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**MINUTES OF THE
FOREVER WILD BOARD MEETING
WENDELL MITCHELL CONFERENCE CENTER
LURLEEN B. WALLACE COMMUNITY COLLEGE
Greenville, Alabama
May 9, 2019**

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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 Wendell Mitchell Conference Center
at the Lurleen B. Wallace Community College, 750
Greenville Bypass, Greenville, Alabama, on
Thursday, May 9, 2019, commencing at approximately
10:00 a.m.

1 BOARD MEMBERS PRESENT:

- 2 Commissioner Christopher M. Blankenship, Chairman
- 3 Mr. Horace H. Horn, Jr.
- 4 Dr. Michael Woods
- 5 Mr. David Wright
- 6 Mr. Raymond B. Jones, Jr.
- 7 Mr. William "Bill" Satterfield
- 8 Mr. Russ A. Runyan
- 9 Dr. Lori Tolley-Jordan
- 10 Dr. Douglas Watson
- 11 Dr. Salem Saloom
- 12 Dr. John Valentine

13 * * * * *

14 CHAIRMAN BLANKENSHIP: I'd like to call the
 15 Forever Wild Board Meeting for May 2019
 16 to order. I'll do a roll call of the
 17 Board members. If you're present,
 18 please indicate so.

19 Chris Blankenship is here.

20 Charles Ball?

21 (No response.)

22 CHAIRMAN BLANKENSHIP: Horace Horn?

23 MR. HORN: Here.

CHAIRMAN BLANKENSHIP: Raymond Jones?

MR. JONES: Here.

CHAIRMAN BLANKENSHIP: Russ Runyan?

1 MR. RUNYAN: Here.

2 CHAIRMAN BLANKENSHIP: Dr. Saloom?

3 DR. SALOOM: Here.

4 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

5 MR. SATTERFIELD: Here.

6 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

7 DR. TOLLEY-JORDAN: Here.

8 CHAIRMAN BLANKENSHIP: Dr. Valentine?

9 DR. VALENTINE: Here.

10 CHAIRMAN BLANKENSHIP: Dr. Watson?

11 DR. WATSON: Here.

12 CHAIRMAN BLANKENSHIP: Dr. Woods?

13 DR. WOODS: Here.

14 CHAIRMAN BLANKENSHIP: And Mr. Wright?

15 MR. WRIGHT: Here.

16 CHAIRMAN BLANKENSHIP: Mr. John Hall, Rick

17 Oates, and Dr. Sims -- I do not see them
18 present, but we do have a quorum. We
19 have more than nine members present. So
20 with that we have enough members here
21 for a meeting.

22 I appreciate everybody being here
23 today and mostly appreciate Mayor

1 McLendon and the Chamber of Commerce for
2 their hospitality and would like to give
3 the Mayor a few minutes if he'd like to
4 say a word or two of welcome. You are
5 recognized, sir.

6 MAYOR McLENDON: Be real careful when you ask
7 a politician to come up front; okay?
8 And I'll try to be extremely short.

9 But welcome to Greenville, Alabama.
10 This is, as you can see, a great
11 facility. It's a great place to have
12 things like this. We're halfway between
13 Birmingham and Mobile, halfway between
14 New Orleans and Atlanta. So we have a
15 great community. We think it's a great
16 opportunity for all of you to be here
17 and to see our town and to find out how
18 much we have to offer.

19 So, again, welcome. If we can do
20 anything, we'll be more than happy to
21 make your dream come true. How about
22 that?

23 CHAIRMAN BLANKENSHIP: Mayor, would you mind

1 recognizing any of your staff that you
2 have here. I see some of the folks --

3 MAYOR McLENDON: Absolutely. I think a lot of
4 them are in some other places, but Tracy
5 has done most of the work putting all
6 this together. She's -- Tracy Salter is
7 head of our Chamber of Commerce. She
8 does a great job.

9 And then you have Justin Lovvorn.
10 We have him out here because Horace Horn
11 has to have a police officer around him.
12 That's the reason Justin is here.

13 So back in the back, Peige Josey
14 that's over this campus and David
15 Hutchinson, who I'm sure a lot of you
16 know. So some of those are the ones
17 that have been putting everything
18 together.

19 CHAIRMAN BLANKENSHIP: Thank you, sir.

20 MAYOR McLENDON: All right.

21 CHAIRMAN BLANKENSHIP: And I do appreciate
22 Lurleen B. Wallace Community College and
23 Herbert Riedel, the President, for

1 allowing us to use the facility here.

2 This is very nice. We've been trying to
3 have a meeting here in Greenville for a
4 year or so and couldn't work out the
5 schedules with the facility until this
6 meeting. So I'm very thankful for the
7 Mayor and for the community college for
8 hosting us here today and looking
9 forward to a very productive meeting.

10 I would like to take just a moment
11 to recognize the passing of two former
12 Forever Wild Board members that have
13 passed since our last meeting.

14 One was Mr. Tom Joiner. Mr. Joiner
15 served on the Forever Wild Board from
16 2000 to 2006 from the Central District.
17 I did not have the honor of serving with
18 Mr. Joiner here on the Forever Wild
19 Board, but I did work with him on the
20 Oil and Gas Board. He was a very strong
21 proponent of oil and gas exploration
22 around our state. He was very
23 instrumental in a lot of the work that's

1 been done, and he will be sorely missed.
2 He had four daughters, 13 grandchildren,
3 and 25 great-grandchildren. He was a
4 very fine man.

5 And then John Woller who was a
6 member of the Forever Wild Board from
7 the North District from 2006 to 2012.
8 He was a U.S. Navy -- or Marine Corps
9 veteran, worked in the Saturn V project,
10 and then also, I think, was very
11 instrumental in the Summit Tree Stand
12 Company. And he served on the Board for
13 six years. And he has passed and leaves
14 his wife, Pat, four children, and 11
15 grandchildren.

16 So I did want to take just a minute
17 to recognize those gentlemen's service
18 on the Forever Wild Board and their
19 service to the State that have passed.
20 So thank you for that moment of personal
21 privilege to do that, and now we'll move
22 into the public comment period.

23 Just a reminder that you have three

1 minutes to speak. The staff will set
2 the -- keep the time. I'd appreciate it
3 if you'll keep your comments down to
4 those three minutes. That gives the
5 staff -- or gives everybody the
6 opportunity to speak. And when I call
7 your name, if you'll just come up.

8 For the Board members, there is a
9 blue sheet in your folder.

10 And yours is white. I apologize. I
11 have to have a colored one because I'm
12 needy.

13 But it has the tab and page number.
14 So I'll call those out for which
15 property the person wants to speak on in
16 case you want to find that in your book.

17 MS. McCURDY: Yeah. And that's in your green
18 folder.

19 CHAIRMAN BLANKENSHIP: All right. So the
20 first speaker on the Red Hills-Flat
21 Creek will be Steve Northcutt, Tab 3-B,
22 page 9. 3-B, page 9.

23 Mr. Northcutt.

1 MR. NORTHCUTT: Yes, sir. Could we have the
2 Mayor who's going to be speaking on the
3 same subject -- could we have him speak
4 first?

5 CHAIRMAN BLANKENSHIP: Sure. Certainly.

6 So this is Mayor Calvert Wright?

7 MAYOR WRIGHT: Yes, sir.

8 CHAIRMAN BLANKENSHIP: Yes, sir. Very nice to
9 have you here today. Thank you for
10 coming to join us.

11 MAYOR WRIGHT: Good morning, everyone. I'd
12 like to thank Mr. Blankenship and his
13 Board members for allowing me to speak
14 on the Red Hill.

15 I started my career right here in
16 Greenville, Alabama, in a little college
17 over there called Lomax-Hannon Junior
18 College years and years ago. I'd like
19 to thank the Mayor for allowing me here
20 in his city.

21 I want to speak on the Red Hill, my
22 area which I live. I'd like to let the
23 Board members know to support our

1 underserved area of the Red Hill. We
2 have a lot of wildlife there. We have
3 people coming in from all over the
4 states and America to do a lot of
5 hunting and fishing. It's a beautiful
6 place, a beautiful part of the state.

7 And I would just like to once again
8 ask the Board members to please continue
9 to support our area. You will be much
10 appreciated if you'll do that for us.

11 Once again, may God bless you and
12 thank you very, very much.

13 CHAIRMAN BLANKENSHIP: Thank you, sir. He's
14 the Mayor of Brandenburg.

15 MAYOR WRIGHT: Yes, sir. Brandenburg,
16 Alabama.

17 CHAIRMAN BLANKENSHIP: Brandenburg, yes, sir.
18 Thank you so much for coming over and
19 joining us today, Mayor.

20 Next will be Mr. Steve Northcutt on
21 the same Red Hills property.

22 MR. NORTHCUTT: Yeah. I might not be as
23 eloquent as the Mayor, but I'm going to

1 talk about very specific aspects of the
2 Red Hills. I'm Steve Northcutt with The
3 Nature Conservancy.

4 There are several properties that
5 are fantastic potential acquisitions for
6 the Forever Wild Board. I'm going to
7 speak about three specific properties.
8 And under Tab 3, page 9 and 10, you can
9 see maps of the Red Hills. I'm going to
10 speak specifically about the Red
11 Hills-Flat Creek Phase I, Red Hills-Flat
12 Creek Addition Phase II, and the
13 Section 2 property.

14 And the reason I bring those up, all
15 three of those properties have federal
16 grants that would help reduce the price
17 of the properties to Forever Wild. If
18 you go back to the original acquisitions
19 Forever Wild did in 2010, the two
20 properties, which is number 75 and
21 number 81, that is the first time in, I
22 believe, the history of the state that
23 they were able to get HCP

1 land-acquisition money.

2 Now, Habitat Conservation Plans are
3 for protected species. If the property
4 is eligible and is protected under an
5 HCP, you can get this pot of money. The
6 State of Alabama got \$4.64 million to
7 assist in buying those properties. That
8 is almost unheard of. And the reason I
9 say that is because if you look at the
10 nation, HCP funding almost goes
11 exclusively out west. This money that
12 you have here now, Alabama is the only
13 state that got HCP money except for
14 California, Oregon, and Washington. The
15 entire state of Washington is under an
16 HCP. So they're very clever in the way
17 they go after this pot that a lot of
18 people don't know about.

19 So for the Phase I, the 1184 acres,
20 you have \$2 million that you can offset
21 your acquisition costs. A first
22 appraisal has been done. It's been
23 scored. The second phase, the Phase II,

1 you have \$300,000 in funding to acquire
2 that from the same owner. And then for
3 the Section 2 property that's 330 acres
4 you have a grant of \$250,000. So a
5 total of 1,697 acres that you have
6 \$2.55 million in Fish and Wildlife
7 grants to acquire those properties.

8 And the reason why I come today with
9 a sense of urgency is if you today
10 decide to move forward and do a second
11 appraisal and close on those properties,
12 then the Department can go and ask for
13 new money for next year. They've got
14 until the 17th of May to do that. So in
15 their grant request they can say that
16 these funds have been obligated to buy
17 that. Obviously, it can't close by that
18 time. But it really makes your score
19 higher for the grants to show that
20 you've obligated the money they've
21 already provided for you.

22 So today I'm asking you to consider
23 these tracts. And there's a lot of

1 other good tracts in the Red Hills, and
2 hopefully we can get some more funding
3 for that.

4 I see my time is up. So if anyone
5 has any questions, I'll be glad to
6 answer them.

7 Yes, ma'am.

8 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan.

9 DR. TOLLEY-JORDAN: Okay. So you mentioned --
10 so the HCP, I assume, is for the Red
11 Hills salamanders?

12 MR. NORTHCUTT: Right.

13 DR. TOLLEY-JORDAN: And then you mentioned
14 this \$2.5 million. That's already
15 allocated and available, then, or is it
16 something that still has to be approved?

17 MR. NORTHCUTT: No. It's fully approved. You
18 have \$2 million for the first phase of
19 the Red Hills-Flat Creek. So \$2 million
20 standalone for that.

21 For the smaller tract, the 183
22 acres, you have \$300,000 under this --
23 so there's actually several pots under

1 endangered species, HCP, section 6
2 recovery, and then the State was
3 actually able to get what they call some
4 reverted funds. So when states are
5 given these grants and if they don't
6 spend them and it goes back, the
7 landowner decided they didn't want to
8 sell it or whatever, then those are
9 reverted back to Fish and Wildlife. And
10 the Department, because they worked very
11 hard with Fish and Wildlife, were able
12 to get -- I believe that \$300,000 was
13 for reverted funds.

14 So the Department does a great job
15 writing grants. The Board has done a
16 wonderful job on leveraging money. So
17 this is a great leverage opportunity.

18 DR. TOLLEY-JORDAN: And so when you speak of
19 the Department, who are you speaking of?

20 MR. NORTHCUTT: Department of Conservation and
21 Natural Resources, specifically Wildlife
22 and Freshwater Fisheries. Ericha Nix
23 has been -- and, of course, everybody

1 helps, but she's been writing these
2 grants.

3 DR. TOLLEY-JORDAN: Okay. And so these are
4 coming out of U.S. Fish and Wildlife
5 Service funds?

6 MR. NORTHCUTT: That's correct.

7 DR. TOLLEY-JORDAN: That's all.

8 DR. WOODS: What was the amount of Phase II --
9 or Section 2?

10 MR. NORTHCUTT: So the Section 2 is \$250,000
11 grant.

12 MS. McCURDY: In Tab 5-A you can see the
13 numbers and the acreage. Tab 5-A.

14 MR. NORTHCUTT: And Doug Deaton will give you
15 a more detailed summary, but I wanted to
16 bring these up today.

17 CHAIRMAN BLANKENSHIP: Mr. Horn.

18 MR. HORN: He answered my question. I was
19 wondering what agency the money was
20 coming from, so ...

21 MR. NORTHCUTT: The Fish and Wildlife have
22 been on the property with us. We've set
23 up a tour. And they're very supportive

1 of this area. We would like one day to
2 be able to take -- have enough protected
3 land where the Red Hills salamander is
4 not even a listed species as the
5 ultimate goal.

6 CHAIRMAN BLANKENSHIP: Thank you, sir.

7 MR. SATTERFIELD: Mr. Chairman?

8 CHAIRMAN BLANKENSHIP: Mr. Satterfield.

9 MR. SATTERFIELD: While you're still there, I
10 have a couple of questions on the
11 Phase II piece of property which is way
12 down in the south.

13 MR. NORTHCUTT: Okay. Sure.

14 MR. SATTERFIELD: That has an inholding in it.
15 A fairly significant portion of that
16 portion has an inholding. Can you tell
17 us who owns that, how that would be
18 managed?

19 It may be that DCNR needs to help us
20 address this too. If we acquired that
21 piece of property, how would we
22 coordinate with the present landowners
23 in the management of that property? And

1 since it's in the middle of that parcel,
2 would we be required to provide public
3 access to those folks to get into their
4 property? How would we manage all that
5 process in that section?

6 MR. NORTH CUTT: I'm going to let Patti answer
7 that. That's kind of outside my
8 expertise, but that is something --

9 MS. McCURDY: Don't leave because I may have
10 other questions.

11 We have inholdings in many tracts,
12 so they're going to be somewhat
13 tract-specific. But we obviously deal
14 with that in many situations. There is
15 a road that goes to this inholding. So
16 they already should have access via road
17 for this inholding.

18 But many of the maps you see for
19 many of the properties -- you know,
20 we -- it is an effort sometimes, but we
21 do successfully manage property with
22 inholdings.

23 MR. SATTERFIELD: Yeah. Well, would we have

1 to maintain the road across Forever Wild
2 property to allow them to get to their
3 property?

4 MS. McCURDY: We would have no obligation to
5 maintain the road other than whatever
6 obligation we would have as owning that
7 acreage. Obviously, legally they would
8 have access to their property, but I
9 wouldn't think we would have to pay to
10 maintain the road for them to get there.

11 Do we know if that is currently --

12 MR. SATTERFIELD: Well, the scale on the maps
13 that we have are such that we can't even
14 tell if there's a road in there. So I'm
15 wondering if that's a public road, is it
16 a private road, and what the
17 responsibilities would be to maintain
18 it.

19 MS. McCURDY: Do we know if it's a public or
20 private road? And then I'll follow up
21 on the second question.

22 MR. DEATON: I'm not a hundred-percent -- I'd
23 have to --

1 MS. McCURDY: Doug is not sure. I have
2 several Wildlife folks here. Anybody
3 from Chuck's group that knows if that's
4 a public or private road?

5 MR. NIX: Private.

6 MS. McCURDY: It's a private road.

7 But as far as expense to the program
8 to maintain the road ...

9 MR. SATTERFIELD: Well, how do we manage that
10 in other circumstances?

11 You say we have other similar
12 circumstances. How does DCNR deal with
13 that on those other properties?

14 MS. McCURDY: We deal with it however we
15 are -- first of all, whatever we're
16 legally required to do we obviously do.
17 However, there are often easements.
18 You've also seen requests that have come
19 forward to the Board from different
20 owners of property that are inholdings
21 of what we acquire that ask for
22 easements. Some ask for deeded
23 easements. Some do not require that.

1 Some are okay with our permits to cross.

2 It really depends on the individual
3 situation as to how they are handled.

4 If that is a concern that we want more
5 information on, obviously we can get
6 that if you -- y'all need to just let us
7 know what you want to do.

8 MR. SATTERFIELD: Have we been asked for an
9 easement in this case?

10 MS. McCURDY: We have not. I have not been
11 approached. I will ask Wildlife.

12 MR. SATTERFIELD: Mr. Chairman, it would seem
13 to me that on that piece of property we
14 have several unanswered questions we
15 need to look into, especially in terms
16 of the responsibility for maintaining
17 that road to provide that access. So I
18 don't know how we want to handle that,
19 but that -- I know that that was a
20 concern of mine when I was looking at
21 the map.

22 CHAIRMAN BLANKENSHIP: All right. Thank you.

23 MS. McCURDY: I'm sorry. I was talking with

1 Steve. So do we need any additional
2 direction?

3 Okay.

4 CHAIRMAN BLANKENSHIP: All right. Thank you.

5 The next speaker is Mitch Reed on
6 the Richard Tract in Grand Bay, Tab 4-B,
7 page 10. 4-B, page 10. This is also
8 covered in a memo, 5 -- wait just a
9 minute, Mitch. I'm sorry.

10 It's also covered in the memo in
11 5-G.

12 All right. Go ahead, Mr. Reed.

13 MR. REED: So thank you, Commissioner and the
14 Board, for letting me speak on the
15 Richard property.

16 This is a piece of property that
17 would connect into the Grand Bay
18 Savanna-Solet property down on the Gulf
19 Coast. It's an 80-acre tract that
20 provides a critical access point into
21 the Grand Bay piece. The Grand Bay
22 obviously is owned by Forever Wild, and
23 because public access and public lands

1 are so important to this program and to
2 the people of the state, this piece of
3 property really allows for the public to
4 have that access into this Forever Wild
5 property.

6 TNC is acquiring the property
7 through a NFWF grant. So that property
8 will be donated. What we're asking for
9 is for the Board to approve the purchase
10 and then the -- or the donation and then
11 the 15-percent fair market value match
12 for stewardship.

13 I'd be happy to answer any questions
14 or call Steve Northcutt back up if they
15 get really complicated.

16 CHAIRMAN BLANKENSHIP: Seeing none. Thank
17 you, Mr. Reed.

18 MR. REED: All right. Thank you.

19 CHAIRMAN BLANKENSHIP: The next speaker is
20 Mr. Mark Hollis. He's going to speak on
21 the Sherwood Mountains. This is not a
22 tab in the book. This has not been
23 scored. I think it was a fairly new

1 nomination.

2 Mr. Hollis.

3 MR. HOLLIS: Hello and good morning to
4 everybody. I'm here to give some
5 information on the Sherwood Mountains
6 property.

7 The Sherwood Mountains property is a
8 3,928-acre tract of land. It's located
9 about 30 miles south of Birmingham,
10 Alabama. There is a handout that I had
11 provided that includes the brochure on
12 the property and *The Land Report*, which
13 is a national publication that featured
14 the property on the front cover. So I
15 thought I'd go ahead and supply you with
16 that.

17 I am representing the landowner
18 along with Cypress Partners. My company
19 is Hollis Real Estate, and I've been in
20 the real estate business in Birmingham
21 as a commercial broker and handled land
22 as well for 26 years, 15 years with
23 Hollis Real Estate. And Cypress

1 Partners is in the land sales business,
2 and we have co-listed the property for
3 sale.

4 I wanted to just go ahead and read a
5 very short article that came out in the
6 *Birmingham Business Journal* in September
7 of 2018. And the article was by Brent
8 Godwin, and the title is "Massive Shelby
9 County Undeveloped Property Featured in
10 National Magazine."

11 A large property in Shelby County
12 was featured in a national real estate
13 publication. *The Land Report*, a
14 magazine focused on land ownership in
15 the U.S., featured Sherwood Mountains as
16 Alabama's leading land listing.
17 Sherwood Mountains is a 3,928-acre
18 property in north Shelby County about 15
19 minutes from Shoal Creek, Greystone, and
20 Mount Laurel, and 30 minutes from
21 downtown Birmingham.

22 The massive land parcel is
23 undeveloped and has been owned by the

1 same family for more than 40 years. It
2 is listed by local firms Cypress
3 Partners and Hollis Real Estate at
4 \$38 million. The tallest mountain in
5 Shelby County. Thousand-foot tall
6 sandstone ridgelines. Awe-inspiring
7 vistas for 20 miles and more clear to
8 Birmingham, the feature from "The Land
9 Report" reads.

10 According to the listing, the
11 property is where seven separate
12 mountains converge and the nearly 4,000
13 acres appear such as it did in the
14 1800s. Sherwood Mountains includes a
15 300-acre cove surrounded by mountains
16 long known as "The Penitentiary" and
17 were once deemed too wild and unsettled
18 for even a cursory inspection in an 1895
19 U.S. Geological Survey.

20 A more recent survey and master plan
21 have been done for the property which
22 could include a low-density residential
23 community placed into conservation of

1 large parts of the area. The economic
2 potential of the property is enormous
3 because of its location. Sherwood
4 Mountains sits in the perfect place for
5 Birmingham's southward growth, the
6 listing reads.

7 I thought I would go ahead and just
8 read that, which I felt that writer
9 explained it pretty well from a
10 marketing standpoint in the national
11 publication that you have.

12 This property is one of the most
13 unique properties in Alabama given its
14 location. It's well suited for
15 consideration for acquisition. I'd like
16 to give you the information you need in
17 order to acquire this property. The
18 property was nominated for purchase in
19 2011 by the Forever Wild program and
20 received high grades for potential state
21 park in the Central region.

22 This property has been nominated
23 again for possible purchase by Forever

1 Wild. I had originally nominated the
2 property in 2011, and, of course, it was
3 scored at that time. And I'd like to
4 answer any questions that y'all might
5 have in regard to this property.

6 CHAIRMAN BLANKENSHIP: Thank you, sir.

7 Any questions?

8 Dr. Tolley-Jordan.

9 DR. TOLLEY-JORDAN: I notice that it's not
10 scored at this time. Is that correct?

11 MS. McCURDY: That's correct. Just the way
12 the cycle goes, the nomination wasn't in
13 time to be scored. We do have the
14 willing seller returned, so it is in the
15 process for the next meeting.

16 CHAIRMAN BLANKENSHIP: Thank you, sir.

17 MR. HOLLIS: Thank you.

18 CHAIRMAN BLANKENSHIP: The next speaker is
19 Beth Finch on the Cahaba-Mohon Tract.

20 Hello, Ms. Finch. Good to see you
21 again.

22 MS. FINCH: So I'm Beth Finch. I'm a
23 conservation photographer, and I work

1 with Cypress Partners. And Blair Mohon
2 here is our seller. So I've got six
3 points that I need to make.

4 First of all, Paul Johnson and
5 Michael Buntin with the Alabama Aquatic
6 Biodiversity Center in Sprott -- they
7 visited the property on Tuesday to
8 collect mussels and snails. Paul said
9 this is one of the better sites he has
10 seen. It is more than double or triple
11 the size of rich shoal habitat in the
12 Refuge. In an hour and a half they
13 found 11 gastropods, two of them
14 federally listed, 16 mussels, one
15 federally listed, and the federally
16 threatened goldline darter. That is 30
17 species of concern in 90 minutes.

18 He said it's one of the bigger
19 concentrations of the cylindrical
20 lioplax and may be the best remaining
21 sites of this very endangered snail.
22 And he was very surprised to find large
23 populations of the threatened fineline

1 pocketbook mussel, which is very unusual
2 anywhere and particularly on the Cahaba.

3 Paul also discovered that this is
4 one of the original mussel collection
5 sites of H.H. Smith, who is the famous
6 curator of the University of Alabama
7 Museums. He discovered and named many
8 of the Alabama mussels a century ago.
9 And it's a beautiful and stunning site
10 he told me. He said he expects to find
11 much more when they can spend more time
12 there as long as they can continue to
13 access this Mohon Tract.

14 So Randy Haddock was with me in
15 early spring, and he wanted to keep --
16 he didn't want to quit exploring. He
17 just wanted to go all over this
18 property. I took him to a very tall
19 bluff that overlooked the river where
20 you can see it curving in the distance,
21 and he says, look, there's a beach down
22 there, which would be really exciting
23 for someone who spends a lot of time

1 taking people up and down this river.
2 And this also means it would fit very
3 well within the Cahaba Blueway, which is
4 a new program that's being developed.

5 Chris Oberholster, who's with
6 Birmingham Audubon, was especially
7 impressed with the forest and the
8 burning line. And thanks to Forever
9 Wild it's becoming a destination for
10 birding sites. And he says this
11 particular tract would fit very, very
12 well into that program.

13 This property is not only
14 biologically rich, but it also has six
15 greenfields and places to hunt that are
16 somewhat separate from the forest and
17 the river area. They're more up on the
18 ridgelines where the reclaimed mining
19 areas are.

20 This property fits within the
21 acquisition boundary of the Cahaba
22 National Wildlife Refuge, but,
23 unfortunately, at this particular time I

1 don't think Fish and Wildlife is really
2 willing to accept any more lands along
3 the Cahaba. Things might be different
4 in another two years, but this is where
5 we are right now.

6 You've got a copy of the report that
7 Paul has. You've also got a map in
8 there that shows how this fits within
9 the acquisition boundary. It has taken
10 six different entities to protect as
11 many different parts of the Cahaba as
12 you see here. I mean, it's significant,
13 and this piece fits in the heart of it.
14 This place is also the piece that
15 connects the two zones of the William R.
16 Ireland Wildlife Management Area.

17 And we think all of this is really
18 pretty significant. It's a hard thing
19 to pass up. So I hope you move for
20 acquisition and a second appraisal.

21 Thank you.

22 CHAIRMAN BLANKENSHIP: Thank you, ma'am.

23 MS. FINCH: Oh, I forgot to tell you one

1 thing. This is really important.

2 Blair has been very diligent about
3 doing research on surface mining and the
4 oil and gas leases. You can see how
5 diligent he has been. And he found out
6 yesterday that the well that is on his
7 property is no longer producing and that
8 they plan to close it.

9 CHAIRMAN BLANKENSHIP: Thank you.

10 The next speaker is Michael Norris.
11 He just has some general comments. It's
12 not a tract-specific comment.

13 MR. NORRIS: Good morning and thank you all
14 for the opportunity. I'm a small
15 landowner in north Butler County. I own
16 land in Butler and Crenshaw County. My
17 wife and I are certified tree farmers.
18 We're stewardship farmers, and we are a
19 TREASURE Forest.

20 So, Salem, I know you can appreciate
21 that and appreciate the fact that we're
22 good stewards of what God has given us
23 while we're here.

1 The editor of this monthly
2 newsletter which I am subscribed to
3 commented -- and when he announced that
4 this was going to be here, commented
5 that he had a list of questions that
6 should be asked of you as well as
7 ourselves. And so I thought it would be
8 a good idea to answer those questions in
9 my own opinion.

10 The first question is: Should the
11 State of Alabama provide recreational
12 property?

13 My answer is absolutely. The
14 independent and private landowners
15 cannot and should not be expected to
16 provide recreational property for all
17 the citizens of the state of Alabama.
18 Acquisition and maintenance of this
19 property should be a function of State
20 agencies.

21 Number two: Does the State need
22 more public land to compete with
23 recreational opportunities provided by

1 private landowners?

2 Well, we might reach that point at
3 some point in the future, but at this
4 point I don't think we're there yet. As
5 far as it competing with private
6 landowners, hunters that want a piece of
7 property to lease to hunt on are not the
8 same people that's going to go
9 occasionally to a Wildlife Management
10 Area and hunt one or two or three times
11 a year or take their child there. But
12 Wildlife Management Areas do serve a
13 very important purpose of allowing the
14 expansion of the hunting and fishing not
15 only for the adults but for children as
16 well.

17 The third question was: Will more
18 public land that doesn't pay taxes put
19 pressure on private landowners to pay
20 more taxes?

21 Well, I'm sorry, but that just
22 sounds like a scare tactic to me, guys.

23 The next question: Will higher

1 taxes promote more or less forest
2 ownership?

3 I don't see how it's possible.
4 Forest product markets are what drives
5 profitability and forestland ownership,
6 not taxes.

7 Five: Is private forestland
8 ownership public -- public or private
9 better for our state?

10 And they both are. There's a place
11 for both and a place where both are
12 needed.

13 My final comments to you are simply
14 this: Future acquisitions by this group
15 should focus on environmentally
16 sensitive and unique tracts, not just go
17 out and buy 50,000 or 10,000 or 5,000
18 acres of timberland. Good examples of
19 this are the Mobile-Tensaw Delta and the
20 Pike Picosin in Pike County.

21 I spent many, many days in 1973 and
22 '74 when I was a student at Troy in the
23 Pocosin area. And it's thrilling to me

1 to know that that place has been
2 preserved and will be there for my
3 children to be able to go and see
4 because it is that unique. And that
5 uniqueness is what I'm asking you to
6 consider in future purchases and future
7 acquisitions.

8 If the Mobile-Tensaw Delta had not
9 been purchased, I probably would never
10 have an opportunity to go into that
11 delta without, you know, my own private
12 boat to see and enjoy it as it is. The
13 Red Hills Complex may be the only way
14 that the Red Hills salamander survives.

15 I ask that you be purposeful, be
16 selective, and don't let anybody tell
17 you you're not doing the right thing
18 here. Thank you for your time.

19 CHAIRMAN BLANKENSHIP: Thank you, sir.

20 The next speaker is Mr. Al Nettles
21 on the Rails-to-Trails update in Monroe
22 County.

23 MR. NETTLES: I think all of you have in your

1 packet a letter dated January the 27th
2 of 2016, and it pretty well lays out
3 what I need to talk to you about. I
4 appreciate the opportunity to be here
5 and to be heard.

6 I'm a private landowner, a general
7 partner of a family limited liability
8 limited partnership, and as of right now
9 I think we've got 35 in the family. So
10 my brother and I are the general
11 partners, and we've finally got a
12 great-grandchild coming along. We're
13 TREASURE Forest certified. We've got
14 about -- well, roughly 4,000 acres in
15 the limited liability limited
16 partnership.

17 This is kind of an update to you
18 from what the letter is about in three
19 minutes. You know, it's like taking a
20 sip out of a fire hose. A lot taking
21 place. So I'm not going to have time
22 to -- I'll be glad to answer any
23 questions you've got. I'll hit a few

1 high points.

2 But my main message is in that first
3 paragraph in the letter. And, that is,
4 I don't believe that Forever Wild should
5 be involved at all in Rails-to-Trails
6 projects. Now, before you think I'm
7 against hiking, I'll tell you that I'm
8 now 83 and I've been a Boy Scout for
9 70 years. And I've done my share of
10 hiking, including the Appalachian Trail
11 and some in the Grand Canyon. I've had
12 an opportunity to do a lot of hiking,
13 and I'm certainly not opposed to it.

14 I'm not opposed to Rails-to-Trails
15 projects in the right place, but we've
16 got a situation where it's certainly in
17 the wrong place -- not just because it
18 goes through our particular property.
19 Of course, we don't like that for a lot
20 of reasons that I enumerated in here.
21 And I haven't found a landowner yet that
22 understands the situation that says they
23 would like to have it in their property.

1 As I say, there's a list that I've got
2 there.

3 The first situation that I -- and
4 I'll try to go down the letter briefly
5 and tell you -- kind of update you on
6 what's happened. These are what we were
7 fearing was going to happen, and we're
8 just getting started in Monroe County.

9 I've noticed in the activity that's
10 going on over in the peanut country over
11 close to Dothan that there's been -- I
12 think there's been an effort over there
13 for eight years. I'm not a resident and
14 don't own land over there. I'm not
15 qualified to say what their situation
16 is, but I suspect some people over there
17 -- some of them have got the same
18 problems that we feel like we have.

19 The main problem I see in the
20 Rails-to-Trails is, first of all, you
21 get a quitclaim deed. And, you know, I
22 could give y'all a good -- good
23 quitclaim deed to the Brooklyn Bridge,

1 but you wouldn't have much.

2 And as it's turned out since this
3 letter was written, we finally after
4 warning the Monroe County Commission
5 that we had to -- they had a problem
6 with the title up there with one of our
7 neighbors that was leasing property that
8 we've known for years, and it goes down
9 through what now is our Heritage Farm
10 that was certified by the State. In
11 other words, the land has been in the
12 family for over a hundred years.

13 And they didn't pay any attention to
14 us. We had to file a suit to quiet
15 title. The local judge, Weaver, down
16 there ruled in the landowner's favor.
17 The County decided to appeal it to the
18 State Supreme Court. The State Supreme
19 Court has ruled again to affirm Judge
20 Weaver. They've got the option possibly
21 to take it to the U.S. Supreme Court,
22 which, you know, that tactic is just --
23 you can imagine it's not a cheap

1 project.

2 And I really don't know how to
3 express myself without resorting to
4 profanity, which I won't do. But put
5 yourself in that position. This land
6 has been in your family for over a
7 hundred years and these people that are
8 the elected representatives in your area
9 are basically taking your land. What
10 you going to do about it?

11 Well, I spent 30 years in the
12 military, four of it active duty Army
13 Reserve Special Forces with the Rangers,
14 and I'm not planning to roll over. But
15 I would appreciate you guys taking a
16 very close look at anything that's
17 appealed to you about Rails-to-Trails
18 because there are a lot of snakes in
19 that pile. I appreciate the chance to
20 hear me out. And I'll be glad to answer
21 any questions anybody has got.

22 CHAIRMAN BLANKENSHIP: Thank you, Mr. Nettles.
23 Good to see you again. Enjoyed talking

1 with you down in Evergreen a couple of
2 months ago at the gopher tortoise
3 meeting.

4 MR. NETTLES: That's right. Thank you, sir.

5 CHAIRMAN BLANKENSHIP: Yes, sir. Very nice to
6 see you.

7 The next speaker is Mr. Chandlar
8 Graham speaking on the Thigpen Hill
9 property, Tab 3-B, page 12. 3-B, page
10 12.

11 MR. GRAHAM: Good morning. Thank y'all for
12 having me here. I feel like y'all get
13 tired of seeing me, but I'll keep this
14 quick today.

15 I'm here really just -- I think
16 everybody is familiar with the property
17 and what we're trying to do here. I
18 really just want to convey to y'all that
19 our owner is more than willing to work
20 with y'all as far as timing and kind of
21 helping with acquisition and also to
22 extend an invitation to any of y'all
23 that would like to come and spend some

1 time on the property and get to see how
2 unique and special the place is given
3 the proximity and the location. That
4 goes without saying, but I wanted to
5 come today and make sure that y'all are
6 aware that you can reach out to us.
7 We'll be happy to spend some time with
8 you on the property. Thank y'all.

9 CHAIRMAN BLANKENSHIP: Thank you. Thank you,
10 Chandler.

11 Our last speaker that I have a card
12 for is Chuck Byrd on the Prairie Grove
13 Glades, Tab 4-B page, 22. 4-B, page 22.

14 Mr. Byrd. Thank you.

15 MR. BYRD: Thank y'all. I'm going to go ahead
16 and apologize. I'm a dirt forester.
17 I'm not a public speaker. So I'll give
18 it my best.

19 I'm the land manager for The Nature
20 Conservancy. I manage lands all over
21 the state and work with private
22 landowners to manage and help their --
23 help them manage their populations of

1 rare plants.

2 The property you have before you,
3 Prairie Grove Glades, has some of the
4 rarest plants found in Alabama. It's
5 got 11 different species that are of
6 concern: Harper's umbrella plant,
7 Alabama larkspur, Prairie Indian
8 plantain, Alabama gladecress, Limestone
9 flower, Nashville breadroot, Tennessee
10 milkvetch, caladium quillwort, yellow
11 sunnybells, and most importantly
12 lyre-leaf bladderpod. As I -- correct
13 me if I'm wrong, but there are -- that's
14 the only population of lyre-leaf
15 bladderpod found in the state. It's an
16 endangered-listed species.

17 And what makes this property so
18 unique is that it's a combination of
19 cedar glade and exposed limestone. A
20 lot of that area has been converted to
21 either ag, row crops, or been mined.
22 There's quarries in the area. And
23 recently several of the adjoining

1 landowners have been bought out by a
2 large mining corporation.

3 So we're hoping that with y'all's
4 help we could potentially protect this
5 property and these rare plants in the
6 future. Any questions?

7 CHAIRMAN BLANKENSHIP: Mr. Satterfield.

8 MR. SATTERFIELD: Who owns this property now?

9 MR. BYRD: The Nature Conservancy does.

10 There's a small private landowner, the
11 blue-shaded on your map, Mr. Wimberly,
12 that would -- the property would be sold
13 together. But we own the property.

14 MR. SATTERFIELD: But you own the entire
15 tract?

16 MR. BYRD: Yes, sir.

17 CHAIRMAN BLANKENSHIP: Except for the blue?

18 MR. BYRD: Except for the blue.

19 CHAIRMAN BLANKENSHIP: Okay.

20 MR. BYRD: And we've been working with the --
21 Mr. Wimberly since I've been here, which
22 is going on eight years now. He
23 actually has cattle that graze on the

1 western -- sorry -- the eastern part of
2 our property that's separated by a
3 county road because the bladderpod
4 actually needs disturbance, and the
5 cattle provide that disturbance.

6 MR. SATTERFIELD: So for clarification, then,
7 you're representing The Nature
8 Conservancy which is shown in red on
9 this map?

10 MR. BYRD: Correct.

11 MR. SATTERFIELD: And you're in essence
12 nominating that part.

13 Patti, what about the blue? Do we
14 have -- do we have anything from the
15 owner on that tract to say that --

16 MS. McCURDY: Yes, sir, we do. If you'll look
17 on Tab 4, page 22, the Owner 1 and
18 Owner 2 that you'll see in your packet
19 map, the red -- happens to also be red
20 and blue, so it corresponds.

21 And so, yes, this tract had to have
22 a willing selling letter for all owners
23 before we would have proceeded with

1 scoring and entertaining its short-list
2 position. So I think what you have is
3 just one of the owners speaking here
4 today, but we have willing seller
5 letters or we would not have processed
6 the nomination.

7 MR. SATTERFIELD: Okay. That was my
8 clarification because I wanted to be
9 sure we had a nomination from the actual
10 owner of that blue tract.

11 MS. McCURDY: We do. It's one nomination, but
12 it's two owners. And we have willing
13 sellers from all landowners involved.

14 MR. SATTERFIELD: Thank you.

15 MS. McCURDY: You're welcome.

16 CHAIRMAN BLANKENSHIP: Thank you, sir.

17 Any other questions?

18 MR. BYRD: I would ask if you would move with
19 a first appraisal.

20 CHAIRMAN BLANKENSHIP: All right. Thank you,
21 sir.

22 That's the last card I have. Is
23 there anybody that wanted to speak that

1 did not sign up or have the opportunity?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: All right. Seeing
4 none, we'll move into the next portion
5 of the meeting where we need to recess
6 for Executive Session.

7 By regulation, appraisal values are
8 confidential during periods of
9 negotiation. Accordingly, in order to
10 discuss tract appraisal values, the
11 Board will need to go into recess for an
12 Executive Session.

13 Is there a motion for the Board to
14 now recess to attend the Executive
15 Session?

16 MR. JONES: So move.

17 MR. HORN: Second.

18 CHAIRMAN BLANKENSHIP: Moved by Mr. Jones.

19 Seconded by Mr. Horn.

20 As I call your name, please state
21 your position on this motion to recess.
22 Those in favor indicate by saying "aye"
23 and those opposed by "nay."

1 Chris Blankenship, aye.

2 Horace Horn?

3 MR. HORN: Aye.

4 CHAIRMAN BLANKENSHIP: Raymond Jones?

5 MR. JONES: Aye.

6 CHAIRMAN BLANKENSHIP: Russ Runyan?

7 MR. RUNYAN: Aye.

8 CHAIRMAN BLANKENSHIP: Dr. Saloom?

9 DR. SALOOM: Aye.

10 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

11 MR. SATTERFIELD: Aye.

12 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

13 DR. TOLLEY-JORDAN: Aye.

14 CHAIRMAN BLANKENSHIP: Dr. Valentine?

15 DR. VALENTINE: Aye.

16 CHAIRMAN BLANKENSHIP: Dr. Watson?

17 DR. WATSON: Aye.

18 CHAIRMAN BLANKENSHIP: Dr. Woods?

19 DR. WOODS: Aye.

20 CHAIRMAN BLANKENSHIP: Mr. Wright?

21 MR. WRIGHT: Aye.

22 CHAIRMAN BLANKENSHIP: All are in favor. We

23 will be at recess -- it is now 10:47.

1 We'll be in recess for approximately
2 30 minutes, and then we will return.

3 **(Recess for Executive Session was**
4 **taken at approximately 10:47 a.m.**
5 **and the meeting was called back to**
6 **order at approximately 11:30 a.m.)**

7 CHAIRMAN BLANKENSHIP: All right. We'll call
8 this back to order. It is now 11:30,
9 and the Forever Wild Board is back in
10 session.

11 Now we'll move on to Tab 5 -- no,
12 I'm sorry -- the financial data,
13 Tab 2-A.

14 Ms. Powell.

15 MS. McCURDY: Thank you. This is the portion
16 of the meeting each time that for the
17 benefit of the Board and also the
18 benefit of the public -- and I'm Patti
19 McCurdy, Director of State Lands
20 Division.

21 I run through the status of prior
22 motions and motions to close to try to
23 get us to understand how much money we

1 have to work with. As I always say,
2 it's just like your checkbook. You've
3 got to keep up -- even the properties we
4 haven't closed, I have made a promise to
5 try to get them closed, so I need to
6 know the money is there.

7 So the tracts that are currently in
8 closing -- actively in closing are: The
9 Big Canoe Creek-Epps Addition, St. Clair
10 County. Cahaba River-Savage Creek
11 Tract, Shelby County. Coldwater
12 Mountain-Sarrell Addition, Calhoun
13 County. Guntersville State Park-Smith
14 Cemetery Addition, Marshall County. Red
15 Hills-Parris Trust Addition, Monroe
16 County. Skyline WMA-Crow Mountain
17 Addition, Jackson County. Weeks Bay
18 Reserve-Meadows Phase III Additions,
19 Baldwin County. Also working on the
20 Beaver Dam Swamp Tract, Limestone
21 County, and Freedom Hills WMA-Robbins
22 Addition, Colbert County.

23 When I take all of the acquisition

1 costs, including the 15-percent
2 stewardship fund transfer, that leaves
3 us with about \$10.2 million that we are
4 currently working on. We then have in
5 the account just over \$30 million. That
6 leaves us about \$16.8 million of
7 unencumbered cash in the acquisition
8 account.

9 However, as I always have to talk
10 through, there are also certain State
11 budgetary procedures that will limit how
12 much spending authority -- how much
13 authority you have to spend that money
14 to get to the bottom line. As we are
15 today, you've got just over \$9.5 million
16 in spending authority of the cash that I
17 just referenced. So you have
18 \$9.5 million available for actions and
19 commitments at the meeting today.

20 I also wanted to run through -- I've
21 included -- I won't go through the
22 entire list of closings. We try to keep
23 up with the offers that have been

1 accepted and therefore closed and then
2 what has been declined. That's in your
3 Tab 2-A, the second page.

4 For this fiscal year, which runs
5 October 1st -- which began October 1st
6 of 2018, the following tracts that you
7 have asked us to pursue have been closed
8 or declined as follows: The Barbour
9 WMA-Leak Creek Addition has closed.
10 Caldwell Swamp was declined. And that
11 was, again, declined by the landowner.
12 Coldwater Mountain-Rice Addition has
13 closed. The Freedom Hills WMA-Buzzard
14 Roost Creek Addition -- and that one was
15 a mouthful -- that was declined.

16 Grand Bay Savanna-Little River
17 Addition, that was one of the
18 100-percent donations. That has closed.
19 Slaughter Swap has closed. And the
20 Tannehill-Ayers Addition has closed.

21 So that's where we are currently
22 from the direction we've been given by
23 the Board in prior meetings.

1 Any questions on that?

2 (No response.)

3 MS. McCURDY: All right. We will now move --
4 at each meeting we also give an update
5 on our expenditures from the stewardship
6 fund to let you know kind of where we
7 stand.

8 We have budgeted authority up to
9 \$1.5 million in the stewardship fund.
10 To date we have expended -- or at least
11 when we ran it April 30th, we have
12 expended about \$676,000. So we still
13 have ample balance for additional
14 actions, although, you know, you will
15 see we are heavily engaged in some
16 activities, so we are still actively
17 spending from the fund. But we do look
18 fine for this fiscal year.

19 The current value as of
20 April 30th -- and, again, these are the
21 dates that we are able to run balances
22 and amounts for the Board from the
23 accounting procedures -- is just over

1 \$33.5 million in the fund itself.

2 Are there any questions on that?

3 (No response.)

4 MS. McCURDY: I then, also, at this time each
5 meeting run through the tracts that we
6 have received appraisals on. These are
7 the tracts that you motioned for a first
8 appraisal and that we have received
9 appraisals back from. These would be
10 the properties available to the Board
11 for motions for second appraisals and to
12 proceed to purchase.

13 What we have available is the
14 Blackwater River South Tract, Baldwin
15 County. Cahaba River-Mohon Tract, Bibb
16 County. Coldwater Mountain-Martin
17 Addition, Calhoun. D'Olive Bay,
18 Baldwin. Red Hills-Brown Schutt Trust
19 Additions, Monroe County. Red
20 Hills-Flat Creek Phase I, also Monroe.
21 Red Hills-Flat Creek Phase II, Monroe.
22 Red Hills-Section 2. And Thigpen Hill
23 in Butler County.

1 Doug will give you more detail, but
2 I am pleased to announce we have just
3 this morning heard that the grant
4 application we had in for the D'Olive
5 Bay Tract has been awarded. That's hot
6 off the press from a phone call this
7 morning. So I didn't want to steal
8 Doug's thunder, but --

9 CHAIRMAN BLANKENSHIP: But you did anyway.

10 MS. McCURDY: But I did it anyway. I couldn't
11 resist. I'm up here with the
12 microphone.

13 So all in all, the total of those
14 tracts that have been appraised is just
15 over \$28 million and so -- of the
16 appraisals and what the stewardship
17 funds would require. So as you can
18 see -- which is not unusual. We've got
19 a lot more in appraised value than we do
20 in spending authority, but -- any
21 questions on that?

22 (No response.)

23 MS. McCURDY: Well, now that I've stolen his

1 thunder, I will still let Doug come up
2 with grant status. And, actually, Doug
3 is going to provide some information and
4 Chuck Sykes will also be providing some
5 information during the grant status
6 portion.

7 CHAIRMAN BLANKENSHIP: As Doug is coming up, I
8 would like to take a moment to recognize
9 Charlanna Skaggs. Charlanna is the new
10 General Counsel for the Department of
11 Conservation and Natural Resources. I
12 was remiss in not introducing her at the
13 very beginning of the meeting.

14 When you work with somebody now for,
15 I guess, all of six weeks or however
16 long, I feel like everybody else ought
17 to know her the way that we know her.
18 And I did not realize that this was her
19 first Board meeting because it seems
20 like she's been there longer than she
21 has. And so I would like for you to
22 take an opportunity while you're here,
23 if you have not met Charlanna, to

1 introduce yourself to her. And thank
2 you very much for being here today.

3 Mr. Deaton.

4 MR. DEATON: Thank you, Commissioner.

5 Next I'll cover the grant status.
6 If you'll look in your packet at
7 Tab 5-A. And as everybody is turning to
8 that, I'd just like to mention for the
9 Board and those attending the meeting
10 today that DCNR staff of Wildlife and
11 Freshwater Fisheries routinely try to
12 find land-acquisition grant
13 opportunities that fit some of the
14 nominations that we receive to help
15 further the Forever Wild dollar. In
16 each meeting we give a report to update
17 the Board and the public about the
18 different opportunities that we have.

19 The first grant opportunity that
20 I'll offer are the U.S. Fish and
21 Wildlife Section 6 funds. That's the
22 RLA and HCP funds that was mentioned
23 earlier by Steve Northcutt, but I'll go

1 back through those for you.

2 The Red Hills-Flat Creek Phase I, we
3 received \$2 million to be applied
4 towards the purchase. The breakdown of
5 that, the acreage purchased with the
6 \$2 million would be deeded to Wildlife
7 and the remainder would be to Forever
8 Wild.

9 The Red Hills-Flat Creek Phase II
10 Tract, we have \$300,000 available to be
11 applied towards purchase. Acreage
12 purchased with the \$300,000 would be
13 deeded to Wildlife and the remainder to
14 Forever Wild.

15 The next is the Red Hills-Section 2.
16 We have \$250,000 available to be applied
17 towards purchase, and all of that
18 acreage would be deeded to Forever Wild.

19 These three tracts have first
20 appraisals and are available today for
21 the Board's consideration for
22 acquisition during the general
23 discussion. And to take advantage of

1 any of these grants that I just
2 mentioned, the acquisition would have to
3 take place prior to the end of 2021.

4 In addition to the grant awards I
5 just mentioned, we are currently working
6 with Wildlife and Freshwater Fisheries
7 on a proposal to U.S. Fish and Wildlife
8 for grant funds that could be applied to
9 the Red Hills-Brown Schutt Trust
10 Addition. The potential amount of
11 funding for this grant is currently
12 unknown, but we're working to apply for
13 that application. The Brown Schutt
14 Trust Tract does have a first appraisal
15 available for the Board for
16 consideration, and the Board could take
17 any action during general discussion
18 that could include a motion to acquire
19 as is with no grant funds, a motion to
20 acquire contingent upon award of grant
21 funds, or wait until any -- wait on any
22 motions until grant funds are received.
23 So those are your options today.

1 These four tracts if acquired would
2 become part of the existing Red Hills
3 Complex and would bring the total
4 acreage to approximately 8200 acres.

5 At the last meeting there were
6 questions as to potential management
7 support by Wildlife. Wildlife has
8 clarified for us if all four tracts are
9 acquired that they would be willing to
10 roll the Red Hills Complex into their
11 Wildlife Management Area system and
12 provide management support. And that's
13 contingent upon all the tracts being
14 acquired.

15 Are there any questions about the
16 Red Hills?

17 DR. SALOOM: I have a question about
18 appraisals just off the side.

19 How long normally -- and I know it
20 depends on the size of the tract --
21 would a second appraisal take place?
22 How long will it take to do a second
23 appraisal?

1 MR. DEATON: From the time we order it to the
2 time we get it back about 60 days.

3 Any other questions?

4 (No response.)

5 MR. DEATON: The next opportunity we have is
6 the National Coastal Wetlands
7 Conservation Grant which Patti mentioned
8 earlier. We received word this morning
9 that we had been awarded that grant.
10 And that grant can be applied to the
11 D'Olive Bay Tract. This grant is for
12 acquisition and restoration of wetlands
13 in coastal counties.

14 If the Board wishes to take action
15 on this tract, it's a grant opportunity
16 that would make this property no cost to
17 the program. If you would like
18 to take action on that, you would take
19 advantage of that during general
20 discussion.

21 Are there any questions about that?

22 (No response.)

23 MR. DEATON: Seeing none -- and that's all the

1 updates I have for grants. Next would
2 be Director Chuck Sykes.

3 DIRECTOR SYKES: Thanks, Doug. This is right
4 below that last grant opportunity that
5 Doug talked about. It's still in Tab 5.
6 It's the Pittman-Robertson Wildlife
7 Restoration grants.

8 We've partnered with the Board on
9 quite a few projects over the past four
10 years that significantly added to our
11 mission as Wildlife and Freshwater
12 Fisheries as well as Forever Wild's
13 mission of providing quality public
14 hunting land. We wanted to let the
15 Board know that we do have funding for
16 the acquisition of the Cedar Creek
17 Addition and we'd be willing to go 75/25
18 with the Board if y'all choose to pursue
19 that option.

20 And I'll answer any questions if
21 y'all have any.

22 MR. WRIGHT: Yes, Commissioner. Could I ask a
23 question?

1 CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Wright.

2 MR. WRIGHT: Chuck, I noticed in here you had
3 like 3600 entries last year for these
4 SOA hunts.

5 DIRECTOR SYKES: Yes, sir.

6 MR. WRIGHT: But you can register multiple
7 times. Do you know about how many
8 people this was?

9 DIRECTOR SYKES: That's people. Yes, sir,
10 that's people. Some of them -- not to
11 call anyone out, but I know a couple of
12 the TNC employees applied for every hunt
13 that we had. So some people apply for
14 all of them. Some just apply for one
15 specific hunt on one SOA.

16 MR. WRIGHT: So you got a lot of applicants.

17 DIRECTOR SYKES: Absolutely.

18 MR. WRIGHT: You got 3600 different people
19 that put applications in?

20 DIRECTOR SYKES: Yes. And, you know, you
21 don't really hear from the happy people.
22 You usually just hear from the unhappy
23 people. But I actually have a list that

1 I can send y'all of emails that we've
2 gotten thanking us for the opportunity
3 to hunt on the SOAs if that would be
4 something that y'all would be interested
5 in looking at.

6 MR. WRIGHT: I would be interested, yes.

7 DIRECTOR SYKES: And, also, we did a little
8 comparison this year for one of our
9 WMAs, Hollins up in Coosa County. They
10 have a similar system where it's --
11 instead of having a biologist at a check
12 station, they have a self-reporting
13 kiosk where on certain hunts -- you have
14 four-day hunts and three-day hunts.
15 People come in, take a permit, fill it
16 out when they leave.

17 So I had my staff compare that, and
18 acre by acre -- that was 28 to 29,000
19 acres. Just looking at Uchee, Cedar
20 Creek, and Portland was about 15,000
21 acres, so roughly half. We had
22 approximately 25-percent participation
23 on the SOA versus the WMA. So even

1 though anybody could go whenever they
2 wanted to, if you look at it on acre by
3 acre, the SOAs have almost as many
4 people hunting them as Hollins did on
5 their normal come one, come all.

6 So I've got all of that that I can
7 provide the Board as well. It was
8 pretty eye-opening for us. And we're
9 also finishing up a WMA usage study with
10 Auburn that shows the distances that
11 people are willing to travel to go to
12 these areas, how much money they're
13 spending on a typical trip. Hopefully
14 I'll have all of that for you by the
15 next meeting.

16 CHAIRMAN BLANKENSHIP: All right. Thank you.

17 Next up is Jo to go over the
18 short-list nominations in Tab 4.

19 MS. LEWIS: Good morning. I'm Jo Lewis with
20 the State Lands Division, and I'm going
21 to run through the short list in Tab 4.
22 Doing our usual thing, there is a slide
23 show going on behind the Board members

1 if they prefer to look over their
2 shoulders. Then I am going to run
3 through the short list which is the maps
4 arranged in Tab 4-B. It's the same
5 sequence and same information as on the
6 slide show.

7 The short list is comprised of the
8 top highest-scoring tract nominations in
9 each category of use in each district in
10 the state. So that's four categories of
11 use in three districts in the state.

12 Hypothetically we could have 36
13 nominations on the list. Due to tracts
14 short-listing in more than one category
15 of use and some categories of use not
16 having nominations in all of their
17 districts, we tend to condense it down.

18 We have 16 tracts or nominations on
19 the short list. They are from 14
20 different counties from Elmore County to
21 Lawrence County. They vary in size from
22 47 acres to over 11,000 acres. So I'm
23 going to run through Tab 4-B.

1 We've got Cedar Creek SOA Addition,
2 Dallas County. Coldwater
3 Mountain-Oxanna Addition, Calhoun
4 County. Coldwater Mountain-Young
5 Addition, Calhoun County. GBS or Grand
6 Bay Savanna-Richard Addition, Mobile
7 County. Hollins WMA Addition, Clay
8 County. Lowndes WMA-Johnson Hill
9 Addition, Lowndes County. Magnolia
10 South Tract, Baldwin County. Monte Sano
11 State Park-McCombs Addition in Madison
12 County. MTD, Mobile-Tensaw Delta-Three
13 Lakes Tract, Clarke County. Prairie
14 Grove Glades Tract in Lawrence County.
15 Saginaw Swamp in Shelby County. Shelby
16 Crossroads in Shelby County. Sipse
17 y River Swamp-Mill Creek Addition in
18 Tuscaloosa County. Skyline WMA-Bishop's
19 Cove, Jackson County. Tannehill-South
20 Addition, Bibb and Shelby County. And
21 Yates-Porter Addition in Elmore County.

22 Additionally, Tab 4-C is all of our
23 currently active nominations listed by

1 district and county in their various
2 states of active short list or in the
3 process of being evaluated. I'll be
4 happy to take any questions on any of
5 the nominations.

6 CHAIRMAN BLANKENSHIP: Any questions for Jo?

7 (No response.)

8 CHAIRMAN BLANKENSHIP: Thank you, Jo.

9 MS. LEWIS: Thank you.

10 CHAIRMAN BLANKENSHIP: Now we'll move to --

11 the next item is general discussion from
12 the Board members. Give me just a
13 second to get set up here.

14 All right. Are there any motions or
15 any discussion from the Board?

16 DR. WOODS: Commissioner?

17 CHAIRMAN BLANKENSHIP: Yes, sir, Dr. Woods.

18 DR. WOODS: I have three separate motions I
19 would like to make.

20 CHAIRMAN BLANKENSHIP: Okay. Go ahead with
21 your first motion.

22 DR. WOODS: The first motion is for the Red
23 Hills-Flat Creek Phase I. I move for a

1 second appraisal and move to purchase.

2 CHAIRMAN BLANKENSHIP: All right. Motion. Is
3 there a second?

4 MR. HORN: Second.

5 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

6 It is for the Red Hills-Flat Creek
7 Phase I for a second appraisal and move
8 to purchase.

9 Any discussion?

10 (No response.)

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

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

15 CHAIRMAN BLANKENSHIP: Any opposed?

16 (No response.)

17 CHAIRMAN BLANKENSHIP: None opposed. Motion
18 carries.

19 Yes, sir. Go ahead with your second
20 motion.

21 DR. WOODS: This is Red Hills-Flat Creek
22 Phase II, a move for second appraisal
23 and purchase.

1 CHAIRMAN BLANKENSHIP: Is there a second?

2 DR. SALOOM: Second.

3 MR. HORN: Second.

4 CHAIRMAN BLANKENSHIP: Seconded by Dr. Saloom.

5 It is for the Red Hills-Phase II, a
6 motion for a second appraisal and move
7 to purchase.

8 Any discussion?

9 MR. SATTERFIELD: Mr. Chairman?

10 CHAIRMAN BLANKENSHIP: Yes, sir,
11 Mr. Satterfield.

12 MR. SATTERFIELD: That's the one that I raised
13 the questions about earlier in the
14 meeting about the inholding and the
15 access road and what responsibilities we
16 would be taking on if we actually moved
17 to purchase, and I think that those
18 questions are still sort of outstanding.

19 So I think if we move forward on
20 this it needs to be a contingency motion
21 that we have that problem resolved
22 before we could move -- I don't mind
23 having the appraisal, but I'd like to

1 have that -- some kind of contingency
2 before we purchase, if that's possible.
3 And I don't know how the staff might
4 want to respond to that.

5 CHAIRMAN BLANKENSHIP: I don't know if y'all
6 would like to respond, but I would say
7 that there are several properties that
8 we manage that have inholdings and are
9 very similar circumstances. I think our
10 staff is very adept at managing those
11 and doing the right thing for the
12 program. And if it was something that
13 would be detrimental to the program, I
14 feel that the staff would come back with
15 a question about that at the next
16 meeting.

17 Would that be accurate?

18 MS. McCURDY: Yes. If we uncover anything
19 that concerns us as to proceeding with a
20 motion to purchase, something either
21 that wasn't known or presents a
22 burden -- if I understood your concern,
23 Mr. Satterfield, is if we would have

1 responsibility to maintain a road for
2 the owner of the inholding, maintain --
3 the expense of maintaining the road.

4 That was your concern; correct?

5 MR. SATTERFIELD. Yes.

6 MS. McCURDY: Okay.

7 MR. SATTERFIELD: Who would have that
8 responsibility for maintaining the
9 access road?

10 I understand -- I understand we have
11 to provide access because it's
12 landlocked, but my question then was
13 what responsibility we would have --

14 MS. McCURDY: To maintain it -- to expend
15 funds to maintain a road for other than
16 our own use -- like if we use the road,
17 too, but if it was the use of the
18 inholding party -- if we are having to
19 pay to maintain a road that they just
20 use themselves to get in and out would
21 be of concern; correct?

22 MR. SATTERFIELD: My question is who would
23 have to maintain -- would Forever Wild

1 have to maintain the road?

2 MS. McCURDY: Okay. So if Forever Wild has to
3 maintain the road for a benefit to
4 someone other than the programmatic use
5 of that tract by Forever Wild -- if we
6 expend money to maintain a road that we
7 use, that's not a problem because that's
8 a road that we use. If we are having
9 any obligation to maintain the road for
10 the use of the private party and it's a
11 road that we would not otherwise
12 maintain for ourselves, then that's an
13 expense to the program that would be a
14 concern to you and that's at the heart
15 of the question?

16 MR. SATTERFIELD: Yes.

17 MS. McCURDY: Okay. So if I determine that, I
18 will report back to the Board. However,
19 if you would like to add anything to the
20 motion, contingent upon satisfactory
21 resolution of that concern, that is also
22 fine. That is up to this Board.

23 MR. HORN: Let's take the motion as stated

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 MR. SATTERFIELD: Mr. Chairman, I'd like to be
3 registered as abstaining from that vote.

4 CHAIRMAN BLANKENSHIP: All right. There was
5 one abstention, Mr. Satterfield.

6 MS. McCURDY: So let's be sure that we do have
7 nine.

8 So, Commissioner, if you want to
9 just do a roll call on that one.

10 CHAIRMAN BLANKENSHIP: All right. We'll have
11 a roll-call vote. If you'll just state
12 "yea" or "nay" as I call your name for
13 the motion to move forward with a second
14 appraisal and move to purchase on the
15 Red Hills-Phase II.

16 Chris Blankenship, aye.

17 Horace Horn?

18 MR. HORN: Yes.

19 CHAIRMAN BLANKENSHIP: Raymond Jones?

20 MR. JONES: Aye.

21 CHAIRMAN BLANKENSHIP: Russ Runyan?

22 MR. RUNYAN: Yes.

23 CHAIRMAN BLANKENSHIP: Dr. Saloom?

1 DR. SALOOM: Aye.

2 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

3 MR. SATTERFIELD: Abstain.

4 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

5 DR. TOLLEY-JORDAN: Aye.

6 CHAIRMAN BLANKENSHIP: Dr. Valentine?

7 DR. VALENTINE: Aye.

8 CHAIRMAN BLANKENSHIP: Dr. Watson?

9 DR. WATSON: Aye.

10 CHAIRMAN BLANKENSHIP: Dr. Woods?

11 DR. WOODS: Aye.

12 CHAIRMAN BLANKENSHIP: Mr. Wright?

13 MR. WRIGHT: I'll abstain.

14 MS. McCURDY: So I have nine.

15 CHAIRMAN BLANKENSHIP: Nine "yeas," two
16 abstentions. Motion carries.

17 MS. McCURDY: Thank you.

18 CHAIRMAN BLANKENSHIP: Go ahead with your
19 third motion, Dr. Woods.

20 DR. WOODS: Third motion would be Red
21 Hills-Section 2. I make a motion for a
22 second appraisal and move to purchase.

23 DR. SALOOM: Second.

1 CHAIRMAN BLANKENSHIP: Seconded again --
2 motion made by Dr. Woods, seconded by
3 Dr. Saloom.

4 The motion is on the Red
5 Hills-Section 2 for a second appraisal
6 and move to purchase.

7 Is there any discussion?

8 (No response.)

9 CHAIRMAN BLANKENSHIP: Seeing none, all those
10 in favor say "aye."

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

13 CHAIRMAN BLANKENSHIP: Any opposed?

14 (No response.)

15 CHAIRMAN BLANKENSHIP: None opposed. Motion
16 carries.

17 DR. VALENTINE: Commissioner, I'd like to make
18 a motion.

19 CHAIRMAN BLANKENSHIP: Dr. Valentine.

20 DR. VALENTINE: Yes. I would like to make a
21 motion for a second appraisal and to
22 proceed with purchase of the Blackwater
23 River South Tract contingent upon staff

1 obtaining other leveraging source money
2 in the amount necessary so that the
3 remaining Forever Wild Land Trust
4 portion of the land acquisition cost
5 does not exceed \$2.5 million plus the
6 applicable required stewardship fund
7 transfer amount.

8 CHAIRMAN BLANKENSHIP: All right. Is there a
9 second?

10 MR. HORN: Second.

11 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

12 The motion is to move for a second
13 appraisal and to proceed with purchase
14 of the Blackwater River South Tract
15 contingent upon staff obtaining other
16 leveraging source funding in the amount
17 necessary so that the remaining Forever
18 Wild Land Trust portion of the land
19 acquisition cost does not exceed \$2.5
20 million plus the applicable required
21 stewardship fund transfer amount.

22 Is there any discussion or
23 questions?

1 DR. WATSON: What's the advantage of the
2 motion with the contingency as opposed
3 to just waiting?

4 MR. RUNYAN: The money allocation.

5 MS. McCURDY: Yeah. I think I have two
6 questions. One would be the advantage
7 of moving with a contingency. I'll
8 allow the Board to discuss that.

9 CHAIRMAN BLANKENSHIP: Moving with the
10 contingency now I think will be
11 beneficial in signaling the Board's
12 intention to help facilitate that
13 additional funding to allow the staff to
14 obtain the additional grant funding
15 during this grant cycle that we are
16 engaged in currently.

17 MS. McCURDY: And staff has a general
18 direction from the Board to pursue any
19 opportunities that we think that we can,
20 so we're always doing that.

21 Now, I think Mr. Runyan -- did you
22 have -- the impact of a contingent
23 motion would be, in this situation, the

1 \$2.5 million would be -- plus the
2 stewardship, 15 percent of the appraised
3 value, would be the obligation of this
4 Board. So I would move it to the table
5 where I keep up with the checks I might
6 have to write if everything goes well.
7 But that's all. That's all that would
8 happen.

9 CHAIRMAN BLANKENSHIP: Mr. Satterfield.

10 MR. SATTERFIELD: So if I understand what
11 we're doing, if we approve this motion,
12 we're in essence obligating \$2.5
13 million -- up to \$2.5 million in this
14 fiscal year which ends on September 30
15 which would take that money sort of off
16 the table for any other purchases that
17 we want to make between now and the end
18 of the fiscal year. Is that correct?

19 MR. RUNYAN: Plus the stewardship money.

20 MS. McCURDY: Correct. That is correct.

21 MR. SATTERFIELD: Okay. Mr. Chairman, I don't
22 have a problem with this purchase at the
23 right time, but I think it's premature

1 because of that problem and the limited
2 funds that we have now between now and
3 the end of September. I think it's
4 premature to obligate those funds at
5 this point in time when we still have
6 another meeting between now and the end
7 of the fiscal year when we can wait
8 until after we see what federal funds
9 are available. I just have a -- just
10 have a problem with it being premature
11 at this time. That's my concern.

12 MR. HORN: But I think, Bill, that also, if I
13 understand what the staff is saying,
14 going ahead and making this obligation
15 would possibly hopefully enhance the
16 ability to obtain the grant.

17 DR. SALOOM: How much would it enhance?

18 MS. McCURDY: And sometimes in seeking outside
19 sources of funding to leverage our
20 acquisition opportunities -- sometimes
21 the sources that we go to and the funds
22 that become available do like to see
23 that there is a commitment for that. So

1 with any tract that probably is -- would
2 be applicable to any leveraging
3 opportunity. I think there's some --
4 some feel that -- is there any time
5 sensitivity to this one that the Board
6 wants to discuss?

7 CHAIRMAN BLANKENSHIP: And to answer that, I
8 think that there is a time sensitivity
9 between now and the next meeting for us
10 to work together to show that the Board
11 is interested in pursuing this as a
12 project before the -- and the
13 opportunity to obtain some additional
14 grant funding will be before the next
15 meeting. The decision will be made
16 before the next meeting on moving
17 forward. So I think it's important for
18 the Board to signal an interest if that
19 is the interest of the Board on this
20 property.

21 MS. McCURDY: I think you had a question,
22 Dr. Saloom.

23 DR. SALOOM: No. I'm just learning about how

1 much weight that would carry. And so,
2 in other words, the comments from this
3 Board right now, the fact that it's a
4 possibility that this land will be
5 purchased in the future, is that weight
6 enough now to ingather some funds for
7 leverage in the near future or would it
8 be better to pass for the second
9 appraisal now? That's where I'm coming
10 from.

11 CHAIRMAN BLANKENSHIP: And to answer your
12 question, I don't -- I don't know if
13 that's enough of a commitment from the
14 Board or not. I think that's ...

15 DR. VALENTINE: So if I could ask a question
16 pragmatically. A decision will be made
17 in all likelihood by the potential
18 source of the matching money before we
19 met again. Is that correct?

20 MS. McCURDY: I think Commissioner ...

21 CHAIRMAN BLANKENSHIP: Yes.

22 DR. VALENTINE: So technically we're not
23 really taking this money off the table

1 interval between these two meetings
2 wouldn't affect future decisions?

3 MS. McCURDY: If we had an answer before the
4 next meeting to where we knew this was
5 not going to go forward, then it would
6 be removed if that would be what would
7 pull it back off.

8 MR. SATTERFIELD: Well, it seems to me that
9 that might be worse. If we get to the
10 next meeting and we still don't have a
11 decision on the federal funds and then
12 we get to that meeting and we have to
13 reverse a decision to approve going
14 forward today and take it off the table
15 in order to unallocate those funds, it
16 seems to me that would send a worse
17 signal that we now have disapproved
18 something that -- that would be seen as
19 a negative by the Board.

20 MS. McCURDY: Well, I think the decision would
21 be --

22 MR. SATTERFIELD: I'm just confused by the
23 process. I want to state again I'm not

1 against this project. I'm in favor of
2 this purchase. I'm only concerned about
3 how the funds are getting allocated in a
4 year when we've had some extraordinary
5 expenditures, and I'm not sure if we're
6 going to have enough to do what we need
7 to do before the end of the fiscal year.
8 That's my concern. It's a fiscal
9 concern.

10 MS. McCURDY: Absolutely. And so what would
11 happen if the motion passed, as I said,
12 it would go on that sheet. The 2.5
13 would be a subtraction. If we know
14 something before the next meeting and
15 it's a no-go, it would come off. If we
16 don't know anything, it would stay on
17 unless you had another vote that because
18 you haven't heard you want to take it
19 off.

20 So there's nothing requiring you at
21 the next meeting -- it would be a
22 decision of your interest in continuing
23 to pursue the tract and the funding.

1 But those are the -- that is what would
2 happen. It would come off.

3 Now, if we know between now and the
4 next meeting we're not getting the
5 funding, it would be removed by staff
6 because we cannot fulfill the
7 contingency. If we haven't heard
8 anything, it would still show up. If
9 for some reason we don't know something,
10 you would have to -- it would either
11 then stay there -- it would stay there
12 until you took a vote to take it back
13 off. If you wanted to wait another
14 meeting to hear, it would just stay. So
15 that -- again, all with your purview.
16 That's the bottom line.

17 MR. SATTERFIELD: Well, then, I think we would
18 need to amend the motion to say that it
19 would come off if we don't have the
20 federal funding approved by the time we
21 meet next time. Otherwise, I don't
22 think staff could just unilaterally take
23 that off themselves without having that

1 clear statement that the Board has said
2 that it would come off. Do we need an
3 amendment to that effect?

4 CHAIRMAN BLANKENSHIP: I mean, I think that
5 that happens all the time when property
6 gets declined -- you know, that you make
7 a motion for and it's declined or for
8 whatever reason it just doesn't proceed
9 to purchase. It just comes --

10 MS. McCURDY: If we know by the next meeting
11 that no funding is forthcoming, as staff
12 I would absolutely pull it off because I
13 cannot fulfill my obligation to you to
14 close it. So it would come off.

15 The way it stays on is if for some
16 reason -- the way timing works out,
17 sometimes information is delayed,
18 whatever -- we haven't had anything
19 declined by the next -- if we're still
20 at the next meeting not knowing that we
21 do have the funding but also not knowing
22 that we don't, you would see it on your
23 list at the next meeting. And if you

1 wanted to do something at that point, if
2 you didn't want to wait any longer, you
3 could make a motion then or it would
4 wait until we heard.

5 So the only time staff would pull
6 something off is if between now and the
7 next meeting I know that that funding
8 has been denied and will not be
9 forthcoming. We can't close it because
10 you conditioned your motion -- you
11 capped your motion at 2.5. We can't do
12 it for that.

13 So, again, totally up to the Board.
14 I could work within whatever the will of
15 the Board is on this.

16 MR. HORN: I think --

17 CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Horn.

18 MR. HORN: I mean, I think this is an
19 opportunity for us, and I think we
20 should make every effort to move in good
21 faith on obtaining this grant money. I
22 mean, I don't see it really being
23 detrimental to the program in tying up

1 the money for, you know, the time
2 between -- if it turns out that we do
3 not have a commitment by the next
4 meeting, I'm not too concerned about
5 that being a problem having that money
6 tied up even until the next meeting.

7 So I certainly support moving
8 forward with this, and I don't really
9 consider it a leap of faith. I consider
10 it good faith on our part, on the part
11 of the Board, to move forward and leave
12 it up to the staff to make every effort
13 to obtain the grant money that we are
14 making contingent to purchase this. So
15 I certainly recommend that we move
16 forward with the motion.

17 CHAIRMAN BLANKENSHIP: Any other discussion?

18 (No response.)

19 CHAIRMAN BLANKENSHIP: Let's go ahead and

20 vote. All those in favor say "aye."

21 (Mr. Satterfield abstains and all
22 other Board members present
23 respond "aye.")

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion
4 carries.

5 MS. McCURDY: And I want to be sure on this
6 one that everybody did vote and did
7 respond.

8 MR. SATTERFIELD: I did not respond.

9 MS. McCURDY: Okay. Well, let's do a roll
10 call because I couldn't tell if
11 everybody responded.

12 CHAIRMAN BLANKENSHIP: Roll call.

13 Chris Blankenship, aye.

14 Mr. Horn?

15 MR. HORN: Aye.

16 CHAIRMAN BLANKENSHIP: Mr. Jones?

17 MR. JONES: Aye.

18 CHAIRMAN BLANKENSHIP: Mr. Runyan?

19 MR. RUNYAN: Aye.

20 CHAIRMAN BLANKENSHIP: Dr. Saloom?

21 DR. SALOOM: Aye.

22 CHAIRMAN BLANKENSHIP: Mr. Satterfield?

23 MR. SATTERFIELD: Abstain.

1 CHAIRMAN BLANKENSHIP: Dr. Tolley-Jordan?

2 DR. TOLLEY-JORDAN: Aye.

3 CHAIRMAN BLANKENSHIP: Dr. Valentine?

4 DR. VALENTINE: Aye.

5 CHAIRMAN BLANKENSHIP: Dr. Watson?

6 DR. WATSON: Aye.

7 CHAIRMAN BLANKENSHIP: Dr. Woods?

8 DR. WOODS: Aye.

9 CHAIRMAN BLANKENSHIP: Mr. Wright?

10 MR. WRIGHT: Aye.

11 CHAIRMAN BLANKENSHIP: Motion carries.

12 Any other motions or discussion?

13 MR. RUNYAN: Mr. Chairman, I may get the
14 pronunciation incorrect. But D'Olive
15 Bay, Baldwin County, 212 acres, I
16 understand if we proceed with this that
17 we can acquire it for just the
18 stewardship funding.

19 MS. McCURDY: That would be the end result.

20 We will have to expend some funds to
21 then be reimbursed that will end up
22 being -- the stewardship fund being the
23 cost.

1 CHAIRMAN BLANKENSHIP: So the motion is made
2 by Mr. Runyan to move forward with a
3 second appraisal and purchase of D'Olive
4 Bay.

5 MR. RUNYAN: Contingent upon the money
6 allocated present and then the refund
7 when it comes in, I make a motion that
8 we proceed with a second appraisal and
9 proceed to purchase.

10 MS. McCURDY: So that the net cost after
11 reimbursement to the program would just
12 be the stewardship fund transfer.

13 MR. RUNYAN: Yes, ma'am.

14 CHAIRMAN BLANKENSHIP: So is there a second?

15 MR. JONES: Second.

16 CHAIRMAN BLANKENSHIP: A second by Mr. Jones.

17 The motion is to move forward for a
18 second appraisal and move to purchase on
19 D'Olive Bay contingent upon the grant
20 funding providing the cost and that the
21 only cost in the end to the program
22 would be the stewardship fund.

23 Is that clear what the motion is?

1 Any discussion on that?

2 DR. SALOOM: Second.

3 CHAIRMAN BLANKENSHIP: We already have it
4 seconded by Mr. Jones.

5 Any other discussion?

6 (No response.)

7 CHAIRMAN BLANKENSHIP: All those in favor say
8 "aye."

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

11 CHAIRMAN BLANKENSHIP: Any opposed?

12 (No response.)

13 CHAIRMAN BLANKENSHIP: None opposed.

14 And, Mr. Runyan, I will tell you
15 that if you're from Dauphin Island that
16 is D'Olive, but if you're from Daphne
17 it's D'Olive. So it just kind of
18 depends on --

19 MR. RUNYAN: I'm from neither one of those
20 places.

21 CHAIRMAN BLANKENSHIP: So any other motions,
22 discussion?

23 MR. WRIGHT: Mr. Chairman?

1 CHAIRMAN BLANKENSHIP: Yes, sir, Mr. Wright.

2 MR. WRIGHT: I would like to nominate for
3 second appraisal the Coldwater
4 Mountain-Martin Addition because it is
5 an inholding within the Coldwater
6 Complex.

7 MS. TOLLEY-JORDAN: Second.

8 CHAIRMAN BLANKENSHIP: All right. The motion
9 was made by Mr. Wright on the Coldwater
10 Mountain-Martin Addition for a second
11 appraisal and to proceed to purchase and
12 was seconded by Dr. Tolley-Jordan.

13 Any questions or comments about that
14 property?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: All those in favor say
17 "aye."

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

20 CHAIRMAN BLANKENSHIP: Any opposed?

21 (No response.)

22 CHAIRMAN BLANKENSHIP: None opposed. Motion
23 carries.

1 DR. TOLLEY-JORDAN: Mr. Chairman?

2 CHAIRMAN BLANKENSHIP: Yes, ma'am,
3 Dr. Tolley-Jordan.

4 DR. TOLLEY-JORDAN: I would like to -- let's
5 see if I can say this correctly --
6 make ...

7 MS. McCURDY: Tell us what you want to try to
8 do, and we'll try to get you there.

9 DR. TOLLEY-JORDAN: Okay. I have a question
10 first of all.

11 If we could make a motion for second
12 appraisal --

13 MS. McCURDY: And purchase.

14 DR. TOLLEY-JORDAN: -- and purchase contingent
15 on splitting the tract -- so there is --

16 MS. McCURDY: And which tract are you
17 referring to?

18 DR. TOLLEY-JORDAN: The Mohon Tract. I'm
19 sorry. The Cahaba River-Mohon Tract.

20 So there is concern about the
21 mineral rights. And at the well site
22 there is the road that leads to the
23 tract and then to the south of that is

1 going to be the shoals sort of south of
2 where Black Branch comes in, and those
3 are the area of concern -- of
4 conservation concern.

5 So if splitting the tract is
6 possible, it would be something I would
7 like to propose as a motion for second
8 appraisal and move to purchase.

9 MS. McCURDY: Okay. So I want to be sure with
10 the Board -- well, first of all, we
11 would not be able to move immediately to
12 a second appraisal due to the nature of
13 this tract -- you know, some tracts we
14 have if you want to portion off or
15 section off something I am able to
16 utilize a per-acre value and we can
17 adjust an -- we get verification from
18 the appraiser, but I know how to move
19 forward on that and could tell you a
20 value -- an impacted value.

21 We need to talk a bit more about
22 what the geography of that would look
23 like. But it would require getting an

1 updated -- basically a new updated
2 appraisal specific to whatever that
3 looked like because I don't believe this
4 is a tract that we would be able to pull
5 a per-acre value on. So I think I would
6 have to go back to the appraiser.

7 So that may be the easier part of
8 what I just said. I want to be sure,
9 first, that we understand, I think, the
10 area of ecological conservation concern
11 that you would be most interested in and
12 then be able to define that well enough
13 to engage in discussions with the owner
14 as to a willingness.

15 CHAIRMAN BLANKENSHIP: So really I guess there
16 are multiple -- multiple issues with
17 this property that we've discussed -- or
18 that were mentioned in your motion. One
19 is the surface -- surface mining rights.
20 One is the location of the well or the
21 operationality of the well.

22 So I guess there are a couple of
23 paths here as the Board that we could

1 direct the staff. We could ask -- I
2 mean, we could have that tract split and
3 get appraisals for the different
4 portions or try and find some resolution
5 or -- I mean, I'm kind of asking your
6 opinion.

7 MS. McCURDY: Yeah.

8 CHAIRMAN BLANKENSHIP: It seems like there are
9 a couple of issues that are leading to
10 ask to have the tract appraised or
11 split.

12 Is there a possibility that we
13 could -- that the landowner could
14 provide either an update on the
15 operation of the well or maybe some
16 removal of the concerns of certain
17 restrictions on the property that would
18 negate the need to split the tract, or
19 would it be better to move forward with
20 another appraisal with the tract split?

21 I kind of -- I wanted to hear
22 your -- I wanted the Board to hear your
23 opinion on that. I hate to put you on

1 the spot, but here you go.

2 MS. McCURDY: No. And let me divide that up a
3 little bit.

4 You've got certain rights associated
5 with the well site, which if you don't
6 mind me calling it the "dot" as you see
7 coming in on the deeded access. And
8 Mr. Mohon has informed us -- now, I
9 don't have anything from the company
10 officially, but he did email saying he
11 was authorized to report that the entity
12 that is producing on that well -- that
13 the well has quit producing and they
14 will be capping and abandoning the well
15 in the next year. And he said he was
16 authorized to say that. We don't have
17 anything from the company, but, you
18 know, he did put that in writing in an
19 email that I provided to the Board.

20 So there are still -- even when the
21 well site is capped and abandoned, what
22 you see on the map -- Tab 3, page 4 --
23 in sort of the shaded -- which in the

1 legend -- it's kind of gray. In the
2 legend it's surface use agreement
3 acreage.

4 There is a surface use agreement and
5 a mineral -- there's a mineral deed that
6 is perpetual. It's a deed -- mineral
7 deed RGGG holds, and there is an
8 agreement that came with the property of
9 a surface use agreement that gives some
10 certain rights to the mineral owner or
11 maybe their lessee to perform certain
12 mining or certain mineral extraction.

13 We have also been told by
14 Mr. Mohon -- there are two things that
15 we know. The surface mining rights
16 expire in 2024. Mr. Mohon has informed
17 us that the current permit will expire
18 in 2020. They do have an opportunity to
19 renew. We did talk with the Surface
20 Mining Commission. Generally the
21 considerations that might lead to that
22 not being renewed are more related to
23 public health and safety, probably not

1 necessarily conservation concerns. But,
2 regardless, that would end in 2024.

3 What we have in addition to the
4 mineral deed perpetually is a surface
5 use agreement that by its term will
6 expire in 2103 --

7 So I can't do math on the fly, but
8 2103, whatever -- however many years
9 that is.

10 -- that does give the mineral owner
11 or possibly whoever -- the mineral owner
12 still has rights to try to extract
13 minerals by other means other than strip
14 mining after 2024. I don't know what
15 additional methods might be viable on
16 the site or 20 years from now what other
17 methods might be used on the site. They
18 also have certain rights to utilize
19 sand, clay, rock, different resources on
20 the property if they need to for their
21 operation or to build roads.

22 So those are -- it's very
23 complicated, but bottom line, that

1 agreement goes into 2103. So if they
2 really -- Mr. Mohon has also said on
3 repeated occasion that he does not
4 believe that there is a desire to really
5 continue mineral extraction there or the
6 equipment to do so.

7 So I say all that to say we could
8 ask the mineral rights owner if there
9 would be any renegotiation of the
10 surface use agreement or termination of
11 those rights. That would be a little
12 unusual. The mineral deed will still be
13 there.

14 We could go forward with -- we could
15 determine the cost of putting in a road
16 and a trailhead and ask them if they're
17 okay with that and report to the Board
18 the cost and report whether we could get
19 some up-front permission. It's just
20 very difficult to promise the Board the
21 outcome on that.

22 Splitting the property -- I think,
23 Dr. Tolley-Jordan, looking at the map,

1 what you're trying to do -- and I don't
2 want to put words in your mouth -- but
3 would be to kind of look at the area
4 where there's only the one southernmost
5 triangle, so to speak, of the surface
6 use agreement. Is that --

7 DR. TOLLEY-JORDAN: Yes.

8 MS. McCURDY: -- oversimplified?

9 We'd have to get more specific with
10 that. But we could present to the
11 owner -- ask if there would be some
12 reconfiguration that the owner would be
13 willing -- that's lesser than the whole
14 but would at least protect the most
15 ecologically sensitive area.

16 If the Board is interested, we could
17 then also try to figure out if we have
18 permissions or costs on access roads
19 to -- an access point. But that's --
20 the first question would be -- oh, I'm
21 sorry. It's like I had a vision and
22 there he is. Come up to the microphone.

23 So, anyway, in case they have

1 questions, let me say that's just a
2 myriad of options. But let me show you
3 what I think --

4 MR. MOHON: Oh, I understand.

5 CHAIRMAN BLANKENSHIP: Mr. Mohon -- this is
6 for the court reporter.

7 MS. McCURDY: We know him, so I forget.

8 MR. MOHON: I'm Blair Mohon, and I'm the
9 property owner.

10 CHAIRMAN BLANKENSHIP: Yes, sir. Go ahead.

11 MR. MOHON: What you're talking about is the
12 equivalent of about 20 acres which is
13 the existing strip pit on the 350-acre
14 property. It is essentially at the
15 entrance to the property.

16 The gas well site is right on the
17 front edge of the property, and they
18 have said they're shutting it down --
19 well, it's been shut down for months
20 now. There are three decision-makers
21 that have to reach uniformity to shut
22 down that well. One of those three has
23 said we've agreed that this year we're

1 going to shut it down and cap it, end of
2 discussion. But they have not done that
3 formally. So I asked him may I
4 represent in fairness that pending some
5 unexpected change that you do expect to
6 cap and permanently seal that well in
7 this calendar year, and the answer was
8 absolutely.

9 And so they have discussed it. They
10 have agreed. But they have not
11 memorialized it. They have to go to the
12 mineral rights owner, RGGGS, to get their
13 agreement also on that. And so it's
14 just the administrative aspect of it
15 that remains.

16 Regarding the coal mine, there is 16
17 to 20 acres involved. There are three
18 different mineral rights owners on that
19 miserable little 16 acres. RGGGS, which
20 is the company I've been dealing with,
21 has about 4 acres. Kimberly Clark has
22 the other 16 acres. And an unrelated
23 piece of 40 acres, Kimberly Clark and

1 John Hancock own it. There's no
2 activity on it and never has been, but
3 those mineral rights exist on 40 acres.

4 On this strip mine there are two
5 coal seams, the Alice and Jones coal
6 seams, both of which are very narrow.
7 The modern high-wall mining equipment
8 requires a thicker coal seam to mine.
9 So it goes back to a more primitive
10 auger system that is required to mine
11 these two narrow seams. The company
12 that holds the permit, which is named
13 Jesse Creek Mining out of Alabaster,
14 does not own that equipment. They have
15 no intentions -- they have told me --
16 their engineer has told me it's not in
17 our current plans and it's not in our
18 long-term plans, but hypothetically it
19 could happen. I think that's what Patti
20 said, that we don't know what might
21 happen at some point in time.

22 So that exists on that acreage.
23 However, the permit expires in June of

1 next year. So it's got 13 months until
2 the permit expires. The surface mining
3 portion of the mineral rights owner's
4 surface rights agreement expires -- it's
5 2023, not 2024, the 20-year permit -- or
6 I'm mistaken. I apologize.

7 MS. McCURDY: I'll give you a year. I don't
8 know.

9 MR. MOHON: But basically four years from now
10 that surface mining agreement expires.
11 And they still would have the legal
12 right to mine that property. However,
13 it would require a new surface use
14 agreement with the property owner is how
15 they have represented it to me.

16 Given the unlikely prospect that not
17 owning the equipment, likely to lose the
18 permit, nothing in the planning on the
19 property, I've raised the question with
20 them hypothetically if for some reason
21 it was mined, what are the results.
22 They have given me an appraisal of what
23 the surface rights owner royalties would

1 be.

2 The royalties off of that 20 acres
3 to the surface owner would be
4 approximately \$350,000 plus the total
5 reclamation of the 20 acres. So if the
6 property were acquired, those rights
7 would go with it -- those royalties
8 would go with the property in the
9 unlikely event that it was mined.

10 I don't think that there are any
11 road issues there. There is road access
12 from two different directions as well as
13 a potential third direction that is
14 undeveloped. It's an old logging road.

15 There is a road that comes in at the
16 north. I have property here. And there
17 is a trailhead that comes in right here
18 and crosses a creek on that. And then
19 this existing road comes in.

20 So I have asked the mineral rights
21 owner, RGGs, would they sell those
22 mineral rights, and they have said, yes,
23 we will because we agree with you; it's

1 not going to ever be mined and it makes
2 sense for us as a company to sell it.
3 However, they only own roughly 30 to 40
4 percent of that strip pit.

5 And so I have not pursued it with
6 Kimberly Clark to try to get a price on
7 that because it just seemed to me to be
8 an overkill on that when I already had
9 the estimate of what it would produce.
10 I have not asked RGGGS for a price as to
11 what it would cost to buy them out. I
12 don't know if they would sell based on
13 the acreage involved, meaning the 4 or 5
14 acres that they're holding the mineral
15 rights to, or if it would involve the
16 entire 120 or 140 acres that they hold
17 mineral rights access to.

18 That's probably much more than
19 enough, and I apologize for going on.

20 But I think that's what the status is.

21 CHAIRMAN BLANKENSHIP: Okay. Thank you, sir.

22 All right. I would like to -- after
23 that discussion -- do you have anything

1 you want to add, Ms. McCurdy?

2 MS. McCURDY: No. But in all seriousness, I
3 think that gives -- and I appreciate,
4 Mr. Mohon, you stepping up and doing
5 that.

6 I guess the thing that it didn't
7 address if you want to pursue it -- and
8 I'm not suggesting this, but the
9 question is on the table with any
10 different configuration. So I kind of
11 look back to the Board.

12 DR. TOLLEY-JORDAN: I think --

13 MR. HORN: Do we have a second? Where are we?

14 CHAIRMAN BLANKENSHIP: No, we don't --

15 DR. WOODS: We don't have a motion.

16 MR. HORN: Can we have any discussion or --

17 CHAIRMAN BLANKENSHIP: We can have -- we can
18 go ahead -- we can have general
19 discussion. It's not necessarily on a
20 motion. We can just have general
21 discussion of the Board.

22 MS. McCURDY: And I think we were trying to --
23 and that was maybe my fault, but I

1 wanted Dr. Tolley-Jordan -- if there was
2 a motion offered -- you know, if you
3 wanted to try to make something, I would
4 try to help you get there.

5 DR. TOLLEY-JORDAN: No. I just -- no. If I
6 made a motion, I would like to withdraw
7 it. I'm not sure -- I'm just very still
8 quite confused, and some of the
9 descriptions that you made or that
10 Mr. Mohon or the wording that you've
11 just used, it would be great to have
12 that in writing. So I got lost somewhat
13 on listening. And then the acreage
14 that's available or that you mentioned,
15 I can't just visually verify or tell
16 exactly what you're talking about just
17 from listening. So if we could get some
18 clarification on some of these details
19 where I could read them, that would be
20 helpful.

21 MS. McCURDY: I'm happy to pursue anything for
22 the Board. This is by nature a complex
23 scenario, and so -- but if you have a

1 vision of what you would like to see or
2 like to know could be done somewhere, we
3 can certainly possibly confirm --

4 CHAIRMAN BLANKENSHIP: Mr. Horn.

5 MR. HORN: Yeah. Mr. Mohon, I think this is
6 exactly the kind of property that
7 Forever Wild should be buying. I'm
8 totally in favor of this purchase.

9 MR. MOHON: I agree with you, sir.

10 MR. HORN: But there are some contingencies
11 here I think that are just left
12 open-ended. And my advice as a Board
13 member to you and to the staff would be
14 for us to -- well, we don't have a
15 motion -- but for us to carry this over.
16 And I think you raised all the points
17 that I have questions about, and I don't
18 think you have all the answers. But I
19 think we need to go back -- and you're
20 working with the staff -- and answer
21 these questions, these points that you
22 brought up -- are the other mineral
23 rights owners willing to negotiate, can

1 we get a price on buying them out or
2 would they give us a letter of
3 termination -- or some real definitive
4 answers to these questions. And with
5 that, I would be totally in support of
6 buying the property. But I think we
7 have to get some answers.

8 DR. TOLLEY-JORDAN: Yeah, absolutely.

9 MR. MOHON: I can give you a political
10 response or I can tell you the truth.
11 And the truth is that ain't going to
12 happen. They're not going to sell out
13 their mineral rights.

14 This piece of property has some
15 strip-mine coal remaining on it.
16 Somebody else owns it. Somebody else is
17 always going to own it. And there is
18 always going to be some theoretical
19 possibility that that owner is going to
20 come get it. And if and when that
21 happens, in the unlikely event that it
22 happens, the owner of the property is
23 going to get the equivalent of \$350,000

1 plus the property improved by a total
2 reclamation. That's cutting it down.

3 Now, I've provided all of this. I
4 provided the equivalent of a five-inch
5 binder worth of information to Doug. I
6 have provided numerous phone calls and
7 emails with all of the information that
8 I've just stated. And it has been, you
9 know, a steady stream of contact for six
10 months. We're not going to raise any
11 new issues or any new answers by
12 continuing it. And so, you know, the
13 expression is "fish or cut bait" kind of
14 thing.

15 And I don't mean that in any way to
16 be a challenge. I'm just saying I've
17 exhausted my ability to analyze the
18 property, and I think the staff has too.
19 So it really just comes down to are you
20 willing to buy a piece of property that
21 everybody wants but that does have a
22 strip mine on it that theoretically
23 could have some activity on it at some

1 point in time even though the mineral
2 rights owner and the mining company with
3 the permit say it's not going to happen.

4 MR. SATTERFIELD: Let me kind of go in a
5 little bit of a different direction.

6 Do you think those owners of the
7 mineral rights would be willing to
8 donate those -- rather than -- just to
9 get rid of them? They could get rid of
10 their obligation, donate those --
11 whatever value that is. Maybe they can
12 get a tax deduction. So solve it from
13 that way and thereby just turn over
14 whatever ownership they have to the
15 State through the Forever Wild program
16 which we could purchase. And that might
17 be a different way to go and solve
18 everybody's problem, and that way you
19 don't have to worry about money
20 exchanging hands down the road for
21 royalties.

22 MR. MOHON: I've explored that but only with
23 RGGGS. RGGGS has said that they have

1 never found their corporate
2 decision-makers preferring tax
3 deductions to cash and that they agree
4 it needs to be sold and it could be sold
5 at a reasonable price that I have not
6 pursued. But, again, that's only
7 40 percent.

8 Kimberly Clark owns the rest of the
9 strip-mining area of mineral rights.
10 They have no mining activity going on.
11 They have no gas well activity. And you
12 can hardly find their mineral rights
13 management organization. I've struggled
14 for weeks trying to find anyone who
15 could talk on the subject. So absent a
16 Balch-Bingham attorney who happens to
17 represent Kimberly Clark or something
18 like that, I don't really know how to
19 get into their organization to find out
20 anything.

21 The mining company with the permit
22 didn't even know that Kimberly Clark
23 owned the mineral rights. They had not

1 gotten far enough along with that. And
2 they had assumed that I owned the
3 mineral rights, and they had me as a fee
4 owner. So it has not been a highly
5 sophisticated process going on back
6 there.

7 MR. SATTERFIELD: Well, the reason I raise the
8 issue is in my representation of a lot
9 of corporations in these kind of things
10 a lot of times they -- particularly
11 where there's tremendous environmental
12 benefit -- and I agree with Horace that
13 this is a good property that needs to
14 be -- needs to be acquired by Forever
15 Wild. But sometimes in working with
16 these corporations they see a benefit in
17 being a good environmental steward
18 themselves.

19 And, Beth, that might be something
20 that from your standpoint, from the
21 environmental groups that you work
22 with -- could approach these companies
23 and there would be positive benefit from

1 them in a different way rather than just
2 2- or \$300,000 that they might get.
3 They might get a million dollars' worth
4 of positive benefit in some other way.
5 I'm just trying to suggest maybe a
6 little bit different way of approaching
7 it.

8 MR. MOHON: And I agree with you completely,
9 and that's why I've explored it with
10 them. And the outcome to my evaluation
11 was they are much more likely to want to
12 have a press release with Forever Wild
13 on contributing the mineral rights to
14 the land than they are contributing it
15 to Blair Mohon so that he can sell his
16 property to Forever Wild.

17 MR. SATTERFIELD: That's my point.

18 MR. MOHON: So I think that the negotiating
19 for that would have to come through
20 Forever Wild and not through me.

21 MR. SATTERFIELD: What I might suggest is a
22 better negotiator might be that lady
23 sitting next to you. I've dealt with

1 her before, and she's a really good
2 negotiator.

3 MR. MOHON: She is, but she's not the
4 decision-maker and you are.

5 MR. SATTERFIELD: No. But she could bring an
6 offer to the table that then we could
7 perhaps deal with.

8 MS. FINCH: How did you get --

9 MS. McCURDY: Come to the microphone or stand
10 up.

11 MR. FINCH: I just wanted to ask a question.

12 MS. McCURDY: Yes, ma'am. I've got a court
13 reporter struggling.

14 MS. FINCH: Oh, I'm sorry. I'm Beth Finch.

15 So how are you able to get through
16 the mining issues on the other Cahaba
17 tracts? I mean, they've got to be
18 similar.

19 MS. McCURDY: There are some other tracts
20 with -- some of them next door, the
21 recreational leases. And those were
22 leases, not fee acquisitions by the
23 Department.

1 And, too, I will tell you we can get
2 through any issues that this Board wants
3 to get through. I mean, I don't know
4 what you mean by get through. Are they
5 acceptable or --

6 MS. FINCH: Like the mining issues, say, with
7 like the Savage Creek Tract. I mean,
8 they would have mineral rights
9 ownerships. Something should have been
10 similar.

11 MS. McCURDY: With each individual tract we're
12 going to have differing surface use
13 agreements. Also, as they come up,
14 whether each Board member wants to take
15 on the implications of the
16 tract-specific nature where those rights
17 occur in conjunction with access and
18 other opportunities is a little tract
19 specific and the use of that tract and
20 the purpose of acquiring that tract and
21 what we intend to do on that tract and
22 whether or not it's a concern of whether
23 it's active mining or not, whether it

1 is -- what is the activity -- there's no
2 hard-and-fast what we can and cannot do,
3 if you know what I mean, other than
4 what -- so I'm not ...

5 MS. FINCH: Well, were there mining rights
6 issues on that Savage Creek Tract?

7 MS. McCURDY: I don't remember. I just don't
8 remember. I do recall some as to the
9 lease tracts, the recreational leases.

10 CHAIRMAN BLANKENSHIP: All right. Let's move
11 along on this particular issue. I think
12 we've had a lot of discussion. Is it
13 the pleasure of the Board to ask the
14 staff for anything or to make any
15 motions related to this?

16 Yes, sir.

17 DR. SALOOM: I have one question and not to
18 belabor the situation. But in the
19 future if Forever Wild held this land,
20 the surface minerals of the 300-X
21 dollars that we're talking about, would
22 that money go into the general fund of
23 the State or would it come back to the

1 stewardship for the Forever Wild?

2 MS. McCURDY: Into the general fund.

3 DR. SALOOM: General fund.

4 MS. McCURDY: Yes, sir. As you know, the
5 revenues generated off the properties
6 generally would go into the general
7 fund. Now, you know, that is still a
8 benefit to the State, so it's to be
9 recognized as such. But the way that
10 the law was drafted for this program, it
11 was not to be revenue driven --

12 DR. SALOOM: Does the reclamation money --
13 it's separate from that that goes back
14 into reclaiming the strip-mining and to
15 reforest that or regrass or do whatever
16 you need to do to get it reclaimed?

17 MS. McCURDY: The reclamation expense -- I
18 want to double-check with legal.

19 The reclamation work would have to
20 be done by -- hang on. Normally it
21 would be the mining company. I want to
22 be sure there's nothing in these
23 agreements. I know there were certain

1 provisions where if the area might not
2 be able to be reclaimed, the reclamation
3 activities were not successful -- it
4 contemplated a few places where that
5 might be -- that then the mineral owner
6 would have to purchase that land back
7 that could not be reclaimed. The only
8 issue there would be you might have an
9 inholding. But other than base
10 reclamation, any other work that we
11 would do on the tract, you know, would
12 be a stewardship expense.

13 But, Mr. Mohon, while you're here, I
14 want to be sure I'm correct that there
15 were certain areas identified that if
16 they could not be reclaimed, the shafts
17 and -- I'm not an expert on this -- but
18 then the mineral owner would retain --
19 would have to purchase those portions
20 and retain them -- would then retain
21 them.

22 MR. MOHON: I think that is in there, and I do
23 think that was referring to underground

1 mining as opposed to surface mining,
2 strip mining. On a portion of the
3 property and leased property that I
4 lease, the same company did mine two
5 areas there and reclaimed it about eight
6 years ago. And part of that was total
7 reclamation. The owner gets to choose
8 what vegetation to put on it; if you
9 want to put longleaf pine or whatever,
10 that the owner gets to do that. And all
11 of that is done as a part of the miner's
12 responsibility in addition to the
13 royalties to be paid.

14 CHAIRMAN BLANKENSHIP: Thank you. I think --

15 MS. McCURDY: Yeah. There are several
16 questions that are just -- anymore
17 questions for ...

18 CHAIRMAN BLANKENSHIP: All right. I think
19 we've had a lot of discussion on this.
20 Is there any motion on this property or
21 any other discussion or general
22 discussion or business?

23 MR. SATTERFIELD: We have some other

1 nominations if that's --

2 CHAIRMAN BLANKENSHIP: Yes, sir.

3 MR. SATTERFIELD: From the short list.

4 MS. McCURDY: Mr. Satterfield, the court
5 reporter can't hear you.

6 MR. SATTERFIELD: I'm sorry?

7 MS. McCURDY: The court reporter can't hear
8 you.

9 MR. SATTERFIELD: Okay.

10 CHAIRMAN BLANKENSHIP: If you do from the
11 short list -- if you have any
12 nominations, now would be the time to
13 make those, yes, sir.

14 MR. SATTERFIELD: Okay. Mr. Chairman, from
15 the short list I would like to nominate
16 the Hollins WMA Addition for a first
17 appraisal.

18 MR. WRIGHT: I second it.

19 CHAIRMAN BLANKENSHIP: I'm sorry. I'm just
20 catching up with you, sir.

21 So the motion is for a first
22 appraisal for the Hollins WMA Addition,
23 1161 acres in Clay County.

1 MR. SATTERFIELD: Right.

2 CHAIRMAN BLANKENSHIP: A motion made by

3 Mr. Satterfield, seconded by Mr. Wright.

4 Is there any discussion on that?

5 (No response.)

6 CHAIRMAN BLANKENSHIP: Seeing no discussion,

7 all those in favor say "aye."

8 (All Board members present respond

9 "aye.")

10 CHAIRMAN BLANKENSHIP: Any opposed?

11 (No response.)

12 CHAIRMAN BLANKENSHIP: None opposed. Motion

13 carries.

14 MR. JONES: Mr. Chairman?

15 CHAIRMAN BLANKENSHIP: Mr. Jones.

16 MR. JONES: I would like to make actually two

17 motions for first appraisal, and I guess

18 we could handle those separately.

19 But the first for the Cedar Creek

20 SOA Addition of 1853 acres in Dallas

21 County.

22 CHAIRMAN BLANKENSHIP: All right. Thank you,

23 Mr. Jones.

1 Is there a second?

2 DR. WATSON: Second.

3 CHAIRMAN BLANKENSHIP: Dr. Watson. Seconded
4 by Dr. Watson.

5 So it's a motion for a first
6 appraisal on the Cedar Creek SOA
7 Addition, 1,853 acres in Dallas County.

8 Any questions or discussion on that?

9 (No response.)

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

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

14 CHAIRMAN BLANKENSHIP: Any opposed?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: None opposed. Motion
17 carries.

18 MS. McCURDY: I'm not sure we had responses
19 from everyone.

20 CHAIRMAN BLANKENSHIP: Let's vote again.

21 MS. McCURDY: We need "yeas" or "nays" or
22 abstentions, please.

23 CHAIRMAN BLANKENSHIP: Cedar Creek, first

1 appraisal. If you're in favor, say
2 "aye."

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

5 CHAIRMAN BLANKENSHIP: Any opposed?

6 (No response.)

7 CHAIRMAN BLANKENSHIP: None opposed. Motion
8 carries.

9 MR. JONES: Mr. Chairman, my second motion
10 would be for the Monte Sano SP-McCombs
11 Addition, 120 acres in Madison County,
12 Alabama.

13 CHAIRMAN BLANKENSHIP: All right. Thank you,
14 Mr. Jones.

15 Is there a second?

16 MR. HORN: Second.

17 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

18 This is for the Monte Sano State
19 Park-McCombs Addition, 121 acres in
20 Madison County, motion for a first
21 appraisal.

22 Any questions, comments?

23 (No response.)

1 CHAIRMAN BLANKENSHIP: Seeing none, we'll
2 vote.

3 All those in favor say "aye."

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

6 CHAIRMAN BLANKENSHIP: Any opposed?

7 (No response.)

8 CHAIRMAN BLANKENSHIP: None opposed. Motion
9 carries.

10 DR. TOLLEY-JORDAN: Mr. Chairman, I would like
11 to nominate for first appraisal the
12 Prairie Grove Glades Tract in Lawrence
13 County.

14 CHAIRMAN BLANKENSHIP: Thank you.

15 Dr. Tolley-Jordan makes a motion.

16 Is there a second?

17 DR. WOODS: Second.

18 CHAIRMAN BLANKENSHIP: Seconded by Dr. Woods.

19 A motion for a first appraisal on
20 the Prairie Grove Glades Tract, 216
21 acres in Lawrence County.

22 Any discussion?

23 MR. JONES: Mr. Chairman, I just wanted to

1 make sure. I mean, we don't own any
2 other land around this. This would
3 be -- that is a small tract, 216 acres,
4 that we don't have any real -- I'm just
5 thinking from a management standpoint
6 that's a concern for me in that regard.

7 CHAIRMAN BLANKENSHIP: Okay. Is there --

8 MR. SATTERFIELD: I had a similar question
9 about that, about how the Department
10 would manage that, whether there's any
11 funds, how it would be set up.

12 Right now it's rated as a nature
13 preserve, but whose responsibility would
14 that fall under and does that department
15 have the funds and/or the resources to
16 manage that small isolated tract?

17 MS. McCURDY: Being a nature preserve, the
18 State Lands Division on behalf of the
19 Forever Wild program would manage that
20 tract. It would be managed, as with
21 other tracts, with stewardship funds as
22 necessary. It's no more difficult. It
23 is a remote -- more remote tract.

1 There's not ownership nearby. So, yes,
2 there is a greater management burden for
3 such a tract, but the question is for
4 the program and for the nature preserve
5 value, an ecological value makes it
6 worth pursuing.

7 MR. RUNYAN: There's a comment that we had
8 cows grazing on there as a benefit.
9 Where does the Board stand on grazing
10 cattle?

11 MS. McCURDY: Well, that's a question for --
12 where does the Board stand on grazing --

13 MR. RUNYAN: The Department.

14 MS. McCURDY: For us what it would mean?
15 What we would need to do is if you
16 are having that type of activity, we
17 would need to lease that out, offer that
18 for lease for that activity. I don't
19 know that we could just have somebody's
20 cows on there, but I'm sure there's a
21 way by agreement to have that.

22 MR. RUNYAN: How would that co-exist to have a
23 nature park and cattle grazing together?

1 MS. McCURDY: From what we heard earlier,
2 there was assumed to be a benefit to
3 having the grazing cattle by turning the
4 dirt, I believe, or disturbance of the
5 dirt. How would we manage that?

6 Again, we would have to deal with
7 whose cows on there and an arrangement
8 as to that. There would have to be some
9 agreement in place dealing with that.
10 Is it doable? Can we do it? Yes. If
11 it's existing okay, then I would imagine
12 it would continue to co-exist okay. But
13 we would have to -- we could not have
14 what would be basically private usage on
15 that without reaching some agreement or
16 leasing it out or some type of agreement
17 dealing with the presence of cows.

18 MR. HORN: In your opinion this -- well, would
19 this breach our, I guess, agreement not
20 to purchase any land -- any agricultural
21 land or any land in agricultural
22 production? Would you consider this to
23 be agricultural land?

1 MS. McCURDY: I would consider it -- and let
2 me say, as described -- we may need more
3 details on exactly the cows and if
4 anything else is going on.

5 As described, although very
6 different from what we've heard before
7 as a positive in the disturbance of the
8 land, you know, is it the same as we've
9 discussed before, just bush-hogging to
10 maintain -- not have your land
11 overgrown, I don't know. You know, that
12 is up to the Board as to whether they
13 consider it ag or not. If we kept it
14 there, it would not be taking it out as
15 far as the cows, but I don't know what
16 else is there. And without knowing the
17 owner of the cows, there's some more
18 discussion to be had.

19 So I would say, you know, on this
20 one, Dr. Jordan, if you don't mind, I
21 would, you know, maybe find out a little
22 additional on the cow presence. I'm not
23 sure we fully understood the cows or the

1 cows -- and let me -- and not at all
2 being funny. I'm serious. If they are
3 part of what maintains the -- are
4 important ecologically to what is there,
5 then we do need to figure out how to
6 deal with it and keep the cows.

7 So this is a new one for me. I'm
8 just going to be honest. But do I
9 consider it ag? I would put it back on
10 the Board. There are certain ...

11 DR. SALOOM: So we don't know whether there's
12 just -- there's trees involved here and
13 some forest, but do we know if these are
14 native prairie grasses in this area, or
15 do we know that?

16 MS. McCURDY: I do not know. I know some of
17 them are native.

18 Mr. Byrd, if you want to come back
19 up, but I'm asking my staff --

20 MS. LEWIS: As I understand it -- I haven't
21 been there myself, but I believe Wayne
22 has been.

23 I haven't been on the tract, but I

1 heard discussions from other experts. I
2 believe Dr. Barger has been to the tract
3 a few years ago. It's a very rich tract
4 of unique plant diversity that appears
5 like grasses but, I mean, it's open
6 glades. It's short vegetation of
7 diversity. So it might look like a
8 pasture, but it's a lot better than
9 that.

10 MR. BYRD: The main body of the preserve is of
11 native grass and shrub component. And
12 the small portion that is actually being
13 grazed, we're trading grazing rights,
14 well, for management of the fences in
15 the areas -- the small areas that the
16 cattle are in. They're not in the
17 majority -- the larger portion of the
18 property which is open to the public
19 that's got a trail and all that sort of
20 thing.

21 So it's just native grasses. It's
22 unimproved glades with, you know, native
23 grasses. It's not pasture.

1 Yes, ma'am.

2 DR. TOLLEY-JORDAN: Could you fire-manage it
3 if you don't use cattle?

4 DR. SALOOM: What's the question?

5 DR. TOLLEY-JORDAN: I'm sorry. Can you use
6 fire, you know, controlled-burn
7 management if you don't use cattle?

8 MR. BYRD: We've looked at that. The shallow
9 nature of the soils and the fact that
10 they tend to get inundated quickly, fire
11 is difficult for that situation.
12 There's potential.

13 I know that the majority landowner
14 who we've been working with in the past
15 has used bush-hogging or mechanical
16 treatments as a surrogate in the areas
17 that are specifically located -- that
18 have the bladderpods specifically
19 located, which is the only plant that
20 needs the disturbance.

21 DR. TOLLEY-JORDAN: Okay.

22 DR. SALOOM: So are you saying that this is
23 not a fire-prone area that needs to be

1 burned to maintain?

2 MR. BYRD: We don't do prescribed burning.

3 It's a glade -- cedar glade. So as you
4 know, cedars either burn really well or
5 don't burn at all. And primarily the
6 forest type on the preserve is cedar
7 glade.

8 DR. SALOOM: There's a lot of cedar on the
9 property?

10 MR. BYRD: Yes, sir.

11 DR. SALOOM: Is that an invasive on that
12 property --

13 MR. BYRD: No, sir.

14 DR. SALOOM: -- like normal prairie invasives?

15 MR. BYRD: It's a natural part of the system,
16 and the cedars are controlled primarily
17 by drought. The photo in the map -- you
18 can see the red. That was taken
19 after -- those are all dead cedars.
20 That was taken after the extreme drought
21 we had several years ago, and that's
22 sort of Mother Nature's way of shaving
23 the dog.

1 DR. SALOOM: What are some of the -- what are
2 the grasses that are predominantly
3 there?

4 MR. BYRD: I can't tell you exactly, sir. I'm
5 sorry. The grass species escapes me.

6 (Multiple speakers.)

7 MS. McCURDY: Y'all, please -- hold on. Hold
8 on. I'm sorry. Wayne -- if somebody
9 has a question, Tracye is struggling.

10 DR. BARGER: Well, I mean, I'm not sure that I
11 could give you a list of grass species.
12 If you're just talking about that
13 eastern side that's been nominated where
14 the cattle are on the property, you have
15 a lot of exotic grasses that are there
16 as well that are impeding the
17 bladderpod, which is the plant species
18 that is of conservation interest there.
19 The cattle are going in there and
20 grazing the grass down, keeping it in a
21 successional stage so that that minute
22 little plant can thrive there.

23 Did that answer your question?

1 CHAIRMAN BLANKENSHIP: Yes, sir.

2 Mr. Satterfield.

3 MR. SATTERFIELD: Earlier you said The Nature
4 Conservancy owned a portion of this
5 property that's shown in red. That's
6 correct?

7 MR. BYRD: Yes, sir.

8 MR. SATTERFIELD: Like many other properties
9 Forever Wild has acquired, is The Nature
10 Conservancy willing to donate this
11 property to Forever Wild?

12 MR. BYRD: I'm not sure. That potentially
13 could be explored, but that's kind of
14 above my pay grade.

15 MR. SATTERFIELD: Well, I think that's
16 certainly a worthy question to explore
17 because we've got a number of properties
18 that we've worked in conjunction --
19 partnership with The Nature Conservancy
20 where they have given us 100-percent
21 donation on properties like this. So I
22 would suggest that's maybe something we
23 need to also take up with The Nature

1 Conservancy, if maybe you could open
2 that line of conversation for us.

3 MR. BYRD: Yes, sir.

4 CHAIRMAN BLANKENSHIP: Any other discussion?

5 So we have a motion and a second.

6 MR. WRIGHT: I have one question.

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

8 MR. WRIGHT: Since there's cattle involved and
9 we're not in the farming business, don't
10 we need to research this just a little
11 bit further?

12 MS. McCURDY: What I was saying before was, is
13 that the presence of someone's cows --
14 they would obviously be someone else's
15 cows -- on the property would have to be
16 the subject of some sort of agreement of
17 some type. Whether it would have to be
18 a lease or something, I don't know.

19 So, yes, we would -- if acquired, we
20 are going to have to figure out by -- it
21 would not be our cows nor would we would
22 be in charge of cows. So, yes, we're
23 going to have to --

1 CHAIRMAN BLANKENSHIP: So is there -- you
2 know, as we've had discussion, is there
3 concern from the Board to have some more
4 information on a couple of these issues
5 before --

6 MR. JONES: Mr. Chairman, it is for me. I
7 mean, we only have so much money, and I
8 would hate to see us waste money on an
9 appraisal if we're going to do that. So
10 with respect to Ms. Jordan, if you could
11 maybe move to withdraw your motion --

12 DR. TOLLEY-JORDAN: Sure.

13 MR. JONES: -- or do that and let's get some
14 more answers and revisit this down the
15 road.

16 DR. TOLLEY-JORDAN: Sure. So I will withdraw
17 my motion.

18 CHAIRMAN BLANKENSHIP: Is that okay with you,
19 Mr. Seconder, Dr. Woods?

20 DR. WOODS: Yes, that's fine.

21 CHAIRMAN BLANKENSHIP: All right. So with
22 that, the motion is withdrawn.

23 Thank you, Dr. Tolley-Jordan. And

1 we'll find -- staff can work with the
2 landowners to provide that information
3 for the next meeting.

4 DR. TOLLEY-JORDAN: Sure.

5 MR. SATTERFIELD: Mr. Chairman?

6 CHAIRMAN BLANKENSHIP: Yes, sir,
7 Mr. Satterfield.

8 MR. SATTERFIELD: I would like to make a
9 motion that we go to first appraisal on
10 the GBS-Richard Addition, which is one
11 of those examples of 100-percent
12 donation from The Nature Conservancy.

13 CHAIRMAN BLANKENSHIP: So I want to make sure
14 I clear this with the staff before I
15 take a second for your motion.

16 Is there a memo on that later in
17 the --

18 MS. McCURDY: It's 5-G.

19 CHAIRMAN BLANKENSHIP: In 5-G.

20 MS. McCURDY: And that property has had all
21 the due diligence performed and cleared
22 now and we are where the Board can go
23 ahead and simply accept the donation.

1 If you'll turn to 5-G in your packet.

2 MR. SATTERFIELD: Okay.

3 MS. McCURDY: We don't need a first
4 appraisal --

5 MR. SATTERFIELD: So we can just -- we can go
6 to make that motion from the packet.

7 MS. McCURDY: Yes, sir. Go ahead and we won't
8 have to discuss it later.

9 CHAIRMAN BLANKENSHIP: So if you are
10 interested in that particular property
11 on 5-G, I think there's a sample motion
12 there.

13 MR. SATTERFIELD: I apologize for not
14 following the discussion close enough,
15 and I would make the motion that's in
16 the packet. Do you want me to read it?

17 CHAIRMAN BLANKENSHIP: Yes, sir. If you don't
18 mind reading that, that would be great.

19 MR. SATTERFIELD: The motion is as follows:

20 The Board approves acceptance of the
21 Grand Bay Savanna-Richard Addition Tract
22 donation and approves staff proceeding
23 with closing the acquisition with the

1 understanding that, as required,
2 15 percent of the appraised value will
3 be transferred to the stewardship fund.

4 In addition, this motion is
5 conditioned on payment through
6 third-party funds of all costs and/or
7 fees associated with appraisals,
8 environmental reports, title insurance,
9 closing, and recording fees.

10 This motion is further conditioned
11 upon review, approval, and acceptance of
12 all due diligence by the State Lands
13 Division.

14 CHAIRMAN BLANKENSHIP: So you've heard the
15 motion. Is there a second?

16 MR. HORN: Second.

17 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

18 Any discussion on that?

19 (No response.)

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

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

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed. Motion
4 carries.

5 Thank you, Mr. Satterfield.

6 Anybody else? Any other discussion?

7 MR. WRIGHT: Mr. Commissioner, I'd like to
8 make a motion for first appraisal on the
9 Coldwater-Young Addition because it will
10 give access to the Martin Addition that
11 we just moved on and to other holdings
12 that Forever Wild holds there.

13 MS. TOLLEY-JORDAN: Second.

14 CHAIRMAN BLANKENSHIP: All right. So the
15 motion is for first appraisal on the
16 Coldwater-Young Addition. Motion made
17 by Mr. Wright, seconded by
18 Dr. Tolley-Jordan.

19 Any discussion?

20 (No response.)

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

23 (All Board members present respond

1 "aye.")

2 CHAIRMAN BLANKENSHIP: Any opposed?

3 (No response.)

4 CHAIRMAN BLANKENSHIP: None opposed. Motion
5 carries.

6 Any other discussion?

7 (No response.)

8 CHAIRMAN BLANKENSHIP: Thank you all for a
9 spirited discussion on certain items,
10 and now we'll move on to item number 7,
11 the miscellaneous reports, Tab 5.

12 MS. McCURDY: We'll let Doug come up since
13 I've belabored everything.

14 CHAIRMAN BLANKENSHIP: We have covered many
15 things in this tab over the course of
16 the meeting. I think we are on Tab 5-C.

17 MR. DEATON: Thank you, Commissioner. I'll be
18 very brief.

19 The next item is found in Tab 5-C.
20 In previous meetings staff presented a
21 request from the Historic Blakeley State
22 Park asking the Board to consider a land
23 swap. The requested land swap would

1 help resolve the current encroachment
2 issue with the park and allow expansion
3 of the park's master plan and provide
4 increased revenue for the park.

5 At the February meeting the Board
6 authorized staff to proceed with the
7 necessary appraisal and survey work to
8 determine the value of each property
9 with the condition that Blakeley would
10 be responsible for the expenses.

11 Appraisals have been performed and
12 reviewed to confirm a value-for-value
13 swap of the acreage. The attached map
14 represents the final boundaries of the
15 proposed swap.

16 So pursuant to the swap, 38.85 acres
17 of the Blakeley property will be
18 received in exchange of 42 acres of
19 Forever Wild holdings. Since this is a
20 value-for-value swap, there will be no
21 exchange of funds for the transaction.

22 Assuming the Board would like to
23 proceed, we would need a motion, and

1 we've provided the information in your
2 package.

3 CHAIRMAN BLANKENSHIP: That's on 5-C.

4 Any questions for Doug, or is there
5 anybody that would like to make that
6 motion on 5-C?

7 MR. HORN: I'll make the motion that the Board
8 approve the State Lands Division to
9 proceed with the closing of the proposed
10 Blakeley Land Swap as a value-for-value
11 swap as outlined in the memo dated
12 May 9, 2019.

13 CHAIRMAN BLANKENSHIP: All right. Is there a
14 second?

15 DR. SALOOM: Second.

16 CHAIRMAN BLANKENSHIP: Seconded by Dr. Saloom.

17 Any questions about that, Blakeley,
18 the land swap?

19 (No response.)

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

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

1 CHAIRMAN BLANKENSHIP: Any opposed?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: None opposed.

4 MR. DEATON: All right. The next is
5 management plans. It's found in
6 Tab 5-D.

7 As required by the Amendment 543,
8 management plans must be developed
9 within one year of acquisition of a
10 tract. And so today we have four tracts
11 that need approval to be added to
12 existing management plans and one new
13 management plan that needs the Board's
14 approval.

15 The first two tracts are the Freedom
16 Hills WMA-Randolph Hollow Addition and
17 the Lauderdale WMA-Newman Addition.
18 We're asking approval to fold these into
19 the existing Freedom Hills, Lauderdale,
20 Riverton WMA Forever Wild Complex
21 Management Plan.

22 The next tract is the Perdido River
23 WMA-Freise Addition in Baldwin County.

1 We are seeking approval to fold this
2 tract into the existing Perdido River
3 Wildlife Management Area Complex
4 Management Plan.

5 And the other tract that we're
6 looking to do is the Red Hills-Zieback
7 Addition in Monroe County. We're
8 seeking approval to fold this tract into
9 the existing Red Hills Forever Wild
10 Complex Management Plan.

11 In addition to adding those tracts,
12 we have one new management plan that we
13 need approval and that is the Big Canoe
14 Creek Tract located in St. Clair County.

15 Each management plan was provided in
16 your packet. If there are no questions,
17 we would need a motion to approve the
18 plans as provided.

19 CHAIRMAN BLANKENSHIP: Dr. Saloom.

20 DR. SALOOM: Yeah. The Board approves the
21 State Lands Division proceeding with the
22 inclusion of the tracts into existing
23 management plans and the adoption of the

1 new tract management plan as set forth
2 in the memorandum dated May 9, 2019,
3 attached to this memorandum.

4 CHAIRMAN BLANKENSHIP: The motion was made by
5 Dr. Saloom. Is there a second?

6 DR. WOODS: Second.

7 CHAIRMAN BLANKENSHIP: Seconded by Dr. Woods.
8 Any questions?

9 (No response.)

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

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

14 CHAIRMAN BLANKENSHIP: Any opposed?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: None opposed. Motion
17 carries.

18 Next.

19 MR. DEATON: The next item is just an update.

20 It's Tab 5-E.

21 At the February meeting staff
22 provided information in the meeting
23 packet notifying the Board that a

1 portion of the tract previously owned by
2 CSX Transportation had some deed
3 language that restricted recreational
4 use and contained a hold harmless
5 agreement that was unacceptable.

6 And just for the record, this is the
7 Shelby Crossroads Addition. I'm sorry.

8 After further discussions with the
9 landowner, they have decided to reduce
10 the footprint of the nomination to only
11 the acreage to the east of the old CSX
12 acreage. This reduces the nomination to
13 approximately 684 acres. The acreage
14 reduction does not significantly reduce
15 the original evaluation scoring as the
16 new configuration still provides
17 adequate access and recreational use.

18 This is just to update the Board of
19 the changes in that revised nomination
20 that you'll see in your packet. There's
21 no action needed by the Board today.

22 Any questions?

23 (No response.)

1 MR. DEATON: All right. If you'll turn to
2 Tab 5-F, this is just an update on the
3 Old Cahawba Prairie Tract. At the last
4 meeting Mr. Will Roberts came to the
5 Board addressing some concerns that he
6 had about trespass and potential firing
7 across his line.

8 Staff along with Board Member David
9 Wright and Mr. Will Roberts met on site,
10 talked about his issues, and what we
11 came to was a solution of taking the
12 area adjacent to his property and making
13 it bow hunting only for this season and
14 see if that resolves the issues. If it
15 doesn't, we'll re-evaluate at the end of
16 this season and take further steps as
17 needed.

18 DR. SALOOM: Just a comment. I thought that
19 was very innovative for y'all to work
20 with him about that. That was good.

21 MR. JONES: Question: How will that be
22 denoted? Will it be marked?

23 MR. DEATON: It'll be on the map. So when we

1 have areas in our WMAs and on our permit
2 maps, there's an area that says "bow
3 hunting only." And we used a natural
4 barrier, a road, that delineates it, and
5 it's bordered by our boundary line on
6 the north side of it also.

7 CHAIRMAN BLANKENSHIP: Thank you, Doug.

8 Ms. McCurdy, I think you have the
9 next two items, 5-I and J.

10 MS. McCURDY: Yes. The May meeting has become
11 the time when we begin talking with the
12 Board about two things.

13 One you'll see in Tab 5-I relates to
14 the transfer of funds to the State Lands
15 Division to support our administrative
16 work on behalf of the program. We do it
17 in May, and we use the previous fiscal
18 year as a basis for our request for this
19 fiscal year.

20 And so we are keeping our request at
21 \$750,000. While that does not cover the
22 State Lands expenses and we're going to
23 need to probably look to upping that

1 some in the future, we are going to stay
2 at the level request for this year.

3 And we've attached some information
4 to the Board about how we reach the
5 determination of those expenses and the
6 staff time and expenses that the program
7 incurs. If there are any questions on
8 that -- it's not really different from
9 last year, so I don't want to spend too
10 much time on it unless there are
11 questions.

12 To approve that transfer of
13 administrative support, we would need a
14 motion from the Board.

15 CHAIRMAN BLANKENSHIP: Mr. Jones.

16 MR. JONES: The Board approves the State Lands
17 Division staff to proceed with requested
18 administrative transfer in the amount of
19 \$750,000 for the fiscal year 2019
20 administrative support provided by the
21 State Lands Division.

22 MR. HORN: Second.

23 CHAIRMAN BLANKENSHIP: Seconded by Mr. Horn.

1 Any discussion?

2 (No response.)

3 CHAIRMAN BLANKENSHIP: All those in favor say

4 "aye."

5 (All Board members present respond

6 "aye.")

7 CHAIRMAN BLANKENSHIP: Any opposed?

8 (No response.)

9 CHAIRMAN BLANKENSHIP: None opposed. Motion

10 carries.

11 MS. McCURDY: All right. The next item -- and

12 I think our last item if that sounds

13 good -- is 5-J. That memo details

14 something a little different.

15 We just talked about approval for

16 transfer for the current fiscal year.

17 When it comes to stewardship fund and

18 expenditures from the stewardship fund,

19 we have to look a fiscal year ahead. So

20 it is time to begin the discussion for

21 authorization related to approval of

22 stewardship fund expenditures for the

23 fiscal year that will begin October 1.

1 We do this in advance of the fiscal
2 year -- which I realize it sounds --
3 it's tough to always know what you're
4 going to need, and it's certainly tough
5 in advance to know. And we've had years
6 where we've had storm damage. We've had
7 a threat of timber bugs. We've had
8 several things over the years. So it
9 is -- it is a little difficult to
10 project.

11 But you will see in your memo we
12 have classified anticipated needs from
13 the stewardship fund as routine work on
14 tracts and then tract-specific work.
15 And we have included a breakdown in
16 Exhibit A for a manner in which we
17 estimate the cost for tract-specific
18 work, which this fiscal year really, I
19 think, is just going to be reforestation
20 unless something unexpected hits.
21 Otherwise, it's our regular routine
22 tract needs.

23 And we consider routine needs to be

1 such things as road repairs and
2 maintenance, boundary line maintenance.
3 We have recreational projects that we do
4 have enough funds to contribute to.
5 Obviously, we have invasive species work
6 that varies from tract to tract.

7 So those are the routine. We are
8 expecting -- or calculating the routine
9 land expenditures to be approximately
10 \$1,035,000.00, a little over that, with
11 tract-specific just over \$110,000, for a
12 total anticipated, the best we can
13 forecast, \$1,146,000.00.

14 Now, we have last year -- and staff
15 suggestion and Commissioner's suggestion
16 also would be to go ahead and ask for a
17 motion authorizing up to \$1.5 million in
18 the event that at October 1, that fiscal
19 year, that we do have something
20 unexpected that we do not know of. It
21 doesn't mean we will spend that, but if
22 we do not get that approval in this
23 fiscal year, we cannot go back and add

1 more next fiscal year. And so that's
2 why we're asking for it now.

3 The additional reason that puts us
4 in this position is under Amendment 543,
5 if we expect to expend anything more
6 from the stewardship fund than interest
7 income, then we need to do that motion
8 now. And although we also can't
9 completely forecast that, we know we're
10 not going to have \$1.5 million.

11 And so the Commissioner, you will
12 also see with your memo, has made his
13 determination under Amendment 543
14 that -- what we term "insufficiency
15 finding," in other words, saying that he
16 believes that we will not have
17 sufficient interest income to not have
18 to spend from the corpus. Obviously,
19 the money is there to spend, but we try
20 to spend it judiciously. So you will
21 see for procedural purposes this
22 "insufficiency determination" also
23 attached to the memo.

1 So I'll entertain any questions
2 about our anticipated expenditures, how
3 we reached our estimates, routine versus
4 tract-specific, or any other questions
5 the Board has. We would have to make
6 a -- have this motion either this
7 meeting or the August meeting to be,
8 obviously, in this fiscal year. So I
9 open it up for questions.

10 Commissioner, if you ...

11 CHAIRMAN BLANKENSHIP: No. I just wanted to
12 see if there were any questions or
13 anybody that was willing to make the
14 motion.

15 DR. TOLLEY-JORDAN: I'll make it.

16 CHAIRMAN BLANKENSHIP: Okay.

17 Dr. Tolley-Jordan.

18 DR. TOLLEY-JORDAN: So the Board authorizes
19 ADCNR, after exhausting available
20 interest income from the stewardship
21 account, to expend funds from the corpus
22 of the stewardship account up to an
23 amount that when added to the available

1 interest income does not exceed
2 \$1.5 million.

3 MR. SATTERFIELD: Second.

4 CHAIRMAN BLANKENSHIP: Seconded by
5 Mr. Satterfield.

6 Any discussion?

7 MR. SATTERFIELD: Mr. Chairman, I do have a
8 comment.

9 CHAIRMAN BLANKENSHIP: Yes, sir.

10 MR. SATTERFIELD: We've touched on this before
11 briefly in a couple of previous
12 meetings. And, that is, I would request
13 that once we deal with this motion, if
14 you could -- if you could provide us the
15 follow-up report of how much interest
16 income the stewardship fund earned in
17 FY18 and what the estimated interest
18 income you expect the stewardship fund
19 to earn in FY19, which goes to the heart
20 of some of this money that we're having
21 to supplement.

22 And that's not part of the motion.
23 It's just a request so we can keep track

1 of the interest earnings that we're
2 getting from the stewardship fund.

3 CHAIRMAN BLANKENSHIP: Let's dispense with
4 this motion, and I'll provide some
5 commentary on that if that suits you,
6 sir.

7 MR. SATTERFIELD: Yeah, that's fine.

8 CHAIRMAN BLANKENSHIP: Any other discussion?

9 (No response.)

10 CHAIRMAN BLANKENSHIP: All those in favor of
11 the motion please say "aye."

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

14 CHAIRMAN BLANKENSHIP: Any opposed?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: No opposed. Motion
17 carries.

18 Yes, sir, Mr. Satterfield. As
19 you'll recall, at the urging of some
20 questioning from the Board and working
21 with our former State Treasurer,
22 Mr. Young Boozer, we have changed the
23 investment strategy of the stewardship

1 fund from where it was in an
2 interest-bearing account to where now we
3 have a diversified portfolio in
4 conjunction with the Alabama Trust Fund
5 that's managed by the State Treasurer.

6 So the language that is in the act
7 about the difference between interest
8 and operational costs is going to be a
9 little bit different than how we -- I
10 can still show you that information on
11 interest income, but the interest income
12 now is a very small portion of the total
13 return on investment of our portfolio.
14 I don't know that it's going to be
15 valuable to you. I can give you that
16 information. But what we're showing now
17 in the information we provide is the
18 change in value of the overall
19 stewardship fund portfolio between
20 meetings to try and provide that
21 information.

22 Is that -- so what would you like to
23 see, I guess, is what I'm asking.

1 MR. SATTERFIELD: Well, I guess what I'm after
2 is return on investment, earnings,
3 whatever -- however you want to call it,
4 so that we know what's happening to that
5 33, 34 million dollars that we have in
6 the stewardship fund -- which, you know,
7 if I had that much money I could invest
8 somewhere else, I would know exactly how
9 much it's earning. And I think it's
10 important for us to know what's
11 happening with that fund as part of our
12 fiduciary duty of the Board.

13 And whatever information you have
14 that you can share with us in that
15 regard, I think, is helpful. And then,
16 secondarily, if we're not dealing with
17 something we can isolate as interest
18 income, I wonder if this motion was
19 properly worded.

20 CHAIRMAN BLANKENSHIP: Sure, we can isolate
21 the interest income. The motion is
22 proper. We can isolate the interest
23 income, but it is a small portion of the

1 overall return on the change in value of
2 the portfolio. And so we've tried to
3 provide in Tab 2 the change in value of
4 the portfolio from October 1 through
5 April the 30th. And so if that's not
6 sufficient the way that that's provided,
7 we'll try and find some other way that
8 is more acceptable to the Board.

9 I don't know -- it's just a
10 difference --

11 MR. SATTERFIELD: I realize I'm dealing with
12 government, okay, which does their --
13 handles their statements different
14 than -- and more like -- probably more
15 like foundations or other things that
16 I'm used to dealing with, and I look at
17 those and I can't make heads or tails
18 out of that either. But I'm just trying
19 to figure out how much income we have
20 that is produced from a 33 or 34 million
21 dollar account that's invested out there
22 somewhere.

23 CHAIRMAN BLANKENSHIP: And I think we can

1 provide you that change in value between
2 meetings.

3 DR. SALOOM: How much of that is in the
4 purview of the Board in terms of -- in
5 terms of the recommendations about who's
6 investing it and how it's invested?

7 CHAIRMAN BLANKENSHIP: I think that the --

8 MS. McCURDY: The Board could make
9 recommendations. They would be just
10 that, recommendations. It is managed by
11 the Alabama Trust Fund.

12 CHAIRMAN BLANKENSHIP: By the State Treasurer
13 in a diversified portfolio that fairly
14 mirrors the Alabama Trust Fund is what
15 we have where we've gone from a -- just
16 to give you -- since you're fairly new
17 on the Board, before the money was all
18 in interest -- just in an
19 interest-bearing account making less
20 than half a percent. And so we have
21 changed the investments to provide a
22 growth in the stewardship fund over time
23 just like if you had your own personal

1 investments.

2 And so we can -- you know, it's not
3 as simple as it used to be to tell you
4 what interest we made, which was very
5 little. Now we have -- some of it is in
6 cash in an interest -- does have
7 interest while we -- you know, money
8 that's easily accessible in a money
9 market fund. But a lot of the other
10 investments are in equities and bonds
11 and in a diversified portfolio through
12 the Alabama Trust Fund.

13 So what we're trying to provide --
14 what I have attempted -- or the staff
15 has attempted to provide here is what
16 the value of the portfolio was at the
17 beginning of the fiscal year and then
18 provide what the value of the portfolio
19 is in the stewardship fund before each
20 meeting. And then if that is -- if you
21 want something different, we can try and
22 provide that.

23 DR. SALOOM: That's good.

1 MS. McCURDY: And to clarify one thing, there
2 are at certain times certain elections
3 as to the strategy of where -- which
4 type of fund the money is put in, but
5 the underlying investment decisions are
6 made by the State Treasurer.

7 DR. SALOOM: I got you.

8 MS. McCURDY: So we have to make some
9 decisions of what money we have to have
10 access to for purposes versus money we
11 know is going to be there long-term.
12 But there are some decisions there that
13 would be in the purview of the Board,
14 but the specific investments would be
15 with the State Treasurer.

16 CHAIRMAN BLANKENSHIP: So we'll try and --
17 we'll work with staff. We've had a lot
18 of discussion about this before this
19 meeting to try and provide something
20 that we thought would be most beneficial
21 to the Board. If what we provided is
22 not beneficial, we'll see if we can find
23 something that is a different level of

1 detail.

2 And appreciate the approval of the
3 stewardship fund expenditure request.
4 And the next item is the approval of the
5 minutes from the November 6th meeting.
6 I think that was provided to the Board
7 in advance of the meeting. Are there
8 any corrections or changes to the
9 minutes?

10 MR. HORN: I move we approve as presented.

11 CHAIRMAN BLANKENSHIP: Motion by Mr. Horn,
12 seconded by Dr. Saloom.

13 Any other discussion, changes,
14 corrections to the minutes?

15 (No response.)

16 CHAIRMAN BLANKENSHIP: All those in favor of
17 approving the November 8th, 2018,
18 minutes please say "aye."

19 (All Board members present respond
20 "aye.")

21 CHAIRMAN BLANKENSHIP: Any opposed?

22 (No response.)

23 CHAIRMAN BLANKENSHIP: None opposed. Motion

1 carries.

2 The next meeting will be August 8,
3 2019. Mr. Horn has offered and our
4 staff has gone to the Five Star Preserve
5 in Kellyton, Alabama, in Coosa County,
6 and that's where the next meeting will
7 be held. They've gone to make sure that
8 would meet our needs as a board. And so
9 our next meeting will be held there on
10 August the 8th.

11 Is there any other business, or do I
12 have a motion to adjourn?

13 Mr. Horn.

14 MR. HORN: Back to one piece of property very
15 briefly. Beth and Mr. Mohon stepped
16 outside. I really want to see us buy
17 this piece of property. I heard
18 Mr. Mohon loud and clear. It's time to
19 fish or cut bait and don't blame him for
20 that if he has to move on.

21 But if we could have the time
22 between this meeting and the next
23 meeting, I would certainly like to work

1 with the staff.

2 And, Beth, you bring up some good
3 points about how we manage mineral
4 rights and mining on some other
5 properties. I don't think the Board is
6 aware of that.

7 But I would personally do what I
8 could do to resolve these issues on
9 behalf of the Board between now and the
10 next meeting if the property remains
11 nominated for the Board to take action
12 on.

13 MS. McCURDY: That would be very helpful.

14 Thank you, Mr. Horn.

15 CHAIRMAN BLANKENSHIP: Dr. Saloom.

16 DR. SALOOM: Did we talk about the Grand Bay
17 Savanna?

18 CHAIRMAN BLANKENSHIP: Yes, sir.

19 DR. SALOOM: Oh, we already spoke about that?

20 CHAIRMAN BLANKENSHIP: Yes, sir.

21 DR. SALOOM: I'm sorry. I apologize.

22 MS. McCURDY: We've had a lot going on. The
23 motion carried to accept the donation.

1 DR. SALOOM: All right. One question about this:

2 How much cogongrass is on that savanna?

3 DR. BARGER: I can't give you a good answer on

4 that.

5 MS. McCURDY: I will say some of the -- there

6 will be some additional funds I think

7 we'll be able to take advantage of

8 through NFWF for some activity --

9 conservation activity probably, but I do

10 not know the exact amount. That is an

11 issue in that area as an entirety, and

12 so ...

13 DR. SALOOM: Would it be -- would we be

14 providing the monies to spray that from

15 the stewardship fund?

16 MS. McCURDY: To the extent that we don't have

17 additional funds for conservation

18 efforts through NFWF, we will be

19 assisting.

20 MR. DEATON: That's correct.

21 MS. McCURDY: I mean, there are some funds we

22 will be getting from NFWF that are --

23 through NFWF that will help us on that

1 property. But, yes, in the end that
2 would be part of what I would put under
3 the routine tract expense and land
4 management expense.

5 DR. SALOOM: Sorry. I've been out in left
6 field.

7 CHAIRMAN BLANKENSHIP: And any other words of
8 wisdom you need to give us before we
9 adjourn?

10 MS. McCURDY: I wish I had words of wisdom. I
11 don't think I do. Thank y'all very much
12 for your patience.

13 CHAIRMAN BLANKENSHIP: Is there a motion to
14 adjourn?

15 MR. HORN: Move to adjourn.

16 MR. RUNYAN: Second.

17 CHAIRMAN BLANKENSHIP: All those in favor say
18 "aye."

19 (All members present respond

20 "aye.")

21

22 (Meeting adjourned at approximately

23 1:24 p.m.)

* * * * *

REPORTER'S CERTIFICATE

* * * * *

STATE OF ALABAMA:

MONTGOMERY COUNTY:

I, Tracye Sadler Blackwell, Certified Court Reporter and Commissioner for the State of Alabama at Large, do hereby certify that I reported the foregoing proceedings of the Forever Wild Board Meeting on May 9, 2019.

The foregoing 176 computer-printed pages contain a true and correct transcript of the proceedings held.

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

This 2nd day of July 2019.

Tracye Sadler Blackwell
ACCR No. 294
Expiration date: 9-30-2019
Certified Court Reporter
and Commissioner for the State
of Alabama at Large