

1 BOARD MEMBERS PRESENT:

- 2 Mr. N. Gunter Guy, Jr. Commissioner
- 3 Mr. James W. Porter, II
- 4 Dr. Gary Hepp
- 5 Mr. Frank "Butch" Ellis
- 6 Dr. Patricia G. Sims
- 7 Dr. Warren Strickland
- 8 Mr. Leo Allen
- 9 Mr. Russell Runyan
- 10 Mr. Horace H.Horn, Jr.
- 11 Dr. Michael Woods
- 12 Mr. Gary M. Cole
- 13 Dr. Lori R. Tolley-Jordan

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COMMISSIONER GUY: Good morning, everyone.

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Thank you for being here. Beautiful,
 beautiful day outside, a great setting.
 And this is our last meeting of the year
 of the Forever Wild Board Land Trust,
 November 10th, 2016.

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19

So at this time, in order to
 establish a quorum, I would like to call
 the roll, and if you would, just
 indicate your presence as I call your
 name.

22

23

Dr. Woods?

1 DR. WOODS: Here.

2 COMMISSIONER GUY: Dr. Tolley-Jordan?

3 DR. TOLLEY-JORDAN: Here.

4 COMMISSIONER GUY: Dr. Sims?

5 DR. SIMS: Here.

6 COMMISSIONER GUY: Mr. Ball?

7 (No response.)

8 COMMISSIONER GUY: Dr. Hepp?

9 DR. HEPP: Here.

10 COMMISSIONER GUY: Mr. Porter?

11 MR. PORTER: Here.

12 COMMISSIONER GUY: Mr. Allen?

13 MR. ALLEN: Here.

14 COMMISSIONER GUY: Mr. Ellis?

15 MR. ELLIS: Here.

16 COMMISSIONER GUY: Mr. Cole?

17 MR. COLE: Here.

18 COMMISSIONER GUY: Dr. Strickland?

19 DR. STRICKLAND: Here.

20 COMMISSIONER GUY: Mr. Horn?

21 MR. HORN: Here.

22 COMMISSIONER GUY: Mr. Runyan?

23 MR. RUNYAN: Here.

1 COMMISSIONER GUY: Okay. And Dr. Valentine?

2 (No response.)

3 COMMISSIONER GUY: And Mr. Cauthen?

4 (No response.)

5 COMMISSIONER GUY: So we have 12 members here.

6 We have a quorum. So we can move

7 forward with business.

8 Okay. A couple of little items

9 before we get into opening remarks.

10 We really appreciate the opportunity

11 to be here at Athens State, and we had a

12 great reception last night, thanks to

13 Dr. Sims and a lot of people that put

14 that together.

15 And I want to thank you very much

16 for that, Dr. Sims. It was a -- it was

17 very nice of you. And I think maybe

18 Athens State University, of course,

19 participated in that, the Land Trust of

20 North Alabama, and Alabama Farm Credit

21 was also a part of that reception. So

22 everybody that was a part of that, I

23 want to thank you very much. The food

1 was wonderful and so was the fellowship.

2 I also would like to call on
3 Dr. Robert Glenn, the president of
4 Athens, to say a few words.

5 Dr. Glenn, thank you.

6 DR. GLENN: Thank you.

7 Good morning. We're delighted to
8 have you on our campus. And we're
9 excited that you're here, and we hope
10 that this won't be the last time that
11 you're here. We hope this will be the
12 first of many visits to our campus. We
13 believe very much in what you're doing.

14 I've had a number of folks talk
15 about how pretty the campus looks. We
16 are, as you may know, the oldest
17 institution of higher education in the
18 state of Alabama. Founders Hall, which
19 you would have had to walk past to get
20 here, which was opened in 1842, is the
21 oldest educational facility in
22 continuous use since its opening in the
23 state of Alabama. And we're very proud

1 of that. But we also recognize that
2 it's still standing and it's still here
3 and it's a beautiful asset for the state
4 of Alabama precisely because we made
5 difficult and sometimes expensive
6 decisions to keep it open and to
7 renovate it and to preserve it. And we
8 know that that is very similar to what
9 you do for the state of Alabama in
10 preserving our wildlands and wild areas.
11 And so we feel very much like we're
12 kindred spirits between what you're
13 doing and what you hope to accomplish
14 for the state.

15 So we're delighted to have you on
16 our campus. Again, you have an open
17 invitation to come back as often as you
18 would like. And if there's ever any way
19 that we can assist you, we're glad to do
20 so.

21 And we're delighted to have Dr. Sims
22 be a part of it. She's one of the best
23 hires I've ever made in my career. So

1 take good advantage of her.

2 But thank you for being here and
3 good luck with your work.

4 COMMISSIONER GUY: Thank you, Dr. Glenn.

5 Thank you very much. I think that we'll
6 definitely be back, Dr. Glenn. We'll
7 take you up on that invitation, and it's
8 been real nice coming here.

9 You know, that's the good thing
10 about the board is, I think, our -- our
11 willingness to just move around the
12 state. And that's important, I think,
13 for the board to see all the different
14 areas of the state and meet the people
15 that we basically serve. So we really
16 appreciate the opportunity to come up
17 here. And we do like to go back to
18 places from time to time that we've
19 already been, so we'll do that.

20 Okay. Is there any other board
21 member that would like to make any
22 remarks before we enter into our
23 business today?

1 (No response.)

2 COMMISSIONER GUY: Did I forget anything,
3 Ms. Powell, by chance?

4 (No response.)

5 COMMISSIONER GUY: All right. So, again, I've
6 got a number of green cards here. Most
7 people know the drill. And if you want
8 to speak and you haven't filled out a
9 green card, I'm sure someone that works
10 with the department can help you. So if
11 you do need a green card and you want to
12 speak and you didn't fill it out, raise
13 your hand.

14 (No response.)

15 COMMISSIONER GUY: All right. Very good.

16 With that in mind, then, I'm going
17 to call your name and ask you to speak
18 about the matter which you signed up
19 for. There may be some repetition on
20 some. If we get to that point, just
21 remember that if there's already been a
22 speaker that's talked about it, let's
23 try not to be too repetitive about the

1 same subject. But we're not trying to
2 keep you from having your time.

3 Okay. In no particular order, is it
4 Jake Blackwell?

5 Mr. Blackwell.

6 MR. BLACKWELL: That's right.

7 COMMISSIONER GUY: Thank you for being here.

8 MR. BLACKWELL: I was afraid I would be first.

9 COMMISSIONER GUY: Well, I can make you second
10 if you want me to, but you'll have to
11 speak sooner or later.

12 MR. BLACKWELL: All right. I'm here to speak
13 on behalf of the Henninger family
14 regarding the Skyline WMA Crow Creek
15 Valley Addition. That's what it was
16 named. I'm a member of the Henninger
17 family. We own this piece of property.
18 I just want to tell you a few things
19 about it and a few of the features that
20 we feel are great about the property and
21 then be available for any questions.

22 The total block that we have before
23 you is fifteen-hundred -- 1,521 acres.

1 The -- it's actually two different
2 pieces that don't touch. There is one
3 piece that's 189 acres that's separate.
4 It's very, very close, but they don't
5 actually touch. And then the remainder
6 of that is 1,332 acres. Now, 950 of it
7 is a mountain in timber, and 380 of it
8 is low-lying bottomland, farmland,
9 agricultural fields, things like that.
10 So here are a few of the features that I
11 thought would be of interest.

12 The mountain land, as you go up the
13 mountain, it touches the Skyline WMA.
14 That's the reason we kind of thought to
15 bring it before this group. We share
16 425 yards of common boundary on the top
17 of the mountain.

18 Should you guys decide to consider
19 joining it with the Skyline WMA, you
20 would actually have road access from
21 County Road -- let's see -- 148. 148 is
22 a paved county road that comes off of
23 Highway 117. We access the property

1 through County Road 148 and go up the
2 mountain. When you get to the top of
3 the mountain where we join the Skyline
4 WMA, that road system joins us there.
5 So you would have a continuous road
6 system going from that way as well.

7 We've leased the hunting rights to
8 this property for the last 40 years. So
9 there's a great trail system/road system
10 already in existence throughout
11 accessing all parts of the property,
12 greenfields and the like. Great deer
13 and turkey population. A lot of great
14 wildlife that tend to live on the
15 mountain come out and feed in the
16 agricultural fields, so they've been
17 very healthy.

18 And we've managed the timber all
19 these years under the supervision of a
20 forester. The last time the timber was
21 cut was in 2007 where we did a select
22 cut. But we've tried to be always
23 thinking about the future, the long-term

1 investment of the timber stand.

2 And on top of the mountain, the
3 north face of the mountain has rock
4 bluffs. So when you're up on top of the
5 mountain, it has gorgeous views of the
6 whole valley. And, then, as you go down
7 to the base of the mountain, that
8 380 acres of low-lying farmland that I
9 was talking about, the feature of that
10 is Crow Creek that flows through that
11 property. We have almost a mile of Crow
12 Creek frontage, which is a deepwater
13 creek that runs year around that would
14 be great for a lot of different types of
15 recreations; canoeing, hiking, camping,
16 creek access, whatever.

17 And then of that 380-acre block, 200
18 is agricultural fields. The other
19 remaining acreage is timber along the
20 Crow Creek and, also, areas that flood.
21 So it holds ducks. There's already a
22 duck habitat there now, but with a
23 little work and maybe some plantings, it

1 could be an awesome duck habitat.

2 With that said, I just want to see
3 if there are any questions.

4 COMMISSIONER GUY: Thank you, sir.

5 Any questions for Mr. Blackwell?

6 Yes, Mr. Allen.

7 MR. ALLEN: On the 200 acres of ag fields, is
8 that -- is that just planted for
9 wildlife, or is a farmer farming it?

10 MR. BLACKWELL: We have in the past leased out
11 the farming rights. It's traditionally
12 done in corn each year.

13 MR. ALLEN: Okay.

14 DR. STRICKLAND: How many acres of timber?

15 I'm sorry.

16 MR. BLACKWELL: The 189 acres of separated
17 property is all timber, and then of the
18 1,332 that's all together that touches
19 Skyline, 950 of it is what I consider
20 the mountain where we have been select
21 cutting. The rest of it is part of that
22 low-lying timberland. We've never cut
23 it. We've kind of always left it as,

1 you know, standing timber along the
2 creek.

3 DR. STRICKLAND: And the last time it was cut
4 was when?

5 MR. BLACKWELL: 2007.

6 DR. STRICKLAND: 2007.

7 MR. BLACKWELL: It was cut in 2007, and we
8 actually reinvested in the property at
9 that time by planting oaks. So there
10 were a few places where some
11 less-desirable species had kind of taken
12 hold. We cut those out and replanted in
13 oak. So we invested \$30,000 in the
14 property at that time with oak
15 replantings.

16 COMMISSIONER GUY: I was trying to find this
17 map. I'm sorry. I'm going to ask you
18 about something you said.

19 MR. BLACKWELL: That's all right.

20 COMMISSIONER GUY: What's the outparcel right
21 here that's a good bit away from the
22 rest of it? How many acres is that?

23 MR. BLACKWELL: 189.

1 COMMISSIONER GUY: 389.

2 MR. BLACKWELL: 189.

3 COMMISSIONER GUY: 189. Okay. Sorry.

4 And then is the rest of it

5 contiguous --

6 MR. BLACKWELL: Yes.

7 COMMISSIONER GUY: It is.

8 Would there be a willingness to sell

9 the contiguous property and not the

10 outparcel?

11 MR. BLACKWELL: Uh-huh (positive response).

12 COMMISSIONER GUY: All right.

13 Any other questions?

14 (No response.)

15 COMMISSIONER GUY: Thank you, Mr. Blackwell.

16 MR. BLACKWELL: Thank you.

17 COMMISSIONER GUY: Appreciate it very much.

18 Jerry Ingram. Jerry.

19 Yes, sir. I'm sorry.

20 MR. INGRAM: Thank you, Commissioner Guy, for

21 giving us the opportunity -- and the

22 rest of board -- for coming here today.

23 My name is Jerry Ingram. I'm a partner

1 in a company called National Land
2 Realty. I have one of my partners with
3 me today. Bob Jamison is with me as
4 well.

5 One of our clients has listed a
6 property with us for sale that's
7 4,744 acres. It's located in south
8 Dallas County right on the Wilcox County
9 line. The property has kind of a neat
10 history to it. It probably is one of
11 the oldest hunting clubs in the state of
12 Alabama. It was a hunting club called
13 the Hit and Miss Hunting Club. And
14 what -- the details we were able to find
15 out about it, it probably started in the
16 1930s, well before, you know, hunting
17 recreation was a big deal. Most people
18 in the 1930s were hunting just to put
19 food on the table.

20 So a lot of celebrities have hunted
21 there over the years. Bear Bryant used
22 to frequent there a lot. Ben Rogers
23 Lee, the famous turkey-hunting guide,

1 was a big turkey hunter that hunted
2 there a lot.

3 Some of you older folks may
4 recognize this name. I had to do a
5 little research on it myself. But a guy
6 named Ted Williams used to hunt there a
7 lot. He was a famous baseball player
8 with the Red Sox, and he's actually --
9 the Sears and Buck -- Roebuck -- Sears
10 and Roebuck's shotgun that the Ted
11 Williams shotgun was named after. So
12 it's kind of some neat history.

13 Also, Mossy Oak -- Toxey Haas that
14 started Mossy Oak used to lease this
15 place. And when he was starting his
16 BioLogic seed company, he used this
17 property to do a lot of his -- some of
18 the very first test plots on wild game
19 test plots. Plus, they entertained a
20 lot of guests down there, too, as well.

21 As far as the property itself, you
22 know, like I told you, it's 4,744 acres.
23 It -- the neat thing, I think, about

1 this property is the diversity. The
2 soil types are very unique for this
3 property, I think, because they're so
4 diverse. In that part of Alabama,
5 you're right on the edge of the Black
6 Belt region. So you're kind of making a
7 transition from the Black Belt to the
8 coastal plains.

9 So you have some Black Belt prairie
10 soils. You have some coastal plain
11 soils. Plus, you're only -- you're less
12 than really a mile from the Alabama
13 River and the Pine Barron Creek that
14 makes up the -- actually one of the
15 borders on the property.

16 So you have a lot of just river
17 bottom, you know, type soils on it as
18 well that -- you know, I'd say about a
19 third of the property is probably in the
20 100-year flood plain from the Alabama
21 River since it's so close. And you got
22 bottomland. You got upland. You got --
23 you got, you know, prairie. And out of

1 the -- and kind of the breakdown of the
2 timber, about 1400 acres of the property
3 is in pine plantations.

4 Kind of the history on this
5 property, Hammermill, when they were
6 putting in one of the first paper mills
7 in Alabama, they bought up this property
8 and a lot of other property in the area.
9 And so a lot of the older pine
10 plantations that are on it would have
11 been seed stock from Hammermill, which
12 they had a very good nursery. And then
13 later IP bought it, and so the newer,
14 younger pine plantations would be
15 genetic stock from IP. So the pine
16 plantations, you know, are very --
17 they've been very well managed and well
18 taken care of.

19 There's about 2300 acres of
20 bottomland hardwoods on it. There's
21 about 300 acres of what I would call
22 kind of fallow field prairie land.
23 Would have a lot of cedars on it, a lot

1 of hardwood kind of mixed in with it, a
2 lot of natural weeds and forbs growing
3 in that area, a good wildlife area. And
4 then there's about 500 acres of, I would
5 say, marginally improved pasture. It's
6 kind of rough pasture, but it's some
7 older -- some pastureland on it. And
8 then there's about 27 acres of lakes --
9 managed bass lakes on it.

10 And it does have the old Hit and
11 Miss Hunting Club camp house on it.
12 It's not the Taj Mahal, but it's a --
13 you know, not a lot of money in the
14 structure, but it is still a nice
15 building as far as that goes.

16 And I guess that's really -- really
17 about it if y'all have any questions or
18 anything.

19 Oh, one other thing. I do want to
20 mention that I did meet with Chuck
21 Sykes, and we toured the property with
22 him. And since it was so close to the
23 other two tracts -- you'll see, I think,

1 on the -- on our location map in there,
2 it's pretty close in proximity to the
3 new Dallas County Wildlife Management
4 Area that was just purchased. And then,
5 also, it's not too far from the Old
6 Cahawba Prairie site too.

7 But that's what kind of prompted
8 Chuck to look at it, his interest in it,
9 because of the close proximity. And
10 after he viewed it, I think he was --
11 from the diversity with the soil types
12 and the hardwoods to the pines to the
13 prairie land, I think, is what excited
14 him from a wildlife-habitat-type
15 standpoint.

16 COMMISSIONER GUY: All right. Any questions
17 for Mr. Ingram?

18 DR. HEPP: What type of pines are your
19 plantations?

20 MR. INGRAM: It would all be loblolly, you
21 know, improved genetic-type stock from
22 either Hammermill or IP's nursery.

23 MR. HORN: Jerry, the pastureland that you

1 mentioned, how much pastureland is
2 there?

3 MR. INGRAM: It's approximately 500 acres.

4 MR. HORN: Yeah. Has it been used for grazing
5 or agriculture?

6 MR. INGRAM: It has. The current owners have
7 leased it out to a guy that runs some
8 cows on it. And I think they -- they
9 don't have it -- you know, it's really
10 understocked. I think they have a deal
11 with him that he has to plant some of it
12 in some winter grazing, and they kind of
13 use that in part of their wildlife
14 management program too.

15 MR. HORN: Thank you.

16 COMMISSIONER GUY: So for the board members,
17 this is listed as the Pine Barron Creek
18 Tract in your packet.

19 Jerry, is it -- I don't guess
20 there's any desire to segment it in any
21 way, is there, by the seller?

22 MR. INGRAM: You know, there could be. You
23 know, in real estate, you know, there's

1 always options to do different things.
2 The property really lays well as a whole
3 tract the way -- because of the
4 diversity and the way it lays out. You
5 know, a lot of the pastureland, I think,
6 would be -- you know, could be brought
7 back to native prairie, you know,
8 introducing, you know, native species
9 like bluestem, switchgrass, you know,
10 stuff like that, you know, to restore
11 the native prairie type part on that
12 property.

13 COMMISSIONER GUY: How many buildings are on
14 there?

15 MR. INGRAM: There's the old Hit and Miss
16 Hunting Camp, which, you know, it's
17 nice, but it's by no means the Taj
18 Mahal. It's maybe a, I'd say, 25-,
19 2800-square-foot building. There's an
20 older barn, and there's a little shed on
21 it. So other than that, that's all
22 that's on it.

23 COMMISSIONER GUY: That's all that's on it.

1 MR. INGRAM: And the barn is, you know, not in
2 great shape. It's just a little
3 equipment shed.

4 COMMISSIONER GUY: Okay.

5 MR. INGRAM: It does have one lake that's
6 almost 30 acres. It's a pretty nice
7 lake on it.

8 COMMISSIONER GUY: Could I -- Mr. Sykes, could
9 I ask you a question, please, sir, since
10 you're -- since you've looked at it?

11 I know we're out of money this
12 year -- we're out of money on the
13 Pittman-Robertson right now. Is this
14 something that y'all might have an
15 interest in at some point?

16 MR. SYKES: It's an extremely good tract. I
17 go way back with it. When he was
18 talking about Mossy Oak being there,
19 I've been there, looked at it back then
20 and up to now.

21 The pastureland that's in the center
22 of it lays extremely well to get it
23 converted back to native grass as well

1 as the ag field. The pine stands are in
2 really, really good shape. So, yes,
3 sir, I think it would be a -- as far as
4 a WMA, I think it would be really,
5 really good. I hate we don't have the
6 money that we could go in and partner
7 right now, but the other Dallas County
8 tracts got us tapped out right now.

9 COMMISSIONER GUY: Sure. And how far is it
10 from the other Dallas County tract?

11 MR. SYKES: Five miles, ten miles at the most.

12 COMMISSIONER GUY: Oh, it's that close?

13 MR. SYKES: It's very close.

14 COMMISSIONER GUY: So it is real close.

15 MR. SYKES: I think you can see it on that
16 map. It's --

17 COMMISSIONER GUY: Yeah. I didn't realize it
18 was that close.

19 MR. SYKES: Yes, sir.

20 COMMISSIONER GUY: Yes, Dr. Strickland.

21 DR. STRICKLAND: Commissioner, when Toxey had
22 it, I've actually hunted on the place.
23 It's outstanding. It's a beautiful

1 tract. I'm surprised that it's up
2 for -- it's -- it's an outstanding
3 tract.

4 MR. SYKES: It's the real deal.

5 MR. INGRAM: One other thing I forgot to
6 mention on this property, too.

7 COMMISSIONER GUY: Yes, sir.

8 MR. INGRAM: When IP had it, there's a gravel
9 pit that was -- that they used to dig
10 gravel out of. And this property, the
11 interior roads going through it are like
12 county road grade roads. You know, so
13 even during extreme wet periods -- I
14 know Forever Wild wouldn't be in the
15 timber business of cutting timber on it,
16 but with pines, you always have to do
17 cuttings and thinnings. So even during
18 extreme wet periods when timber prices
19 tend to be higher, with this road system
20 that's on it, you could always get in
21 there during wet periods and get timber
22 in and out, which, you know, sometimes
23 the price can more than double on timber

1 during those periods like that. But
2 excellent road system on it.

3 COMMISSIONER GUY: Thank you, Jerry.

4 Anybody else have a question for
5 Jerry before he sits down?

6 (No response.)

7 COMMISSIONER GUY: Thank you, sir.

8 MR. INGRAM: Thank y'all.

9 COMMISSIONER GUY: Before I call our next
10 speaker, I did miss an introduction
11 earlier. So I apologize to this
12 gentleman, but we -- I called his name.
13 Mr. Gary Cole is here today, and he's
14 the interim state forester.

15 And excuse me for not introducing
16 you, Gary, a little earlier. This is
17 the first time that he's been here
18 sitting for the board, and we appreciate
19 having you here today, sir.

20 MR. COLE: It's good to be here.

21 COMMISSIONER GUY: Thank you. I know you've
22 been real busy lately. So I want to
23 applaud you and all the folks at the

1 forestry department for doing --
2 commission for doing a really tough job
3 right now. So thank you, sir.

4 MR. COLE: Thank you.

5 COMMISSIONER GUY: I apologize for missing
6 that introduction earlier.

7 All right. One of my favorite
8 people of all time, Chuck Yeager.

9 Chuck, we've been missing you.

10 MR. YEAGER: Thank you, Commissioner --

11 COMMISSIONER GUY: Thank you, Chuck.

12 MR. YEAGER: -- and board.

13 My name is Charles Yeager, and I
14 have the honor of managing Forever
15 Wild's Turkey Creek Nature Preserve in
16 Pinson, Alabama, through a partnership
17 with the Southern Environmental Center
18 at Birmingham-Southern College and the
19 Freshwater Land Trust. I'm here today
20 to provide an update on some of the
21 activities and developments at the
22 preserve that have occurred over the
23 last year. I apologize for missing the

1 last few meetings. We had scheduled
2 school trips on those days, and I was
3 not able to come.

4 We are now moving into -- I think
5 we're at about eight years of this
6 partnership. And we've seen great
7 success over those eight years,
8 development over every year, and growth
9 over every year. And people are
10 becoming more and more aware of the
11 preserve and its opportunities for
12 outdoor recreation, and we've done what
13 we can to expand those. And that's what
14 I'm hoping to share with you guys today.

15 We this year have had over 40 school
16 programs with primary-school students,
17 about 1500 students thus far this year.
18 In fact, over the last three weeks, kind
19 of the busiest time of the year, we've
20 had well over 400 students come through
21 our programs in just the last three
22 weeks.

23 We've also expanded our public

1 programming this year. We've had 23
2 programs that include monthly hikes,
3 birdwatching, just late-night moon
4 hikes, and those sorts of things, as
5 well as fundraisers and other events.
6 We've actually had a total of almost 80
7 programs over the course of a year with
8 about almost 8,000 participants that we
9 can account for through our programs.
10 And that's just our programs.

11 We've also made great use of our
12 service groups and volunteers throughout
13 the year. We've had 31 volunteer groups
14 come out to Turkey Creek with almost 600
15 participants that have been able to help
16 maintain our trails, paint things like
17 garbage cans, picnic benches, and also
18 help us to maintain the sensitive
19 habitat there through restoration
20 projects.

21 This has probably been our busiest
22 year. As we continue to grow, we
23 continue to see our numbers increase,

1 and we've had well over a hundred
2 thousand visitors out to Turkey Creek
3 this year. Every summer it's quite
4 busy. We get full on Saturdays and
5 Sundays, and it's mostly kids and
6 families that are coming out to enjoy
7 the preserve.

8 We're also seeing increases in what,
9 I guess, we can consider the off-season
10 and seeing more folks coming out because
11 we've increased our trail mileage. We
12 have a lot of regulars using our
13 mountain-bike trails, and we've opened
14 up more opportunities for trail runs and
15 those sorts of things as well.

16 I also wanted to thank the State
17 Lands crew. We've had -- Dr. Barger
18 came out and helped with a program this
19 past spring with Birmingham-Southern
20 botany students. And then Jo Lewis came
21 out as well to help with some of our
22 programs, a bat project and our bioblitz
23 as well. So I appreciate their support

1 with our programs.

2 We have also been working towards
3 expanding what we're able to offer to
4 the public through projects in
5 maintenance. We have raised well over
6 \$300,000 probably in the last year
7 towards projects and programs. This
8 includes the RTP grant for a
9 mountain-bike trail, Five Star
10 Restoration grant, which I'll get into
11 in a minute, and a Community Foundation
12 grant for a pavilion that's going to be
13 on our -- be on the Freshwater Land
14 Trust property that is part of the
15 preserve. We also have been going after
16 a lot of smaller grants, the Norcross
17 and Legacy Environmental and QUANTA.

18 Our -- our volunteer group, The
19 Friends of Turkey Creek, has put \$13,000
20 towards a renovation of our nature
21 center and education center which we
22 finally have heating and air for and a
23 ceiling and those sorts of things, which

1 is very exciting and very useful for
2 doing programs in the off-season. We've
3 added new birding signs, new trail
4 signs.

5 We also back in December -- on
6 December 25th, during a large flood, we
7 had some major damage to the -- the
8 stones that were protecting our road,
9 and there were some concerns that if we
10 were to have another flood of that
11 nature we might lose the main road into
12 the preserve. And so we worked with the
13 State Lands engineers and Doug Deaton to
14 come up with a strategy to repair that,
15 maybe, hopefully, a long-term strategy
16 to repair that so that it wouldn't
17 happen again.

18 And so the State Lands crew came out
19 in July and made those repairs and did
20 an excellent job. It was actually
21 during probably the busiest time of the
22 year. And they had thought it would
23 take four days, and they got it done in

1 three. They worked really hard to get
2 it knocked out and much to the joy of
3 our visitors who were able -- we were
4 able to retain operation a little bit
5 quicker than expected, and so they were
6 very excited about that.

7 We also were able to cut down on the
8 cost of that project through donations
9 from the Vulcan Materials Company. We
10 got over a hundred tons of riprap
11 donated and 25 tons of gravel. They
12 also -- while they were there, they
13 helped us -- since we don't have the
14 machinery that they have, taking
15 advantage of that opportunity to have
16 them there, we made repairs to one of
17 our parking lots which had been washed
18 out and at the time was pretty much
19 unusable. So we really appreciate their
20 support.

21 We also -- our work truck went out
22 earlier this year, and the City of
23 Pinson graciously stepped up to help us

1 and purchased a new work truck for us,
2 which is probably the most valuable tool
3 I have in what I do.

4 We have also expanded our
5 conservation and research programs at
6 the preserve. Last year we worked with
7 some researchers and discovered that
8 there were eight bats that are using the
9 corridor at Turkey Creek, and that was
10 very exciting, including the threatened
11 long-eared bat and the endangered gray
12 bat.

13 Earlier this year we partnered with
14 U.S. Fish and Wildlife and -- or U.S.
15 Fish and Wildlife came out to Turkey
16 Creek to use our facility there to do
17 some research on where these bats were
18 coming from. So we actually did a
19 radio-tracking program with them over
20 the course of about a month. We tracked
21 these bats all throughout the Birmingham
22 area.

23 We discovered that these bats

1 were -- the gray bats were actually
2 traveling over 30 miles every night to
3 come out to Turkey Creek, round trip,
4 to -- because of the great resources
5 that we have there for them as far as
6 habitat and food. So that was pretty
7 exciting.

8 We didn't actually narrow it down
9 where the exact roost is at, but we are
10 pretty close to it. And it was pretty
11 exciting to find out that they are
12 making such a long trip because of those
13 resources. Just another reason why it's
14 so important for us to continue to take
15 care of Turkey Creek.

16 Along those same lines, we -- the
17 Fire Star grant that we received was --
18 is going towards restoration of riparian
19 area that may be part of that maternity
20 roost that those long-eared bats are
21 using. And we are actually next week
22 going to start removal of nine acres of
23 invasives in that area. It will be a

1 long-term project to keep those
2 invasives from coming back. But we're
3 very excited about starting this up
4 because those invasives are choking out
5 the old-growth trees in that area that
6 are home to that maternity roost for
7 those long-eared bats. So we're very
8 excited to get that project going and
9 looking forward to the success of that.

10 Scot Duncan, a professor at
11 Birmingham-Southern, along with one of
12 his students, earlier this year while
13 doing some in-stream work discovered
14 that a species of snail that is very
15 common in Turkey Creek was misidentified
16 and is actually an unknown species,
17 undescribed species of snail. So very
18 excited to find out that there's
19 actually a whole new species of snail in
20 Turkey Creek. It's always been there,
21 but we just didn't know it was a
22 different species than what we had it
23 identified as, which is exciting.

1 So appreciate your time. This is
2 just kind of the tip of the iceberg when
3 it comes to what we're doing. And very
4 excited about this partnership and
5 continuing to move forward.

6 I also wanted while I was up here to
7 congratulate Greg Lein and his staff on
8 their success this week. And I think
9 it's a clear indication that the people
10 of this state are interested and are
11 motivated to continue to protect our
12 green spaces and outdoor places and how
13 important those are, and I think that
14 the work that you guys do is a big part
15 of that. So thank you guys so much for
16 everything that you do.

17 COMMISSIONER GUY: Any questions for
18 Mr. Yeager?

19 (No response.)

20 COMMISSIONER GUY: Well, we definitely have
21 missed you. So hopefully it won't be
22 another couple of meetings before you
23 come back.

1 If there's a harder worker than
2 Charles, I don't know who it is when it
3 comes to some property. Thank you for
4 being here, Charles.

5 MR. YEAGER: Thank you.

6 COMMISSIONER GUY: Appreciate your report.

7 All right. Next ...

8 All right. Y'all have got to write
9 better. How about somebody who is going
10 to comment on the Alabama Trails
11 Commission in the Wiregrass?

12 MR. MARTIN: You can't read my handwriting?

13 COMMISSIONER GUY: I'm sorry. I apologize.

14 Would you state your name, please, sir.

15 MR. MARTIN: I'll be glad to. I'm Richard
16 Martin from Athens, Limestone County. I
17 represent the Alabama Trails Commission,
18 and I'm on the advisory board. And what
19 I'm here for is to thank you for your
20 support and continued support on the
21 Wiregrass Trail. It's initially a trail
22 that we're trying to get that's 45 miles
23 long in between Andalusia and Geneva.

1 MR. MARTIN: That's all right. It's the way I
2 write.

3 COMMISSIONER GUY: It kind of looks like mine,
4 so I understand.

5 Marie Bostick. Ms. Bostick.

6 MS. BOSTICK: Good morning, everybody.

7 COMMISSIONER GUY: Good morning.

8 MS. BOSTICK: I am Marie Bostick. I am the
9 executive director of the Land Trust of
10 North Alabama. And I just wanted to
11 welcome y'all to north Alabama. We
12 appreciate y'all coming up here. We
13 love to have you come up to the northern
14 part of the state. Hopefully you'll get
15 out and get to see some of the beautiful
16 parts of this part of the state while
17 you're here.

18 I also wanted to thank you for your
19 service. It's a -- it's really amazing
20 that you're willing to give your time
21 and your expertise to help the state of
22 Alabama preserve so many of the
23 wonderful places that we have, and we

1 truly have so many, as you've heard
2 already this morning, a lot of comments
3 about just how special this state is.
4 So I really do appreciate your service.

5 We've worked on some projects with
6 Forever Wild, and we're very thankful
7 for that and for the staff who are
8 always very responsive and helpful in
9 helping us figure out what we're doing,
10 which is a good thing. So I just wanted
11 to say welcome and thank you for all
12 that you do.

13 COMMISSIONER GUY: Thank you. Any questions,
14 comments?

15 (No response.)

16 COMMISSIONER GUY: I want to thank you again
17 for the reception --

18 MS. BOSTICK: Absolutely our pleasure.

19 COMMISSIONER GUY: -- and good conversation
20 and fellowship last night, too. Thank
21 you, ma'am.

22 Yael Girard. Did I get close?

23 MS. GIRARD: Yeah. You're good.

1 Hi, everyone. Thank y'all for
2 having me. I am Yael Girard. I'm the
3 executive director of the Weeks Bay
4 Foundation down in Fairhope, Alabama. I
5 was coming up to talk to you today about
6 a property called the Weeks Bay
7 Reserve-Bay Road West Addition. He's
8 handing out a little two-sheeter on it.
9 We also call that property the Lipscomb
10 property.

11 The property contains intact
12 forested swamp habitat with wiregrass
13 habitat underneath and mature pine
14 canopy. It is also the gateway to
15 numerous other state holdings, and it
16 provides road access from Bay Road to
17 get to those properties. This is right
18 on the edge of Mobile Bay on the eastern
19 side.

20 This property is also listed under
21 the Weeks Bay Reserve's NOAA grant for
22 land acquisition. So all Forever Wild
23 funds would be matched one to one with

1 this NOAA grant.

2 I wanted to thank you for already
3 considering the property for a first
4 appraisal and request consideration of a
5 second appraisal for the Weeks Bay
6 Reserve Bay Road West Addition. Thank
7 you for your time.

8 Any questions about that?

9 COMMISSIONER GUY: Any questions for
10 Ms. Girard?

11 (no response.)

12 COMMISSIONER GUY: Everybody is kind of
13 looking, I think. Give them a second.

14 MS. GIRARD: That's fine.

15 DR. STRICKLAND: It's 65 acres?

16 MS. GIRARD: Yes, sir. It's a little small
17 guy compared to some of these.

18 DR. TOLLEY-JORDAN: Did you say it's
19 contiguous or --

20 MR. ALLEN: I can't hear her.

21 COMMISSIONER GUY: Yeah. Dr. Tolley-Jordan,
22 will you speak up a little bit.

23 DR. TOLLEY-JORDAN: I'm sorry.

1 COMMISSIONER GUY: That's okay.

2 DR. TOLLEY-JORDAN: I was trying to determine
3 if it's contiguous or near any other
4 state holdings or the reserve holdings.

5 MS. GIRARD: That's right. So in those maps
6 at the top of that first page, there are
7 properties in gray -- that are kind of
8 grayed out that stretch down the
9 coastline, and those are all State Lands
10 holdings. So this provides a road
11 access gateway from Bay Road to those
12 other properties.

13 MR. ELLIS: This dragon tail string of
14 property, is that Forever Wild property?

15 MS. GIRARD: Some of them are reserve and some
16 of them have been transferred to Forever
17 Wild, but they're all within some State
18 Lands holding.

19 Thank you for your time.

20 COMMISSIONER GUY: Thank you, again. Thank
21 you, ma'am.

22 I've got a few people to speak on
23 the Pinhoti Trail.

1 Andrew, does it make a difference?

2 Do you want to go first?

3 MR. SCHOCK: Let me start if you don't mind.

4 COMMISSIONER GUY: Yes, sir. Yes, sir.

5 Mr. Andrew Schock.

6 MR. SCHOCK: Good morning.

7 COMMISSIONER GUY: Good morning.

8 MR. SCHOCK: I'm Andrew Schock with The
9 Conservation Fund. I appreciate your
10 time this morning.

11 You-all, I think, have heard me
12 speak to the Terrapin Hill property and
13 how important it is to making the
14 Pinhoti Trail a world-class trail, the
15 terminus of which would be here in
16 Alabama. So I will be here to answer
17 questions, and I would just as soon have
18 the other people here speak instead of
19 me taking up more of your time.

20 COMMISSIONER GUY: Okay. So do you want to
21 just let the others speak and then maybe
22 we can --

23 MR. SCHOCK: And if there's questions, I'm

1 happy to answer them.

2 COMMISSIONER GUY: Is that okay with everyone?

3 (No response.)

4 COMMISSIONER GUY: All right. So, Andrew, the
5 next -- I have Mike Leonard and Al
6 Shumaker. So y'all can pick your order.
7 Just state your name, if you would, for
8 the record when you come up.

9 MR. SHUMAKER: My name is Al Shumaker. I'm an
10 attorney in Centre, Alabama, and I am
11 the -- part of the executive committee
12 of the Olds Farts Hiking & Knitting
13 Society that uses the Pinhoti quite
14 regularly. And I have brought the other
15 member of the executive committee with
16 me and one other member of our
17 organization, which doesn't cost
18 anything to belong to.

19 But in the hiking season, we find
20 ourselves most every Saturday on a part
21 of the Pinhoti Trail. I don't know if
22 you gentlemen have ever had the
23 opportunity to hike any portion of it,

1 but it is a beautiful part of the state
2 of Alabama. And we use it and we enjoy
3 it. And we have friends of ours that
4 come in from all over the south -- the
5 southeast portion of the state of
6 Alabama to hike that trail with us. And
7 we have great fellowship, and we get
8 their money's worth out of it.

9 We understand that there is
10 1600 acres more or less down in Coosa
11 County that would make a tremendous end
12 of the trail. And I think it's being
13 offered at a bargain-basement price to
14 Forever Wild, and we would urge you to
15 do the second appraisal where we can
16 move forward on that project and help us
17 extend our hiking season. Thank you.

18 COMMISSIONER GUY: Thank you, sir.

19 Okay. We will just wait until --
20 and then the next one I have is
21 Mr. Leonard.

22 MR. LEONARD: All right. Thank you.

23 My name is Michael "Mike" Leonard.

1 People call me both. For 19 -- first of
2 all, for 19 years I served on the board
3 of the North Carolina Natural Heritage
4 Trust Fund appointed by three different
5 governors, and we did what y'all did.
6 We went around the state and listened to
7 people talk to us about lands they
8 wanted to preserve. So I know how hard
9 your job is. I did that for a long
10 time.

11 I'm chairman of The Conservation
12 Fund, which is based in Arlington,
13 Virginia. I practice business
14 litigation law at Womble-Carlyle, a law
15 firm in Winston-Salem. We have offices
16 actually from Atlanta to Wilmington,
17 Delaware, and one out in California.
18 And I also serve on a committee for the
19 Open Space Institute that puts money
20 into protecting land -- oh, gosh -- in
21 the Cumberland Plateau in north Alabama
22 and south Tennessee. In fact, I was on
23 the phone yesterday with a guy about

1 some of that.

2 And right now I'm serving on the
3 Advisory Circle of the Appalachian
4 Trail. In fact, two weeks ago today, I
5 was up at a meeting of the Appalachian
6 Trail Conservancy's board in Harpers
7 Ferry, Virginia, for two days. And I
8 talked with them about the Pinhoti Trail
9 while I was up there.

10 Okay. The -- I flew in this morning
11 from North Carolina on my own nickel, on
12 my own time. I do all of this
13 volunteer. Nobody pays me to do this.
14 Nobody ever has. Fortunately, I've
15 worked at large law firms for a long
16 time and I have the means to do that,
17 and it is a great passion of mine.

18 I'm here because of the Pinhoti
19 Trail. I practiced law at
20 Cabaniss-Johnston in Birmingham,
21 Alabama, for eight years, 1978 to 1986.
22 I started out in doing business
23 litigation then. I've been doing it

1 ever since. When I left Birmingham, I
2 was the president of the board of the
3 Ruffner Mountain Nature Center. I was
4 interested to hear about the land in
5 Pinson because for years, years ago, the
6 Birmingham Bar Association held its
7 picnic out there each year. And when I
8 first moved to Birmingham, I had older
9 lawyers tell me memories -- and some of
10 these men started practicing law like
11 back in the '30s, and they're all gone
12 now -- but tell me great memories of
13 going out there to the Birmingham Bar
14 Association picnics out there on Turkey
15 Creek. So I was pleased to hear about
16 that.

17 I've worked on securing trail
18 corridor for the Pinhoti Trail for 33
19 years. I started when I was an
20 associate at Cabaniss-Johnston. I went
21 on to become a partner there. And I've
22 kept it up ever since, even though I
23 went back to North Carolina. I worked

1 with The Conservation Fund on
2 probably -- I don't know, Andrew -- 20
3 different land deals in north Alabama
4 and northeast Georgia to put Pinhoti
5 Trail corridor on the ground. Started
6 working with The Fund on that in, I
7 think, '87 or '88. And that's actually
8 how I got involved with The Fund and how
9 I ultimately got on the board was
10 through that initial work on the Pinhoti
11 Trail.

12 In the past 11 years, I've been very
13 fortunate to work with some
14 philanthropists in North Carolina, the
15 Stanback family primarily, who have put
16 millions of dollars into protecting land
17 along the Pinhoti at the Little River
18 Canyon, some land on Chandler Mountain,
19 some land up here against the Tennessee
20 line. And, gosh, in the course of that,
21 I've worked with great folks like Steve
22 Northcutt and Chris Oberholster back
23 there. And so I've known people down

1 here for a long time. I have a great
2 fondness for Alabama. That's why I'll
3 do something like get on a plane and
4 pay -- it wasn't cheap to come down here
5 and rent a car and drive over here, but
6 I'm glad to do it.

7 And the Pinhoti Trail, honestly --
8 and part of this comes from sitting on
9 the board of the Appalachian Trail
10 Conservancy. It actually has a chance,
11 and it is becoming one of the premier
12 hiking trails in this country. And down
13 there in Coosa County right now what
14 we're trying to do is to create an
15 absolutely first-class trail terminus
16 down near Flagg Mountain and adjacent to
17 Flagg Mountain. And we've started
18 having some philanthropists in North
19 Carolina and Alabama putting money into
20 that, which is a good thing.

21 But our goal is to have a
22 first-class trail terminus and a very
23 good trail corridor going from there up

1 to Rebecca Mountain at the southern end
2 of the Talladega National Forest.

3 And I'm glad to be here. If anybody
4 has any questions about any of this,
5 I'll be glad to answer what I can. And
6 Andrew Schock is here to answer other
7 questions.

8 COMMISSIONER GUY: Any questions -- well,
9 we'll just have questions for, I guess,
10 Andrew, yourself.

11 Anyone, are there any questions for
12 either of the three gentlemen that
13 spoke?

14 MR. ELLIS: Are there two -- Mr. Chairman, are
15 there two tracts that we're looking at
16 there in Coosa County that are a part of
17 this endorsement?

18 We've all received --

19 MR. SCHOCK: It's three tracts.

20 MR. ELLIS: Three tracts. Okay.

21 MR. SCHOCK: A very long linear one -- you
22 have a map of --

23 MR. ELLIS: Is that the 1600 acres along --

1 MR. SCHOCK: 1600 acres makes up all three
2 tracts -- or is comprised of all three
3 tracts.

4 MR. ELLIS: I got you. So it's all under
5 that --

6 MR. SCHOCK: Terrapin Hill designation.

7 MR. ELLIS: I got you.

8 MR. SCHOCK: Yes.

9 MR. LEONARD: Thank y'all for what y'all do.

10 COMMISSIONER GUY: Thank you.

11 Any other questions?

12 DR. TOLLEY-JORDAN: I have one.

13 COMMISSIONER GUY: Sure. Dr. Tolley-Jordan.

14 DR. TOLLEY-JORDAN: Are all three parcels
15 required in order for this trail
16 extension to occur?

17 MR. SCHOCK: They are. The one parcel, the
18 largest parcel, is the long linear
19 parcel where the trail corridor will go.
20 We were fortunate to be able to buy
21 just, in essence, the minimum amount we
22 needed for the trail corridor. The
23 other tracts are a buffer. If you've

1 ever been in that area, if you are
2 walking the trail, it's a -- the
3 Weogufka Gorge is very deep. You are
4 looking at these adjoining properties as
5 you're walking that trail.

6 COMMISSIONER GUY: Any other questions?

7 One thing, you know -- Andrew, you
8 know, we've talked already, and I'll
9 remind everybody in case they haven't
10 had a chance to look at their packet.

11 There is a letter in here from the
12 Coosa County Commission. We've been
13 talking about this, and it was just sent
14 to me. It was actually addressed to me,
15 I think, on --

16 Was it yesterday, Patti?

17 I can't remember what day. Maybe
18 the day before yesterday.

19 So -- and, Andrew, you got a copy of
20 it; right?

21 MR. SCHOCK: Patti sent a copy to me, yes.

22 COMMISSIONER GUY: Okay. You've got a copy of
23 it.

1 So, you know, we've -- as I
2 mentioned to you, I did mention to them
3 it would be nice -- the board would like
4 to hear from them personally rather than
5 from a letter. And I called up the
6 chairman of the county commission the
7 other day and mentioned that to him.

8 It was kind of short notice because
9 we had not gotten the letter. So I
10 guess it was Tuesday, I think, when I
11 talked to him. And they had just had
12 their meeting, and they just issued the
13 letter.

14 So I don't think anybody from the
15 Coosa County Commission is here today.
16 If they are, please raise your hand.

17 But, you know, just from me
18 personally -- I'm just speaking for
19 Gunter now, not as a chairman. I'm
20 speaking for Gunter. You know, the
21 minutes are pretty -- you know, state
22 where we've been already on this. And
23 I don't want to rehash the meeting

1 that -- by the Coosa County Commission
2 and others that came to my office.

3 But I know at the last meeting --
4 again, just speaking for myself -- in
5 trying to -- I know the board was trying
6 to get as much information about this so
7 they could make, you know, their own
8 decision -- each member make their own
9 decision.

10 I'm still having trouble with the
11 fact -- and you may say that's their
12 problem, I understand that -- with them
13 not coming to a meeting and letting
14 every board member ask them questions.
15 Because it's really difficult to get a
16 letter where in this case they're
17 basically -- not basically saying, but I
18 believe they say they're only interested
19 in the transfer of the land that deals
20 with minimal tracts, one acre or less on
21 each side of the trail, which I assume
22 y'all are not supportive of; correct?

23 MR. SCHOCK: Correct.

1 COMMISSIONER GUY: Okay. And so I did offer
2 to him, since we got this on short
3 notice, that, you know, we would think
4 about -- that I would at least mention
5 the fact that our next meeting, of
6 course, would be in Montgomery and that,
7 obviously, there's no excuse not to be
8 able to travel from Coosa County to
9 Montgomery, hopefully, at the February
10 meeting, not suggesting that anybody
11 else has to agree with that.

12 But I personally am having trouble
13 with this decision on this when I feel
14 like the letter doesn't really answer a
15 lot of the questions that the board had
16 at least last time, you know, when
17 somebody is in front of you and speaking
18 as opposed to y'all, who have always
19 been very upfront. And I appreciate
20 that very much. I'm not -- I want you
21 to know that.

22 MR. SCHOCK: Thank you.

23 COMMISSIONER GUY: And I want to -- and it's

1 just a matter of -- for me, personally,
2 I want to make the right decision, and
3 I'm -- I'm wanting them to be here. And
4 they may not come. So that may be
5 something that we don't get to.

6 So I just wanted you to know that's
7 where I am. I've said it to you
8 personally. I wanted to make sure
9 publicly -- I'm struggling with this
10 issue based on -- again, not rehashing
11 the information that they first came to
12 us with, which basically was we don't
13 want it, we don't want any money spent
14 up here because we're losing tax dollars
15 that they believe they should be using
16 somewhere else.

17 So, again, I'm not going to rehash
18 all that. But this trail, I know, is
19 important to you and, you know, the
20 group that you represent, The
21 Conservation Fund. And I just -- you
22 know, I want you to know I am struggling
23 with this, and I continue to struggle

1 with it. So I wish somebody from Coosa
2 County Commission with some authority
3 would be here.

4 So I just -- like I say, I told you
5 that privately. I wanted to make sure
6 publicly you know where I am on that.
7 There may be different opinions by the
8 board members, and they can share them
9 or not. But that's been our -- that's
10 been my trouble with it at least.

11 So for the gentlemen that are here,
12 I don't know if they've heard that
13 before, but I'm trying to balance those
14 two issues.

15 MR. SCHOCK: There was not a question there,
16 but may I respond?

17 COMMISSIONER GUY: Yes, you may respond. Sure
18 you may.

19 MR. SCHOCK: I just wanted to make sure the
20 board understands that the first time
21 you-all addressed this, you made the
22 motion for first appraisal, and that
23 passed. And the Commissioner came to me

1 afterwards and said I'd like you to
2 reach out to Coosa County because I want
3 the county to be comfortable with this.

4 So that was in the spring of 2015.
5 I have reached out to Coosa County. I
6 have been there and visited with them on
7 more than one occasion. They've been
8 made aware of previous meetings by
9 myself. So I feel as though they have
10 had ample opportunity to speak.

11 COMMISSIONER GUY: Yeah. And I have no
12 complaints. Just to follow that up, I
13 have no complaints. You've been very
14 transparent and honest, and I think
15 you've tried to do -- tried to do your
16 best maybe with what's been given to
17 you. And, obviously, you know, you have
18 a mission.

19 MR. SCHOCK: Yes.

20 COMMISSIONER GUY: I know some people asked me
21 this, and I want to make sure. I think
22 I know the answer to it. But there's
23 no -- there's no willingness on their --

1 and maybe it was the county -- some of
2 the county -- is there any willingness
3 on The Conservation Fund to just donate
4 any of the property or anything, or is
5 this strictly got to be a purchase?

6 MR. SCHOCK: Well, we are donating half of the
7 value of the property. So whether you
8 want to allocate that to a certain
9 number of acres or whatever, we are.
10 Because of Mr. Leonard's work with the
11 philanthropist, Mr. Fred Stanback, we
12 are able to do that.

13 COMMISSIONER GUY: But y'all want us to
14 purchase the whole 1300 --

15 MR. SCHOCK: We would like the state to take
16 ownership of all 1600 acres, yes, sir.

17 MR. PORTER: Gunter, may I --

18 COMMISSIONER GUY: Yes, Mr. Porter.

19 MR. PORTER: I haven't had a chance to read
20 the letter, but what's the tenor of the
21 letter from the commission?

22 COMMISSIONER GUY: It's basically that they
23 want something less than the whole 1600

1 acres and what they only really want is
2 the width of the trail. They expanded
3 it a little bit from the last meeting,
4 which was they were basically asking for
5 just like a hundred feet on each side.
6 But I think they're saying in this
7 letter up to an acre on each side of the
8 trail is all they're interested in.

9 And Ms. Powell can speak differently
10 if there's something you understand
11 differently.

12 MR. SCHOCK: And in response to that, the long
13 linear portion that's shown on the map,
14 we were able to carve that out from the
15 previous owner. You know, that was a
16 much larger tract. It is only 400 feet.
17 It's an 800-foot-wide strip, so --
18 except for the bottom piece. It's an
19 800-foot-wide strip. So we're well
20 within an acre -- being 640 feet,
21 correct -- on either side of the trail.
22 So, you know, we've actually met that
23 desire.

1 COMMISSIONER GUY: They are looking at the
2 amount of revenue -- at the end of the
3 day, they're saying that they're losing
4 revenue, and if we purchase -- if we
5 take out 1600 acres, which is what The
6 Conservation Fund would like for us to
7 purchase, that would be much greater
8 than they envision that they want to
9 take off their payroll.

10 MR. SCHOCK: Tax roll.

11 COMMISSIONER GUY: Tax roll. Thank you. Tax
12 roll.

13 And so they're trying to ask for
14 something different, which is not what
15 The Conservation Fund is, you know,
16 understandably, wanting to do.

17 MR. PORTER: What about a legislative
18 delegation?

19 COMMISSIONER GUY: Yes, sir. There
20 legislative -- when they came the first
21 time to meet with Ms. Powell and I,
22 Mr. Porter, there was some
23 legislative -- there was a legislative

1 delegation there as well. The
2 Association of County Commissioners was
3 there, and a probate judge was there.
4 Some of the county commissioners were
5 there.

6 Tell me if I'm missing somebody that
7 Patti remembers.

8 But that was -- there was a pretty
9 good group there. And there was
10 actually some mixture of desire there,
11 to be honest with you. There was a
12 complaint, of course, that was left over
13 from the reauthorization of Forever
14 Wild. But mostly Coosa County -- we
15 had -- they didn't want us to purchase
16 any more WMA property up there. They
17 had information on what they thought we
18 were taking off their tax rolls, which
19 we have actually done some work on,
20 which was -- and we explained that to
21 them. Their estimate was much higher
22 than what it shows in our opinion. But
23 that really didn't seem to make a

1 difference with them generally. That's
2 kind of a capsule of it.

3 So at the time that they came to
4 meet with Ms. Powell and I, we expressed
5 to the board -- and I don't remember
6 what meeting that was -- we expressed to
7 the board our understanding from that
8 meeting to the rest of the board and
9 just kind of told them what they said.

10 And, again, we've had trouble
11 getting them here to actually be
12 present, and then -- I think Andrew is
13 right. I don't know if he's getting
14 mixed messages. Early on I thought he
15 got some mixed messages, because I did,
16 too, and then lately they just --
17 anyway, they send these letters to us,
18 and that's kind of where we are.

19 DR. HEPP: Commissioner?

20 COMMISSIONER GUY: Yes, sir.

21 DR. HEPP: Their issue is mainly just a loss
22 of tax revenue; right?

23 I mean, I think that's -- I mean, in

1 that letter that's what they say.

2 COMMISSIONER GUY: I would say that that's the
3 main thing, yes, sir.

4 DR. HEPP: So for me, that just shows
5 shortsightedness as far as what this
6 property means to not only Coosa County
7 but the state of Alabama and, you
8 know -- you know, it could be a
9 world-class destination really. I mean,
10 you're talking about the southern
11 terminus of the Appalachian Trail. And,
12 you know, the revenue, in terms of
13 ecotourism that could be generated from
14 that, I think, far outweighs the loss of
15 tax revenue if they approach it in the
16 right way. And, you know, these issues
17 could be issues that every Forever Wild
18 property would run into for every
19 county; right?

20 We've had numerous times of -- you
21 know, the example that I'll give you is
22 the Jackson County commissioners talking
23 so much in favor of our acquisitions in

1 Jackson County when we were up at
2 Guntersville State Park. So, yeah, I --
3 I understand their dilemma, but I think
4 it's just, you know, a lack of foresight
5 on their part.

6 DR. TOLLEY-JORDAN: Can I ask a question?

7 COMMISSIONER GUY: Yes, Ms. Tolley-Jordan.

8 DR. TOLLEY-JORDAN: This is maybe a little bit
9 convoluted. But you did mention that
10 you're basically donating half the cost
11 or reducing the amount by half the cost.
12 Have you ever considered reworking it,
13 the parcel size? Could you donate half
14 of the tract or part of the tract back
15 to the county and make some sort of deal
16 that it's not -- it's not managed for
17 some particular purpose? And then would
18 that allow them to have their tax
19 revenue and then you could like reroute
20 the trail if you redid the corridor?
21 I'm not sure --

22 MR. SCHOCK: If the county took ownership, I
23 don't think they would tax themselves,

1 so --

2 DR. TOLLEY-JORDAN: Right. But I didn't know
3 if they could lease it or anything like
4 that.

5 MR. SCHOCK: I don't know.

6 DR. TOLLEY-JORDAN: Okay.

7 DR. STRICKLAND: What are the tax
8 implications? It's not that much, is
9 it? Is it less than 10,000 bucks?

10 MR. SCHOCK: On an annual basis, yes, sir.

11 DR. STRICKLAND: So around 6,000.

12 MR. SCHOCK: Yes.

13 COMMISSIONER GUY: I think there's actually
14 some information in your packet that
15 Mr. Deaton did for us.

16 MS. POWELL: But that figure, I mean, it
17 was -- using current estimates, it is --
18 it's over 6,000, under 7,000. So, I
19 mean, you're under ten rounded.

20 DR. STRICKLAND: That's just fairly
21 shortsighted if you think of the
22 implications of that piece of property.
23 You know, it's not a huge loss of tax

1 revenue.

2 MR. ELLIS: One question and a comment. The
3 comment first. I support the project.
4 And I think Gary is exactly right. I
5 think the revenue -- I don't know
6 whether this note we got about the
7 revenues produced is the total revenues
8 or whether that's just Coosa County's
9 portion of it. I suspect probably it's
10 the total tax revenues that they've got
11 in there, and it's does not break it
12 down.

13 I support the project, and I think
14 that -- if the trailhead would be
15 located there, I think that the revenues
16 to the county would many, many, many
17 times exceed the loss of taxation that
18 they have.

19 The second part is a question. How
20 long are you going to be patient with us
21 about this? How much time do we have to
22 pull the trigger?

23 MR. SCHOCK: Well, that's a difficult question

1 to answer. I mean, we've -- we've
2 owned --

3 MR. ELLIS: Get as close as you can.

4 MR. SCHOCK: We have owned it for over two
5 years and have been working to have it,
6 you know, considered by the board for
7 more than 18 months. I can't say that
8 today is the final opportunity to
9 consider it, but, you know, it's -- the
10 way The Conservation Fund operates, the
11 money that we have tied up in this
12 property is tied up in that property,
13 and we are not able to do other
14 conservation work with that money.

15 COMMISSIONER GUY: Any other comments or
16 questions?

17 MR. HORN: Mr. Chairman --

18 COMMISSIONER GUY: Mr. Horn.

19 MR. HORN: -- you mentioned that a group,
20 including the county commissioners and a
21 probate judge -- I think that was a
22 former probate judge -- had been into
23 your office and talked to you. You

1 know, whether it's real or perceived,
2 there's a perception on the part of the
3 governing body there in Coosa County
4 that this is unfair to them. I do not
5 disagree that that's not shortsighted,
6 but it is their perception or their
7 thinking at this time.

8 In that, they are talking about
9 proposing legislation and they've met
10 with their legislative delegation as to
11 passing a bill that would require us to
12 pay -- Forever Wild to pay tax on all
13 the property that we have in the state
14 of Alabama, which would be certainly not
15 something we want to do.

16 I talked to Terry Mitchell, who is
17 the former probate judge. He resigned
18 and took another job. But he's still
19 very interested in this, and he has
20 agreed if we carry this over or if we
21 can wait until the next meeting to --
22 he's supportive of the trail and passing
23 this, and he thinks he can meet with the

1 county commission and resolve this in
2 everybody's favor. And if that is an
3 option, that's certainly what I'd like
4 to see us do.

5 DR. STRICKLAND: Commissioner --

6 COMMISSIONER GUY: Yes, Dr. Strickland.

7 DR. STRICKLAND: -- have you had the
8 opportunity to go down and actually
9 discuss this with --

10 COMMISSIONER GUY: Not since they came to see
11 us.

12 DR. STRICKLAND: Okay.

13 COMMISSIONER GUY: We've offered. Patti has
14 talked to a number of people several
15 times. Again, I talked to the chairman.
16 And so, you know, it's -- yeah.

17 And Mr. Horn is absolutely correct
18 about the legislation. You know, it's
19 really -- it's just a really
20 difficult -- it's really difficult --
21 like Dr. Hepp was saying, you know, I
22 understand -- we understand that, but,
23 you know, at the same time, I just kind

1 of remember what Mr. Sykes said when we
2 were trying to expand the WMA there for
3 the same reason. And there's a real
4 tough balance there, because if they
5 don't want us there -- you know, it's
6 hard for me to say -- despite it being a
7 good thing, that if you don't have
8 your -- if you don't have cooperation
9 and support from the local
10 municipalities or the local county
11 commissions or whatever, then it makes
12 it more difficult, I think, for us to
13 get the benefit that we desire.

14 So that's just -- I mean, it's a
15 real tough balance. So I just -- I
16 think there's a lot of things that we
17 need to consider as -- you know, as we
18 go into deciding what to do.

19 So I think the biggest thing for me
20 and, you know, all of you is I just want
21 to be transparent so that you know all
22 the facts and you have that opportunity
23 to make an informed decision from both

1 the standpoint of, you know, The
2 Conservation Fund and both the
3 standpoint of the county commission.
4 That's all I really want. And if you
5 have that, then I'm okay with whatever
6 decision there is.

7 COMMISSIONER GUY: Yes, sir, Mr. Porter.

8 MR. PORTER: Gunter, I tend to agree with
9 Horace. I think his counsel is wise.

10 Having been involved in the Forever
11 Wild from the drafting of the original
12 legislation through the reauthorization
13 process, you know, we -- we are subject
14 to the will of the legislature in a
15 great many ways.

16 It would seem to me that -- I tend
17 to agree with my colleague about the
18 fact that this could generate a great
19 deal more money than the tax money that
20 they're talking about, and I would
21 suggest that we should be able to make
22 some sort of presentation to them to
23 indicate to them what the benefits are

1 that way outweigh this. But I don't
2 think it is wise to meet the --
3 particularly the delegation head on
4 because it would do -- do damage to us
5 on other matters.

6 So I think that Horace's suggestion
7 of appealing this and at least having
8 these folks come in and discuss this
9 would be the better course of action in
10 my opinion.

11 COMMISSIONER GUY: Thank you, Mr. Porter.

12 Anybody else who wants to give a
13 comment?

14 DR. SIMS: I just want to add that I think it
15 is important to be good community
16 partners, and while we might think that
17 it's shortsighted for them to not see
18 the long-term benefit overall for the
19 organization, for the Land Trust, to
20 work well together and to be good
21 community partners, as we have been in
22 all of the other relationships that we
23 have -- I think that still is important

1 for us. It's important to me. Let me
2 say that.

3 DR. STRICKLAND: You know, my suggestion is
4 that --

5 Commissioner?

6 COMMISSIONER GUY: Go ahead, yes, sir.

7 DR. STRICKLAND: -- if we could meet with
8 them, again, one on one -- and, you
9 know, we're not talking about a huge
10 loss in tax revenue -- and work this
11 out. I think we can work this out where
12 it's a win-win for everyone. Because
13 the trail -- acquisition of that land is
14 going to be very important, and if you
15 think of the increase in revenue from
16 tourism and traffic through that area,
17 again, I think they would benefit
18 tremendously more than from a loss in
19 tax revenue.

20 But if there's any way that we could
21 get a few of us to -- maybe Commissioner
22 and a couple of other board members or
23 Patti -- you know, just to sit down and

1 talk with some of the leadership there,
2 maybe we can, you know, keep this from
3 becoming a huge issue.

4 Because, Commissioner, I agree with
5 you. I think it's important that they
6 want us there, because if not, we're
7 going to be fighting. You know, it's
8 just going to create a significant
9 amount of problems that -- and that's
10 not our goal. We want to work with that
11 community.

12 COMMISSIONER GUY: Anyone else?

13 DR. HEPP: Yeah. So we've been discussing
14 this for 18 months, right, and there's
15 been multiple meetings that these
16 commissioners could have attended and
17 told us their viewpoints. And then we
18 get this letter saying that they're
19 going to lose tax revenue without any
20 type of estimate as to what that tax --
21 you know, the Lands division had to come
22 up with those estimates in a letter.

23 There's nothing -- so, I mean,

1 they're not -- you know, I'm not
2 sympa -- I'm speaking for myself. I'm
3 not sympathetic to the commissioners
4 right now. And I can understand people
5 on the board's issues about wanting to
6 be good community partners and
7 everything like that. I think we -- you
8 know, The Conservation Fund has met with
9 them. We've -- you know, they've met
10 with the Commissioner. But they need to
11 talk to the board and not send these
12 three-paragraph letters that have really
13 nothing in them related to the actual
14 monetary amount of tax revenues that
15 they would be losing, I mean, which
16 makes me question whether they're -- I
17 don't know. I'll leave it at that.

18 COMMISSIONER GUY: Anyone else?

19 MR. PORTER: Well, just one thing,
20 Commissioner.

21 COMMISSIONER GUY: Yes, sir.

22 MR. PORTER: I'd like the record to reflect
23 that this board respects the local

1 governing body down there and respects
2 their decisions as well as the
3 legislative delegation. I mean, they've
4 got a -- they've got a great deal of
5 oversight and input into these things,
6 and I wouldn't want the record to
7 reflect that we don't greatly respect
8 them and the job that they do. And I
9 would urge that on behalf of the entire
10 board.

11 COMMISSIONER GUY: Yes, sir.

12 MR. ELLIS: I would like to go back to my
13 question that I never did get an answer
14 about. Can you give us to the next
15 meeting?

16 MR. LEONARD: Yes. The chairman of The
17 Conservation Fund said that.

18 MR. SCHOCK: That was easy.

19 COMMISSIONER GUY: So, you know --

20 MR. ELLIS: I'm with you on it.

21 COMMISSIONER GUY: -- this can still be
22 brought up. I mean, we're just in the
23 discussion here. So I think, you know,

1 the good thing about this board -- I
2 always tell people -- nobody ever -- you
3 know, we're very transparent. We sit up
4 here and we say it here. There is no --
5 you know, no business behind doors. So,
6 you know, we try to be as transparent as
7 we can about our thoughts, which I think
8 is good. People know that we're trying
9 to conduct good business here. So I
10 think you've heard.

11 Andrew, if you've got some last
12 comments, I'll give you the last word.
13 Let's just see -- you know, I hear some
14 differing things. And I know I hear
15 some people saying that they would like
16 to meet with the commission members, and
17 we could do that. We could certainly do
18 that. And I'm sure the -- I hear that.
19 But we have our business session, and
20 the business session will be as usual.
21 It will be open for nominations or
22 whatever, and we'll just see where that
23 goes. But if not, it sounds like if it

1 doesn't happen -- I think that I hear a
2 consensus that if something doesn't
3 happen during this session, we'll try to
4 do -- get some board members together to
5 meet with the county commission and put
6 their -- you know, kind of force them to
7 have a discussion about this. And what
8 I heard was, let's see if we can help
9 get them there rather than maybe do
10 something different. But that's just
11 what I'm hearing.

12 So we'll -- we'll see where it goes.
13 I appreciate it very much.

14 MR. SCHOCK: Thank you.

15 COMMISSIONER GUY: Appreciate everybody that
16 spoke. Thank you, sir.

17 So I've got, I think, two more
18 speakers.

19 Mark Bice. Mr. Bice.

20 MR. BICE: Good morning.

21 COMMISSIONER GUY: Good morning.

22 MR. BICE: Transition to something that --
23 we've done business with you guys

1 before, so hopefully it will be much
2 easier.

3 My name is Mark Bice. I am the
4 senior real estate and acquisitions
5 manager for Potlatch Corporation. I --
6 even though Potlatch's home office is in
7 Spokane, Washington, my office is in
8 Birmingham, Alabama. And I'm a lifelong
9 native of Alabama living in Birmingham
10 and very familiar with the Forever Wild
11 Land Trust program.

12 Potlatch owns and manages about a
13 hundred thousand acres in the central
14 part of the state and across Alabama.
15 And I'm here today to talk to you about
16 our 1100-acre nomination of -- I think
17 what your package says is the Autauga
18 Wildlife Management Area-Swift Creek
19 Addition.

20 We think that this timberland is a
21 great addition to the state's holdings
22 in the central part of the state and
23 especially the Autauga Wildlife

1 Management Area, and it would continue
2 the efforts to capture unique flora and
3 fauna habitat and valuable outdoor
4 recreational and hunting opportunities
5 as well as increase the general public's
6 recreational awareness and educational
7 use in this part of the state.

8 Potlatch is proud to nominate this,
9 and we've worked with you guys on a
10 couple of others that I'll mention in a
11 minute. Also a unique characteristic of
12 this Sandy Creek site is it's -- it has
13 a little sandier soil. So a lot of the
14 timber that's currently on the tract is
15 longleaf pine, which is a -- which is a
16 unique and desired timber type, I think,
17 for public use.

18 A little bit of history, as I
19 mentioned earlier, that Potlatch has had
20 with the Forever Wild Board. You know,
21 we've worked with the Trust as well as
22 the Department of Wildlife and
23 Freshwater Fisheries to sell about

1 1500 acres in this area that's part now
2 of the Autauga Wildlife Management Area
3 back in -- it closed back in December of
4 2015.

5 We also have had the privilege of
6 working with you guys now, as previously
7 mentioned, on the Dallas County Wildlife
8 Management Area, the 6,000 acres there
9 that -- part of that closed back in June
10 of 2015. And there's another scheduled
11 closing on that property in January of
12 this coming year to close out that, to
13 put that in the Forever Wild, in the
14 wildlife management areas of the state.

15 As you can see, that Potlatch has
16 had a great relationship with this --
17 with the board and as well as the other
18 state agencies. And, you know, we're
19 here to nominate this Swift Creek
20 property and hopefully conduct a
21 transaction and a process similar to
22 the -- similar and as smoothly as we've
23 done with your staff in the past on the

1 previous transactions.

2 In particular, firstly, Potlatch
3 would ask as part of the nomination that
4 the parties enter into a non-binding
5 option agreement for this property, an
6 option-to-purchase agreement, and
7 purchase the Swift Creek property.
8 Because of our transaction history, you
9 know, we're not asking for any kind of
10 option payment or anything on that.
11 We've done a couple of deals with you
12 guys, and we've worked under this option
13 agreement process in the previous two.
14 We'd like to continue that.

15 Secondly, there would be a timber
16 reservation on the property, as we've
17 done on the previous -- one of the
18 previous transactions, to where Potlatch
19 would retain the timber rights on a
20 portion of the property and harvest that
21 mainly to -- you know, our obligations
22 to some of the other commitments that
23 we've made on the timber, mainly to

1 International Paper. As the land was
2 sold to RMS, who we bought it from back
3 in 2006, there was a wood-supply
4 agreement on that. So we would retain
5 the timber to meet those obligations
6 that we made to IP in purchase of the
7 property.

8 But, also, finally and thirdly, an
9 important point is that Potlatch would
10 retain the responsibility of doing the
11 site preparation as well as the
12 reforestation on any of these acres
13 within the timber reservation that
14 require site preparation and replanting.
15 And we'd work with the state. I've
16 already had conversations with that
17 group about replanting them under --
18 replanting those acres in longleaf
19 pine -- containerized longleaf pines and
20 other things under the normal way we
21 would do under our best management
22 practice and our certification that
23 Potlatch has, you know, with other --

1 with other groups.

2 Additionally, Potlatch -- we own, as
3 I said, a hundred thousand acres across
4 the state. Adjacent to this piece is
5 another 1200-acre piece that's
6 contiguous that forms one big 2300-acre
7 block that we -- that we plan to
8 nominate next year and that we possibly
9 have another closing in that area adding
10 to that Autauga Wildlife Management Area
11 of another 1200 acres for next year.

12 So I'd ask the board to consider the
13 Swift Creek property, getting a first
14 appraisal on that. And with that, I'll
15 just answer any questions if you've got
16 any.

17 COMMISSIONER GUY: Questions?

18 Looking at this map, where -- if I
19 may, Mr. Bice, where is the 1200 acres
20 compared to the nominated property here
21 that's marked?

22 MR. BICE: It's just to the south -- and,
23 actually, the road is the border on the

1 bottom part of that property, the county
2 road. It's another 1200 acres to the --
3 mainly to the southeast of that --

4 COMMISSIONER GUY: Is it contiguous with what
5 we already --

6 MR. BICE: It is contiguous to this particular
7 Swift Creek addition. Not contiguous to
8 other things that you've -- in
9 Autauga -- I don't think. I'm not a
10 hundred-percent sure about that.

11 COMMISSIONER GUY: I was going to ask if
12 Mr. Sykes wouldn't mind coming and just
13 giving us an overview to kind of get us
14 back where we are on this, because I
15 know this was part of some of that
16 Pittman-Robertson, too, wasn't it?

17 MR. SYKES: It was.

18 On that map where you can see in the
19 green at the top of the Autauga Charles
20 Kelley WMA, these two tracts are only
21 separated by one 40-acre private parcel
22 in there. They're nominating the one in
23 red, and then the other 1200 would be

1 below it just above what we already
2 have.

3 We've got -- the board has helped us
4 purchase a little over 8,000 acres so
5 far. So this would make it just a
6 little over ten. If the board decided
7 to move on that, that would be all in
8 that one WMA.

9 COMMISSIONER GUY: Remind us when the
10 Pittman-Robertson money will be
11 available again.

12 MR. SYKES: Right now Dallas WMA has sucked up
13 everything for this year and next year.
14 It would be -- it would be October of
15 next year before we would --

16 COMMISSIONER GUY: Be able to use that --

17 MR. SYKES: -- be able to see what kind of
18 apportionment we would have. It would
19 probably be January of next year before
20 we actually know. With what happened
21 Tuesday, I don't know. We're kind of up
22 in the air as to whether that money is
23 going to stay steady or whether it's

1 going to drop a little bit.

2 COMMISSIONER GUY: And I'm not saying,
3 Mr. Bice, we have to use it. I'm just
4 trying to understand.

5 MR. BICE: Correct.

6 COMMISSIONER GUY: That's a leverage that was
7 really nice to use. So I was just
8 trying to restate it for the board about
9 where we were on that.

10 MR. BICE: Exactly. And I didn't make the
11 statement, but we understand that this
12 is being presented and nominated to the
13 board for 100 percent of Forever Wild
14 Trust Fund money, not bringing in the
15 Pittman-Robertson and the grant money as
16 well, which was the way the previous two
17 transactions with us took place.

18 And I'd also say that we -- we
19 elected to split this piece. Even
20 though it's one contiguous 2300-acre
21 block, we elected to split it out
22 from -- you know, from our standpoint
23 into two nominations. One is not

1 contingent on the other as we've done in
2 the past. The one in Dallas County, we
3 had two transactions, two-phase
4 closings. But we didn't want to sell
5 part of the block. We wanted to sell
6 the whole block. This one is -- it's a
7 little bit different because we -- you
8 know, it's not -- it's not contingent.
9 One is not contingent on the other.

10 MR. RUNYAN: Is this two parcels? Have you
11 got two parcels?

12 MR. BICE: There's one 80-acre piece that
13 sticks out to the east. That is
14 correct. There's one 80-acre block that
15 sticks out by itself closer to the
16 previous sale that we had with you guys.

17 MR. RUNYAN: Would you consider just the
18 larger block and not the 80-acre?

19 MR. BICE: Probably would.

20 DR. SIMS: Did I hear you correctly to say
21 that in our previous purchases this
22 ten-year timber reserve -- that that's a
23 part of the previous purchases as well

1 that's --

2 MR. BICE: It's not ten years, but it is --
3 it's a -- it is a period of time where
4 we have reserved timber rights to do
5 some thinning and some cutting to meet
6 our obligations that we had previously
7 before the sale. That is the case in
8 Dallas County.

9 DR. STRICKLAND: What percentage of the
10 property is timber?

11 It's looks like it's probably, what,
12 70, 80 percent?

13 MR. BICE: 98 percent. We bought it as timber
14 investment property.

15 DR. STRICKLAND: Okay. So once you, I guess,
16 access a particular part of the parcel
17 for thinning, will that impede public
18 access for hunting or --

19 MR. BICE: Should not, no. I think we
20 would -- I think we would -- I think the
21 state and us as well would work together
22 on that, which we committed to do to
23 Dallas County, and we would have to make

1 the public aware that there was timber
2 operations going on in a certain area.
3 And you may speak to that. There may
4 be -- you know, there may be an internal
5 road that has signs or something on it.
6 It may even be closed. I wouldn't
7 expect that to happen unless it's a real
8 rural road that's not --

9 DR. STRICKLAND: Is there any active
10 timbering -- harvesting of timber at
11 this time?

12 MR. BICE: Yes. Yes, there is.

13 DR. STRICKLAND: Okay.

14 COMMISSIONER GUY: Any other questions?

15 I see Ms. Powell on the edge of her
16 chair.

17 MS. POWELL: I'm sorry. I just -- I wanted to
18 clarify or be sure if you were saying
19 that -- you were asking really -- and I
20 may have misunderstood -- more than just
21 a motion for a first appraisal but an
22 option agreement, which is normally --
23 you normal do with the Wildlife

1 purchases but not through Forever Wild.
2 If that's part of -- if that's part of
3 what you're asking, I don't think that
4 was clear to the board.

5 MR. BICE: Yeah. I think a part of our -- a
6 part of our nomination on this
7 particular property would be to enter
8 into an option agreement. A non-binding
9 option agreement is what we call it.
10 There's really nothing in there other
11 than sort of defines the terms going
12 into this on where we are.

13 COMMISSIONER GUY: Yeah.

14 MR. BICE: And part of that would be the
15 timber reservation and reforestation.

16 COMMISSIONER GUY: Yeah. I was looking at
17 legal. We had a little trouble with
18 this, I think, last time --

19 No. That's all right.

20 -- about the option agreements.

21 MR. ELLIS: That should be -- excuse me,
22 Mr. Chairman.

23 COMMISSIONER GUY: Go ahead.

1 MR. ELLIS: That should be totally to our
2 advantage.

3 MR. BICE: Yeah. What it does to us, it
4 takes --

5 MR. ELLIS: It binds you and not us.

6 MR. BICE: Right. It takes the property off
7 of the market for us. I mean, we -- you
8 know, and, then, we are dealing with
9 public funds. And our executives
10 understand how that -- we deal with them
11 in Minnesota. We deal with them in
12 Idaho. Conservation groups using public
13 funds to do -- it's an advantage to us
14 because we feel like we have the makings
15 of a deal, but it is to your advantage
16 because we're not out marketing
17 property.

18 MR. ELLIS: And you're not going to charge us
19 anything for that?

20 MR. BICE: Not going to charge you with that
21 option money, which is not normal for
22 us. If we give somebody an option to
23 look at the property and cruise the

1 property to appraise it, they're usually
2 putting up option money.

3 COMMISSIONER GUY: Mr. Porter.

4 MR. PORTER: And the option would be clear
5 that it's subject to our normal process
6 and procedures --

7 MR. BICE: Subject to an appraisal, yeah.

8 MR. PORTER: -- and how we normally do
9 business?

10 MR. BICE: Correct. Yes, sir. Yeah. That's
11 exactly the way the previous two worked
12 with Game and Fish.

13 COMMISSIONER GUY: Ms. Powell.

14 MS. POWELL: And I just want to be clear what
15 he was asking, one and two, the process
16 for how you would do it and what you
17 might have to -- the vote that may be
18 required --

19 COMMISSIONER GUY: Right.

20 MS. POWELL: -- that is outside of our normal
21 process.

22 So the first-appraisal motion, if
23 that is what you're seeking, would not

1 carry with it the authority to enter
2 into an option agreement. And normally
3 in the past with, frankly, a little more
4 flexibility at the division levels,
5 we've been able to sort of enter that
6 document at a Wildlife and Freshwater
7 Fisheries division level.

8 I'm not saying it cannot be done. I
9 am saying that --

10 MR. BICE: Right.

11 MS. POWELL: -- it's going to require a bit
12 more of evaluation of the amendment
13 process in the interest that although it
14 is not binding, you are acquiring and
15 how you go about that.

16 COMMISSIONER GUY: So this might be one of
17 those instances where we have asked
18 like -- like Patti said, one of the
19 divisions to do some work for us before
20 we did something like that. So if we
21 were interested -- and I'm kind of
22 looking at Chuck -- we might could just
23 ask Chuck to -- if that was an

1 assumption that it would be part of that
2 WMA, you know, to look into the option
3 agreement without -- you know, I don't
4 even know if we need an official vote on
5 it, but I guess we could vote on it.

6 But it's not really one of our usual
7 and customary first-appraisal,
8 second-appraisal purchase kind of deals.
9 It's more like asking --

10 MS. POWELL: We're just not entirely sure.

11 And all I wanted to say, it doesn't
12 diminish a motion for a first appraisal.
13 It doesn't change that.

14 MR. BICE: I understand that.

15 MS. POWELL: It doesn't -- it's just that, to
16 be clear, that it would be kind of two
17 "asks" more or less and you would, I
18 would imagine, potentially might want a
19 motion --

20 MR. BICE: My notes -- my notes say that
21 Potlatch desires a non-binding
22 option-to-purchase agreement in order to
23 be able to move forward with this in the

1 nomination. Because that's what we've
2 used before. That's what, you know, our
3 executives expect if we're moving into a
4 larger piece of -- selling a larger
5 piece of property is to have some kind
6 of general understanding of what the
7 terms are going into the sale and the
8 purchase.

9 DR. STRICKLAND: Commissioner?

10 MR. BICE: Which I don't think is any
11 different than a lot of the things that
12 happen in the real estate business out
13 there with timberland.

14 COMMISSIONER GUY: I was just going to ask
15 Ms. Weber, our chief legal counsel,
16 because I remember -- we did this on the
17 last one, didn't we, after we did the
18 appraisal -- request for first
19 appraisal?

20 MS. WEBER: Right. We did option agreements
21 with the Division of Wildlife and
22 Freshwater Fisheries. Those options
23 were then transferred to the board

1 later, the Forever Wild entity.

2 The complication with option
3 agreements are that the terms can vary
4 so much depending on the encumbrances,
5 access, the price. So approving
6 something early on can be complicated
7 just because the terms can vary so much.
8 So if the board was to consider
9 something like this, I would recommend
10 it being contingent upon approval of the
11 terms by the department and the legal
12 staff.

13 COMMISSIONER GUY: Right. And to give you an
14 example, if I remember -- and you can
15 correct me -- and this was just when we
16 were using the matching funds. We had a
17 number of issues with -- just FYI for
18 the board members -- is that the
19 difference between the Land Trust
20 property and the property that was being
21 purchased with the Pittman-Robertson
22 money.

23 MS. WEBER: So the option was not transferred

1 to the board until the board approved
2 the purchase. So these were done much
3 later in the process.

4 MR. SYKES: We signed into the option, and it
5 was all contingent upon our U.S. Fish
6 and Wildlife Service agreement, the
7 appraisal, the whole process. But
8 instead of Forever Wild signing in,
9 since we were partnering, we signed in
10 to make everything work.

11 COMMISSIONER GUY: Okay. But we had done --
12 we had asked for the first appraisal at
13 that point when we did the option
14 agreement; right?

15 MR. BICE: Right.

16 COMMISSIONER GUY: So I think what I was
17 asking is could we do the option
18 agreements without the board having a
19 first appraisal if they asked you to
20 consider looking at that, and that's all
21 I'm -- I'm not saying to do it. I'm
22 just throwing it out there. It's
23 whatever anybody wants to do.

1 But it was a little complicated. I
2 do remember --

3 MS. WEBER: So I would recommend that anything
4 like that be contingent upon the terms
5 being approved by the department and the
6 legal staff.

7 COMMISSIONER GUY: Okay.

8 Yes, sir, Dr. Strickland.

9 DR. STRICKLAND: Is it customary to have
10 timber reserves as far out as ten years?
11 Is that -- Patti?

12 MS. POWELL: I don't know if I'd say
13 customary. We certainly have done it in
14 the past for two reasons.

15 DR. STRICKLAND: Okay.

16 MS. POWELL: Many, many years back, it was
17 seen as a measure to lessen the
18 acquisition price by the board. We have
19 looked at it more carefully in recent
20 years because of the reforestation
21 expense that then has to be borne by the
22 stewardship account. So it is very true
23 that the price at acquisition is lower.

1 The cost in most instances you pick back
2 up from the stewardship account later.

3 In the early years, you know, of the
4 program when interest rates were better
5 and the stewardship fund was clicking
6 dollars, we did it more frequently
7 because we had so much money in the
8 stewardship account. We're in a little
9 different situation now after so many
10 years of less economic boom, I guess I
11 would say.

12 But we look at them now to be sure
13 that we -- we've always looked at them
14 to be sure they did not impact the usage
15 of the property.

16 DR. STRICKLAND: And that's my concern.

17 MS. POWELL: Yeah. And so that's always been
18 looked at.

19 Now we also put a closer eye to
20 handling the reforestation expense and
21 what that would mean from a purely
22 financial -- we've never done an
23 acquisition with a timber reserve that

1 we felt had any impact to the usage or
2 enjoyment of the property.

3 DR. STRICKLAND: So are we responsible for the
4 reforestation or --

5 MS. POWELL: It could be negotiated
6 differently.

7 DR. STRICKLAND: Right.

8 MS. POWELL: But in the past it has been --
9 the expense of reforestation is
10 generally borne by the program.

11 COMMISSIONER GUY: Now, Mr. Bice or Chuck, the
12 last one was not ten years, right, we
13 did with Potlatch?

14 MR. BICE: Seven.

15 MR. SYKES: Seven.

16 MR. ELLIS: But you said you would do the
17 reforestation?

18 MR. BICE: Yes.

19 MR. ELLIS: You would cover reforestation?

20 MR. BICE: This proposal and what we talked
21 about with -- for this same reason we
22 talked about that Patti just mentioned
23 and what we've had discussions with.

1 And we do have -- like I say, we own a
2 hundred thousand acres. So we do site
3 prep and planting all the time. So for
4 us, it's an easy -- it's an easy thing
5 for us to come in and agree to do. It
6 just affects the price upfront because
7 we would generally probably plant
8 loblolly. The state wants containerized
9 longleaf. That's more expensive. So we
10 have to work that into the upfront
11 valuation. But we're willing to do that
12 on the acres that would be harvested
13 that would be under the timber
14 reservation.

15 COMMISSIONER GUY: That's a lot of details.

16 All right. Any other questions for
17 Mr. Bice?

18 (No response.)

19 COMMISSIONER GUY: Thank you, sir.

20 MR. BICE: Thank you.

21 COMMISSIONER GUY: All right. And our last
22 speaker is Steve Northcutt. Where is
23 Steve?

1 MR. NORTHCUTT: Thank you. I'm going to
2 change gears a little bit and talk about
3 property at Grand Bay. So this is the
4 southern part of the state, southwestern
5 corner. Mississippi Sound is actually
6 the property we're going to talk about.
7 It starts at the Mississippi line.

8 And the map that you're getting,
9 it's a little complicated. I wish I
10 could have provided something a little
11 more easy to read. So I'm going to go
12 through the map and kind of explain what
13 all these different colors and hatching
14 mean.

15 Forever Wild has a large complex
16 called Grand Bay Savanna. That is to
17 the east. It is all in the
18 tan-brown-yellow crosshatch. If I'm not
19 mistaken, it's about 6,000 acres.

20 To the west, there's some other
21 small brown parcels. Those are
22 properties that the state owns. Those
23 were donated by The Nature Conservancy

1 over the years to help when the State of
2 Alabama got Coastal Wetland grants or
3 other grants that they needed a match
4 for.

5 So the brown properties are
6 state-owned lands. The brown properties
7 with yellow crosshatch are Forever Wild.
8 The red property and the red property
9 that is crosshatched is what I want to
10 discuss with you today.

11 I will mention that the blue-colored
12 property to the west are
13 federally-protected property under Grand
14 Bay National Wildlife Refuge. And if we
15 had a zoom out, you could see the
16 refuge. And I also mention that the
17 hard yellow line is the federal
18 acquisition boundaries of the refuge.

19 So a national wildlife refuge, just
20 like a national forest, will have these
21 acquisition boundaries, and within that
22 you'll have inholdings that are private
23 lands.

1 So Grand Bay, I believe, is about
2 17,000 acres within the acquisition
3 boundaries and, I believe, about 11,000
4 acres owned by the federal government.
5 So that's managed by U.S. Fish and
6 Wildlife. So most of that or a good
7 portion of that is in Mississippi.

8 So the idea of what I'm discussing
9 with you today is how can we transfer
10 properties that are acquired using a
11 fund under the National Fish and
12 Wildlife Foundation -- and they have a
13 particular pot called the Gulf
14 Environmental Benefit Fund. That money
15 came from the Natural Resources Damage
16 Assessment.

17 And I'm not going to get too deep
18 into the BP oil spill fines. But there
19 was a criminal, and that was taken care
20 of under RESTORE Act. And under the
21 civil was the Natural Resources Damage
22 Assessment. So part of the money under
23 that went to all five states from Texas

1 to Florida to do restoration and land
2 acquisition.

3 So The Nature Conservancy acquired
4 the property in red. It's two parcels
5 from two different families. And that's
6 about 400 acres. And if you see that
7 narrow 80-acre tract that adjoins that
8 red parcel, that is owned by the state
9 now. That was donated.

10 So on one side of that is about a
11 276-acre parcel that is in a crossed red
12 hatch. That is part of this Solet
13 trust. And I've been working for The
14 Nature Conservancy since 2001, and
15 before I ever started, we had a Grand
16 Bay office. And this was part of a
17 bioreserve, and this Solet property was
18 the number-one property that was
19 attempted to be acquired.

20 And you can go back in history.
21 And, I mean, Jo Lewis has been around,
22 Greg Lein. We're all familiar with this
23 Solet property. And I'm sorry

1 Dr. Valentine couldn't be here today
2 because he's extremely familiar with it.
3 We've tried to buy it over the years.

4 So the unique situation is The
5 Nature Conservancy through this grant
6 program was able to acquire the red
7 properties, and we have an option to
8 purchase all 200 -- excuse -- 2,226
9 acres under the Solet trust.

10 So we have that under option. But
11 because of the way NFWF, which is the
12 National Fish and Wildlife Foundation --
13 the way NFWF works, grant funds are
14 approved through a series of -- over the
15 years.

16 So the red property has been
17 acquired. We own it in fee. You own
18 the -- again, that brown 80-acre tract.
19 And so that and the property to the
20 east, part of the Solet trust, has been
21 approved and can -- so the Solet
22 property can be acquired. The other has
23 been acquired.

1 The whole idea of what I'm coming to
2 discuss today is, we think the remaining
3 property to the west, which would make
4 up a full 2,226 acres -- we think the
5 formal approval for that will come
6 within the next week or so. So the
7 concept today, what I would ask the
8 board to consider, is would you allow
9 The Nature Conservancy working with the
10 Department of Conservation and Natural
11 Resources -- everything we've done has
12 been working directly with Patti and the
13 department. The idea would be to use
14 these NFWF funds to acquire the
15 property, transfer it to Forever Wild,
16 and what you would do is you would bring
17 a connectivity of protected lands from
18 your Grand Bay Savanna all the way over
19 to this 11,000-acre protected property
20 by the federal government under the
21 Grand Bay National Wildlife Refuge.

22 So there would be leverage for the
23 Forever Wild Land Trust. There would be

1 connectivity of large blocks of
2 protected land. And these -- lands in
3 this area are very unique in terms of
4 protecting and providing habitat for
5 finfish and the shellfish. You have
6 alligators here, neotropical migratory
7 birds, shore birds. It's an incredible
8 area. And I'm sure Jo Lewis could give
9 a much better understanding of the
10 importance of this property.

11 But the idea would be to transfer
12 this to Forever Wild at no cost to the
13 board and then ask the board -- because
14 the way I understand it, legally you
15 cannot acquire property nor can you
16 accept a donation of property without
17 the 15-percent stewardship endowment.
18 So the idea would be to transfer this
19 property to Forever Wild, asking Forever
20 Wild to approve the stewardship
21 endowment.

22 COMMISSIONER GUY: Any questions?

23 And I know -- go ahead, Patti.

1 MS. POWELL: I would just say we're -- really
2 in what we're going to cover today,
3 we're going to talk about a leveraging
4 opportunity in the grants update section
5 and describe this -- I think Steve was
6 just -- wanted to demonstrate that this
7 particular acreage would be able to be
8 used in the leverage concept with NFWF
9 funds. And I'll cover that in the grant
10 status.

11 And it would end up being basically
12 a hundred-percent donation of the
13 property to the board. The closing
14 costs, the due diligence we have to do
15 to get it closed would be covered with
16 NFWF funds, but you are legally
17 required, as with any property we're
18 talking about, to move 15 percent into
19 the stewardship account. But that would
20 be your only cost. Unlike a 50/50 match
21 where you put in the 50-percent match
22 and move the 15 percent, you would just
23 be moving the 15 percent. And appraisal

1 in Phase I and those type of costs would
2 be paid for with NFWF money.

3 But I'll dive into it a little bit
4 more in the grants section. Really
5 today is just introducing the concept
6 that it will become progressively --
7 potentially available to the board if
8 they choose to take advantage of it in
9 the coastal areas. It's not going to
10 help us in any other areas of the state.
11 It does have some coastal limitations.
12 But we'll cover that.

13 COMMISSIONER GUY: Any questions for
14 Mr. Northcutt?

15 MR. PORTER: I've got a --

16 COMMISSIONER GUY: Yes, sir.

17 MR. PORTER: Going back to the -- we would
18 still have to do the first and second
19 appraisals to determine what the
20 stewardship amount is going to be?

21 MS. POWELL: Actually -- and we were going to
22 talk about that.

23 Actually, in looking at it, we've

1 run through that with legal. Because of
2 the hundred-percent donation and the no
3 cost to the program, we would actually
4 be able to take advantage of the
5 appraisals conducted already in order to
6 get NFWF grant money approval. Because
7 all we'd be using the appraisal for in
8 this instance would be to determine --
9 to calculate the 15 percent.

10 Now, you have to be sure it's fair
11 market value. So that's why we still do
12 need that appraisal work. But the
13 interpretation is that we would be able
14 to take advantage of both existing
15 appraisals as well as those appraisals
16 having been paid for by the other money.

17 COMMISSIONER GUY: Anyone else?

18 (No response.)

19 COMMISSIONER GUY: Thank you, Steve.

20 MR. NORTHCUTT: Thank you.

21 COMMISSIONER GUY: All right. That's the end
22 of the public speaking.

23 By regulation, appraisal values are

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

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

9 MR. ALLEN: So move.

10 MR. PORTER: Second.

11 COMMISSIONER GUY: A motion and second from
12 Mr. Porter.

13 As I call your name, please state
14 your position on the motion to recess.
15 Those in favor indicate by saying "aye."
16 Those opposed indicate by saying "nay."
17 So please bear with me.

18 Dr. Woods?

19 DR. WOODS: Aye.

20 COMMISSIONER GUY: Dr. Tolley-Jordan?

21 DR. TOLLEY-JORDAN: Aye.

22 COMMISSIONER GUY: Dr. Sims?

23 DR. SIMS: Aye.

1 COMMISSIONER GUY: Dr. Hepp?

2 DR. HEPP: Aye.

3 COMMISSIONER GUY: Mr. Porter?

4 MR. PORTER: Aye.

5 COMMISSIONER GUY: Mr. Allen?

6 MR. ALLEN: Aye.

7 COMMISSIONER GUY: Mr. Ellis?

8 MR. ELLIS: Aye.

9 COMMISSIONER GUY: Mr. Cole?

10 MR. COLE: Aye.

11 COMMISSIONER GUY: Dr. Strickland?

12 DR. STRICKLAND: Aye.

13 COMMISSIONER GUY: Mr. Horn?

14 MR. HORN: Aye.

15 COMMISSIONER GUY: Mr. Runyan?

16 MR. RUNYAN: Aye.

17 COMMISSIONER GUY: And myself, aye.

18 All right. Unanimous. So at this
19 time we will take an approximately
20 20-minute recess and return around
21 12:15.

22 **(Recess for executive session was**
23 **taken at approximately 11:51 a.m.**

1 **and the meeting was called back to**
2 **order at approximately 12:16 p.m.)**

3 COMMISSIONER GUY: All right. If everybody is
4 ready, we'll come back from recess. And
5 if the court reporter will note the time
6 in the record, please.

7 The first item of business on the
8 agenda is under our program status
9 report. And I have financial data,
10 Ms. Powell.

11 MS. POWELL: At this point in every meeting we
12 run through the properties that are in
13 the closing process, one, for the
14 benefit of the public to remind them of
15 the tracts that are in the closing
16 process, but also for the board to run
17 through what that means to the bottom
18 line of your available balance of what
19 you have unencumbered available to
20 spend. We deduct, although not fully
21 closed, all properties that you have
22 instructed the staff through your
23 motions to get to closing and subtract

1 those figures from the balance to get to
2 your unencumbered balance that would be
3 available for you today in making other
4 decisions to proceed with motions to
5 purchase.

6 The tracts that are in various
7 stages of closing: Dallas County WMA
8 Phase II. That's Dallas County,
9 obviously. Indian Mountain Simmons
10 Addition, Cherokee County. Old Cahawba
11 Prairie Addition, Dallas County.
12 Skyline WMA Threwer Addition -- Threwer
13 Point Addition, Jackson County. Weeks
14 Bay Reserve Meadows Phase II Addition,
15 Baldwin County. Yates Lake North
16 Addition in Elmore County.

17 Also, Autauga WMA Phase II, Autauga
18 County. DeSoto State Park Tutwiler
19 Addition, DeKalb. Tannehill Ayers
20 Addition, Jefferson County.

21 When you, again, take the various
22 stages of closing that those tracts are
23 in and subtract from the current

1 balance, that leaves approximately
2 23 million for the board available to
3 consider in relation to additional
4 purchases.

5 We have -- in your packet, also, we
6 have a list of the tracts that closed
7 last fiscal year. For our state
8 purposes, fiscal year runs October 1
9 through the end of September.

10 We have already closed a few
11 properties in this current fiscal year
12 which began October 1st. That's the
13 Monte Sano State Park Dug Hill West
14 Addition, Guntersville State Park
15 Stubblefied Mountain Addition, and
16 Shelby County Park Shades Creek
17 Addition. That's so far since October
18 1st what we have closed in this fiscal
19 year.

20 Just because we're running long, I'm
21 running through this, but I don't want
22 to miss any questions. So any questions
23 so far from anyone?

1 (No response.)

2 MS. POWELL: Okay. The next item that we
3 cover is the balance of the stewardship
4 fund. Since we have just begun a new
5 fiscal year, it's looking pretty good.
6 We haven't done much yet this fiscal
7 year.

8 But if you'll notice in your packet
9 and if you'll remember from a prior
10 meeting, the board did motion for us to
11 have the stewardship account available
12 for our funding -- our funding amount at
13 1.5 million. What you'll see in your
14 packet is the estimated earnings.
15 That's interest earnings that we
16 normally spend from the stewardship fund
17 plus carryover from the last fiscal
18 year, funds that we didn't spend. That
19 carryover was about 93,000. And that's
20 still estimated. We're waiting on exact
21 final numbers.

22 So with that, the withdrawal that we
23 would have to make from the corpus to

1 account for the 1.5 previously motioned
2 and approved by the board would be just
3 over a million dollars. So that leaves
4 us, the working amount for this year for
5 stewardship funds, at 1.5 million
6 dollars. And as you'll see, we haven't
7 had much activity yet this year. So the
8 remaining balance -- available balance
9 is \$1,490,000.00.

10 Any questions from the board on that
11 balance?

12 (No response.)

13 MS. POWELL: All right. Again, that's as
14 of -- current financial information.
15 That's as of -- what date is on that --
16 the end of October, October 31st.

17 So I'll move now -- if there are no
18 questions, Commissioner, I'll just move
19 on into recounting the properties that
20 have been appraised. We do this at each
21 meeting just to note, frankly, the
22 amount of purchases available to the
23 board, the impact to the board's fund --

1 funds, so you can judge that against the
2 unencumbered balance that we just went
3 through.

4 So the tracts -- I'll just run
5 through these -- that have already been
6 appraised and are available to the board
7 for further action at this meeting:
8 Byrnes Lake, Baldwin County; Coon
9 Gulf-Heard, Jackson County; Coosa
10 WMA-Hancock Phase III, Coosa County;
11 Dallas County WMA Addition, Dallas
12 County; DeSoto State Park-French
13 Addition, DeKalb County; DeSoto State
14 Park-Jones Addition, also DeKalb;
15 Emauhee Creek Lake, Talladega; Laguna
16 Cove, Baldwin; Lake Lurleen State
17 Park-Roebuck Addition, Tuscaloosa;
18 Natural Bridge Creek Tract, Covington
19 County; Old Cahawba Prairie-Childers
20 Creek Addition, Dallas County; Pintlala
21 Creek, Lowndes County; Skyline WMA-Pole
22 Branch Addition, Jackson County;
23 Terrapin Hill, Coosa County; Uchee Creek

1 Confluence, Russell County; Upper Wolf
2 Bay Savanna and Marsh, Baldwin County;
3 Weeks Bay Reserve-Bay Road West
4 Addition, Baldwin County; Weeks Bay
5 Reserve-Sunset Shores Addition, Baldwin
6 County.

7 In rough numbers, totaling that up,
8 that is about 41 million -- a little
9 over 41 million of totality of
10 properties that have been appraised for
11 the board. So, as usual, we have more
12 we're interested in than we have money
13 to spend, but that's okay. That's to be
14 expected.

15 So that is an overview of current
16 financials and appraisal values. Any
17 questions from the board on any of that
18 information?

19 Again, I know I went through it
20 rather quickly.

21 COMMISSIONER GUY: I think I ask this about
22 every third time.

23 Some of these are on here for a

1 while.

2 MS. POWELL: Yes.

3 COMMISSIONER GUY: And then when they do they
4 come off, or never?

5 MS. POWELL: We will do periodically, usually
6 annually, review. If anyone wants to
7 pull their nomination -- their tract
8 from consideration, unless we know that
9 it's purchased, it comes off. Until
10 somebody, the willing seller, says I no
11 longer want it considered as part of
12 your program, we leave it on the list
13 available for the board.

14 What we do, when we have a -- as
15 soon as you make a nomination for a
16 first appraisal for a property that's on
17 the short list, we move it off the short
18 list onto this appraisal list so that we
19 do not clog the short list. We allow
20 more properties to qualify for ranking
21 on the short list and also be available
22 for you. But we have left any willing
23 seller who still wants their property

1 considered by the board on this list.

2 COMMISSIONER GUY: What if there was a board
3 member that nominated one but then he
4 changed his mind and he doesn't really
5 care about it anymore? Can he withdraw
6 it or put it somewhere else?

7 MS. POWELL: We could discuss that. It's
8 simply here to reflect prior actions of
9 the board, and to leave it -- it would
10 still be available to the board whether
11 it was on the list technically or not.

12 COMMISSIONER GUY: Right. Okay. That's --
13 that's fine. Thank you.

14 MS. POWELL: Anything else?

15 COMMISSIONER GUY: No. I'm sorry.

16 MS. POWELL: Any other questions?

17 (No response.)

18 MS. POWELL: All right. Thanks.

19 COMMISSIONER GUY: Oh, were you done?

20 I'm sorry. I was acting out of
21 order by talking to Mr. Allen.

22 MR. ALLEN: I'll take the blame.

23 MR. PORTER: Well, you're the chair. You

1 can't be out of order.

2 COMMISSIONER GUY: No. I'm sorry. I
3 apologize.

4 Grant status. Mr. Deaton.

5 MR. DEATON: Next I'll move into grant status
6 updates. I would like to mention for
7 the board and those attending the
8 meeting today that DCNR staff, both the
9 State Lands Division and Wildlife and
10 Freshwater Fisheries Division, routinely
11 try to find land acquisition grant
12 opportunities that fit some of the
13 nominations that you guys are interested
14 in. So we give a report at each meeting
15 on the -- where we are in that update.

16 At the last meeting I mentioned that
17 Weeks Bay Reserve staff had secured a
18 NOAA grant, and they were working to
19 amend that grant to include the Weeks
20 Bay Reserve-Sunset Shores Addition and
21 the Weeks Bay Reserve-Bay Road West
22 Addition. That amendment has been
23 approved. So that's available for your

1 consideration today.

2 What that would look like is, the
3 Weeks Bay Reserve-Sunset Shores
4 Addition, the landowner has confirmed a
5 25-percent donation of value. Forever
6 Wild would purchase -- would pay 75
7 percent of appraised value and then be
8 reimbursed 50 percent of the appraised
9 value. And then the Weeks Bay
10 Reserve-Bay Road West Addition, Forever
11 Wild would purchase the entire amount
12 and then be reimbursed 50 percent of
13 appraised value.

14 Are there any questions about those
15 tracts?

16 Those both are on your appraised
17 list and available for your
18 consideration today.

19 COMMISSIONER GUY: Questions or does anybody
20 need that -- has everybody found out
21 where they are?

22 (No response.)

23 COMMISSIONER GUY: All right. Thank you,

1 Mr. Deaton.

2 MR. DEATON: And as far as Wildlife
3 Restoration grants, we're still in the
4 process of closing Phase II of the
5 Dallas County WMA, which is scheduled
6 for January. We don't anticipate any
7 delays in that closure, so -- and as
8 Chuck said earlier, that expends all of
9 his funds for FY17.

10 So that's all I have for grant
11 updates.

12 COMMISSIONER GUY: Thank you, Doug.

13 Appreciate it.

14 Ms. Powell.

15 MS. POWELL: I just had an additional -- I
16 wanted to -- we mentioned before --
17 Mr. Northcutt gave a presentation
18 related to some property in Mobile
19 County in the Grand Bay area and gave
20 some information on a leveraging
21 opportunity that we've been able to
22 identify that the board may want to take
23 advantage of in the future. I want to

1 run through that for just a minute and
2 talk to you about it.

3 It would be a little different than
4 some of what we've done before. So I
5 wanted to run through that and see if
6 the board had any questions. And then
7 the actual acreage that Mr. Northcutt
8 spoke about is not before you for action
9 today but is an example of how we might
10 take advantage of the leveraging
11 opportunity if the board desires.

12 The funds that we are talking about
13 leveraging are National Fish and
14 Wildlife Foundation funds. They are
15 funds that became available to the state
16 as a result of the Deepwater Horizon oil
17 spill. These are funds that emanated
18 from criminal Clean Water Act violations
19 and were -- per a consent decree entered
20 with the court were paid to the National
21 Fish and Wildlife Foundation.

22 NFWF, as we call it -- they kind of
23 hate that acronym, but everybody calls

1 them NFWF -- is not a government agency.
2 It's a private entity. They do a lot of
3 this type of work where pursuant to
4 consent decrees courts give them
5 jurisdiction over a certain amount of
6 money to restore certain resources,
7 habitats, or certain areas.

8 So under the settlement, there is
9 a -- or consent degree, there is
10 ultimately \$356 million that was
11 allocated to the State of Alabama. NFWF
12 has certain requirements. I've included
13 in your packet -- and you don't
14 necessarily have to flip there right
15 now -- but a breakdown of the money as
16 well as the eligibility requirements
17 under the NFWF program.

18 What we've been able to discuss with
19 NFWF and through groups like The Nature
20 Conservancy would be what we'd able to
21 do. With the state's approval and NFWF,
22 who is the ultimate approver of the
23 granting of funds, if they saw that a

1 certain land acquisition did have
2 attributes that were valuable, they
3 would provide the funding for the
4 acquisition of the land, the due
5 diligence necessary to close it, the
6 appraisal, the Phase I survey, whatever
7 needed to be done, title work --
8 everything, in this example, to The
9 Nature Conservancy to actually be able
10 to close the transaction. At that point
11 The Nature Conservancy would, in effect,
12 make a donation -- hundred-percent
13 donation of the acreage to the Forever
14 Wild program.

15 Okay. So at that point you have to
16 look at, well, what is our process in
17 accepting that. If you accept a
18 donation, there are a few process steps
19 that still have to be followed. The
20 acreage that we would be acquiring would
21 have to have been nominated, like any
22 other tract. We would have to have an
23 executed willing seller letter, like any

1 other tract. And that tract would have
2 to short-list.

3 Now, this tract, for example, would
4 easily short-list, not a question here.
5 But it would require a short-listing of
6 whatever the tract would be.

7 At that point, if all those normal
8 processes were met -- again, we would
9 not have to go through the two-appraisal
10 process here. We're only looking for
11 the fair market value to calculate the
12 15 percent. You are required under the
13 amendment, as with any acquisition, to
14 transfer 15 percent from the land fund
15 into the stewardship fund to be sure
16 that that property, although a
17 donation -- and that's great -- but
18 carries with it its own baggage, so to
19 speak, that may come from stewardship
20 expenses. So that 15 percent would be
21 the only cost to the board, but those --
22 those steps would have to be followed.

23 So this is a tract that the entirety

1 of the acreage, again, from the map that
2 Steve showed you -- what we're really
3 talking about is the full red and the
4 red hatch. I won't go into the
5 distinction between those. It's not
6 important. I believe there will be -- I
7 believe we will have full NFWF -- or TNC
8 will have full NFWF approval as to all
9 that acreage here in the next week or
10 so.

11 So by the next meeting, there would
12 likely be the nomination by The Nature
13 Conservancy, our scoring with what's
14 available at that time, to see if it
15 makes it on the short list, which it
16 would seem to, but you never know what
17 other nominations we may have in the
18 interim.

19 At that point, what -- the
20 opportunity that would be brought before
21 the board, if you would wish to proceed,
22 would basically be a one-motion
23 transaction to proceed with the

1 acquisition of the donation. It's not a
2 two-stepper as you would see -- as
3 you've seen, for example, in Chuck
4 taking advantage of the
5 Pittman-Robertson funds. We had to kind
6 of do our normal two-step.

7 Also, all of this acreage would be
8 titled to the Alabama Trust Fund. There
9 is no match of any kind; therefore,
10 there is no retention of acreage by NFWF
11 or any other entity. The totality of
12 the acreage would be titled to the
13 program.

14 So that is just -- I wanted to bring
15 it up, present it as an opportunity.
16 There may be other opportunities in the
17 future, additional transactions, again,
18 based on the NFWF requirements for this
19 money, though it would be likely limited
20 to the Mobile-Baldwin County areas and,
21 again, have to meet the habitat interest
22 of NFWF.

23 So at this time I really just wanted

1 to give that overview. I wanted to ask
2 any questions about how that -- have you
3 ask any questions about how that would
4 work and just generally gauge if the
5 board is interested in us pursuing. We
6 tend to pursue leveraging opportunities
7 and bring them back to the board, but
8 this is -- again, I think this is a
9 great opportunity, but I wanted to just
10 bring it before the board for questions,
11 comments, thoughts.

12 COMMISSIONER GUY: So, Patti, I want to make a
13 comment.

14 MS. POWELL: Imagine that.

15 COMMISSIONER GUY: I know it. Well, I want
16 the board to know something. You
17 mentioned most of it, but here's what --
18 this is going to be a short one.

19 So when we were doing all the NRDA
20 work, this whole Grand Bay area was
21 actually -- we were working at the time
22 with the State of Mississippi. This was
23 a project on the list that we were going

1 to use in early restoration, and it got
2 kicked out for other reasons. It's, I
3 think, a very popular opportunity and a
4 good opportunity to preserve some really
5 good habitat down there.

6 The other thing I'd just like to
7 mention is this is a perfect example of
8 what the state, our NRDA team, all of
9 our Natural Resource/BP oil spill teams
10 are doing, trying to leverage money from
11 the settlement. Because instead of
12 using NRDA -- the NRDA money, which is
13 the BP money that was to restore the
14 damage that was done which we could use
15 for other things, NFWF money can be used
16 for this. And then NRDA money can be
17 used for some other things that NFWF
18 money can't be used for.

19 Just a short version of that. I'm
20 trying to say that we're using -- we're
21 trying to use the money wisely is what
22 we're getting at. And so this helps if
23 this becomes something the board wants

1 to do because then we will be able to
2 use NFWF money to get to purchase and
3 then get it transferred with only the
4 stewardship money to help make sure it's
5 taken care of.

6 So if anybody has questions -- I
7 don't want to take up the time now
8 unless you want to -- but you can ask me
9 or Patti about this later. But it's
10 just a really good opportunity, and I
11 just wanted to express our efforts to
12 try to continue to leverage and make
13 sure these monies from the BP oil spill
14 are used to do the best work given their
15 restrictions and sources and those kind
16 of things, so ...

17 MS. POWELL: Again, I just wanted to mention
18 that we'll have more information. And
19 if the board wants to take advantage of
20 the opportunity, I believe it will be
21 fully available at the next meeting.
22 But, nonetheless, we will have a
23 nomination to run it through the

1 short-list process and see where it
2 lands, and then we'll talk about it at
3 the next meeting. Thanks.

4 COMMISSIONER GUY: Ms. Lewis.

5 MS. LEWIS: Good morning. I'm Jo Lewis with
6 the State Lands Division. I'm going to
7 present the short list to the board.

8 The short list is made up of
9 nominations that are the highest-scoring
10 nominations in each category of use in
11 each geographic district of the state.
12 Hypothetically, there are 36 slots. A
13 number of the nominations score on the
14 short list in more than one category of
15 use reducing the total number on the
16 list.

17 The total number this time is 23.
18 They're arranged alphabetically on
19 Tab 4-A. Maps and narratives of each of
20 these are arranged alphabetically
21 beginning with Tab 4-B.

22 The nominations range in size from
23 19 acres to 4,744 acres. They're

1 distributed throughout the state, from
2 Lauderdale County to Conecuh County.
3 There are 16 different counties
4 represented on the list. I'm going to
5 run through the list now.

6 MR. HORN: Is this Tab 4-A?

7 MS. LEWIS: 4-A is the alphabetical
8 arrangement of the list, yes.

9 Ashley is going to work through our
10 PowerPoint. So if you don't want to
11 flip through your hard copies, they're
12 up on the screen.

13 The first one is Autauga Wildlife
14 Management Area Swift Creek Addition,
15 which is 1,145 acres in Autauga County.
16 Barbour Wildlife Management Area Leak
17 Creek Addition, which is approximately a
18 thousand acres in Barbour County.
19 Caldwell Swamp, which is approximately a
20 hundred acres in Baldwin County.
21 Chandler Mountain-Simpson, which is
22 approximately 60 acres in St. Clair
23 County. Coldwater Mountain Sarrell

1 Addition, which is about 22 acres in
2 Calhoun County. Conecuh County
3 Preserve, 19 acres in Conecuh County.
4 Coosa River Tract, about 710 acres in
5 Elmore County. Cooters Pond, which is
6 approximately 160 acres in Elmore
7 County. Deer Head Cove-Hartline, 213 in
8 DeKalb. Dear Head Cove-Low Gap, which
9 is 280 in DeKalb County. D'Olive Bay,
10 87 acres in Baldwin County. Freedom
11 Hills Wildlife Management Area-Dog Pen
12 Road Addition, 80 acres in Colbert
13 County. Horse Creek National Forest
14 Retreat, 240 acres in Clay County.
15 Lauderdale Wildlife Management Area
16 Newman Addition, 160 acres in Lauderdale
17 County. MTD, or Mobile-Tensaw Delta,
18 Pine Log Creek Addition, 4300 acres in
19 Baldwin County. MTD-Simmons Addition,
20 300 acres in Baldwin County. Pine
21 Barron Creek Tract, 4,744 acres in
22 Dallas County. Rock Creek, which is 418
23 in Blount County. Shell Banks Bayou,

1 approximately 25 in Baldwin County.
2 Sipse River Swamp Lewbrig Addition, 245
3 in Tuscaloosa County. Skyline Wildlife
4 Management Area Crow Creek Valley
5 Addition, 1,521 acres in Jackson County.
6 And, finally, Weeks Bay Reserve-Meadows
7 Phase II Addition: Gill, which is
8 38 acres in Baldwin County.

9 I'll be happy to answer any
10 questions you have about the
11 nominations.

12 DR. STRICKLAND: So all of these are eligible
13 for first appraisals?

14 MS. LEWIS: Correct. Yes.

15 COMMISSIONER GUY: Any other questions of
16 Ms. Lewis?

17 (No response.)

18 COMMISSIONER GUY: Thank you for those
19 reports.

20 The next item I have on our agenda
21 is our general discussion by the board
22 members of either nominations or
23 discussions about tract or first

1 appraisals or move to purchase, any of
2 those kind of things. So I'll open up
3 the floor at this time.

4 And I'll try to take -- a lot of
5 hands. I'll go right here first with
6 Dr. Woods.

7 DR. WOODS: I make a motion for a first
8 appraisal of Conecuh County Preserve,
9 Conecuh County.

10 DR. STRICKLAND: Second.

11 COMMISSIONER GUY: I have a motion. Do I have
12 a second?

13 DR. STRICKLAND: Second.

14 COMMISSIONER GUY: Okay. Dr. Strickland is
15 second.

16 Any discussion on the motion?

17 (No response.)

18 COMMISSIONER GUY: All in favor of the motion
19 say "aye."

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

22 COMMISSIONER GUY: All opposed?

23 (No response.)

1 COMMISSIONER GUY: Motion carries.

2 Dr. Strickland.

3 DR. STRICKLAND: Yes, Mr. Chairman. I would
4 like to make a motion for a first
5 appraisal of Skyline WMA -- excuse me --
6 yeah -- Skyline WMA Crow Creek Valley
7 Addition, 1521 acres in Jackson County.

8 COMMISSIONER GUY: So I have a motion. Do I
9 have a second?

10 DR. SIMS: Second.

11 COMMISSIONER GUY: Dr. Sims. Just take
12 Dr. Sims.

13 Any discussion on the motion?

14 (No response.)

15 COMMISSIONER GUY: All right. All in favor of
16 the motion say "aye."

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

19 COMMISSIONER GUY: All opposed?

20 (No response.)

21 COMMISSIONER GUY: Motion carries. I think
22 that was everybody saying "aye."

23 All right. Mr. Porter.

1 MR. PORTER: Yeah. I'd like to make a motion
2 for a second appraisal and move for
3 closing, if appropriate, on the Dallas
4 County Wildlife Management Addition.

5 COMMISSIONER GUY: Is that --

6 DR. WOODS: 145 acres; is that correct?

7 COMMISSIONER GUY: All right. The 145 acres?

8 MR. PORTER: Yeah. It's adjacent to the --

9 COMMISSIONER GUY: I just wanted to make sure
10 that we didn't have a couple on there.
11 That's -- thank you, sir.

12 All right. So I got a motion from
13 Mr. Porter.

14 DR. WOODS: Second.

15 COMMISSIONER GUY: Second.

16 Any discussion on the motion?

17 (No response.)

18 COMMISSIONER GUY: It's -- I know, Mr. Porter,
19 I get all -- I want to make sure we get
20 it.

21 It's a motion for second appraisal
22 and move to purchase. Isn't that the
23 way y'all want it to read?

1 MR. PORTER: Yes, sir.

2 COMMISSIONER GUY: All right. So all in favor
3 of the motion say "aye."

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

6 COMMISSIONER GUY: All opposed?

7 (No response.)

8 COMMISSIONER GUY: Motion carries.

9 MR. HORN: Mr. Chairman?

10 COMMISSIONER GUY: Yes, sir, Mr. Horn.

11 MR. HORN: I would like to move for a second
12 appraisal and nominate to purchase the
13 Upper Bay -- Upper Wolf Bay Savanna and
14 Marsh.

15 COMMISSIONER GUY: All right.

16 DR. HEPP: I second it.

17 COMMISSIONER GUY: So we have a second by
18 Dr. Hepp.

19 Any discussion on the motion?

20 I want to make sure people can find
21 it. That's 568 acres in Baldwin County.
22 It's on the second page.

23 All right. Any discussion on the

1 motion?

2 (No response.)

3 COMMISSIONER GUY: All in favor say "aye."

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

6 COMMISSIONER GUY: All opposed?

7 (No response.)

8 COMMISSIONER GUY: Motion carries.

9 Dr. Strickland.

10 DR. STRICKLAND: Yes, Mr. Chairman. I have
11 two additional properties that I would
12 like to ask for a second appraisal. Do
13 I need to take them separately?

14 COMMISSIONER GUY: If you would, please, sir.

15 DR. STRICKLAND: Okay. The first is the Coon
16 Gulf-Heard, 40 acres in Jackson County,
17 asking for motion for second appraisal.

18 COMMISSIONER GUY: Okay you. Want a motion
19 for a second appraisal and move to
20 purchase; correct?

21 Move to purchase -- second appraisal
22 and move to purchase?

23 DR. STRICKLAND: Yes. Yes.

1 MR. PORTER: Second.

2 COMMISSIONER GUY: Second by Mr. Porter.

3 Any discussion on the motion?

4 (No response.)

5 COMMISSIONER GUY: All in favor --

6 DR. WOODS: Just for clarification, is that

7 Coon Gulf --

8 DR. STRICKLAND: Coon Gulf-Heard.

9 DR. WOODS: Okay.

10 DR. STRICKLAND: It's the third one down.

11 COMMISSIONER GUY: Yeah. 40 acres in Jackson

12 County.

13 All right. So we got a motion, a

14 second. I think I had asked for

15 discussion. Any other discussion?

16 (No response.)

17 COMMISSIONER GUY: All in favor of the motion

18 say "aye."

19 (All board members present respond

20 "aye.")

21 COMMISSIONER GUY: All opposed?

22 (No response.)

23 COMMISSIONER GUY: Motion carries.

1 Dr. Strickland.

2 DR. STRICKLAND: Yeah. The second property is
3 the Skyline WMA-Pole Branch Addition,
4 101 acres, Jackson County, and I'm
5 asking for a motion for a second
6 appraisal and purchase.

7 COMMISSIONER GUY: All right. I'm having
8 trouble finding it.

9 Oh, I see it now.

10 All right. So the motion, first, on
11 Skyline WMA-Pole Branch Addition,
12 111 acres; right?

13 DR. STRICKLAND: That's it.

14 COMMISSIONER GUY: And who was the second?

15 DR. WOODS: Second.

16 COMMISSIONER GUY: Dr. Woods.

17 All right. Any discussion on the
18 motion?

19 (No response.)

20 COMMISSIONER GUY: All in favor of the motion
21 say "aye."

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

1 COMMISSIONER GUY: All opposed?

2 (No response.)

3 COMMISSIONER GUY: Motion carries.

4 Dr. Woods.

5 DR. WOODS: I make a motion for a first
6 appraisal on Pine Barron Creek Tract,
7 4,744 acres, Dallas County.

8 MR. HORN: Second.

9 COMMISSIONER GUY: All right. We have a
10 motion and a second. Who was the
11 second?

12 Horace. I'm sorry, Horace.

13 Any discussion on that motion?

14 (No response.)

15 COMMISSIONER GUY: All in favor of the motion
16 say "aye."

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

19 COMMISSIONER GUY: All opposed?

20 (No response.)

21 COMMISSIONER GUY: Motion carries.

22 Yes, sir.

23 MR. ALLEN: I'd like to make a motion for

1 second appraisal with purchase of
2 DeSoto-French Addition. It's three
3 acres.

4 COMMISSIONER GUY: I second the motion.

5 Any discussion on the motion?

6 Just to remind everybody, these are
7 both pieces of property -- the one --
8 that one and the one below are
9 properties that adjoin our DeSoto State
10 Park, just in case y'all don't remember
11 for the second one.

12 All right. So we have a motion and
13 a second for second appraisal and
14 purchase; right, Leo?

15 MR. ALLEN: Right.

16 COMMISSIONER GUY: All right. All in favor of
17 the motion say "aye."

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

20 COMMISSIONER GUY: All opposed?

21 (No response.)

22 COMMISSIONER GUY: Motion carries.

23 Leo.

1 MR. ALLEN: I'd also like to do the second one
2 there, the DeSoto-Jones Addition, for a
3 second appraisal with purchase.

4 COMMISSIONER GUY: That's the 9.79 acres.

5 MR. ALLEN: 9.79.

6 COMMISSIONER GUY: I'll second that motion as
7 well.

8 All in favor of the -- any
9 discussion on the motion?

10 (No response.)

11 COMMISSIONER GUY: All in favor of the motion
12 say "aye."

13 (All board members present respond
14 "aye.")

15 COMMISSIONER GUY: All opposed?

16 (No response.)

17 DR. HEPP: Mr. Chairman?

18 COMMISSIONER GUY: Yes, sir, Dr. Hepp.

19 It passes.

20 DR. HEPP: Motion for a second appraisal and a
21 purchase of Uchee Creek Confluence in
22 Russell County.

23 MR. PORTER: Second.

1 COMMISSIONER GUY: Okay. So we have a motion
2 for a second appraisal and move to
3 purchase for the Uchee Creek Confluence.

4 MR. PORTER: Second.

5 COMMISSIONER GUY: Did I hear a second,
6 Mr. Porter?

7 MR. PORTER: Yes, sir.

8 COMMISSIONER GUY: All right. So I have a
9 motion and a second.

10 Any discussion on the motion?

11 That's a big one. Can somebody just
12 remind me a little bit about that one?

13 And, also, I hope y'all are
14 calculating over there a little bit.

15 MS. POWELL: We are calculating.

16 COMMISSIONER GUY: Okay. Give our -- just
17 so -- let them calculate because, you
18 know, they've got to make sure we're
19 within our budgeted amount, and this one
20 could be --

21 MS. POWELL: Commissioner, as far as your
22 question, I'm going to -- I will let Jo
23 and Doug give any specifics. But you

1 can look at the map that would be under
2 Tab -- in your Tab 3 --

3 COMMISSIONER GUY: Tab 3?

4 MS. POWELL: -- 3-B. Get everybody there and
5 then I'll ...

6 DR. HEPP: I can maybe speak to --

7 COMMISSIONER GUY: Would you. Would you, just
8 while I'm looking at it. Thank you,
9 Dr. Hepp.

10 DR. HEPP. So there's very few properties that
11 are in east-central Alabama. And since
12 I've been on the board, there hasn't
13 really been much that has come up for
14 our consideration. So, you know, in
15 Russell, Lee, Chambers, Macon County,
16 there's not a -- there's not a really
17 nice wildlife management area or
18 recreational area that's for public use,
19 and this would be -- for people in
20 Opelika, Auburn, that area, this will be
21 very much appreciated.

22 COMMISSIONER GUY: So would this be a WMA,
23 wildlife management area?

1 MR. PORTER: That's what it's scored for.

2 COMMISSIONER GUY: All right. Scored for.

3 That's what I was trying to find. Thank
4 you, Mr. Porter.

5 And, Chuck, is it -- I'm just trying
6 to -- I couldn't remember this one. Is
7 it something y'all are supportive of?

8 MR. SYKES: Yes, sir. As Dr. Hepp said, there
9 is nothing in that part of the state. I
10 think it would fit in well.

11 COMMISSIONER GUY: Hold on. Dr. Sims, do you
12 have a question, or are you just going
13 to ask me?

14 MR. ALLEN: Is there a map with that one,
15 Uchee Creek, in it? What tab?

16 MS. POWELL: It's under 3-B. And then -- go
17 to Tab 3-B. And then look
18 alphabetically under the -- in the
19 titling in the bottom of the legend, and
20 you should find the -- find the tract
21 name. I'm happy to -- anybody need
22 help?

23 MR. PORTER: It's the only Uchee Creek on the

1 list.

2 COMMISSIONER GUY: Yeah.

3 DR. STRICKLAND: Chuck, have you been on that
4 piece?

5 MR. SYKES: No, sir, I have not. I have not.

6 COMMISSIONER GUY: So there was also a
7 question about -- on the presentation of
8 this -- and, Dr. Hepp, you might
9 remember. Was there any -- this is not
10 the one where there might have been
11 some -- I think that was Pintlala --
12 where there was a tie to -- there wasn't
13 any other restrictions or conditions
14 about this purchase, was there, as far
15 as y'all know?

16 Oh, yeah, that's right. But on this
17 one, though, is there?

18 MS. POWELL: Chuck, if you could just come up.

19 COMMISSIONER GUY: Yeah. You can't speak from
20 back there because ...

21 And I'm also delaying a little bit
22 because I see the calculators working
23 over there.

1 MS. POWELL: And that's what I was going to --
2 roughly -- we're double-checking -- we
3 think with what's been nominated today,
4 it would be about 15 million. So let us
5 double-check. We think it's about 15
6 million.

7 COMMISSIONER GUY: Yeah.

8 MR. PORTER: Including this?

9 MS. POWELL: Including this.

10 But y'all give us a second, but I
11 think we're at right about 15.

12 COMMISSIONER GUY: Well, you were going to say
13 something, and the court reporter
14 can't --

15 MR. SYKES: No. I was just -- I answered
16 Dr. Strickland. I have not been on the
17 tract. Drew has looked at it, but I
18 have not been there. It just falls in
19 an area where we do have a void of WMA
20 land within the state.

21 COMMISSIONER GUY: Who nominated this?

22 MR. ALLEN: Hepp.

23 COMMISSIONER GUY: I mean, who brought it

1 forth?

2 MS. POWELL: The nomination or --

3 COMMISSIONER GUY: I mean, whose property --

4 MS. POWELL: The owner?

5 COMMISSIONER GUY: Who's the owner?

6 I'm sorry. I said it -- I did not
7 say it correctly. Who's the owner?

8 MR. DEATON: Chandlar Graham.

9 MS. POWELL: Hold on. Y'all, the court
10 reporter can't get all this.

11 So we know that a realtor nominated
12 it. We know -- do we know the
13 underlying owner name or just the
14 realtor who made the nomination? Do we
15 know?

16 MS. LEWIS: We know it, but I don't have that
17 right at my hand.

18 MS. POWELL: Right. Chuck, do you know
19 anything further?

20 Drew, do you know anything further?

21 MR. SYKES: All I know is it was Mr. Chandlar
22 Graham with Larson & McGowan is the one
23 that --

1 COMMISSIONER GUY: That's what it was. Okay.

2 I remember that.

3 DR. HEPP: Didn't they speak to the board at
4 the --

5 MR. SYKES: They did.

6 MR. PORTER: The meeting before last.

7 MR. SYKES: Yes, sir. Yes, sir. Sure did.

8 COMMISSIONER GUY: I'm recalling -- I'm
9 recalling it now.

10 All right. So give our staff a
11 little more time to make sure they get
12 our numbers right.

13 MS. POWELL: Basically a little under 15, but
14 let's say 15.

15 COMMISSIONER GUY: Okay. But that would --

16 MS. POWELL: I'm sorry. 15.5?

17 MR. DEATON: 15.5.

18 COMMISSIONER GUY: You're saying you're
19 including if this went through?

20 MS. POWELL: Yes. 15.5. And that includes,
21 as required, the stewardship cost.

22 COMMISSIONER GUY: That's what I'm trying to
23 make sure.

1 MS. POWELL: And we're looking at the total
2 cost it would take out of your available
3 balance, so let's say 15 --

4 MR. PORTER: But that includes this tract?

5 MS. POWELL: Correct. That includes this
6 tract.

7 15.5. For safety, maybe think 16.
8 But we have double -- two confirmations
9 of the 15.5.

10 COMMISSIONER GUY: I'm not trying to -- I'm
11 just watching the calculators going
12 there. So I'm giving y'all one more
13 chance. I don't want to --

14 MS. POWELL: Yeah. And let me tell the board.
15 As with every meeting, we try to have
16 staff doing this calculation as we go.
17 It's just this was a larger chunk.
18 Normally we'd -- you know, it's a
19 smaller chunk.

20 So that's why we're double-checking.
21 But we do it at every meeting to try to
22 be sure we don't let you go past the
23 available balance.

1 COMMISSIONER GUY: All right. So it sounds --
2 you're comfortable. All right.

3 So I think we've had a motion and a
4 second and we've had some discussion.
5 Is there any other discussion before I
6 call for a question?

7 (No response.)

8 COMMISSIONER GUY: All in favor of the motion
9 say "aye."

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

12 COMMISSIONER GUY: All opposed?

13 (No response.)

14 COMMISSIONER GUY: Motion carries.

15 DR. STRICKLAND: How much money have we got
16 left?

17 COMMISSIONER GUY: That's a dangerous
18 question.

19 MR. ALLEN: We might ought to save some.
20 We've got a lot of months left.

21 COMMISSIONER GUY: Any other discussion before
22 we move to -- yes, ma'am.

23 MS. POWELL: I didn't know if that was a

1 serious question.

2 COMMISSIONER GUY: I'm just -- I'm going to
3 give -- I'm just -- I didn't see any
4 more hands, so ...

5 MS. POWELL: About 23 million was your
6 available balance. You're now at 15.5,
7 so ...

8 COMMISSIONER GUY: This is not a nomination,
9 but I did want to discuss it. Last time
10 I brought this up, and I'm going to
11 briefly -- I'm going to -- I want to
12 share it with some folks.

13 So I asked the staff to get some
14 information on some of the Forever Wild
15 property nominations down in the
16 Mobile-Tensaw Delta that I mentioned
17 that I've had some interest in the board
18 looking at a little more closely. And
19 there's been some that's been hanging
20 around for a while, I think, from some
21 prior nominations. And so Doug Deaton
22 was kind enough to get that for me. And
23 what I'm going to do is I'm going to

1 share it with the board, and maybe we
2 can have some discussion about some more
3 of that Mobile-Tensaw Delta property
4 that people are -- that I've heard some
5 interest in us looking at again to try
6 to preserve down there in the Delta. So
7 I just wanted to bring that up.

8 All right. Next item of business is
9 Ms. Patti.

10 MS. POWELL: We don't have much in the
11 miscellaneous reports. I know y'all
12 hate that at this time. But I did want
13 to bring a couple of things just to the
14 board's attention and give you a couple
15 of updates.

16 You'll see in your packet in your --
17 under Tab 5-B -- this is just some
18 information about a wildfire that
19 occurred around the Little River Canyon
20 area. There had been some news coverage
21 on this and some -- a little bit of
22 misinformation, I mean, just in the
23 confusion of everything, I'm sure, about

1 how many acres and exactly where.

2 As a reminder, Forever Wild owns
3 approximately 1500 acres within the
4 Little River Canyon National Preserve
5 that serves as part of the Little River
6 Canyon Wildlife Management Area. And
7 that's in Cherokee County for anyone who
8 might not be familiar with that.

9 A wildfire occurred at the Little
10 River Canyon WMA around October 22nd and
11 October 25th. In that period it was
12 burning. We have checked out the area,
13 and the fire had been contained through
14 assistance with National Park Service
15 fire crews. The news sources had talked
16 about more than 300 acres being
17 affected, but based on our assessment of
18 our acreage, the Forever Wild portion
19 only had about 13 acres that were
20 impacted. We continue to assess that.

21 The tree mortality is going to be a
22 little bit difficult to determine right
23 now, but we're keeping an eye on that

1 and we'll continue to monitor that and
2 any potential bark peeling or anything
3 else we need to watch for. We are
4 keeping an eye on that. It includes a
5 map of the area and the portion that was
6 impacted by the fire.

7 Again, nothing that raises any
8 significant concern right now. I
9 just -- some of the coverage made it
10 sound like more of our acreage had been
11 impacted than it was. So I wanted to
12 bring that to the board's attention.
13 And we'll continue to watch that.

14 Also, I know everyone has seen news
15 coverage about the Colonial Pipeline
16 incident. And the initial leak -- you
17 most recently, on October 31st, had the
18 explosion and very tragic loss of life
19 and severe injuries in the area. But I
20 also wanted to back up just a little
21 bit.

22 Back in September there had been the
23 pipeline leak that occurred. Some of

1 that spillage was on some of the Forever
2 Wild acreage in the WMA area. The WMA
3 has -- Chuck and his folks have updated
4 the WMA permit map so that the public is
5 aware of the portion that has been
6 affected and is really not usable at
7 this time.

8 One of the future -- one of the
9 things that we are looking at is trying
10 to seek some loss-of-use compensation as
11 in relation of the area that's not
12 accessible. This is part of the area
13 that we lease for that WMA.

14 But, anyway, the explosion and that
15 fire, although near some state-owned
16 properties, did not actually damage any
17 of our acreage. The only thing we are
18 monitoring as to initial damage, habitat
19 impacts, loss of use would be actually
20 on the Cahaba WMA itself. And so we'll
21 keep you informed of that.

22 And, Mr. Ellis, I just want to --
23 everybody's thoughts are really with the

1 county and know that's been a really
2 rough period for y'all.

3 Any questions?

4 COMMISSIONER GUY: Mr. Ellis, is there
5 anything you want to add?

6 MR. ELLIS: No. Other than to emphasize the
7 tragedy of it. Colonial, I think, has
8 indicated preliminarily that it's open
9 to taking care of whatever losses that
10 occurred to y'all to -- to any of these
11 properties there. It's -- fortunately,
12 we were there -- Shelby County was there
13 looking for the site to build the
14 caretaker's cabin for the park we're
15 building and luckily had bulldozers in
16 the area. And our county manager was
17 there. And within -- he was the first
18 to -- person to the people who were
19 injured that came down the road with
20 their clothes all burned off, and he
21 comforted them till the medics got
22 there. And he had a bulldozer at his
23 command and immediately dispensed around

1 the site. It's a rugged terrain. And
2 they were able to contain it. I don't
3 think it got out and burned much
4 property there. Contained it. They
5 said it was a hundred-percent chance it
6 would not get out anywhere else. So I
7 haven't been up there, but I understand
8 it was all contained.

9 But the tragedy remains, of course,
10 for those poor people that were -- men
11 that were hurt.

12 MS. POWELL: And I do want to say thank you on
13 behalf of our agency and the program
14 just to the responders, the Forestry
15 Commission, the county. It is amazing
16 with the current conditions to have an
17 explosion and a fire like that and not
18 have that very widespread. It was quite
19 amazing our acreage was not also
20 impacted by that aspect of Colonial's
21 current problems.

22 But I really -- that is quite a
23 statement and quite -- everybody should

1 be commended for keeping that under
2 control.

3 MR. ELLIS: They've already repaired the line,
4 and it's back in production as of last
5 Tuesday. So it's -- the gas flow
6 shouldn't have any impact on gas prices
7 to speak of.

8 MS. POWELL: All right. So we'll keep you
9 updated on those matters.

10 That is all that we really had.
11 Nothing else as at some meetings that
12 require motions of the board. But I
13 will pause here to see if anybody else
14 has anything of a miscellaneous item or
15 a report or anything.

16 Yes, sir.

17 DR. STRICKLAND: Yeah, Patti. I have one
18 question.

19 What kind of burn or fire
20 restrictions do we have on WMAs now?

21 MS. POWELL: I mean, other than what's
22 statewide imposed now, I'll ask Chuck to
23 further address any measures on the

1 WMAs.

2 MR. SYKES: I mean, there is a statewide burn
3 ban. So there's nothing that should be
4 going on on the WMAs right now.

5 DR. STRICKLAND: When was it enacted, Chuck?

6 MR. SYKES: About three weeks ago.

7 COMMISSIONER GUY: Oh, that's been -- yeah.

8 DR. STRICKLAND: Three weeks ago. Okay. Very
9 good.

10 MR. SYKES: Yes, sir.

11 MS. POWELL: Any other questions or any
12 matters anybody wants to raise,
13 miscellaneous?

14 (No response.)

15 MS. POWELL: Okay. I do have one final
16 miscellaneous. This is actually a fun
17 one -- well, sort of a fun. It's also
18 sort of tragic.

19 I wanted to, you know, take this
20 opportunity to thank my entire staff for
21 how much work they do in preparation --
22 not just for these meetings -- just
23 every day in taking care of these

1 matters. But I wanted to recognize
2 Jeanette Williams, who will probably
3 kill me when we get back.

4 Stand up, Jeanette.

5 Jeanette is retiring. Actually, she
6 held a gun to my head and made me sign
7 her retirement papers. But she will be
8 leaving us after the end of this year.

9 Jeanette, how many years total have
10 you been with the state?

11 MS. WILLIAMS: 38.

12 MS. POWELL: 38 years.

13 But she has been around helping the
14 Forever Wild program since she started.
15 And most importantly to board members,
16 she processes your travel
17 reimbursements.

18 But in all seriousness, Jeanette has
19 handled an ever-growing program, the
20 responsibilities with the program and
21 keeping up with everything we have to
22 report to the Secretary of State website
23 and just announcements of the meetings,

1 being friendly and sitting at our tables
2 and greeting everybody as they come in
3 and sign up to speak, meeting after
4 meeting, and helping with setup and just
5 everything. But she does a lot more for
6 us, but this is the aspect of it that
7 the board sees. And I just wanted to
8 publicly thank Jeanette and tell her
9 that we wish her well. And I would ask
10 her to at least act like she's upset
11 about leaving us.

12 MS. WILLIAMS: Thank you.

13 MS. POWELL: But, Jeanette, we really
14 appreciate what you do, so thank you.
15 And we will actually miss you.

16 MS. WILLIAMS: I'll miss you all just for a
17 little while.

18 MS. POWELL: I told her probably driving home
19 or pulling out of the parking lot.

20 But, Commissioner, that's all that I
21 had unless somebody else thought of
22 something else.

23 (No response.)

1 MS. POWELL: Okay. Thank you.

2 COMMISSIONER GUY: Thank you, Jeanette. We
3 appreciate what you've done for us and
4 for the board.

5 MS. WILLIAMS: And, Commissioner, let me say
6 one thing. From out of all the -- I
7 have worked under five different
8 commissioners. You are the best one
9 because you took those darn minutes away
10 from me.

11 COMMISSIONER GUY: That's in the minutes;
12 right?

13 Okay. Thank you. That made me feel
14 good.

15 All right. The next item here is
16 approval of the minutes of August 11,
17 2016, speaking of minutes.

18 MR. PORTER: So move.

19 MR. HORN: Second.

20 DR. STRICKLAND: So move.

21 COMMISSIONER GUY: Well, hold on. Let me ask
22 this first.

23 Are there any additions, corrections

1 or -- to the minutes, changes that need
2 to be made?

3 (No response.)

4 COMMISSIONER GUY: No.

5 All right. Then I had a motion
6 by -- who was it? Mr. Porter?

7 Mr. Porter. Dr. Strickland second.

8 All in favor of approving the
9 minutes say "aye".

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

12 COMMISSIONER GUY: All opposed?

13 (No response.)

14 COMMISSIONER GUY: The next meeting date, you
15 don't get a choice. We've got to have
16 it in Montgomery by statute. And it's
17 February 9th, which is an awful day.
18 It's the day before the season ends, but
19 we'll figure out how to do that.

20 And then we have some board members
21 that will be leaving us at the end --
22 after this meeting.

23 And so, Patti, I know we want to

1 recognize those board members, so ...

2 I don't know if you've got them in
3 any particular order or whatever.

4 MS. POWELL: That's how we got them.

5 COMMISSIONER GUY: Okay. That's how we got
6 it.

7 So, Mr. Porter, if you don't mind.

8 So Jim, as he mentioned, was
9 involved in this from the beginning, I
10 think, back when we first got it enacted
11 and everything. And so he's been a
12 valuable asset to the Forever Wild
13 board, supporter, always been there
14 working despite all the work he has in
15 his regular job and NRA and everything
16 else. So probably a lot more I could
17 say to say congratulations, Jim, but
18 thank you so much. Appreciate your
19 service to this board. And I know
20 everybody joins with me in saying thank
21 you very much.

22 MR. PORTER: Thank you.

23 Gunter, I want to thank you for the

1 great job that you're doing. I want to
2 thank the members of the board. It was
3 an honor to serve with y'all,
4 particularly my lifelong dear friend
5 Butch Ellis.

6 I want to thank the staff.

7 Jeanette, we're so happy you came to
8 work for us when you were ten years old.

9 But we have a wonderful staff. I
10 want to thank the -- thank the
11 department and all of the members of our
12 Department of Conservation.

13 But, you know, the Forever Wild Land
14 Trust and what we've done here in this
15 state is the gold standard for the whole
16 country. And unless you travel -- and I
17 know Mike probably does a good bit and
18 others may -- you can't appreciate the
19 amount of goodwill that this -- that
20 this program purchases for the state of
21 Alabama. It's by far the best program
22 that -- in my lifetime that has been
23 implemented.

1 My interest in Forever Wild is
2 basically I view it as opportunities for
3 rank-and-file blue-collar workers to
4 have an opportunity to hunt. And that
5 was one of the reasons that we were so
6 deeply involved in the reauthorization.
7 Because I looked at it as opportunities
8 in the wildlife management areas, and
9 over 80 percent of the property that we
10 purchased has gone into wildlife
11 management areas. But that's -- I view
12 it as public hunting opportunities.

13 So it's been an honor for me to be a
14 part of this and to serve with y'all.
15 And I just want to thank you for all
16 that y'all do.

17 COMMISSIONER GUY: Thank you, Jim. Thank you
18 very much.

19 All right. Dr. Sims. Dr. Patricia
20 Sims.

21 So Dr. Sims came in, I think, to
22 fulfill somebody else's position. And,
23 actually, this is technically the end of

1 her term. She has been nominated again,
2 and we are hopeful maybe that you will
3 get another opportunity to come back.
4 But, nevertheless, you're going to get
5 this plaque whether you come back or
6 not.

7 So, again, Dr. Sims, thank you so
8 much. You know, you've been a wonderful
9 addition. You know, everybody on this
10 board -- I can't say how much -- how
11 easy it is for me to work with everybody
12 here, and you're certainly one of those,
13 like Mr. Porter. And thank you for --
14 thank you for being here. Thank you for
15 hosting us today. Congratulations.
16 Thank you.

17 DR. SIMS: I'd like to echo the words of
18 Mr. Porter in that it has been a
19 pleasure working with the Commissioner,
20 the staff, the team, the board. It's
21 really been an honor.

22 And I agree. This work is a pride
23 point for our state and something that

1 should be touted and something that we
2 should really be proud of. And it's
3 been an honor to serve. And it has been
4 a great delight to have you-all here on
5 the campus. So thank you.

6 COMMISSIONER GUY: Thank you.

7 All right. Mr. Allen.

8 Leo, you know, I guess I could have
9 read this, but since I didn't for
10 everybody -- well, let me just read what
11 it says so the people in the audience
12 know. It's the same for each.

13 Know all by these presents, that
14 Mr. Leo Allen has shown a sincere
15 commitment to conservation in the state
16 of Alabama and has demonstrated his
17 dedication to the protection of
18 Alabama's unique natural heritage
19 through participation in a program to
20 acquire public lands in order that
21 current and future generations of
22 Alabamians may continue to appreciate
23 and enjoy the state's diverse natural

1 resources. In sincere gratitude, we
2 recognize and commend you -- commend
3 your outstanding efforts to ensure that
4 part of Alabama remains Forever Wild.

5 So, Leo, again, thank you so much
6 for serving on this board, for making it
7 a part of -- I know what a busy work
8 schedule that you have.

9 And, also, is Jennifer here?

10 So Jennifer is not here right now.
11 But his wife comes with him to every
12 meeting, and we're very appreciative of
13 Jennifer and the fellowship that we have
14 every time. And we're going to miss
15 you. We're going to miss you, but we
16 hope you keep coming back to our board
17 meetings. Thank you, Leo.

18 MR. ALLEN: I think Mr. Porter and Dr. Sims
19 covered it pretty much about the state
20 and the people. And what I've learned
21 over these past six years -- and I
22 think -- Gunter and I were talking last
23 night. We were at the first meeting

1 together. You know, it was his first
2 meeting and it was my first meeting.

3 But, you know, it's a learning
4 experience for all of us. I think like
5 the discussions we had today on the
6 Coosa County thing, I think you see that
7 these board members put a lot of thought
8 in it and they're thinking about
9 everybody before they make that
10 decision. And, you know, I think the
11 taxpayers of the state ought to
12 appreciate that. You know, because
13 everybody up here, including myself, we
14 take these positions -- I mean, we don't
15 get paid anything. I mean, we are
16 taking time away from our schedules.
17 But, you know, we care enough about the
18 state and care enough about, like
19 Mr. Porter said, you know, that people
20 have a place to hunt and all that. And,
21 you know, we care. And so that's why we
22 do it and we accepted these
23 appointments.

1 And so I just want to again thank
2 y'all, board members, for serving with
3 you. And I enjoyed it. I learned a
4 lot. And I know y'all will do a great
5 job. Thank you.

6 COMMISSIONER GUY: Okay. With that, do I hear
7 a motion to adjourn?

8 DR. SIMS: So move.

9 MR. HORN: So move.

10 MR. ALLEN: So move.

11 COMMISSIONER GUY: We are adjourned.

12

13

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15 (Meeting adjourned at approximately
16 1:10 p.m.)

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REPORTER'S CERTIFICATE

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STATE OF ALABAMA:

MONTGOMERY COUNTY:

I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on November 10, 2016.

The foregoing 184 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 16th day of January 2017.

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