

# Tennessee Heritage Conservation Trust Fund

## Board Meeting Minutes

October 10<sup>th</sup>, 2023

### Clover Bottom Mansion

2941 Lebanon Pike, Nashville TN 37214

## Attendance

Quorum ✓

Tennessee Heritage Conservation Trust Fund Board		
Trustee	Representation	Attendance
Aaron Ellison	West	Present
vacant	West	Absent
vacant	West	Absent
Andrew Goddard	Middle	Present
Bernie Butler	Middle	Present
Charles Hankla	Middle	Present
Jeremy Nagoshiner	Middle	Present
Larry Zehnder	East	Present
Madge Cleveland	East	Present
Pete Claussen	East	Present
vacant	East	Absent

**TDEC Hosts:** Bill Avant & Liz Campbell

**Guests:** Mitch Porcello (TDEC), Christy Henderson (TennGreen), Honorable Thomas Meeks (Mayor of Coalmont), Ben Farmer (Farmer Morgan), Steve Ward (Radnor Lake State Park)

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## Orders of Business

- Roll Call

## Reading of the Minutes

- Motion made to approve the minutes by Hankla.
- 2<sup>nd</sup> by Zehnder
- Vote/approval – approved by all.

## Unfinished Business

1. Ryan Hall from the Wolf River Conservancy called in to discuss transfer of the Bowe tract to TWRA. The 43.28-acre property was purchased with 50% funding from the Heritage Conservation Trust Fund, it is currently appraised at \$108,027. Property will be transferred to Tennessee Wildlife Resources Agency for \$54,000.
  - a. Claussen made a motion to approve.
  - b. Hankla seconds the motion.
  - c. Board in unanimously in favor – motion passes

## NEW Applications

- **City of Coalmont – United Stone LLC**

The Town of Coalmont owns approximately 1,347 acres in Grundy County that encompasses the Coalmont OHV Park. The park consists of many types of off-roading trails for multiple types of off highway vehicles (OHV), as well as primitive and RV campsites at a centralized site. The Town of Coalmont has a significant

investment in public water, electricity, and campground to the trailhead. The Town of Coalmont wishes to purchase an additional 419 acres that borders the southern boundary of the park to increase the number of visitors, create additional economic opportunities, and conserve natural areas in Grundy and Marion County. The property is currently owned by United Stone, LLC. It has primarily been used as a resource for harvesting surface rock, it is mostly forested with access trails to rock removal areas. The total estimated project cost is \$1,100,000, the Town of Coalmont is pursuing \$550,000 LPRF grant in addition to this request for \$550,000 from the Heritage Conservation Trust Fund.

- a. Discussed, motion made to accept with a restriction in the deed requiring the property to be operated by the City of Coalmont or a non-profit partner by Nagoshiner.
- b. 2<sup>nd</sup> by Butler
- c. Vote/approval for the full amount as requested (\$550,000) is unanimous.

- **Radnor Lake State Park – Magil/Richards/FORL**

In cooperation with the Friends of Radnor Lake, Radnor Lake State Park wishes to add 4 tracts with a total of 16.82 acres to the existing State Park. Two 1-acre tracts are located at the north end of the park – Magil and Friends of Radnor Lake. The 9-acre Richards Tract and 5-acre Friends of Radnor Lake are located on the southeastern boarder of the park. The acquisition of these 16.8 acres fit into local, state, federal, and regional planning efforts. These specific parcels have been identified in the park's strategic management plan and are aligned with the resource management plan and the interpretive master plan. The intended use of all acquired property at Radnor Lake State Park is protected under the State Natural Areas Preservation Act of 1971. The amount requested from the HCTF is \$2,000,000, the total project cost is \$5,300,000.

- a. (Hankla relinquished himself from voting & discussion due to a conflict of interest.)
- b. Motion to approve application (3 in favor, 3 opposed)
- c. Motion to approve \$1.2 million by Claussen, 2<sup>nd</sup> by Cleveland, vote fails to pass.
- d. Motion to approve \$1.825 million is approved unanimously.

- **Tennessee Wildlife Resources Agency – Layne**

TWRA wishes to acquire 1 tract which total to approximately 434.81 acres that will be added to the North Cumberland Wildlife Management Area (WMA). Purchase of the tract will eliminate an in-holding in the Royal Blue Unit. The Layne tract falls squarely within the TWRA's planned area of expansion for North Cumberland WMA as a THCTF area of interest (Cumberland Plateau, pg. 161-165). It also falls within an acquisition boundary of TWRA's Tennessee Wildlife Legacy Plan (TWLP 2021). The North Cumberland WMA project area is considered by TWRA to be the highest priority for wetland restoration in upper east Tennessee. The amount requested from the HCTF is \$168,300, the total project cost is \$510,000.

- A. Motion to approve the full amount requested (\$168,300) is approved unanimously.

- **Tennessee Wildlife Resources Agency – Rice**

TWRA wishes to acquire 3 tracts owned by Tom Rice which total to approximately 273.73 acres that will be added to the western side of Lick Creek Wildlife Management Area (WMA). The tract falls squarely within the TWRA's planned area of expansion for Lick Creek WMA as a THCTF area of interest (East TN, pg. 65-66). It also falls within an acquisition boundary of TWRA's Tennessee Wildlife Legacy Plan (TWLP 2021). The Lick Creek WMA project area is considered by TWRA to be the highest priority for wetland restoration in upper east Tennessee. The amount requested from HCTF is \$574,200, the total project cost is \$1,760,000.

- A. Motion to approve the full amount requested (\$574,200) is approved unanimously.

- **Tennessee Wildlife Resources Agency – Goliath**

TWRA wishes to acquire two tracts (Little Tracts) totaling 1,343.7 acres that will be added to the North Cumberland Wildlife Management Area (WMA). Purchase of the tracts will add high conservation value property important for forest and aquatic habitats, will expand the High cliff Unit of the WMA, and will geographically connect the existing Highcliff and Ed Carter Units. The Little Tracts fall within TWRA's

planned area of expansion for North Cumberland WMA as a THCTF area of interest (Cumberland Plateau, pg. 161-165). It also falls within an acquisition boundary of TWRA's Tennessee Wildlife Legacy Plan (TWLP 2021). The amount requested from HCTF is \$409,200, the total project cost is \$1,240,000.

A. Motion to approve the full amount requested (\$409,200) is approved unanimously.

- **Tennessee Wildlife Resources Agency – CF Ataya LLC**

TWRA wishes to purchase a permanent conservation and public recreation easement from the owner of one tract totaling 2,625 acres. The land will be incorporated into the North Cumberland Wildlife Management Area (WMA). The easement will add a high conservation value property important for forest, karst, aquatic, and elk habitats and will expand the Otey Mills Refuge unit, which is adjacent to the WMA's Ed Carter Unit's 43,000-acre permanent conservation and public recreation easement, Cumberland Gap National Historical Park, and the Cumberland Trail State Scenic Trail. The CF Ataya LLC tract falls within TWRA's planned area of expansion for North Cumberland WMA as a THCTF area of interest (Cumberland Plateau, pg. 161-165). It also falls within an acquisition boundary of TWRA's Tennessee Wildlife Legacy Plan (TWLP 2021). This property is currently owned by an impact investment fund; The Nature Conservancy is the property's manager. The investment fund ownership will mature on or before 2028, at which time the property will be placed on the open market. The amount requested from HCTF is \$693,000, the total project cost is \$2,100,000.

A. The board members discussed this application and unanimously voted to defer.

## **Future Action Steps**

1. Next Board meeting will be held on January 9, 2024, at 12:00pm location to be determined Charley Hankla will not be present. A suitable location with teleconferencing equipment needs to be identified.
2. Applications and score sheets will be provided to the board upon request.
3. Follow up with Mr. Aaron Ellison regarding travel voucher.

## **Closing**

- Public Comment Period – no comments