

Tennessee Heritage Conservation Trust Fund

Board Meeting Minutes

January 8th, 2026 11:00am

Clover Bottom Mansion

2941 Lebanon Pike, Nashville TN 37214

Attendance

Quorum-yes

Tennessee Heritage Conservation Trust Fund Board

Trustee	Representation	Attendance
Phil Poux	West	Present
Mike Frick	West	Present
Angie Box	West	Present
Andrew Goddard	Middle	Present
Bernie Butler	Middle	Present
Charles Hankla	Middle	X
Jeremy Nagoshiner	Middle	Present (arrival at 11:30am)
Larry Zehnder	East	Present
Madge Cleveland	East	Present
Pete Claussen	East	Present
Michael Bittel	East	X

TDEC Hosts: Bill Avant, Amanda Latham, Heather Iverson, Benjamin Adams

Guests: Jordan Gray, Aspyr Terry, Tom Meeks, Wade Cozart, Ben Farmer, Carol Evans, Roger Jackson, Ryan Hall, Jessie McBride, Grace Holmquest

Orders of Business

1. Call to Order
2. Roll Call
3. Reading of the minutes
4. Budget Review
5. Review of deferred grant applications
6. Discussion of Legacy Parks contract
7. Business Items
8. Public comment period
9. Adjournment

Meeting Called to Order at 11:00am central.

Reading of the Minutes

- Frick motioned to accept the minutes as presented
- Second by Cleveland
- Vote is unanimous

Budget Review:

- \$3.9 million estimated available funds currently available for future projects
- Request for quarterly estimation of interest growth
 - o 3.8 -3.9% interest growth equals approx. \$400,000 of growth quarterly
- Any interest accrued from projects in the right column, approved but not yet funded, will be added

to the left column on financial report

- Per Deputy Commissioner Tidwell: funding for “Calfkiller” project and other funding in the right column if not used by the end of the year should transfer to left column for board use. However, other projects are already being considered for the funds that had been earmarked for “Calfkiller”
- Projects for today’s meeting total \$2,797,960
- The Board shall be advised by the second week of April 2026 regarding the appropriations allocated for HCTF funding.

Review of Deferred Applications

1. Town of Coalmont – Pryor & Pryor Tract

Summary of the project:

The Town of Coalmont currently owns and operates the 1,766-acre Coalmont OHV Park in Grundy and Marion Counties, offering a range of off-highway vehicle (OHV) trails, primitive and RV camping, and access to the scenic Cumberland Plateau. Established to generate economic activity and attract visitors from across Tennessee and neighboring states, the park has already become a regional destination since opening in March 2023. The Town has invested in infrastructure such as public water, electricity, and a centralized campground, and it is now working to broaden recreational opportunities by considering additional trail types and user groups. With conservation as a guiding principle, Coalmont envisions expanding the park while protecting the natural landscapes of the Sewanee Gulf and surrounding areas.

A fee simple purchase option is in place for an additional 896.6 acres adjoining the park’s western boundary. This rugged, forested property overlooking the Sewanee Gulf will be redeveloped with looping OHV trails, hiking paths, scenic overlooks, and interpretive signage, designed to minimize environmental impacts. Managed by the Coalmont OHV Park Board, a volunteer-led group committed to conservation, the expanded park will follow the established business plan and be sustained through user fees. However, these revenues are not sufficient to fund expansion, making support from the Tennessee Heritage Conservation Trust Fund essential. If awarded, the new property will be placed under a conservation easement like the existing tract, advancing both the Town’s and the State’s long-term conservation and recreation goals while enhancing local economic opportunities.

- All vehicles are allowed including dirt bikes, ATVs & standard vehicles
- Plans to make a place available for vehicle storage, ATVs and more.
- LWCF funds have been confirmed but are still pending NPS final approval
- Chairman Goddard: project pushes traditional idea of the board due to its revenue producing potential and requested percentage of funds.
- Nagoshiner, Chairman Goddard voiced concerns of financial implications on Board’s ability to spend further, if application was approved
- Motion to defer until legislative appropriation by Nagoshiner
- Second by Frick
- Motion passed unanimously

2. Wolf River Conservancy – Briggs Tract

Summary of the project:

The Wolf River #1 conservation acquisition is a collaborative effort by Wolf River Conservancy (WRC), Ducks Unlimited (DU), and Tennessee Wildlife Resources Agency (TWRA) to permanently protect 747 acres of bottomland hardwood forest and wetlands in Fayette County, Tennessee.

Secured through a competitive bidding process against a logging interest, this property adds 2.75 miles of Wolf River frontage and connects over 5,800 acres of conservation lands along 14 miles of continuous river corridor. The site holds exceptional ecological value, falling within multiple conservation priority areas identified by TWRA, HCTF, and the State Wildlife Action Plan. Its protection will enhance flood storage, water quality, and aquifer recharge for the Memphis Sand Aquifer, the primary drinking water source for over one million people. The acquisition also safeguards rare and threatened species such as the fatmucket mussel, piebald madtom, and alligator snapping turtle, while ensuring habitat for over 200 bird species, including prothonotary warblers.

Beyond its ecological benefits, the property offers recreational opportunities for hunting, fishing, paddling, and birdwatching, while protecting high-quality mature forests of oak, hickory, and cypress. Its proximity to growing development pressures, including Ford's Blue Oval City, makes conservation of this tract urgent to prevent subdivision and poor-quality logging. WRC will temporarily hold the property until it is transferred to TWRA for incorporation into the Wolf River Wildlife Management Area, where it will be managed for wildlife conservation and public use.

Estimated project cost: \$2,789,280.80

Requested amount: \$929,760.27 (33%)

- Frick motioned to approve
- Second by Poux
- Motion passed, Nagoshiner opposed due to financial constraints on Board

The Board took a 15-minute recess beginning at 12:30 p.m.

Discussion of Legacy Parks contract:

- Use a proven, three-part structure from prior Legacy Parks agreement with City of Bristol, TN:
 - (1) gift/donation agreement for the funding,
 - (2) site-control agreement (short-term lease or easement) with the public owner, and
 - (3) asset donation agreement transferring the finished project to the public entity at completion.
- Bridge project fit: For the bridge, Legacy Parks would execute a gift agreement (funds + obligations), an agreement with the State for the bridge footprint (easement or lease), then donate the bridge assets to the State when complete.
- Document sharing: Legacy Parks can provide precedent templates developed with attorneys (their counsel and City of Bristol's counsel).
 - Assurance 1 (design gate): State Architect approval is required before proceeding—design work must be completed and submitted for approval.
 - Assurance 2 (bonds): Require contractor performance bond (completion assurance) and payment bond (subcontractors paid; reduces claims risk).
 - Assurance 3 (controlled disbursement): Use a schedule of values with five phases and align fund disbursements to phase completion to create checks and balances and avoid prior funding failures.

Business Items:

- B Avant requested all Board members to sign the annual Conflict of Interest form.
 - a. Discussion of available Board staff support roles**
 - i. The Board is authorized to elect a Vice Chair, Secretary, Treasurer, and additional officer roles as determined to be necessary.
 - ii. The Board may also hire an Executive Director if it determines such a position is necessary.
 - iii. The Board elects not to implement either of these at this time.
 - b. Review of HCTF Manual**
 - i. Recent changes to board members, open meeting laws, per-diem allowances
 - c. Review of HCTF Bylaws**
 - i. The Board may meet virtually as necessary; however, at least one meeting with a quorum present must be held in person each year.
 - ii. Adequate public notice must be provided when one or more Board members will participate virtually.
 - d. Review of HCTF Agreement Contract**
 - i. Necessity of due diligence (procurement of title, appraisal, survey, restrictions)
 - ii. Due diligence documentation procurement timeline
 - The Board determined that no modification to the due diligence process is necessary, so long as any deviation receives approval from Bill Avant, Heather Iverson, and Chairman Goddard.
 - iii. Awarding grant amounts within 10% of appraised value
 - The Board determined when the appraised value is 10% or more below the cost presented to the Board, the applicant is required to appear before the Board for reconsideration of the project.
 - e. Discussion of methods to ensure grantees' compliance**
 - i. Annual reports
 - ii. HCTF in the media
 - iii. HCTF signage
 - Funding mechanism
 - Enforcement of on-site signage
 - a. The Board recommended adding a specific date to the contract language and establishing a tracking requirement to ensure that projects funded by HCTF annually demonstrate that signage indicates HCTF support.

Closing

Public Comments

- No public comments were made.

Adjournment 2:05 p.m.