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**MINUTES OF THE
FOREVER WILD BOARD MEETING
Little River Canyon Center
Fort Payne, Alabama
May 12, 2016**

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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 Little River Canyon Center, 4322
Little River Canyon Parkway, Fort Payne, Alabama,
on Thursday, May 12, 2016, commencing at
approximately 10:10 a.m.

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1 **BOARD MEMBERS PRESENT:**

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

14 * * * * *

15 COMMISSIONER GUY: Welcome, everyone. My name

16 is Gunter Guy, and I'm the chairman of

17 the Forever Wild Board of Trustees. And

18 at this time I would like to call to

19 order our meeting of May 12, 2016, and

20 have a roll call of our board members so

21 that I may confirm for the minutes that

22 we have a quorum to do business. So, if

23 you would, please indicate verbally that

you are present when I call your name.

Mr. Greg Pate?

MR. PATE: Here.

1 COMMISSIONER GUY: Dr. Michael Woods?

2 DR. WOODS: Here.

3 COMMISSIONER GUY: Dr. Lori Tolley-Jordan?

4 DR. TOLLEY-JORDAN: Here.

5 COMMISSIONER GUY: Dr. Patricia Sims?

6 DR. SIMS: Here.

7 COMMISSIONER GUY: Mr. Sonny Cauthen?

8 MR. CAUTHEN: Here.

9 COMMISSIONER GUY: Mr. Charles Ball?

10 (No response.)

11 COMMISSIONER GUY: Mr. Russ Runyan?

12 MR. RUNYAN: Here.

13 COMMISSIONER GUY: Mr. Leo Allen?

14 MR. ALLEN: Here.

15 COMMISSIONER GUY: Dr. Gary Hepp?

16 DR. HEPP: Here.

17 COMMISSIONER GUY: Mr. Butch Ellis?

18 MR. ELLIS: Here.

19 COMMISSIONER GUY: Mr. Horace Horn?

20 MR. HORN: Here.

21 COMMISSIONER GUY: Mr. Jim Porter?

22 MR. PORTER: Here.

23 COMMISSIONER GUY: Dr. John Valentine?

1 (No response.)

2 COMMISSIONER GUY: Dr. Warren Strickland?

3 (No response.)

4 COMMISSIONER GUY: And, of course, I am
5 present, and we do have a quorum. I
6 believe we have 12 of the 15 members, so
7 if the record would so reflect.

8 Again, welcome, everybody, to the
9 Little River Canyon Center. And we're
10 very happy to be here to have this
11 Forever Wild Board Meeting.

12 Before we get started, I want to
13 briefly thank the Canyon Center for, you
14 know, having us here, allowing us to
15 have this meeting in this beautiful
16 facility. I want to thank Mr. Pete
17 Conroy, director of Jacksonville State
18 University Environmental Policy and
19 Information Center.

20 Pete, did you want to say just a
21 brief -- anything brief this morning to
22 everyone?

23 MR. CONROY: Good morning. It's an honor to

1 have everybody here. I was reflecting
2 last night when we had the little
3 reception that we go way back. And I
4 was on the initial establishment
5 committee with Governor Hunt and then
6 served six years on the board. And it's
7 just a wonderful, wonderful program. We
8 all love Forever Wild. It's a model for
9 how all things in Alabama should work.
10 But thank you for being here and all the
11 best for a successful meeting.

12 COMMISSIONER GUY: Thank you, sir.

13 I also want to thank our board
14 member, Dr. Tolley-Jordan, who is a
15 professor at Jacksonville State, who is
16 also a host today.

17 So, Lori, thank you very much for
18 being a host here at this great facility
19 and appreciate you helping put this
20 together very much.

21 So at this time are there any other
22 introductory comments by any board
23 members that they would like to make at

1 this time?

2 (No response.)

3 COMMISSIONER GUY: Okay. If not, I would like
4 to proceed with our public comments.

5 And have I gotten everybody, Jo,
6 gotten everybody we had outside?

7 MS. LEWIS: Yes.

8 COMMISSIONER GUY: So in no particular
9 order -- I'll try to put some together.
10 If there are some that are speaking on
11 the same subject and I don't call you at
12 the same time, if you'll just let me
13 know. But we have, it looks like, a few
14 speakers this morning.

15 So, if you will, come up to the
16 microphone. I would like to remind
17 everybody, as I usually do, that we do
18 have a court reporter here to take down
19 the minutes of the meeting and what you
20 say. So try to be -- try to speak
21 slowly.

22 And I think today -- you know, we
23 have a nice room here, and we probably

1 will not have to use the microphones if
2 you'll speak loud enough. But she'll
3 tell us if we're not. But I think we're
4 in a facility that won't require us to
5 have to use the microphones unless you
6 want to.

7 All right. I think that's all the
8 preliminary things I need to take care
9 of.

10 So the first person I have is
11 Stephan Tomlinson.

12 MR. TOMLINSON: Good morning.

13 COMMISSIONER GUY: Good morning.

14 MR. TOMLINSON: Stephan Tomlinson. I'm with
15 Natural Resources Group in Tuscumbia,
16 Alabama.

17 And I'd first like to thank all of
18 y'all for your help with the successful
19 conclusion of the last transaction we
20 had between a client of ours and Forever
21 Wild in northwest Alabama. So I think
22 that has worked out well for the benefit
23 of all involved.

1 This is a similar proposal that I'd
2 like to put before you, and I think it's
3 in part of your package. And you might
4 ask me to hold off until the
5 miscellaneous reports, and I'll give you
6 as much information as you want right
7 now or as little.

8 But this is regarding a 700-acre
9 tract that we manage and represent a
10 landowner for in northwest Alabama that
11 has four miles of boundary in common
12 with the wildlife management area that
13 Forever Wild has in Colbert County. It
14 is -- it controls access into a large
15 portion of what the state has. It is an
16 ideal fit, I think, in terms of your
17 management objectives.

18 Our client has recently purchased a
19 piece of property in Lauderdale County
20 that joins, I think, what you refer to
21 as the Potts tract in Lauderdale County,
22 and our conversations with Drew and Doug
23 and Chris indicate that there might be

1 some mutual benefit to swap those two
2 parcels.

3 So that's what I'm here to discuss,
4 and we can -- we can do it at your
5 leisure, whenever -- whenever it's going
6 to work in.

7 COMMISSIONER GUY: So what I was going to ask
8 you to do, Mr. Tomlinson, I think the
9 way we usually -- if you'll just go
10 ahead and discuss what you would like
11 for us to hear, and then our staff, I
12 think, will give us a report on that.
13 And then we may have additional
14 questions at that time.

15 MS. POWELL: And, Commissioner, I just want to
16 be sure with you facing forward -- can
17 everyone hear okay?

18 (No response.)

19 MS. POWELL: Great. I just wanted to
20 double-check. Thank you.

21 MR. TOMLINSON: This is -- this is a property
22 that's approximately 700 -- a little
23 over 700 acres that our client has. And

1 I think you have maps. We can get you
2 some if you don't. We brought some
3 extra.

4 But the maps sort of show exactly
5 why there's a benefit there. The Potts
6 tract that you have in Lauderdale County
7 is sort of isolated. It doesn't fit --
8 it's separated by what's called Second
9 Creek. And so physically it's in an
10 area different from your Lauderdale
11 County management area. And we would --

12 COMMISSIONER GUY: It's Tab 4-B in your
13 package.

14 MS. POWELL: There's also an updated map in
15 your green folder. And it's no
16 different. It's just -- it denotes the
17 acreage of each of the parcels on the
18 map.

19 MR. TOMLINSON: Our client's name is
20 Mr. Burgess, and so I'll just simply
21 refer to his parcel as the Burgess
22 tract. And the Potts tract is the
23 Forever Wild tract.

1 They're similar in nature.
2 Mr. Burgess has some merchantable timber
3 on his. There are some young shortleaf
4 plantations on the state property.
5 There are some 220 acres, I think, that
6 are also still under a timber
7 reservation with, I think, Southern
8 Timber Ventures, but it will expire in
9 2018.

10 And what we've discussed with the
11 staff at the Conservation Department is
12 an appraisal to establish value, a swap
13 between the two similar to what we did
14 with the Martin Timber Company proposal.

15 COMMISSIONER GUY: Okay. Any questions for
16 Mr. Tomlinson at this time?

17 And, again, it's on the agenda a
18 little later.

19 (No response.)

20 COMMISSIONER GUY: Thank you, sir.

21 MR. TOMLINSON: Thank y'all.

22 COMMISSIONER GUY: All right. Andrew Schock.

23 Good morning, Andrew.

1 MR. SCHOCK: Good morning. I'm Andrew Schock
2 with The Conservation Fund. I
3 appreciate the opportunity to speak this
4 morning.

5 I wanted to speak on Terrapin Hill.
6 It's a project you heard about last
7 fall, and you have done a first
8 appraisal. I'd like the board to
9 consider a motion for a second appraisal
10 and purchase of the Terrapin Hill
11 project.

12 The project will continue to enhance
13 the southern terminus of the Pinhoti
14 Trail by adding a buffer, and, also, it
15 will help protect Weogufka Creek, which
16 is home for some very significant
17 aquatics.

18 There was a question at the last
19 meeting when I presented about this
20 project when you all decided to do the
21 first appraisal whether or not the
22 county supported the project. I'm
23 pleased to say --

1 I don't know, Doug, if they have a
2 letter now.

3 But we have received a letter from
4 the county commission saying that they
5 support the acquisition of -- by the
6 state of these lands for the Pinhoti
7 Trail and they appreciate that in the
8 long-term it will provide economic
9 development opportunities for the
10 county. So I'd appreciate your moving
11 forward with the second appraisal and
12 purchase of this property.

13 COMMISSIONER GUY: All right. Any questions
14 for --

15 MS. POWELL: We haven't received a copy of
16 that yet.

17 MR. SCHOCK: Right. I sent it to Doug last
18 night, so --

19 MS. POWELL: By e-mail or --

20 MR. SCHOCK: Yeah.

21 MS. POWELL: Okay. Great.

22 COMMISSIONER GUY: So we'll need to see that.
23 If you can get maybe a copy run or

1 something, I think it would be helpful
2 to the board to see that. I'm not
3 saying it doesn't exist. I just --
4 I think we need to distribute that if we
5 can.

6 Any other questions of Andrew?

7 Yes, Ms. Tolley --

8 DR. TOLLEY-JORDAN: So this is not in our
9 packet?

10 MS. POWELL: There's no additional
11 information. It's -- there's no special
12 information.

13 COMMISSIONER GUY: There was a first appraisal
14 on it.

15 MR. SCHOCK: I'm happy to answer any questions
16 relative to it if you have any.

17 COMMISSIONER GUY: So just because it's always
18 nice to refresh, even for myself -- I'm
19 familiar with it, but -- so, Andrew, you
20 know, I discussed the fact that, you
21 know, the Coosa County Commission had
22 come and met with us and talked to us
23 about it. I do remember that there were

1 a number of -- a number of them that
2 were interested in some aspects of
3 Forever Wild work still being done in
4 their county whereas maybe there were
5 some other things they weren't
6 interested in.

7 MR. SCHOCK: Right.

8 COMMISSIONER GUY: And so I do remember this
9 being something they mentioned, the
10 trail.

11 MR. SCHOCK: Yes.

12 COMMISSIONER GUY: Can you just -- so who have
13 you talked with there, and could you
14 just give me a little more detail of
15 that part of that discussion?

16 Because I want to be real sensitive
17 to them based on the meeting we had and
18 that I've shared with some of the board
19 members that they were concerned about
20 taking property off tax roll.

21 MR. SCHOCK: Right. I'd be happy to just talk
22 about it now.

23 COMMISSIONER GUY: Just give us an overview,

1 please.

2 MR. SCHOCK: The letter, I think, too, will
3 help. I mean, they clarified in the
4 letter their position.

5 I mean, I've talked with and met
6 with the probate judge and the chairman
7 of the county and the county
8 administrator. The letter is from the
9 entire commission. They are
10 interested -- they see economic benefit
11 to the Pinhoti Trail and having the
12 southern terminus of the Pinhoti Trail
13 and a quality southern terminus of the
14 Pinhoti Trail in Weo -- or in Coosa
15 County.

16 What they continue to be concerned
17 with, frankly, is the state acquiring a
18 lot of land in the county. They
19 recognize economic development
20 opportunities, but they are concerned
21 about the state acquiring a lot of land.
22 They see the economic opportunities for
23 the Pinhoti Trail. That is why they are

1 supporting the state's acquisition of
2 these lands for the Pinhoti Trail.

3 COMMISSIONER GUY: Okay. Thank you.

4 Any other questions?

5 (No response.)

6 COMMISSIONER GUY: Thank you, Andrew.

7 Appreciate it very much.

8 MR. SCHOCK: All right. Thank you.

9 COMMISSIONER GUY: Mr. Dan Dumont.

10 MR. DUMONT: Thank you, Commissioner, members
11 of the board.

12 COMMISSIONER GUY: Good morning, Dan.

13 MR. DUMONT: I'm here today to speak on behalf
14 of the Wolf Bay project. I'm
15 representing the J.L. Bedsole Foundation
16 in Mobile that owns the land. I'm with
17 the Alabama Forest Resources Center in
18 Mobile.

19 This is a 569-acre tract that's sort
20 of a big peninsula that sits down into
21 the north end of Wolf Bay. It's got 2.6
22 miles of shoreline on Wolf Bay and the
23 two creeks that come down there, Hammock

1 Creek and Wolf Creek. It's an
2 absolutely fabulous place for all types
3 of birds. It's a great waterfowl site
4 there, and it's a great fishing point.
5 That's one of the prime places where
6 people fish around there.

7 Wolf Bay was the first "Outstanding
8 Alabama Water." And this tract -- this
9 large wetland tract, I think,
10 contributes to the water quality of Wolf
11 Bay, and we certainly want to see that
12 maintained. The tract was designated as
13 a geographic area of particular concern
14 in the Alabama Coastal Area Management
15 Plan and is recognized as a Gulf Coast
16 Ecological Management Site by the Gulf
17 of Mexico Program.

18 So this is a tract that sort of
19 ticks all the boxes for what you would
20 want in a nature preserve in a coastal
21 area. You know, it's got -- it sort of
22 grades from needlerush marsh through
23 forested wetlands, you know, up into the

1 uplands. So there's room if we ever had
2 a sea-level rise, you know, for the
3 marsh habitat to migrate, you know,
4 upland, uphill.

5 I wanted to mention, though, that
6 there is about 60 acres of land that's
7 been farmed in the past on this tract,
8 and -- but we've recently been informed
9 the Bedsole Foundation was letting a
10 neighboring farmer farm it, but the
11 deer -- there's so many deer in this
12 area. They killed 130 deer off that 60
13 acres on crop depredation last year.

14 And so the farmer said that he just
15 can't make it. So he's giving up
16 that -- he doesn't desire to farm it
17 anymore. So, you know, there won't be
18 any farming on it going forward. I
19 think the Bedsole Foundation's plan
20 would be to probably plant that in
21 longleaf.

22 But the purchase price is \$3 million
23 and -- which is a discount to the

1 appraised value that we have. Any
2 questions?

3 COMMISSIONER GUY: Any questions for
4 Mr. Dumont?

5 (No response.)

6 COMMISSIONER GUY: We have a quiet board. I
7 want to ask you one.

8 MR. DUMONT: Okay.

9 COMMISSIONER GUY: A couple.

10 So I know the appraised -- the
11 appraisal you have is -- you're saying
12 that's a discount. Obviously, we would
13 have to get an appraisal, but --

14 MR. DUMONT: Sure.

15 COMMISSIONER GUY: So that's a pretty good
16 price per acre.

17 MR. DUMONT: Yes. But I will say that of all
18 the coastal tracts that you've got in
19 the NOAA portal, in the state portal,
20 it's the cheapest one by far. I mean,
21 some of those are, you know, 50, \$60,000
22 an acre. This one is about \$5,000 an
23 acre.

1 Some of the -- this property used to
2 be part of a thousand-acre tract, and
3 before we were able to acquire this from
4 the Bedsole Foundation, they sold the
5 part across on the creek on the east
6 side. And some of those lots over there
7 sold for \$87,000 an acre.

8 So you can see it's in that area
9 of -- you know, you can see the Gulf
10 State Park from this land. It's just
11 north of that across the bay. And, you
12 know, it's just --

13 COMMISSIONER GUY: I guess I was just -- I
14 guess I was just saying there's 458
15 acres here, it says, of forested
16 wetlands and needlerush marsh. So I
17 guess I was thinking that was --

18 MR. DUMONT: Right.

19 COMMISSIONER GUY: I need to start acquiring
20 some more of that for myself down there,
21 I guess, if I could afford it.

22 And then next, Dan, if you don't
23 mind me asking, I looked briefly at the

1 map. I'm sorry. I didn't study it. It
2 says also in your report, which I very
3 much appreciate -- it says it could
4 support public access and multiple
5 recreational and research activities.

6 MR. DUMONT: You know, I think it would be a
7 fabulous place to have trails, and,
8 also, bowhunters would -- I don't know
9 if y'all remember the Gulf State Lodge
10 that was down there. It was an old
11 historic kind of lodge down there. And
12 there was huge whitetail deer heads down
13 in that place, and most all of those
14 deer came off of this tract. I think
15 you could -- you could, you know, have
16 some wonderful bowhunting there.

17 I mean, we let -- we let a local
18 guide hunt it now, and he limits himself
19 to two -- two big eight-points a year,
20 which he's killed every year since we've
21 owned it. So it's a fabulous hunting
22 spot.

23 COMMISSIONER GUY: Is there a road that goes

1 down to it that --

2 MR. DUMONT: Oh, yeah. There's a blacktop
3 road. There's a blacktop road around
4 three sides of it. It's right down next
5 to -- next to the Baptist boys camp on
6 Baptist Camp Road, and there's three
7 paved roads that go to it.

8 COMMISSIONER GUY: All right. That's all the
9 questions I have. Does anybody else
10 have any questions?

11 Yes, sir. Go ahead.

12 MR. HORN: Dan, on the 60, 65 acres of
13 farmland, is that a combination -- a
14 combination of pastureland and row crop?

15 MR. DUMONT: It had been in pasture for a long
16 time. They actually let one of the
17 other neighbors that had a -- when their
18 daughter was young, they had part of it
19 fenced in and had horses on there. But
20 their daughter has graduated and gone
21 away, and so they did away with that.

22 Then the local farmers wanted to try
23 to make a crop on it. So about the

1 three years, I think, we've let them --
2 let them farm it. But they just say --
3 you know, it's down so close to the
4 coast. It's not the very best, you
5 know, agricultural land in Baldwin
6 County, and the deer there just -- you
7 know, are devastating on their crops.
8 So it's not a prime farm spot. Let's
9 put it that way.

10 MR. HORN: Yeah. Thank you.

11 MR. DUMONT: Thank you.

12 COMMISSIONER GUY: Thank you, sir.

13 Chandler Graham.

14 MR. GRAHAM: Good morning. I'm here today
15 just to speak to y'all about the Uchee
16 Confluence tract -- that's, I think,
17 y'all's internal name. We refer to it
18 as BTJ Farms. I'm with
19 Larson & McGowin. We represent the
20 landowner on this tract. I just wanted
21 to speak with you briefly about it,
22 answer any questions y'all might have.

23 This tract is in north Russell

1 County, a little over 4700 acres.
2 There's plenty of maps in your package.
3 But it's a former industrial timberland
4 tract. The private owner has had this
5 property for three or four years and has
6 managed it for wildlife and timber.

7 The location of this property is
8 kind of ecologically significant in that
9 it's on kind of a fall line, the Fall
10 Line Hills of the Coastal Plain and
11 Piedmont region. Lots of habitat
12 diversity, soils diversity. A lot of
13 longleaf restoration potential on this
14 property in addition to the recreational
15 potential for the public.

16 So if y'all have any questions about
17 it or ...

18 COMMISSIONER GUY: Any questions for
19 Mr. Graham?

20 DR. WOODS: Yes. What's planted there?

21 MS. GRAHAM: That would be -- those are --
22 it's a former industrial tract. So
23 those acres are planted in pine. So

1 that's plantation pine. The acreages
2 range -- on the back sheet is kind of a
3 acres by age class graph. You can kind
4 of see how it's been laid out.

5 DR. HEPP: That piece of property that's
6 hatched that's inside the boundaries?

7 MR. GRAHAM: Those are some out ownerships
8 there. I think there is potential to
9 acquire those. The current owner has
10 not pursued that. But those are just
11 private ownerships.

12 The one on the north, I believe, is
13 about 160 acres, and that on kind of the
14 southeast side is maybe 80. They're
15 pretty -- they're local. I think they
16 all live in Columbus, Georgia.

17 This property is 30, 40 minutes from
18 downtown Auburn and then, you know, 30
19 minutes from Columbus, Georgia, so just
20 to give you an idea of proximity.

21 COMMISSIONER GUY: Give everybody just a
22 second. I was letting everybody -- they
23 were looking. So before I let you sit

1 down, I was going to see if there were
2 any more questions, Mr. Graham.

3 Yes, sir.

4 MR. HORN: You probably mentioned this. I'm
5 sorry if you did. But what's classified
6 here, the small acreage, as nonforest --

7 MR. GRAHAM: Yes, sir.

8 MR. HORN: -- what is that?

9 MR. GRAHAM: That would be anything from roads
10 to food plots, you know, just open areas
11 that are -- most of them right now --
12 about 52 acres is planted in some sort
13 of wildlife plot.

14 MR. HORN: Okay. Thank you, sir.

15 DR. TOLLEY-JORDAN: Do you know the last
16 time -- I was looking through here, and
17 you mentioned when it was last logged.

18 But I don't see it. Do you have any --

19 MR. GRAHAM: Okay. Yes. The -- since current
20 ownership is about three years, there's
21 been approximately 200 acres that's been
22 clear-cut. A portion of that is
23 undergoing currently. About half of

1 that was replanted in longleaf. And
2 then there's been probably 300 acres of
3 first thinnings that were done on some
4 of the loblolly plantations. So it's an
5 actively managed property.

6 DR. TOLLEY-JORDAN: When you say natural, what
7 do you define as natural?

8 MR. GRAHAM: That's just areas that were --
9 most of it's hardwood. So it's going to
10 be your stream zones, SMZs, and some
11 natural hill hardwood. It's just not
12 been converted into pine plantation.

13 There's a lot of -- this tract on --
14 it's based on the fall line. The south
15 portion of the tract tends to be a
16 little sandier, which was former
17 longleafs -- you know, natural longleaf
18 that over the tenure of the industrial
19 ownership was converted into sand pine
20 and loblolly. The current owner has
21 started to -- when those areas come up
22 for harvest, they're replanted in
23 longleaf. So there's some potential to

1 do some of that restoration work.

2 Gopher tortoise habitat. It's pretty
3 unique.

4 DR. HEPP: What does the habitat look like in
5 the flood plain there?

6 MR. GRAHAM: In the creek?

7 DR. HEPP: Yeah.

8 MR. GRAHAM: It's a typical creek bottom.

9 It's pretty flat. The creek in that
10 portion gets very braided, so that you
11 notice it's very wide. A lot of duck
12 habitat. Some of it is, you know --

13 DR. HEPP: Is it forested or is it --

14 MR. GRAHAM: It's a little bit of both. But
15 it's all timber. You know, some of it
16 is more of a beaver pond/duck pond
17 habitat, and then there's a portion of
18 it that has good bottomland hardwood.
19 It's young. It was probably harvested
20 at some point, you know, 25 to 30 years
21 ago. So, you know, it's -- and then
22 there are pockets of it that, for
23 whatever reason, weren't harvested. So

1 you have some older timber -- hardwood
2 timber in there.

3 DR. TOLLEY-JORDAN: Do you know on the
4 outparcel segments if they're -- what
5 sort of land use practice is done on
6 that? Like do they have cattle or --

7 MR. GRAHAM: There's no cattle. It's all
8 timberland. And it's pretty absentee.
9 So there's not a -- you know, there
10 is -- I know there's a group that hunts
11 a portion of that, but, I mean, it's --
12 it's just timberland.

13 COMMISSIONER GUY: Anyone else?

14 (No response.)

15 COMMISSIONER GUY: Thank you, Mr. Graham.

16 Appreciate it very much.

17 MR. GRAHAM: Thank you.

18 COMMISSIONER GUY: Terry Chance.

19 MR. CHANCE: I would like to thank the board
20 for taking the time with me. I'm Terry
21 Chance, president of the Canyon View
22 Forest Property Owners Association. We
23 have 200 lots over there. We only have

1 two full-time people down on the canyon,
2 I think, something like eight up where
3 we live on the mountain part.

4 I'm very "pro" Forever Wild, very
5 "pro" National Park Service, and very
6 "pro" Conservancy. And real quick -- I
7 don't want to take everybody's time. My
8 background is executive director of
9 Parks and Recreation in Madison, was
10 district president and on the state
11 board. So you can kind of see where I'm
12 coming from.

13 The only request I have, there's a
14 three-mile section from 35 down to what
15 we call before the management area. And
16 everybody uses that road, yet we're the
17 ones that have to keep it up. And my
18 question was, is there any way that we
19 may get a little help from -- on that
20 one section from the -- from y'all?

21 COMMISSIONER GUY: So I'm not familiar with
22 the property, but I'm sure we can -- I
23 can certainly get information for you,

1 Mr. Chance, unless somebody else is
2 familiar with it and can speak to it. I
3 apologize since I'm not familiar with
4 it.

5 MR. CHANCE: That's okay.

6 COMMISSIONER GUY: But if you would give the
7 information to Ms. Powell or some
8 others -- I don't know if it's a -- you
9 know, it might involve our Wildlife
10 section. It may involve our Lands
11 section. And we have to figure that out
12 first, and then we could get back with
13 you with an answer of some kind.

14 MR. CHANCE: Sure.

15 COMMISSIONER GUY: I don't know that the board
16 could necessarily address it right now
17 unless somebody --

18 MR. CHANCE: We're not asking for an enormous
19 amount. Just a little help.

20 COMMISSIONER GUY: Sure.

21 MR. CHANCE: I did have one other question. I
22 heard this morning -- it's a rumor --
23 that over here -- I know -- and I think

1 you know where I'm talking about --
2 across the canyon, 861, a gentleman
3 mentioned to me they were going to start
4 cutting timber next week over there, and
5 I'm thinking the only people that would
6 authorize any timber-cutting would be
7 Forever Wild.

8 COMMISSIONER GUY: So I'm not familiar with
9 that either.

10 MR. CHANCE: Have you heard anything like
11 that?

12 COMMISSIONER GUY: I'm looking at my staff
13 folks, and nobody is nodding their head
14 in the affirmative.

15 So, again, I tell you what we could
16 do. If you would get with Ms. Powell or
17 some of her staff when we take a break
18 for just a second, we could try to get
19 you an answer.

20 MS. POWELL: And we'll double-check exact
21 ownership on exactly where you're
22 talking about, too, to double-check, but
23 it's not -- nothing on the Forever Wild

1 acreage.

2 MR. CHANCE: Okay. Yeah. It could be
3 private.

4 COMMISSIONER GUY: So it's very much
5 appreciated. You ask a question and we
6 want to make sure we get you a good
7 answer. But I cannot answer it as we
8 sit here, and I'm not sure -- it doesn't
9 look like staff is readily familiar with
10 the questions.

11 But I promise you we'll make every
12 effort to get to it and see. Because
13 sometimes it could be, you know, just
14 a -- somebody else that might think it's
15 our jurisdiction and it's not. So we
16 often run into that.

17 MR. CHANCE: Well, I appreciate y'all taking
18 the time. I'm sorry.

19 COMMISSIONER GUY: Go ahead, Leo.

20 MR. ALLEN: That road you was mentioning, is
21 it on private property?

22 MR. CHANCE: No, sir. The first --

23 MR. ALLEN: Is it yours?

1 MR. CHANCE: The first section here -- no,
2 it's not on private property.

3 The first section is actually
4 National Park Service. I have to ask
5 Steve. I don't --

6 MR. ALLEN: Well, would it be a state road or
7 a county road?

8 COMMISSIONER GUY: That's what we need to find
9 out. We'll find out.

10 MR. CHANCE: It's basically a private road.

11 MR. ALLEN: Well, that's what I asked and you
12 said no.

13 MR. CHANCE: I'm sorry. Misunderstood you,
14 Mr. Allen.

15 MR. ALLEN: Well, that's fine.

16 MR. CHANCE: No. It's -- although it's used
17 by everybody on earth, it's still
18 considered a private road. It's the
19 most public private road you'll ever go
20 down.

21 MR. ALLEN: We've got something like that.

22 MR. CHANCE: You can relate.

23 COMMISSIONER GUY: So it may just be a

1 permanent easement. But we'll find out
2 that.

3 And then, Mr. Cauthen, you had a
4 question, I believe, sir.

5 MR. CAUTHEN: When you say you need a little
6 help, just quantify that.

7 MR. CHANCE: If we could just get maybe
8 Forever Wild to grade it twice a year.
9 Anything would help. Because, you know,
10 we don't bring in a lot of money over
11 there. And we try to keep that road up,
12 and it's kind of just a challenge.

13 MR. CAUTHEN: So you want in kind instead of
14 money?

15 THE WITNESS: In kind, yes, sir. In kind. No
16 money.

17 COMMISSIONER GUY: He just wants somebody that
18 has a good grader or something to keep
19 it up.

20 MR. CHANCE: Exactly.

21 COMMISSIONER GUY: So we'll find out that.
22 Because, again, you've got a lot of
23 different interests here.

1 MR. CHANCE: Sure.

2 COMMISSIONER GUY: And we need to find out if
3 any of us even have any jurisdiction
4 over that particular road. We'll find
5 out and --

6 MR. CHANCE: I appreciate your time. And,
7 like I say, the best program we got
8 going in this state.

9 COMMISSIONER GUY: Well, thank you, sir.

10 MR. CHANCE: And I appreciate everything you
11 guys do. Same with the National Park
12 Service and Conservancy. Any way I can
13 ever help, let me know.

14 COMMISSIONER GUY: Thank you, sir.

15 MR. CHANCE: Thank you.

16 MS. POWELL: Commissioner, if it's okay, I'll
17 connect Mr. Chance with Galen.

18 If you'll raise your hand.

19 He's with our State Lands Division.
20 And then Chuck Sykes will help you from
21 the Wildlife and Freshwater Fisheries
22 Division. So while we're in our
23 executive session, y'all can maybe

1 gather some information and help us come
2 back to the board with a report. Thank
3 you.

4 MR. CHANCE: Okay. Thank you. Appreciate it.

5 COMMISSIONER GUY: Thank you, Ms. Powell.

6 All right. Chad Scroggins.

7 And we have two people speaking on
8 this. I believe it's the same -- is it
9 the same?

10 I've got Austin Landry. Is Austin
11 Landry here? Are you speaking on the
12 same thing that Mr. --

13 MR. LANDRY: Yes.

14 COMMISSIONER GUY: Okay. So it doesn't matter
15 which order. I'm just saying --
16 proceed, but I didn't want to call them
17 out of order of maybe what y'all
18 intended to do.

19 MR. SCROGGINS: Thank you, Commissioner Guy
20 and board. My name is Chad Scroggins.
21 I am with Shelby County. I am the chief
22 development officer for Shelby County
23 and the manager of development services.

1 We do a lot of projects in Shelby
2 County with the State Parks Division,
3 and they're familiar with our work. But
4 we're here today to request that you
5 consider the purchase of the Shades
6 Creek Addition, a 750-acre parcel that's
7 adjacent directly to the current -- the
8 current Forever Wild 450-acre holding.

9 Shelby County has 315 acres just
10 directly south on both sides of the
11 river there. As you know, Cahaba River
12 is a very, very valuable resource --
13 natural resource to the state of
14 Alabama. The number of species, the
15 biodiversity in that river is like none
16 other in the state. It's one of the
17 highest, if not -- it's the second
18 highest, from what I understand, in the
19 whole United States as far as
20 biodiversity that's in that river.

21 Being in the development services
22 office, I see firsthand how much
23 development occurs in Shelby County.

1 It's been the fastest-growing county for
2 about the past 30 years. Over that time
3 period -- most recently Baldwin County,
4 I believe, has crept up on us. But what
5 we know is, is that over time things
6 continue to develop and they continue to
7 spread out.

8 The biodiversity, the life and
9 offerings that this particular parcel
10 has on it is quite unique. It's got
11 pines. It's got hardwood bottoms that
12 all are adjacent to the river. But what
13 is also unique about this parcel is the
14 ability to -- and I'll scroll through
15 those -- the ability for the -- you can
16 see the Cahaba River there.

17 We've got it behind you. And I'm
18 sorry. I wish we had a screen out
19 front. But there's some pictures behind
20 you, if you choose to look, of the
21 different aspects of this parcel, the
22 hardwood bottoms there, the river that
23 runs through it.

1 The number of miles of river
2 frontage on this parcel -- this 750-acre
3 parcel is very unique as well. The way
4 the land lays out would allow for many
5 different uses of this parcel as far as
6 hiking, potential horseback riding,
7 whatever Forever Wild may be interested
8 in doing.

9 But we know it's a very unique area.
10 It's got a good road system in it. And
11 what's also unique -- and we'll get to
12 that last slide there. You'll see a
13 map. Or the next-to-last slide.

14 What's very unique is Shelby County
15 has about \$1.25 million that we're going
16 to invest into this road system coming
17 into it. That's County Road 251. The
18 purple there is the north boundary of
19 our park. Below the river is the south
20 boundary of our park. Right now we are
21 just making plans on what to do in our
22 park to have hiking and horseback trails
23 on our portion.

1 But this County Road 251 is coming
2 down -- the proposed land is to the far
3 left or to my far left, the light-shaded
4 750 acres. You can see where Shades
5 Creek comes in in the very far left of
6 that map. The map that you have there
7 as well shows a similar amount of detail
8 to where the 750 acres is.

9 But the road system -- we're going
10 to spend \$760,000. And we've just
11 released a bid, about to accept and
12 award that bid to have access to the
13 beginning of Forever Wild's green 450
14 acres that's on this map. And then it
15 will eventually come down into Shelby
16 County's park system.

17 All in all, we're going to spend
18 \$1.25 million. Because of the current
19 road system and the access that the
20 residents and users of this particular
21 parcel could have, we feel like the
22 improvement of this road is certainly a
23 significant asset. We've already

1 acquired the right of way from the
2 University of Alabama, and this project
3 will be -- and, actually, this 750 -- or
4 \$60,000 of road access improvements will
5 be done this summer.

6 So we encourage you to consider the
7 purchase of this additional 750 acres.
8 It's a unique opportunity because, as
9 we've seen in other portions of Shelby
10 County, once the land is gone, it is
11 gone forever. And the biodiversity of
12 this particular parcel is quite unique.

13 I'll be glad to answer any
14 questions.

15 Yes, sir.

16 COMMISSIONER GUY: I have a question, but I'm
17 going to ask if any other board members
18 have a question first, Chad --
19 Mr. Scroggins. Excuse me.

20 (No response.)

21 COMMISSIONER GUY: So forgive me for -- I'm
22 not trying to be critical, but I was
23 looking at your legend here. And this,

1 what I'm pointing to, is the darker
2 green and the lighter green. Is it the
3 same parcel, or are those different
4 parcels?

5 Because on your legend it only shows
6 the lighter green --

7 MR. SCROGGINS: No, sir. That is all the same
8 parcel. I think it was originally
9 different parcels of landowners, but
10 it's the same tract.

11 COMMISSIONER GUY: Okay. So it includes
12 everything in the green?

13 MR. SCROGGINS: Yes, sir, everything in the
14 green. Yes, sir. Very good.

15 COMMISSIONER GUY: Thank you.

16 MR. ELLIS: Mr. Chairman?

17 COMMISSIONER GUY: Yes, sir, Mr. Ellis.

18 MR. ELLIS: It may not be appropriate now. I
19 can probably make it at a later time.
20 But I'd like to speak briefly in support
21 of this at some point in time. Would it
22 be better to wait or --

23 COMMISSIONER GUY: You may do it at any time

1 you want to, Mr. Ellis.

2 MR. ELLIS: What I'll say -- and while Chad is
3 here, Chad is -- heads our development
4 services in Shelby County. And as he
5 mentioned and alluded to and everybody
6 in the Department of Conservation will
7 confirm, Shelby County has a good
8 history -- probably the best history of
9 any county in the state -- of helping
10 the Department of Conservation with its
11 projects. We've spent a lot of money --
12 Shelby County has -- at the Oak Mountain
13 State Park. We've worked on projects,
14 still working on projects. And Shelby
15 County and the Shelby County Commission
16 is committed to this park.

17 MR. SCROGGINS: Absolutely.

18 MR. ELLIS: And they'll do it and they'll do
19 it right. They'll have -- all the
20 infrastructure will be paid for by the
21 county. Forever Wild won't be asked to
22 pay for any infrastructure. The county
23 is going to do the roads, going to do

1 the camping areas. We're going to build
2 a house down there for an attendant, a
3 game warden or a trooper or someone
4 that's single that wants to live just
5 before you get to the Forever Wild --
6 existing Forever Wild tract. And then
7 whatever Forever Wild will allow us to
8 do as far as building hiking trails,
9 riding trails, that sort of thing,
10 Shelby County -- that's a part of the
11 overall plan.

12 It's an exciting thing, and
13 everybody -- and this is the closest
14 area -- maybe the only area of this --
15 recreational area of this type available
16 to over a million people in central
17 Alabama; Jefferson County, Shelby
18 County, the cities of Pelham, Helena,
19 Alabaster, Montevallo, the University of
20 Montevallo. It's the closest thing they
21 have. There won't be anything like that
22 to those over-a-million people and maybe
23 not anywhere in the state. But it's

1 a -- we're very -- as you can tell, I'm
2 excited about it.

3 MR. SCROGGINS: Yes, sir. And Mr. Ellis is
4 correct. We're going to build a
5 caretaker's house off of the Forever
6 Wild property but at the gate area of
7 your current holdings to allow just some
8 type of security access. Hoping to
9 recruit a state trooper or a game
10 warden, at no cost to them, to actually
11 live there and have a presence. Thank
12 you.

13 DR. TOLLEY-JORDAN: I just have one quick
14 question.

15 MR. SCROGGINS: Yes, ma'am.

16 DR. TOLLEY-JORDAN: The Shelby County Wildlife
17 Management Area, are those wildlife
18 management areas in perpetuity, or can
19 they revert back to being sold --

20 MR. SCROGGINS: I believe it's a hundred-year
21 lease. I believe it's a hundred-year
22 lease.

23 COMMISSIONER GUY: Any other questions?

1 MR. ELLIS: I apologize. I'll be quiet the
2 rest of the meeting, Mr. Chairman.

3 COMMISSIONER GUY: You're fine.

4 MR. ELLIS: You'll be able -- if this thing
5 works out and we get this additional
6 tract, you'll be able to put a canoe in
7 on this park area, canoe all day long,
8 and take out within the park. You'll
9 have six, eight miles to -- over eight
10 miles of river within this recreation
11 and park area.

12 MR. SCROGGINS: Unique opportunity. Thank
13 you. Appreciate the opportunity.

14 COMMISSIONER GUY: Thank you.

15 MR. ELLIS: I'm not going to say anything
16 else, Mr. Chairman.

17 COMMISSIONER GUY: I'm glad we woke up the
18 board. I was worried.

19 Mr. Austin Landry. Good morning.

20 MR. LANDRY: Good morning. As I stated
21 before -- as was stated before, I'm
22 Austin Landry. I'm here representing
23 the Greater Alabama Council Boy Scouts

1 of America.

2 Several years ago I was here before
3 this board providing support for the
4 previous parcel of land that was
5 purchased in this same area. I'm here
6 again this morning to add additional
7 support to the purchase.

8 As many of you know, the most
9 memorable part of the Boy Scout
10 experience is its outdoor program. This
11 piece of property provides some -- a
12 wide range of opportunities for a wide
13 range of activities for the Boy Scouts.
14 It's rare to find something this close
15 in and this much property. As was said
16 earlier, the amount of mileage and
17 distance along the river you won't find
18 just about anywhere else.

19 So I'm here again to support the
20 purchase of this particular parcel of
21 land because it perfectly complements
22 what we already have in existence there
23 both at Shelby County, Forever Wild, and

1 on the northern side the University of
2 Alabama. Thank you.

3 COMMISSIONER GUY: Thank you, sir.

4 Any questions?

5 (No response.)

6 COMMISSIONER GUY: Thank you, sir.

7 Jeff -- I'm sorry -- is it Feet?

8 MR. FEET: Just like you walk on.

9 COMMISSIONER GUY: Okay.

10 MR. FEET: My name is Jeff Feet. I came up
11 here from Montgomery. I'm with the
12 Alabama Bicycle Coalition. I'm just
13 here to express our support as
14 bicyclists for the Wiregrass Rail Trail,
15 the project that you're looking at.

16 It is a fairly unique situation in
17 the state. It's unique for Forever
18 Wild. It's not the type of project, I
19 understand, that you normally
20 participate in. But it does have
21 connectivity with the state park and
22 some Forever Wild properties in the
23 Wiregrass that are very close. And it

1 also is a 47-mile long opportunity in a
2 very, very quiet part of the state that
3 could use that economic development.

4 You've seen the success of the Chief
5 Ladiga Trail up here, the trails over in
6 Elkmont, over in Chattahoochee Valley.
7 And so as bicyclists in the state, we
8 would just like to support that.

9 COMMISSIONER GUY: Thank you, sir.

10 Any questions for Mr. Feet?

11 (No response.)

12 MR. FEET: Thank you.

13 COMMISSIONER GUY: Thank you, sir. Have a
14 good day.

15 Mr. Paul Thomas?

16 Good morning.

17 MR. THOMAS: I'm here on behalf of communities
18 in Calhoun County. I'm dealing with the
19 property that has been previously
20 accepted, Coldwater Mountain. And
21 Anniston and several of the communities
22 there would like to see more
23 consolidation of that mountain.

1 If you look at a map -- I have a
2 large map that I can show you during a
3 break. But there are several pieces
4 missing in the interior, and it's jagged
5 on the outside as far as to the
6 acquisition of the property. And so we
7 have about 19 different contiguous
8 landowners that are willing to sell --
9 say that they will sell at appraised
10 value. And we also have a land --
11 contiguous landowner that is also
12 willing to donate into the package.

13 So we're asking the board's
14 permission if they would look at the
15 possibility -- we don't have a package
16 ready. We would like to see if we would
17 have your blessing to pursue it and try
18 and accumulate as many acreages around
19 that mountain and especially the
20 interior pieces for a trail system --
21 continuing the trail system.

22 I think it's one of the greatest
23 landmarks of this program in that it's

1 produced commerce with conservation.
2 And I'm very thankful for what y'all
3 did. And I was involved in the original
4 acquisition back -- I think that was 14,
5 15 years ago. But it's a great landmark
6 for the state of Alabama also. Thank
7 you.

8 COMMISSIONER GUY: Thank you. Before you
9 leave, any questions for Mr. Thomas?

10 So let me just say briefly, you
11 know, I appreciate -- and you talked
12 with me the other night at the reception
13 about it. And so when you say ask for
14 our blessing, you know, we would love to
15 hear from you. I mean, we can't make a
16 commitment to you, as you know, until --
17 but if there's interest in us looking at
18 that, we look forward to some kind of
19 package.

20 But, you know, I want to be clear
21 that, you know, I can't make a
22 commitment on it. You know, like I was
23 telling you the other night, the board

1 would have to just weigh what there is,
2 you know, what's being suggested. And
3 you know that because you've dealt with
4 this before.

5 MR. THOMAS: Right.

6 COMMISSIONER GUY: So I'm sure -- you can get
7 with Patti and the staff and talk to
8 them about that. And we would be happy
9 to review it as a board and consider
10 anything that you might put toward.

11 I think most everybody is familiar
12 with the trail up there. It is a good
13 economic -- good economic impact for
14 that area and has been successful. So
15 thank you for bringing it to the board's
16 attention.

17 Does anybody else have a question or
18 a comment?

19 Yes, sir, Mr. Horn.

20 MR. HORN: How much acreage is involved in
21 the -- what you're proposing?

22 MR. THOMAS: Right now we have -- would be 400
23 and about 20 acres that we have people

1 that are willing to sell. Total of 420.

2 MR. HORN: And that's 19 different --

3 MR. THOMAS: Right now it's 13 different
4 landowners that have definitely said,
5 hey, we definitely want to sell, willing
6 to sell for a reasonable price.

7 MR. HORN: Thank you.

8 MR. THOMAS: But it would be -- it wouldn't
9 be -- in the previous acquisition I had
10 purchased from Kimberly-Clark, and we
11 had Dr. Laws involved. So it was only
12 six acquisitions, you know, 14 years
13 ago. This would be probably -- we think
14 we'd be up to 22 different landowners
15 that would be involved.

16 MR. HORN: Thank you.

17 COMMISSIONER GUY: Any other questions?

18 (No response.)

19 COMMISSIONER GUY: Thank you, Mr. Thomas.

20 Appreciate you being here today.

21 Andrew Roberts.

22 Did I get the name right? Andrew

23 Roberts? Do y'all know --

1 MR. PORTER: He just stepped out.

2 COMMISSIONER GUY: Did he?

3 MR. PORTER: I don't know where he's going.

4 COMMISSIONER GUY: Since he's the last
5 speaker, would one of the staff mind
6 going and seeing if he's outside
7 possibly. I hate to ...

8 Thanks, Patti.

9 (Brief pause in proceedings.)

10 COMMISSIONER GUY: Mr. Thomas, while we're
11 waiting, do you mind if I ask you a
12 question?

13 I was trying to listen closely, but
14 I might -- the property that you're
15 looking at right now, is it contiguous
16 to the Coldwater --

17 MR. THOMAS: All of them are contiguous.

18 COMMISSIONER GUY: All of them are contiguous.
19 Okay.

20 MR. THOMAS: All of them. We're not looking
21 at anything that's not contiguous to the
22 property.

23 COMMISSIONER GUY: Okay. Thank you. That

1 answers that. Appreciate it very much.

2 So while we're waiting, I am going
3 to fill a little time here that I was
4 going to do earlier because I wanted to,
5 I guess, make a little personal
6 privilege here.

7 I haven't been up here in a while,
8 and I really enjoyed -- have been
9 wanting to come up here and enjoyed
10 coming up here early the other day. And
11 I got to stay at our DeSoto State Park,
12 and -- a couple of us did -- and got to
13 take in some of the park and the
14 beautiful scenery and all that. And I
15 wanted to thank Greg Lein, our Parks
16 director, who is here --

17 Greg, appreciate that.

18 -- Ken Thomas, who is our
19 superintendent here at DeSoto --

20 Ken, would you raise your hand.

21 -- and, also, Tim Haney, who works
22 over at Wheeler but also serves as kind
23 of the manager over the park system.

1 And all of the staff and everything
2 was wonderful. And I'm sure everybody
3 that lives in this area knows that. But
4 we just have a really good park, good
5 park staff, and I really appreciate the
6 hospitality. And everybody I talked to
7 loves it up here. So you must be doing
8 a good job and I appreciate it. Thank
9 you for doing that.

10 So I've about wasted all the time
11 that I can waste. If anybody else has
12 any comments they want to make, I'll be
13 happy to let anybody else speak.

14 Like I say, I hate it he's the last
15 person.

16 MS. POWELL: He'll be with us in a moment.

17 COMMISSIONER GUY: Okay. Sorry about that.

18 Okay, Greg. I'd be happy to
19 recognize you, Greg.

20 MR. LEIN: Are you aware that it's the 100th
21 anniversary of the National Park
22 Service?

23 COMMISSIONER GUY: I guess I am now.

1 MR. LEIN: It is. I just wanted to mention
2 that there's a lot of connectivity
3 between the National Park Service and
4 our State Parks, using DeSoto State Park
5 and Little River Canyon Preserve as a
6 good example.

7 DeSoto started out through a lot of
8 support from the Civilian Conservation
9 Corps, as did many of our parks. And,
10 you know, staff like Tim and Ken were
11 the stewards of those lands for decades.
12 And then when the idea of creating
13 Little River Canyon Preserve came along,
14 part of DeSoto State Park was actually
15 transferred to the National Park
16 Service.

17 And so we like to think of the fact
18 that our people for decades helped tame
19 the canyon and make it accessible and
20 usable for the public and get it in the
21 condition where it could actually be
22 transferred to the National Park Service
23 and achieve the status that it has

1 today.

2 And so I just wanted to share that
3 lovely story with the board this morning
4 in the setting that we're in. It
5 reminds us all of the connectivity that
6 our projects have and the fact that they
7 don't just -- like the nominations
8 you're hearing about today. Every one
9 of these special places has a beginning,
10 and then for years and years they
11 evolve, they mature, they improve, and
12 they become, by way of example, what
13 you're experiencing up here today. And
14 you've got a university that's committed
15 their financial resources to this
16 facility as sort of a gateway to all
17 these public lands. And so it's -- in a
18 way it's like Five Rivers down there in
19 the Delta and Gulf State Park being the
20 gateway to the Gulf of Mexico and all
21 those coastal resources. So I just
22 thought I'd share that.

23 COMMISSIONER GUY: Good. I think Mr. Cauthen

1 has a question or a comment for you.

2 MR. LEIN: I'd love to entertain some
3 questions.

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

5 If the National Park Service is a
6 hundred years old, how old is the
7 Alabama system?

8 MR. LEIN: That's a great question. We had
9 our 75th anniversary two years ago.
10 And, you know, I think our oldest
11 continuously operated park is Cheaha
12 State Park --

13 Is that right, guys?

14 -- another park that benefited from
15 the Civilian Conservation Corps. And,
16 you know, it's really neat to go into
17 these parks and see the old stonework.
18 You couldn't create that today. And
19 DeSoto had its own quarry -- it's still
20 there on our property -- where they
21 mined, you know, extracted the rock to
22 build the cabins and the gateways and
23 some of the old bridges in the park and

1 just some really neat, special history.
2 And we're proud to be stewards of all of
3 that.

4 COMMISSIONER GUY: Thank you, Greg.
5 Appreciate it.

6 MR. CAUTHEN: Thank you, Greg. Good comments.

7 COMMISSIONER GUY: I will say this. I didn't
8 know that Ken and Tim were that old. If
9 you've been stewards that long, then
10 you're holding your age good.

11 MR. LEIN: They're decades old.

12 COMMISSIONER GUY: So Mr. Roberts, I believe,
13 is back. Sorry about that.

14 MR. ROBERTS: Yes. Well, I apologize for
15 having to step out. I know your time is
16 valuable.

17 COMMISSIONER GUY: No, sir. We're okay.

18 MR. ROBERTS: And I certainly don't want to
19 waste it.

20 But I'm Andrew Roberts. I'm here to
21 represent Bob and Sharon Simmons. They
22 own a tract of land just down the
23 mountain here in Cherokee County, about

1 519 acres that adjoins a current holding
2 of Forever Wild. I believe Forever Wild
3 has about a 600 -- just-under-600-acre
4 tract there. It's my understanding that
5 it has no access to it; it's landlocked.

6 And this tract here would give it
7 county road frontage. It's got about
8 three-quarters of a mile of common
9 frontage with your current holding. And
10 I'm just here to bring it to your
11 awareness and hope that you will
12 consider it.

13 I know it was submitted in 2014. I
14 think an appraisal was done on it in
15 2015. And as of, I guess, the last --
16 I've heard that y'all have taken no
17 further action on it. So I would, you
18 know, be in support of maybe having a
19 second appraisal and maybe pushing
20 forward with a purchase, if possible.

21 COMMISSIONER GUY: Any questions of
22 Mr. Roberts?

23 Let me -- before you -- so there's

1 a -- just to clarify -- and I haven't
2 looked at it. Is there -- in the
3 package, is there a map still in there?

4 MS. POWELL: Well, because it's on the
5 appraisal list from the past, it's not
6 in the current map package for this
7 meeting. We can get that. But it's --
8 it's Indian Mountain-Simmons Addition
9 for those who may be looking for it.

10 COMMISSIONER GUY: Right. It looked familiar.
11 I just didn't know if the board wanted
12 to look at a map if it was still in
13 there.

14 MS. POWELL: It would not be in today's
15 packet.

16 COMMISSIONER GUY: That's okay. But we could
17 get it for them if they wanted it.

18 MR. ROBERTS: And I apologize for not bringing
19 that. I really didn't realize I was
20 going to be here until late notice,
21 but --

22 COMMISSIONER GUY: No. That's fine. That's
23 okay. And if the board needs to look at

1 that, we can get it to them. I was just
2 checking with the staff just to make
3 sure.

4 Any other questions?

5 (No response.)

6 COMMISSIONER GUY: Thank you, sir.

7 MR. ROBERTS: Thank you.

8 COMMISSIONER GUY: Okay. Is there anybody
9 else that wanted to speak that either
10 didn't sign up or signed up and I didn't
11 call their name?

12 (No response.)

13 COMMISSIONER GUY: So at this time it is
14 necessary by regulation for us to go
15 into executive session. And if the
16 board will bear with me, I must read
17 this so it will be appropriately put in
18 the minutes.

19 By regulation, appraisal values are
20 confidential during periods of
21 negotiation. Accordingly, in order to
22 discuss tract appraisal values, the
23 board will need to go into recess for an

1 executive session.

2 I will need a motion from the board
3 now to go into executive session.

4 MR. HORN: I move that we go into executive
5 session.

6 MR. ALLEN: Second.

7 COMMISSIONER GUY: All right, Mr. Horn.
8 Second by Mr. Allen.

9 At this time I will call your name,
10 and, if you would, please indicate your
11 vote on going into executive session.

12 Mr. Pate?

13 MR. PATE: Aye.

14 COMMISSIONER GUY: Dr. Woods?

15 DR. WOODS: Aye.

16 COMMISSIONER GUY: Dr. Tolley-Jordan?

17 DR. TOLLEY-JORDAN: Aye.

18 COMMISSIONER GUY: Dr. Sims?

19 DR. SIMS: Aye.

20 COMMISSIONER GUY: Mr. Cauthen?

21 MR. CAUTHEN: Aye.

22 COMMISSIONER GUY: Mr. Runyan?

23 MR. RUNYAN: Aye.

1 COMMISSIONER GUY: Mr. Allen?

2 MR. ALLEN: Aye.

3 COMMISSIONER GUY: Dr. Hepp?

4 DR. HEPP: Aye.

5 COMMISSIONER GUY: Mr. Ellis?

6 MR. ELLIS: Aye.

7 COMMISSIONER GUY: Mr. Horn?

8 MR. HORN: Yes.

9 COMMISSIONER GUY: Mr. Porter?

10 MR. PORTER: Yes.

11 COMMISSIONER GUY: And myself, aye.

12 So at this time the board will
13 recess into executive session for
14 approximately 20 minutes. And there's
15 a -- for the board members, some of the
16 staff will take us to our -- there's Jo
17 back there.

18 And for those in attendance, like I
19 say, we'll do our best to keep it to
20 about a 20-minute break, and if you'll
21 return in about 20 minutes, we'll
22 continue on with the rest of our agenda
23 and quickly get to discussions and other

1 reports.

2 So thank you. At this time we'll go
3 into recess.

4 **(Recess for executive session was**
5 **taken at approximately 11:08 a.m.**
6 **and the meeting was called back to**
7 **order at approximately 11:42 a.m.)**

8 COMMISSIONER GUY: At this time I'm going to
9 call the meeting back to order, and
10 we'll continue on with our program.
11 And at this time I'm going to call on
12 Ms. Powell to provide some information
13 under program status report.

14 MS. POWELL: Thank you, Commissioner.

15 For the board, your initial
16 financial information update is normally
17 under Tab 2, but you had an updated
18 version in your green folder that is
19 Tab 2 and it's headed financial
20 information, land trust adjustments.

21 What I would like to do is simply
22 run through the properties that are in
23 various stages of closing. We have

1 adjustments in closing. Those are
2 properties that are very actively in the
3 final stages of closing. You will then
4 see adjustments under negotiation.
5 Those are tracts that are not quite as
6 cooked as the ones in the adjustments in
7 the closing category but are nonetheless
8 tracts that this board has instructed
9 staff to proceed to closing with;
10 therefore, they are committed. So we
11 count those as committed funds in
12 calculating your available balance.

13 On the second page of that tab is
14 simply a list of projects that were
15 either -- or nominations/tracts that
16 were either closed or declined in the
17 last fiscal year and the current fiscal
18 year.

19 So, again, for the benefit of the
20 public, I'm going to run through the
21 tracts that are currently in the closing
22 process: That's Autauga WMA-Joffre
23 Addition, Autauga County; Guntersville

1 State Park-Stubblefield Mountain
2 Addition, Marshall County; Hinds Road
3 Outcrop-Miles, Etowah County.

4 MR. CAUTHEN: Patti, I'm not on the right
5 page.

6 (Brief interruption.)

7 MS. POWELL: Then we have the Dug Hill-West
8 Addition, Madison County; Autauga
9 WMA-Oak Grove Addition, Jackson County.

10 I was just reading. Obviously
11 Autauga is in Autauga County.

12 (Brief interruption.)

13 MS. POWELL: I'm sorry. We were consulting on
14 one thing.

15 Autauga WMA-Old Kingston Addition,
16 Autauga County; Autauga WMA Phase II,
17 Autauga County; Big Canoe Creek-Bettis,
18 St. Clair County; Henshaw Cove Addition,
19 Jackson County; Old Cahawba Prairie
20 Addition, Dallas County; Splinter Hill
21 Bog-North Addition, Baldwin County;
22 Skyline WMA-Little Coon Creek Addition,
23 Jackson County; Skyline WMA-Threwer

1 Point Addition, Jackson County; Weeks
2 Bay Reserve-Meadows Phase II Addition,
3 Baldwin County; Yates Lake-North
4 Addition, Elmore County; and Yates
5 Lake-Tapley Addition, also Elmore
6 County.

7 Taking together all the committed
8 tracts that we are working toward final
9 close on, the available balance that you
10 would have to work with is
11 \$19.5 million. That is within the
12 budgetary spending authority that we
13 talk about that's part of the state
14 budgeting process. So, again, you are
15 left with an unencumbered available
16 balance of \$19.5 million.

17 Yes, sir.

18 COMMISSIONER GUY: I'm sorry. So in the new
19 Tab 2 -- and maybe I'm just confused,
20 but I want to make sure the numbers are
21 right. The Autauga WMA-Old Kingston
22 Addition, it says 351.6 acres. And that
23 number to the side is a total. So it

1 doesn't reflect ...

2 MR. DEATON: It shouldn't --

3 MS. POWELL: Doug, speak up.

4 MR. DEATON: It shouldn't be on there. That
5 was our mistake.

6 COMMISSIONER GUY: It shouldn't be on there?

7 MR. DEATON: It's already closed.

8 COMMISSIONER GUY: Okay.

9 MS. POWELL: Oh, it's moved. So that's why --
10 I'm sorry. It had moved to the
11 closed --

12 COMMISSIONER GUY: Okay. So it's not an
13 adjustment -- okay.

14 MS. POWELL: And I think the Commissioner's
15 concern was simply that in reaching a
16 total amount --

17 COMMISSIONER GUY: Yes.

18 MS. POWELL: -- of adjustments in closing that
19 we are using the correct figure that
20 added with the total adjustments under
21 negotiations --

22 MR. DEATON: That's correct.

23 COMMISSIONER GUY: Yeah. That's what I wanted

1 to make sure of.

2 MS. POWELL: So the bottom line, our 19.5
3 roughly million is the correct available
4 amount. I'm sorry. That was a typo.

5 COMMISSIONER GUY: No. Thank you, Ms. Powell.
6 I just wanted to make sure we were
7 clear.

8 MS. POWELL: So I'm glad you mentioned that
9 because I wrote it out in the wrong
10 spot.

11 Any questions as to the available
12 balance or any of the properties in
13 closing?

14 (No response.)

15 MS. POWELL: Okay. If you will, under Tab 2,
16 the next page is steward -- is
17 information on the stewardship fund. We
18 have the stewardship fund balance of
19 just over 29 million. The available for
20 spending is a combination of interest
21 earnings for this fiscal year as well as
22 carryover interest earnings from prior
23 years. That would be interest earnings

1 that we did not have to spend in earlier
2 years. Leaving for this fiscal year an
3 available total of just over \$700,000.

4 You will see below the stewardship
5 disbursements in an amount of \$262,000.
6 Those reflect the amount of stewardship
7 account funds that have been spent so
8 far this fiscal year in caring for our
9 properties and leaves an available
10 balance of over \$450,000. We do expect
11 to spend -- as you can imagine, a lot of
12 work kicks in in the spring and summer,
13 and we do expect to use all of those
14 funds between now and the end of the
15 fiscal year, which would be September
16 30th. We start a new fiscal year
17 October 1.

18 Any questions on the stewardship
19 fund?

20 COMMISSIONER GUY: No. But can I go back and
21 ask a question on the projects that were
22 closed or declined?

23 MS. POWELL: Yes, sir.

1 COMMISSIONER GUY: Just a quick one. I'm
2 sorry.

3 MS. POWELL: And to remind -- that's the
4 second page of the -- what we were just
5 discussing.

6 COMMISSIONER GUY: Yeah. Were you going to --
7 had you finished --

8 MS. POWELL: I wasn't going to specifically go
9 over them, but --

10 COMMISSIONER GUY: Can I ask one thing?

11 MS. POWELL: You absolutely can.

12 COMMISSIONER GUY: So Turkey Creek Nature
13 Preserve, it was declined. Why was
14 that?

15 MR. DEATON: It wasn't what they were
16 expecting.

17 MS. POWELL: The appraisal came back and the
18 amount, as is often our problem --

19 COMMISSIONER GUY: Okay. I thought -- I
20 wondered because I knew it had to be
21 something similar to that. Thank you.
22 Sorry.

23 MS. POWELL: And we tried to work through that

1 but were unable --

2 COMMISSIONER GUY: Because the gentleman that
3 always shows up --

4 MS. POWELL: Charles.

5 COMMISSIONER GUY: Charles, yeah. He worked
6 so hard. I was wondering what happened
7 to it. So thank you.

8 MS. POWELL: We can provide additional
9 information. We worked hard to make
10 that work, but we couldn't get the
11 appraisal process and the expectations
12 of the owner to match up.

13 Yes, sir, Mr. Porter.

14 MR. PORTER: On the -- and I probably should
15 know this. But on the stewardship fund,
16 do we have a budget that we adopt every
17 year?

18 MS. POWELL: It would be the spending -- well,
19 there are two factors. We set generally
20 for the state budgeting process that was
21 appropriated by the legislature -- we've
22 in the past tended to use a figure of
23 \$1 million, not knowing how much

1 interest we would have, but trying to
2 leave some leeway. However, we're only
3 able to spend whatever the interest
4 earnings are from that account.

5 So for this year, between the
6 carryover from the prior year and then
7 the interest earnings from this fiscal
8 year as they were estimated, was the
9 714,000-dollar amount. So as a
10 practical matter, for this fiscal year
11 we would not have been able to spend
12 more than what we actually had. We
13 budget almost two years in advance per
14 the state process, so we try to
15 estimate.

16 MR. PORTER: And who manages that money? Is
17 that Alabama Trust Fund money?

18 MS. POWELL: Sent to the Alabama Trust Fund.
19 It's actually measured -- excuse me --
20 managed through the Treasury --
21 Department of Treasury, State
22 Department.

23 MR. PORTER: Now, going back to the -- to the

1 budget, is that -- it's like a capital
2 budget is basically what it is. And is
3 it broken down as to projects or --

4 MS. POWELL: Yeah. We try to track that as
5 to -- as to the individual projects.
6 What you see here is a compilation of
7 our budgeting categories that we use for
8 our state budget.

9 MR. PORTER: So this money, the available
10 balance, is basically what we have, but
11 it's been allocated to various projects?

12 MS. POWELL: Correct. It is what has not yet
13 been processed through payment. We may
14 have incurred expenses but have not made
15 it through the process of being paid.

16 What our staff does, the State Lands
17 staff each year, in looking forward to
18 the next year, will get with the other
19 divisions that have acreage and talk
20 through the needs for the next year.
21 Obviously -- and there's no specific
22 division of a certain amount of money
23 for each tract. We look at it from what

1 are the prioritized base land management
2 needs first, the very base needs to keep
3 the tract open, preserved, and in good
4 condition. If we have additional money,
5 we will then look toward what recreation
6 work that we need to look to. We
7 sometimes, as we'll talk about a little
8 bit later, have timber harvesting or
9 reforestation-related expenses.

10 But we try to plan for the next
11 year, in consultation with the other
12 divisions, what we're going to need on
13 the tracts. Obviously, not everything
14 that everybody wants done gets done.
15 But it is prioritized as a group as to
16 immediate need.

17 MR. PORTER: Thank you.

18 MS. POWELL: You're welcome.

19 Any other questions?

20 Stewardship for the moment?

21 Anything else with stewardship or
22 anything else we've covered before I
23 move on?

1 (No response.)

2 MS. POWELL: Okay. Under Tab 3, you have our
3 overview of appraised nominations. I
4 want to run through these just to give
5 the board an idea of the current rough
6 amount of properties that have been
7 appraised in comparison to your
8 available balance that we just covered.

9 The current properties -- tracts
10 that have previously motioned for first
11 appraisal and are on our list are Byrnes
12 Lake, Baldwin County; Coosa WMA-Hancock
13 Phase III; Dallas County WMA; Emauhee
14 Creek Lake, Talladega County; Indian
15 Mountain-Simmons Addition, Cherokee;
16 Lake Lurleen State Park-Roebuck
17 Addition, Tuscaloosa County; Natural
18 Bridge Creek Tract, Covington County;
19 Pintlala Creek, Lowndes County; Shelby
20 County Park-Shades Creek Addition,
21 Shelby County; Terrapin Hill, Coosa
22 County; and Weeks Bay Reserve-Sunset
23 Shores Addition in Baldwin County.

1 In rough figures, of those
2 properties that have been appraised,
3 it's about \$30 million worth of
4 acquisition compared to your
5 19-and-a-half available balance.

6 And I will also note to the board,
7 there are other properties that are in
8 the category of working on appraisals
9 but for one reason or another those
10 appraisals have not been completed.
11 There are a variety of factors. So let
12 me read through those so you'll have an
13 idea of additional ones we are still
14 working on but do not have a final
15 appraisal in hand yet.

16 And that's the Skyline WMA-Pole
17 Branch Addition, Jackson County; DeSoto
18 State Park-Tutwiler Addition, Dekalb
19 County.

20 Locust Fork-Palmer Tract. That's
21 both Blount and Jefferson Counties. The
22 acreage crosses the line.

23 Muddy Prong Tract, Shelby County;

1 Tannehill-Ayers Addition, Jefferson
2 County; Beaverdam Swamp, Limestone
3 County; and the Wiregrass Rail Trail
4 Tract, both Covington and Geneva
5 Counties.

6 Those are appraisals that were
7 previously motioned but are not complete
8 and in hand at this time.

9 Are there any questions on that?

10 (No response.)

11 COMMISSIONER GUY: Thank you, ma'am. You may
12 proceed.

13 MS. POWELL: Commissioner, I'll call up Doug
14 Deaton who will give the grant status
15 update, as we do each meeting. Thank
16 you.

17 COMMISSIONER GUY: Thank you.

18 MR. DEATON: I'd like to mention for the new
19 board members and those attending the
20 meeting today that the Department of
21 Conservation and Natural Resources
22 staff, both State Lands Division and
23 Wildlife and Freshwater Fisheries -- we

1 routinely try to find Land Acquisition
2 grant opportunities that fit some of the
3 nominations that we receive to further
4 Forever Wild dollars. At each meeting
5 we give a report to the board to update
6 the members about the grants that we
7 have and where we are in the process.

8 At the last meeting I mentioned that
9 the Weeks Bay Reserve staff had received
10 a NOAA grant to purchase the Weeks Bay
11 Reserve-Meadows Phase II Addition, which
12 the board motioned to purchase at this
13 last meeting. We are waiting on a
14 Phase I report. Once we receive that,
15 we'll proceed to close.

16 And that's all I have for State
17 Lands grants that we've been working on
18 for you guys. Director Chuck Sykes has
19 one that he would like to come up and
20 talk about regarding the Wildlife
21 Restoration grants that we have.

22 COMMISSIONER GUY: Okay. Thank you, Doug.

23 Mr. Sykes.

1 MR. SYKES: Thank you, sir.

2 On Tab 4-A in your packet, we
3 started with the Dallas County proposal
4 at the last meeting which was voted on
5 for a first appraisal. We got that
6 appraisal back. The land-splits between
7 Forever Wild and Wildlife and Freshwater
8 Fisheries have been laid out, 25 percent
9 for Forever Wild, 75 for Wildlife and
10 Freshwater Fisheries, where we can
11 utilize our PR dollars.

12 One thing that's a little unique
13 about this property, since it is a large
14 tract, we need two years to satisfy our
15 budgeting requirements. So we're
16 looking at -- if the board chooses to go
17 to a second appraisal and move to close,
18 we would like to close the first phase
19 around June 30th of this year. That
20 will obligate all of our 2016 Pittman
21 and Robertson dollars. And then
22 sometime between December and January --
23 December of '16 and January of '17 we

1 would be looking to close that second
2 portion of the tract.

3 We have met with the current owners.
4 And due to some of the questions that we
5 received with Autauga last year with
6 people having hunting leases and things
7 like that, we told them the only way
8 that we would do this is if all of the
9 hunting rights with the whole tract came
10 with this first phase of the appraisal.
11 We didn't want the board getting
12 questions or us getting questions
13 either.

14 All of that has been taken care of.
15 They've already sent out letters to the
16 leaseholders -- it went out May 1st --
17 where they would know that they wouldn't
18 have it this coming season even though
19 some of the property may not be closed
20 until after January.

21 Yes, sir.

22 MR. PORTER: Are those just year-to-year
23 leases?

1 MR. SYKES: Yes, sir. Yes, sir.

2 MR. PORTER: So there's not going to be any
3 problems about a multi-year lease?

4 MR. SYKES: No, sir. No, sir. It's all year
5 to year.

6 MR. PORTER: Thank you.

7 COMMISSIONER GUY: Any other questions?

8 (No response.)

9 COMMISSIONER GUY: Now, are we going to need a
10 motion here on this?

11 MR. SYKES: If the board chooses to do so,
12 yes, sir, we would need a motion. It's
13 actually written at the bottom in bold,
14 and it would need to be structured where
15 it would be a phased purchase where we
16 would spend some money before the close
17 of the fiscal year this year and then
18 the second after December.

19 COMMISSIONER GUY: Just -- and so I
20 understand, we'd have to have a motion
21 first.

22 MR. PORTER: Mr. Commissioner, I make that
23 motion.

1 COMMISSIONER GUY: Well, let me ask -- I was
2 thinking the motion might be more
3 appropriate under general discussion.

4 MS. POWELL: It is. But this is our last item
5 in grant status. So if you want to -- I
6 believe it's the last -- Chuck, unless
7 you have additional --

8 MR. SYKES: This is all that we have right
9 now.

10 MS. POWELL: Oh, I'm sorry. We do need to --

11 COMMISSIONER GUY: Yeah. We do have another
12 one.

13 So if it's okay, Mr. Porter, I'll
14 bring it back up to you when we open it
15 up, and we can do that along with any
16 nomination there.

17 MR. PORTER: Thank you.

18 COMMISSIONER GUY: So thank you, Chuck.

19 Unless there's any other questions ...

20 Thank you. Because I see Ms. Lewis
21 has something on here.

22 MS. POWELL: Yes. I was trying to cut Jo out.

23 COMMISSIONER GUY: Ms. Lewis.

1 MS. LEWIS: Good morning. I'm waiting for
2 Evan to get over there to run the
3 PowerPoint as we usually do with the
4 short list now.

5 COMMISSIONER GUY: Jo, you might pull the
6 microphone toward you.

7 MS. LEWIS: Okay. For the benefit of the
8 audience, I'm Jo Lewis. I work with the
9 State Lands Division.

10 I wanted to talk about tract
11 valuations this morning. We've provided
12 each board member with their packet of
13 information which involves all of the
14 active nominations. This is in Tab 5.

15 COMMISSIONER GUY: Hold on. Let -- if you
16 don't mind, let --

17 MR. CAUTHEN: Let's get everybody on --

18 COMMISSIONER GUY: It's in the main package,
19 the big package, Sonny.

20 MR. CAUTHEN: There ain't a thing confusing
21 about these packages. It's just like
22 going to Taco Bell.

23 (Brief interruption.)

1 MS. LEWIS: So we're looking at Tab 5. There
2 are three subtabs in Tab 5. There are
3 three different reports.

4 The first one is Tab 5-A. It
5 contains what we call the short list or
6 the priority list. This is the
7 top-scoring tracts in each of the
8 geographic regions in each of the
9 categories of use. Hypothetically,
10 there could be 36 nominations, but when
11 a tract scores well in one category of
12 use, it often scores well in others.

13 Today we have 23 nominations that
14 short-list. They range in size from
15 about three acres to about 7,000 --
16 4,735. And they're scattered throughout
17 the state from Lauderdale County down to
18 Russell County. We have 15 different
19 counties represented on the list.

20 The nominations are arranged
21 alphabetically on the first sheet, and
22 then they are arranged by category of
23 use on the second sheet. The second

1 sheet has redundancies as these are the
2 tracts that scored -- or short-listed in
3 more than one category of use.

4 Tab 5-B is the big package of
5 information that has narratives and maps
6 of each of the short-listed nominations.

7 And Tab 5-C is a report containing
8 all of our active nominations. Those
9 are nominations that have willing
10 sellers. They're arranged by Forever
11 Wild district and by county.

12 At this time I'm going to run
13 through the short list. So I'm flipping
14 back to Tab 5-A. And I'm going to read
15 a little bit of information about each
16 of the short-listed nominations as
17 they're arranged alphabetically. And
18 Evan is going to flip through them as I
19 read with the PowerPoint behind you, but
20 the PowerPoint is the same maps as you
21 have paper copies in front of you.

22 Alphabetically, first is Chandler
23 Mountain-Simpson, which is 60 acres in

1 St. Clair County.

2 The next is Coon Gulf-Heard, 40
3 acres in Jackson County. This is number
4 one in the recreation category in north
5 Alabama.

6 We have Coosa River Tract in Elmore
7 County. Cooters Pond, 160 acres in
8 Elmore County. This one is number one
9 in recreation for central.

10 Deer Head Cove-Hartline in Dekalb
11 County. Dear Head Cove-Low Gap in
12 Dekalb County. DeSoto State Park-French
13 Addition in Dekalb County.

14 DeSoto State Park-Jones Addition in
15 Dekalb County, which is number one in
16 parks for the northern district.

17 Freedom Hills Wildlife Management
18 Area-Dog Pen Road Addition, 80 acres in
19 Colbert County. Horse Creek National
20 Forest Retreat, 240 acres in Clay
21 County. Laguna Cove, 53 acres in
22 Baldwin County.

23 Lauderdale Wildlife Management

1 Area-Newman Addition, 160 acres in
2 Lauderdale County. This is a new one
3 and hasn't been on any of our lists
4 before. It's number one in wildlife
5 management area in the northern
6 district.

7 MTD, which is Mobile-Tensaw-Delta,
8 Pine Log Creek Addition, 4300 acres in
9 Baldwin County. MTD-Simmons Addition,
10 300 acres in Baldwin County, which
11 was -- is number one for wildlife
12 management area in the southern
13 district.

14 Muleshoe Bend, 707 acres in Chambers
15 County. Parris Hills -- I'm sorry. Red
16 Hills-Parris Trust Addition in Monroe
17 County, which is number one in
18 recreation in the southern district.

19 Rickwood Caverns-Helms, 45 acres in
20 Blount County. Rock Creek, 418 acres in
21 Blount County.

22 Shell Banks Bayou, 25 acres in
23 Baldwin County, which is number one in

1 state parks in the southern district.

2 Sipsev River Swamp-Lewbrig Addition,
3 245 acres in Tuscaloosa County. Uchee
4 Creek Confluence, which is 4,735 acres
5 in Russell County, which is, again, also
6 a new one.

7 Upper Wolf Bay Savanna and Marsh,
8 568 acres in Baldwin County. This one
9 was number one in nature preserve in the
10 southern district and number one in
11 recreation in the southern district.

12 And, finally, White Oak Plantation,
13 approximately a thousand acres in Macon
14 County.

15 I'd be happy to address any
16 questions you have on these nominations.
17 Thank you.

18 COMMISSIONER GUY: Jo, the only thing I wanted
19 to add, particularly for some of the
20 newer board members, is that, you know,
21 it's helpful, too, to look at the date.
22 I mean -- so, in other words, the date
23 out to the right shows when they were

1 first, I guess, brought up before the
2 board, correct, nominated?

3 MS. LEWIS: Yes. That is when they were
4 nominated. They may or may not have
5 been on the short list.

6 COMMISSIONER GUY: And that's not nominated
7 for first appraisal; right? That's just
8 nominated --

9 MS. LEWIS: No. That's nominated by the
10 public or the landowner.

11 COMMISSIONER GUY: So these lack first
12 appraisals, but they could be ...

13 I guess, can I ask a question about
14 one of these?

15 I can do it in general discussion.
16 That would be better. I'll do it in
17 general discussion.

18 MS. LEWIS: Thank you.

19 COMMISSIONER GUY: Thank you.

20 Okay. Now we're in general
21 discussion.

22 All right. Are there any more
23 reports on program status?

1 MS. POWELL: No. No. If you were going to go
2 into your question in general
3 discussion, I was just standing up.

4 COMMISSIONER GUY: So it is time for the board
5 to go into general discussion. And,
6 again, we have some newer board members.
7 So I just want to make sure that
8 everyone knows this is a time for any
9 questions. So you can do follow-up
10 questions, you can do nominations, or
11 any other business.

12 So at this time I'm going to call on
13 Mr. Porter first.

14 Mr. Porter.

15 MR. PORTER: Yes, Mr. Chairman. I'd like to
16 make a motion for staff to proceed with
17 a second appraisal and purchase of the
18 Dallas County Wildlife Management Area
19 nomination with the understanding that
20 this acquisition will close in two
21 phases, one in fiscal year 2016 and one
22 in fiscal year 2017.

23 COMMISSIONER GUY: So that is a good motion.

1 And I just want to look at the staff
2 because I know on this page there was a
3 second -- is that going to satisfy this
4 motion that was on Tab 4-A the way
5 Mr. Porter -- because it sounded like it
6 did.

7 Jennifer, do you think that would
8 be --

9 MS. WEBER: Yes, sir.

10 COMMISSIONER GUY: All right. So what we have
11 is a motion for second appraisal with
12 the -- and I know I'm going to -- so is
13 there -- we have a motion. Is there a
14 second?

15 I'll just do it that way. That will
16 be easier. I don't need to be restating
17 it.

18 MR. PATE: I second.

19 COMMISSIONER GUY: All right. We have a
20 second by Mr. Pate.

21 Any discussion on the motion?

22 MR. PORTER: Well, the only thing that I would
23 say, I think this is a very creative and

1 excellent use of our PR funds. I'm
2 really glad to see this.

3 COMMISSIONER GUY: Thank you, Mr. Porter.

4 And I'm just going to state what it
5 says here. So we had kind of -- and
6 make sure Chuck is okay.

7 So the staff will proceed with a
8 second appraisal and purchase of that
9 Dallas County WMA with the understanding
10 that it will close in two phases, like
11 Mr. Porter said, one in 2016 and one in
12 2017; right?

13 MR. SYKES: Correct.

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

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

18 COMMISSIONER GUY: All opposed?

19 (No response.)

20 COMMISSIONER GUY: Motion carries.

21 Any other discussion?

22 So I want to ask a question while
23 everybody is thinking.

1 So, Greg, may I ask you about one of
2 the short-list -- a couple of the
3 short-list nominations.

4 Now that I have gotten myself up
5 here to DeSoto State Park, like I should
6 have a long time ago, on Jo's short
7 list -- if you'll give me a second, I
8 can get to it -- there were two tracts
9 for DeSoto State Park that had been
10 nominated, a French Addition, which is
11 only like three acres --

12 MR. LEIN: Yes, sir.

13 COMMISSIONER GUY: -- and a Jones Addition,
14 which was 9.79 acres. And one of them
15 was number one in state parks and the
16 other one was number two in state parks
17 on the list.

18 MR. LEIN: Yes, sir.

19 COMMISSIONER GUY: Could you refresh for my
20 recollection, please -- or maybe you
21 could get Ken to -- those parcels and
22 their value as far as nomination to the
23 park.

1 MR. LEIN: Yes, sir. I'll comment and I would
2 ask Ken to come up also.

3 I think what goes on with properties
4 like this is that we have a number of
5 nominations -- and we have had a number
6 of recent nominations adjoining DeSoto
7 State Park. The board has taken action
8 on the ones that had the highest scores.
9 One of them, I believe, just closed.
10 Another, the offer was declined.

11 And so, you know, as you have these
12 nominations, these others have now moved
13 up on the list. And it's not that they
14 weren't good nominations previously. I
15 think one was made in 2013 and the other
16 was made in --

17 COMMISSIONER GUY: There were both 2013.

18 MR. LEIN: -- 2013.

19 So, you know, they've now risen up
20 to that one, two, or three level of
21 what's available to the board. And it's
22 not that they're not good nominations.
23 But they are small, and I think that

1 that also gets back to that the scoring
2 system that Forever Wild relies on is an
3 accumulation of attributes. And so
4 smaller properties inherently have fewer
5 attributes and they inherently often
6 score lower than bigger properties.

7 But Ken is the most familiar one
8 with the park and these properties. And
9 so, Ken, would you like to add anything?

10 COMMISSIONER GUY: Put you on the spot, Ken.

11 Do you remember --

12 MR. THOMAS: Yeah. The French addition here,
13 I personally spoke to Bob French, who
14 owns that piece of property. He's very
15 interested in going through the Forever
16 Wild process. As you can see, it is
17 surrounded by the recently closed
18 Steward Gap Addition. This would --
19 even though we have great road frontage
20 on the Steward Gap Addition, there is an
21 existing road on the French Addition
22 that would prevent -- if we acquired it,
23 we wouldn't have to build our own road

1 into a trailhead and to build a trail
2 system on this property.

3 COMMISSIONER GUY: And what about the Jones
4 Addition?

5 MR. THOMAS: The Jones Addition would give us
6 better acquisition to existing east-side
7 property of DeSoto Falls where we have
8 our wild green pitcher plant bog that we
9 manage and are currently restoring. We
10 have a very good relationship with the
11 Joneses. They have some property around
12 us. But that little-bitty-tiny tract
13 there that has road frontage would allow
14 us to better access that large chunk.

15 COMMISSIONER GUY: As far as you know, are
16 they still interested, each one of
17 these?

18 MR. THOMAS: I would say they would be.

19 COMMISSIONER GUY: All right. Does anybody
20 else have a question?

21 (Brief interruption.)

22 COMMISSIONER GUY: So I'm going to do this in
23 two.

1 So I want to make a motion for a
2 first appraisal on DeSoto State
3 Park-French Addition in Dekalb County.

4 MR. ALLEN: I'll second.

5 MR. PORTER: Second.

6 COMMISSIONER GUY: Any discussion on the
7 motion?

8 (No response.)

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

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

13 COMMISSIONER GUY: All opposed?

14 (No response.)

15 COMMISSIONER GUY: And then I would also like
16 to make a motion on DeSoto State
17 Park-Jones Addition in Dekalb County.

18 MR. ALLEN: I'll second.

19 MR. PORTER: Second.

20 MS. POWELL: For a first appraisal.

21 COMMISSIONER GUY: For a first appraisal. I'm
22 sorry. Motion for first appraisal.
23 Thank you.

1 Second on a motion for first
2 appraisal?

3 MR. ALLEN: Second.

4 COMMISSIONER GUY: Any discussion on the
5 motion?

6 (No response.)

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

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

11 COMMISSIONER GUY: Opposed?

12 (No response.)

13 COMMISSIONER GUY: Thank you, Greg.

14 MR. LEIN: Thank you.

15 COMMISSIONER GUY: And thank you, Ken. Sorry
16 to put you on the spot there.

17 All right. Let me recognize the
18 Honorable --

19 MR. CAUTHEN: Is it appropriate for me to make
20 a motion on this Shelby County-Shades
21 Creek Addition at this time?

22 COMMISSIONER GUY: Mr. Cauthen, you certainly
23 may.

1 MR. CAUTHEN: Okay. I'd like to ask for a
2 second appraisal and move to close.

3 MR. PORTER: Second.

4 COMMISSIONER GUY: Is that a second by you,
5 Mr. Porter?

6 MR. PORTER: Yes, sir.

7 COMMISSIONER GUY: All right. Thank you, sir.
8 Any discussion on that motion?

9 (No response.)

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

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

14 COMMISSIONER GUY: All opposed?

15 (No response.)

16 COMMISSIONER GUY: Motion carries.

17 All right, Mr. Woods -- Dr. Woods.

18 Excuse me.

19 DR. WOODS: Two, if I could, please.

20 COMMISSIONER GUY: Okay.

21 DR. WOODS: I'd like to make a motion for a
22 first appraisal on the Uchee Creek
23 Confluence, Russell County.

1 COMMISSIONER GUY: All right. We have a
2 motion. Is there a second?

3 DR. HEPP: Second.

4 COMMISSIONER GUY: Second by Dr. Hepp.

5 Any discussion on the motion?

6 (No response.)

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

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

11 COMMISSIONER GUY: All opposed?

12 (No response.)

13 COMMISSIONER GUY: Motion carries.

14 All right. The second one,
15 Dr. Woods.

16 DR. WOODS: I'd also like to make a motion for
17 a first appraisal on the Red
18 Hills-Parris Addition in Monroe County.

19 MR. HORN: Second.

20 COMMISSIONER GUY: Have a motion and a second
21 by Mr. Horn.

22 Any discussion on the motion?

23 DR. SIMS: Which one was that?

1 MR. ALLEN: Red Hills in Monroe County.

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

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

6 COMMISSIONER GUY: All opposed?

7 (No response.)

8 COMMISSIONER GUY: Motion carries.

9 MR. HORN: Mr. Chairman?

10 COMMISSIONER GUY: Mr. Horn.

11 MR. HORN: I would like to move for a first
12 appraisal on the Upper Wolf Bay Savanna
13 and Marsh, 568 acres. First appraisal.
14 And when you ask for discussion, I've
15 got a couple of things to say then.

16 COMMISSIONER GUY: Yes, sir. Do we have a
17 second?

18 MR. CAUTHEN: I'll second it.

19 COMMISSIONER GUY: All right. Second by
20 Mr. Cauthen.

21 MR. PATE: I just want to make sure that I --
22 I won't vote on this. I am on
23 Mr. Dumont's board of the Forest

1 Resource Council, and so I'll just
2 recuse myself from this vote if you
3 don't mind.

4 COMMISSIONER GUY: That will be fine,
5 Mr. Pate. And I thank you for saying
6 that. Appreciate that. We still would
7 have a quorum to vote on it without your
8 participation. So we'll note that on
9 the record.

10 And, then, is there any discussion
11 on the motion?

12 Mr. Horn?

13 MR. HORN: Yeah. We've got an issue there
14 with a little bit of cropland or
15 pastureland. Staff is comfortable with
16 that. We're going to address that along
17 with the first appraisal. So I don't
18 think there's any concern on anybody's
19 part relative to that 60, 65-acre tract.

20 MS. POWELL: And to explain a little, too, by
21 the nature of this appraisal and the
22 unique nature of the ag portion anyway,
23 we will have that appraised, you know,

1 specifically -- and I don't want to say
2 separately -- I mean, just a value
3 assigned to that acreage, which probably
4 would be done anyway. So if there's
5 further discussion as to that acreage,
6 we will have that in the appraisal
7 already.

8 MR. HORN: Good.

9 COMMISSIONER GUY: Okay. Any other discussion
10 on that particular motion?

11 (No response.)

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

14 (Mr. Pate recused from vote.)

15 (All board members present except
16 Mr. Pate respond "aye.")

17 COMMISSIONER GUY: Opposed?

18 (No response.)

19 COMMISSIONER GUY: Motion carries.

20 All right. Dr. Woods.

21 DR. WOODS: I'd like to make a motion for a
22 second appraisal and move to purchase on
23 the Pintlala Creek, Lowndes County.

1 COMMISSIONER GUY: Okay. Do we have a second?

2 MR. HORN: Second.

3 COMMISSIONER GUY: All right. We have a
4 second.

5 Any discussion on the motion?

6 So I'm going to discuss it.

7 MR. PATE: That still includes the lifetime --

8 COMMISSIONER GUY: Yeah. So, you know, I --
9 yeah. It's got a life -- a reservation
10 life -- life --

11 MS. POWELL: Life estate.

12 COMMISSIONER GUY: -- life estate reservation
13 in it.

14 So do you still want to proceed with
15 that?

16 DR. WOODS: No. I would like to withdraw.

17 COMMISSIONER GUY: Okay. So the motion is
18 withdrawn.

19 Yeah. That's one of the issues on
20 that one that came up afterwards,
21 Dr. Woods. So that's okay. So that
22 motion has been withdrawn.

23 Any other discussions?

1 MR. PORTER: Mr. Chairman, just as a point of
2 order, I think you need to withdraw the
3 second as well.

4 MR. HORN: So done. Withdrawn.

5 COMMISSIONER GUY: Thank you, Mr. Porter.

6 So both the motion and the second
7 have been withdrawn on the Pintlala
8 Creek motion.

9 COMMISSIONER GUY: Dr. Hepp.

10 DR. HEPP: Yeah. I'd like to make a motion
11 for a second appraisal and purchase of
12 the Indian Mountain-Simmons Addition in
13 Cherokee County.

14 COMMISSIONER GUY: All right. We have a
15 motion. Do we have a second?

16 DR. SIMS: Second.

17 COMMISSIONER GUY: All right. Was that
18 Dr. Sims?

19 All right. Dr. Sims seconded.

20 Any discussion on the motion?

21 (No response.)

22 COMMISSIONER GUY: All in favor of the motion
23 say "aye."

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

3 COMMISSIONER GUY: All opposed?

4 (No response.)

5 COMMISSIONER GUY: We have a vote -- was that
6 vote sufficient?

7 Let me just have that again
8 because -- I know there were no "nays,"
9 but let me do it -- all in favor of the
10 motion say "aye."

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

13 COMMISSIONER GUY: All opposed?

14 (No response.)

15 COMMISSIONER GUY: All right. Motion carries.

16 Everybody was a little silent for
17 me, a little weak on me there. Don't go
18 weak on me on my motions.

19 Any other discussion at this time?

20 DR. SIMS: Mr. Chairman?

21 COMMISSIONER GUY: Dr. Sims.

22 DR. SIMS: I'd like to move for a first
23 appraisal on the Coon Gulf-Heard, 40

1 acres in Jackson County, for a first
2 appraisal.

3 COMMISSIONER GUY: All right. We have a
4 motion for first appraisal.

5 Did everybody hear that okay?

6 MR. HORN: No.

7 COMMISSIONER GUY: Dr. Sims, you might get
8 your mic -- you're kind of
9 soft-spoken -- if you don't mind.

10 MS. LEWIS: You have to turn it on.

11 DR. SIMS: I'd like to move for a first
12 appraisal on the Coon Gulf-Heard 40-acre
13 tract in Jackson County.

14 COMMISSIONER GUY: Is that on the short list,
15 Dr. Sims?

16 MS. LEWIS: It is.

17 DR. SIMS: Yes.

18 DR. WOODS: I'll second.

19 COMMISSIONER GUY: Just people wanting to find
20 it.

21 Okay. Did I get a second from
22 Dr. Woods?

23 DR. WOODS: Second.

1 COMMISSIONER GUY: All right. We have a
2 motion and a second.

3 Any discussion on the motion, any
4 questions?

5 (No response.)

6 COMMISSIONER GUY: All right. All in favor of
7 the motion say "aye."

8 (All board members present respond
9 "aye.")

10 COMMISSIONER GUY: All opposed?

11 (No response.)

12 COMMISSIONER GUY: Motion carries.

13 Any other discussion?

14 (No response.)

15 COMMISSIONER GUY: Having heard none, we'll
16 move out of general discussion.

17 DR. TOLLEY-JORDAN: Oh, can I nominate?

18 COMMISSIONER GUY: Yes, ma'am.

19 DR. TOLLEY-JORDAN: May I nominate the Weeks
20 Bay Reserve-Sunset Shores Addition to --

21 COMMISSIONER GUY: Okay. Dr. Tolley-Jordan,
22 you need a microphone too. I'm sorry.

23 DR. TOLLEY-JORDAN: Oh, okay.

1 COMMISSIONER GUY: Just you're soft-spoken.

2 They can't hear you down at this end.

3 DR. TOLLEY-JORDAN: I'd like to motion for
4 the --

5 COMMISSIONER GUY: Motion for a first
6 appraisal?

7 MS. POWELL: No.

8 COMMISSIONER GUY: Oh, second appraisal.
9 Okay.

10 MS. POWELL: Proceed to purchase.

11 COMMISSIONER GUY: Oh, this is a purchase.
12 Okay. So which one again?

13 DR. TOLLEY-JORDAN: It's the Sunset Shores
14 Addition, the last on the list.

15 COMMISSIONER GUY: All right. So --

16 MS. POWELL: It's on your -- it's on the
17 appraisal -- it's already been
18 appraised. So you would need a motion
19 to proceed with purchase.

20 COMMISSIONER GUY: Purchase. I'm trying to
21 find it. I'm sorry.

22 MS. POWELL: Tab 3.

23 MR. HORN: What's the property again?

1 COMMISSIONER GUY: Okay. It's this one. It's
2 the WBR-Sunset Shores Addition in
3 Baldwin County.

4 Is that it, Ms. --

5 DR. TOLLEY-JORDAN: Yes. I recognize that it
6 may be a little bit more, but I feel
7 like these tracts that -- right here on
8 the coast, even though they may be
9 small, you get a lot of function with
10 small amounts of actual acreage that can
11 really make a difference in
12 conservation.

13 MS. POWELL: Commissioner, I just want to
14 note, this is also one, in case the
15 board does -- you know, that we are
16 proceeding with this one with the
17 representation from the seller that they
18 will proceed at 50 percent of value.

19 COMMISSIONER GUY: Right.

20 MS. POWELL: So I want to note that.

21 COMMISSIONER GUY: So, Dr. Tolley-Jordan, the
22 motion is a motion for a second
23 appraisal and purchase on that Sunset

1 Shores Addition, 2.75 acres in Baldwin
2 County; correct?

3 DR. TOLLEY-JORDAN: Yes.

4 COMMISSIONER GUY: All right. Do we have a
5 second?

6 MR. ALLEN: I've got a question.

7 COMMISSIONER GUY: We've got to get a second
8 first though.

9 MR. ALLEN: From her, though, the chief.

10 COMMISSIONER GUY: Oh -- well, okay.

11 MR. ALLEN: Can I go ahead --

12 COMMISSIONER GUY: Let me get a second first,
13 and then it will be under general
14 discussion.

15 MR. CAUTHEN: I'll second it.

16 COMMISSIONER GUY: Second from Mr. Cauthen.

17 All right. Now, discussion.

18 MR. ALLEN: All right. Ms. Powell, you
19 commented on the 50-percent discount,
20 but we're looking at that, aren't we?

21 MS. POWELL: Okay. Hold on.

22 COMMISSIONER GUY: You can't --

23 MR. ALLEN: I can't discuss value.

1 COMMISSIONER GUY: That's right.

2 MS. POWELL: I mean, I think what's
3 represented in the packet is -- would be
4 a representation of the anticipated cost
5 to this program.

6 MR. ALLEN: Say that again.

7 MS. POWELL: The Tab 3 that you're looking at
8 would be the Forever Wild cost.

9 MR. ALLEN: Yeah. And that is the discounted
10 value?

11 MS. POWELL: Yes.

12 COMMISSIONER GUY: Correct.

13 MR. ALLEN: I don't mean to speak against you
14 or anything, but I just think that's way
15 too much for that little bit of piece of
16 property. You know, and I just have to
17 say that.

18 COMMISSIONER GUY: No. You should. I mean,
19 that's what we need to -- I mean, you
20 have a right to say that.

21 MR. ALLEN: I said it.

22 COMMISSIONER GUY: Any other discussion on
23 this particular motion?

1 MR. PORTER: Mr. Chairman, I just have a
2 question.

3 COMMISSIONER GUY: Yes, Mr. Porter.

4 MR. PORTER: Does the motion to go to
5 closing -- does it need to be in there
6 that you've got that 50-percent discount
7 in there?

8 MS. POWELL: If the board would like to
9 restrict it to that, I would like -- we
10 would proceed that way anyway because
11 that has been part of the representation
12 by the seller as to what they would
13 accept. But if the board wants to be
14 sure that is the only way we proceed,
15 yes, I would say proceed with a
16 50-percent discount.

17 MR. PORTER: If need be, I'll make that as a
18 friendly amendment if they would accept
19 it as a friendly amendment to the
20 motion, that that consideration -- that
21 it be based on the 50-percent discount.

22 MS. POWELL: Based on the seller's offer for
23 50-percent discount?

1 MR. PORTER: Yeah. Whatever the final
2 appraisal is, 50 percent of it.

3 COMMISSIONER GUY: Yes, sir. And I'm sorry.
4 Go ahead, Mr. Porter.

5 MR. PORTER: I would want -- I would want that
6 in the motion.

7 COMMISSIONER GUY: Right. I think, though,
8 that what Mr. Allen was saying is that
9 it is reflected in our documentation
10 already that that is there. If you look
11 at the cost, that 50 percent is
12 already --

13 MS. POWELL: That's right. And, Commissioner,
14 we would as a staff matter proceed based
15 upon our representation to the board of
16 the 50-percent discount. If the seller
17 were to back out on us, we would not
18 proceed. We would come back to the
19 board.

20 COMMISSIONER GUY: I got you.

21 MS. POWELL: However, I think what Mr. Porter
22 was asking is simply to -- as a matter
23 of the record and a matter of the motion

1 made by the board, to include that that
2 is a condition.

3 COMMISSIONER GUY: I see what you're saying.

4 MS. POWELL: We would in practice operate that
5 way anyway.

6 MR. PORTER: That's right. But I think it's
7 the board's -- the sense of the board is
8 they want -- they want the benefit of
9 that discount, whatever the final
10 appraisal is.

11 COMMISSIONER GUY: Right. Correct. And the
12 only thing that I want to be clear --
13 because I want Mr. Allen -- I know he
14 was concerned about saying it out
15 loud -- is that if you look at the price
16 per acre, that was what I think
17 Mr. Allen was worried about.

18 MR. ALLEN: Right.

19 COMMISSIONER GUY: That's a pretty high price
20 per acre. And so I don't -- you know,
21 I'm not speaking against it either.

22 DR. TOLLEY-JORDAN: Sure.

23 COMMISSIONER GUY: But I'm just saying that,

1 Lori, because I know you're fairly new.
2 So I'm not -- it's not to reflect on
3 your motion. But I wanted you to --
4 because --

5 DR. TOLLEY-JORDAN: Right. Well, I think
6 that's very helpful because I am very
7 ignorant about how much land costs in
8 these areas.

9 COMMISSIONER GUY: No.

10 DR. TOLLEY-JORDAN: I mean, I just really
11 don't know. So it's --

12 COMMISSIONER GUY: And not a lot of us do, so
13 don't feel badly about that. It's just
14 a matter of having been on the board for
15 a while, you start to see certain prices
16 per acre.

17 DR. TOLLEY-JORDAN: Well, we can --

18 COMMISSIONER GUY: So, again, since it was
19 nominated, that's fine. I think that --
20 I was just helping Leo out because I
21 think that's what he was saying, and I
22 wanted you to know the issue there.

23 DR. TOLLEY-JORDAN: Well, we can certainly

1 retract it if the rest --

2 MS. POWELL: I mean, there are two different
3 aspects of this. You do -- and none of
4 the board would be expected to be
5 familiar with the land values in every
6 county or area of the state, even more
7 broader than a single county. And
8 that's part of the reason I believe the
9 founders of the program envisioned a
10 board that stretched across the state.

11 You know, Dr. Valentine is based
12 there on the coast. He is not with us
13 today. Baldwin County is an area that
14 we do commonly see, you know, high
15 per-acre values. But really there are
16 two issues. You still have to be
17 willing to purchase even if it is an
18 accurate reflection of, you know, the
19 per-acre value. So those are two --
20 two, you know, sort of separate
21 concepts, both that the worth really is
22 that versus if you want to purchase it
23 at that amount.

1 And so, you know, Dr. Valentine
2 might be able to shed some additional
3 information, but that's -- but, again,
4 that's up to -- you know, completely up
5 to the board.

6 MR. CAUTHEN: Well, it would seem to me -- it
7 would seem to me that we're basing
8 everything on an appraisal. So it's not
9 up to us to decide whether it's worth it
10 or not.

11 MS. POWELL: No, sir. I was -- and we would
12 have the second appraisal, and then if
13 we have more than a ten-percent
14 difference, proceed to a third
15 appraisal.

16 My point, Mr. Cauthen, was really
17 just that a property may be absolutely
18 properly appraised so you have an
19 absolutely correct value before the
20 board. It is a different and a second
21 question knowing you have a good
22 appraisal and appropriate amount, as
23 with any tract, do you want to buy it

1 for that amount.

2 So it's really -- I don't know that
3 I would -- the appraisal probably is not
4 far -- I would imagine it's close to
5 correct. I don't know that. So that's
6 why we continue with a second appraisal.

7 Having said that, whether or not
8 this board wants to purchase any tract
9 for the price tag is totally separate
10 from the appraised value accuracy.

11 MR. PORTER: And, Mr. Chairman, the only point
12 of my amendment was just to be sure that
13 we get the benefit of that offer of
14 50-percent discount.

15 COMMISSIONER GUY: Absolutely.

16 MS. POWELL: In light of that concern --

17 COMMISSIONER GUY: Right. And, again, I
18 appreciate that. And I think Lori --
19 excuse me.

20 DR. TOLLEY-JORDAN: No.

21 COMMISSIONER GUY: Dr. Tolley-Jordan. I think
22 she understands what I was saying. I
23 just wanted to make sure she understood

1 the dynamics since I think -- what's
2 this, your second meeting or --

3 DR. TOLLEY-JORDAN: Yes.

4 COMMISSIONER GUY: So second meeting.

5 So, anyway, we have a motion --

6 MR. HORN: Can I --

7 COMMISSIONER GUY: Yes, please, sir.

8 Mr. Horn.

9 MR. HORN: You know, I'm not familiar with the
10 property either, but I assume that 2.75
11 acres that appraised at \$168,000 --

12 COMMISSIONER GUY: Whoa, whoa, whoa.

13 MS. POWELL: And that's actually okay. We're
14 not -- we don't -- we by regulation
15 can't disclose appraised value, but
16 that's not actually the appraised value,
17 so you're okay.

18 MR. HORN: Okay. I'm sorry.

19 MS. POWELL: That's okay.

20 MR. HORN: I assume there is some development
21 value in that appraisal. And since
22 we're not in the development business,
23 Forever Wild, I really question if that

1 small an acreage is worth that much
2 money to this program.

3 MS. POWELL: And we certainly can either not
4 proceed or we'll find out more with the
5 second appraisal.

6 The problem that we run into in
7 being a program based on an appraisal
8 process, regardless of our intended
9 usage of a tract, the best -- the
10 highest and best use forms a basis, you
11 know, of the appraisal. So any tract
12 that we run into this -- this is one of
13 the issues we have on the coast
14 especially -- is that it doesn't matter
15 that -- even in the oil spill world, we
16 would be purchasing it for conservation
17 purchases. The appraiser will be
18 appraising it according to the value
19 which, if it is development, skyrockets
20 the price of the appraisal. And we --
21 this is -- and, again, it -- like,
22 again, in my oil spill world, it becomes
23 a question of whether or not it is

1 something so important to preserve.
2 That's just the appraised value and you
3 make a judgment that it's worth -- the
4 only way to keep it from developing is
5 putting it in conservation.

6 So those are the balancing factors.
7 But you're absolutely correct. That is
8 part of the problem in Baldwin County is
9 the development.

10 COMMISSIONER GUY: So I think -- she may have
11 some additional information that I was
12 asking her about.

13 DR. TOLLEY-JORDAN: Okay. So the reason I was
14 interested in this property is that a
15 person that works with the Weeks Bay
16 Reserve organization --

17 MS. POWELL: That would be Weeks Bay
18 Foundation.

19 DR. TOLLEY-JORDAN: Foundation. Pardon me.

20 MS. POWELL: Which is -- for the benefit of
21 the board, so everybody will know, Weeks
22 Bay Reserve is a program that actually
23 sits under my State Lands Division. It

1 operates pursuant to NOAA funding. We
2 match -- state-match with the
3 operational funding each year for the
4 physical reserve. I believe one of the
5 proponents -- and this is always
6 confusing -- actually is with the Weeks
7 Bay Foundation. That is not a state
8 entity. It is a private entity that
9 promotes the Weeks Bay area in general,
10 which includes our reserve and some of
11 the reserve properties.

12 And so I believe that's -- I just
13 wanted to clear that up, that it's not
14 coming from our Weeks Bay Reserve
15 facility.

16 DR. TOLLEY-JORDAN: So that being said, I
17 received this e-mail. And Dr. Valentine
18 had motioned for first appraisal. And
19 from reading this e-mail, it made it
20 sound like that he wanted to motion for
21 a second appraisal. But when I go back
22 through the e-mail, it's not a
23 hundred-percent clear. So we can hold

1 on that until Dr. Valentine can make the
2 next meeting and make sure that those
3 were his wishes.

4 COMMISSIONER GUY: And so that's up to you.

5 But, you know, if you --

6 DR. TOLLEY-JORDAN: We'll wait.

7 COMMISSIONER GUY: Okay. So you want to
8 withdraw that possibly and wait?

9 DR. TOLLEY-JORDAN: And just wait.

10 COMMISSIONER GUY: So we have a motion to --
11 so she's withdrawing that motion. Did
12 we have a second on that?

13 MR. CAUTHEN: I'll withdraw my second.

14 COMMISSIONER GUY: Okay. So you'll withdraw
15 the second.

16 And thank you --

17 DR. TOLLEY-JORDAN: Talking about confusion.

18 COMMISSIONER GUY: That's okay. I mean, I
19 think the good thing I always say about
20 this board is we're transparent, and
21 that's always good for the public to
22 understand, that we don't do this behind
23 closed doors. We have to do it out

1 here. And I think that's important that
2 we have -- you know, not important --
3 but we have stumbles. And please accept
4 my apology.

5 DR. TOLLEY-JORDAN: Oh, no.

6 COMMISSIONER GUY: But I know that I want to
7 try to help you get through your first
8 couple of meetings, because I needed
9 help for about the first -- well, I
10 still need help.

11 MR. PORTER: Mr. Chairman?

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

13 MR. PORTER: I would just -- I would -- as a
14 point of personal privilege, I would
15 just say it's -- I think it's an
16 excellent discussion that we've just
17 had, and I think it underscores our --
18 everybody on this board's commitment to
19 spend the public's money extremely
20 wisely. So I applaud the discussion.

21 COMMISSIONER GUY: Thank you, Mr. Porter.

22 Well said.

23 All right. Now, with that, we

1 have -- that was a last entry right at
2 the last moment. So I don't know if we
3 were done. We're still in general
4 discussion. Is there any other or is
5 everyone ready to move on to the other
6 business?

7 (No response.)

8 MR. CAUTHEN: Let's move along.

9 COMMISSIONER GUY: Having heard none, we'll
10 move on to now miscellaneous reports
11 under Tab 4. There's a couple of
12 different little matters that we need to
13 take care of.

14 And, Doug, it looks like it will
15 start off with you, sir. Thank you.

16 MR. DEATON: If you guys will turn to Tab 4-B
17 and then, also --

18 COMMISSIONER GUY: Give Sonny just a -- it's
19 going to be in the big packet, Sonny.

20 MR. DEATON: And then, also, in your green
21 folder, Tab 4-B, an additional map that
22 goes with it.

23 COMMISSIONER GUY: My bad, Sonny.

1 MR. CAUTHEN: Well, it's important that we all
2 get there before we start talking.

3 MS. POWELL: Anybody else need any help?

4 COMMISSIONER GUY: Thank you.

5 MR. DEATON: The supplemental that you find in
6 your green folder is the same map. It
7 just has some updated information in the
8 legend. So it just includes the acreage
9 that was included in the original
10 proposal. So if you guys are
11 questioning why the maps look very
12 similar, they are with just a minor
13 change.

14 So this is -- I want to talk about
15 the proposal that was set forth by
16 Mr. Stephan Tomlinson earlier. This
17 request would swap land that's owned by
18 Mr. Burgess that is adjacent to the
19 Freedom Hills WMA for some Forever Wild
20 property and Wildlife and Freshwater
21 Fisheries property that is located in
22 the Lauderdale WMA.

23 This swap would allow for better

1 access to some parts of the Freedom
2 Hills WMA that we do not currently have
3 and shore up some management issues
4 related to the tract. And I have Drew
5 Nix here who will come up and kind of
6 share some more information about the
7 proposed swap and answer any specific
8 questions the board might have.

9 COMMISSIONER GUY: Drew. Good morning.

10 MR. NIX: Good afternoon, board.

11 COMMISSIONER GUY: Good afternoon. Sorry.

12 MR. NIX: This tract offers us a lot of good
13 access to get into some portions of
14 Forever-Wild-owned property at Freedom
15 Hills Management Area that we have had
16 access as staff to get into to manage
17 through Mr. Burgess, but we do not have
18 public access for our hunters to get in
19 there. The property is in Lauderdale
20 County that we would be swapping with
21 Mr. Burgess or at the extreme eastern
22 edge of the WMA and would really not
23 affect our hunting up there very much at

1 all.

2 COMMISSIONER GUY: So, Drew, just so I'm
3 clear, on the map it looks like that
4 what we're swapping -- what we're
5 swapping is not even contiguous with the
6 WMA right now --

7 MR. NIX: Correct.

8 COMMISSIONER GUY: -- and we are swapping with
9 something that is contiguous.

10 MR. NIX: Yes, sir.

11 COMMISSIONER GUY: But we are swapping more
12 acres to less acres; correct?

13 MR. NIX: There is an acreage discrepancy --
14 not a discrepancy. It's just the tract
15 that Mr. Burgess has, has got a few less
16 acres than ours, but he does have more
17 timber assets on his property than what
18 ours are.

19 We're trying to structure this as
20 value for value. We have the added
21 complexity of it not only being Forever
22 Wild. There's Wildlife and Freshwater
23 Fisheries land there that has a federal

1 nexus on it with our PR dollars that
2 we're going to have to work through.

3 COMMISSIONER GUY: So y'all say this is a
4 positive swap?

5 MR. NIX: Yes, sir.

6 COMMISSIONER GUY: And would recommend it?

7 MR. NIX: Highly.

8 COMMISSIONER GUY: Any other questions?

9 MR PATE: Yes, Mr. Chairman.

10 COMMISSIONER GUY: Okay.

11 MR. PATE: There was mention of a cabin on the
12 property that the Burgesses have, I
13 believe. What ...

14 MR. NIX: There is a cabin on the property.
15 But we have worked with Stephan
16 Tomlinson, who is Mr. Burgess' agent,
17 and they have removed that cabin and the
18 property north of that from that road
19 out of the deal. We have done that
20 through some talk before we even brought
21 it to y'all because it's tough on both
22 agencies to get structures.

23 MR PATE: So does that limit -- so would that

1 have some limitations on improving your
2 access? Is the access road near the
3 cabin or --

4 MR. NIX: The access road actually goes past
5 that cabin -- one of the access roads,
6 and that would be something else that we
7 would be working and negotiating on in
8 doing this swap if the board sees fit
9 that y'all think y'all would like to go
10 forward with this.

11 DR. HEPP: So are they going to be appraised?
12 Are the two parcels going to be
13 appraised? I mean, there's not a
14 trivial difference in acreage between
15 the two; right?

16 MR. NIX: They would be appraised. It's got
17 to be value for value to satisfy not
18 only the Forever Wild portion but the
19 Pittman-Robertson portion. It would end
20 up being structured similar to some of
21 the acquisitions we've been doing in
22 Autauga County and Dallas County that
23 got moved on today where we would get

1 Forever Wild's value in an appraisal,
2 Wildlife and Freshwater Fisheries' value
3 in an appraisal for our Lauderdale
4 County tracts, and that would then be
5 expressed on the Colbert County
6 properties, value for value for both
7 entities.

8 COMMISSIONER GUY: Any other questions?

9 So on this document that you have in
10 the package, you're asking the board for
11 a motion --

12 MR. DEATON: We're not asking for a motion.

13 COMMISSIONER GUY: Oh, you're not asking for a
14 motion.

15 MR. DEATON: No. We're just gauging the
16 board's interest. There will be expense
17 to Wildlife and to Mr. Stephan to get
18 the appraisals. So we want to -- before
19 we tell them -- before you guys have
20 them move forward, we want to gauge the
21 board's interest in even moving forward.

22 COMMISSIONER GUY: Okay. So do we have the
23 interest of the board to move forward or

1 maybe, in the converse, any disinterest
2 in us moving forward with them looking
3 into this proposed swap?

4 MR. HORN: I suggest we move forward.

5 COMMISSIONER GUY: So I'm going to take that
6 as a suggestion that y'all proceed. If
7 that's something y'all are interested
8 in, the board would be okay with that.
9 And then, based on the questions, you
10 could bring back to us, I assume, the
11 appraisals as to whether we have a good
12 possibility of being able to do this.

13 MR. CAUTHEN: And I second that.

14 COMMISSIONER GUY: All right. And we have a
15 second from Mr. Cauthen.

16 So thank you. Appreciate that,
17 Drew.

18 MR. NIX: Thank you.

19 MR. DEATON: Thank you, guys.

20 The next tab, we have a few name
21 requests that have come in. If you'll
22 turn to your Tabs 4-C, 4-D, and 4-E, we
23 have three that have come in. We

1 typically get requests from individuals
2 and we have them put it down in writing
3 to present to the board.

4 COMMISSIONER GUY: Let's take them one at a
5 time, too; okay?

6 MR. DEATON: The first request is found in
7 Tab 4-C. It's a request from the
8 Cherokee Ridge Alpine Trail Association,
9 also known as CRATA. They've been to
10 several meetings and talked about their
11 support for Yates Lake property and
12 trail-building out there.

13 At the Forever Wild Gothard-AWF
14 Yates Lake WMA they'd like to name a
15 trail after Mr. John Scott. And if the
16 board wishes to grant this request, I
17 would need a motion from the board to
18 approve.

19 MR. HORN: I move that we grant that request.

20 MR. CAUTHEN: I second it.

21 COMMISSIONER GUY: We have a motion and a
22 second.

23 Any discussion?

1 (No response.)

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

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

6 COMMISSIONER GUY: All opposed?

7 (No response.)

8 COMMISSIONER GUY: That motion carries.

9 MR. DEATON: The second request is found in
10 Tab 4-D. And then, also, if you'll look
11 in your green folder at Tab 4-D, there's
12 some supplemental information to be
13 added.

14 MS. POWELL: All the supplemental pieces, it's
15 one page, I believe --

16 Isn't that correct, Doug?

17 MR. DEATON: That's correct.

18 MS. POWELL: -- and just reflects --

19 COMMISSIONER GUY: So before you proceed, I
20 want to make sure everybody gets to
21 that. And they might want to read that
22 real quickly, because before he goes
23 into it, it would be helpful if you just

1 saw what they are proposing. So if you
2 haven't already -- Sonny, if you've got
3 that in front of you.

4 MR. CAUTHEN: I'm looking.

5 COMMISSIONER GUY: Okay. I'm going to give
6 you a second, if that's all right.

7 Are you ready?

8 MR. CAUTHEN: Yeah.

9 COMMISSIONER GUY: Okay. So go ahead, Doug.

10 MR. DEATON: The second request there before
11 you is from the City of Dothan on behalf
12 of the Wiregrass Foundation. They're
13 requesting to name the bridges and
14 boardwalks that they're building out
15 there at the Dothan Park Trail after
16 Mayor Mike Schmitz. And, also, you can
17 see in Tab -- under the supplemental
18 Tab D it's the actual verbiage or
19 wording that they would like to use.
20 And if the board chooses to accept this,
21 I would need a motion from the board
22 saying so.

23 MR. HORN: I move that we grant that request.

1 MR. ALLEN: Second.

2 COMMISSIONER GUY: We have a motion and a
3 second.

4 DR. SIMS: I have a question.

5 COMMISSIONER GUY: Yes, ma'am.

6 DR. SIMS: Is there any cost associated with
7 renaming trails, these types of
8 requests?

9 COMMISSIONER GUY: To us or to them?

10 I mean, obviously, I think these
11 are -- they're going to undertake these
12 costs if I understand it, Dr. Sims.

13 DR. SIMS: Okay. There are none to us. Okay.

14 MR. DEATON: That's correct. They would
15 provide the signage.

16 COMMISSIONER GUY: All right. Any other
17 questions?

18 Good question.

19 (No response.)

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

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

1 COMMISSIONER GUY: All opposed?

2 (No response.)

3 COMMISSIONER GUY: Motion carries.

4 MR. DEATON: And the next one is Tab 4-E.

5 I'll give you guys a second to turn
6 there.

7 It's a request from Wildlife and
8 Freshwater Fisheries to rename the
9 Autauga WMA. And I'm going to have
10 Chuck Sykes come up and speak to this
11 one.

12 MR. SYKES: Thank you. This was a request
13 from our staff. I'm sure quite a few of
14 y'all that have been watching the
15 department for years -- Charles Kelley
16 was director of the department for about
17 40 years. And Mr. Kelley was
18 instrumental in restocking turkeys,
19 restocking deer, and doing a lot of -- a
20 lot of monumental things for the state.

21 He passed away recently. And the
22 Autauga WMA that y'all have been so
23 gracious to help us rebuild, the

1 original tract of property that we were
2 building around was a piece of property
3 that was bought during his tenure. So
4 we felt that it would be appropriate at
5 this time, with the addition of all of
6 the new tracts of land there, to name it
7 the Charles D. Kelley Autauga WMA if
8 y'all see fit.

9 MR. CAUTHEN: I make that motion.

10 MR. PORTER: So move.

11 MR. HORN: Second.

12 COMMISSIONER GUY: Have a motion by Mr. Porter
13 and a second by a couple of people, but
14 I'll give it to Mr. Cauthen.

15 And I just want to say before we
16 vote on it, too, is that, you know, I
17 did not know Mr. Kelley very well, but
18 he certainly, you know, was kind of an
19 icon around the department and everybody
20 recognizes what he did. It was sad when
21 he passed away, of course. And I know
22 that this had been discussed, you know,
23 about doing something for him earlier,

1 but as I understood it, he never wanted
2 anything named after him until after he
3 died. So I guess that was just part of
4 him doing like he used to do. He
5 commanded whatever he wanted and he did
6 it in passing.

7 So I'm glad -- unfortunately, under
8 these circumstances -- but he's well
9 deserving of this, and I know that the
10 staff and the department would like to
11 see this done, as I'm sure most of you
12 would like to see it done. And so I
13 just wanted to say that and just say I
14 wish I had known him more and wish I had
15 had a chance to work with him. But I
16 think this is a very appropriate thing
17 to do.

18 So with that being -- does anybody
19 else have anything they want to say?

20 (No response.)

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

23 (All board members present respond

1 "aye.")

2 COMMISSIONER GUY: All opposed?

3 (No response.)

4 COMMISSIONER GUY: Motion carries.

5 MR. DEATON: That's all I have.

6 COMMISSIONER GUY: Thank you, Doug.

7 Ms. Powell.

8 MS. POWELL: Yes. And I would as a follow-up
9 to that discussion just note for the
10 board how we handle naming requests when
11 we receive them.

12 Unless we -- unless we tell you it
13 involves an expenditure of our dollars,
14 it does not. But when we have inquiries
15 from time to time, we ask whoever from
16 the public has made the inquiry -- or
17 from the department -- to put it in
18 writing so we can evaluate the request.
19 And, you know, like today, these
20 individuals are individuals that we know
21 who they are, understand the
22 relationship both to the tract and to
23 the program and the desire to have them

1 named.

2 It's odd to have three in one day.
3 They're really generally kind of
4 haphazard and rare. You know, on an
5 occasion where we're either not as
6 familiar with the individual or not as
7 familiar with the connection to the
8 tract or the program, there would have
9 been additional legwork -- more legwork
10 done by the board and discussed with
11 you.

12 But it would never be an expenditure
13 of funds on the program's behalf unless
14 we told you that, and that would be --
15 additionally would need to be part of a
16 motion. So I just wanted to back up on
17 that because this is a little odd and
18 it's really been a while --

19 COMMISSIONER GUY: Yeah, it's really been a
20 while.

21 MS. POWELL: -- since we've had this question.

22 Similarly, we have from time to
23 time -- the next item on the list is in

1 your packet and it's Tab 4-F. You also
2 have a supplemental packet in your green
3 folder. This will be the one on
4 legal-size paper, so it should be fairly
5 easy -- fairly easy to spot.

6 As some background for the board
7 while you're getting there, this
8 involves a right-of-way request. We
9 mentioned it only -- from Shelby County.
10 We mentioned this only briefly in the
11 last meeting. We were still gathering
12 some information. We were aware of the
13 request but had not gotten all our work
14 done on it.

15 As an overview -- because it's been
16 a little while since we've had one of
17 these also -- the Forever Wild Amendment
18 itself provides that the board does have
19 authority to transfer interest in land,
20 which an easement -- a right-of-way
21 easement, a permanent easement of this
22 type would be, but that such a transfer
23 would need to be for an appraised value,

1 whatever the acreage is involved in the
2 interest.

3 And so what we have done in the past
4 is both asked the individual or entity
5 coming forward requesting this type of
6 easement to cover the cost of the
7 appraisal so there's not a cost to this
8 program, and then there has to be the
9 value -- the compensation for that --
10 the consideration for that interest paid
11 to this board.

12 The Shelby County request involves
13 addition to an existing right of way.
14 It's simply some additional -- a little
15 strip of acreage on each side of an
16 existing right of way that is a public
17 road through our tract. And so this is
18 actually somewhat unique in that we both
19 had a very current appraisal that we
20 could work from in garnering the value
21 of the acreage and coordinated with the
22 appraiser to be sure our calculation on
23 a per-acre basis was correct. And we've

1 confirmed that.

2 But, additionally, in this scenario,
3 the reason the county wants the
4 additional easement is to provide
5 substantial road improvements through
6 the tract. So there's a very
7 physical -- very physical benefit to the
8 tract -- not just a general benefit, but
9 to our access to our tract -- not just a
10 public benefit, but a benefit to our
11 tract.

12 So what we did in engaging -- in
13 talking with Shelby County -- and we've
14 been working -- one of the board
15 members, Butch Ellis, has been helping
16 the county as their attorney on this,
17 and he will be recusing himself from any
18 vote on this later.

19 But what we wanted to bring
20 forward -- and we said we would at the
21 last meeting -- was a draft right-of-way
22 agreement documenting the transfer of
23 the interest into this right-of-way

1 easement and to present to the board
2 that the value of the road improvements
3 far exceed the appraised value of the
4 strips of easement acreage itself.

5 And so what we would propose is for
6 the easement -- once we have exact
7 figures and evidence of that -- the
8 expense of the road improvements to be
9 credited toward the appraised value, and
10 we think it's going to far exceed the
11 appraised value. That's why you see the
12 easement worded in the manner -- the
13 appraised value of the easement
14 acreage -- that's why you see this
15 easement worded in this manner.

16 So, one, I wanted to explain to the
17 board there had been no appraisal
18 expense to this board and really none to
19 the county in this unique scenario.

20 And, secondly, as opposed to monetary
21 compensation for the easement, it would
22 be the far exceeding, we expect, value
23 of the roadwork benefiting the tract.

1 And that's how this document is written.
2 Otherwise, it's a very standard
3 right-of-way easement similar to the
4 ones we've brought to the board in the
5 past.

6 But I want to give you a moment to
7 absorb what I've said and then, also,
8 ask for questions on that.

9 Yes, sir, Mr. Porter.

10 MR. PORTER: The value on the Forever Wild
11 property that we're swapping -- the
12 value of the work to be done on the road
13 will increase the value of the remainder
14 is what I think I hear you saying.

15 MS. POWELL: And usage of the tract, public
16 safety and access through the tract.
17 But it's very tract -- a very
18 tract-specific benefit in addition to
19 the obvious public benefit any road work
20 would provide us.

21 MR. PORTER: But that increases -- that will
22 increase the value of our remainder
23 of --

1 MS. POWELL: Yes, sir. That would be the
2 logical result.

3 MR. PORTER: -- to the amount of what we're
4 swapping.

5 MS. POWELL: Well, not really a swap. It's
6 just a transfer --

7 MR. PORTER: Right.

8 MS. POWELL: -- or deeding of the easement.
9 But, yes, sir, that would be the logical
10 result.

11 I'm sorry. Questions?

12 COMMISSIONER GUY: No. You go ahead. I was
13 just going to recognize Mr. Ellis for a
14 minute. I told Butch that I'd recognize
15 him so he could speak briefly.

16 MR. ELLIS: Thank you, Mr. Chairman and
17 members of the board.

18 Yes, I will recuse myself. And
19 we've exchanged with Doug Deaton several
20 issues. Doug and his group caught some
21 errors that our surveyor -- not the
22 county surveyor, but our hired
23 surveyor -- made in the survey, and

1 they've changed that.

2 But there is an old prescriptive
3 road that comes all the way down and
4 used to cross the river, but it is in
5 very bad shape now. It's got some holes
6 in it that even four-wheel-drive
7 vehicles, unless they're really
8 big-wheeled four-wheel-drive vehicles,
9 couldn't get through there. I think
10 that's an honest statement.

11 And so we've got that, but this
12 right of way includes the old right of
13 way. So it's really not that much --
14 it's just the difference in the added
15 width. And we're going to let the
16 contract -- now the county is going to
17 spend -- as Chad Scroggins said, we're
18 going to spend \$1.2 million coming
19 down -- all the way down -- back down to
20 the river.

21 We're going to stop at the Forever
22 Wild property. We're going to go on and
23 grade it and grub it while we've got the

1 contractor. We're going to let the --
2 next week. I think next week. And
3 they'll pave it -- they'll pave it all
4 the way down and realign it, go through
5 the Forever Wild property. But they
6 wanted the extra width temporarily just
7 to widen it out so you'll have good
8 sloping green approaches that look good
9 rather than having sharp cuts in it.

10 But it will be a 60-foot right of
11 way at the end of the day when we're
12 through with it and sloped back with
13 some green and be replanted and
14 vegetated and all that. It's going to
15 look really good, we think. And when we
16 get the improvements down to the Forever
17 Wild property, get the cabin built for
18 the wildlife enforcement officer, then
19 we'll come in and take the rest down to
20 the river.

21 MS. POWELL: And one step in the process that
22 I've left out that wasn't that critical
23 here but we did engage in it, also --

1 anytime we receive a request like this,
2 we also have our Heritage staff do an
3 analysis of whether the easement itself
4 or the work imperils any of the habitat
5 on the properties and wouldn't
6 proceed -- obviously this is right -- a
7 little bit right next to a road, not as
8 high likelihood here. But we did also
9 make that evaluation as part of our
10 process. I forgot to mention that.

11 COMMISSIONER GUY: Mr. Horn.

12 MR. HORN: Well, I was about to say this
13 before Mr. Ellis spoke, and I'll
14 certainly say it now.

15 This appears to be a win-win for me.
16 It's something that certainly benefits
17 the county, the people in Shelby County.
18 And I really think it benefits the
19 Forever Wild property that we own and
20 certainly is not detrimental to it. So
21 I'd certainly support this.

22 COMMISSIONER GUY: Mr. Pate.

23 MR PATE: And I feel the same, but I just want

1 some clarification.

2 So the paving of this road is not
3 going to be through Forever Wild
4 property. It is --

5 MS. POWELL: Well, it's -- the work is -- it's
6 an existing road. It's improvements to
7 that existing road. So, yes, some of
8 the paving would be --

9 MR. ELLIS: It will be paved but not right
10 now. We're going to wait till we get
11 the house built right at -- before you
12 go on the Forever Wild property.
13 They're going to come in now and go on
14 and do the grading and draining.
15 There's not any timber there on it.
16 It's just grub stuff and can get most of
17 it with a bush hog on the Forever Wild
18 property. But it's going -- they're
19 going to slope it back and get it ready
20 to pave. But it will be paved all the
21 way down to the river.

22 COMMISSIONER GUY: Any other questions?

23 So what is it exactly you need from

1 us on this? Is it a motion?

2 MS. POWELL: Well, it is a motion. Let me
3 also say -- let me be very clear why.

4 The easements that generically
5 provide just a public purpose don't
6 necessarily get us where we need to be.
7 Because of the specific language in the
8 amendment, we had to value the acreage
9 and here quantify and verify the
10 improvements and that those improvements
11 are, just as Mr. Porter discussed, a
12 tract-specific benefit.

13 So because of the specific
14 requirements in the amendment as to a
15 transfer of an interest and that
16 transfer being upon the vote of nine
17 members, we need a motion by the board.
18 And we have ...

19 COMMISSIONER GUY: Is it at the end of this?
20 Is it just a motion to proceed with
21 execution of the proposed right-of-way
22 easement?

23 Would somebody like to make that

1 motion for me.

2 MS. POWELL. And let me -- one thing. I'm
3 sorry.

4 I was going to say, we are still, as
5 Mr. Ellis mentioned, having to tweak the
6 precise wording of the legal
7 description, but the visual you've got
8 is correct. So we're still doing that
9 work. But, yes, it's just to proceed
10 with execution of the right-of-way
11 easement.

12 MR. CAUTHEN: I'll make it, Gunter.

13 COMMISSIONER GUY: Okay. If you would,
14 Mr. Cauthen.

15 MR. HORN: Second.

16 COMMISSIONER GUY: So there's a motion for
17 staff to proceed with execution of
18 proposed right-of-way easement by
19 Mr. Cauthen, a second by Mr. Horn.

20 Any discussion?

21 MR. PORTER: Mr. Chairman, I would just like
22 to reiterate for the record that the
23 remainder, what we have after we execute

1 this right of way, will be -- will
2 enhance the value of what we have left
3 at least and possibly more than the
4 value of what we're giving up. So I
5 think that's important to be in the
6 record.

7 COMMISSIONER GUY: Yes, sir. Thank you.

8 Any other discussion?

9 (No response.)

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

12 (Mr. Ellis recused from vote.)

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

15 COMMISSIONER GUY: All opposed?

16 (No response.)

17 MR. ELLIS: Let the record please show that I
18 recused myself.

19 COMMISSIONER GUY: The record will reflect
20 that.

21 Thank you, Ms. Powell. What's next?

22 MS. POWELL: And I will note for the board, we
23 currently do have some other pending

1 easement requests but nothing that is
2 quite to the stage of presenting you
3 with a firm draft and being able to
4 discuss the terms of it. So we'll
5 probably have additional requests at the
6 next meeting.

7 COMMISSIONER GUY: Okay. Management plans.

8 MS. POWELL: Moving on to management plans.

9 Back in your packet, Tab 4-G --
10 while you're getting there, just as
11 background for the benefit of the public
12 and the board, after we acquire a tract,
13 each tract we acquire requires for the
14 next year the development of a
15 tract-specific management plan. So we
16 periodically come to you because it's
17 time for certain tracts to have a
18 management plan approved by the board.

19 As you will see in your memo -- it's
20 in a memo dated April 28th in your
21 packet, again, Tab 4-G -- we have
22 outlined the acquisitions that need
23 plans. Three of the recent acquisitions

1 are adjacent -- are both adjacent to
2 existing holdings and also have
3 attributes that make their management
4 appropriate under -- in staff's opinion,
5 under existing plans.

6 So the Martin Timber swap, the Weeks
7 Bay Reserve-Swift 2 Meyer Addition,
8 DeSoto State Park-Steward Gap Addition,
9 we would propose for each of those three
10 recently acquired tracts to be included
11 under existing management plans, not the
12 development of separate management
13 plans. But, again, we both evaluate not
14 just that they're adjacent but also that
15 the attributes contribute to cohesive
16 management under an existing plan.

17 We then also have tracts, including
18 the Autauga WMA-Posey Crossroads tract,
19 Autauga WMA-Oak Grove tract, and Autauga
20 WMA-Old Kingston tract -- all of those
21 obviously in Autauga County -- that are
22 under the Autauga WMA management --

23 I'm sorry. And I've done these in

1 reverse, haven't I?

2 No, I haven't. I'm sorry. Very
3 sorry.

4 -- Autauga WMA management plan.
5 This -- the management plan for these
6 acquisitions, we sat down -- the State
7 Lands Division as well as the Wildlife
8 and Freshwater Fisheries Division sat
9 down and developed the proposed
10 management plan incorporating this
11 acreage. And you have a draft of that
12 plan in your packet. Due to the Forever
13 Wild acreage as well as the WMA
14 function, we coordinated -- the two
15 divisions coordinated on that.

16 Also, the Frank Jackson State
17 Park-Pritchett tract in Covington County
18 is another tract that required a new
19 management plan. Because of its state
20 park connection, State Lands Division
21 staff sat down with State Parks Division
22 staff and jointly developed the plan
23 that you also see in your packet.

1 And I will certainly take any
2 questions on any of those if the board
3 approves the concept of including
4 certain tracts -- new tracts within
5 existing plans and the development of
6 these two new management plans.

7 And you will notice, as we
8 referenced in the memo, we would need a
9 motion from the board. And I think
10 probably the easiest way to proceed --

11 I'm sorry.

12 COMMISSIONER GUY: No. I'm listening to you
13 because I was -- I had a -- go ahead. I
14 want to see what your suggestion is.

15 MS. POWELL: -- would be to proceed with the
16 inclusion -- and you'll see at the
17 bottom of the memo -- of simply
18 noting -- referencing the April 28th
19 memo and have a motion from the board to
20 proceed with inclusion of the tracts set
21 forth in the memorandum of April 28th
22 into existing plans and, also, to adopt
23 two new tract management plans attached

1 to the April 28th memo.

2 So we have -- the last paragraph was
3 sort of, I thought, possibly a cohesive
4 way to do one motion if there's no -- if
5 there are no questions and no reason for
6 anyone to disapprove of an individual
7 plan.

8 If you'll look on Tab 4-G, it's a
9 one-page memo with two plans -- the two
10 plans attached.

11 COMMISSIONER GUY: So if we just said --
12 because I was just going to suggest a
13 motion maybe to just approve the
14 management plans as proposed by the
15 Lands Division for both --

16 MS. POWELL: I think if you just reference the
17 date of the memo, that would probably --

18 COMMISSIONER GUY: Okay. Then that's what
19 I'll do. Why don't you just state it,
20 and I bet you we get a motion.

21 DR. WOODS: I'll make a motion.

22 COMMISSIONER GUY: I'll try to do it the
23 easier way.

1 MS. POWELL: Dr. Woods has got it all
2 together. I don't know where y'all are.

3 COMMISSIONER GUY: Okay, Dr. Woods. Go ahead,
4 Dr. Woods.

5 DR. WOODS: Make a motion that we proceed with
6 the inclusion of the tracts set forth in
7 this memorandum dated April 28th, 2016,
8 to existing management plans and to
9 adopt the two new tract management plans
10 attached.

11 COMMISSIONER GUY: All right. We have a
12 motion. Do we have a second?

13 MR. CAUTHEN: I second that.

14 COMMISSIONER GUY: Mr. Cauthen.

15 Any discussion on the motion?

16 (No response.)

17 COMMISSIONER GUY: All right. All in favor
18 say "aye."

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

21 COMMISSIONER GUY: All opposed?

22 (No response.)

23 COMMISSIONER GUY: Thank you, ma'am.

1 MS. POWELL: Sometimes we try to simplify and
2 we may complicate it.

3 Moving on to the next item. And
4 it's Tab 4-H. You had a memo that came
5 with your original packet that's 4-H.
6 You also have a supplemental memo in
7 your green folder that's got a 4-H tab
8 on it. I would recommend probably
9 looking at your supplemental 4-H.

10 To give you some background, what
11 came out in your packet as 4-H was
12 simply informing the board that -- as we
13 do each year and as we've discussed some
14 earlier regarding the stewardship
15 account, that staff was engaged in
16 analyzing tract needs for this next
17 fiscal year, for 2017, and that based
18 upon the initial analysis we thought we
19 may need to bring a new discussion to
20 the board that the board members would
21 not have had to engage in previously
22 about needing actually funds from the
23 corpus of the stewardship account as

1 opposed to limiting our expenditures to
2 the interest income.

3 And so this is something new for the
4 board. And to give you some background,
5 under the amendment -- the amendment
6 that we operate under for Forever Wild,
7 the board is authorized to use interest
8 income from the stewardship account in
9 order to fund the defined stewardship
10 activities. Our staff has tried to keep
11 that within the million-dollar-or-under
12 range each year. We talked about the
13 state budget process that we go into,
14 frankly, almost two years in advance.
15 But we usually put in a million dollars,
16 and we have in the past been able to
17 spend just interest income.

18 Now, what has happened over the
19 years, back when times were very good,
20 due to the size of the stewardship
21 account, we accumulated large amounts of
22 interest. We didn't spend them. We
23 only spent what we needed. But they

1 accumulated over many years. In the
2 more recent -- almost ten years of rates
3 going down, we have been perpetually
4 dipping into what I would call the
5 accumulated portion in our spending each
6 year. And when I went through the
7 stewardship account earlier, you noticed
8 I reflected two sums, one that was the
9 anticipated interest earnings for the
10 fiscal year that we would have available
11 as well as some carryover funds. Those
12 two totaled about \$700,000. That
13 exhausts our accumulated interest.

14 So going into this next fiscal year,
15 I want to tell you a little bit about
16 how we evaluate needs and tell you what
17 our recommendation is and what the law
18 provides for this board to consider to
19 do.

20 Each year when we look at fiscal --
21 the next fiscal year needs, we evaluate
22 what I discussed before, which we call
23 more -- I would call more routine land

1 management on all our tracts. And it's
2 not limited to but it would include
3 things you would expect, road repairs
4 and maintenance, boundary lines. We
5 have to be clear to the public where
6 they're allowed to go or not and be a
7 good neighbor to our private owners next
8 door. Money goes to recreational
9 projects and invasive species control of
10 any sort that we have to take care of.

11 We also then look to certain tracts
12 which have what I call tract-specific
13 conditions. For one reason or another
14 there's something about that tract that
15 we have to look at very uniquely. One
16 of those aspects -- not the only, but
17 one of the primary ones relates to
18 forest management, our timber
19 management. We actively manage our
20 timber. We get asked that a lot. We
21 have some timber owned by Forever Wild
22 that we manage and care for on behalf of
23 the program. If timber is harvested, as

1 we've discussed before, the revenue from
2 that by law goes to the general fund.
3 It does not accrue back to the program
4 but is a benefit to the general fund.
5 And that's true for revenue in general,
6 and timber is just one type of revenue.
7 Normally when we harvest the timber,
8 it's related to habitat purposes and --
9 but we still make money, and that money
10 goes to the general fund.

11 The other expense that we have on
12 some tracts related to forest management
13 occur as a result of timber
14 reservations. Now, I know the board
15 probably knows this, but just to review.

16 On some of the tracts, if you have a
17 timber reservation, the value of that
18 reserved timber obviously is subtracted
19 from the appraised value to the extent
20 of what the board purchases, what we
21 paid for minus that reservation.

22 In prior years -- sometimes that's
23 the only way you can acquire a tract

1 because the owner is not going to let
2 you have the timber. So we wouldn't get
3 the tract if we didn't allow the
4 reservation.

5 Also, in some circumstances --

6 COMMISSIONER GUY: Can I stop you?

7 MS. POWELL: Yeah. Take a minute.

8 COMMISSIONER GUY: So let me -- there's some
9 people that need to go. And what I'm
10 understanding is we have to have nine
11 votes to approve this.

12 MS. POWELL: Nine votes.

13 COMMISSIONER GUY: So maybe --

14 MS. POWELL: And I'll wrap it up if there's
15 not -- five minutes.

16 COMMISSIONER GUY: Would you stay, Sonny,
17 just -- can you stay five minutes?

18 I'll make Patti wrap it up in
19 five -- I need nine votes. I've got to
20 have affirmative roll call votes on this
21 one.

22 MR. CAUTHEN: Maybe.

23 COMMISSIONER GUY: Okay.

1 MS. POWELL: You've got more than nine.

2 COMMISSIONER GUY: Okay. So you can go. You
3 asked first.

4 MS. POWELL: Yeah. You can go. We've got
5 nine. You're okay.

6 COMMISSIONER GUY: Thank you, Mr. Porter.

7 MS. POWELL: And so as to those reservations,
8 it lowers the cost of acquisition, but
9 then the stewardship fund pays for the
10 proper reforestation after that harvest.

11 In the analysis this year, as I
12 mentioned in the memo, we believe that
13 based on last year -- and that's what
14 we're using to project -- we'll have
15 about \$470,000 in interest earnings. We
16 think the routine land management cost
17 for this next year is going to be at
18 about \$600,000.

19 We don't have any Forever-Wild-owned
20 timber reforestation expense, no needs
21 really related to that for this fiscal
22 year, but we do have a sizable expense
23 related to acreage coming off a prior

1 acquisition timber reserve. And we
2 think we're going to need about \$823,000
3 related to that -- that activity.

4 So total, taking routine and the
5 reserve management -- forest
6 management -- timber management
7 activities, we've got \$1,423,500.00.

8 Now, because we knew we had the --
9 we didn't know exactly what the expense
10 would be but knew we had these
11 reservations expiring, in this next
12 fiscal year we had put in the budget
13 1.5 million. Again, it doesn't bind
14 this board, but we had to do that to
15 prepare for this contingency.

16 So what we wanted to do today -- and
17 there is a motion at the end -- and,
18 obviously, I will take questions -- but
19 as for authorization under the law, two
20 things have to happen for us to even
21 consider spending the corpus amount.
22 The Commissioner, which he has done in
23 this memo, has made a -- actually in

1 writing stated that he believes there's
2 insufficient funds to properly manage,
3 manage as we believe that we should to
4 benefit the program, for this next
5 fiscal year. We have to determine it in
6 advance of the fiscal year, and none of
7 the money can be spent on anything but
8 stewardship account activities, for
9 example, no land acquisitions.

10 So what we would like to do, due to
11 having to forecast in advance, would be
12 to ask the board to authorize the
13 department to expend money as necessary
14 from the corpus in addition to the
15 interest earnings, to allow us, if
16 necessary, to expend up to the
17 1.5 million budgetary authority for
18 fiscal year 2017.

19 So let me stop there and ask for
20 questions, and then we'll talk about the
21 motion if there is -- but we do need
22 nine votes under the amendment to
23 proceed with this.

1 Yes, sir.

2 MR. RUNYAN: Did you say there's \$823,000
3 worth of reforestation expenses this
4 year?

5 MS. POWELL: That is what's projected.

6 If you'll notice, the attachment to
7 your green folder, 4-H, goes by tract.
8 The acreage related to the acreage
9 coming off of the reservation and the
10 calculation at the bottom, there's a
11 legend that is -- and, again, it's an
12 estimate -- but a per-acre estimate
13 between spraying, burning, planting, and
14 seedlings necessary to conduct the work.
15 And Galen Grider, who is our forester
16 for State Lands who worked on that, is
17 here. But that is an overview.

18 You will see in green highlighting
19 timber reservation needs. In this
20 particular scenario, what's in blue is
21 all zeros, because we're not expecting
22 any expense as to Forever-Wild-managed
23 timber, and then those costs. So -- and

1 Galen is available if there are any
2 questions of specific activities. You
3 don't want me answering that.

4 COMMISSIONER GUY: Okay. Did you find out,
5 Russ?

6 MR. RUNYAN: Yes, sir.

7 COMMISSIONER GUY: Okay. Mr. Pate.

8 MR. PATE: Patti, you say the board has never
9 had to consider this before, taking
10 money -- you know, I'm sure we'll get
11 you done what you need to do, but I
12 guess we just -- we need to look at
13 long-term are we -- you know, we've got
14 to have enough dollars to do stewardship
15 management on all these tracts that
16 we're purchasing.

17 MS. POWELL: You're correct.

18 MR. PATE: So we've got to -- there's probably
19 a bigger issue here that needs to be
20 tackled.

21 MS. POWELL: And another factor that's been
22 looming is we've kept using the same
23 amount each year despite the increasing

1 acreage that we manage, and so it's a
2 cross-section of the two, I believe.

3 COMMISSIONER GUY: Yeah. That and this
4 reforestation that we are now having to
5 kind of pay for what was being done
6 earlier when there was enough money and
7 now there's not, the interest on it.

8 MR PATE: Well, and the fact that you're --
9 one of your biggest moneymakers, the
10 timber sales, are going to general fund
11 dollars instead of to the stewardship
12 account.

13 COMMISSIONER GUY: Right.

14 MS. POWELL: And I think in the history of the
15 program when those figures were so high,
16 we basically had interest income sitting
17 there, that there was seen as a strategy
18 to increase the finite land acquisition
19 funds and not be a detriment because you
20 had the excess, frankly, interest
21 earnings. It's just -- it's gone up --
22 you know, that has changed. And, again,
23 we continue to bring in new properties

1 every month. And, you know, so that's
2 the cross-section.

3 But it is a serious -- it is a
4 serious issue and something that as we
5 talk about expenditures is, you know,
6 necessary land management activities.
7 And sometimes while we are also -- now,
8 like you see with Dothan and some of the
9 other tracts -- really asking for -- we
10 don't have a ton of money for these
11 recreational -- you know, trying to
12 build the partnerships to get the local
13 buy-in, the great bike clubs, trail
14 clubs that will come in and build the
15 trails, help us maintain the trails.
16 That's been an increasing focus of ours.
17 And that's why you see a lot of folks
18 who come and talk about their tracts,
19 volunteer up front what they're willing
20 to do, as Shelby County has, you know,
21 done. That is the new way we're going
22 to have to look at getting the
23 recreation on the tracts.

1 COMMISSIONER GUY: Any other questions?

2 Good questions. Any other
3 discussion before we ...

4 (No response.)

5 COMMISSIONER GUY: All right. So you have
6 a -- you want to state a motion for us
7 to consider, and then I'll call the roll
8 on it and get a second.

9 MS. POWELL: And I would defer to what we hope
10 might be a concise motion in the memo.
11 But it would be that the board
12 authorizes ADCNR, after exhausting
13 available interest earnings from the
14 stewardship account, to expend funds
15 from the corpus of the stewardship
16 account up to an amount that, when added
17 to available interest earnings, does not
18 exceed \$1.5 million.

19 MR. HORN: I'll second that.

20 COMMISSIONER GUY: Okay. Need a first motion.
21 So would you --

22 MR. HORN: I move that we adopt the motion.

23 COMMISSIONER GUY: As stated.

1 MR. ALLEN: Second.

2 COMMISSIONER GUY: And we have a second by
3 Mr. Allen.

4 Any discussion on that motion? Any
5 other questions?

6 (No response.)

7 COMMISSIONER GUY: Okay. If y'all would bear
8 with me, then, I think I need to call
9 roll because I can't do it by voice vote
10 probably pursuant --

11 MS. POWELL: I think it would be better. It
12 doesn't provide for that, but I think
13 the examiners would be --

14 COMMISSIONER GUY: Yeah. So as I call your
15 name, just state your position on the
16 motion, please. If you're in favor of
17 the motion, say "aye." If you're
18 opposed say "nay."

19 Mr. Pate?

20 MR. PATE: Aye.

21 COMMISSIONER GUY: Dr. Woods?

22 DR. WOODS: Aye.

23 COMMISSIONER GUY: Dr. Tolley-Jordan?

1 DR. TOLLEY-JORDAN: Aye.

2 COMMISSIONER GUY: Dr. Sims?

3 DR. SIMS: Aye.

4 COMMISSIONER GUY: Mr. Cauthen has left.

5 Mr. Runyan?

6 MR. RUNYAN: Aye.

7 COMMISSIONER GUY: Mr. Allen?

8 MR. ALLEN: Aye.

9 COMMISSIONER GUY: Dr. Hepp?

10 DR. HEPP: Aye.

11 COMMISSIONER GUY: Mr. Ellis?

12 MR. ELLIS: Aye.

13 COMMISSIONER GUY: Mr. Horn?

14 MR. HORN: Yes.

15 COMMISSIONER GUY: Mr. Porter?

16 MR. PORTER: Yes.

17 COMMISSIONER GUY: And Mr. Guy.

18 So it's unanimous. So I think
19 it's 11 maybe there. So we have the
20 nine votes. It passes. Motion passes.

21 All right. Anything else,

22 Ms. Powell?

23 MS. POWELL: I don't unless there's anything

1 else.

2 COMMISSIONER GUY: All right. So all we have
3 left is this. I need to -- I need a
4 motion to approve the minutes of
5 February 4, 2016. That's Tab 7.

6 MR. ALLEN: So move.

7 COMMISSIONER GUY: All right. Have a motion.

8 MR. HORN. Second.

9 DR. WOODS: Second.

10 COMMISSIONER GUY: A motion and a second.

11 Any discussion?

12 (No response.)

13 COMMISSIONER GUY: All right. All in favor of
14 the motion say "aye."

15 (All board members present respond
16 "aye.")

17 COMMISSIONER GUY: All opposed?

18 (No response.)

19 COMMISSIONER GUY: Again, our next meeting
20 date is scheduled for August the 11th.
21 Y'all remember we moved these up a
22 little bit to kind of help out. And we
23 don't have a place, I don't think.

1 Do we, Patti?

2 MS. POWELL: Dr. Sims had volunteered at some
3 point to host a meeting, so we could
4 certainly investigate that.

5 COMMISSIONER GUY: If anybody else has a
6 suggestion, too, we'll talk to the board
7 members about that. But we'll have a
8 place set pretty soon, as quickly as we
9 can. And just put that on your
10 calendar, please.

11 And if there are no other questions
12 or other business, we are adjourned.

13 (Meeting adjourned at
14 approximately 1:16 p.m.)

15 * * * * *

16 REPORTER'S CERTIFICATE

17 * * * * *

18 STATE OF ALABAMA:

19 MONTGOMERY COUNTY:

20 I, Tracye Sadler Blackwell, Certified
21 Court Reporter and Commissioner for the State of
22 Alabama at Large, do hereby certify that I reported
23 the foregoing proceedings of the Forever Wild Board

1 Meeting on May 12, 2016.

2 The foregoing 184 computer-printed pages
3 contain a true and correct transcript of the
4 proceedings held.

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

8 This 17th day of July 2016.

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Tracye Sadler Blackwell
ACCR No. 294
Expiration date: 9-30-2016
Certified Court Reporter
and Commissioner for the State
of Alabama at Large