

**MINUTES
SOUTH CAROLINA CONSERVATION BANK
SCDNR BOARD ROOM
1000 ASSEMBLY STREET, ROOM 335
COLUMBIA, SOUTH CAROLINA
THURSDAY, DECEMBER 9, 2004, 10:00 A.M.**

The fourth meeting of the Board of the South Carolina Conservation Bank was held at 10:00 A.M. on Thursday, December 9, 2004, at 1000 Assembly Street, Columbia, South Carolina. Notice of the date, time and place of the meeting was posted and mailed to the news media. Chairman Charles Lane presided at the meeting.

Staff members of SCDNR were present at the meeting as were various guests.

I. Call to Order

Chairman Lane called the meeting to order at 10:00 A.M. and welcomed everyone to the meeting.

II. Freedom of Information Requirements

Chairman Lane stated that Freedom of Information Rules and Requirements have been met. He asked Mr. Davant to explain the requirements. A press release was issued and two public notices were posted in the building.

Chairman Lane advised that a member of the Board, Hugh Weathers, has been appointed Interim Commissioner of the SC Department of Agriculture. He asked Mr. Davant to read a letter from Mr. Weathers.

Chairman Lane stated that as each proposal is evaluated during the meeting is based on the grading criteria that the Board has developed. All criteria of which these proposals are being evaluated by are requirements of the statutes

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by the end of June. The amount that is supposed to be spent today will be approximately in excess of \$10.7 million which will give approximately \$4 million left for the next application period in March. These figures are based on figures from the Department of Revenue if the Bank had been in operation last year under the same format. Mr. Davant suggested that \$1 million be held in reserve in case the income changes based on the estimates.

VI. Discussion and Vote on Conservation Proposals and Funding Levels

Chairman Lane asked Mr. Davant to give a quick summary of each proposal. Mr. Tom DeLoach recommended three minutes for each proposal.

- 1. Alewine Tract, Pickens County**
100 acres on Highway 11. It consists of several high ridges, flats and creek beds. Two streams are located thereon. Heavily timbered in hardwoods. This tract adjoins Jocassee Gorges and has a large degree of value to the public, as it would provide much needed public access to areas of Jocassee Gorges that are unreachable by the public now. SCDNR will provide 5% matching funds. This property will be acquired in a fee simple purchase. Barry Beasley from SCDNR made further comments with reference to this proposal. Mr. Tommy Miller asked about the topography of the area. The requested amount from the SCCB is \$497,500.00.

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SCCB Act. The landowners have sent a written agreement to do the easement in three phases with no change in the appraisal. Staff recommends that the owners of this project apply for an additional grant in subsequent application filing periods for additional phases. An environmental hazard assessment is required.

Mr. Brad Wyche made comments with reference to this proposal request. This proposal involves 867 acres in the heart of the Blue Wall and the match of the 300 acres is valued at \$1.5 million that would be part of Jones Gap State Park, which adjoins this property which would be open to the public. It contains one of the highest waterfalls east of the Mississippi. The Board has the assurance that the property is available for two years at today's appraised value. Once all three phases are completed, Naturland Trust will donate the 300 acres to PRT. The management of the lands will stay in the hands of the present owners. This project has been worked on for over thirty years.

Mr. Tom DeLoach made the motion to accept the proposal for funding based on the staff recommendation. Mr. Tommy Miller seconded the motion, and the motion carried unanimously with Mr. Ben Keys abstaining.

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Mr. Tommy Miller made the motion to accept the proposal for funding based on the staff recommendation. Mr. Weston Adams seconded the motion, and the motion carried unanimously with Mr. Ben Keys abstaining.

- 4. Tokeena Crossroads Tracts, Oconee County**
This proposal consists of a number of adjoining farms owned by different landowners. The total is 1,146 acres located between 10 miles south of Seneca and about 2 miles west of Lake Hartwell. It is almost entirely open farmland with some scattered woodlands. It is an area that is of interest to the SCCB because it is operating farms and is a group of farmers who want to keep farming intact. There are some questions about the appraisal due to the method used. A detailed appraisal is not available at this point. The requested amount from the SCCB is \$5,384,626.

Staff Recommendation: Defer a decision on this proposal today until a detailed qualified appraisal can be done with an explanation of the easement evaluation. They have applied for funding from NCRS but at this point, they have not received the funds.

Mr. Tom DeLoach suggested that there be further discussion of the appraisal qualifications and the working definition of what the law has instructed the Board to do.

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willing to use its bond procedures to provide 20% match. The requested amount from the SCCB is \$48,000.

An employee from the City of Rock Hill Parks, Recreation and Tourism Department made some comments with reference to the proposal. This proposal is wanted to protect the Catawba River, to enhance educational lessons for the school children, as well as for the trail system throughout the city. Mr. Tom DeLoach questioned the location of the waste treatment plant. He was advised that the plant would not be located on the site.

Staff Recommendation: Fund the proposal in the amount of \$48,000. Fee Simple Purchase. Subject to the statute governing the SCCB Act.

Mr. Tommy Miller made the motion to accept the proposal for funding based on the staff recommendation. Mr. DeLoach seconded the motion, and the motion carried unanimously.

- 6. Heritage Tract, Fairfield and Lancaster Counties**
This tract is owned by Crescent Resources. There are several partners working on this tract. It is located near Great Falls on the Catawba River. It has nine miles of river frontage as well as archeological, historical significance and very high natural resource values. Congress has announced that it has appropriated \$3 million for this project,

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7. **Camden Battleground, Kershaw County**
This property is 310 acres outside the city limits of Camden. It consists of cutover areas replanted in loblolly and long leaf pines with a fair amount of standing timber left. It has paved road frontage on both sides of Highway 58. The main value of this tract is that it is the site of a very important revolutionary battle and is a historic landmark and needs to be preserved for posterity. The plan is to become part of a historic landmark park for public education and recreation. These 310 acres will be a catalyst for an additional 335 acres that the National Park Service will fund an easement. The requested amount from the SCCB is \$341,250.

George Fields, with the Palmetto Conservation Foundation and also Project Director for the Battle of Camden project, made comments with reference to this proposal. The entire national landmark is 1,300 acres. This request for the 335 acres is Phase I of the process. Funds would be used to clear all encumbrances on the land, which would become the center of 500 acres that would become a national park. There are many historic, archeological and cultural sites on this tract. It is hoped to open it up to the public within a year.

Staff Recommendation: Fund the proposal in the amount of \$341, 250. Fee Simple Purchase. Subject to the statute governing the SCCB Act.

seconded the motion, and the motion carried unanimously.

- 9. Ashley River Plantation District, Charleston and Dorchester Counties**
Poplar Grove is a development company that purchased approximately 3,400 acres in Dorchester County. Zoning ordinances were changed to allow 3,500 homes and a commercial site area. After many compromises and discussions, Poplar Grove has agreed to reduce the number of houses from 3,500 to 450. Additionally, they will limit the houses to, more or less, than 100 acres per house. They have agreed to give a conservation easement on the remainder of the land. The value of the easement is estimated at over \$20 million. There is considerable river front acreage. This area is considered the Ashley River Corridor and the Historic Plantation District. Four adjoining area plantation owners have pledged to donate easements on their properties in return for the reduction in the number of houses on Poplar Grove. These properties are Uxbridge, the Islands, Millbrook and Middleton, whose total acreage is 9,187 acres that an easement will be donated if the SCCB produces the funding to buy the easement on Poplar Grove. This will bring the total acres, including Poplar Grove, to 12,280 under easement. The requested amount from the SCCB is \$6 million.

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the lighthouse. The requested amount from the SCCB is \$50,000 to use for rip-rap for preserving the lighthouse.

Jack Korgan, who is on the Board of Save the Light, Inc., made comments with reference to their proposal. The lighthouse is on 256 wood piles, and the funds are needed for rip-rap for preserving the lighthouse.

Staff Recommendation: The SCCB Statute stipulates, "in order to receive a grant the request must acquire a specific interest in land identified with the application." Recommend that a decision be deferred on this request pending either the Board's decision or referral to the Attorney General's office as to whether the Bank can pay for operating expenditures or is it required to have land.

After discussion, Mr. Tom DeLoach made a motion to consider this proposal after an opinion from the Attorney General as to whether this proposal is eligible for funding under the SCCB Statute. Mr. Gary Poliakoff seconded the motion, and the motion carried unanimously.

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developed. The requested amount from the SCCB is \$135,345. Federal funding is being received in the amount of \$270,690. If the federal funding is not awarded, the SCCB will be unable to approve the tract for funding. The Soil Conservation District will hold the easement.

Staff Recommendation: Fund the proposal in the amount of \$135,345. Conservation Easement. Subject to the statute governing the SCCB Act.

15. Baxley Tract, Marion County

This is a 979-acre farm located near Mullins. This property at one time was a Carolina bay that has been drained. It has an unusual system of canals and cross drains that are uncommon. The requested amount from the SCCB is \$794,000 and the federal match that has been granted is in the same amount.

Staff Recommendation: Fund the proposal in the amount of \$794,000. Conservation Easement. Subject to the statute governing the SCCB Act.

Rebecca Harper from NCRS made comments with reference to this proposal and farmland in Marion County. She confirmed that the federal match amount for \$794,000 was granted in September and they should be in the closing process by March. If they do not receive the funding from the SCCB as match, the federal funding would be lost forever.

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requested from the SCCB is \$179,400. The other funding is in the amount of \$358,000.

Staff Recommendation: Fund the proposal in the amount of \$179,400 to match the federal grant. Conservation Easement. Subject to the statute governing the SCCB Act.

Mr. Tommy Miller made the motion to accept the proposal for funding based on the staff recommendation. Mr. Tom DeLoach seconded the motion, and the motion carried unanimously.

- 18: Walter Earley Tract, Berkeley County**
This tract of 92 acres is five miles outside of Holly Hill going towards Moncks Corner. It adjoins Four Hole Swamp on the other side of the pond. It is adjacent to Beidler Swamp (Audubon) and is important to them as a buffer. The requested amount from the SCCB is \$576,000.

Barry Jurs made comments with reference to this proposal. He introduced Mr. Walter Earley, who plans to contribute to the funding.

Staff Recommendation. There are still some issues on the appraisal. Recommended that the decision on this tract be deferred to the March meeting. There is no federal funding pending on this tract at this time.

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Grants Made By The South Carolina Conservation Bank
 December 9, 2004 Board Meeting

<u>Tract Name</u>	<u>Property Description</u>	<u>County</u>	<u>Amount of Grant</u>	<u>Amount of Match (Leverage)</u>	<u>Public Access</u>
Alewine Tract	100 acres access to Jocassee Pickens		\$497,500	5%	100% total access
Ashley River	Total of Approx. 12,280 acres	Dorchester	\$2,285,000	Estimated \$25 million	Some is 100% rest is limited
Baxley Tract	979 acre family farm	Marion	\$794,000	794,000 50% federal match	none
C. Brown Tract	51.33 acres family farm	Horry	\$135,000 135,345	\$135,000 50% federal match	none
Calder Tract	56.5 acre family farm	Marion	\$71,500	71,500 50%	none
Camden Battleground	310 acres Rev. War site	Kershaw	\$341,250	200,000 for adj. Tract	100%
Cleveland-Wilson	867 acres adj. Jones Gap Park	Greenville	\$2,000,000	no match	Limited
Henderson tract	112 acres urban	Greenville	\$675,000	675,000 50%	100%
Heritage Tract	2000 acres river front	Fairfield/Lancaster	\$2,000,000	4,000,000 75% match	100%
V. Johnson	34 acre family farm	Horry	\$8179,400	179,400 50%	none
Marsh Tract	8,437 acres wetlands	Marion	\$2,000,000	6,000,000 80%	100%
City of Rock Hill	7.73 acres urban park	York	\$48,000	20,000 25%	100%

Total acres conserved 25,234

Total Grants committed ~~\$11,027,085~~
 11,026,995

PRESS RELEASE

The South Carolina Conservation Bank Board met on December 9, 2004, in Columbia for the first time with the capability of making grants to conserve significant lands from willing landowners committed to conserving their property for the future. The Bank began the meeting by adopting its spending plan and revenue estimates for this fiscal year and then began the process of reviewing 18 proposals from around the State. The Bank Board consists of nine appointed members from Congressional Districts and three ex officio members from SCDNR, SCPRT, and SC Forestry Commission. At the end of the day, the Bank agreed to commit \$11,000,000 that would conserve 25,000 acres of significant property in the state. Grants were approved that conserved family farms, large wetlands tracts, revolutionary battleground site, critical lands adjoining State Parks, urban greenways, large river front tracts and historical areas. The grants that were approved represent almost every area of the state and were geographically diverse.

Charles Lane, Chairman of the Board of the Conservation Bank, said that this was a great day for the Conservation Bank and a great day for the State of South Carolina. Marvin Davant, Director of the Conservation Bank, said that we are excited about what the bank has accomplished in a short period of time. It is a testament to the property owners of this state that they are committed to conserving lands important to all of us.

Grants Made By The South Carolina Conservation Bank
December 9, 2004 Board Meeting

<u>Tract Name</u>	<u>Property Description</u>	<u>County</u>	<u>Amount of Grant</u>	<u>Amount of Match (Leverage)</u>	<u>Public Access</u>
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C. Brown Tract	51.33 acres family farm	Horry	\$135,000 / 35,345	\$135,000 50% federal match	none
Calder Tract	56.5 acre family farm	Marion	\$71,500	71,500 50%	none
Camden Battleground	310 acres Rev. War site	Kershaw	\$341,250	200,000 for adj. Tract	100%
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Total acres conserved 25,234 Total Grants committed ~~\$11,027,085~~
11,026,995

**SOUTH CAROLINA CONSERVATION BANK
OCTOBER 2004**

- 1. E. C. Alewine Tract, Pickens County**
- 2. Ashley River Plantation District Project,
Charleston and Dorchester Counties**
- 3. Battle of Camden National Historic Landmark,
Kershaw County**
- 4. Baxley Tract, Marion County**
- 5. Cynthia Brown Tract, Horry County**
- 6. Jimmy B. Calder Tract, Marion County**
- 7. Cleveland-Wilson Farms Properties, Greenville County**
- 8. Kyle Daniel Property, Georgetown County**
- 9. Walter Earley Tract, Berkeley County**
- 10. Henderson Farm Property, Greenville County**
- 11. The Heritage Tract, Fairfield and Lancaster Counties**
- 12. Edward W. Hickson Tract, Georgetown County**
- 13. Velma C. Johnson Tract, Horry County**
- 14. Marsh Furniture Company Tract, Marion County**
- 15. Morris Island Lighthouse, Charleston County**
- 16. J. Truitt Owens Tract, Georgetown County**
- 17. City of Rock Hill, SC, York County**
- 18. Tokeena Crossroads Community, Oconee County**

NAME OF PROPOSAL 12-09-04 (October 2004)	CONTRACT	TITLE INS. POLICY	APPRAISAL	ENV. HAZARD ASSESSMENT	DATE OF CHECK REQUEST	AMOUNT APPROVED & DATE CHECK MAILED & AMOUNT MAILED
Alewine Tract ✓						497,500 477,102.50
Ashley River, Phase I ✓					10-24-05	2,285,000 11-10-05 2,000,000
Battle of Camden ✓					04-26-05	341,250 Same
Baxley Tract ✓					05-09-05	794,000 05-23-05 794,626
Cynthia Brown Tract ✓						135,345 Same
Jimmy B. Calder Tract ✓					05-09-05	71,500 05-23-05 Same
Cleveland-Wilson Farms, I ✓					08-11-05	2,000,000 Same
Kyle Daniel Property						Deferred
Walter Earley Tract						Deferred
Henderson Farm Property ✓					10-10-05	675,000 11-10-05 Same
The Heritage Tract						2,000,000
Edward W. Hickson Tract						Deferred
Velma C. Johnson Tract ✓					06-27-05	179,400 07-18-05 Same
Marsh Furniture Tract ✓					12-15-05	2,000,000 12-16-05 Same
Morris Island Lighthouse						Withdrawn
J. Truitt Owens Tract						Deferred
City of Rock Hill, SC						48,000
Tokena Crossroads 2004						Deferred
						\$11,026,995 \$8,674,223.50