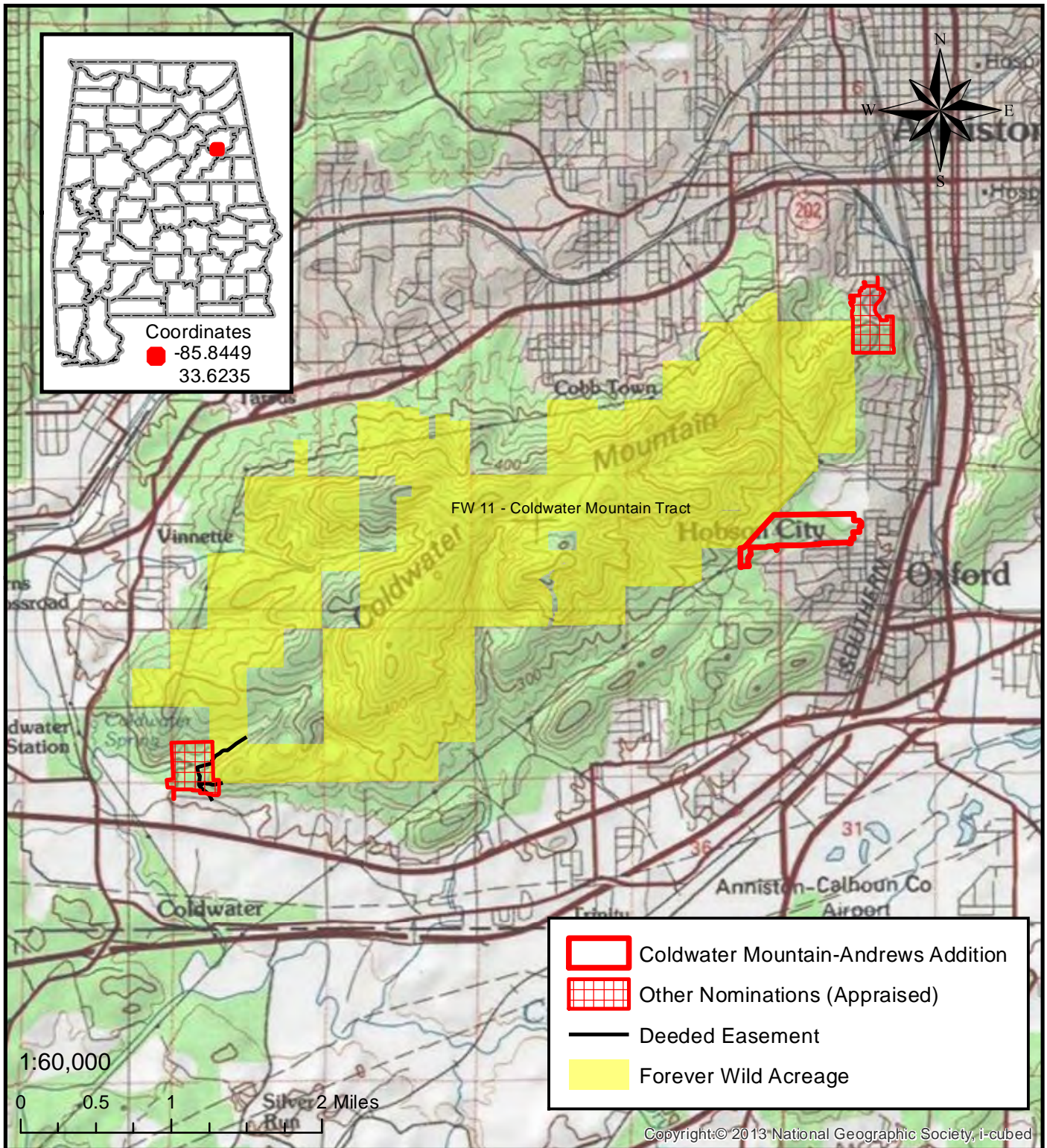
**Magnolia Springs USGS Quad T07S R03E**



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Date: 5/27/2020





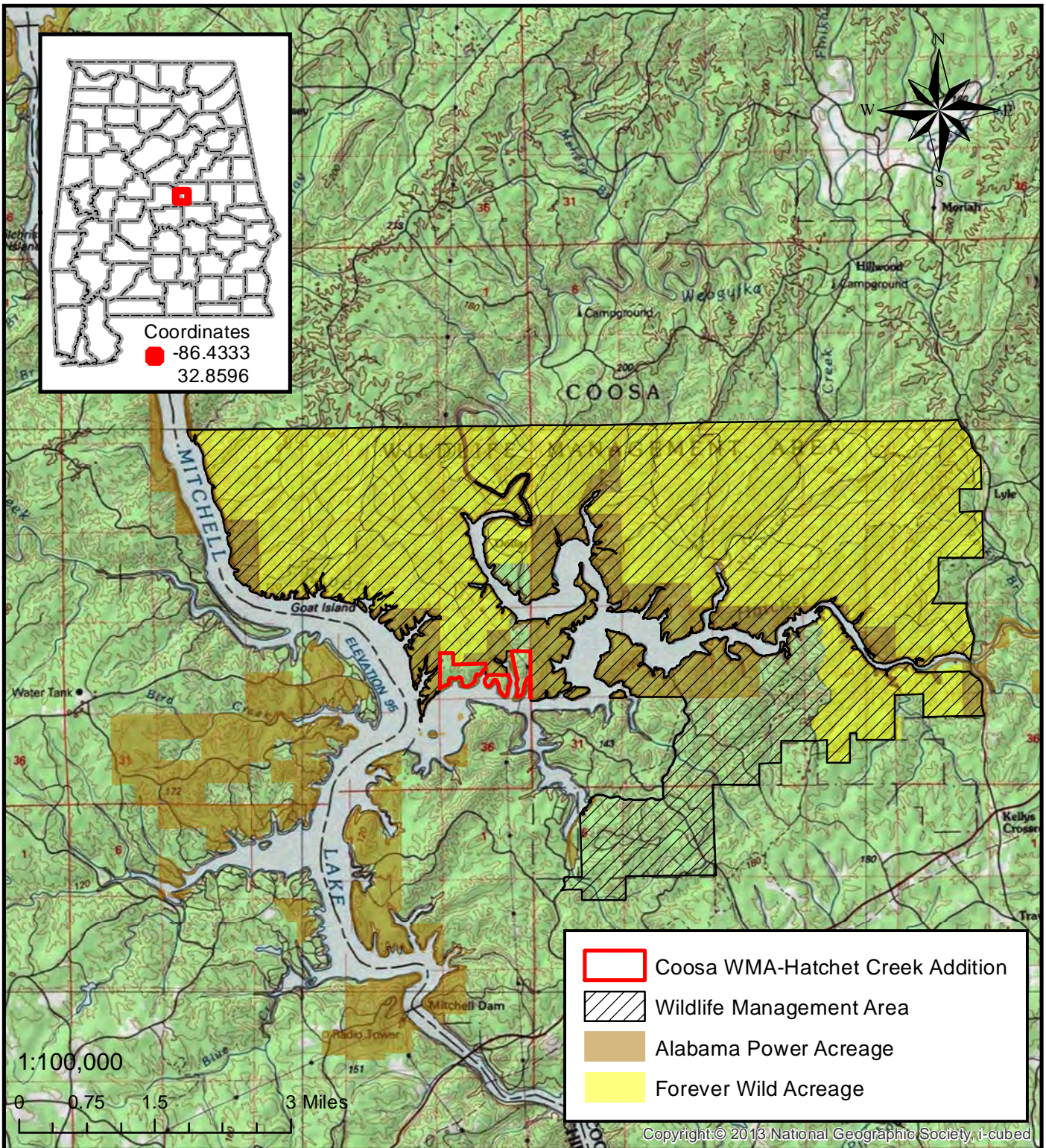
**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**COLDWATER MOUNTAIN-ANDREWS ADDITION**  
**approximately 86 acres**



**Calhoun County      Oxford USGS Quad    T16S R07E and T16S R08E**

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Date: 5/27/2020

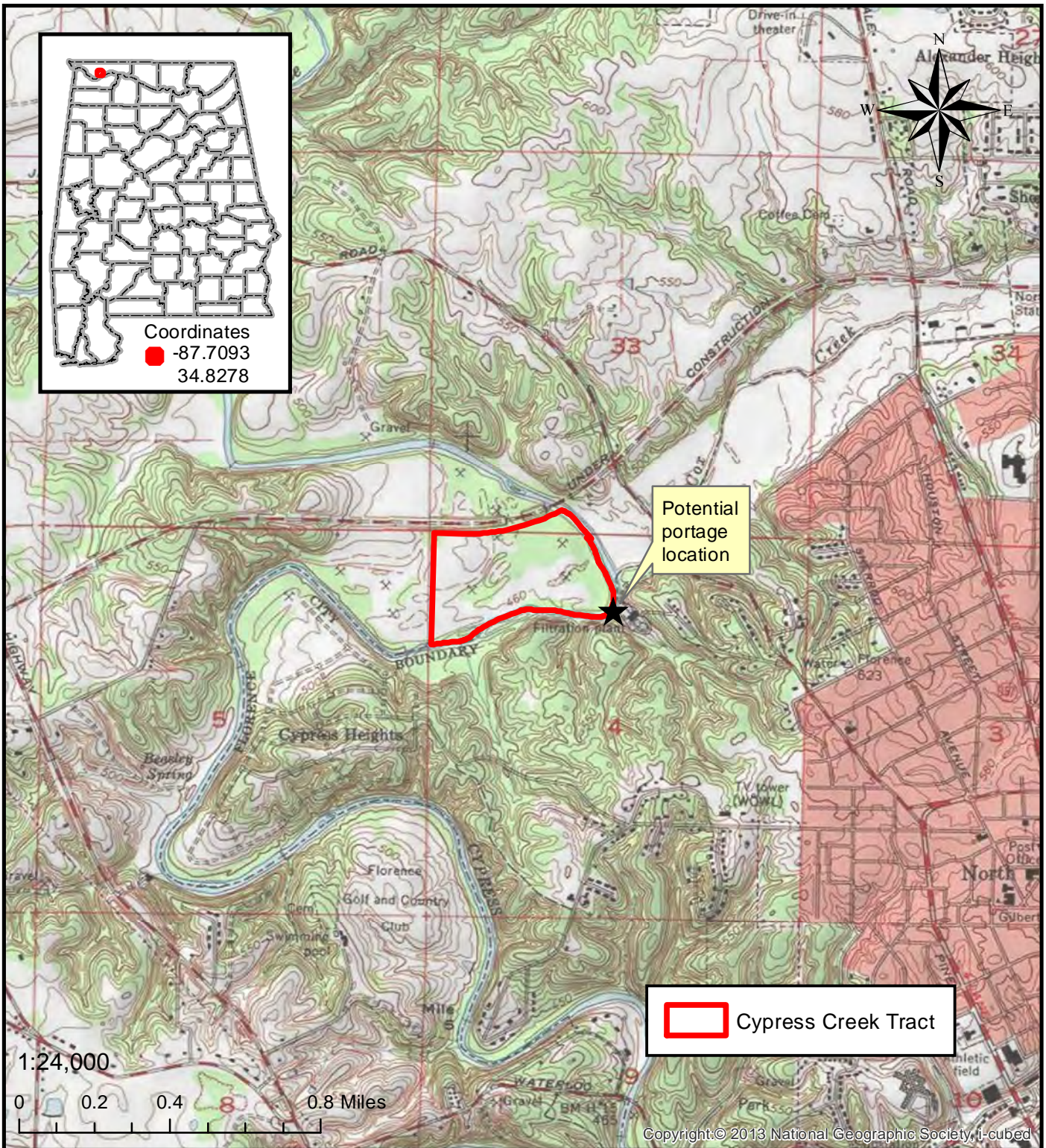


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**COOSA WMA-HATCHET CREEK ADDITION**  
 approximately 151 acres  
**Coosa County Mitchell Dam USGS Quad T22N R16E**



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Date: 1/16/2020



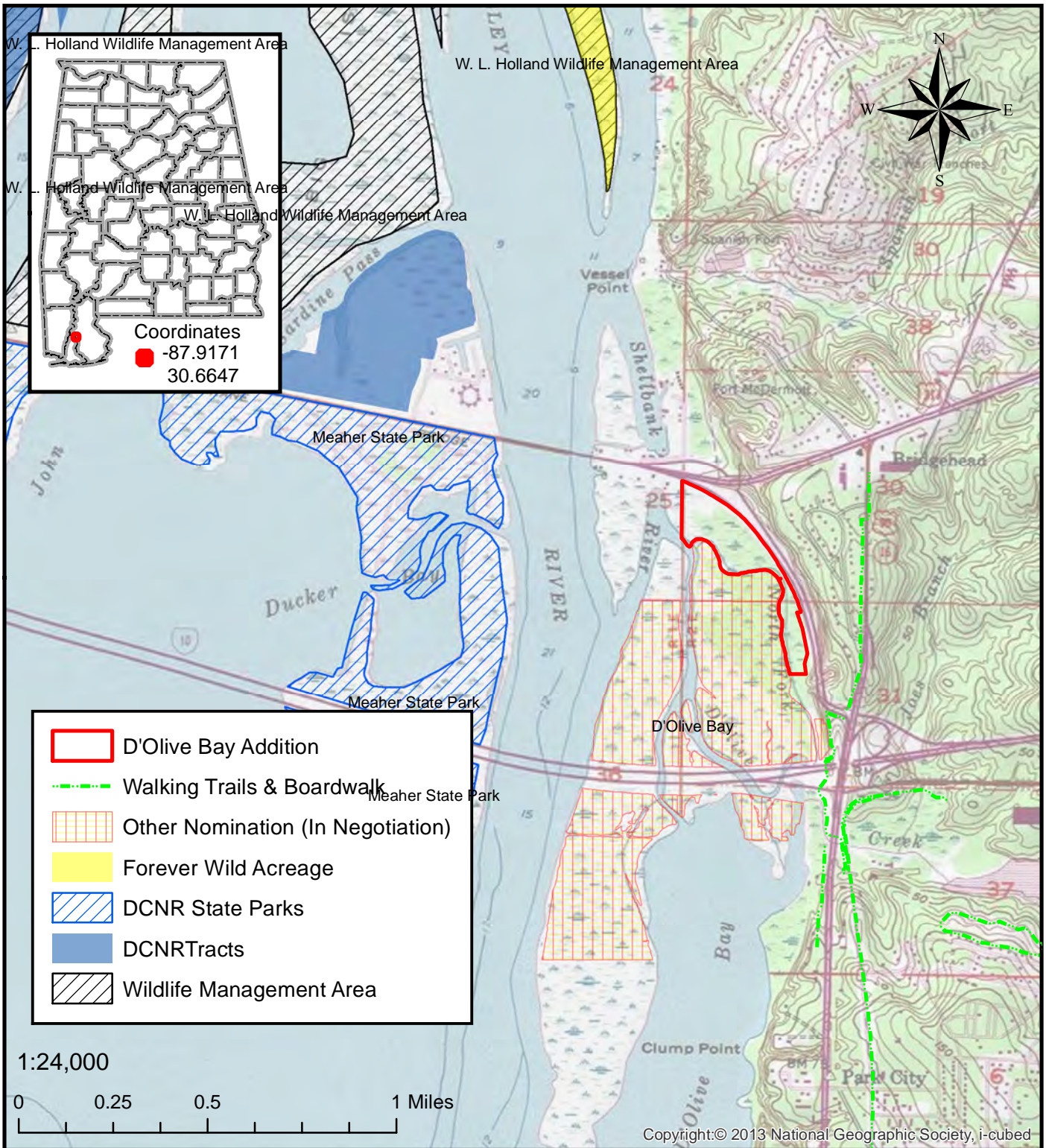
**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**CYPRESS CREEK TRACT**  
**approximately 74 acres**



**Lauderdale County Florence USGS Quad T02S R11W and T03S R11W**

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Date: 5/27/2020

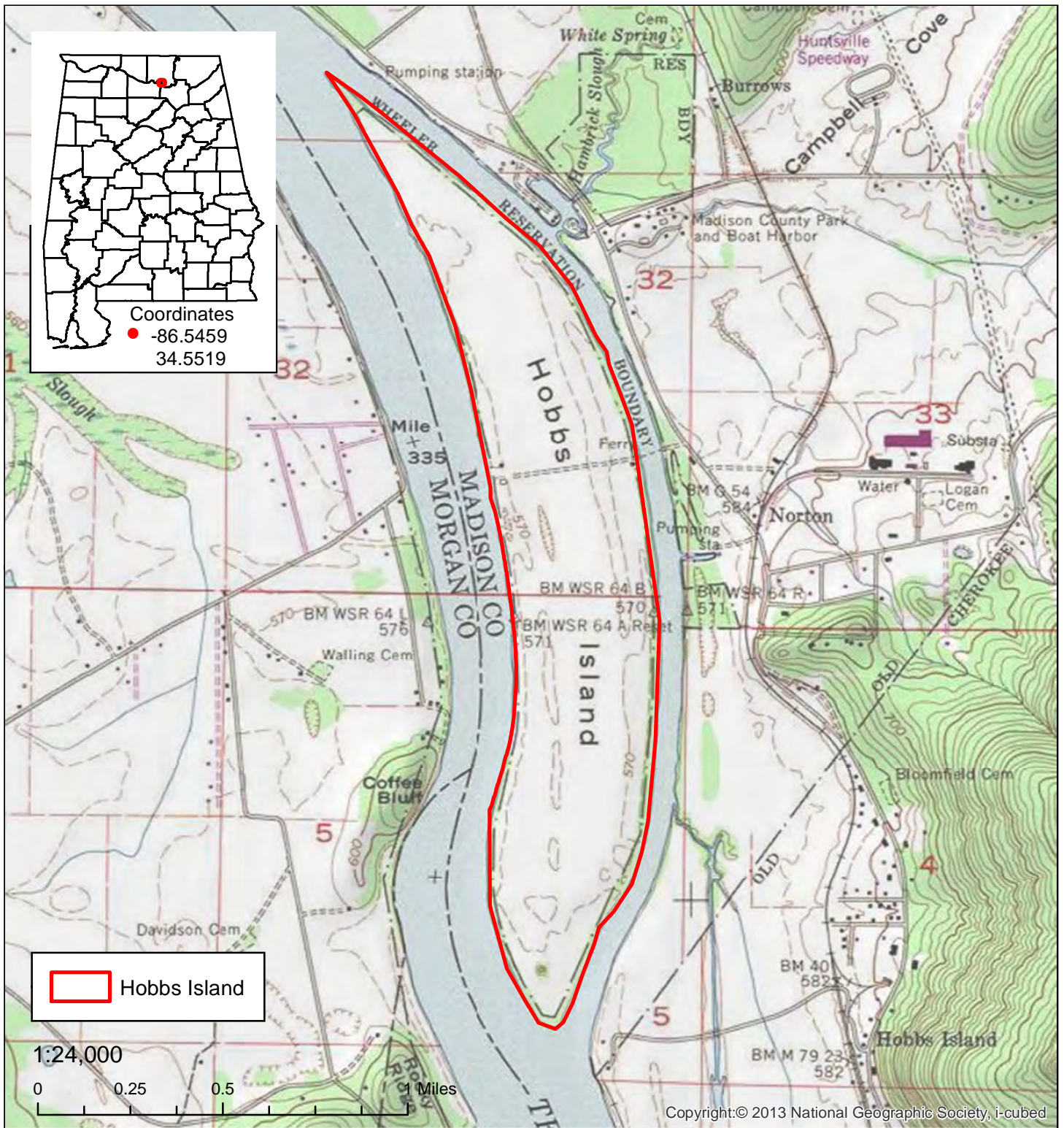


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**D'OLIVE BAY ADDITION**  
**approximately 29 acres**  
**Baldwin County      Bridgehead USGS Quad      T04S R02E**



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Date: 7/17/2019

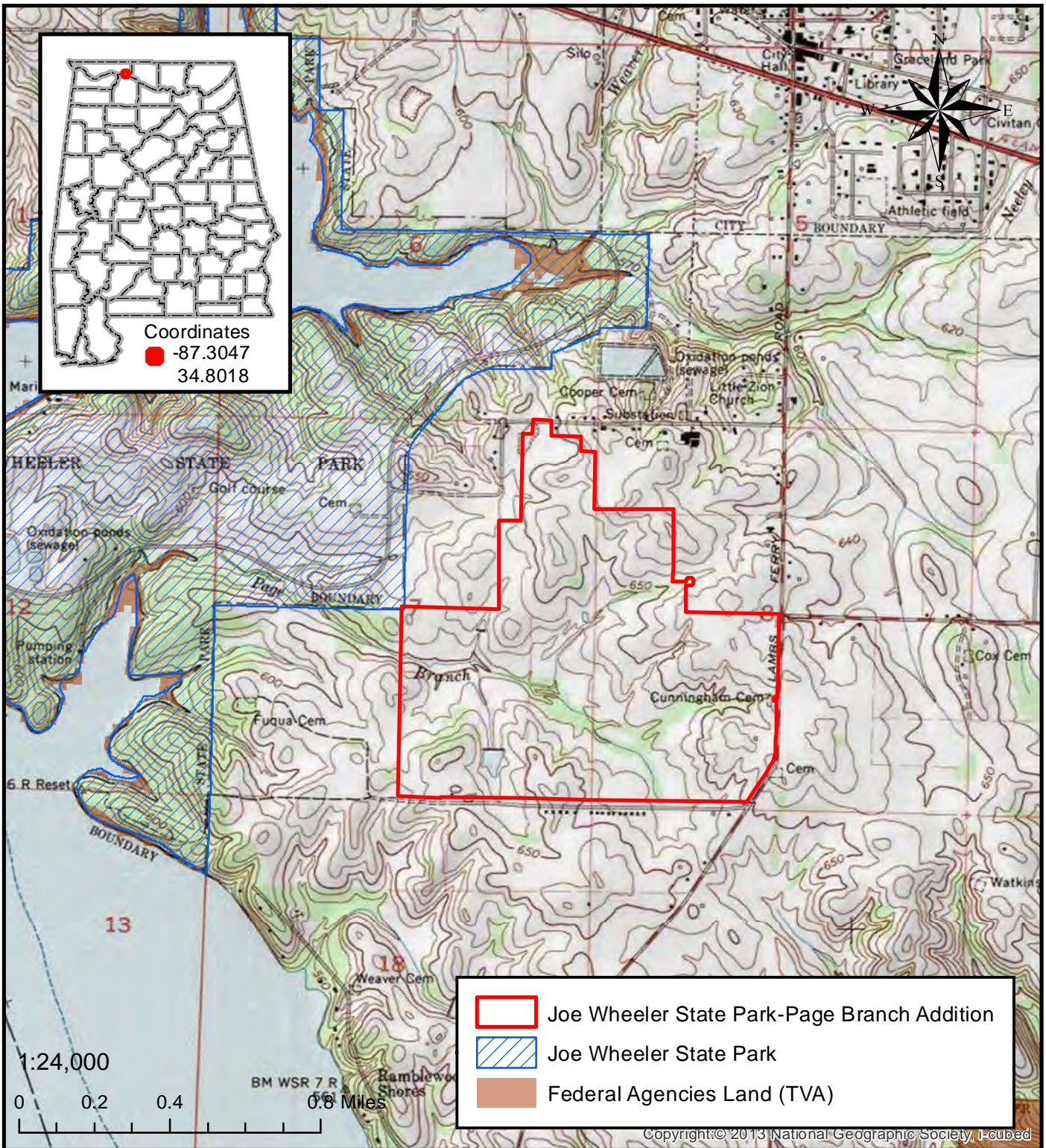


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**HOBBS ISLAND**  
**approximately 334 acres**  
**Madison County Farley USGS Quad T05&06S R01E**



This is not a survey. While substantial efforts are made to ensure the accuracy of this map, complete accuracy cannot be guaranteed. The Alabama Department of Conservation and Natural Resources and its affiliates assume no responsibility for inaccuracies in boundary lines or other related data. This map is for general information purposes and should not be used for conveyance.

Date: 5/31/2017



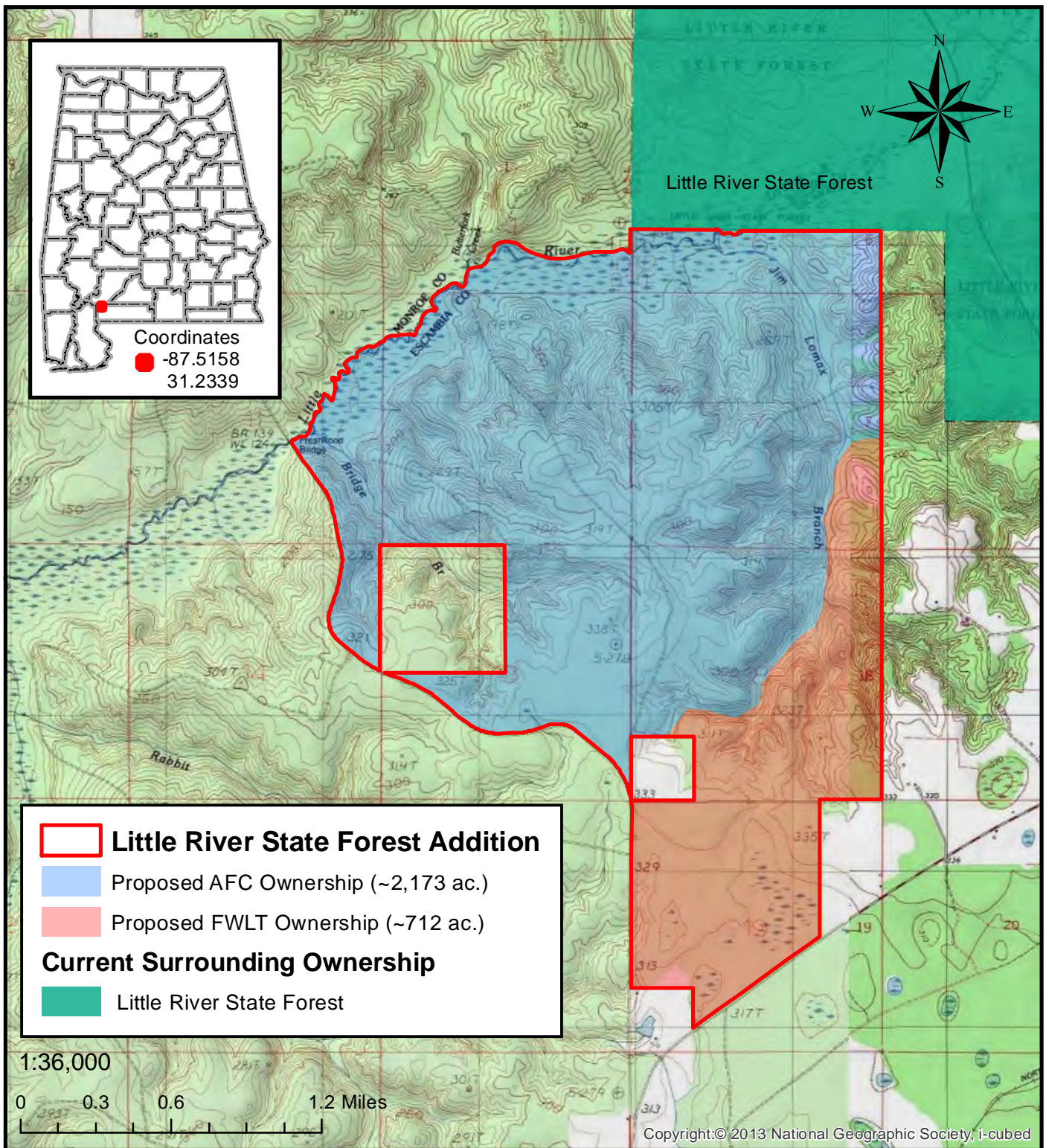
**Alabama Department of Conservation and Natural Resources  
 Forever Wild Nomination  
 JOE WHEELER SP-PAGE BRANCH ADDITION  
 approximately 423 acres**

**Lauderdale County      Rogersville USGS Quad      T03S R07W**



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Date: 5/27/2020

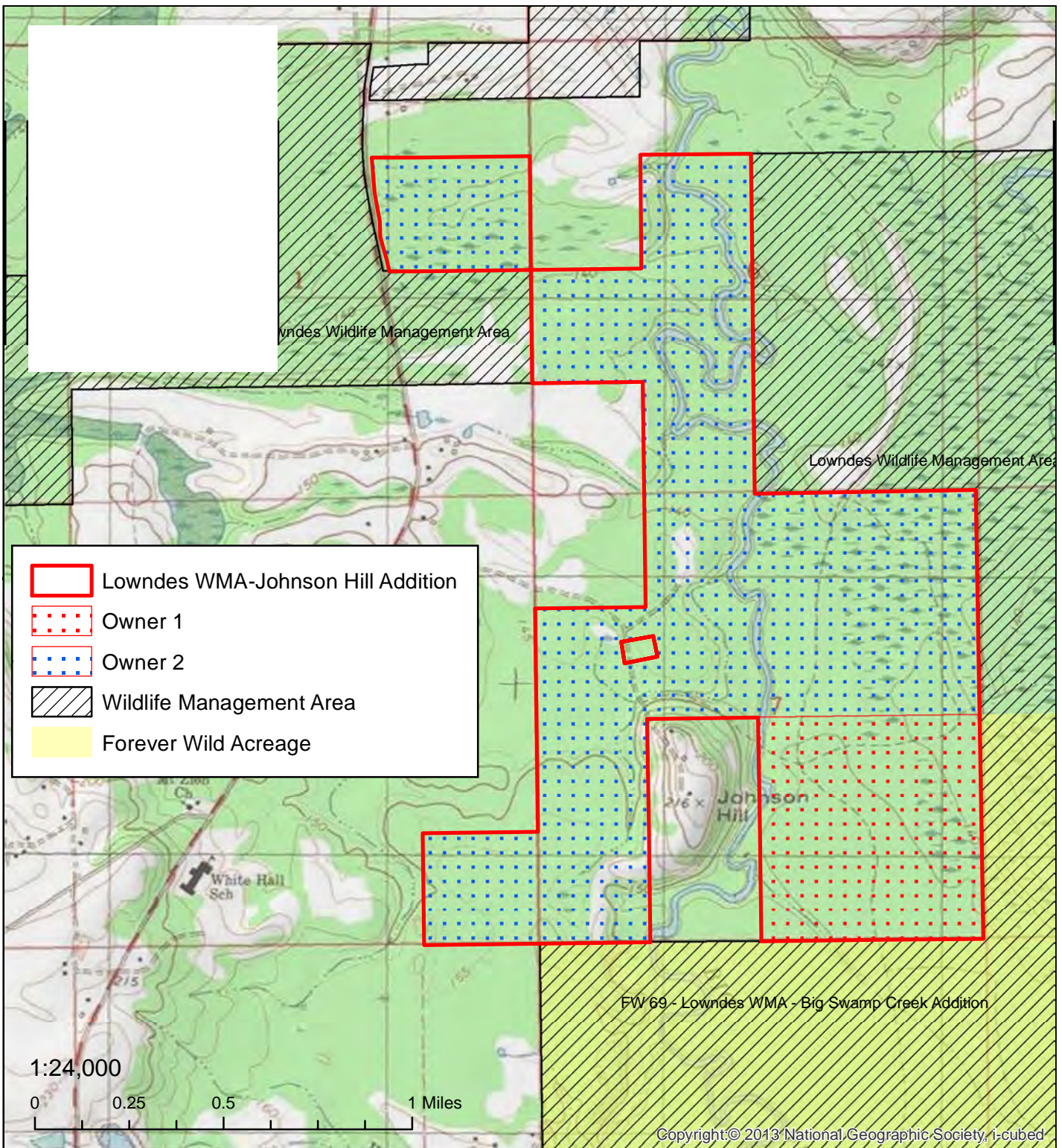







**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**LITTLE RIVER STATE FOREST ADDITION**  
**approximately 2,885 acres**  
**Escambia County      McCullough and Huxford USGS Quads**  
**T03N, R05E and T03N R06E**



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Date: 6/1/2020



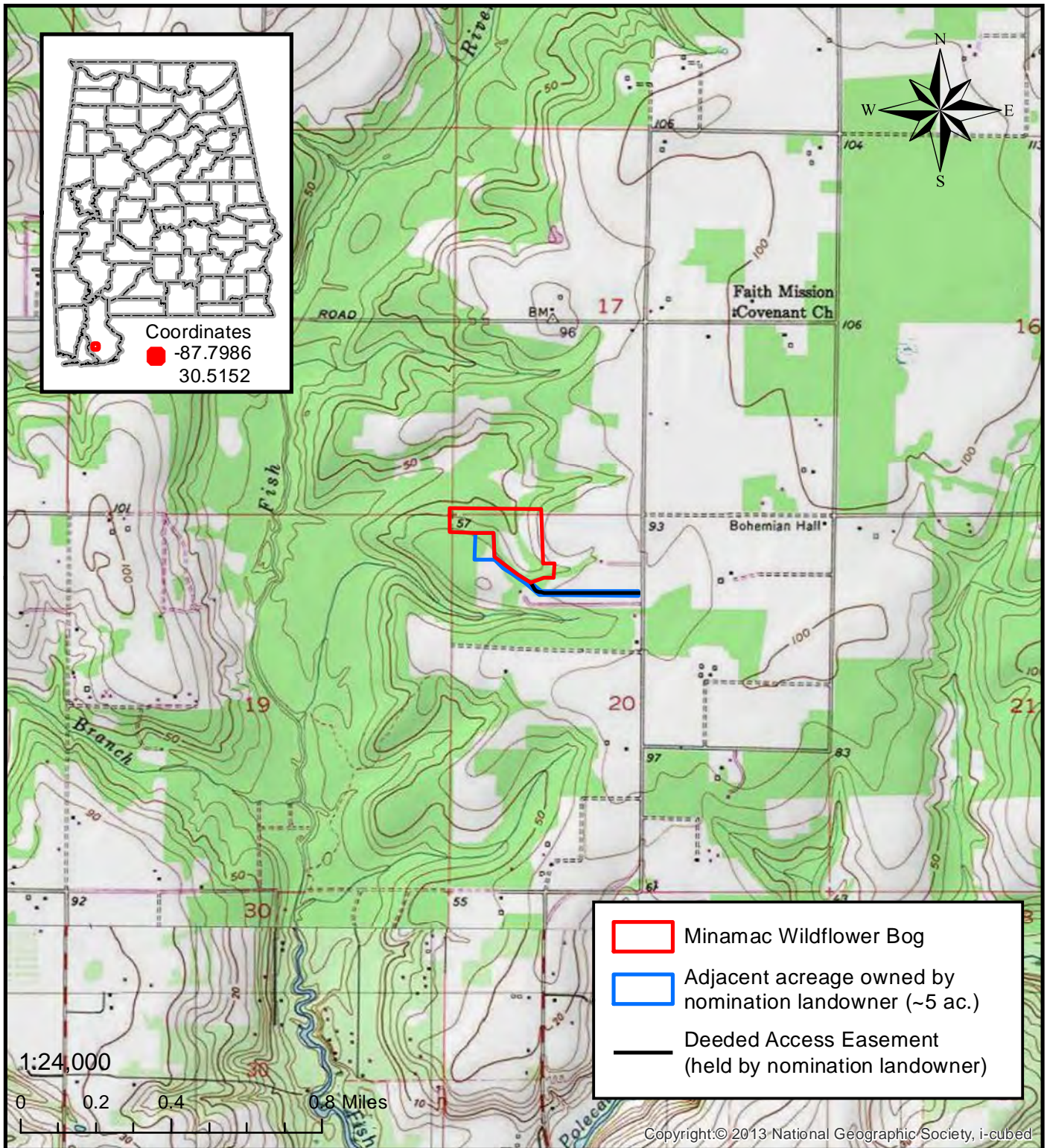
-  Lowndes WMA-Johnson Hill Addition
-  Owner 1
-  Owner 2
-  Wildlife Management Area
-  Forever Wild Acreage



**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**LOWNDES WMA-JOHNSON HILL ADDITION**  
**approximately 783 acres**  
**Lowndes County      White Hall USGS Quad      T15N R13&14E**



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Date: 4/25/2019

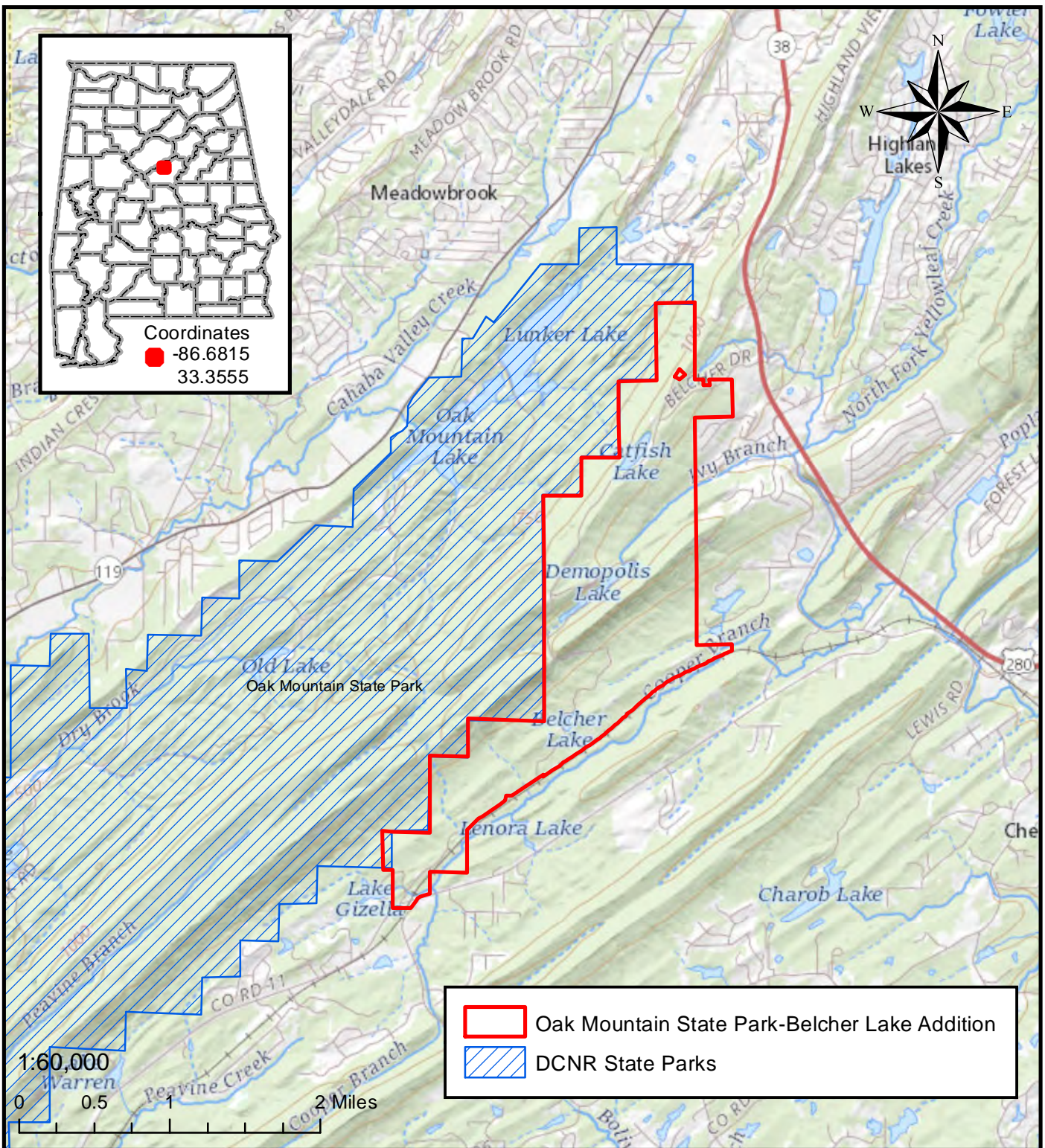


	Minamac Wildflower Bog
	Adjacent acreage owned by nomination landowner (~5 ac.)
	Deeded Access Easement (held by nomination landowner)

**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**MINAMAC WILDFLOWER BOG**  
 approximately 19 acres  
**Baldwin County Silver Hill USGS Quad T06S R03E**



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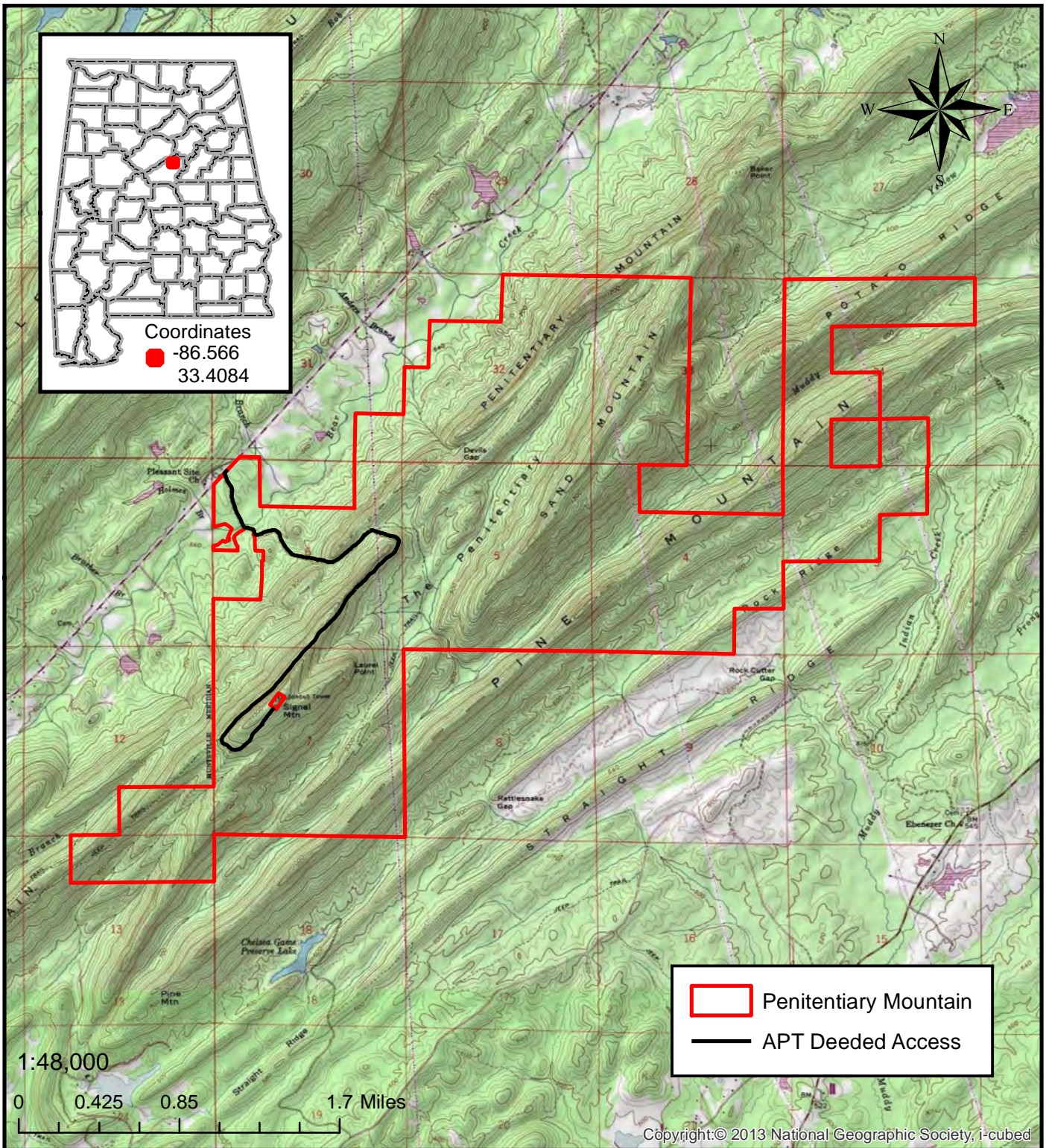


**Alabama Department of Conservation and Natural Resources  
 Forever Wild Nomination  
 OAK MOUNTAIN STATE PARK-BELCHER LAKE ADDITION  
 approximately 1,651.36 acres  
 Shelby County Cahaba Heights & Chelsea USGS Quads  
 T19S R01W & 02W, T20S R02W**



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Date: 5/27/2020

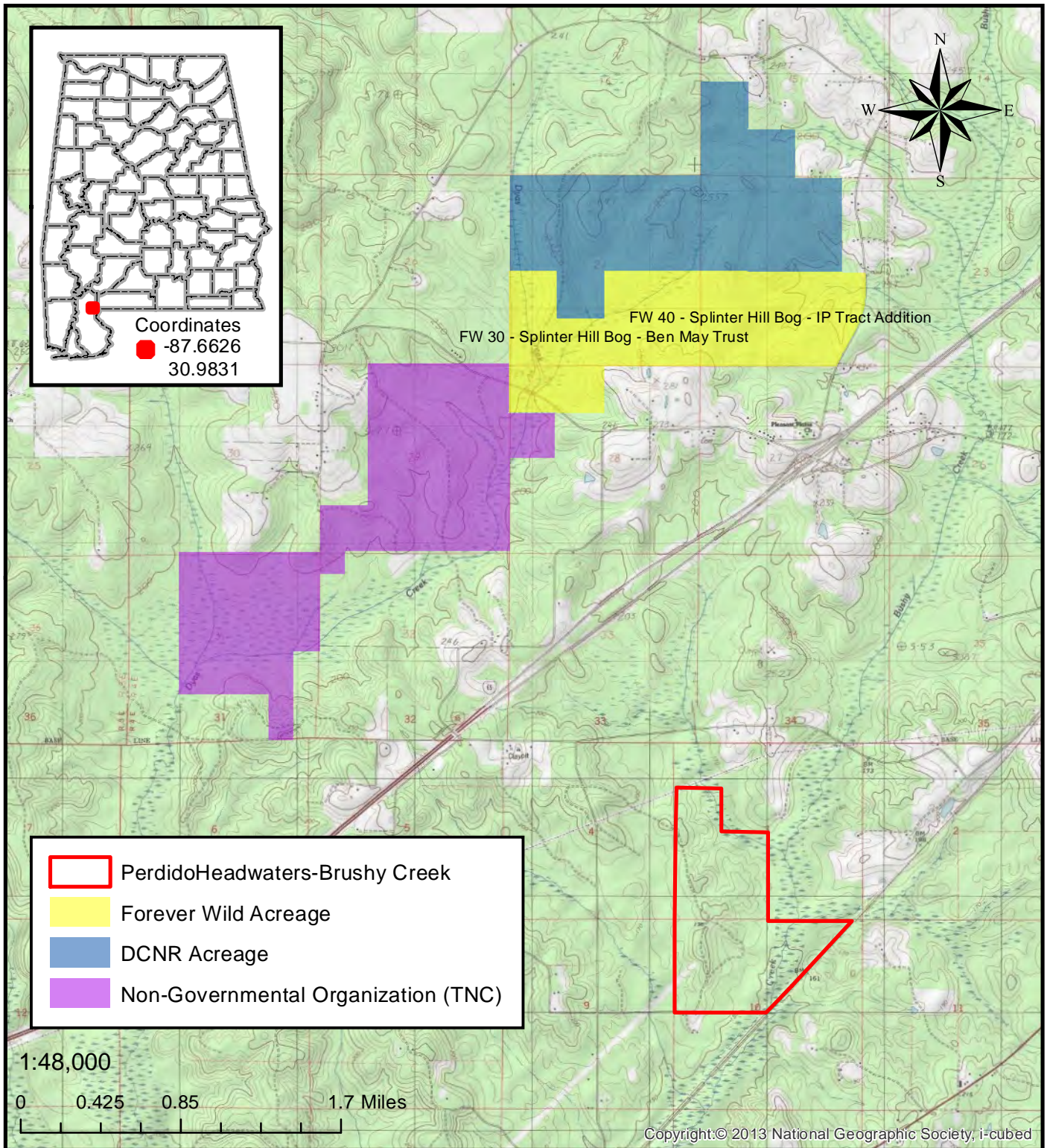


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**PENITENTIARY MOUNTAIN**  
 approximately 3,928 acres  
**Shelby County      NAME USGS Quad**  
**T18S R01E, T19S R01E, and T19S R01W**



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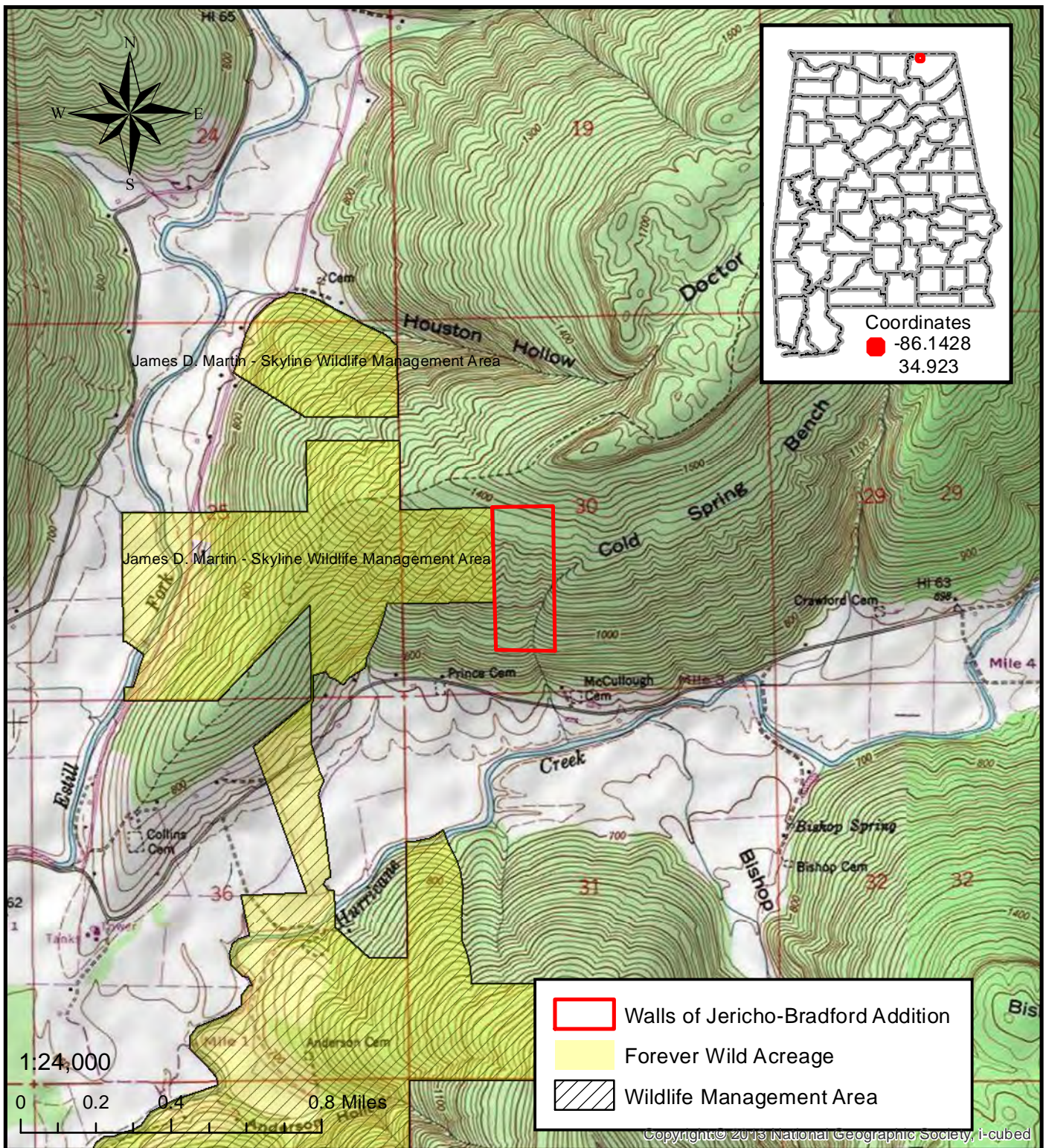
Date: 7/24/2019



**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**PERDIDO HEADWATER-BRUSHY CREEK**  
**approximately 408 acres**  
**Baldwin County Dyas USGS Quad T01S R04E**



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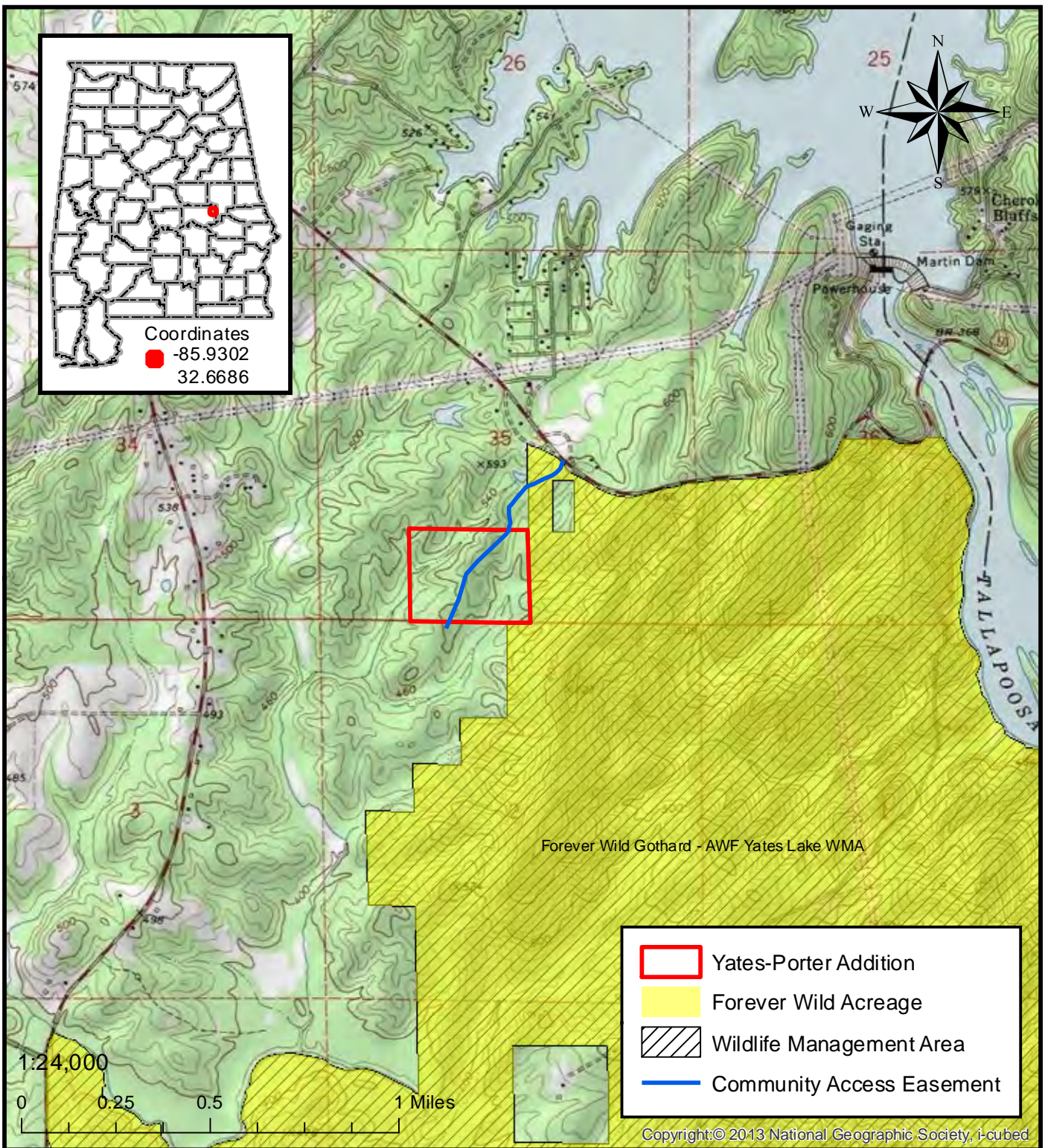


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**WALLS OF JERICHO-BRADFORD ADDITION**  
**approximately 40 acres**  
**Jackson County      Hytop USGS Quad      T01S R05E**



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Date: 1/7/2020

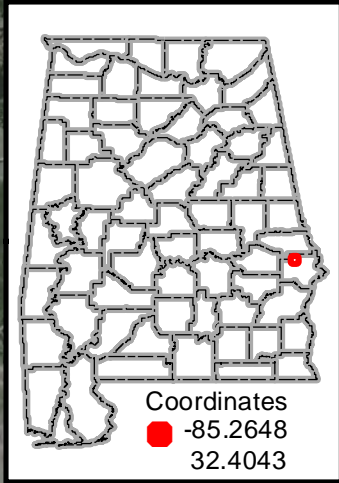


**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**YATES-PORTER ADDITION**  
 approximately 47 acres  
**Elmore County      Red Hill USGS Quad      T19&20N R21E**



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Date: 10/23/2019



Padgetts Road / Co. Rd #32

FW 148 - Uchee Creek Confluence

— Tallapoosa River Electric Cooperative Easement Request  
 ■ Uchee Creek SOA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Alabama Department of Conservation and Natural Resources**  
**Forever Wild Nomination**  
**Uchee Creek SOA - Electric Utility Easement Request**  
**Russell County      Marvyn USGS Quad    T16N R28E**



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Date: 6/10/2020