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MINUTES OF THE
FOREVER WILD BOARD MEETING
Agriculture and Industries Auditorium
Richard Beard Building
1445 Federal Drive
Montgomery, Alabama
February 3, 2022
10:00 a.m.

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Transcript of Proceedings

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PROCEEDINGS, taken before Stacey
L. Johnson, Certified Court Reporter and
Commissioner for the State of Alabama at
Large, at the Agriculture and Industries
Auditorium, 1445 Federal Drive,
Montgomery, Alabama, on the 3rd day of
February, 2022, commencing at 10:00 a.m.

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BOARD MEMBERS PRESENT:

- Commissioner Chris Blankenship, Chairman**
- Mr. Raymond B. Jones, Jr.**
- Mr. Reginald N. Holloway**
- Dr. Sean P. Powers**
- Dr. Salem Saloom**
- Mr. William "Bill" Satterfield**
- Dr. John Valentine**
- Mr. David Wright**
- Mr. Rick Oates**
- Dr. Heather Howell**
- Dr. A.M. "Jay" Neumann, Jr.**
- Dr. James McClintock**
- Mr. Jack Darnall**

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1 CHAIRMAN BLANKENSHIP: Good morning,
2 everybody, and welcome to the first
3 Forever Wild Board Meeting of 2022. I'm
4 Commissioner Chris Blankenship with the
5 Department of Conservation & Natural
6 Resources, and I'd like to call our
7 meeting to order. And I'll call the roll
8 and make sure we have a quorum. If you
9 are present, please indicate when I call
10 your name.

11 Chris Blankenship is here.

12 Mr. Childers?

13 (No response.)

14 CHAIRMAN BLANKENSHIP: Mr. Darnall?

15 MR. DARNALL: Here.

16 CHAIRMAN BLANKENSHIP: Mr. Holloway?

17 MR. HOLLOWAY: Here.

18 CHAIRMAN BLANKENSHIP: Dr. Howell?

19 DR. HOWELL: Here.

20 CHAIRMAN BLANKENSHIP: Mr. Jones?

21 MR. JONES: Here.

22 CHAIRMAN BLANKENSHIP: Dr. McClintock?

23 DR. MCCLINTOCK: Here.

1 CHAIRMAN BLANKENSHIP: Dr. Neumann?

2 DR. NEUMANN: Here.

3 CHAIRMAN BLANKENSHIP: Mr. Oates?

4 MR. OATES: Here.

5 CHAIRMAN BLANKENSHIP: Dr. Powers?

6 DR. POWERS: Here.

7 CHAIRMAN BLANKENSHIP: Dr. Saloom?

8 DR. SALOOM: Here.

9 CHAIRMAN BLANKENSHIP:

10 Mr. Satterfield?

11 MR. SATTERFIELD: Here.

12 CHAIRMAN BLANKENSHIP: Dr. Valentine?

13 DR. VALENTINE: Here.

14 CHAIRMAN BLANKENSHIP: Mr. Wright?

15 MR. WRIGHT: Here.

16 CHAIRMAN BLANKENSHIP: And Dr. Sims is
17 not present.

18 So we do have a quorum.

19 It's good to see a good crowd here
20 this morning. I appreciate the Department
21 of Agriculture and Industries allowing us
22 to use their facility here. I think this
23 is convenient, has better parking than

1 trying to meet downtown where --
2 especially when the Legislature's in
3 session and there's not very many free --
4 or open parking places down there, so I
5 appreciate their hospitality and
6 Commissioner Rick Pate for his support of
7 our group and the Department of
8 Conservation and the Forever Wild program.

9 You'll find a copy of the Forever
10 Wild Annual Report in your packet. That
11 was delivered to the governor, lieutenant
12 governor, and speaker of the House this
13 week as required under the statute on
14 February 1st. Just want to let you know
15 that was done.

16 Any other opening comments before
17 we take public comments? Anything from
18 the Board?

19 All right. As a reminder to our
20 speakers, we try and keep this to a three-
21 minute limit from everyone for public
22 comments so that we may ensure we have
23 enough time for everyone to make a

1 comment. And for the Board members, as I
2 call the person to speak, if they're
3 speaking on a particular property, I'll
4 let you know what page and tab that is in
5 your book so you can find it before they
6 begin.

7 Our first speaker is Steve
8 Northcutt on the Red Hills property,
9 Tab 4b, page 25, 4b, page 25. Just a
10 second, Steve. Let everybody find that.

11 All right, sir.

12 MR. NORTHCUTT: So I'm Steve Northcutt
13 with the Nature Conservancy, and some of
14 you have heard me speak about the Red
15 Hills before.

16 Red Hills is located in Monroe
17 County. Several interesting things about
18 that particular area, it's kind of an
19 underserved area, and when I say that, I
20 mean it doesn't have a whole lot of public
21 land. So since 2008, the Nature
22 Conservancy has worked with the State
23 through Forever Wild and specifically

1 through the Wildlife and Freshwater
2 Fisheries Division because they have an
3 access to funds that are very unique for
4 this project area.

5 Because the Red Hills salamander
6 is a threatened endangered species and was
7 listed in 1977, several of the larger
8 landowners in that area signed up for what
9 they call this Habitat Conservation
10 Planning funds. Basically it was an
11 agreement with U.S. Fish and Wildlife to
12 protect these slope habitats for the Red
13 Hills salamander. They have to have a
14 cool, shaded, moist area to survive, and
15 you can't go and destroy that habitat. So
16 if they signed up for these HCPs, they
17 were immune from the Endangered Species
18 Act.

19 So what's important about that is
20 U.S. Fish And Wildlife has a pot of money
21 under their RLA, these recovery land
22 acquisition funds, that the Department can
23 apply for. And so over the years, they

1 were able to acquire over
2 16 million dollars through these RLA
3 funds. That's a combination of HCP land
4 acquisition and Section 6 recovery. So
5 it's always good to leverage your money,
6 and the Board has done a great job and I
7 have to say the Department has done a
8 great job.

9 So there's a couple of things to
10 look at on the map. There's a 760-acre
11 parcel that's broken out in two color
12 codes, one showing if you were to match
13 the money that has been awarded. And when
14 I say awarded, there's been a verbal
15 approval of 1.2 or 1.9-something million
16 dollars that the letter should come out --
17 the award letter should come out any day
18 now, so that will be an absolute
19 confirmation to get that money, and those
20 are from reverted funds. So other
21 projects across the United States that
22 weren't able to use their money, they were
23 able to secure that money, so a nice

1 addition to this Wildlife Management Area
2 that's comanaged by the Department of
3 the -- the Lands Division and the Wildlife
4 and Freshwater Fisheries. And I'm hoping
5 you will consider today to issue a
6 request -- a first appraisal on this
7 760-acre parcel that the landowner,
8 Conservation Resources, has agreed to this
9 parcel size and based on timber
10 compartments, road access, and other
11 attributes.

12 So if anybody has any questions,
13 I'll be glad to answer.

14 CHAIRMAN BLANKENSHIP: Any questions?

15 Thank you.

16 MR. WRIGHT: Mr. Commissioner?

17 CHAIRMAN BLANKENSHIP: Mr. Wright?

18 MR. WRIGHT: Does this have any timber
19 reservations on it?

20 MR. NORTHCUTT: No timber
21 reservations. Based on the timber
22 compartments and the road, they use the
23 760-acre tract based on certain

1 attributes, so that's why it's that size.

2 MR. WRIGHT: Thank you, sir.

3 CHAIRMAN BLANKENSHIP: And I would
4 just --

5 Yes, sir, Mr. Satterfield?

6 MR. SATTERFIELD: Steve, you said that
7 you thought you had a verbal commitment
8 for the money. Our notebook here
9 indicates that the application had been
10 submitted but the grant has not yet been
11 approved, and I guess putting on my lawyer
12 hat, I'm always a little leery of verbal
13 commitment as opposed to cash in hand.
14 And I'm wondering if staff can help me
15 with that, the feeling of comfort on that
16 dealing with that.

17 MS. MCCURDY: I'm looking for Chuck.

18 MR. SYKES: I'm sitting exactly where
19 my name says sit.

20 MS. MCCURDY: And that's a first.
21 Please note that for the Record.

22 Anyway, so if you or someone in
23 your staff could provide some additional

1 information.

2 MR. SYKES: Yes, ma'am. I'm Chuck
3 Sykes, Director of Wildlife and Freshwater
4 Fisheries. And I agree with you,
5 Mr. Satterfield. I don't like to count on
6 anything until it's in hand. However, we
7 have a long history of working with the
8 Region 4 Director, Leo Miranda. This
9 isn't the first one of those projects that
10 we've taken down. I'm 99.99 positive that
11 money will be in hand as Mr. Northcutt
12 said. Probably get the award letter
13 within the month. I have no reason to
14 think it won't happen.

15 MS. MCCURDY: And if the Board chose
16 to act, any motion can be -- could be made
17 contingent upon receipt of those fundings
18 and the -- you know, that leveraging
19 coming in, so that's a thought too.

20 MR. SATTERFIELD: So if we dealt with
21 it, then the motion would need to say not
22 to begin an appraisal until such time as
23 we know the money is in hand, because

1 committing normally to go ahead means we'd
2 have to commit money -- spend money for an
3 appraisal for something -- a project that
4 we can't really move forward on yet.

5 MS. MCCURDY: The Board could do that.
6 I don't know if we've really done quite
7 that before, but let me also ask if any
8 appraisal work is underway possibly
9 through Wildlife.

10 Okay. So, you know, that would be
11 your decision whether you would move
12 forward as usual just with the first
13 appraisal or contingent moving forward
14 with the first appraisal on receipt of the
15 letter. Either one could be a motion,
16 yes, sir.

17 CHAIRMAN BLANKENSHIP: Sean?

18 DR. POWERS: So is this required match
19 for this program, Chuck, or is it -- or
20 Patti -- or is it that the property owners
21 want to sell just that section to your
22 grant without a promise for the whole?

23 MS. MCCURDY: I'll let Wildlife speak

1 to the deal with the landowner. They
2 would be closer to that. This particular
3 program does require at least a 25 percent
4 match. In this scenario with the current
5 configuration, we don't anticipate there
6 will be enough money for Wildlife without
7 us contributing, I'm thinking, about
8 55 percent. That's why you see that. But
9 as far as to the configuration of the
10 parcel, let me turn back to Wildlife as
11 far as the landowner.

12 MR. NORTHCUTT: I'm going to sit down.
13 I'll just say one last thing. I got a
14 text this morning from U.S. Fish and
15 Wildlife. They were hoping to have the
16 award letter out by today because they
17 knew that I was going to come and speak,
18 so I think it's imminent.

19 Thank you.

20 CHAIRMAN BLANKENSHIP: Thank you,
21 Steve.

22 Chuck?

23 MR. SYKES: Dr. Powers, just -- the

1 landowner doesn't care where the money
2 comes from. It's just as Ms. Powell
3 said -- or Ms. McCurdy. I'm sorry --
4 that's just -- the amount of funds that we
5 have to take down that tract of that size,
6 normally we would do 75/25, but we just
7 don't have that so we'd be asking for
8 Forever Wild to come up with the other
9 part of the match.

10 DR. POWERS: But so -- so 25 percent
11 you have to provide. In this particular
12 case, you're asking for 55?

13 MR. SYKES: Correct. To take down
14 that whole tract.

15 CHAIRMAN BLANKENSHIP: Mr. Jones?

16 MR. JONES: Question about that. If
17 I'm reading the map right, it says
18 55 percent is y'all --

19 MR. SYKES: Is us.

20 MR. JONES: -- and 45 -- but I think
21 you just said that --

22 MR. SYKES: It was backwards. You're
23 correct.

1 MR. JONES: I wanted to make sure
2 we're clear. So Forever Wild would be
3 providing 45 percent?

4 MR. SYKES: Correct.

5 MS. MCCURDY: And that was my fault.
6 I'm sorry.

7 CHAIRMAN BLANKENSHIP: So I do want to
8 commend Wildlife and Freshwater Fisheries
9 staff in working with the U.S. Fish and
10 Wildlife Service on these reverted funds
11 because these are -- like I said, these
12 are funds for projects around the country
13 that were not utilized and so our staff
14 has done a very good job keeping an open
15 dialogue with Region 4 when something like
16 this comes available. So really it's an
17 opportunity for us in Alabama to get
18 something that we might not have otherwise
19 received without the good relationship we
20 have with Fish and Wildlife Service
21 Region 4. So thank y'all for your work
22 there.

23 All right. Next speaker is

1 Charles Yeager on the Turkey Creek Nature
2 Preserve, 4b, page 33, 4b, page 33.

3 MR. YEAGER: Is that the Parker
4 Addition?

5 MS. MCCURDY: Yes.

6 MR. YEAGER: Wonderful. So, yes, my
7 name is Charles Yeager, and for the last
8 ten years, I have had the honor of
9 managing the Turkey Creek Nature Preserve
10 Forever Wild tract. I work for the
11 Southern Environmental Center at
12 Birmingham Southern College, and I try to
13 come out every year to provide updates on
14 the activities at the preserve, hopefully
15 kind of keep you guys in the loop and also
16 to kind of share some of the exciting
17 things and development that's occurred.

18 Last November, I came out to the
19 meeting and I neglected to mention that --
20 the support that we received from
21 State Lands to replace a culvert. We had
22 a culvert that was failing, a very old
23 culvert in the preserve. They did a

1 wonderful job of getting that culvert
2 replaced. And it would have -- actually
3 if we lost it, especially with as much
4 rain as we had last year, it would have
5 forced us to close the road. So they did
6 an incredible job of getting that
7 replaced, and hopefully, it's something
8 that we won't have to ever deal with
9 again.

10 In terms of this upcoming year,
11 we've got a lot going on. This spring
12 is -- has been completely booked up with
13 school programs. We have field trip
14 programs, schools coming from all over the
15 state. We have some really kind of fun
16 events coming up. We have a learn and
17 burn, which is the first time we've ever
18 done this. It's actually not going to be
19 on the Forever Wild tract, but it's on an
20 adjacent tract that I also manage for the
21 City of Pinson. And hopefully, it's going
22 to open up some doors for us to be able to
23 introduce fire to some of our ridges that

1 hold longleaf pine. So we're kind of just
2 getting our foot in the door with the
3 county and trying to get through that
4 process so that we can hopefully have some
5 more burns in the future. We're real
6 excited about that.

7 We also have a BioBlitz that's
8 coming up in April. And if you guys are
9 not familiar with the BioBlitz, what a
10 BioBlitz is, it's a 24-hour biological
11 survey. We're going to invite
12 universities and enthusiasts and
13 biologists from all over the state and
14 really even outside of the state. We
15 usually have a few that come from
16 Tennessee and Georgia, and we've had folks
17 come as far as Indiana for these events.
18 But we do it a little differently. We
19 really focus on the data. So our approach
20 is to really get those experts out there
21 and really focus on getting as much data
22 as possible. Hopefully, we're going to
23 have some folks from DCNR as well, which

1 is exciting, and I would like to invite
2 you guys. If any of you guys would like
3 to come out, please reach out to me. We
4 would love to have you. It's a really fun
5 event and a great opportunity to see some
6 really cool stuff and learn about some
7 really cool stuff. We're going to have
8 dinner on Friday night of that and
9 breakfast available as well on Saturday.
10 But we'd love to have you guys there.

11 We also have our native plant sale
12 coming up in -- on May 7th, which is our
13 annual event. Now that we have our new
14 pavilion, we're making good use of that to
15 be able to host these events, and the
16 money that we are able to make from that,
17 we put right back into the preserve in
18 terms of the maintenance and support to
19 keep the operation going.

20 Also, I want to mention the Parker
21 Addition. So this is -- I'm real excited
22 about this nomination. This is really
23 kind of a great opportunity for, not only

1 the footprint of the preserve to be able
2 to grow, but the recreational
3 opportunities for the preserve.

4 I think one of the most common
5 comments that I get from the public is
6 request for more trails. And we're a
7 relatively small preserve and with
8 limitations in terms of topography and
9 kind of a layout and access, and this
10 addition would present a really great
11 opportunity for us to be able to increase
12 the mileage of trails that we have at the
13 preserve.

14 So our commitment from the
15 Southern Environmental Center at
16 Birmingham Southern College would be to
17 continue this partnership that we have
18 with Forever Wild and State Lands to be
19 able to provide management for that
20 addition as well in the same way that we
21 provided management for the existing
22 tract. And that would also include
23 seeking out funds, like RTP programs, for

1 trails and for management of that
2 property. So I hope that you guys will
3 consider that when you look at first
4 appraisals.

5 CHAIRMAN BLANKENSHIP: Mr. Wright?

6 MR. WRIGHT: I wore my Turkey Creek
7 hat today.

8 MR. YEAGER: It's looking good.

9 MR. WRIGHT: Y'all, I went and visited
10 Charles and his operation a few years ago.
11 I was very impressed with what was going
12 on up there. Charles, you've got a lot of
13 people helping you up there. The biggest
14 thing I saw the day that I was up there
15 was they need a bigger parking lot. It
16 was very well-used, and you can tell that
17 there's some people that cares behind
18 everything up there, particularly all of
19 the privet that had been removed.

20 MR. YEAGER: Thank you.

21 MR. WRIGHT: So, Charles, thank you
22 for what you're doing up there.

23 MR. YEAGER: Thank you for mentioning

1 that. That's certainly a big challenge
2 with the heavy amount of traffic that we
3 receive, parking is a massive issue and,
4 you know, that takes a lot of -- honestly,
5 it takes a lot of manpower to make sure
6 that we keep our road clear and people are
7 able to get through there safely and have
8 access to the preserve without being
9 blocked off or having issues with that.
10 So thank you for mentioning that. That's
11 certainly something that we want to look
12 at in the future.

13 DR. MCCLINTOCK: I've got a question
14 about access. Is there an existing road
15 that goes to this new property? And if
16 not, would you also be building and
17 funding the building of these trails that
18 you're talking about?

19 MR. YEAGER: So -- yes. So there is a
20 right-of-way that exists. It actually --
21 the property is across the road from our
22 existing exit gate, which there is some
23 acreage on that side of the road that's

1 part of the tract, and the right-of-way
2 runs right kind of through the middle of
3 the property almost -- so -- not quite
4 through the middle but close to it, and so
5 we could provide actually a really great
6 area for potential parking. I think that
7 that right-of-way gate would need to be
8 moved and there would be some work that
9 would need to be done, but it certainly
10 wouldn't be that difficult to put in some
11 parking and have kind of access to there
12 pretty quickly. And, yes, we would
13 certainly be willing to kind of spearhead
14 the effort to get another RTP grant and to
15 move forward with the trails in the
16 future. There's some work that would need
17 to be done before we do that, of course.

18 DR. MCCLINTOCK: Thank you.

19 CHAIRMAN BLANKENSHIP: Dr. Saloom?

20 DR. SALOOM: Yes. I'm sorry. I
21 didn't hear exactly what you were saying
22 about Birmingham Southern College. Are
23 they having involvement on this tract?

1 MR. YEAGER: Yes. So I work for
2 Birmingham Southern. I actually work for
3 the Southern Environmental Center at
4 Birmingham Southern College. We have a
5 partnership with Forever Wild to comanage
6 the property. So I'm the on-site manager
7 there.

8 DR. SALOOM: Thank you.

9 CHAIRMAN BLANKENSHIP: Thank you,
10 Charles.

11 MR. YEAGER: Thank you.

12 CHAIRMAN BLANKENSHIP: The next
13 speaker is Jonathan Goode on the same
14 tract, the Turkey Creek Nature Preserve-
15 Parker Addition.

16 MR. GOODE: Good morning. Thank y'all
17 for the opportunity to speak to you. I am
18 Jonathan Goode. I'm a land broker with
19 Southeastern Land Group, and I represent
20 the Parker family.

21 This property, as Mr. Yeager said,
22 I think would make a great addition. We
23 have not gone on the market with this

1 property yet to the public to see if the
2 State Forever Wild has any interest in it
3 before we do that, so we've actually held
4 off since last year.

5 But this is -- it's 170 acres.
6 The western boundary of Turkey Creek
7 Nature Preserve shares about a half a mile
8 of common boundary with this Parker
9 property, so it's a really good fit. The
10 access to the Parker property is across
11 the Forever Wild land, so one of the
12 things that you would accomplish by
13 purchasing this property is also removing
14 any issue with that for this Parker
15 property in the future. So I would just
16 ask that you consider it for first
17 appraisal.

18 CHAIRMAN BLANKENSHIP: Thank you, sir.

19 Next speaker, is Drew Nix on the
20 Autauga WMA-Hart Addition, 4b, page 5, 4b,
21 page 5.

22 MR. NIX: Yes, I'm Drew Nix. I spoke
23 to y'all back in the August meeting about

1 this Hart Addition to Autauga WMA. It's
2 kind of on the furthest western side of
3 the WMA. It lays to the north, and it's
4 adjacent about a quarter mile of what is
5 already owned by the State. It's a little
6 bit different habitat type. It has some
7 bottom land in it where a lot of the stuff
8 we have over there is sand hill uplands.
9 It does give some bridge -- a land bridge
10 across to a larger tract of land,
11 industrial timberland, that lays to the
12 north of it that I think would be a good
13 addition also at some point in time. Just
14 like to ask that y'all consider a motion
15 for first appraisal on it.

16 Any questions?

17 CHAIRMAN BLANKENSHIP: Thank you,
18 Drew.

19 MR. NIX: Thank you, sir.

20 CHAIRMAN BLANKENSHIP: The next
21 speaker is Mr. Paul Kennedy on the
22 Walker County Lake-Frederickson Addition.
23 This is a nomination, but it's not yet

1 been scored, so you don't have a -- I
2 think you do have on Tab 5 --

3 MS. MCCURDY: In your green folder, it
4 would be Tab 5 -- sorry. Excuse me --
5 Tab 8b, Tab 8b. It will be the very last
6 one if you haven't moved anything in your
7 green folder. It just has some
8 correspondence that we received that we
9 got after the packets.

10 MR. KENNEDY: Good morning. Thank you
11 for the opportunity to address you.

12 I find a little bit of irony in
13 that Steve Northcutt was talking about
14 760 acres, and we've estimated that what
15 we're nominating here is in the ballpark
16 of 760 acres. It is immediately south and
17 east of the 420 acres that's in the
18 Walker County Lake. That property is
19 owned and managed by DCNR as a fishery.
20 That is the only state lake that I'm aware
21 of that has a trout fishing component to
22 it, and I'd like to thank you for that as
23 well.

1 To date, the community has
2 invested more than \$200,000 in the
3 Walker County Lake as a part of what we
4 call our recreational economy. We're
5 trying to develop that through the Health
6 Action Partnership. We've done a master
7 plan for the county lake, help put in the
8 archery park, two and a half miles of
9 trail, and even the county commission used
10 some of their transportation road dollars
11 to do around \$80,000 worth of improvements
12 to the parking lot at the county lake.
13 And I'm telling you that to give you a
14 demonstration of the level of commitment
15 that we have from the city, the county.
16 Even the rotary club has been out there to
17 help do improvements to the lake. I
18 believe that we can count on all that and
19 more if the 760 acres was acquired by the
20 Forever Wild program and added to the 420
21 that's in the county lake.

22 The Alabama Innovation Commission
23 just released their reports supported by

1 Governor Ivey and my own District 5.
2 Senator Greg Reed cochaired it. It's all
3 about creating a recreational economy, and
4 we believe that the addition of this
5 property creating a 1200-acre recreation
6 destination that close to the interstate,
7 that close to Jasper, that close to
8 Birmingham, would be a great addition to
9 the Forever Wild portfolio and the
10 community really wants it.

11 I understand that it's problematic
12 because there's a timber lease on the
13 property that runs until June of '24. I
14 have spoken with the trustee that
15 represents the estate, and Rayonier has
16 the timber lease now. There is no
17 indication that they have any interest in
18 continuing the lease. It is two years
19 away from expiring. It's a 50-year lease.
20 To date, the -- not the property that
21 we're nominating but other property that
22 Rayonier has under lease with the same
23 family, they released 350 acres of it.

1 They did not pick up the option to renew
2 that. The landowner is willing and
3 interested in discussing this. I want you
4 to just keep it simmering. I understand
5 that it's premature to go for anything
6 like an appraisal, but I can promise you
7 the local community's support, even to my
8 community foundation's financial support
9 as needed.

10 Are there any -- I'm out of time.
11 Three seconds.

12 CHAIRMAN BLANKENSHIP: Any questions
13 for Mr. Kennedy?

14 Thank you, sir, for coming down --

15 MR. KENNEDY: Thank you.

16 CHAIRMAN BLANKENSHIP: -- and
17 expressing your interest in the particular
18 nomination.

19 Those are all of the cards for
20 public comment that I have. Is there
21 anybody that wanted to make a public
22 comment that got here a little late or
23 didn't have a chance to fill out the green

1 slip?

2 I don't see anyone, so we'll move
3 to the next agenda item and recess for an
4 executive session.

5 By regulation, our appraisal
6 values are confidential during periods of
7 negotiation. Accordingly, in order to
8 discuss tract appraisal values, the Board
9 will need to go into recess for an
10 executive session.

11 Is there a motion for the Board to
12 now recess to attend an executive session?

13 MR. JONES: So moved.

14 DR. POWERS: Second.

15 CHAIRMAN BLANKENSHIP: Moved by
16 Mr. Jones; seconded by Dr. Powers.

17 As I call your name, please state
18 your position on the motion to recess.
19 Those in favor please say aye, and those
20 opposed say nay.

21 Chris Blankenship, aye.

22 Jack Darnall?

23 MR. DARNALL: Aye.

1 CHAIRMAN BLANKENSHIP: Mr. Holloway?
2 MR. HOLLOWAY: Aye.
3 CHAIRMAN BLANKENSHIP: Dr. Howell?
4 DR. HOWELL: Aye.
5 CHAIRMAN BLANKENSHIP: Mr. Jones?
6 MR. JONES: Aye.
7 CHAIRMAN BLANKENSHIP: Dr. McClintock?
8 DR. MCCLINTOCK: Aye.
9 CHAIRMAN BLANKENSHIP: Dr. Neumann?
10 DR. NEUMANN: Aye.
11 CHAIRMAN BLANKENSHIP: Mr. Oates?
12 MR. OATES: Aye.
13 CHAIRMAN BLANKENSHIP: Dr. Powers?
14 DR. POWERS: Aye.
15 CHAIRMAN BLANKENSHIP: Dr. Saloom?
16 DR. SALOOM: Aye.
17 CHAIRMAN BLANKENSHIP:
18 Mr. Satterfield?
19 MR. SATTERFIELD: Aye.
20 CHAIRMAN BLANKENSHIP: Dr. Valentine?
21 DR. VALENTINE: Aye.
22 CHAIRMAN BLANKENSHIP: Mr. Wright?
23 MR. WRIGHT: Aye.

1 CHAIRMAN BLANKENSHIP: Motion passes.

2 It is 10:26. We will be in recess
3 for approximately 20 to 25 minutes.

4 (Recess from 10:26 a.m. to
5 10:47 a.m.)

6 CHAIRMAN BLANKENSHIP: Welcome back.

7 We are back from the executive session.

8 It is 10:47. We are resuming the meeting.

9 Ms. McCurdy, I think you have some
10 status reports?

11 MS. MCCURDY: I do. I'd ask the Board
12 to turn to Tab 2a. Updated Tab 2a
13 materials are in your green folder. As
14 always, we have the ability to update that
15 at the end of the month, which falls after
16 I send you your meeting packet, and so we
17 generally provide you as current
18 information as we can.

19 So Tab 2a, I want to run through
20 the nominations that have been
21 previously -- the staff had been
22 previously directed to move forward toward
23 closing on by the Board. I keep those in

1 various stages of that progression on
2 Tab 2a to try to help you know how much
3 money you have available to spend and to
4 be sure I don't accidentally let you spend
5 more than you have. So let me run through
6 the nominations that are still in
7 potential to close.

8 So those are Cedar Creek SOA
9 Addition, Dallas County; the Coldwater
10 Mountain-McVey Addition. As you may
11 recall, that is an inholding at Coldwater
12 Mountain. We are continuing to try to
13 provide some additional information on
14 that one. We would like to get that
15 inholding wrapped up, and so I'm leaving
16 that on here because we're still talking.
17 D'Olive Bay Addition -- I'm sorry. That
18 Coldwater is Calhoun County. D'Olive Bay
19 Addition, Baldwin County; Hollins WMA,
20 Clay County; Red Hills-Parris Trust
21 Addition, Monroe County; Styx River
22 Wetlands, Baldwin County. All of those
23 total roughly 5.6 million dollars. Your

1 available unencumbered balance is just
2 over 10 million dollars. You are fine as
3 far as your capital spending authority.

4 Any questions on those numbers?

5 All right. I generally at this
6 time too just remind you of the properties
7 that have closed in this fiscal year. The
8 fiscal year started October 1st, so we're
9 not that far into the fiscal year, but so
10 far this fiscal year, the Coldwater
11 Mountain-Carroll Addition; Oak Mountain
12 State Park-Belcher Lake Addition; and
13 Thigpen Hill Option A Phase II have closed
14 in this fiscal year.

15 Any questions on Tab 2?

16 Yes, sir, Dr. Powers?

17 DR. POWERS: I know you mentioned it
18 last time, but can you remind us on that
19 10 million, when does Forever Wild receive
20 its funds? Is it throughout the year?

21 MS. MCCURDY: It is throughout the
22 year. And so that's also the ability we
23 have by the updated reports is to include

1 the most recent deposit from the program.

2 DR. POWERS: So every quarter we
3 expect an increase?

4 MS. MCCURDY: Yes.

5 DR. POWERS: And what is that about
6 every year?

7 MS. MCCURDY: The total per year is
8 capped at 15 million, and so it is not an
9 exact science but it comes down through
10 the year. And we have been reaching in
11 the past several years right at that
12 15 million cap.

13 Tab 2b is information related to
14 the Stewardship Fund. For the benefit of
15 the public who are here today, for each
16 acquisition the Board makes, we cannot
17 make that acquisition unless we also have
18 enough money to transfer to the
19 Stewardship account 15 percent of that
20 property's appraised value. In fact, even
21 if we accept a landowner donation, the
22 program -- although the donation might be
23 free -- the program has to move 15 percent

1 of that appraised value into the
2 Stewardship Fund so that the acreage we
3 acquire in the program sort of carries its
4 own weight as far as contributing to the
5 Stewardship account. For this fiscal
6 year, the Board has granted us authority
7 to spend 1.5 million dollars from the
8 Stewardship Fund. Again, we're early in
9 this fiscal year and also some wet
10 conditions, but right now the balance
11 remaining of that 1.5 authorized spending
12 amount is just over 1.4 million. The net
13 assets of the Stewardship Fund at the
14 close of the last fiscal year was just
15 over 48.2 million dollars. As of the
16 close of the calendar year, 12-31, as you
17 will see noted on Tab 2c, that increased
18 to approximately 49.2 million.

19 Any questions on those financial
20 reports in Tab 2?

21 Okay. Then we will move to Tab 3.
22 I will start with -- on Tab 3a, I wanted
23 to relay for the Board and the public an

1 update as to the properties that the Board
2 has previously motioned for staff to
3 obtain appraisals. So I will run through
4 those tracts now.

5 The Bon Secour River Wetlands
6 Addition, Baldwin County, that appraisal
7 is in; D'Olive Bay-Barnhill Addition, we
8 have received the appraisal but have
9 determined that we will not be able to get
10 title insurance on this acreage so that
11 would not be moving forward; Perdido
12 WMA-Snowden Branch Addition,
13 Baldwin County -- all of those together
14 approach two million dollars. However,
15 there are additional appraisals that are
16 pending that have not been received -- the
17 Freedom Hills Boddie Addition, that
18 appraisal has been initiated, just was not
19 back in time for this meeting; the
20 Coldwater Mountain-Robertson Addition, we
21 are working with the landowner to gather
22 complete deed information. There was some
23 missing information, but that should move

1 forward as soon as we have that. And then
2 also additional appraisal work but on a
3 past nomination that was -- I referenced
4 in Tab 2a the Red Hills-Parris Trust
5 Addition, we had to do some additional
6 appraisal work due to timber harvest that
7 occurred after the Board had moved forward
8 with the motion to purchase, so we now
9 have that information in.

10 I also want to update the Board.
11 We -- the landowner has agreed to pay for
12 those appraisal costs that were incurred
13 by the Board due to that harvest activity
14 after the offer was initially made. So
15 the Board requested that and so we were
16 able to secure that agreement with the
17 landowner.

18 But that wraps up status as to the
19 nominations that to date have had a motion
20 for appraisal work coming from the Board.

21 Any questions on Tab 3a?

22 All right. If there are no more
23 questions on Tab 2 or 3, we will move on

1 to the grant status update that we give at
2 this time each meeting. That is Tab 5a in
3 your packet.

4 With the grant status report, what
5 we do is report back to the Board as to
6 status of any efforts that staff has been
7 involved in either to obtain grant funding
8 or identify leveraging opportunities. A
9 leveraging opportunity might be working
10 with Wildlife in relation to use of
11 Pittman-Robertson funding that comes from
12 the Fish and Wildlife Service but flows to
13 our Wildlife and Freshwater Fisheries
14 Division. So we'll run through the
15 various nominations.

16 As to nominations that have been
17 approved for acquisition, the Cedar Creek
18 SOA Addition is a Pittman-Robertson
19 leverage opportunity that has a 75/25
20 split. Again, 25 percent is the minimum
21 contribution that must be made as a
22 State-based match. Forever Wild provides
23 that State-based match. Without which,

1 Wildlife and Freshwater Fisheries would
2 not be able to access those federal funds,
3 so it's a very important cornerstone of
4 accessing that funding. I do want to note
5 for the Board that nomination is in
6 closing, but we did have an update and
7 some revisions to the split map, and so
8 you will see in Tab 5k of your packet an
9 updated split map. We made some
10 reservations to the split map for two
11 reasons, one it made sense to follow some
12 quarter lines, some quarters of sections,
13 some of those lines to better define the
14 split, but also the shift that we made
15 allowed the existing timber reservation to
16 be located solely on the Wildlife and
17 Freshwater Fisheries Division portion so
18 it allowed us to clean that up a bit. So
19 no real change to that. We still expect
20 the 75/25 percent split, but I did want to
21 include the updated map to the Board in
22 Tab 5k.

23 MR. WRIGHT: Patti?

1 MS. MCCURDY: Yes, sir. And speak
2 into your microphone.

3 MR. WRIGHT: Where is the map at?

4 MS. MCCURDY: It's Tab 5.

5 CHAIRMAN BLANKENSHIP: It would have
6 been in the green folder.

7 MS. MCCURDY: I'm sorry. In the green
8 folder, yes. I'm sorry.

9 Starting with Tab -- in Tab 5,
10 anything 5h or beyond is in your green
11 folder. I apologize if I forget to
12 mention that. So I'll give you a second
13 to find Tab 5k in your green folder.

14 I will note that, as mentioned in
15 your memo, the landowner wanted to enter a
16 purchase and sale agreement. We are
17 working on that. Once we have that, we
18 will update the split report and
19 valuation. If there's any change, we'll
20 update the Board as to the 25 percent, but
21 we do expect the 75/25 percent and to now
22 fall along the map on 5k.

23 All right. The next tract, the

1 D'Olive Bay Addition, that was an
2 opportunity we had to utilize a National
3 Coastal Wetlands Conservation Grant
4 Program, and that program will provide
5 52 percent of that appraised value. That
6 one's moving forward to Board closing.
7 Also, the Styx River Wetlands Tract, since
8 we last spoke, I believe -- maybe the last
9 meeting. I can't remember -- we have a
10 full approval for the amended acreage that
11 the Board approved, so that tract is
12 moving forward. We expect for that
13 National Coastal Wetlands Conservation
14 Grant funding to cover approximately
15 68 percent of the tract appraised value.

16 Moving to some of our appraised
17 nominations that have not had further
18 motion yet. The Bon Secour River Wetlands
19 Addition, we have an award in hand for
20 that tract that we believe will -- and,
21 again, that's another National Coastal
22 Wetlands Grant -- we believe will cover
23 approximately 68 percent of that land

1 value.

2 Nominations on the short list with
3 leverage opportunities, we have the Cahaba
4 WMA-Falling Rock Addition. That tract has
5 been offered as a 75/25 percent split with
6 Pittman-Robertson funds, with Wildlife
7 offering to partner with the program.
8 Both Cahaba WMA-Falling Rock and the last
9 one you'll see in your memo, the Sam R.
10 Murphy WMA-Cantrell Mill Creek, those two
11 are 75/25 opportunities that would be
12 matched with U.S. Fish and Wildlife
13 Pittman-Robertson funds. Those two
14 transactions were nominated as ten-year
15 leases. We have been working with
16 Wildlife as well as with our Legal
17 section, and we are going to be able to
18 partner that 75/25 percent based on the
19 cost of that ten-year lease interest
20 without having to go into the time and
21 expense of delineating specific
22 75/25 percent acreage. I gave some detail
23 about that in your Tab 5 -- excuse me --

1 in your green folder, Tab 5 -- that would
2 be Tab 5i.

3 And, Commissioner, we can either
4 go into that additional discussion in
5 detail now or we can do it later, but in a
6 nutshell, we would be able to 75/25 split
7 the lease cost and we would -- Wildlife
8 and Forever Wild would jointly enter a
9 lease with each landowner, and then
10 Wildlife and Forever Wild would enter an
11 MOU, memorandum of understanding, setting
12 out between the two of us management of
13 the tract and how that tract management
14 would operate under that type of
15 arrangement. Wildlife has offered to
16 continue to cover the land management cost
17 on those tracts as they have while that
18 land has been in a voluntary lease
19 program. So that is an additional benefit
20 to Forever Wild that we can expand our
21 public hunting offerings into areas we --
22 that have not been before or either
23 securing an entire area, such as with Sam

1 R. Murphy, and we can do that without
2 additional on-the-ground land management
3 cost. Wildlife will continue with that.
4 So 5i contains some of that detail.

5 Commissioner, do you want to go
6 ahead and entertain any questions on that
7 transaction?

8 CHAIRMAN BLANKENSHIP: I think we'll
9 just wait.

10 MS. MCCURDY: Okay. I wanted to give
11 that overview on those two.

12 And then the other short list
13 nominations, the Portland Landing
14 SOA-Donald Addition, that is an offer of
15 PR support from Wildlife. As you will
16 see, we have -- or as you may have noticed
17 in your packet memo, I noted I would
18 include a map. We were still working on a
19 split at the time we mailed the packet.
20 So if you will look in your green folder,
21 Tab 5j, you will see the proposed split
22 map for the Portland Landing SOA-Donald
23 Addition. And I will give you a moment to

1 get there.

2 All right. If you've got the map
3 in front of you, one correction from the
4 Tab 5a memo, we noted at the time we sent
5 the packet we presumed the approximate
6 75/25 split for the Donald Addition.
7 After looking on the ground and just
8 continuing to work on a split map that
9 made sense, we came to the conclusion
10 without any natural boundaries or roadways
11 or waterways to really help us where we
12 needed to split, that it made the most
13 sense to make that split using section
14 quarters. And so using that method, we
15 ended up with what was closer to a 70/30
16 split, so I wanted to note that for the
17 Board. That's a little bit higher than a
18 25 percent. That's really related to the
19 ability to define acreage and manage that
20 acreage.

21 Finally, we have the Red Hills-
22 Flat Creek Phase IV Addition. As we
23 discussed earlier, this is an opportunity

1 through U.S. Fish and Wildlife to use
2 Recovery Land Acquisition, or RLA, funds
3 and Habitat Conservation Plan, HCP,
4 funding. And as we discussed earlier --
5 and I had somewhat backwards when I
6 spoke -- I believe Forever Wild under this
7 opportunity would put in 45 percent with
8 Wildlife utilizing the 55 percent of those
9 grant funds. Again, for this tract and
10 the cost of the tract and simply what was
11 available through that program, that's as
12 good as that split would be if you wished
13 to move forward with that.

14 So those are the currently pending
15 grant awards. We continue on the Board's
16 behalf to pursue grant opportunities and
17 will continue to keep you updated.

18 But if there are no more questions
19 on Tab 5a, then I will move to short list
20 discussion. And that would be 4. If
21 you'll give me a minute, I've got to get
22 to my tab also.

23 MR. JONES: Patti, you indicated there

1 would be an example motion in the Tab 5
2 for those WMA tracts, and I did not see
3 that in there. Did I --

4 MS. MCCURDY: For the ten-year lease
5 tracts?

6 MR. JONES: Yes.

7 MS. MCCURDY: I'm sorry. Yes. The
8 memo simply states -- we had something
9 occur literally this week. U.S. Fish and
10 Wildlife has informed our Wildlife section
11 that a new Yellow Book appraisal will be
12 needed on that acreage. So as we
13 discussed previously the possibility of
14 the Board adopting existing appraisal work
15 Wildlife had obtained in making a joint
16 motion adopting and then moving forward
17 with the program, we're not going to be
18 able to do that. We're not at that stage.
19 So the proper motion, if the Board would
20 like to proceed to the next step, would be
21 your standard motion for first appraisal
22 on those tracts, and they would need to be
23 separately -- separately made motions like

1 you did for the tract. But thank you for
2 asking that.

3 If there are no other questions on
4 5a, we'll head toward Tab 4.

5 All right. What I'd like to do
6 through Tab 4 -- specifically Tab 4b -- is
7 I'm going to run through the nominations
8 that are currently on the short list. All
9 nominations if they're received by the
10 staff after we get the nomination would
11 confirm that there's willing seller
12 status. After we do that, we proceed with
13 scoring. The short list reflects the
14 tracts that have scored in the top three
15 of the northern, middle, or central and
16 southern districts in each of the four
17 categories, and it's possible that a tract
18 hits one of those top three positions
19 across the four categories in more than
20 one of the four categories. The four
21 categories being nature preserve,
22 recreation, additions to or new wildlife
23 management SOA areas, and additions to or

1 new state park acreage. So Tab 4b
2 reflects the nominations currently on the
3 short list and, therefore, nominations
4 available to this Board for motions for
5 first appraisal if you would like to take
6 the next step. As I run through these,
7 again, I'll be looking down at my paper.
8 Please speak up if you have a question or
9 would like to discuss anything as I move
10 through.

11 We have the Autauga
12 WMA-County Road 112 in Autauga County; the
13 Autauga WMA-Hart Addition, Autauga County.

14 MR. SATTERFIELD: Excuse me, Patti.

15 MS. MCCURDY: Yes, sir?

16 MR. SATTERFIELD: Returning to
17 County Road 112, I notice on the map
18 with -- also with the discussion there's
19 an inholding there in that proposal, and
20 it says -- said that all the landowners
21 within the inholding have access from
22 County Road 112. Do we know how many
23 inholders/landowners there are within that

1 inholding?

2 MS. MCCURDY: Let me turn to our
3 Wildlife section. I do know we confirmed
4 they all have their own road access, but I
5 don't recall the number. One second. Let
6 me check.

7 MR. DEATON: It's about nine. I don't
8 have the exact number, but that's close to
9 the number, about nine.

10 MS. MCCURDY: For the court reporter,
11 that's Doug Deaton. And he thinks it's
12 about nine.

13 MR. DEATON: Yeah.

14 MS. MCCURDY: And that matches my
15 staff's memory.

16 MR. SATTERFIELD: And are they
17 permanent residents? Do we know? Can you
18 explain more about those inholdings, who
19 the landowners are, how they use that
20 land?

21 MR. DEATON: Yes. So the total
22 footprint was one landowner, family
23 landowner, and since they passed, it's

1 kind of been divided up into different
2 family members. And they have residences
3 on those, like trailers, homes, barns,
4 things like that. So they use it kind of
5 like a residential area, but it's in a
6 rural area.

7 MR. SATTERFIELD: So there's fairly
8 significant use of that road -- access
9 road and that inholding property by those
10 landowners?

11 MR. DEATON: Yes, yes. They -- daily
12 use, yes.

13 MR. SATTERFIELD: Since they're in
14 sort of the center of that piece of
15 proposed property, what unique issues will
16 Forever Wild and DCNR have to deal with in
17 managing that property to keep from having
18 a conflict between the public's use of the
19 Forever Wild land and all those
20 landowners? Because we've had those
21 issues come up before where we had
22 problems with people complaining folks
23 were shooting toward their houses, you

1 know, all kind of other issues that we --
2 that DCNR had to deal with, and I'm trying
3 to foresee what might happen with that
4 inholding process if we go forward with
5 that purchase. Have you considered any of
6 that?

7 MR. DEATON: So looking at the
8 totality of the WMA that's currently
9 there, there's other areas within the WMA
10 that are very similar to this situation.
11 And so it's off of a main county road. We
12 haven't had issues with the other
13 landowners in the Autauga County area, but
14 it's something to consider. You know, we
15 can also -- you know, we can ask them
16 those questions. But I don't anticipate
17 any issues because we haven't had issues
18 in other areas within the WMA. And they
19 have access off of the main county road,
20 and I would imagine -- I can't speak for
21 certain -- but I imagine that the
22 landowner that's nominated this property
23 to us has a hunting lease on it. I

1 believe it's a timber company. So they
2 may already be used to that type of
3 activity next to them.

4 MR. SATTERFIELD: Do we know what the
5 size of that acreage is, that inholding
6 acreage?

7 MR. DEATON: Eighty acres. And if
8 there is any issue, we're willing to
9 consider a buffer zone around that
10 property if there needs to be, like bow
11 hunting only, if we need to accommodate
12 some type of conflict.

13 CHAIRMAN BLANKENSHIP: All right.

14 MR. DEATON: Thank you.

15 MS. MCCURDY: And I would say, you
16 know, it is certainly always a factor, but
17 it's just part of what we manage, you
18 know, across the state. So sometimes it's
19 not always simple.

20 Any other questions on that one,
21 or any follow-up, Mr. Satterfield?

22 All right. So we have the Autauga
23 WMA-Hart Addition also in Autauga County;

1 we have the Briar Lake in Baldwin County;
2 Butler Foster Praytor Mountains property
3 in Jefferson County. And I want to let
4 the Board know the nomination is still as
5 you see reflected on the map. We are
6 going to approach the landowner about the
7 possibility of reducing the nomination
8 just to the largest parcel that you see,
9 but that has not happened yet so I'll keep
10 the Board updated. But that would
11 simplify that nomination both as to
12 geography, but also on the ground
13 management. Cahaba WMA-Falling Rock
14 Addition, Bibb and Shelby Counties;
15 Chickasaw Creek tract, Mobile County;
16 D'Olive Bay-North Addition,
17 Baldwin County; Natural Bridge Park,
18 Winston County. And I would like to
19 inform the Board that Ms. Nix, she was
20 late. Her GPS took her off course so she
21 was not able to speak to y'all today, but
22 if any questions come up, she's available
23 if you have any. Oak Mountain State

1 Park-Odess Addition, Shelby County;
2 Persimmon Knob, Morgan County; Portland
3 Landing SOA-Donald Addition, and that's in
4 Dallas County; Red Hills-Flat Creek
5 Phase IV, Monroe County; Saginaw Swamp,
6 Shelby County; Sam R. Murphy WMA-Cantrell
7 Mill Creek, Lamar and Marion Counties. I
8 will take this opportunity to note to the
9 Board also the map you see in 4b in your
10 packet had some spots where the color and
11 hatching did not really cover. It looks
12 like just some empty hatching. We have a
13 cleaned up map that is in your green
14 folder, Tab 51, that reflects -- we
15 continued -- my staff and Wildlife staff
16 continue to work to resolve whether
17 mapping errors or on-the-ground issues
18 resulted in the mapping. Anyway, it's
19 cleaned up, and it available to you
20 Tab 51. We have Sipsey River
21 Swamp-Brownville Addition, Tuscaloosa and
22 Fayette Counties. I will note to the
23 Board on this nomination, we have talked

1 in the past about sort of the conflict
2 between the desire to make something work
3 because of the popularity of hunting in
4 this area and the need for it, but the
5 broken-up parcels and the lack of access,
6 we do have access to the bottom most
7 parcel and so we're hoping that the
8 landowner will agree to a revision to this
9 nomination, eliminating the other parcels.
10 We will update the Board, but we do have
11 adequate access to that one parcel.
12 Turkey Creek Nature Preserve-Parker
13 Addition, Jefferson County; Weeks Bay
14 Reserve-Marney Addition, Baldwin County.
15 And so those are the tracts that are
16 currently on the short list and, again,
17 would be the tracts available for a motion
18 for first appraisal.

19 So that's all I have,
20 Commissioner, before we would normally
21 move into general discussion unless you
22 have something.

23 CHAIRMAN BLANKENSHIP: Mr. Wright?

1 MR. WRIGHT: Patti, I didn't hear you
2 mention Tab 5c.

3 MS. MCCURDY: Oh, we will be going to
4 miscellaneous -- we'll do that in the
5 miscellaneous reports after general
6 discussion.

7 MR. WRIGHT: Gotcha.

8 MS. MCCURDY: It won't be long.

9 Any other questions before we move
10 into general discussion?

11 MR. HOLLOWAY: Patti?

12 MS. MCCURDY: Oh, I'm sorry.
13 Mr. Holloway?

14 MR. HOLLOWAY: Is the representative
15 of Natural Bridge here now?

16 MS. MCCURDY: She is.

17 MR. HOLLOWAY: Can she give us an
18 update, Commissioner, on how things are
19 progressing?

20 MS. MCCURDY: If you want to in
21 general discussion.

22 CHAIRMAN BLANKENSHIP: Sure. If she
23 was trying to come here to make a public

1 comment and didn't make it because of her
2 GPS, I don't mind making an exception for
3 her to have the three minutes to make the
4 comments that she would have made during
5 public comments.

6 Does that suit the Board?

7 MS. MCCURDY: And I think -- looking
8 at Reba, I think she just wanted to be
9 available if there were Board questions;
10 is that accurate?

11 MR. HOLLOWAY: Well, the question we
12 had when she was here before was
13 basically -- the question we had was
14 there's supposed to be some partnerships
15 or things of that nature I think that were
16 supposed to be being arranged for that
17 particular project. So my question is how
18 is that communication with the partners --
19 local partners, how is that coming along?

20 MS. MCCURDY: Come on up to the
21 microphone. Ms. Hix and I have talked and
22 I don't want to misstate anything, so let
23 me have her --

1 CHAIRMAN BLANKENSHIP: So for the
2 court reporter, the way I heard the
3 question was that there had been some
4 discussion about resources in the
5 community.

6 MR. HOLLOWAY: Right.

7 CHAIRMAN BLANKENSHIP: And
8 Mr. Holloway would like an update on how
9 those discussions have been going since
10 our last meeting; is that accurate?

11 MR. HOLLOWAY: That's correct.

12 CHAIRMAN BLANKENSHIP: All right.
13 Thank you.

14 MS. HIX: I have spoke with the
15 municipal areas. The Town of Natural
16 Bridge itself, they just don't have the
17 resources to do anything. The county's
18 willing to do anything within their
19 district to do as far as policing and that
20 kind of thing. And I am just wondering if
21 there's something that I'm missing, like
22 what other kind of input that you would
23 want from a surrounding county or the town

1 as far as a partnership.

2 MR. HOLLOWAY: Okay. For me, you've
3 got a broad -- you're saying that they're
4 willing to do anything. We really need to
5 be specific, don't you think, Board
6 members?

7 CHAIRMAN BLANKENSHIP: So he says that
8 it's a very broad response from them, and
9 Mr. Holloway was asking for something more
10 specific.

11 MS. HIX: Well -- okay. As I spoke
12 last time, there was -- the county
13 commissioners had offered their support
14 for if there was the need to tear any
15 buildings down -- because that was
16 mentioned at one -- the county would help
17 in that; and then the county, as far as
18 policing, they have offered twice-a-day
19 protection as far -- and then at night
20 also. And I did not know if I was missing
21 something as far as what you were talking
22 about from the Town of Lynn as far as
23 partnership.

1 CHAIRMAN BLANKENSHIP: Dr. Powers?

2 DR. POWERS: I guess we were talking
3 last time about we would like to see a
4 management plan. What would y'all propose
5 as the management plan? Because this is
6 not a State Parks priority, so they
7 wouldn't be -- we wouldn't expect them to
8 take it over in any way, so how do we know
9 if we acquired this property we're not
10 creating more of a problem because we're
11 now taken out of any kind of day-to-day
12 supervision? What's the day-to-day
13 supervision plan? What's the management
14 plan? That at least for me -- and I think
15 this is his question as well -- for us to
16 move forward, we would want to see
17 something like that and that would
18 require, yeah, just a management plan that
19 relies on their partners and -- so we have
20 some assurance that if we acquire this
21 property that somebody is going to manage
22 it.

23 CHAIRMAN BLANKENSHIP: Dr. Howell?

1 DR. HOWELL: Have you thought about
2 dividing up the property into a commercial
3 section and a preserve section and having
4 like a county RV park in the commercial
5 section?

6 MS. HIX: We have done some
7 commercial, like some private people.

8 CHAIRMAN BLANKENSHIP: So Dr. Howell's
9 question was have they thought of breaking
10 that up into a commercial section and
11 preserve section and having the county or
12 somebody have a campground or an RV park
13 in the commercial section. Is that --

14 DR. HOWELL: Yeah, because then you
15 could have like a campground or someone
16 who would be responsible for, you know,
17 kind of keeping an eye on things, and it
18 might be a way for that to be self-
19 sustaining.

20 MS. HIX: Exactly. And that's what
21 we've talked about.

22 Introduce yourself.

23 MR. REDDOCK: I'm Tim Reddock with

1 Southeast Commercial. We have just
2 recently had that discussion of
3 subdividing the commercial piece for
4 hospitality use. What that hospitality
5 use is, we don't know yet. We just
6 started marketing in that regard. So the
7 question I would have with management --
8 this is sort of new to me -- I'd like to
9 know who we need to talk to about
10 mentioning the Wildlife organization or
11 talking about the same --

12 MS. MCCURDY: I think there is the --
13 what I was talking about related to
14 federal funding, that particular funding
15 that we were discussing relates really to
16 hunting-based -- primarily hunting-based
17 opportunities. Some of the other grants
18 we discussed were available due to the
19 wetlands on the tract and are a different
20 grant program. I think by management -- I
21 don't want to speak for the Board -- you
22 know, you have the cost of initial
23 acquisition -- that's one cost -- and then

1 you have the more hard-to-plan figure and
2 through determining cost of management,
3 and so looking at the things that
4 naturally go into managing a tract that
5 might be contributed or performed, you
6 know, by others. And so I think that's --
7 I'm not particularly aware of a grant
8 opportunity that comes to mind at this
9 moment, but there could be that I don't
10 know about.

11 MR. REDDOCK: Okay. So I guess the
12 question is is there -- if we find that
13 company to do a commercial piece, there
14 are cross-easements that can be done or an
15 agreement where they can be used as a park
16 for whoever that hospitality user or park
17 user is.

18 CHAIRMAN BLANKENSHIP: It's more
19 complicated with Forever Wild property to
20 do that, but I think maybe a discussion
21 with our staff to talk through some of
22 those --

23 MR. REDDOCK: We can certainly do

1 that.

2 CHAIRMAN BLANKENSHIP: -- things would
3 probably be better served than at the
4 Board meeting here.

5 MS. MCCURDY: Yeah. And it is an --
6 involves, you know, the split on how that
7 would work. So, yeah, I think let's talk
8 a little bit more. I think it's hard to
9 talk without knowing what something might
10 look like as far as interests that you
11 would have commercially and what they may
12 want to cover, but, you know, I think --
13 Reba and I talked and we just continue to
14 talk as to what you may uncover.

15 MR. REDDOCK: We'll have something
16 ready for the next meeting.

17 CHAIRMAN BLANKENSHIP: Dr. Powers?

18 DR. POWERS: So I guess at the last
19 meeting we brought up, you know, the
20 Turkey Creek as an example of something
21 you might want to look at how they manage
22 Forever Wild lands. That's an example.
23 But I guess some of us when we're talking

1 about this -- I mean, the onus is really
2 on you and -- to bring us a plan, and
3 that's working with staff. And, you know,
4 usually we would have somebody that comes
5 with partners and all of those things
6 already arranged. I guess that's what
7 we -- I shouldn't say we -- that's what I
8 would need to feel comfortable.

9 MR. REDDOCK: We're newbies to this
10 field, so we're learning. We'll be ready.

11 CHAIRMAN BLANKENSHIP: So, you know,
12 if there's an opportunity for y'all to
13 explore some commercial opportunity there,
14 that may fit better with whatever
15 long-term plans from the landowner
16 community to have that operate as a park
17 or an attraction as opposed to Forever
18 Wild, but -- to be able to weight those
19 two things together the next meeting I
20 think would be helpful.

21 MR. REDDOCK: Perfect. Thank you.

22 MS. MCCURDY: Thank you.

23 So we'll move into general

1 discussion now. This is the part where we
2 generally take motions for either first or
3 second appraisals and anything else the
4 Board would like to discuss before we go
5 into miscellaneous reports.

6 So are there any general
7 discussions? Any motions?

8 DR. VALENTINE: Commissioner, I would
9 like --

10 CHAIRMAN BLANKENSHIP: Dr. Valentine?

11 MS. MCCURDY: And speak up. I gave
12 you the bad microphone.

13 DR. VALENTINE: Yeah, this is just to
14 keep Bill from talking.

15 I'd like to move for a second
16 appraisal and purchase on the Bon Secour
17 River Wetlands Addition.

18 DR. MCCLINTOCK: And I'll second that
19 nomination.

20 CHAIRMAN BLANKENSHIP: All right.
21 Seconded by Dr. McClintock. Motion made
22 by Dr. Valentine; seconded by
23 Dr. McClintock on the Bon Secour for a

1 second appraisal and then move to purchase
2 the Bon Secour River Wetlands, 81 acres.

3 Any discussion on that?

4 All those in favor say aye.

5 Any opposed?

6 None opposed. The motion carries.

7 Dr. Saloom?

8 DR. SALOOM: Yes, I would like to move
9 for a first appraisal on the Red Hills-
10 Flat Creek Phase IV parcel.

11 CHAIRMAN BLANKENSHIP: All right. For
12 a first appraisal. Is there a second?

13 MR. OATES: Second.

14 CHAIRMAN BLANKENSHIP: Seconded by
15 Mr. Oates. So the motion is for a first
16 appraisal on the Red Hills Phase IV. Any
17 discussion on that?

18 Mr. Satterfield?

19 MR. SATTERFIELD: Are we still waiting
20 on grant approval on that? Is the grant
21 application for sharing the cost? Is that
22 the one --

23 MS. MCCURDY: And I will, you know,

1 also refer back to Wildlife, but that is
2 one that we believe word on issue of the
3 award letter is imminent that Steve
4 Northcutt spoke on earlier, and so that
5 one would be -- let me double check my
6 percentage -- but we do not have the --
7 Wildlife does not have -- I should say
8 we -- the award letter in hand, but it is
9 expected to be in an amount that would
10 cover -- Forever Wild would purchase
11 45 percent and Wildlife would use the
12 grant funds to cover the remaining
13 55 percent of the acquisition.

14 CHAIRMAN BLANKENSHIP: You have
15 something, Mr. Sykes?

16 MR. SYKES: I've got something that I
17 forgot to bring up the last time,
18 Mr. Satterfield. This was a direct call
19 to us to apply for these funds, so I'm --
20 this wasn't just something that Doug
21 stumbled upon in federal registry. They
22 called us and said, we just got money, you
23 need to apply for this.

1 MR. SATTERFIELD: And this is the same
2 one you spoke to earlier?

3 MR. SYKES: Yes, sir. Yes, sir.

4 CHAIRMAN BLANKENSHIP: Would it make
5 the Board more comfortable if we were --
6 if Dr. Saloom was to revise the motion for
7 a first appraisal once we receive notice
8 of the grant award?

9 MR. SATTERFIELD: Yes.

10 DR. SALOOM: Well, yeah, I'd go that
11 way. Knowing Fish and Wildlife and Leo
12 Miranda like I do, I'd probably state
13 close to my life on that, that that's
14 going to happen.

15 CHAIRMAN BLANKENSHIP: I'll work at
16 the pleasure of the Board. We can move
17 forward with the motion we have on the
18 table, which is a first appraisal for Red
19 Hills Phase IV.

20 Do we have any discussion?

21 All those in favor say aye.

22 Any opposed?

23 None opposed. The motion carries.

1 Dr. Powers?

2 DR. POWERS: So this has to do with
3 the Cahaba and I guess the Red Hills-Flat
4 Creek as well. The lease -- the
5 discussion that we -- we asked Chuck for a
6 few things at the last meeting, but the
7 first was the idea that could this be more
8 than a ten-year lease. My comfort level
9 would just model -- obviously increase the
10 longer and longer we can hold these
11 properties. That's my first question.

12 MS. MCCURDY: And I was informed that
13 the landowners were not willing to go
14 beyond ten years on either -- this was my
15 understanding -- either Falling Rock or
16 the Murphy. They stated ten years.

17 DR. POWERS: Okay. The second
18 question is, Patti, the Stewardship Fund,
19 how would that be handled. I know you
20 said that Wildlife would take care of the
21 management and everything, but how does
22 it -- how much funds do we have set apart?

23 MS. MCCURDY: We are still acquiring

1 some interest in land, so we will have to
2 contribute to the Stewardship account.
3 And since we are not -- you know, we
4 really haven't even talked about that
5 because we're not dividing the acreage but
6 dividing the payment amount. So Legal on
7 the fly thinks that it would be -- the
8 15 percent that we apply would be toward
9 our 25 percent of the acquisition cost for
10 the lease because this is the value of
11 what we're acquiring. Now, we are having
12 rights to the entire tract, so -- I mean,
13 we'll double check that, but at this
14 stage, it really is a -- you can only go
15 as far as first appraisal, you know, at
16 this point.

17 DR. POWERS: And finally, the time
18 period for the decision, when did you need
19 us to --

20 CHAIRMAN BLANKENSHIP: I'll defer to
21 Wildlife on --

22 MS. MCCURDY: Yeah, because there's a
23 landowner consideration, I guess, and then

1 if there's any risk of losing Pittman-
2 Robertson -- your ability within your
3 range of Pittman-Robertson, but I'll have
4 to ask you both those questions.

5 MR. SYKES: As far as us losing money,
6 we're okay. These leases are yearly
7 leases, so the sooner the better. If we
8 rock on into the summer, it's a
9 possibility that they will lease it to
10 someone else.

11 CHAIRMAN BLANKENSHIP: All right.
12 Dr. McClintock?

13 DR. MCCLINTOCK: I would like to
14 propose that we consider first a first
15 appraisal for Turkey Creek Nature
16 Park-Parker Addition in Jefferson County.

17 MR. WRIGHT: I will second.

18 CHAIRMAN BLANKENSHIP: Dr. McClintock
19 made the motion; seconded by Mr. Wright
20 for a first appraisal on the Turkey
21 Creek-Parker Addition. Any discussion on
22 that? Comments?

23 All those in favor say aye.

1 Any opposed?

2 None opposed. The motion carries.

3 Mr. Jones?

4 MR. JONES: Thanks, Mr. Chairman. I'd
5 like to move for first appraisal on the
6 Sam R. Murphy WMA and the Cahaba
7 WMA-Falling Rock Addition as they're
8 both -- I know those are two separate
9 nominations. Do I need to separate it
10 out?

11 CHAIRMAN BLANKENSHIP: Let's do this
12 as two separate motions.

13 MR. JONES: All right.

14 CHAIRMAN BLANKENSHIP: The one will be
15 on the Sam R. Murphy WMA lease. You move
16 forward for a first appraisal on that made
17 by Mr. Jones. Is there a second?

18 MR. HOLLOWAY: Second.

19 CHAIRMAN BLANKENSHIP: Seconded by
20 Mr. Holloway.

21 All right. Discussion?

22 MR. SATTERFIELD: We're ready for
23 discussion, Mr. Chairman?

1 CHAIRMAN BLANKENSHIP: Yes, sir.

2 MR. SATTERFIELD: Mr. Chairman, there
3 are three of us here on the Board who have
4 the privilege of having been around in the
5 beginning of Forever Wild and now full
6 circle having had the opportunity to serve
7 on the Board. Myself, Rick Pate, and
8 Dr. Valentine, I believe, was also at the
9 table when Forever Wild was being
10 discussed and formulated, working with
11 Commissioner Martin. And I have to tell
12 you hearkening back to those time periods
13 when we were working with the broad-base
14 community, the conservation community, the
15 environmental community, the hunting and
16 fishing resource people, the concept of
17 Forever Wild was and still is, in my view,
18 a land acquisition program, so I'm not
19 enamored of this concept of now embarking
20 on a process of leasing land.

21 And we've already seen how this
22 can cascade. Last meeting we had this
23 proposal on the Cahaba WMA for a

1 5,000-acre lease parcel, and now this time
2 we have a second one for a 15,000-acre
3 lease parcel. And my concern is this will
4 continue to happen, and we will be
5 involved more and more spending money on
6 leases rather than acquisition of land.

7 To me, a lease is not in the
8 concept of Forever Wild because we won't
9 own it forever, and our resources from the
10 oil and gas royalties won't last forever.
11 And as we know, we have to reup that
12 process every 25 years also with another
13 constitutional amendment. So I'm not
14 enamored of this process. I'm not saying
15 I'm going to inalterably oppose it, but I
16 need to be convinced that this is
17 something we really, really have to do for
18 the use of -- proper use of Forever Wild
19 funding as well as to benefit the public
20 and citizens of Alabama, and I'm not there
21 yet. Especially because today is the
22 first time we've seen -- we've been
23 talking in terms of conceptually about

1 this lease proposal. Today for the first
2 time here in the meeting, we've seen this
3 begin to be fleshed out with some words on
4 pieces of paper, and as we know, the
5 devil's in the details. And this
6 doesn't -- first of all, I haven't had
7 time to really look at this proposal
8 that's here in this lease concept to
9 understand it and/or ask further questions
10 about it, and I think it's premature for
11 us to embark on this yet, particularly in
12 light of the fact that Yellow Book
13 appraisals -- new Yellow Book appraisals
14 will be required also. So I don't
15 think -- I'm not comfortable with moving
16 ahead today on these two proposals without
17 having the opportunity to learn a lot more
18 about it, ask a lot more questions, look
19 at more details. And I would respectfully
20 request that we hold off on moving forward
21 on this until we have more time to
22 contemplate the impact of these proposals.

23 Thank you, sir.

1 CHAIRMAN BLANKENSHIP: Dr. Powers?

2 DR. POWERS: So I have similar
3 reservations and thoughts as I expressed
4 in some of the questions, but I understand
5 the problem that Chuck's division is
6 facing. They're losing land that's there.
7 And I think I understand the public's
8 perception. I worry about the opposite if
9 the public finds out we could have done
10 something to help on this problem and then
11 didn't. You know, but for me to move the
12 discussion forward, I would need to know
13 how much it costs. I mean -- and it
14 doesn't seem -- from what I've been able
15 to pick up, it's not going to be a major
16 cost, but I don't know that. So I agree
17 with that we need more discussion, but I
18 think the time for that discussion is
19 between the first and second appraisal
20 because I would like to know what it's
21 really going to cost.

22 CHAIRMAN BLANKENSHIP: Anybody?

23 Mr. Oates?

1 MR. OATES: I would just say I'm kind
2 of with Bill on this. It's -- I'm not
3 adamantly opposed to it, but it does
4 question. But it's kind of not what I
5 thought Forever Wild was about. So I
6 agree maybe some more -- we need to have a
7 little more discussion, and maybe the time
8 between the first and second appraisal is
9 the time to be doing that.

10 MS. MCCURDY: I will mention
11 Wildlife -- Chuck has nodded to me that
12 they were willing to proceed on with the
13 Yellow Book appraisal work, therefore,
14 paying for that. So that -- I will throw
15 that out.

16 MR. JONES: So would that mean that we
17 don't need that appraisal?

18 MS. MCCURDY: Well, you have an
19 option. You could continue with a motion
20 for a first appraisal or as we've done on
21 some other nominations and initially
22 thought we might be able to do on these,
23 we could then adopt the appraisal that's

1 performed by Wildlife. We'll run it
2 through. They use our contract appraisers
3 and we'll have to review it and give it
4 the normal staff review on our side, which
5 we do anyway, and you can then potentially
6 adopt and make a motion to adopt the
7 appraisal and move forward to purchase at
8 one time.

9 I will -- I have one question,
10 but -- I'll ask the question and I'll be
11 done. If there would be comfort on the
12 Board's level -- I mean, we -- part of
13 knowing what final lease terms might look
14 like involves -- you know, I can't project
15 everything onto what the landowners, you
16 know, would agree to, so I would ask that
17 the Board be comfortable for us to
18 continue those discussions with them
19 knowing that we have not moved forward but
20 that there's been inquiries and potential
21 interest, I guess, and, therefore, talk a
22 little further with the landowners on what
23 might be acceptable terms to them that I

1 could give as more concrete.

2 CHAIRMAN BLANKENSHIP: Mr. Jones?

3 MR. JONES: I also agree with
4 Mr. Satterfield and y'all's questions
5 about having the Forever Wild -- that's
6 really not our purpose, but our purpose
7 also is to serve the state of Alabama and
8 serve its citizens and to lose 15,000
9 acres to people -- to our citizenry has a
10 dramatic effect. So I likewise think that
11 we need to know the cost so that we know
12 what we're discussing and whether we want
13 to move forward or not.

14 So with that and with the
15 willingness of the Department to pick up
16 that appraisal, I would like to rescind my
17 motion, then, if the seconder is okay with
18 that, until we get a further appraisal
19 from Yellow Book, and then we can have
20 discussion about what it's going to cost.

21 CHAIRMAN BLANKENSHIP: I see
22 Mr. Holloway nodding in agreement to
23 rescind that nomination.

1 MR. HOLLOWAY: Yes.

2 CHAIRMAN BLANKENSHIP: Dr. Valentine?

3 DR. VALENTINE: Just for the Record, a
4 correction. I appreciate Bill giving me
5 credit, but it was Dr. George Crozier who
6 was involved in the early days.

7 CHAIRMAN BLANKENSHIP: And one
8 question that I have, you would -- asking
9 Chuck Sykes, you would anticipate that we
10 would have that appraisal by the May
11 meeting?

12 MR. SYKES: Hopefully, but, yes, we
13 should.

14 CHAIRMAN BLANKENSHIP: You'll strive
15 for that?

16 MR. SYKES: Yes.

17 CHAIRMAN BLANKENSHIP: If the time
18 frame is needing to do something before
19 summer, the next meeting after that would
20 be August. Hopefully, we can have that
21 for discussion.

22 MR. SYKES: Yes.

23 CHAIRMAN BLANKENSHIP: Thank you.

1 DR. MCCLINTOCK: Could I ask a quick
2 question? Was there anything about the
3 original language in the charter of
4 Forever Wild that speaks specifically to
5 this issue, or is it just a protection of
6 lands? It's not the purchase? It's not
7 the leasing? What is the language?

8 MS. MCCURDY: The amendment itself
9 provides flexibility for the Board to
10 lease acreage if they so choose, so it's
11 not a violation of the establishing law.
12 There was later discussion by the Board, a
13 previous Board, about, you know, the
14 desire to -- basically to say it the right
15 way to not make leasing the priority. It
16 did not rule out, but there was Board
17 discussion in later years about leasing
18 versus fee simple acquisition. It was not
19 in this context of WMA with -- withdrawal
20 of voluntary acreage, it's not in this
21 context, but it was discussion involving
22 long-term leases and not wanting those to
23 equate with fee simple acquisitions. This

1 is short term and so it may be a little
2 different, but Mr. Satterfield is correct,
3 the leasing concept was discussed
4 thoroughly by a later Board.

5 DR. MCCLINTOCK: Thank you.

6 CHAIRMAN BLANKENSHIP: Any others?
7 Mr. Holloway?

8 MR. HOLLOWAY: I'd like to officially
9 withdraw my second based on the Board
10 discussion of the topic.

11 CHAIRMAN BLANKENSHIP: Mr. Holloway
12 officially withdrew his second of the
13 motion.

14 Thank you, sir.

15 Any others? Dr. Saloom?

16 DR. SALOOM: Is this appropriate? I'm
17 assuming that we need a motion to close
18 out Parris Hill Trust -- the Red
19 Hills-Parris Trust Addition?

20 MS. MCCURDY: Yes sir.

21 DR. SALOOM: I make that motion.

22 MS. MCCURDY: For staff -- your motion
23 would be for staff to proceed with closing

1 of the Red Hills-Parris Trust Addition?

2 DR. SALOOM: Yes.

3 CHAIRMAN BLANKENSHIP: Is there a
4 second on that?

5 DR. POWERS: Second.

6 CHAIRMAN BLANKENSHIP: Seconded by
7 Dr. Powers.

8 So this is a little bit of a
9 different motion. As you recall, this is
10 one that y'all have previously -- the
11 Board had previously motioned for a second
12 appraisal and proceed to purchase. There
13 was some timber harvested. There was a
14 difference between what you -- the amount
15 that we appraised that at when you
16 approved that before. We have that
17 amended amount. And so this is a motion
18 for the staff to go ahead and continue
19 towards the closing of that at the new
20 appraised value amount after the timber
21 has been removed for some portion of. I
22 just want to make sure the motion is clear
23 to everyone. Is there any -- so that was

1 the motion by Dr. Saloom and seconded by
2 Dr. Powers. Does that capture your
3 motion?

4 DR. SALOOM: Perfect.

5 CHAIRMAN BLANKENSHIP: Dr. Saloom says
6 yes. Is there any discussion on that?
7 Any other questions? I want to make sure
8 that's clear.

9 All right. All those in favor say
10 aye.

11 Any opposed?

12 None opposed. The motion carries.

13 DR. MCCLINTOCK: I'd like to ask for
14 an update on the Oak
15 Mountain-Odess Addition. I knew last I
16 heard about that there was some interest
17 from the State Parks system in that
18 property and acquiring it. Patti, do you
19 have any updates on that?

20 MS. MCCURDY: I will look to Greg and
21 allow him to come up, but I believe that
22 those discussions did not progress toward
23 acquisition.

1 MR. LEIN: We did pursue an engagement
2 with the landowner and the idea of
3 acquiring the property. We were not able
4 to come to an agreement at this time on
5 being able to secure the property, but,
6 you know, we remain open to options that
7 may be considered in the future.

8 DR. MCCLINTOCK: Thank you, Greg.

9 MR. LEIN: Yes, sir.

10 CHAIRMAN BLANKENSHIP: All right. Any
11 other discussion? Any questions?

12 All right. We'll move to the next
13 item, miscellaneous reports in Tab 5.

14 MS. MCCURDY: If everybody -- we've
15 already covered some of them, but if
16 you'll just have Tab 5 from your packet in
17 your green folder, we'll move through
18 those.

19 This is the point in the
20 meeting -- the first thing that we have
21 done in the past is begin with talking
22 with the Board and identifying any
23 nominations that have passed with a number

1 of meetings where we -- with no Board
2 action, or NBA, and so we always alert the
3 Board to anything that's going to roll
4 off. And at this meeting, there's nothing
5 that would roll off under our usual 5b,
6 Tab 5b discussion.

7 Now, what I do want to move into,
8 though, is -- you'll see in Tab 5c ties to
9 that and relates back to discussion at our
10 last meeting about similarly adopting some
11 sort of set procedure as to how staff
12 handles tracts that are renominated,
13 tracts that have been on the appraised
14 list, the short list, have rolled off due
15 to no Board action but are again nominated
16 for consideration. And so the Board asked
17 staff to kind of think about how to maybe
18 eliminate those tracts coming back on and
19 sort of clogging up the short list when in
20 recent times the Board had not made -- had
21 not had any interest.

22 So if you'll see in Tab C what I
23 and staff have proposed would be that --

1 and I will also note up front the
2 different time periods noted and discussed
3 by the Board, so I wasn't sure as to the
4 time period but I have used two years for
5 purposes of proposing this procedure.

6 So if we have a nomination that
7 would roll off and has rolled off due to
8 no Board action and we have another
9 nomination during a two-year period, which
10 Mr. Satterfield named the moratorium
11 period, prior to us beginning to score and
12 process that renominated or repeat
13 nomination, we would alert the Board as
14 part of what we do -- just do for Tab B,
15 it would just be a new part of Tab B,
16 where I alert you, hey, we've had this
17 tract renominated, it had come up. I
18 would then provide the Board some
19 information as to whether circumstances
20 have changed as to the nomination, it's
21 substantially similar but not exactly, or
22 there has been a change in the Department
23 programming or grant opportunity -- I

1 don't know -- something that makes it
2 different or presenting a different
3 opportunity for the Board, we would
4 identify that in that Tab 5b discussion.
5 And then basically, though, we will not
6 proceed with processing unless the
7 Board -- you know, as the Board member
8 asked us to, kind of now like you can do
9 in Tab 5b when something would roll off
10 but you are still interested in that
11 nomination staying, for some reason a
12 Board member asked us to keep it on, so
13 similar process.

14 So let me think. That's about it.
15 But is that suitable to the Board? You
16 want to run through it again how it would
17 work? Are there any questions or changes?

18 CHAIRMAN BLANKENSHIP:

19 Mr. Satterfield?

20 MR. SATTERFIELD: Mr. Chairman, since
21 I helped initiate this discussion and we
22 have a couple of suggested motions here in
23 front of us, I would -- in order to get

1 this discussion going again, I would move
2 that the Board adopt a new short list
3 eligibility process as provided in the
4 memo dated February 3, 2022. And in
5 addition in light of this process being
6 adopted, I move that staff remove the
7 Briar Lake nomination from the short list
8 consideration. That's the motion that was
9 provided here in the memo.

10 MR. WRIGHT: Second.

11 MR. SATTERFIELD: That's the motion I
12 would make.

13 CHAIRMAN BLANKENSHIP: So a motion by
14 Mr. Satterfield; seconded by Mr. Wright.
15 Any other clarifying questions, or that
16 makes sense to everybody? Everybody good
17 with that procedure?

18 All right. Let's vote, then. All
19 those in favor of that motion say aye.

20 Any opposed?

21 None opposed. Motion carries.

22 Thank you.

23 MS. MCCURDY: And, again, we've

1 covered some of these memos, so I'll be
2 moving forward to Tab 5e.

3 I wanted to alert the Board just
4 to a request for a communications tower
5 that we received from Reynolds Technical
6 Associates. It would relate to the
7 Gothard-AWF Yates Lake WMA. We really do
8 not have -- I had anticipated that we
9 would have some additional information or
10 that we might have a speaker present
11 today, but we did not receive anything
12 additional. So I would tell the Board
13 I've just alerted you to the request, but
14 I don't have enough detail to really
15 provide anything additional. So since
16 that speaker did not come, I don't have
17 anything additional. We will keep you
18 updated on that.

19 Similarly, since I've referenced
20 Yates Lake WMA, just FYI to the Board, I
21 remain in discussion and contact with
22 CRATA regarding their tower request. They
23 are currently busy on some other

1 activities and still intend to come back
2 to the Board but have similarly asked just
3 to hold off on that discussion so -- but I
4 told them I would pass that along.

5 Tab 5g. Tab 5g contains a
6 management -- a draft management plan. As
7 the Board knows, we are required after an
8 acquisition to adopt an initial management
9 plan for a tract within a year of
10 acquisition. We try to come to the Board
11 a meeting ahead of when that year would
12 expire in case there are questions or we
13 don't have a quorum, but -- so it's very
14 early in tract acquisition. But
15 nonetheless, we only have one for this
16 meeting and that's for the Thigpen Hill
17 Forever Wild Tract Phase II Addition that
18 that be added to the existing Thigpen Hill
19 Management Plan. You may recall we had
20 two tracts that moved at different times,
21 and so it made sense to combine the second
22 nomination into the existing tract
23 management plan. But a draft management

1 plan is attached. If the Board has any
2 questions, I or the staff will address
3 them. If the Board is okay with that
4 draft management plan, then there's a
5 motion provided in your memo.

6 CHAIRMAN BLANKENSHIP: Mr. Jones?

7 MR. JONES: Yes, I would like the
8 Board -- make a motion the Board approves
9 the State Lands Division proceeding with
10 inclusion of the Thigpen Hill Forever Wild
11 Tract Phase II into an existing management
12 plan as set forth in the memorandum dated
13 February 3, 2022.

14 DR. SALOOM: Second.

15 CHAIRMAN BLANKENSHIP: Seconded by
16 Dr. Saloom.

17 Any questions? Discussion?

18 All those in favor say aye.

19 Any opposed?

20 None opposed. The motion carries.

21 MS. MCCURDY: The next item is really
22 no motion required, but I wanted to
23 provide the Board with a copy of the

1 annual report that Amendment 543 requires
2 us to provide the governor, lieutenant
3 governor, and speaker each year that
4 tracks Forever Wild's activities, so what
5 actions the Board has taken, what we've
6 got going on on our tracts. So you will
7 find in Tab 5h that report. It's required
8 to be delivered on or before February 1st,
9 so that was delivered after the mailing of
10 your packet.

11 It is a fairly standard report
12 year to year but does track who is to
13 serve on our Board during the period, the
14 tracts we've acquired, and I would -- and
15 some financial information as well as
16 information on currently active
17 nominations that are -- you know, have
18 been made to the program.

19 So happy to answer any questions
20 on that, but I just want to thank my staff
21 for their hard work in there. Between my
22 staff and State Parks and Wildlife,
23 there's a lot of work that goes on behind

1 the scenes and on the ground that
2 obviously the Board doesn't see just me
3 standing up here. So I want to thank my
4 staff and the other division staff.
5 Everybody really helps us with what we do.

6 CHAIRMAN BLANKENSHIP: I know you just
7 got that today, so you can have that for
8 your light reading at home. If you have
9 questions, as always, feel free to call me
10 or Ms. McCurdy anytime you have a question
11 about something in that report or anything
12 else.

13 MS. MCCURDY: And that report's posted
14 on our website, so it is available also to
15 the public.

16 CHAIRMAN BLANKENSHIP: All right.

17 MS. MCCURDY: Just checking through.
18 Y'all hang on. I'm trying to make sure
19 I've gotten everything we need to.

20 I think that's it, Commissioner.

21 CHAIRMAN BLANKENSHIP: I've got
22 everything checked off on mine.

23 MS. MCCURDY: Anybody that knows

1 otherwise, please speak up now.

2 CHAIRMAN BLANKENSHIP: So I need
3 approval of the minutes from the November
4 the 4th Forever Wild Board Meeting at
5 Wallace Community College in Greenville.
6 Is there a motion for that?

7 DR. SALOOM: So moved.

8 CHAIRMAN BLANKENSHIP: Dr. Saloom.

9 MR. WRIGHT: Second.

10 CHAIRMAN BLANKENSHIP: Seconded by
11 Mr. Wright.

12 Any changes, corrections,
13 additions, deletions?

14 Seeing none, all in those in favor
15 say aye.

16 Any opposed?

17 None opposed. The motion carries.

18 I do have two quick items I do
19 want to bring to the Board's attention. I
20 think I sent you an email giving you some
21 advance notice of save the date, but it
22 appears that on April the 15th around
23 ten a.m. is how we have it set now for the

1 governor to join us on the Oak Mountain
2 State Park-Belcher Tract for a public
3 event celebrating that Forever Wild
4 purchase. That has gotten quite a bit of
5 public support and press around the state,
6 and the governor was very complimentary of
7 the work of the Board and wanted to do
8 something to highlight that tract and
9 highlight really the work of the Board.
10 And we're going to do that -- plan to do
11 that on April the 15th at ten a.m., and
12 we'll work with State Parks and the Nature
13 Conservancy and the landowner to set that
14 all up. I wanted you to get -- make sure
15 you had that on your calendar because it
16 would be great if all of you could attend.
17 I would appreciate that.

18 And then also just kind of a
19 heads-up, as we have -- as many of you've
20 seen the Innovation Corporation or
21 Commission that was set up to look at
22 things that could be very positive for
23 Alabama in attracting high-tech jobs and

1 workers to our state to bring our economy
2 forward. One of the things that was
3 noticed by that group and has really been
4 publicized is the importance of outdoor
5 recreation for us to grow our economy
6 here. And what we do in the Forever Wild
7 program along with all the other mission
8 of the Department of Conservation and
9 Natural Resources I think is critical to
10 meet some of the goals of that group.

11 So talking with Ms. McCurdy, her
12 and her staff are going to be doing an
13 assessment of our Forever Wild properties
14 where we have trails, where we have
15 hiking, biking, horseback riding, canoe,
16 kayak trails, looking at those trail head
17 facilities, what amenities we have there,
18 what we -- and, you know, a recommendation
19 to bring back to the Board on some
20 opportunities for us to improve the public
21 access for outdoor recreation on the
22 Forever Wild tracts, and so we plan to
23 have that to present to the Board in May.

1 So I just wanted to kind of give
2 you a heads-up on that. Be looking for
3 that. We want to make sure that the
4 Forever Wild program and the Board that
5 we're doing our part to provide quality
6 public access to these sites and help to
7 not only grow the economy of Alabama, but
8 really improve the quality of life and the
9 opportunity for people to get out and
10 enjoy the beautiful outdoors in the state.
11 So I'm very glad the Innovation Commission
12 and now the Innovation Corporation to
13 recognize I think what everybody that
14 serves on this Board already knows is that
15 we have a particularly beautiful state
16 with trees and water and great places, all
17 the way from the mountains in Tennessee to
18 the beaches of the Gulf Coast; and it's a
19 beautiful place, and we want people to be
20 able to enjoy these public lands that
21 you-all work so hard to protect and
22 acquire.

23 So with that, I will take a motion

1 to adjourn until our next meeting May the
2 5th in Bay Minette. That's where our next
3 meeting will take place. Is there a
4 motion to adjourn?

5 I think everybody so moved or
6 seconded.

7 With that, we'll be adjourned.

8 Thank you.

9 (Proceedings concluded at
10 12:02 p.m.)

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