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**MINUTES OF THE
FOREVER WILD BOARD MEETING
Department of Agriculture and Industries
Montgomery, Alabama
February 8, 2018**

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TRANSCRIPT OF PROCEEDINGS

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Proceedings taken before Tracye
Sadler Blackwell, Certified Court Reporter, ACCR
No. 294, and Commissioner for the State of Alabama
at Large, at the State of Alabama Department of
Agriculture and Industries, Montgomery, Alabama, on
Thursday, February 8, 2018, commencing at
approximately 10:01 a.m.

* * * * *

1 BOARD MEMBERS PRESENT:

2 Commissioner Christopher M. Blankenship, Chairman
3 Mr. Rick Oates
4 Mr. William H. Satterfield
5 Mr. Russell Runyan
6 Mr. Horace H. Horn, Jr.
7 Dr. Michael Woods
8 Mr. David Wright
9 Mr. H. E. "Sonny" Cauthen
10 Dr. Patricia G. Sims
11 Mr. Frank "Butch" Ellis, Jr.
12 Dr. Lori R. Tolley-Jordan
13 Mr. Charles E. Ball
14 Mr. Raymond B. Jones, Jr.

15 * * * * *

16 COMMISSIONER BLANKENSHIP: Good morning.

17 I would like to call to order the
18 meeting of the Forever Wild Board for
19 February 8th. Welcome to the Department
20 of Ag and Industries and to the board
21 meeting today. I will call the roll,
22 and if you would, please indicate
23 "present" after I say your name.

24 Chris Blankenship, here.

25 Charles Ball?

26 MR. BALL: Here.

27 COMMISSIONER BLANKENSHIP: David Wright?

1 MR. WRIGHT: Here.

2 COMMISSIONER BLANKENSHIP: Dr. Lori

3 Tolley-Jordan?

4 DR. TOLLEY-JORDAN: Here.

5 COMMISSIONER BLANKENSHIP: Dr. Michael Woods?

6 DR. WOODS: Here.

7 COMMISSIONER BLANKENSHIP: Dr. Patricia Sims?

8 DR. SIMS: Here.

9 COMMISSIONER BLANKENSHIP: Butch Ellis?

10 (No response.)

11 COMMISSIONER BLANKENSHIP: Sonny Cauthen?

12 MR. CAUTHEN: Here.

13 COMMISSIONER BLANKENSHIP: Horace Horn?

14 MR. HORN: Here.

15 COMMISSIONER BLANKENSHIP: Raymond Jones?

16 MR. JONES: Here.

17 COMMISSIONER BLANKENSHIP: Rick Oates?

18 MR. OATES: Here.

19 COMMISSIONER BLANKENSHIP: Russ Runyan?

20 MR. RUNYAN: Here.

21 COMMISSIONER BLANKENSHIP: William

22 Satterfield?

23 MR. SATTERFIELD: Here.

1 COMMISSIONER BLANKENSHIP: Dr. Bond, Jason
2 Bond?

3 (No response.)

4 COMMISSIONER BLANKENSHIP: And Dr. John
5 Valentine?

6 (No response.)

7 COMMISSIONER BLANKENSHIP: So we have our nine
8 for a quorum. Welcome to the board
9 meeting today. Glad to be here.

10 I want to express our appreciation
11 to the Department of Ag and Industries
12 for allowing us to meet in their
13 facility today. With the legislature in
14 session, it's a little crowded downtown
15 to find parking, and so I appreciate
16 Commissioner McMillan allowing us to
17 meet here.

18 I do want to recognize Former
19 Commissioner Gunter Guy, who is the
20 general counsel here with the Department
21 of Ag and Industries that's with us
22 today. Glad to see you here,
23 Commissioner.

1 And then I want to also recognize
2 our state treasurer, Mr. Young Boozer,
3 for joining us today.

4 We have a new board member.
5 Dr. Strickland, due to his practice and
6 the amount of time that he has to
7 dedicate to his practice, asked to
8 resign from the board, and the Speaker
9 of the House has appointed Raymond Jones
10 from Huntsville in Dr. Strickland's
11 spot.

12 So, Raymond, glad to have you here
13 for your first meeting. Appreciate you
14 using your time to participate in the
15 board activities. Glad to have you. Do
16 you want to speak? Do you want to say
17 anything?

18 MR. JONES: No.

19 COMMISSIONER BLANKENSHIP: And I will note for
20 the record that Mr. Ellis has joined us
21 and he is here today.

22 With that, I would like to take a
23 moment to allow our state treasurer,

1 Young Boozer -- he has some information
2 he wanted to share with the board on the
3 ATF. And so before we start with the
4 public comment, Mr. Boozer.

5 MR. BOOZER: Thank you, Mr. Chair. I
6 appreciate that. And good morning,
7 board members. I am Young Boozer. I'm
8 the treasurer of the State of Alabama.
9 And as the treasurer of the State of
10 Alabama, I'm also on the board of the
11 Alabama Trust Fund, and I serve as
12 secretary of the Alabama Trust Fund.

13 And what I wanted to do today, as we
14 did last year, is to give you a brief
15 report on where we are with respect to
16 the ATF from a financial point of view
17 and, also, provide a -- give you notice
18 of a resolution that was passed at our
19 last board meeting.

20 Let me say that fiscal year '17 was
21 extraordinary for the Alabama Trust
22 Fund. For the year ending September
23 the 30th, we had a rate of return of

1 11.55 percent on our investment
2 portfolio. The investment portfolio has
3 risen to \$3.15 billion. That represents
4 a \$602 million increase over the
5 previous year, which is -- as I said, it
6 was an extraordinary year and it was
7 extraordinary events that occurred that
8 allowed us to do that. We actually
9 increased our balances by 24 percent.

10 The ATF also paid out approximately
11 \$159 million in support of all the
12 recipients according to Amendment 856.
13 And during the year one of the
14 highlights is that the ATF received
15 \$400 million in repayments to the
16 General Fund Rainy Day Account and the
17 People's Trust Act. Those were funds
18 that came from the BP settlement. It
19 allowed us to pay back the General Fund
20 Rainy Day Account which was due and
21 payable at or about that time, and this
22 is about the only way that we could have
23 gotten it paid back. So those monies

1 have been returned to us.

2 We're off to a good start this year.
3 Although the market has been a little
4 volatile in the last couple of days,
5 things still look good in the ATF. And,
6 of course, the ATF supports Forever Wild
7 and is happy and proud to do that.

8 To follow up on that statement, at
9 the last board meeting the board passed
10 the following -- I'm not going to read
11 the whole resolution. I gave a copy to
12 the chairman. But let me just say the
13 important parts.

14 It's a resolution of the Board of
15 the Alabama Trust Fund and the topic is
16 "Legislation Negatively Impacting
17 Alabama Trust Fund." And there are a
18 lot of "whereases" in this thing.

19 But be it resolved is the following:
20 That at the meeting of the Alabama Trust
21 Fund Board of Trustees held on November
22 the 16th, 2017, the present members
23 unanimously expressed objection to any

1 proposed legislation that negatively
2 impacts the Alabama Trust Fund and
3 disavows the original stated purpose of
4 the Alabama Trust Fund.

5 And that is our position. There are
6 several bills that we are -- have
7 opposed and would oppose, and we are
8 doing it in order to preserve the
9 balances and the purpose of the ATF.
10 And with that, I would ask if there are
11 any questions.

12 MR. CAUTHEN: Does that mean we're going to
13 get a lot more money this year?

14 MR. BOOZER: It doesn't mean -- well,
15 actually, you will get more money in
16 this coming year because you didn't
17 quite make the \$15 million in the last
18 fiscal year, and the way things are
19 going, I think you're going to get
20 there. You're always thinking about
21 money, and I understand it. So am I.

22 COMMISSIONER BLANKENSHIP: That's good for our
23 treasurer to be always thinking about

1 money.

2 MR. BOOZER: That's right.

3 COMMISSIONER BLANKENSHIP: Any other
4 questions, comments?

5 (No response.)

6 COMMISSIONER BLANKENSHIP: Thank you so much.

7 MR. BOOZER: Thanks for the opportunity.

8 COMMISSIONER BLANKENSHIP: Yes, sir.

9 Now we'll move into our time of
10 public comment. When I call your name,
11 I will, also, for the board members try
12 and mention the page number in the book
13 that relates to the property that they
14 want to speak about. I'll give you a
15 second to find that.

16 So our first speaker is Commissioner
17 Gunter Guy.

18 MR. GUY: You don't need to look to a page in
19 your book. I'm not going to be speaking
20 to any particular project today.

21 Commissioner Blankenship, members of
22 the board, thank you for a few minutes
23 to let me come and address you. I'll be

1 brief. Just have a few notes that I'll
2 try to look at to stay on point.

3 I read one time that feeling
4 gratitude and not expressing it is like
5 wrapping a present and not giving it.
6 So my reason for being here today is
7 when I left office in May of last year,
8 I had some unfinished business, and for
9 me today that's making sure that I
10 express my gratitude to several groups
11 of people connected with Forever Wild.
12 And I hope you'll give me a second to do
13 that.

14 The first group is -- I would like
15 to say thank you to all the board
16 members, including many of you, from
17 January of 2011 to May of 2017 that I
18 had the privilege and honor to work
19 with. I thank you for your
20 professionalism, your integrity, and
21 your kindness. I thank you, also, for
22 your patience as I attempted to chair
23 our meetings as proficient and fair as

1 possible.

2 The second group I would like to
3 thank is all of the Forever Wild and
4 DCNR staff who make this board's job and
5 the Commissioner's job so easy and
6 effortless four times a year and all
7 those times in between. What the staff
8 does each and every day for the Forever
9 Wild program, as many of you know,
10 deserves everyone's praise and
11 commendation. And to all of those staff
12 that are here and for those that I hope
13 will get this message, thank you for how
14 well you did your job and how well you
15 treated me.

16 The third group I would like to
17 thank is all of our federal, state, and
18 local governmental officials,
19 representatives, and leaders. Thank you
20 to those who supported this program and
21 continue to support the Forever Wild
22 program. And thank you for recognizing
23 how many people believe in it, enjoy it,

1 support it, and voted for it and maybe,
2 most of all, for recognizing how much
3 positive economic impact it has in
4 billions of dollars on our state.

5 The last group that I want to
6 mention -- and maybe one of the more
7 important groups in some respects -- is
8 I want to say thank you -- even though
9 they're all behind me -- to all of the
10 nonprofit organizations, conservation
11 groups, outdoor enthusiasts,
12 recreational groups, individuals, and
13 just everyday people who support this
14 program, who supported me and our
15 department in our mission through some
16 tough but rewarding times over those
17 years. Thanks to all of y'all for your
18 cooperation and efforts to keep the
19 general public and me educated and
20 informed during that time.

21 I wish I had the time to mention
22 people by name, but as many of you know
23 that, you know, give speeches and talk,

1 I would inevitably forget someone. And
2 I recognize how valuable your time is,
3 so I'm not going to do that.

4 You know, I'm reminded by something
5 else I read that says we are so often
6 caught up in the destination that we
7 forget to appreciate the journey,
8 especially the goodness of the people we
9 meet on the way. And I hope I will
10 never do that, and I hope I have not
11 done that.

12 And I certainly want to again thank
13 all those groups of people I mentioned.
14 Thank you for making my time at the
15 department on the Forever Wild Board an
16 experience that I will always appreciate
17 and cherish. And best wishes to all of
18 y'all and keep up the good work.

19 Thank you, Mr. Chairman.

20 COMMISSIONER BLANKENSHIP: Our next speaker
21 will be David Johnson. He'll be
22 speaking about the Skyline WMA, which is
23 Tab 4, page 38. Tab 4, page 38.

1 MR. JOHNSON: First of all, I'd like to thank
2 the board for listening to me. I've
3 nominated a piece of property that I
4 own, me and another gentleman, for sale
5 to the Forever Wild. I think it's a
6 great piece of property. I've got a few
7 pictures -- if you'll allow me to hand
8 them to you and pass them around -- of
9 the property. It's got a lot of unique
10 springs and, you know, streams and some
11 sand rock formations that I feel like
12 that I'd like to see it taken care of
13 from now on.

14 The property is going to be for
15 sale. You know, like I say, I'll give
16 y'all first opportunity on it. The
17 demand of sand rock for building is very
18 high. And you can see the pictures.
19 There's some pinnacles on it that's over
20 100-foot tall and that I'd hate to see
21 tore down. It's got abundant wildlife.
22 It joins the Skyline WMA. And I think
23 that it would be a great access -- asset

1 to what's already there.

2 Thank you for allowing me to speak,
3 and I'd like for you to possibly vote on
4 it to be appraised and maybe nominated
5 for purchase. Thank you.

6 COMMISSIONER BLANKENSHIP: Thank you, sir.

7 Yael Girard. This is Tab 3 -- at
8 Tab 3-A -- Tab 3-B, page 23.

9 Give everybody just a second.

10 MS. GIRARD: You've got to give me just a
11 second also.

12 COMMISSIONER BLANKENSHIP: Make sure I gave
13 them correct information. Tab 3-B, page
14 23.

15 MS. GIRARD: Yeah. We've got two at the same
16 time, so ...

17 COMMISSIONER BLANKENSHIP: So one is Harrod's
18 Farm.

19 MS. GIRARD: Yes.

20 Hi, everyone. I'm Yael Girard,
21 executive director for the Weeks Bay
22 Foundation. Thank you all for letting
23 me speak today.

1 I will be starting with the Harrod's
2 Farm Tract. And this is a property that
3 you've seen in front of you several
4 times now at this point. It's about a
5 200-acre piece of property located on
6 Fish River. It has significant
7 conservation value which is listed in
8 the little handout that I've given you.

9 And this property is also available
10 to have some cost match on 100 acres of
11 the property to include the wetlands.
12 But any additional acreage on top of
13 that up to 100 acres will be matched in
14 the cost share with a NOAA grant that
15 the Weeks Bay Reserve has received.

16 So this property, as I said, is
17 about 200 acres. It has habitat and
18 including canals and sloughs that are in
19 range for the endangered Alabama
20 red-bellied turtle as well as the
21 diamondback terrapin. It hosts lots of
22 migrating birds. It's a really
23 important piece of property. It's one

1 of the last large -- and I know
2 200 acres is not that large in some of
3 the scale, but around the Weeks Bay
4 area, in fast-growing Baldwin County,
5 this is a big piece of property for this
6 area.

7 So that is the first piece of
8 property. I don't know if you want me
9 to take questions on each piece before I
10 move to the other one, or do you want to
11 just go ahead?

12 COMMISSIONER BLANKENSHIP: Any questions on
13 the Harrod Farm Tract?

14 Mr. Satterfield.

15 MR. SATTERFIELD: Mr. Chairman, we've had this
16 piece of property two or three times
17 before about the acreage, and there was
18 a discrepancy. My notes show at the
19 last meeting there was a discrepancy on
20 the -- particularly on the NOAA acreage.
21 And there was an indication that there
22 might need to be some remapping and some
23 recalculation of the acreage which would

1 affect the appraisal. So -- and there's
2 some -- I notice there's some questions
3 about the numbers here in our report.

4 So where do we stand with all that?

5 MR. DEATON: The acreage, as we understand it,
6 is 235 acres for the entire tract. The
7 NOAA grant will cover 100 acres --
8 50 percent of 100 acres, which we've got
9 the appraisal updated, and it's
10 reflected in your overview of appraised
11 nominations.

12 MR. SATTERFIELD: Is that in the yellow pages
13 here?

14 MR. DEATON: That's correct.

15 MR. SATTERFIELD: The changes that we just
16 received today?

17 MR. DEATON: That's correct. So that number
18 that you have should reflect what the
19 purchase price would be including the
20 grant.

21 MS. POWELL: Restate your question again. We
22 couldn't -- Doug, we now know the
23 acreage. Before there was confusion

1 because of the complication of -- we had
2 different figures for the number of
3 acres that were eligible for the NOAA
4 grant, and then it gets a little more
5 confusing because the NOAA grant pays
6 for 50 percent -- or reimburses
7 50 percent of the cost of those specific
8 acres.

9 MR. DEATON: That's correct.

10 MS. POWELL: Is that correct?

11 MR. DEATON: That's correct.

12 MS. POWELL: So you have now staff and the
13 appraiser -- and, Yael, I think we're
14 all now in agreement on the number of
15 acres that are eligible to benefit from
16 the NOAA grant. And that was, again,
17 Doug, how many of the 235?

18 MR. DEATON: 100 acres.

19 MS. POWELL: So 50 acres. Half of those 100
20 acres, being 50 acres, would be eligible
21 for reimbursement with the NOAA funds.
22 So that's where we are. So let's
23 restate your question.

1 MR. SATTERFIELD: Well, it's really a staff
2 question.

3 MS. POWELL: Right.

4 MR. SATTERFIELD: And I don't know that I want
5 to ask that here.

6 MS. POWELL: Okay. Well, you don't have to.

7 MR. SATTERFIELD: But I want to show you my
8 question.

9 MS. POWELL: Okay.

10 MR. SATTERFIELD: It had to do with some of
11 these numbers here on the appraisal
12 sheet, Mr. Chairman, which I don't want
13 to discuss here but I wanted to ask
14 staff about.

15 COMMISSIONER BLANKENSHIP: Yes, sir.

16 MS. POWELL: And I think I understand. So we
17 can do some calculating to be sure we
18 don't have a glitch, so --

19 COMMISSIONER BLANKENSHIP: All right. Well,
20 go ahead with the Meadows.

21 MS. GIRARD: Okay. So I only bring the second
22 property up at the same time because it
23 is also under the NOAA grant, which is a

1 time-sensitive grant. And this property
2 has received a first appraisal, and we
3 would like the board to consider making
4 a second appraisal and move to purchase.

5 You'll see the size says 200 acres.
6 That's incorrect. But it's 79 acres
7 from three separate property holders but
8 adjacent to the state and county-owned
9 Meadows Complex. The Meadows Complex is
10 a large undeveloped tract that straddles
11 Weeks Bay and Mobile Bay. And this
12 addition -- portion of this addition
13 would provide a wildlife corridor and,
14 also, a drainage into Weeks Bay from
15 this large holding.

16 So there are three separate property
17 owners with several different parcels in
18 here. You'll see the names and the
19 acreage of each parcel at the bottom.
20 And as I mentioned, this property has
21 received a first appraisal, and we would
22 really appreciate it if this could be
23 considered for a second appraisal.

1 Again, this property is -- the whole
2 property would be matched one to one
3 with the NOAA grant. There is no
4 acreage limitations on this one. All of
5 the properties under consideration for
6 this nomination, the acreage, they could
7 be matched one to one with that NOAA
8 grant.

9 COMMISSIONER BLANKENSHIP: Yes, sir.

10 MR. SATTERFIELD: I have a question, too, and
11 maybe this is again a staff question.
12 I'm still -- it still looks -- in regard
13 to the acreage, the presentation here
14 from this young lady says 79 acres, but
15 our sheets here -- the yellow sheet
16 shows 124 acres. So, again, it looks
17 like a discrepancy in either the records
18 or somewhere here about how much acreage
19 we're talking about. And that's a
20 question.

21 MS. POWELL: So if you've got -- if you can
22 explain --

23 MS. GIRARD: Sure.

1 MS. POWELL: Go ahead.

2 MS. GIRARD: So the original nomination for
3 this -- for Meadows Phase III contained
4 several other parcels, but it also
5 included a -- I'm not sure what you
6 called it -- a line item that the
7 parcels should be able to move
8 independently. And we put that in there
9 because we had so many landowners in on
10 this nomination. And so several
11 landowners that were adjacent to the
12 existing nomination parcels that were in
13 the original nomination have since
14 backed out from wanting to be
15 incorporated in this nomination, and so
16 that has reduced the acreage.

17 But I believe it has been appraised
18 under the understanding that these
19 parcels that still remain in the Meadows
20 Phase III nomination that equal 79 acres
21 can move as they are as this nomination
22 still. And, Doug, you can --

23 MR. DEATON: She's correct in what she stated.

1 That will be page 20. Tab 3-A -- I
2 guess 3-B, page 20. 3-B, page 20.

3 Yes, sir.

4 MR. GOODE: Good morning. I'm Jonathan Goode
5 with Southeastern Land Group. I'm the
6 land broker here representing the
7 Gilmore family in the sale of the
8 Tannehill-Mud Creek Addition property.
9 I'm the first that you'll hear from a
10 contingent of folks from Tannehill today
11 to speak about several properties that
12 are in consideration.

13 The property that I'm representing
14 is 691 acres owned by the Gilmore family
15 and the Gilmore family trust. This
16 morning we have Ms. Julie Howell who is
17 one of the heirs to the property who is
18 here. They are very much interested in
19 seeing their father's legacy continue by
20 adding this property. Senator Gilmore
21 was very instrumental in the founding of
22 Tannehill State Park and the whole
23 Historic Ironworks Commission, and they

1 would very much like to see this
2 property incorporated.

3 Mr. John Morrison, who is the
4 director of Tannehill State Park, is
5 going to speak about how the property
6 will benefit, what they're doing there.

7 This is a beautiful property. If
8 you ever get the chance to see it, I
9 would encourage you to do that. There
10 is a 20-acre private lake on it and then
11 miles and miles of trails that they are
12 hoping will add opportunities for horse
13 riding and mountain biking, and they're
14 going to share about that.

15 The property has already received
16 the first appraisal, and what we would
17 like to ask you to do today is to
18 consider the second appraisal and moving
19 forward to purchase the property.

20 COMMISSIONER BLANKENSHIP: Thank you, sir.

21 MR. WRIGHT: Could I ask a question, please?

22 COMMISSIONER BLANKENSHIP: Yes, sir.

23 MR. WRIGHT: Jonathan, there's a small

1 inholding here. And according to the
2 tax map, it says Roupes Valley Water
3 Authority.

4 MR. GOODE: The Roupes Valley Water Authority.

5 Several years ago the Gilmore family
6 donated this. It's about 1 acre. There
7 is a well there that served the Roupes
8 Valley, which is now the Warrior River
9 Water Authority, and that is the well
10 that serves them. So one time a day the
11 Warrior River Water Authority has
12 someone that comes in and checks the
13 well to make sure it works, but it is
14 critical infrastructure for the area.
15 They have a good water source, so they
16 allow the community to use that.

17 MR. WRIGHT: Which way does the water main go
18 from there?

19 MR. GOODE: It would actually go -- it would
20 go west to the Furnace Creek -- it does
21 not go toward Tannehill. Tannehill is
22 to the north, and it would go to the
23 west. It goes through the Furnace Creek

1 subdivision.

2 And there is a -- and we can speak
3 more about this if we need to. But
4 there is a private road that comes
5 through the Furnace Creek subdivision
6 into this property that would be used
7 for emergency personnel and access and
8 then, also, for the Tannehill State Park
9 personnel to do maintenance and those
10 sorts of things. So it would not --
11 they don't have to cross the state park
12 to get in there and service that.

13 MR. WRIGHT: Thank you.

14 COMMISSIONER BLANKENSHIP: The next speaker is
15 John Morrison. It's going to be the
16 same parcel, Tab 3, page 20, also the
17 South Addition of Tannehill, which is
18 Tab 4, page 40.

19 Just a second. Tab 4, page 40.

20 And then I think he's also going to
21 speak on the Ayers Addition, which is
22 Tab 5-I in your green folder.

23 All right, sir.

1 MR. MORRISON: Thank you. Good morning,
2 Mr. Chairman, Commissioners. Thank you
3 for the opportunity to speak with you
4 this morning. It's an honor to be here.
5 I am here on behalf of the Alabama
6 Historic Ironworks Commission as well as
7 Tannehill State Park.

8 Tannehill is a really special place.
9 It's a 2500-acre park that is in
10 Jefferson County, Bibb County, and
11 Tuscaloosa County. It was established
12 about 50 years ago. Senator Gilmore was
13 instrumental in the foundation of the
14 park. It has the largest collection of
15 early American log cabins anywhere in
16 the Southeast and, also, has the
17 historic Tannehill Furnace which
18 operated during the Civil War and was
19 destroyed right before the end of the
20 war.

21 When it was in operation, it
22 produced about 20 tons of iron a day,
23 and it was a really important historical

1 site. It's been preserved. Now it's
2 used by over 500,000 visitors a year.
3 We have a museum, miles and miles of
4 wonderful mountain-bike trails, the
5 confluence of Roupes and Mud Creek, an
6 old gristmill, country store, and over
7 300 campgrounds.

8 Our entity is 97-and-a-half percent
9 self-generated funds. Our budget is
10 over \$2 million a year. We have 18
11 employees. And we are a checkbook
12 agency of the state and fall under all
13 the state agency guidelines of the
14 state.

15 The park has been in operation for
16 about 50 years now. And a really,
17 really important part of the development
18 of the park was the recent acquisition
19 of the Forever Wild land. I heard the
20 remarks about gratitude earlier, and I
21 express my profound gratitude to you all
22 on behalf of the citizens of the state
23 who can use this resource.

1 I went out on the Forever Wild land
2 the other day. It's incredibly
3 beautiful. We've cleared off all the
4 trails where people can get in and out
5 of the property. And if you go down
6 there in the spring, you can see the
7 beautiful, beautiful stand of Cahaba
8 Lilies which grow nowhere else in the
9 world but in the Cahaba watershed.

10 So we're really proud to have that
11 site and administer it and be the
12 stewards of it, and we are the good
13 stewards of it. I would love to have
14 y'all visit. Anytime you want to
15 visit -- we're right at Exit 100 -- I'll
16 give you a private guided tour of the
17 whole park and show you the whole thing.

18 And, you know, a month from now if
19 you come visit you'll see 2,000 high
20 school mountain-bikers out at Tannehill
21 from all over the state participating in
22 the state mountain-bike championships.
23 And they'll be riding our miles and

1 miles of improved trails. And people
2 come from all over the country to ride
3 our mountain-bike trails.

4 And we have the new Mercedes site
5 going in, and a lot of folks get off
6 work from Mercedes and come riding at
7 Tannehill. And I think that's a big
8 part of why a lot of the development in
9 that area was drawn there, because it's
10 such a vital recreational and cultural
11 resource. It's a really, really special
12 place that is part of the fabric of that
13 community, and these Forever Wild
14 additions will be appreciated and
15 enjoyed for generations to come and will
16 be such a wonderful part of your legacy.
17 And we are so hopeful that you will
18 include them.

19 I had the good fortune to go out on
20 all of these properties, and the Ayers
21 property is just heaven. It's a
22 paradise. It has two beautiful lakes on
23 it, a 600-foot elevation gain, beautiful

1 hardwood trees, an old meadows area
2 that's teeming with deer and turkey and
3 wildlife.

4 We have a user group of horseback
5 riders who love to go horseback riding,
6 and what they would like to do is use
7 our equestrian facilities. We have a
8 rodeo arena, stables, pavilions, barns,
9 and a trailhead where folks can access
10 this property and go horseback riding.
11 That's super popular now.

12 We also have members of the
13 Birmingham Urban Mountain Pedalers
14 group, BUMP, who improved the
15 mountain-bike trails, and they're
16 interested in developing this area for
17 mountain-bike use.

18 The last time we were here
19 Mr. Satterfield asked for us to generate
20 a long-range plan. So our commissioner,
21 Colonel Marty, who is our long-range
22 planning commissioner with the Alabama
23 Historic Ironworks Commission, developed

1 this plan. And it represents a lot of
2 time, effort, and energy on the part of
3 our staff to give you a long-range view
4 of what we have in mind for this
5 property.

6 And not only are we interested in
7 the Ayers property, but we're interested
8 in the South property and the Gilmore
9 Tract. The Gilmore Tract has a
10 beautiful, beautiful 20-acre lake on it
11 that would be super popular for fishing.
12 The Ayers has two lakes which would be
13 great for fishing, canoeing, kayaking.

14 On the Gilmore Tract, you can
15 actually put in from Mud Creek and go by
16 kayak or canoe all the way downstream
17 this time of year to the other Forever
18 Wild sites and see the Cahaba Lilies.
19 And on this Gilmore Tract, there is the
20 site of the historic Owens Furnace which
21 escaped destruction during the Civil War
22 and operated until the 1890s. It had a
23 gristmill and a dam, a whole little

1 village. I just talked to an
2 archeologist, Jack Bergstresser,
3 yesterday, and he said it was a very
4 archeologically significant site, that
5 we could include trails and signage to
6 have the public be able to appreciate
7 that historical and archeological site
8 and access it from our property.

9 One of the main -- the primary goal
10 of all of this is trails. And trails
11 are super popular with people now. If
12 you go to the visitor bureau for
13 Alabama, the number-one thing people are
14 interested in when they're visiting the
15 state is trails. They love to
16 mountain-bike. Mountain-biking has just
17 taken off like crazy. Trail-running is
18 super popular now. People love that.

19 And we have over 500,000 people a
20 year in the park. We have the
21 resources. We have the staff. We have
22 the equipment. We have the drive. We
23 have the vision. And we will be very

1 good stewards of this. We hope you will
2 bless us with this opportunity to be the
3 stewards of it.

4 And in a moment Mr. Marty will speak
5 with you. And I'm grateful for this
6 opportunity. I'll be happy to take any
7 questions you have about our vision for
8 the property.

9 MR. RUNYAN: I've got a question.

10 On the South Addition, you've got --
11 I guess it's the eastern block there.
12 Shades Creek comes up and then traverses
13 through there and cuts it off from the
14 existing Forever Wild land. Is there
15 access to that eastern block here on
16 this South Addition?

17 MR. MORRISON: There is access to it. You
18 could get through it. There's a public
19 right of way right now -- well, there's
20 a power-line right of way and a trail
21 that goes there, and then it's easy to
22 connect it through the other Forever
23 Wild property.

1 And one of the things about Shades
2 Creek is that it is good for canoeing
3 and kayaking and the Cahaba Lily.

4 I wish I could take you down there. If
5 you could --

6 MR. RUNYAN: I've been down there.

7 MR. MORRISON: It's so beautiful. It's just
8 really, really a special place. And
9 when you're down in there, it's really
10 remote. I mean, it's three miles as the
11 crow flies from our headquarters
12 building to that spot. So if you walk
13 it, it's a good, long hike, or if you
14 mountain-bike it, it's a good pedal.

15 And one of the main things people
16 love to do is ride horses down there and
17 picnic and enjoy this spot. It's an
18 idyllic spot to see the horseback riders
19 and their families enjoying it. And,
20 you know, it would just be an incredible
21 blessing for us if we could get this
22 property.

23 CHAIRMAN BLANKENSHIP: Thank you, sir.

1 MR. MORRISON: Yes, sir. Thank you.

2 Mr. Marty will speak with you in a
3 moment. Excuse me.

4 COMMISSIONER BLANKENSHIP: Our next speaker is
5 Bill Marty. He's going to be on the
6 same property.

7 MR. MARTY: Thank you so much for allowing me
8 to speak today.

9 I have a team of people that have
10 just finished the long-range plan. I'm
11 the long-range plan committee chairman.
12 And I would like to read you our mission
13 statement. We worked very hard on this
14 mission statement, and those of you who
15 have done a mission statement know that
16 it should encompass everything that you
17 do in an organization, and so here it
18 is.

19 To manage, protect, preserve the
20 selective historical resources of the
21 Alabama iron and steel industry and
22 ancillary industrial sites and their
23 surrounding lands, waterways, and

1 structures, to give these irreplaceable
2 assets new life through educational
3 programs, events, and recreational
4 opportunities for all park visitors
5 using environmentally sustainable
6 methods and management practices.

7 The mission includes activities which
8 provide a sufficient revenue stream for
9 the perpetual operation of the park.

10 We are extremely lucky on our board
11 to have a young employee of Robert Trent
12 Jones Golf Trail who is able to take a
13 GPS and lay out a credible and usable
14 horse trail and bike trail. And that
15 has been included in our plan. Josh
16 Dyer has done a magnificent job of this.
17 And this is what we plan to use to bring
18 the general public into the magnificent
19 landscape of our park. And in order to
20 connect the three elements of the
21 park -- four elements, we really need
22 the acquisition of the Ayers property to
23 take place because it allows

1 connectivity to all the different areas
2 of the park. Very important. And if
3 that could be done, we would greatly
4 appreciate it.

5 We have given you all a copy, I
6 think, of the plan -- our long-range
7 plan.

8 COMMISSIONER BLANKENSHIP: Yes, sir.

9 MR. MARTY: And we would appreciate it if you
10 would study that and look at it. And I
11 think you will see that the basis of the
12 plan is the acquisition through Forever
13 Wild of three pieces of key property for
14 us, and we would be very appreciative of
15 any consideration you could give to us
16 in helping us get that land.

17 And that's -- that's my spiel, and I
18 appreciate being able to give that to
19 you. Thank you.

20 CHAIRMAN BLANKENSHIP: Thank you.

21 Ms. Powell, do you have something to
22 add?

23 MS. POWELL: Just a clarification for the

1 board.

2 We included in your green folder --
3 and it's Tab 5-I, but, again, it's in
4 the green folder -- a copy of what we
5 received. At the time we received it,
6 it was a draft plan. We understood the
7 commission was going to meet and discuss
8 the plan but had not done so. We
9 learned this morning -- and be sure I'm
10 correct because the memo I gave them
11 still calls it a draft plan because it
12 was at the time.

13 We did not know until right before
14 the meeting that the commission adopted
15 the plan, and I just want to verify --
16 so there is a final plan, but I just
17 wanted to be sure what Mr. Morrison --
18 it's the same. Nothing changed. So
19 they can consider that draft final?

20 MR. MORRISON: Correct.

21 MS. POWELL: Okay. Then you do have a --

22 MR. MARTY: We presented this to the
23 commission, and they approved it.

1 MS. POWELL: I just wanted to be sure we were
2 working off -- their review was off the
3 right document. So what you have that I
4 said was draft is now final. Just an
5 update. Thanks. That's it.

6 COMMISSIONER BLANKENSHIP: Thank you.

7 The next is Mitch Reid to talk about
8 the Red Hills-Flat Creek Addition.

9 That's Tab 4-B, page 34.

10 All right, Mr. Reid.

11 MR. REID: Thank you, Mr. Commissioner and the
12 commission.

13 So let me just say up front, I am
14 not Steve Northcutt. I'm going to do my
15 best to relay information that he has
16 passed. He was at another engagement
17 today, and he couldn't get out of it.
18 So forgive me if I stumble on this.

19 So we're seeking today consideration
20 of the Flat Hills Tract. This came up
21 last commission meeting, and
22 Mr. Northcutt spoke on it. Really, I
23 just wanted to report back that we've

1 gone back to answer some of the
2 questions that came up last time about
3 whether -- with the HCP provisions being
4 on the land, whether it would limit
5 access or public access to the land.

6 We've gone back. Steve has looked
7 at it again. It would -- first of all,
8 the HCP, once purchased, could be
9 revoked. I think it takes a 30-day
10 notice if for some reason you did not
11 want the HCP funds listed on this -- or
12 this land listed under HCP. However,
13 the only thing that it would restrict
14 would be land conversion, so like
15 putting in ATV trails -- ATV and things
16 like that. It would not limit people
17 putting in hiking trails or hunting on
18 the land, using the land for public
19 access.

20 It would allow you to bring in those
21 federal funds in order to bring in the
22 ability to purchase the land. The
23 federal funds require 25 percent

1 non-federal match.

2 And another question that came up,
3 as I understand, was whether this could
4 be a phased acquisition. It absolutely
5 could. The Nature Conservancy has done
6 a first -- has done an appraisal of the
7 land. We spent \$26,000 looking at the
8 land. We listed Forever Wild as an
9 intended user. We would recommend
10 adopting that report. It would need to
11 be updated, and Steve estimates that
12 would be somewhere around \$7,000 to
13 estimate -- or to update the report,
14 look at timber, make sure there's no
15 damage on it, beetle damage or things
16 like that. And then once we have a
17 first appraisal, we can move on from
18 that.

19 I'd be glad to try to answer any
20 questions.

21 COMMISSIONER BLANKENSHIP: Mr. Jones.

22 MR. JONES: The \$7,000 you mentioned, would
23 that be to update that appraisal?

1 MR. REID: That's correct. And that's an
2 estimate. That's just Steve's back of
3 the envelope.

4 MR. JONES: Okay.

5 COMMISSIONER BLANKENSHIP: Thank you, sir.

6 MR. REID: Thank you, sir.

7 COMMISSIONER BLANKENSHIP: Just for your
8 information, it is Tab 5-C. There's
9 some information about this. And I
10 think our next speaker is going to be on
11 the same -- Andrew Schock is the next
12 speaker on the same property. And after
13 that, Doug, can you give us the update
14 from 5-C as it relates to this property?

15 MR. SCHOCK: Good morning. I'm Andrew Schock
16 with The Conservation Fund. Frankly, I
17 think Mitch covered it, but I'd be happy
18 to answer some questions.

19 Importantly, what we're asking for
20 is, I suppose, to get an updated
21 appraisal since you already
22 theoretically have one; right, Doug?

23 MS. POWELL: I'm sorry. Repeat that.

1 MR. SCHOCK: I would be asking for you all to
2 update the appraisal that you -- you
3 don't have it yet, but you should be
4 able to ...

5 MR. DEATON: He's saying theoretically.

6 MS. POWELL: Oh, okay.

7 MR. SCHOCK: Yeah. You don't have the
8 appraisal yet, but you were named as an
9 intended user. So based on that, to do
10 an updated appraisal. So we'd be
11 asking --

12 MS. POWELL: After review of the appraisal, as
13 we would any first appraisal.

14 MR. SCHOCK: Yes.

15 MS. POWELL: I think it was done by an
16 appraiser that has done work for us.

17 MR. SCHOCK: Yes. Yes.

18 MS. POWELL: So it is possible, yes.

19 MR. SCHOCK: So I can maybe be more succinct.

20 We are asking that you would do a
21 first appraisal on this property. The
22 question came up before can you, if need
23 be, acquire it in phases. We've talked

1 to the seller. The answer is, yes, that
2 can be done.

3 Also, it could potentially be less
4 than the whole. There's 12,000 acres
5 that are for sale. As Patti Powell has
6 pointed out, not all of those acres are
7 necessary for the Red Hills Salamander.
8 So there could be a less-than-whole
9 acquisition done as well.

10 COMMISSIONER BLANKENSHIP: Thank you, sir.

11 MR. SCHOCK: Okay. Thank you.

12 COMMISSIONER BLANKENSHIP: At this time I
13 think it would be appropriate, Doug, if
14 you would cover 5-C while we're talking
15 about this particular piece of property
16 to answer some questions some people had
17 at the last board meeting.

18 MR. DEATON: Yes, sir. As Mr. Reid stated,
19 staff also looked at the HCP and
20 confirmed that there's no issues with
21 recreational use or public access and
22 things like that. The only restriction
23 is to timber harvest in the areas that

1 are designated as protected for the Red
2 Hills Salamander, which we would follow
3 those protocol anyway in our standard
4 operation.

5 We also looked at potential grant
6 opportunities that could help fund this.
7 There are two programs that we could
8 apply for. There's the HCP, which is
9 the Habitat Conservation Plan grant, and
10 the RLA, the Recovery Land Acquisition
11 grant, that -- they cycle every year.
12 If awarded, they're a two-year -- you
13 have two years to spend the money. And
14 the HCP has the potential of \$2 million
15 annually. The RLA has a potential of
16 \$1 million annually.

17 And those are typically announced in
18 February. We haven't heard the
19 announcement for this year. If it comes
20 out, we'll continue to look and see if
21 that's available. Also, the application
22 we do in March, and we'd be notified in
23 October if we're awarded. So there's no

1 guarantee that those funds are
2 available, but historically those have
3 been there.

4 And as Mr. Schock said, the
5 appraisal, from what we understand, is
6 broken down in different phases. And we
7 could also look at priority areas to get
8 those that might be adjacent to us that
9 might be of better interest and, also,
10 look at habitat for priority purchases.

11 COMMISSIONER BLANKENSHIP: Any questions?

12 MR. DEATON: Any questions about that?

13 MR. SATTERFIELD: Mr. Chairman?

14 COMMISSIONER BLANKENSHIP: Yes, sir,
15 Mr. Satterfield.

16 MR. SATTERFIELD: Here in the notes under
17 Tab 5, you had indicated that you had
18 asked for some grant funding in last
19 year's fiscal year cycle from federal
20 agencies on 1100 acres and that was
21 still pending. First of all, was that
22 RLA grant money or HCP grant money, and
23 have you heard back from last year's

1 fiscal year grant request?

2 MR. DEATON: It was HCP money. We have not
3 heard back from it. Several of our
4 grants have been put off just based on
5 current administration has different
6 views on whether or not these grants
7 should continue. So we're still in
8 limbo.

9 MR. SATTERFIELD: Okay. So that amount is
10 still pending, and you're still waiting
11 on the process to be announced to begin
12 in the next fiscal year?

13 MR. DEATON: That's correct. So there's still
14 some --

15 MR. SATTERFIELD: So all of that is really
16 contingency funding at this point?

17 MR. DEATON: That's correct. It's uncertain.

18 MR. SATTERFIELD: How did you make the
19 decision out of the 12,000 acres to ask
20 for the grant on just 1100?

21 MR. DEATON: This was a decision that Wildlife
22 made. They were looking at a potential
23 acquisition of the property. So it

1 wasn't contingent upon Forever Wild's
2 involvement. But knowing that they've
3 applied for it, it's something that we
4 could take advantage of if we chose to
5 move forward.

6 MR. SATTERFIELD: So since that was HCP grant
7 money, I'm presuming that was part of --
8 at least part of the property that's
9 designated as critical habitat for the
10 salamander?

11 MR. DEATON: That's correct. Because their
12 goal would be to delist the species.
13 You know, that's their mission as well,
14 so -- outside of Forever Wild.

15 DR. WOODS: I have a question, Doug.

16 If we get a first appraisal on the
17 12,000 acres and they said they were
18 willing to break this down into
19 sections, would we not have to go back
20 and do first appraisals on those
21 sections?

22 MR. DEATON: Repeat your question. I'm sorry.

23 DR. WOODS: Okay. This is up for first

1 appraisal.

2 MR. DEATON: Okay.

3 DR. WOODS: If we were to do that for the
4 12,000 acres and got the first appraisal
5 and they mentioned that they would be
6 willing to break these 12,000 acres down
7 into sections --

8 MR. DEATON: Okay.

9 DR. WOODS: -- would we not have to go back
10 and get first appraisals on those
11 sections?

12 MR. DEATON: If you wanted to just pick and
13 choose certain sections to get an
14 updated appraisal on, we could do that.
15 We could do the entire property if you
16 wanted to do that as well. Did that
17 answer your question?

18 DR. WOODS: Yes.

19 MR. DEATON: Okay.

20 COMMISSIONER BLANKENSHIP: Thank you, Doug.

21 Our next speaker is on the D'Olive
22 Bay nomination, Selena Vaughn. That's
23 Tab 4-B, page 24. 4-B, page 24.

1 MS. VAUGHN: Good morning. I'm glad to be
2 here and not hear any coughs or
3 sniffles. I'm glad everybody is well
4 today. I got a nice tour of the Farmers
5 Market next door. The GPS and I had a
6 little misunderstanding, but other than
7 that, it's been a great drive.

8 I'm not sure -- on the handout I
9 brought, on the front page is a map of
10 exactly where D'Olive Bay is.

11 COMMISSIONER BLANKENSHIP: I'm sorry, ma'am.
12 If you would give everybody just a
13 second so they can get this in their
14 hand.

15 MS. VAUGHN: Sure.

16 COMMISSIONER BLANKENSHIP: I want to make sure
17 they hear what you have to say.

18 MS. VAUGHN: Sure.

19 CHAIRMAN BLANKENSHIP: We're all concerned
20 with getting our page number.

21 MS. VAUGHN: I'll go ahead and tell you that,
22 you know, Spanish Fort, Daphne,
23 Fairhope, the whole Eastern Shore -- of

1 course, if you've seen the news, we are
2 one of the fastest-growing areas in the
3 country and certainly in the state. And
4 I'm constantly amazed at every farm and
5 bog that they are building on, I mean,
6 places that I just don't think you can
7 build. That's one of the reasons that
8 we are sort of driven to try to save
9 this particular piece of property.

10 Because even though when I walk around
11 on it I think, well, I would never build
12 anything here, but I have seen plans
13 drawn out -- dusty, now, but plans -- by
14 the owner for developing this area. And
15 it would break my heart.

16 Number one, you know, this watershed
17 here -- we have such an issue with
18 siltation and massive rain events.
19 We're constantly trying to filter our
20 stormwater, and as everything is
21 cleared, just the aerial shots of the
22 siltation going into the bay is -- it's
23 just phenomenal. And this is one area

1 that we just really would like to see
2 stay preserved and untouched.

3 And let's see. On this map, on the
4 very front page, somehow I-10 dropped
5 off of this. I-10 would kind of run
6 east to west parallel to the Causeway
7 that you see there right through the
8 middle of this oval. That gives you an
9 idea of where this is. So if you want
10 to flip to the next page, it's a
11 zoomed-in map of this area, and I-10
12 actually appeared on this map.

13 There are a couple of developments
14 since the last time I appeared before
15 this organization several years ago when
16 we first brought this nomination to you.
17 And the main update is that this
18 lavender and green property that you see
19 have been donated to us to go toward
20 this project because we're hoping
21 Forever Wild will purchase the property
22 in yellow and we would be able to match
23 more acreage than what we're actually

1 asking Forever Wild to contribute.

2 So the lavender property, 67 acres,
3 has been donated to the City of Daphne,
4 and they fully intend -- and they have a
5 resolution on the books. They fully
6 intend to hand this over to Forever Wild
7 if this goes through.

8 And then the property in mint green
9 there, that was donated to the
10 foundation I'm chairman of, the Village
11 Point Foundation. And the reason they
12 split it that way was that mint green
13 property fell into Spanish Fort city
14 limits. So the City of Daphne couldn't
15 accept it. Spanish Fort gave us their
16 blessing for us to take it to put this
17 toward this project. They are more than
18 willing for us to donate this to Forever
19 Wild as one project.

20 The other update since the last time
21 I came before this board is at the very
22 bottom, the little, tiny yellow square
23 there, that is just .3 acres that

1 happens to be owned by the same property
2 owner. And the reason that this little
3 piece of property is important to us --
4 besides the fact that it's at the foot
5 of a steep hill going to the bay and we
6 would just like to preserve that and not
7 have much construction on it -- is that
8 the City of Daphne as of this year has
9 taken over what was a private boat
10 launch by the Lake Forest Yacht Club and
11 made it a public boat launch. And this
12 property is adjacent now to this little
13 yellow square you're seeing here. It's
14 just south of there. In Daphne, because
15 the water fills with the siltation,
16 there are just no -- there aren't any
17 deep places for boat launches.

18 So everywhere we've attempted to
19 make a public launch has failed. This
20 is the most likely site, and even it
21 requires some dredging. We also have
22 some search-and-rescue organizations
23 that want to use this, and we think that

1 partnered together we could get grants
2 and improve this existing nice boat
3 launch.

4 But this piece of property to the
5 north, that little, tiny yellow piece
6 would allow us a little more parking,
7 picnic tables, and the ability to make a
8 kayak launch, which we don't have
9 anywhere along -- until you get closer
10 to Fairhope, I guess. That would take
11 that away from where the power boats
12 would launch.

13 And as you can see -- let's see --
14 yeah. That's about 100 acres total --
15 let's just round it up -- all of that,
16 including that little yellow piece.

17 DR. WOODS: What is the distance from the
18 100 acres down to that point?

19 MS. VAUGHN: Oh, just about maybe 3 miles.
20 It's very close, very close.

21 And this property I'm talking about,
22 the large piece of yellow -- you know,
23 this is alluvial swamp. You know, the

1 waterfront side, of course, are lilies,
2 and you move into alluvial swamp,
3 blackwater swamp, and it even
4 transitions into some -- a little bit of
5 dry hardwood.

6 This was owned formerly by Friday
7 Construction. The owner now shows as
8 JT, LLC. It's the same person. I think
9 that he might have lost a partner there
10 but the same organization as originally
11 proposed.

12 And we're working really hard. When
13 I say we, Village Point Foundation and
14 Daphne is working hard with the NEPA on
15 trying to do something about stormwater.
16 And this property -- the most exciting
17 thing about it -- and I guess you'll be
18 able to see this clearly two pages over
19 on the animated map that shows Daphne
20 parks. We have Gator Boardwalk, which
21 is an existing park, where we would be
22 able to cut access through -- we would
23 be able to just cut the access through

1 to this new property tomorrow. All we
2 would have to do is put up a sign and
3 say "Forever Wild, Welcome."

4 What we would like to do in the
5 future, though, because there's a lot of
6 shell middens and poison ivy and, like I
7 said, swamp, we would eventually like to
8 put some boardwalks and things in there.
9 But we could open it tomorrow adjacent
10 to this already popular Gator Boardwalk.

11 And on our master plan -- if you
12 look all the way down 98 here to Village
13 Point Preserve Park, which is the first
14 piece of property Village Point
15 Foundation worked with the city to
16 acquire, we have a master plan that we
17 presented to the city that we would like
18 continuous sidewalks and boardwalks
19 where you would be able to walk all the
20 way from this property at Gator
21 Boardwalk all the way down along the
22 bay, some on sidewalks, some cutting
23 over to boardwalks on the bay back and

1 forth, with a few scenic overlooks all
2 the way to our nature preserve.

3 And it's a very big plan. And since
4 the last time I was here we were able to
5 acquire this piece in the middle, the
6 12-acre overlook and boardwalk tract.
7 We're going to sort of start from the
8 middle and work out as we can do it with
9 grants. And then you see the D'Olive
10 Boat Ramp there south of that, future
11 amphitheater, and our existing Bayfront
12 Park and Village Point Preserve.

13 So we think that this is just a
14 piece of a really bigger project that is
15 much needed on the Eastern Shore. I
16 don't know if you've been through
17 Spanish Fort or Fairhope lately. And
18 this is really our last chance on this
19 Eastern Shore to open this to the
20 public.

21 And if you'll look on the very last
22 page, I've included a couple of signs
23 here, the educational signs that are

1 right now in process of being
2 constructed that are going into Gator
3 Alley Boardwalk.

4 The other thing about that Gator
5 Alley Boardwalk, like I said, it's an
6 existing park. It's very popular. The
7 city recently acquired more property to
8 add parking. We're putting in the
9 signs. We just got a grant and did a
10 huge restoration of where this D'Olive
11 Creek goes into D'Olive Bay doing these
12 step pools and native plants. And it's
13 one of the few creek restorations that
14 we have done -- and we've done many,
15 just millions of dollars in Daphne
16 because of our siltation and runoff
17 issues. But this is one of the few that
18 the public can actually see and walk
19 alongside. We have all kinds of
20 educational signs.

21 And then this takes you on a little
22 boardwalk over D'Olive Creek down into
23 Gator Boardwalk. And with the addition

1 of this property, they would be able to
2 go on into -- work their way all the way
3 to the bay. And we would love to do
4 some educational signage of how the
5 shoreline changes from the coastline
6 into the hardwood. And, like I said,
7 what's most exciting about it is that we
8 would be able to use it tomorrow.

9 COMMISSIONER BLANKENSHIP: Any questions?

10 (No response.)

11 COMMISSIONER BLANKENSHIP: Thank you,
12 Ms. Vaughn.

13 MS. VAUGHN: Thank you.

14 MR. SATTERFIELD: Mr. Chairman?

15 COMMISSIONER BLANKENSHIP: Yes, sir,
16 Mr. Satterfield.

17 MR. SATTERFIELD: I hate to be the only one
18 asking questions here.

19 Selena; right?

20 MS. VAUGHN: Yes.

21 MR. SATTERFIELD: Selena, thank you. This is
22 a great presentation, and it's a
23 dramatically different presentation from

1 what was originally nominated
2 encompassing a whole lot more land and
3 three different landowners.

4 MS. VAUGHN: A lot has happened.

5 MR. SATTERFIELD: So my question is, if
6 Forever Wild acquired this property, who
7 would be responsible for managing the
8 property?

9 Your foundation owns 45 acres. The
10 City of Daphne owns 67 acres. And then
11 you're asking Forever Wild to acquire
12 another 100 acres. So we have three
13 different property owners on three
14 different pieces of property there even
15 though they're close together. Who
16 would be responsible for managing and
17 funding and operating these properties?
18 Because, as you know, once Forever Wild
19 acquires a property, the staff has to
20 develop a management plan for those
21 properties.

22 So how would all this work? And
23 depending on who is managing it, what

1 kind of written agreements would have to
2 be worked out with DCNR and the Forever
3 Wild staff to be able to put this thing
4 together?

5 MS. VAUGHN: Sure. I didn't make that very
6 clear. I talk way too fast, and I get
7 too excited about it.

8 The City of Daphne and Village Point
9 Foundation want to sign over these
10 properties to encompass with what you
11 are purchasing so that it becomes one
12 Forever Wild tract. So this is our
13 donation match to what we would be
14 asking -- we would like you to sign it
15 over.

16 And then the City of Daphne has on
17 their books -- and we just updated this
18 resolution -- that they would take care
19 of this and it would belong -- this
20 would be under the City of Daphne along
21 with their parks. It would just be sort
22 of an extension of Gator Alley
23 Boardwalk. It would become their

1 maintenance, and they would oversee and
2 be the managing party.

3 MS. POWELL: There would need to be some
4 additional details worked out. The City
5 of Daphne has offered support and
6 offered some security and some
7 maintenance similar to our Dothan tract
8 where we spent a good bit of time
9 working with the Dothan officials and
10 entering, you know, into certain
11 agreements that specified who was doing
12 what.

13 There would need to be some
14 additional documentation and agreements
15 there, but right now the property is
16 just on the short list. If the board
17 would like for us, you know, to engage
18 and bring back, you know, an outline
19 more specifically of who would do what
20 and what -- on the dotted line,
21 everybody would be -- the city would be
22 willing to sign and what that would
23 bring forward, similar to the

1 arrangement in Dothan, we can certainly
2 do that and work on that and bring that
3 back to the board if there's interest on
4 pursuing this but wanting that
5 additional detail either before an
6 appraisal or after appraisal, however
7 you want.

8 But the staff can do that,
9 absolutely, but those are -- until the
10 board expresses interest on a tract to
11 engage in that degree of work and
12 developing potential MOUs, we would wait
13 for direction from the board.

14 MR. SATTERFIELD: Well, it seems to me that
15 that would be helpful before we went to
16 the expense of having an appraisal on
17 the property, just have more definition
18 over who's responsible for what and what
19 kind of management agreements would be
20 worked out and what kind of additional
21 revenue sources might be needed and
22 where that money would be coming from to
23 manage the property, because that gets

1 more complicated once that all becomes
2 the responsibility of Forever Wild.

3 MS. VAUGHN: That's great. I have two points
4 before I forget them.

5 One, I'll read you the final
6 sentence of this resolution on the books
7 that the City of Daphne --

8 MR. SATTERFIELD: Excuse me. Is that in our
9 packet, that resolution?

10 MS. POWELL: I do not think the exact
11 resolution -- we reference the
12 willingness expressed by the City of
13 Daphne to do some things. You know,
14 part of it, too, would be -- obviously,
15 though, even with the resolution, you
16 would want an actual agreement, you
17 know, more than a resolution creating
18 obligation. But I guess what I'm saying
19 is it creates, to me at least, a very
20 good possibility that this -- you know,
21 similar to Dothan, again, something
22 could be worked out with everybody
23 willing to sign those agreements and

1 specify what they are willing to provide
2 and how it would interact.

3 So I think the benefit we have here
4 is we already know we have a willing
5 city council to engage in those
6 discussions, and so that's excellent and
7 would be a very -- much further along
8 than some tracts where that local
9 support hasn't been confirmed. And so I
10 think that's a great jumping-off point.

11 MR. SATTERFIELD: Well, we had that kind of
12 agreement before with other properties
13 we've acquired like up in Springville
14 and other places where we had a pretty
15 specific agreement with the local
16 authorities, local political officials,
17 local elected officials about who was
18 going to do what before we actually sent
19 it on through an appraisal process.

20 That's why I was asking these questions.

21 MS. POWELL: And, also, in explanation, you
22 know, a little bit to the board, you
23 know, that obviously does take the time

1 of those officials. And so before we go
2 that route, we always like to be sure
3 that the board at least has interest in
4 pursuing it and thinks they might like
5 to see something work. And so with that
6 view from the board, we would certainly
7 not mind engaging the city and taking up
8 their time of those officials and see
9 what we can get. So we'd be happy to
10 report back on that.

11 MR. WRIGHT: Mr. Commissioner, I have a
12 question.

13 COMMISSIONER BLANKENSHIP: Yes, sir,
14 Mr. Wright.

15 MR. WRIGHT: Patti, would the City of Daphne
16 have to go to your office to say let's
17 build a boardwalk over here?

18 MS. POWELL: You mean to get permission on our
19 property?

20 Yes. We would require permission
21 for the Forever Wild acreage to know
22 what they're building, agree with where
23 the boardwalk would exactly go. Our

1 Natural Heritage staff would be sure if
2 there were any sensitive areas that we
3 simply route around it. We're used to
4 doing that on our tracts. That's part
5 of what we do.

6 But, you know, the entire city would
7 not -- these discussions can be our
8 staff going down and meeting, you know,
9 with the city. I mean, so they do not
10 have to come up. But part of the
11 agreement would be -- similar to other
12 properties that we -- you know, we have
13 to agree -- or if a biking group wants
14 to put a trail, well, that's great, but
15 we have to be sure where it's going and
16 route that around sensitive habitats,
17 also be sure it coincides with our
18 access points, do we have enough
19 parking, et cetera, et cetera.

20 And so, yes, it gets very detailed.
21 And that's an example of why -- and,
22 frankly, until this board expresses the
23 desire to engage in that level of

1 conversation and tie up local officials,
2 we wait for just what we may have gotten
3 here today, a signal of interest in us
4 doing that.

5 MR. WRIGHT: One thing that concerns me, too,
6 along with the building and so forth, is
7 that .3 acres for that boat launch.
8 That looks like that could be really
9 complicated.

10 MS. POWELL: And it could. But, I mean, there
11 are other -- you know, again, if y'all
12 would like for us to look into this --
13 if, for example, though, the potential
14 of that area would lead you not to be
15 interested in hearing more and learning
16 more and seeing what we can do, that
17 would be something we'd want to know so
18 we wouldn't go do it.

19 I would say at this point I would
20 suggest giving staff some feedback if
21 the board might be interested in us
22 getting down in the details and spending
23 that time and coming back. But if

1 anything about this would make you not
2 want to do it, then we don't want to
3 spend that time. So this is the kind of
4 feedback we need.

5 MR. WRIGHT: Well, the .3 acres concerns me.

6 MS. POWELL: But to a point of not acquiring
7 it or bringing you options about how it
8 might work -- might or might not work
9 with or without it or how it might
10 operate?

11 MR. WRIGHT: Yeah. All those details. It
12 just seems complicated to me with that
13 .3 acres of what is proposed to go on
14 it. I mean, we're not in the building
15 and boat-launch business.

16 MS. POWELL: And that would probably be an
17 example of where either other grant
18 funds or the city's contribution or a
19 foundation -- but someone's contribution
20 of funds -- now, just as with some of
21 the other tracts, we do not have the
22 money to go in and build every
23 recreational element that might be

1 possible on a tract. So, yes, that is
2 an example of something -- the city has
3 indicated willingness to pursue other
4 grant funds, but --

5 MR. WRIGHT: Who actually owns that .3 acres?

6 MS. VAUGHN: The same owner of the other
7 100 acres.

8 MR. WRIGHT: Of the 100 acres.

9 MS. VAUGHN: Originally Friday Construction.
10 Now I think it's JT, LLC.

11 CHAIRMAN BLANKENSHIP: Just for informational
12 purposes, the Marine Resources Division
13 of the Department of Conservation is
14 working with Daphne in building this
15 boat ramp currently. So this property,
16 I think, would be adjacent to the boat
17 ramp that's --

18 MS. VAUGHN: Yes. We would not build a boat
19 ramp on this. The boat ramp already
20 exists on the property the city has
21 acquired south of this. This would just
22 be extra elbow room. And when I say we
23 would like picnic tables and a kayak

1 launch, I mean literally a place to push
2 your kayak off. We're not talking about
3 building a boat ramp. We want this
4 property north of our boat ramp that
5 we've just taken over so that we -- so
6 people with a canoe or a kayak would be
7 able to just push off into the water.
8 We're not talking about building a
9 structure other than picnic tables or a
10 place to drive and drop off.

11 COMMISSIONER BLANKENSHIP: So if it pleases
12 the board, if I could suggest that the
13 staff between now and the next meeting
14 maybe visit with Daphne and talk about
15 some of these issues that we've
16 discussed today and then be prepared at
17 the next meeting to answer any questions
18 we might have and see how -- what would
19 be required for those agreements to be
20 worked out. Is that --

21 MS. POWELL: That would be great. And like we
22 know we have this question. If there
23 are any other questions any of you have,

1 if you would, just email staff, and
2 we'll add it to be sure we specifically
3 cover -- if you know you have a specific
4 question, we'll specifically cover it.

5 Thanks.

6 COMMISSIONER BLANKENSHIP: Thank you.

7 MS. VAUGHN: I have a quick two answers to
8 something I heard while you were
9 speaking.

10 One is if you skip all the
11 "whereases" at the bottom, I just want
12 to read to you quickly about the -- be
13 it further resolved by the City Council
14 of the City of Daphne that the City of
15 Daphne willingly and in full support
16 agrees to assist in providing public
17 access to any Forever Wild parcels by
18 expanding the Gator Boardwalk to include
19 the parcels. And the city will seek
20 funding to implement boardwalks around
21 the parcels and once installed will
22 provide maintenance and security of all
23 improvements.

1 Then the other thing I wanted to add
2 to that -- I left off a very, very big
3 part of this. And, that is, part of
4 what the Village Point Foundation did
5 back in the '90s when we came into being
6 is we worked with the city and
7 established that part of -- well,
8 originally 100 percent of our lodging
9 taxes went to all of our Bayfront Park's
10 maintenance, improvements, and
11 acquisitions. Now that pool of money is
12 big, and everybody is fighting over it.
13 But now we still get 42 or 43 percent of
14 that.

15 And last month we had \$72,000 in
16 lodging tax. So, obviously, 42 percent
17 of that goes into our Bayfront account.
18 Right now we have an account that's
19 sitting there at about a million dollars
20 that we're fixing to spend on acquiring
21 more waterfront properties down here
22 around Village Point and doing the
23 improvements on the properties we've

1 already acquired. So we do have a lot
2 of stream of funding for some
3 improvements, and we go after as many
4 grants, of course, as we can.

5 COMMISSIONER BLANKENSHIP: Thank you.

6 MR. CAUTHEN: I've got one question.

7 COMMISSIONER BLANKENSHIP: All right, Sonny.

8 MR. CAUTHEN: Selena, did you say that y'all
9 have got 72,000 in ...

10 MS. VAUGHN: They collected 72,000 a month in
11 lodging tax, but we get a percentage of
12 that into the Bayfront fund.

13 MR. CAUTHEN: Get 42 percent of that 72,000?

14 MS. VAUGHN: Right. And we need about three
15 more zeros behind that to -- to do
16 everything we need to do.

17 MR. CAUTHEN: Well, that's a nice income
18 stream.

19 MS. VAUGHN: And, also, this property is
20 probably small compared to what you're
21 looking at in the sense that I think the
22 tax appraisal for all of this together
23 is about \$200,000 -- yeah, including the

1 .3 parcel there. So I know this is
2 really a small fish compared to some of
3 the things you're looking at.

4 MR. WRIGHT: It's valued at \$200,000?

5 MS. VAUGHN: About 200,000 tax appraisal for
6 all of this.

7 MR. WRIGHT: That's all three properties?

8 MS. VAUGHN: Yes.

9 COMMISSIONER BLANKENSHIP: Mr. Ellis.

10 MR. ELLIS: Mr. Chairman.

11 What about timing with the seller?

12 How critical is the --

13 MS. VAUGHN: He's had it for decades. You
14 know, this is the same builder who built
15 Lake Forest in the '70s. And originally
16 he owned all of this, and now he's down
17 to these few parcels.

18 MR. ELLIS: You've got time for us to work
19 through all this we've talked about?

20 MS. VAUGHN: Right. Unless he passes away and
21 we have to deal with his heirs.

22 MS. POWELL: And we'll get a copy of this
23 resolution circulated to the board.

1 COMMISSIONER BLANKENSHIP: Thank you.

2 Our last speaker is Charles Yeager
3 on the Turkey Creek Nature Preserve.
4 And there's not a nomination currently,
5 I don't think, with this property, so
6 there's nothing to find in your books.

7 Yes, sir.

8 MR. YEAGER: Thank you, Commissioner and
9 board. I'm honored to be able to speak
10 with you guys today. Thank you so much.

11 My name is Charles Yeager, and I
12 work for Birmingham-Southern College,
13 the Southern Environmental Center at
14 Birmingham-Southern College as the
15 manager of Forever Wild's Turkey Creek
16 Nature Preserve.

17 If you guys are not familiar with
18 the tract, it's a 466-acre tract that is
19 located in Pinson, Alabama, so just
20 about 15 miles north of Birmingham. We
21 are now in about the ninth year of our
22 partnership. This is a unique
23 partnership in that it's between --

1 Birmingham-Southern, Forever Wild, City
2 of Pinson, Freshwater Land Trust are all
3 partners in making this project happen.

4 We have a big impact. We've come a
5 long way. In the nine years of our
6 partnership we've seen lots of trails
7 built. Not too long ago the preserve
8 was a very difficult place to visit. It
9 was a very dangerous place. And now
10 it's a safe place for families and for
11 kids and for our education programs.

12 Last year was a really busy year at
13 the preserve. And I apologize for not
14 being able to make it out and give you
15 guys an update about what we're doing
16 and what's going on at the preserve. We
17 had about 130,000 visitors come out to
18 the preserve last year. So that
19 probably makes it one of the more
20 heavily visited Forever Wild tracts even
21 though it's probably maybe one of the
22 smaller ones.

23 But we had about 5,000 participants

1 in our programs, about 57 school groups,
2 27 public events. This includes guided
3 hikes, trail runs, plant sales, and our
4 big summer annual festival called "Float
5 Your Boat." In addition, we had about
6 41 service groups that came out and
7 helped us maintain the preserve, take
8 care of the preserve, and make additions
9 to the preserve as well.

10 So in addition to that, we -- in
11 addition to maintaining the preserve, we
12 are maintaining over six miles of trail,
13 about a mile and a half of road, our
14 parking areas, picnic areas, and all the
15 landscaping that goes along with it.

16 We've made numerous improvements to
17 the facility. We just recently
18 eradicated over 10 acres of invasive
19 species with grant funding from the
20 National Fish and Wildlife Foundation.
21 We constructed a commercial greenhouse
22 and shade house for propagation of
23 native plants that will be used for

1 future restoration projects. We
2 expanded our park pollinator gardens.
3 We partnered with Ruffner Mountain and
4 The Nature Conservancy to start work on
5 restoring the stream bank in the upper
6 Shades Creek. This includes planting of
7 over 2,000 plants that came from our
8 nursery.

9 In 2018 we're looking forward to
10 expanding our educational programming to
11 provide more students with unique
12 experiences in STEM education that meet
13 Alabama's College and Career Ready
14 Standards. Like I said, we had 57
15 school groups last year, and we're
16 already looking at probably far more
17 than that coming this year hopefully.

18 We are currently prepared for what
19 looks like our busiest spring in
20 education programs and events ever.
21 April 7th, we are preparing to partner
22 with Ruffner Mountain for our annual
23 native plant sale. On April 15th, we're

1 hosting the "Darter Festival" at Cahaba
2 Brewing Company.

3 And on April 27th and 28th, we are
4 going to host our annual spring
5 "BioBlitz" during which we will have
6 students and professors and enthusiasts
7 all descend on Turkey Creek to catalog
8 as many plants and animals as possible.
9 This event not only helps us to learn
10 more about what is actually at Turkey
11 Creek so that we can manage it better,
12 but it also is a great outreach event to
13 get people excited about the preserve
14 and excited about all of the cool things
15 that are there.

16 So this year we're also taking on
17 some new projects to help enhance our
18 visitor experience as well as
19 sustainability of our operation. One of
20 the more exciting projects that we're
21 looking at is the installation of a new
22 outdoor education pavilion. Information
23 about that should be included in what

1 was handed out to you guys.

2 This pavilion we expect to be able
3 to hold over 150 people. It's going to
4 include restrooms, a catering prep area,
5 power, those sorts of things, and it's
6 going to -- it's greatly needed. It's
7 something we really need because it will
8 allow us the opportunity to host larger
9 groups. We have to turn down a lot of
10 education groups because we don't have
11 the space. We don't have any
12 facilities. We also don't have running
13 water anywhere in the preserve. So we
14 don't have the opportunity to do that.

15 It's also going to give us the
16 ability to hopefully bring in some more
17 sustainable income through rentals and
18 through events. It's actually not on
19 the Forever Wild tract. It's on the
20 Freshwater Land Trust tract that's
21 adjacent, but it's a big part of what
22 will help us be able to continue to
23 grow.

1 We're a very small nonprofit.
2 There's actually -- so I'm the only
3 full-time person at Turkey Creek. And
4 so I oversee just about everything,
5 including all the volunteers, the
6 grants, and all of the maintenance.

7 The construction for this project
8 is -- we're expecting it to cost about
9 \$450,000. We've currently raised about
10 \$250,000. We're still diligently
11 working towards this goal. We've
12 received support from private donors,
13 the City of Pinson, Jefferson County.
14 So we're edging closer to reaching that
15 goal.

16 I don't -- I know that I can't
17 expect -- or even really expect much
18 funding support from you guys, but I
19 wanted to make you guys aware of what
20 we're trying to do to expand our public
21 opportunities at the preserve but also
22 to ask that if you guys know of any ways
23 that you could help, contacts

1 politically or otherwise have any
2 suggestions for ways to help find these
3 funds, it really would make a big
4 difference in our operation.

5 You know, our operation is bare
6 bones, \$60,000 a year. And that's just,
7 you know, having that one employee and
8 keeping those gates open. And we try to
9 do so much more with that. We've done a
10 lot. Our funding -- our initial funding
11 that was set aside has now dried up. So
12 we're now at a point where we get
13 about -- a little less than half of our
14 annual budget comes from the City of
15 Pinson and a little bit of support from
16 State Lands, and the rest of it we have
17 to fund -- we have to fundraise for. So
18 that's a lot of begging and pleading,
19 and it's a lot of work for one person.

20 So any kind of support you guys can
21 provide or any kind of ideas, I'm
22 certainly open to it. And I appreciate
23 all that you guys do. You might not see

1 it a lot, but the places you guys are
2 supporting and protecting really do have
3 a huge impact, not just on economics,
4 but on families and communities. And I
5 get to see that every day. I get to see
6 what it means to these families and
7 these kids to have a place that's safe
8 and clean for them to come out and enjoy
9 free of charge. And that makes a huge
10 difference.

11 So thank you guys so much. And I
12 appreciate your time. I think my card
13 was included. So if you guys would like
14 to contact me, please do. I would like
15 to invite you all to come out and take a
16 tour of the preserve, come and see what
17 we're doing, because it really is a
18 remarkable place.

19 COMMISSIONER BLANKENSHIP: Thank you,
20 Mr. Yeager, for your update. And thank
21 you for your work at the Turkey Creek
22 Preserve. I know you're up there by
23 yourself with a lot of volunteers.

1 Thank you very much.

2 MR. YEAGER: Thank you so much.

3 MR. WRIGHT: I would like to say something
4 about Charles here too.

5 I went up and visited his facility
6 up there, and I was really amazed at the
7 people that were there that day. So I
8 want to make a comment to Doug.

9 Doug, they need some more parking up
10 there. It sort of gets close in there.

11 But, Charles, y'all are doing a
12 super job with a minimal amount of
13 budget that you're working with. You're
14 doing a good job.

15 MR. YEAGER: Thank you so much and we do
16 appreciate that.

17 CHAIRMAN BLANKENSHIP: Thank you, sir.

18 Thank you to all of our speakers
19 this morning. Now I think it's the time
20 we usually recess for executive session
21 to discuss appraised values.

22 By regulation, appraisal values are
23 confidential during periods of

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

4 Is there a motion from the board to
5 now recess to attend executive session?

6 MR. HORN: So move.

7 COMMISSIONER BLANKENSHIP: So moved by
8 Mr. Horn.

9 Is there a second?

10 DR. WOODS: Second.

11 COMMISSIONER BLANKENSHIP: Seconded by
12 Dr. Woods.

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 and those opposed by "nay."

17 Chris Blankenship, aye.

18 Charles Ball?

19 MR. BALL: Aye.

20 COMMISSIONER BLANKENSHIP: David Wright?

21 MR. WRIGHT: Aye.

22 COMMISSIONER BLANKENSHIP: Dr. Tolley-Jordan?

23 DR. TOLLEY-JORDAN: Aye.

1 COMMISSIONER BLANKENSHIP: Dr. Woods?

2 DR. WOODS: Aye.

3 COMMISSIONER BLANKENSHIP: Dr. Sims?

4 DR. SIMS: Aye.

5 COMMISSIONER BLANKENSHIP: Mr. Ellis?

6 MR. ELLIS: Aye.

7 COMMISSIONER BLANKENSHIP: Mr. Cauthen?

8 MR. CAUTHEN: Yes.

9 COMMISSIONER BLANKENSHIP: Mr. Horn?

10 MR. HORN: Yes.

11 COMMISSIONER BLANKENSHIP: Mr. Jones?

12 MR. JONES: Aye.

13 COMMISSIONER BLANKENSHIP: Mr. Oates?

14 MR. OATES: Aye.

15 COMMISSIONER BLANKENSHIP: Mr. Runyan?

16 MR. RUNYAN: Aye.

17 COMMISSIONER BLANKENSHIP: Mr. Satterfield?

18 MR. SATTERFIELD: Aye.

19 COMMISSIONER BLANKENSHIP: All were in favor.

20 So at this time we will be dismissed to
21 attend executive session.

22 It is 11:22. We anticipate that
23 we'll be gone about 20 minutes, 25

1 minutes. So we'll return -- we'll try
2 and return promptly at 11:50. Thank
3 you.

4 **(Recess for executive session was**
5 **taken at approximately 11:22 a.m.**
6 **and the meeting was called back to**
7 **order at approximately 12:11 p.m.)**

8 COMMISSIONER BLANKENSHIP: We are back out of
9 the executive session at 12:11. At this
10 point we're at number five on the
11 agenda, the financial data. Patti
12 Powell. Tab 2 in your folder.

13 MS. POWELL: And this would be the updated
14 information that you have in your green
15 folder. So it would be your yellow 2-A.
16 And I know we're running long today, and
17 so I'm going to kind of speed through to
18 probably what everybody is interested
19 in.

20 Of the properties that -- prior
21 tracts the board has made motion on to
22 proceed to purchase, taking everything
23 into consideration and everything that's

1 in some stage of trying to accomplish
2 the board's motion to proceed with
3 purchase -- we take our initial -- our
4 current balance of just over 25 million
5 and if you subtract the tracts,
6 assuming -- hoping they'll all end up
7 getting closed, that leaves this board
8 with an available balance of
9 \$16,874,000. And you have spending
10 authority to take action today, and so
11 that's not an issue this time.

12 The tracts that have closed that I
13 normally tell you as of, again, this
14 fiscal year, which began October 1st, is
15 Dallas County WMA Addition, DeSoto State
16 Park-French Addition, Grand Bay-Solet
17 Addition. That was a donation that we
18 received through The Nature Conservancy
19 benefit of the National Wildlife -- Fish
20 and Wildlife Federation, NFWF funding.

21 Old Cahawba Prairie-Childers Creek
22 Addition, the Sipsy River Swamp-Taylor
23 Creek Addition. That was a motion by

1 the board, but that offer was declined
2 by the landowner.

3 And Weeks Bay Reserve-Sunset Shores
4 Addition. That has also closed.

5 Any questions about funds available
6 to the board or any other aspect of
7 Tab A?

8 (No response.)

9 MS. POWELL: If not, I'll go to Tab B. This
10 is the stewardship fund. Again, for
11 benefit of the public, the stewardship
12 fund is funded through -- anytime this
13 board makes an acquisition, you have to
14 also have enough money to transfer
15 15 percent of the appraised value into
16 the stewardship fund. That fund is
17 designed to provide perpetual
18 maintenance money for these tracts
19 basically so we can take care of them.
20 We then try to spend the interest
21 earnings off of that -- no more than the
22 interest earnings off of that
23 stewardship fund. Sometimes the

1 interest earnings haven't provided
2 enough, but this year our budget for
3 stewardship expenses is 1.5 million.

4 To date, we have an available
5 balance of 866,000, although you will
6 see that go down as we get out of the
7 wet season and into spring. That will
8 go down. But currently we're fine and
9 operating within the activities we had
10 previously outlined to the board that
11 would need to come from that stewardship
12 fund. So we're okay there right now.

13 If there are no questions on the
14 stewardship fund, I will give a brief
15 overview of appraised nominations. So
16 any questions on Tab 2?

17 (No response.)

18 MS. POWELL: Then you have your Tab 3-A. And
19 I'm going to run through the appraised
20 nominations. These are the nominations
21 for which appraisals have been received.
22 There may be some tracts that the board
23 had motioned on in a prior meeting to

1 move for an appraisal that we don't have
2 back yet. We try to do that from one
3 meeting to the next. However, sometimes
4 simply the appraisal is not returned
5 before the next meeting or in the
6 interim we were unable to get all the
7 deed information that we needed from the
8 landowner to the appraiser in time to
9 allow him to complete the appraisal. So
10 there may be some reasons you don't see
11 one. But this is what -- the appraisals
12 that we have in hand in some form right
13 now.

14 The tracts are Barbour WMA-Leak
15 Creek Addition. That's Barbour County,
16 obviously. Byrnes Lake, Baldwin County.
17 Caldwell Swamp, Baldwin County. Coosa
18 WMA-Hancock Phase III, Coosa County.
19 Emauhee Creek Lake, Talladega. Laguna
20 Cove, Baldwin County. Natural Bridge
21 Creek, Covington. Pintlala Creek,
22 Lowndes. Rum Creek, Dallas. Skyline
23 WMA-Crow Creek Valley Addition, Jackson.

1 Tannehill-Mud Creek Addition, Bibb.
2 Terrapin Hill, Coosa. Weeks Bay
3 Reserve-Harrod's Farm, Baldwin. Weeks
4 Bay Reserve-Meadows Phase III Addition,
5 Baldwin. And White Oak Plantation.
6 That's Macon County.

7 Those appraisals roughly total over
8 \$40 million. So that tempers my good
9 news about your available balance. But
10 any questions about the appraised
11 nominations report?

12 If not, we will move into grant
13 status as we usually do. Any questions?

14 And, again, that was kind of fast,
15 but do stop me now.

16 (No response.)

17 MS. POWELL: All right. Thanks.

18 COMMISSIONER BLANKENSHIP: Doug.

19 MR. DEATON. All right. Now I'll cover the
20 grant status updates that we have.

21 Earlier we spoke about the NOAA
22 grant and how that can be applied to the
23 Weeks Bay-Meadows Phase III Addition and

1 the Harrod's Farm Addition, and those
2 numbers are in your appraised values
3 today. Those are 50/50 match grants,
4 and it shows what it would cost if the
5 board decided to acquire those tracts.
6 Any questions about those?

7 (No response.)

8 MR. DEATON: A quick update about the Solet
9 Tract. We closed on December 29th, and
10 we're working with TNC to establish
11 property lines and access points and
12 make that available to the public. So
13 hopefully we'll have that online soon.

14 The Red Hills-Section 2 Tract, at
15 the last meeting the board motioned for
16 a first appraisal contingent upon
17 receiving reverted RLA funds. We just
18 received notification we did not get
19 those funds. So today I've come back to
20 the board for your consideration. We
21 need action from you on how you want us
22 to proceed on that. Either we could
23 proceed with a first appraisal as is, or

1 we also have another pot that we're
2 waiting to hear back from. You can make
3 the motion contingent upon that. So
4 those are options for you guys today.

5 And that's all the appraisal -- I
6 mean, that's all the updates I have for
7 grants. Chuck Sykes will have something
8 for Wildlife.

9 DR. WOODS: Doug, real quickly. That last one
10 you mentioned that the grant has not
11 come through, which one is that?

12 MR. DEATON: That was the Red Hills-Section 2.
13 It's like 330 acres. We have another
14 tract -- I mean, another grant in place
15 that could potentially cover it if you
16 guys wanted to move forward with that.

17 MR. SATTERFIELD: I'm sorry. I didn't get
18 that. You do have a grant available or
19 do you not have a grant available?

20 MR. DEATON: We had a grant available, the
21 reverted RLA funds, and we received
22 notification that we did not receive
23 those. So we moved that tract -- we can

1 move that tract to another grant and
2 have those funds apply to it if you guys
3 want us to proceed with that.

4 But we haven't received
5 notification. We typically receive
6 notification in October. It's in the
7 same situation as all the others are.
8 We haven't heard back on any of our
9 grants.

10 MR. SATTERFIELD: So if we hold off on that
11 till the next meeting, maybe you'll have
12 more detailed information then?

13 MR. DEATON: Yes, sir, we would hope so.

14 MR. SATTERFIELD: Okay.

15 DR. WOODS: We did make a motion for a first
16 appraisal on that.

17 MR. DEATON: Contingent upon receiving the
18 reverted RLA --

19 DR. WOODS: So we could go ahead and say
20 continue that first appraisal based --

21 MR. DEATON: Contingent upon receiving these
22 RLA funds.

23 DR. WOODS: Yeah. Okay.

1 MS. POWELL: If you would, turn to Tab 5-H.

2 That relates to Chuck's discussion.

3 MR. SYKES: Thank you, Patti. And, board, I
4 will be very brief.

5 Just wanted to let y'all know that
6 if you chose to move on second appraisal
7 and close of Rum Creek, we are prepared
8 to match that three to one like we did
9 with Dallas and with Pine Barren. We do
10 have that in our budget. So it will be
11 one-quarter Forever Wild and
12 three-quarters Wildlife and Freshwater
13 Fisheries.

14 COMMISSIONER BLANKENSHIP: Thank you, Chuck.

15 Jo, the short-list update.

16 MS. LEWIS: Good afternoon. I'm going to run
17 through the short list as quickly as
18 possible. I'm Jo Lewis.

19 As usual, these are the top-scoring
20 tracts in each of the categories of use
21 in each of the geographic regions.
22 Hypothetically, there could be 36. I
23 didn't count. There's 21, I think.

1 They range in size from 12,000 acres to
2 about 38 acres. And they're all over
3 the state, as usual, Clarke County to
4 Jackson County.

5 To begin with, they are arranged on
6 Tab 4-A alphabetically. This is a
7 condensation of the different categories
8 in which the tracts short-list.

9 We start with Autauga WMA-Swift
10 Creek Addition in Autauga County. Briar
11 Lake in Baldwin County. Cahaba River
12 Wildlife Management Area-High Pines
13 Addition in Bibb County. Cahaba River
14 WMA-Mohon Addition in Bibb County.
15 Chickasaw Creek Tract in Mobile County.

16 Coldwater Mountain-Martin Addition
17 in Calhoun County. This is one of our
18 inholdings or outparcels in Coldwater
19 Mountain.

20 Coldwater Mountain-Phase II-Amended
21 nomination in Baldwin County. Coosa
22 River Tract in Elmore County. Deer Head
23 Cove-Hartline in DeKalb County. Deer

1 Head Cove-Low Gap in DeKalb County.
2 D'Olive Bay -- D'Olive Bay in Baldwin
3 County. Freedom Hills WMA-Robbins
4 Addition. Horse Creek National Forest
5 Retreat in Clay County. Mobile-Tensaw
6 Delta-Simmons Addition in Baldwin
7 County. Mobile-Tensaw Delta-Three
8 Rivers Tract, which is actually in
9 Clarke County. Red Hills-Flat Creek
10 Addition in Monroe County. Rock Creek
11 in Blount County. Skyline WMA-Bishop's
12 Cove in Jackson County. Tannehill-South
13 Addition in Bibb and Shelby Counties.
14 And Weeks Bay Reserve-Meadows Gill
15 Addition in Baldwin County.

16 If you have any questions, I'd be
17 happy to try to answer them.

18 COMMISSIONER BLANKENSHIP: Any questions?

19 (No response.)

20 COMMISSIONER BLANKENSHIP: Thank you, Jo.

21 MS. LEWIS: Thank you.

22 COMMISSIONER BLANKENSHIP: The next item on
23 the agenda is general discussion, item

1 six. This is the portion where we have
2 an opportunity for you to make
3 discussion or motions on any of the
4 properties that we have discussed and
5 ask questions at this time.

6 DR. WOODS: Commissioner?

7 COMMISSIONER BLANKENSHIP: Yes, sir,
8 Dr. Woods.

9 DR. WOODS: I make a motion that we continue
10 with the first appraisal on the Red
11 Hills-Section 2 in Monroe County
12 contingent upon the funding of the
13 second grant.

14 MR. BALL: I second that.

15 COMMISSIONER BLANKENSHIP: So Dr. Woods has
16 made a motion that we continue with the
17 appraisal of the Red Hills-Section 2
18 Addition contingent on the RLA funds.

19 DR. WOODS: I wasn't sure which one.

20 COMMISSIONER BLANKENSHIP: RLA funds. And
21 that was seconded by Mr. Ball.

22 Any discussion?

23 (No response.)

1 COMMISSIONER BLANKENSHIP: All those in favor
2 say "aye."

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

5 COMMISSIONER BLANKENSHIP: Any opposed?

6 (No response.)

7 COMMISSIONER BLANKENSHIP: None opposed.

8 Motion passes.

9 MR. HORN: Mr. Chairman?

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

11 MR. HORN: I would move that we proceed with a
12 second appraisal and proceed to purchase
13 on the Barbour WMA-Leak Creek Addition.

14 MR. CAUTHEN: I second that one.

15 COMMISSIONER BLANKENSHIP: There's been a
16 motion by Mr. Horn that we move to
17 second appraisal and move to purchase on
18 the Barbour WMA-Leak Creek Addition, and
19 that was seconded by Mr. Cauthen.

20 Any discussion?

21 (No response.)

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

1 (All board members present respond
2 "aye.")

3 COMMISSIONER BLANKENSHIP: Any opposed?

4 (No response.)

5 COMMISSIONER BLANKENSHIP: None opposed.

6 Motion carries.

7 Thank you.

8 MR. CAUTHEN: Mr. Chairman?

9 COMMISSIONER BLANKENSHIP: Yes, sir,
10 Mr. Cauthen.

11 MR. CAUTHEN: I would move that we proceed
12 with -- get a second appraisal and
13 proceed with purchase on the Rum Creek
14 Tract in Dallas County.

15 DR. WOODS: Second.

16 DR. TOLLEY-JORDAN: Second.

17 COMMISSIONER BLANKENSHIP: Mr. Cauthen has
18 made a motion that we have a second
19 appraisal and move to purchase on Rum
20 Creek in Dallas County, and that was
21 seconded by Dr. Tolley-Jordan.

22 MS. POWELL: And I would need for examiner's
23 purposes to also note that that -- if

1 the board wants to, as contingent upon
2 the three-to-one match, the proposal
3 from Wildlife to match that.

4 COMMISSIONER BLANKENSHIP: So if it pleases,
5 Mr. Cauthen, we will add that caveat to
6 your motion that as contingent upon the
7 three-to-one match from the Wildlife and
8 Freshwater Fisheries Division.

9 MR. CAUTHEN: That will be fine.

10 COMMISSIONER BLANKENSHIP: Is that okay,
11 Ms. Tolley-Jordan?

12 Ms. Tolley-Jordan said yes.

13 Any discussion?

14 (No response.)

15 COMMISSIONER BLANKENSHIP: All those in favor
16 say "aye."

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

19 COMMISSIONER BLANKENSHIP: Any opposed?

20 (No response.)

21 COMMISSIONER BLANKENSHIP: Motion carries.

22 Thank you.

23 DR. TOLLEY-JORDAN: Mr. Chairman, I would like

1 to ask about the Weeks Bay
2 Reserve-Harrod's Farm Tract with -- I'm
3 not sure exactly how to word this -- but
4 to proceed contingent upon --

5 MR. SATTERFIELD: Mr. Chairman, we can't hear
6 the discussion on this end of the table.

7 DR. TOLLEY-JORDAN: I'll just talk louder.

8 On the Weeks Bay Reserve-Harrod's
9 Farm Tract for 235 acres that has some
10 holdings, if we could proceed contingent
11 upon donation of acreage related to
12 structures. I don't know how to say
13 that.

14 COMMISSIONER BLANKENSHIP: So you want to move
15 for a second appraisal and move to
16 purchase on the Weeks Bay Reserve-Harrod
17 Farm contingent on reaching an agreement
18 with the sellers on current structures?

19 MS. POWELL: I think it would be to donate the
20 acreage containing current structures.

21 CHAIRMAN BLANKENSHIP: To donate the acreage
22 containing current structures.

23 DR. TOLLEY-JORDAN: To donate the acreage

1 containing current structures.

2 DR. WOODS: I'll second.

3 COMMISSIONER BLANKENSHIP: Seconded by

4 Dr. Woods.

5 I want to make sure everybody is
6 clear on that. Any discussion on that?

7 MR. OATES: I would say we need to do that --
8 we need to ask the question first about
9 the structures before we get the
10 appraisal -- move for the appraisal.

11 COMMISSIONER BLANKENSHIP: Staff understands
12 that.

13 MR. SATTERFIELD: I agree with Mr. Oates that
14 we don't need to go to the expense of
15 the appraisal without getting an
16 agreement from the property owners that
17 they're willing to --

18 COMMISSIONER BLANKENSHIP: So staff has
19 indicated in the affirmative that
20 they'll take care of that --

21 MS. POWELL: That we will do that.

22 COMMISSIONER BLANKENSHIP: -- before we would
23 spend the money for a second appraisal.

1 MR. JONES: Mr. Chairman, also, if the staff
2 could look at how much it would cost to
3 demolish those structures because that
4 could be quite costly.

5 MS. POWELL: And so why don't we -- we'll let
6 that motion stand, and I will just
7 represent to the board that if we
8 investigate that cost and it is of any
9 significance, then we will come back to
10 this board before we take any further
11 action. Is that -- I mean, does the
12 board want to hear that -- if there's
13 any significant expense to that for
14 removal of structures?

15 MR. OATES: I would be comfortable with y'all
16 making that decision.

17 MR. JONES: I would too, you know, but if it's
18 \$200,000, that's significant.

19 COMMISSIONER BLANKENSHIP: Dr. Sims.

20 DR. SIMS: At what point, Patti, will the team
21 determine if there is a use for those
22 structures?

23 Let's just say that the landowners

1 are willing to donate those structures.
2 At what point would there be an
3 assessment to determine if there's a use
4 for them?

5 MS. POWELL: Well, we would determine -- based
6 upon the request from Mr. Jones, we
7 would determine that because that would
8 tie to the expense of either converting
9 them to whatever use, like if we needed
10 a storage shed or something, or
11 demolishing them. And so that's kind of
12 incorporated within the decision and the
13 expense to demolish. I think we can
14 handle this.

15 Anytime you make a motion to proceed
16 with a purchase and the staff hits
17 something that causes us pause or makes
18 us a little concerned that we think
19 might have changed something here, we
20 bring it back. And so this falls
21 roughly within that -- I think we're
22 okay.

23 COMMISSIONER BLANKENSHIP: Any other

1 discussion?

2 (No response.)

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

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

7 COMMISSIONER BLANKENSHIP: Any opposed?

8 (No response.)

9 COMMISSIONER BLANKENSHIP: No opposed. Motion
10 carries.

11 Yes, sir.

12 MR. WRIGHT: I would like to bring up the
13 Tannehill-Ayers Addition and see where
14 we could stand there on a re-appraisal.

15 MS. POWELL: Do you want me to update the
16 board on -- and I'm sorry. This was
17 just breaking as we came in.

18 I have been provided a comp provided
19 by the owner, and it is a comp from
20 March of 2017 related to new home
21 construction on 28 acres that is -- now,
22 our property is 354 acres. So you
23 couldn't really take that -- under

1 normal appraising you wouldn't just take
2 that on a per-acre because you normally
3 will see a swing between smaller acreage
4 and larger acreage.

5 But having said that, we do have
6 that one new comp that -- anytime we
7 have new information, it is our -- you
8 know, we can go back and talk to prior
9 appraisers to see if that would have
10 changed their view or possibly have
11 resulted in a different valuation had
12 this -- was this missed, does that
13 therefore call into question the prior
14 appraisal.

15 I will say the first appraisal was
16 July 19th of 2016. The second appraisal
17 was May 21st of 2017. If I understand,
18 this sale would have occurred -- this
19 new home construction on the 28 acres
20 would have occurred in March of 2017.
21 So I'm not sure how that might play in.
22 That's one alternative.

23 If the board seeks at any time on

1 any property -- if you think there's any
2 concern about the appraisals, we can --
3 this board can request staff to go
4 pursue a new appraisal. And that's also
5 at your discretion and absolutely an
6 option open to this board. But it would
7 require direction from the board because
8 that's not something discretionary the
9 staff would do because that is not the
10 normal process according to approvals
11 you've given us in the past.

12 So those would be the options,
13 either for staff to take the comp back
14 and see if it would have changed any of
15 the appraiser's valuations and see what
16 we do with that information, or we can
17 start over and just go get a new
18 appraisal.

19 You're coming up on -- we're not
20 quite there -- but coming up on a -- May
21 of this year would be -- we've already
22 passed one year off the first appraisal.
23 We're coming up on -- May would be two

1 years on the second.

2 So, anyway, we could do that. But
3 y'all have got to direct the staff what
4 you would prefer or what you would like,
5 if any action.

6 DR. SIMS: What would be the most cost
7 effective?

8 We've paid for two appraisals; is
9 that correct?

10 MS. POWELL: And a third reconciliation
11 appraisal.

12 DR. SIMS: So what would be the most
13 cost-effective way of moving forward, I
14 guess, would be my question.

15 MS. POWELL: Well, we could certainly try to
16 present the comp. I'm just concerned
17 that one comp off new home construction
18 on 28 acres in comparison to a 354-acre
19 tract may not yield the confidence from
20 the appraiser to change their value.

21 So if this is something you want to
22 pursue, I think we're approaching a
23 point where -- I don't know about cost

1 effective or time effective, but I'm not
2 sure what to do short of a new
3 appraisal. If this is the only comp
4 we've got to go back with, I'm just not
5 sure -- they're not going to take a
6 per-acre and work --

7 COMMISSIONER BLANKENSHIP: Mr. Ayers, do you
8 have some additional information?

9 MR. AYERS: Not with me as I sit here today.
10 But I will tell you that is not the only
11 comp.

12 I requested formally at the November
13 board meeting to --

14 MS. POWELL: I'm sorry. I just want to make
15 sure -- I'm sorry.

16 MR. AYERS: I requested formally at the
17 November board meeting if we could
18 possibly get -- if not the appraisal, if
19 we could at least get the comps. I
20 received that information yesterday,
21 less than 24 hours before this meeting.
22 So late is, I guess, better than never.
23 However, I didn't really have time to

1 prepare the way I would have liked to.

2 But that comp is one of several that
3 were not used as comps. And that
4 property touches our property. And what
5 she says is true. It is a 28-acre
6 compared to -- we have 360 acres. But
7 that landowner that acquired that who is
8 building a house that will be completed
9 in the next two months approached me
10 yesterday about the possibility of
11 buying 20 acres of our property at the
12 same price. We can easily subdivide.
13 We don't have to sell it as one 360-acre
14 tract. We can subdivide. And if we do
15 subdivide, we can sell for three times
16 what the Forever Wild appraisal is.

17 That's where we are. And we're
18 trying to do the right thing. It's been
19 five years since we started this
20 process. I nominated the property
21 because I believed in the program. I
22 still do. But the market has turned,
23 and we're at a point now where -- this

1 is an area in Jefferson County where
2 there is development all around it.
3 We're surrounded on one side by Forever
4 Wild land, the other side by Tannehill,
5 and the other side by an existing
6 residential development.

7 Jim Bennett, before he passed away,
8 served on the Tannehill Park Commission,
9 and he was always fearful that
10 eventually that residential encroachment
11 would come into where, you know, our
12 land would be desirable to developers to
13 want to develop. And that's kind of
14 where we are.

15 And, you know, I don't want to
16 belabor the point. I don't want to go
17 back and get another appraisal and end
18 up right back where we are. So, you
19 know, if we need to just agree to
20 disagree and go our separate ways, then
21 maybe that's what we need to do. And I
22 will say there are more than just that
23 one. And I'll be glad to get -- if I

1 had had more than 24 hours' notice to
2 prepare some of this information and
3 compare and contrast what comps were
4 used in appraisals versus what is out
5 there, I would have been better
6 prepared.

7 MS. POWELL: And procedurally -- and if there
8 are other comps that are larger-acre
9 comps -- the reason I'm -- I'm not
10 criticizing the presentation of this
11 comp, and I appreciate it. What I'm
12 saying, when I'm asked about
13 efficiencies either in cost or in time,
14 if there are larger-acreage comps where
15 you could take a per-acreage to this,
16 figure something and get to a cost,
17 that -- maybe. I don't know. But to
18 come back to the board with something
19 that I am confident we can move on --
20 also, the timing of the comps based
21 on -- in relation to the timing of the
22 appraisals.

23 My problem is I'm having to guess at

1 what an appraiser would be willing to
2 give us back to give us the authority
3 under the law to demonstrate we are not
4 -- that we are paying fair market value.
5 There are just certain ways that that is
6 established.

7 So when you -- so that is all I
8 really have right now. Because let's
9 say the appraisers -- to get an
10 appraiser at this point to change their
11 mind and put in writing my new valuation
12 is "X," what they might charge to do
13 that I can't answer.

14 Due to the late -- to this comp and
15 the date of this comp, I simply think if
16 this board wants to pursue this
17 opportunity, if you're asking my
18 opinion, I think it may be more
19 effective to get a new appraisal. That
20 should take into account -- you can give
21 us everything that you have at one time.
22 We can take everything that you have and
23 be sure that the new appraiser has that

1 information.

2 MR. AYERS: Just one other question because I
3 know I've talked to some of you about
4 the appraisal process. Also, when I got
5 the information yesterday that included
6 what was used for comps, I have three
7 large-tract Forever Wild acquisitions,
8 one that our property touches, shares a
9 border with, and two others within a
10 10-mile radius, one that's 734 acres,
11 one that's 460 acres, that were not
12 included as comps. Now, how in the
13 world can you not use your own
14 properties as comps that are in the
15 area, including one that you touch?

16 And I understand the one that we
17 touch, they said it was because it was
18 2010 and it was old. But I also remind
19 you that 2010 property values were lower
20 than 2018 property values, so ...

21 MS. POWELL: And I don't want to appear to
22 argue, but I'm a little strapped
23 because, first of all, there are some

1 differences with these comps. But it
2 doesn't matter. If they were not
3 included in this appraisal process, for
4 me to give this board something that you
5 can act on to offer a higher value and
6 proceed with purchase, I can take the
7 time to ask these appraisers these
8 questions, which they have been, but
9 give them whatever you've got. I am
10 concerned, though, between now and the
11 next meeting all I'm going to come back
12 to you with is appraisers that either
13 will not change or it's going to take
14 more time and authority to do something.

15 And so I'm really -- I'm not trying
16 to argue. I am pinned down by what I
17 have. If we have bad appraisals that
18 miss comps, I just don't have the --
19 this board just does not have the
20 authority to pick a number and make an
21 offer. So I'm a little stuck. So I
22 don't want to appear to be arguing with
23 anyone. I don't mean to appear

1 confrontational. If I'm trying to help
2 you get to a purchase that you want, I
3 really -- I think that is going to be a
4 new appraisal.

5 COMMISSIONER BLANKENSHIP: So is there --
6 Mr. Satterfield.

7 MR. SATTERFIELD: Mr. Chairman, I agree that
8 the best way to wrap this thing up is to
9 get a new appraisal. Because we've got
10 two other properties that are sort of in
11 line behind here, and depending on what
12 happens with this property -- this
13 property sale, if it would eventually go
14 through, will affect the comparable
15 prices on the other two pieces of
16 property. So we've got to do -- my view
17 is we need to do this in an orderly
18 fashion so that we can deal with the
19 other two properties that are in line as
20 well, one of which we do have an
21 appraisal on but could affect this
22 either way, one way or the other.

23 COMMISSIONER BLANKENSHIP: Would you like to

1 make that in the form of a motion?

2 MR. SATTERFIELD: So I would think that the
3 best way to do it would be go back and
4 get a new appraisal and then go from
5 there.

6 COMMISSIONER BLANKENSHIP: Would you like to
7 make that in the form of a motion?

8 MR. SATTERFIELD: I do. I make that motion.

9 MR. BALL: Second.

10 COMMISSIONER BLANKENSHIP: The motion is to go
11 back and get another -- I guess to begin
12 a first appraisal on the Ayers
13 Tract-Tannehill State Park. The motion
14 was made by Mr. Satterfied and seconded
15 by Mr. Ball.

16 Any other discussion?

17 (No response.)

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

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

22 COMMISSIONER BLANKENSHIP: Any opposed?

23 (No response.)

1 COMMISSIONER BLANKENSHIP: No opposed. Thank
2 you. Motion carries.

3 MS. POWELL: And we will eliminate the prior
4 appraisers that have viewed this from
5 our appraiser list. As y'all may know,
6 we send out -- we ask five appraisers
7 for quotes. Everytime we get an
8 appraisal we take the lowest quote. So
9 they will be eliminated. Just before
10 that's asked, it will be a new pack of
11 five appraisers we will ask quotes from,
12 and we will get that done for the board.
13 Thank you.

14 COMMISSIONER BLANKENSHIP: Any other -- yes,
15 ma'am.

16 DR. TOLLEY-JORDAN: Mr. Chairman, I would like
17 to nominate the Weeks Bay Reserve --

18 MR. SATTERFIELD: Again, we cannot hear you on
19 this side. I'm sorry.

20 DR. TOLLEY-JORDAN: Okay. I would like to
21 nominate the Weeks Bay Reserve-Meadows
22 Phase III Addition contingent upon
23 donation of acreage related to

1 structures, please.

2 DR. WOODS: I second.

3 COMMISSIONER BLANKENSHIP: Motion made by
4 Ms. Tolley-Jordan, seconded by Dr. Woods
5 for the Meadows Phase III Addition, to
6 move for second appraisal and move to
7 purchase.

8 MR. SATTERFIELD: Now, is that also contingent
9 on the structures issue? Because that
10 has a structure on it as well, just like
11 the previous one.

12 COMMISSIONER BLANKENSHIP: Yes, sir,
13 contingent upon the structures -- them
14 donating the structures on that
15 property.

16 MR. SATTERFIELD: I'm sorry. We just couldn't
17 hear the motion over here. That's all.

18 COMMISSIONER BLANKENSHIP: Yes, sir.
19 Any other discussion?

20 (No response.)

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

23 (All board members present respond

1 "aye.")

2 COMMISSIONER BLANKENSHIP: Any opposed?

3 (No response.)

4 COMMISSIONER BLANKENSHIP: No opposed. Motion
5 carries.

6 MR. BALL: Mr. Chairman?

7 COMMISSIONER BLANKENSHIP: Yes, sir.

8 MR. BALL: I actually have a question about

9 one of the short-listed properties.

10 It's the Mobile-Tensaw Delta-Three Lakes

11 Tract. It's a large tract and, you

12 know, outside of Mobile County. It's in

13 Clarke County. And I was looking at our

14 list of holdings per county, and I don't

15 think we've had any in Clarke County.

16 And it's very close to some of our

17 existing holdings, and I was just

18 wondering if staff could just sort of

19 comment on, I guess, that tract and if

20 they have any thoughts that weren't in

21 the description that they would like to

22 share with us. Because it seems like a

23 great opportunity to protect additional

1 acreage in that area.

2 MS. POWELL: And it short-listed in the WMA
3 category, so I don't want to speak.
4 Chuck or Keith, do one of y'all want to
5 give some feedback?

6 COMMISSIONER BLANKENSHIP: Tab 4, page 32.

7 MR. GAULDIN: That's in the bottom part of
8 Clarke County. Let's see. You can see
9 the Tombigbee on the western edge of it.
10 The bottom of that tract is actually
11 called the Mobile-Tensaw Cutoff -- the
12 Alabama River Cutoff. It connects the
13 Alabama River to the Tombigbee. The
14 access to that tract would be pretty
15 tough because you've got to come all the
16 way from the top and then come down
17 because there's no -- there's really no
18 bridge really close when you get over to
19 Jackson on Highway 43, which you can't
20 see on the map that well. For us it
21 would be pretty tough to get to just
22 because of the access issue.

23 MR. BALL: That's good for wildlife.

1 MR. GAULDIN: Oh, it's good for wildlife.

2 Just not for people to utilize it.

3 MR. BALL: All right. Thank you.

4 MR. GAULDIN: Yes, sir.

5 COMMISSIONER BLANKENSHIP: Any other

6 discussion?

7 MR. CAUTHEN: I make the motion we adjourn.

8 COMMISSIONER BLANKENSHIP: I don't think we're

9 there quite yet, Mr. Cauthen.

10 MR. CAUTHEN: I thought it was time.

11 COMMISSIONER BLANKENSHIP: We do have a few

12 reports from staff and then general

13 discussion.

14 If there's no other general
15 discussion, I would like to ask the
16 staff at the next meeting -- before I
17 was on the board I recall there was some
18 discussion about using the property
19 adjacent to the Forever Wild lands for
20 oyster aquaculture operations. I don't
21 know where the board is on that or what
22 happened before I got on the board. So
23 I would ask the staff if we could add

1 that to the agenda for the next meeting
2 and be prepared to --

3 MS. POWELL: It had been tabled whatever --
4 however many number of meetings back.
5 It wasn't rejected. It was just simply
6 discussion tabled. So we'll pick back
7 up -- frankly, I need to -- I'll have to
8 see myself. We'll pick that back up and
9 then update that with any additional
10 information for the next meeting.

11 COMMISSIONER BLANKENSHIP: Thank you.

12 So we're now to number seven on the
13 agenda, annual reports, Ms. Powell. And
14 we'll try and cover these pretty
15 quickly. If you have any questions,
16 though, feel free to ask the staff.

17 MS. POWELL: Yeah. And one thing that you
18 will find in your packet is Tab 5-G.
19 This is the annual report that we
20 provide to the governor and to the
21 legislature regarding the prior fiscal
22 year's activities of the program. It is
23 posted on our website, and, again,

1 you've got it in your packet, 5-G. It
2 is due every year by February 1st, and
3 we try to wait until we have, you know,
4 all of our financial information, to the
5 extent we can, correct in there.

6 So, anyway, we've submitted that.
7 Please review that. It's just
8 activities that the board has conducted,
9 acquisitions, board members that have
10 spanned the last fiscal year, and just a
11 general update, a little more reminder
12 about how we do things, our process.

13 But if you have any questions, I can
14 answer those. But for benefit of the
15 public, I'm sorry, but it is posted on
16 the website. So we'll speed on past
17 that.

18 The next item for discussion you'll
19 find in your packet at 5-A. This is
20 something that we can cover today or if
21 the board would rather wait and cover it
22 at the next meeting because we're
23 running long.

1 Staff had been asked to propose a
2 process to start removing older
3 nominations from both the short list and
4 the appraised nominations list. It
5 wouldn't be seen as a rejection of the
6 opportunity, but if they were removed,
7 they would just have to start back
8 through the process due to the passage
9 of time and be nominated again. It
10 would not otherwise impact a nomination.

11 So before I proceed, do y'all want
12 to cover this -- go ahead and cover this
13 item now?

14 MR. SATTERFIELD: Yes.

15 MS. POWELL: So what staff did, you will see
16 in 5-A -- you will see both a short list
17 and an appraised nomination list as they
18 currently stand attached. And what you
19 see in gray would be the result of
20 removing per the process I'm about to
21 outline.

22 Staff as to appraised nominations
23 would suggest removing a nomination from

1 the appraised nominations list if we
2 have gone four meetings with no board
3 action. And the clock would start after
4 the tract appears on that list --
5 appears on your 3-A -- not from when you
6 made the motion, but from when we get
7 the appraisal back and it appears on
8 3-A.

9 If there are four meetings with no
10 board action -- and we can change the
11 definition, but what we had thought
12 would work would be motions for second
13 appraisals, requests to staff or
14 landowners for additional information or
15 action, or simply a formal request from
16 the board to keep that nomination on the
17 list. You would just tell staff don't
18 remove that. But we wouldn't even
19 propose it for removal if there had been
20 board action in any of those four
21 meetings.

22 We picked four meetings just because
23 that's about a year. You generally have

1 to do some updated appraisal work
2 after -- if you get too far past a year.
3 So that's why we picked a year.

4 As to the short list, because you
5 don't have the delay I spoke about of
6 getting an appraisal, I mean, something
7 just comes on the short list, we would
8 say six meetings from first appearance
9 on the short list, and if there's been
10 no board activity -- which in the
11 short-list world would mean there had
12 been no motions for first appraisals, no
13 requests to staff or landowners for
14 additional information or certain
15 action, or, again, simply a formal
16 request from this board that we would
17 really just like to leave that one
18 sitting there for whatever reason.

19 So using the four-meeting no board
20 activity for appraised nominations and
21 six meetings with no activity for short
22 list, we would propose at each meeting
23 telling the board, hey, pursuant to the

1 process, this is what would be up for
2 removal; we're removing these unless we
3 hear "stop/don't" from the board.

4 Now, if we implemented that
5 process -- you voted to implement that
6 process today -- again, you see the
7 result -- we would go ahead and take
8 those off. The biggest change in
9 process you would see -- frankly, when
10 it's on appraised nominations, it just
11 makes the sheet crowded, but for short
12 list it is important. Because if
13 something is sitting on a short list
14 because it did score high but for
15 whatever reason there's not been
16 initiative of the board to move forward,
17 it does sort of take a potential spot of
18 something else that could move up on the
19 short list. So I do think that is
20 important.

21 But if the board likes that process
22 and also wants us to implement it as of
23 now so your next meeting will have

1 reduced lists, we would need the motion
2 at the bottom of the page. But let me
3 ask if there are any questions about
4 that.

5 MR. SATTERFIELD: Mr. Chairman?

6 COMMISSIONER BLANKENSHIP: Mr. Satterfield.

7 MR. SATTERFIELD: For purposes of discussion,
8 I would make the motion that's included
9 in the report so we can move forward
10 with any discussion.

11 MR. BALL: Second that.

12 COMMISSIONER BLANKENSHIP: So the motion would
13 be by Mr. Satterfield that the board
14 approve staff to proceed with
15 implementation of the process to remove
16 long-standing appraisals and short-list
17 nominations with no board activity as
18 outlined in the memo dated January 23,
19 2018. In addition, the board approves
20 immediate removal of the highlighted
21 nominations identified in said memo.

22 That was moved by Mr. Satterfield
23 and seconded by Mr. Ball. Is there any

1 other discussion?

2 MR. SATTERFIELD: Mr. Chairman, if I could
3 speak to the motion.

4 COMMISSIONER BLANKENSHIP: Yes, sir.

5 MR. SATTERFIELD: This idea was brought up at
6 the last meeting by Mr. Cauthen, and I
7 supported that idea because each time we
8 have all these projects which have been
9 languishing. And as staff has said,
10 having some of these old ones on the
11 list that have been on there -- five,
12 six, seven years old that haven't moved
13 just keeps other projects from moving up
14 on the priority list in terms of the
15 potential short list. The same way with
16 the ones that have been nominated for
17 appraisal but for some reason haven't
18 moved in the last three or four years.

19 And I think it's challenging enough
20 to prepare for these meetings for each
21 of us who are on the board without
22 having to go back and review all of
23 those old nominations which have

1 obviously lost interest for whatever
2 reason. And I think this will make not
3 only our job easier but staff's job
4 easier, too, to sort of clean up some of
5 these old projects or nominations that
6 have been languishing out there so we
7 can really focus on the ones that are
8 important to our decision-making
9 process. And that's why I made the
10 motion.

11 COMMISSIONER BLANKENSHIP: Dr. Sims.

12 DR. SIMS: Will there be any communication to
13 the person who nominated the property?
14 Have you given that any thought?

15 MS. POWELL: We could certainly have a letter
16 that we send, one of our -- we'll make
17 it a new form letter that upon this
18 action let them know but then, also,
19 tell them they are free to resubmit at
20 any time the nomination in the original
21 or revised form or whatever.

22 So, again, it won't prevent anything
23 from going -- you know, from coming back

1 up. And, again, if y'all want something
2 to just stay because you like its
3 potential, you just tell us that at each
4 meeting. We'll go through one by one
5 and you can tell us.

6 COMMISSIONER BLANKENSHIP: Any other
7 discussion?

8 (No response.)

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

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

13 COMMISSIONER BLANKENSHIP: Any opposed?

14 (No response.)

15 COMMISSIONER BLANKENSHIP: None opposed.

16 Motion carries.

17 Coldwater Creek Complex.

18 MS. POWELL: And we're not asking for any

19 motion from the board today on this.

20 There's not necessarily any action

21 required except that this is an easement

22 request --

23 COMMISSIONER BLANKENSHIP: 5-B.

1 MS. POWELL: I'm sorry. 5-B.

2 COMMISSIONER BLANKENSHIP: I apologize.

3 MS. POWELL: No. That's my fault.

4 -- a request that we received from
5 an individual adjacent to the Coldwater
6 Mountain Complex. That's one of our
7 properties that is well known for its
8 biking opportunities.

9 You will see both in your packet at
10 5-B and in your green folder at 5-B --
11 the 5-B is just supplemental. I had
12 asked the landowner to -- so we wouldn't
13 misrepresent anything, to give me
14 something in writing that described to
15 the board the reasons why the request
16 for this access right of way was being
17 made. So that's what you see in your
18 green folder.

19 In essence, the landowner, Clint
20 Payne, is asking for a deeded
21 60-foot-wide access easement. You'll
22 see the map attached to 5-B that was in
23 your original packet. This covers

1 approximately 1.1 acres of land as
2 proposed. As implemented, I can't say
3 that it wouldn't require a little more
4 acreage, but we don't think it would
5 exceed 2.5 acres.

6 He wants to put in a road and some
7 utilities that would be aboveground
8 utilities. He says he's been unable to
9 gain access from adjacent landowners.
10 He's willing to cover the cost of the
11 appraisal and some survey work that
12 would be needed consistent with the
13 request.

14 MR. RUNYAN: Ms. Powell, looking at the map,
15 the shortest distance would be right
16 down the property line. Is there any
17 way instead of having an easement with
18 utilities running through the parcel we
19 could look at perhaps an easement just
20 straight --

21 MS. POWELL: And I'll confirm -- I'll confirm
22 with Doug. But I believe staff did go
23 on site and the reason it's that manner

1 is -- it may not end up exactly that,
2 and we would try to straighten it as
3 much -- but there are some terrain
4 issues coming through there that are
5 going to keep it from being just a
6 straight line down the property line.
7 We would lessen it to the extent that we
8 could, but you're not -- if we were to
9 grant this, it wouldn't be able to be a
10 straight line.

11 MR. WRIGHT: Patti, what would happen to the
12 timber and all that's on there?

13 MS. POWELL: Well, any damage or any timber
14 taken, we would have to be compensated
15 for that, any damage in putting -- this
16 would be putting in a road and it would
17 be some aboveground utilities.

18 And this is something we can just
19 table to the next meeting. But I did
20 not want to indicate -- have the
21 landowner do any work such as toward a
22 survey or toward an appraisal without
23 some feedback from the board. And that

1 was -- again, we're not looking for
2 approval, but I just didn't want to
3 spend time on this if this created any
4 issues. But we have not -- this can --
5 we can discuss it at the next meeting.

6 MR. WRIGHT: Who would actually choose this
7 right of way? Would Forever Wild and
8 Doug's group choose --

9 MS. POWELL: You mean the path?

10 MR. WRIGHT: The path.

11 MS. POWELL: We would have final authority
12 over that, yes.

13 MR. HORN: It's probably recommended by the
14 utility that's running the line there
15 would be my guess.

16 MS. POWELL: I'm just saying that -- and it
17 may not look exactly like this, but the
18 simplistic straight line -- because I
19 asked that too -- is not going to be a
20 possibility.

21 So I just will tell you up front
22 there's going to be -- now, from the
23 staff's evaluation, we don't think that

1 the right of way would result in any
2 impact to the current public usage of
3 the tract or anything else or habitat as
4 long as it's routed this way. So we've
5 done that analysis. But there would be
6 more work that would have to be done to
7 give you an exact path. But, again, it
8 won't be straight.

9 MR. JONES: Have we historically -- has
10 Forever Wild historically done things
11 like this for private use on public
12 land?

13 MS. POWELL: We have certainly -- we have
14 done --

15 MR. JONES: So there's precedent?

16 MS. POWELL: We evaluate each right-of-way
17 request. The constitutional amendment
18 gives this board the authority to
19 transfer this type of an interest upon,
20 you know, vote and upon being
21 compensated for whatever interest -- the
22 value of the interest that we would be
23 giving up.

1 You know, we try to balance being a
2 good neighbor where we can. Therefore,
3 we consider all requests, and we take
4 them seriously. There are some,
5 frankly, the staff rejects pretty
6 outright because there would be a
7 habitat impact or would impinge somehow
8 the recreation on the tract and we know
9 it's a "no" and we just say "no."

10 This one, although not as simple as
11 a straight line, technically does not
12 impact public usage or habitat, but it
13 does also involve construction and
14 aboveground utilities. And so there's
15 that aspect. But we do consider them --
16 staff brings whatever we think might
17 could be done to the board for
18 consideration.

19 MR. CAUTHEN: Patti, are we the only way he
20 can get in there or the best way he can
21 get in there?

22 MS. POWELL: We asked that question too.

23 That's why you'll see the email that's

1 Tab 5-B in your green folder.

2 Mr. Payne said that he has made
3 efforts with the adjacent landowners,
4 but I would -- you can read 5-B for his
5 exact description. But he doesn't
6 believe he's going to be able to get
7 permission from the other adjacent
8 landowners.

9 And his plan for the property is to
10 create a rustic campground with a
11 pavilion and sleeping cabins and a
12 shower house with rest rooms. And he
13 chose this property because of the
14 proximity to the bike trails.

15 Anyway, so, again, this was before
16 you because we didn't reject it
17 outright.

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

20 MR. SATTERFIELD: Mr. Chairman, I have a
21 question.

22 If this -- this would create a
23 triangular piece of property that would

1 be isolated from the rest of the Forever
2 Wild holdings. What would that -- what
3 impact would that have on that Forever
4 Wild property? Because it would no
5 longer be contiguous with the rest of
6 the property in terms of habitat or use
7 or whatever. It'd just be sort of
8 sitting out there without people being
9 able to use it.

10 MS. POWELL: Right. And staff did -- due to
11 the size -- you know, the distance, the
12 size, and the configuration of the tract
13 and the bike trails on this tract, we
14 believe -- we don't think there's going
15 to be a serious impact to the physical
16 usage of this tract. Anytime you do
17 this, yes, you are transecting your
18 tract. But in looking at the
19 interruption of what we do on that
20 tract, it didn't cause that problem.
21 But that is -- and if we had found that,
22 we wouldn't have brought it before you.
23 Whether you want to do it or not is

1 another question, but it doesn't impinge
2 the habitat or the recreation because of
3 where it is on the tract.

4 COMMISSIONER BLANKENSHIP: So if it pleases
5 the board, I think we could ask the
6 staff to work with the landowner that
7 has made this request and to come back
8 at the next meeting with a suggestion
9 that addresses all of these where --
10 including whether the board could
11 consider just selling that little --
12 that whole piece right there to him
13 because it does impact the entire
14 property.

15 MS. POWELL: And we would check --

16 MR. SATTERFIELD: That was my idea. If you're
17 going to -- just sell him what he wants
18 as an easement plus that triangle, sell
19 him that property and carve it out of
20 the Forever Wild property, and then that
21 solves the problem.

22 COMMISSIONER BLANKENSHIP: If it pleases the
23 board, if they could come back -- if

1 staff could come back at the next
2 meeting --

3 MS. POWELL: We'll engage and check
4 willingness into that -- as to what that
5 option is, and we can bring that back.

6 I think the next few items I'm going
7 to let Doug cover, I think.

8 COMMISSIONER BLANKENSHIP: We have three items
9 that will go pretty quickly, I think,
10 some updates from some previous issues
11 with Crow Creek, Broomtown, and our new
12 vessel tags.

13 MR. DEATON: Yes, sir. At the last meeting
14 the board motioned to get an updated
15 appraisal on the Skyline WMA-Crow Creek
16 Valley Addition to represent the
17 Wildlife portion and the Forever Wild
18 portion so we could get the values there
19 for the match. Since that time I've
20 been in contact with Mr. Blackwell, the
21 owner. He said that he had a
22 purchase-option agreement on his
23 property. It expires at the end of

1 February. So considering that
2 information, I held off on the expense
3 of the appraisal until we find out where
4 that's in the process. So just a quick
5 update on that.

6 Also, at the last meeting I brought
7 to you guys a proposal from the
8 Broomtown Fire Department. They had
9 engaged with us about establishing a
10 volunteer fire station on our property.
11 Since that time they've decided to
12 withdraw their request.

13 The next item I'll cover is found in
14 Tab 5-F. And then, also, if you look in
15 your green folder, there's a Tab 5-F, a
16 visual that you could look at.

17 We've been contacted by ALEA, and
18 they've made it -- notified us of the
19 opportunity to have distinctive vessel
20 stickers for boat owners. They're
21 similar to what people have on their
22 car, like car tags. It would represent
23 what you see there in front of you. And

1 then those would become -- those would
2 be on sale starting April 1st. And as
3 the car tag does, a portion of that
4 revenue generated would come to the
5 trust fund.

6 Any questions on any of that?

7 MR. JONES: Do you have to sell -- I know like
8 on the car tags they have to sell like a
9 minimum of a thousand before you can do
10 that. Is that --

11 COMMISSIONER BLANKENSHIP: No. On these a
12 bill was passed last year to create --
13 actually, two years ago to create the
14 distinctive vessel stickers. And so
15 anything that already had a tag -- a car
16 tag, they asked did we want to have
17 vessel stickers, and we said that we
18 did. Half of the money from that goes
19 to our state parks for all of these
20 vessel tags -- not just Forever Wild,
21 but all of them go to state parks, and
22 then half of the revenue above what it
23 costs goes to the organization. So if

1 you have a boat and you buy one of
2 these, half of the money goes to Forever
3 Wild and half of it goes to our parks.

4 MR. OATES: Quick question, Doug. The money
5 that comes in for car tags and for these
6 boat stickers, where does it -- where do
7 we use it? What do we do with that?

8 MR. DEATON: It goes into the trust fund,
9 acquisition portion of the program. So
10 it's used for acquisitions and other
11 things like that.

12 MR. OATES: Okay. Thank you.

13 COMMISSIONER BLANKENSHIP: Item number eight,
14 approval of the minutes from the
15 November 9th meeting. I think
16 everybody's had a chance to review
17 those. I hope you have.

18 MR. HORN: I move that we approve the minutes.

19 DR. WOODS: Second.

20 MR. CAUTHEN: I second that.

21 COMMISSIONER BLANKENSHIP: A motion by
22 Mr. Horn and seconded by Mr. Cauthen to
23 approve the minutes.

1 Any discussion?

2 (No response.)

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

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

7 COMMISSIONER BLANKENSHIP: Any opposed?

8 (No response.)

9 COMMISSIONER BLANKENSHIP: Our next meeting
10 will be May 10th. To date we haven't
11 received any suggestions from the board
12 members on a location for that meeting.
13 If anybody would like to make a
14 suggestion either today or feel free to
15 email me or Patti if you have an idea.
16 If not, we'll work with staff and select
17 a location for that meeting. But for
18 your calendars May 10th is when the
19 meeting will be.

20 MR. MORRISON: We would love to have y'all at
21 Tannehill. We have a beautiful event
22 center. You're welcome anytime.

23 COMMISSIONER BLANKENSHIP: All right. Thank

1 you, sir.

2 That's all we have on the agenda.

3 Is there a motion to adjourn?

4 DR. SIMS: So move.

5 MR. CAUTHEN: I make the motion.

6 MR. HORN: I second that.

7 COMMISSIONER BLANKENSHIP: We have a motion by

8 Dr. Sims and Mr. Cauthen. With no

9 objection, we are adjourned. Thank you.

10 (Meeting adjourned at

11 approximately 1:04 p.m.)

12 * * * * *

13 REPORTER'S CERTIFICATE

14 * * * * *

15 STATE OF ALABAMA:

16 MONTGOMERY COUNTY:

17 I, Tracye Sadler Blackwell, Certified
18 Court Reporter and Commissioner for the State of
19 Alabama at Large, do hereby certify that I reported
20 the foregoing proceedings of the Forever Wild Board
21 Meeting on February 8, 2018.

22 The foregoing 154 computer-printed pages
23 contain a true and correct transcript of the

1 proceedings held.

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

5 This 14th day of April 2018.

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Tracye Sadler Blackwell
ACCR No. 294
Expiration date: 9-30-2018
Certified Court Reporter
and Commissioner for the State
of Alabama at Large