

SOUTH CAROLINA CONSERVATION BANK
Wednesday, June 18, 2008 at 10:00 am
Beaufort County Council Chambers
Beaufort County Government Complex
Administration Building
100 Ribaut Road
Beaufort, SC29221

MINUTES

The regular meeting of the Board of the South Carolina Conservation Bank (SCCB) was held at 10:00 am on Wednesday, June 18, 2008, at the Beaufort County Council Chambers, 100 Ribaut Road, Beaufort, 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.

Board members present: Chairman Lane, Thomas Miller, Vice-Chairman, Weston Adams, III, Andrea Clark, Ben Keys, James W. Roquemore, Thomas C. Taylor, William L. Snow and Ex-Officio Members Joe Felder for SC Forestry Commission,; Michael G. McShane for SCDNR; and Phil Gaines for SCPRT.

Board members absent: Elliott Close

1. Call to Order.

Chairman Lane called the meeting to order at 10:00 a.m. and welcomed everyone to the meeting. Chairman Lane stated that the Freedom of Information Act guidelines had been met. The Chairman thanked board member Tom Taylor for his assistance in the arrangement to use the Council Chambers. The Chairman also thanked Ms. Sue Rainey and Ms. Cheryl Harris for helping coordinate all the arrangements for the Board meeting.

2. Adoption of Minutes

The minutes from the October 25, 2007 meeting were approved.

3. Old Business

A) Funding Update – The Chairman reminded everyone that funding is tight and that we had no carryover from the last year. The Chairman clarified funding comes in monthly and isn't immediately available as with other state agencies. The Chairman asked Mr. Davant to present the details of the funding. Mr. Davant stated the Bank currently has on hand \$617,029.00 and the estimated revenue for May and June is \$1,600,000. The Bank has a little over \$2,000,000 in commitments made to approved grants not yet paid. As of June 30th there would be a balance of roughly \$124,000 in the trust account. Mr. Davant stated revenues were down 26% last year from the previous year and expects more of a downturn. The expected revenue will be roughly \$12,500,000 for the next fiscal year. The Chairman asked what projects have been granted funds but not yet disbursed. Mr. Davant stated most have been paid but that four or five grants were outstanding.

B) Discussion of Bi-annual Meeting Dates – The Chairman stated the Board meetings were typically the end of June and the end of October. The suggestion has been made from

staff that we set the meetings on a specific day rather than a specific date. It was suggested to meet on the fourth Thursday in June and October whichever day it falls for easier scheduling. Mr. Davant stated this is strictly a simplification and would work out pretty close to what we are doing presently and avoids the dates falling on holidays or weekends and shifting schedules. Mr. Taylor moved to adopt the recommendation of Mr. Davant and Mr. Adams seconded the recommendation and passed unanimously.

C) Project Reports:

a) Education/Legislative Outreach – The Chairman asked Mr. Davant to give an update on Legislative Outreach and Education. Mr. Davant stated this is the hardest position the Bank has been in for a long time. Mr. Davant stated we were successful in getting a Senate proviso that would postpone the “death clause” out of the statute. With a lot of work and effort through many sources the House and Senate agreed to fund the Bank for next year. The Bank is funded for another year but Mr. Davant expressed concerns about the economy and having to face the same problem next year before the General Assembly. Mr. Davant stated we needed to consider what our plan was going to be for next year. This year we hired Christie McGregor to help expand our education outreach. Tours were scheduled to visit various properties that have received funds from the Bank and every legislator was notified of the tour dates, and we sent them a brochure and video about the Bank and what it has accomplished. Mr. Davant stated a fair amount of legislators did show for the tours and those going on the tours came out with a different outlook about the Bank and what it does. Mr. Davant stated he thought the plan overall was successful. Mr. Davant stated the Bank was used as a political chip but the upside is that the Bank is very well known by all the members of the General Assembly and we made it through a difficult session. We have a lot of supporters in the General Assembly. We will continue to work on those who do not support the Bank to see what is needed to change that opinion. We’ve been featured in every major print media and comments have been very positive. As far as outreach goes the Bank is doing very well. The General Assembly in general is supportive of the Bank and we plan to keep doing what we’re doing with our supporters. The Chairman called for any comments, none being made the Chairman and Mr. Davant asked for the video to be shown. Mr. Davant stated all legislators received a copy of the video and it was a great educational tool.

b) Intern Report – Mr. Davant explained about several projects the Bank worked on. One was working with USC’s internship program. Mr. Davant introduced Lonnesse Williams and asked her to discuss what she did as a recent intern and what she learned while at the Bank. Ms. Williams gave a report of the various projects she worked on to included:

- a. update, organize and create a spread for the 106 approved grants for the Bank;
- b. preparing a spreadsheet for a Community College request
- c. chart for the onetime \$5 million allotment and how used
- d. attended Senate Finance Committee Meetings and checking Senate & House calendars and agendas

c) GIS Mapping – Mr. Davant introduced Jiayu Wang from China working on his Masters of Science in Geography at USC. Mr. Davant explained that Mr. Wang was to take the property sites and make a GIS template. Mr. Davant thanked DNR for assistance with their

computer services. Mr. Wang expressed his thanks for the opportunity to work with the Bank. Mr. Wang gave a power point presentation about the GIS mapping to include explaining what GIS is, how it functions, and how utilized by public services. He gave examples of different types of GIS maps and how they can be used and their importance. Mr. Wang then explained the steps used to collect the data for the Bank information and demonstrated how the program would work with the properties with the web pages, regional map, property location and the link for the GIS mapping. Ms. Rish thanked DNR for the help of their IT Section during this process and explained this is project was still a work in progress and hoped to be available within a two week period. Mr. Wang explained that he had also set up the program so that new approved grants could be added at a later time.

- d) **Discuss on-line application:** Mr. Davant stated a letter was sent to all qualified entities concerning online applications and the Bank received only four responses. We think this will help with the online filing and hope to have online in a couple of weeks. Margie Rish explained how this will function. Ms. Rish stated this is an ongoing project and thanked the DNR IT Section for their assistance in preparing this program. Ms. Rish explained that to fill out the application you must have the Adobe 8 Reader program, which is a free download, to complete the online application. An initial free download will be offered and you have the option to accept the download. Once the application is opened information can be typed into the document. If you are interrupted and have to save the document it can be reopened and your information will still be in the document and you can continue working on the application. Ms. Rish stated that any support documents will have to be scanned in and sent as a separate attachment to an email. Once the application is complete and attachments scanned all documents can be sent to Ms. Rish via email. The application should be available with the next two weeks. The Chairman encouraged the applicants to utilize this process.
- e) **Presentation** – Mr. Davant presented the Board Members with a hat with the SCCB Logo on them as a thank you for their support.

4. NEW BUSINESS

A. Review and Award Grant Proposals

The Chairman moved into new business reminding everyone of the limited funds. Of the outstanding approved grants the Chairman asked about the City of Rock Hill Grant for \$48,000 which was made at the first meeting of the Bank Board. Mr. Davant stated the City of Rock Hill has never completed the legal requirements and his recommendation was to revoke the grant. Mr. Adams asked when the last time they were called. Mr. Davant stated he last called about 4-5 months ago and Ms. Rish stated several letters have been sent to the City. The Chairman called to resend the grant. Mr. Taylor made the motion to advise the City of Rock Hill by letter of the Board's intention to revoke any further obligation on that grant within thirty days if the final requirements of the Board are not met within the thirty days. Mr. Roquemore seconded and the motion passed unanimously.

Chairman Lane moved into the proposals advised Board and applicants that the revenue funds are expected to be \$12.5 million for the year and roughly \$40 million in applications

have been received for the year. Mr. Taylor asked about staff recommendations for the current applications and how much funding that would cover. Mr. Davant stated staff recommendations would cover roughly \$9 million in approvals. Mr. Davant reminded the Board that the agency sunsets in another five years and we are trying to do as much as we can for as long as we can while we can.

Mr. Davant reminded the applicants that funds for approved grants are available on a monthly basis. We don't receive revenues in a lump sum as other State agencies do; therefore, the grant is contingent on whether funds are available or not. This means that at closing we need to have adequate notice to make sure funds are available.

pd 1. **Alston Tract – Sumter County –** This is a carryover from the last meeting. The original request was for \$770,000 for 220 acres submitted by Sumter Soil & Water Conservation District. This is a typical small farm planted pines tract with good road frontage and close to a development. The request has been revised to \$330,000. Staff recommendation is to make the grant in the amount of \$240,000. The Chairman called for applicant's presentation. Chairman stated this was still a cost of \$1,100 per acre. Mr. Snow asked about public access and Mr. Davant stated spreadsheet was prepared prior to completing scoring and that it has limited access. Ms. Clark stated she thought that was a little high. Mr. Adams talked to the landowner before last meeting and said this was a Kings Grant property and would like to do at staff's recommendation. Mr. Taylor asked about matching funds and Mr. Davant said there no matching funds. Mr. Roquemore stated to encourage other farmers to utilize the program this was not a bad deal for the Conservation Bank. Mr. Roquemore made the motion to fund at \$220,000 which is \$1,000 per acre. Mr. Adams seconded and the motion passed unanimously.

pd 2. **Belfast Plantation - Newberry/Laurens County –** This is a 2,220 acre tract submitted by SCDNR. There is 9.9 miles frontage on Little River and other tributaries. Will be receiving matching funds from Heritage Trust for \$4.5 million and the Bank is being asked to contribute about 25-30%. They are asking for \$2 million and tract will be available for WMA use and has a historic house on the property. Staff recommendation is to fund for \$2 million. Emily Cope with DNR made their presentation for the property. Ms. Cope stated this is a high priority for DNR and they had matching funds from Forest Legacy Program and working with National Wild Turkey Federation for fund raising. Volunteers to host mobility impaired hunts and youth recruitment hunts and is an excellent opportunity for unique partnerships with this project. Chairman Lane asked if there was a working agreement with the adjoining tract. Ms. Cope stated that Forest Investment Associates has been contacted by some of the DNR partners of DNR's interest but no agreement is pending at this time. Mr. Miller made the motion to accept staff's recommendation, Ms. Clark seconded and the motion passed unanimously.

pd 3. **Bird Point Tr. – Anderson County -** An 80 acre tract small valley farm managed for hunting and wildlife. Landowner will donate 75% of the value. Historical significance as it has a rice field on the property. Staff recommendation is to make the grant in the amount of \$120,000. Jacqueline Oliver with Upstate Forever made the presentation for the application. Ms Oliver provided the Board with a handout (copy incorporated in file) with pertinent information about the property and a map. Ms. Oliver stated this tract

adjoins 200 acres already protected with a conservation easement. Mr. Keys moved to accept staff's recommendation, Mr. Miller second and the motion passed unanimously.

Mr. Davant addressed the matter of closing costs and that many applications have requested closing costs. If closing costs are included in present applications it would total \$100,000. Mr. Davant's intent is to apply as much funds to the property and not the closing costs unless an emergency situation existed and closing costs couldn't be handled otherwise.

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4. **Blue Wall Connection Blakeley** – Greenville County - This is a 136 acre tract on Hwy 11 between two other tracts that have already received grant approval. This connects to Jones Gap, Cesar's Head and Table Rock State Parks. This is a fee simple transaction for the Naturaland Trust requesting \$440,000. Staff recommendation is to make the grant in the amount of \$440,000. Frank Holloman made the presentation for the application and provided maps (copies incorporated in file) for the area. This is an ecological hotspot and an important bird area recognized by the National Audubon Society and the Bird Life International and other wildlife. This would protect .9 miles up Hwy 11. Mr. Holloman showed in a map how the Bank and partners have conserved and protected large areas surrounding this area. Mr. Holloman stated they have received additional funding for this tract from the Graham Foundation (\$100,000), the Sims Foundation (\$25,000) and the Greenville Women Giving (\$1,000), and others have partnered together to help. They have received an option on the connecting tract to be finalized within a year and a half. Mr. Taylor made the motion to accept staff's recommendation and Mr. Adams seconded the motion. The motion passed unanimously.

 - pd* 5. **Chau-Ram Tract** – Oconee County - 122 acres owned by City of West Minister and adjoins an existing city park and adjacent to a State park. One mile frontage on the Chauga River. Staff Recommendation is to hold this to go back to the Town of West Minister to see if they are willing to negotiate but still convey to West Minister we are willing to contribute but to negotiate the price. Mr. Roquemore moved to accept the recommendations of the staff. Mr. Lane called for the applicant to present. Jacqueline Oliver with Upstate Forever made the presentation. Ms. Oliver distributed a data sheet with photographs included to the Board (copy incorporated in file). This is 6% of unprotected river frontage on the Chauga River and most of the river is in the national forest. The conservation easement would spearhead the development of huge public access and preserve the natural resources. Chairman Lane called for any questions. Mr. Taylor moved to accept the staff's recommendation to work with the Town of West Minister further and renegotiate the application and Mr. Miller seconded. The motion passed unanimously

 - pd* 6. **Chick Springs** – Greenville County – This is a 15.5 acre tract in the middle of Greer and Greenville. It has historical value in that it once was a mineral springs spa resort at the turn of the century and held a ginger ale company. Locals want it to become a park. This area used to have the only swimming hole in a five county area. Individuals were brought to the area by an electric train. The Bank's nature reserve formula would be difficult to utilize with this tract. Cost for this project is roughly \$48,500 per acre, which is high. Staff's recommendation is for Board to express its interest in this being a viable

project and the Board would like to help in some way. Mr. Davant would work with the group and see how the fundraising progresses and bring the project back to the Board at the next meeting. Due to the incredible history on the area staff would like the Board to help in some manner if possible. The Chairman called for comments from the applicant. James Starnes with Chick Springs Historical Society, Inc. spoke and introduced George Collins who made the presentation. Mr. Collins stated Chick Springs Preserve would be a passive public access park from daylight to dusk with a natural and historical emphasis. This is an urban park and was the Grove Park Inn of its day. The site will be a focal point for interpreting the heritage of the area, the uniqueness of the spring and settlement. Students and visitors will have a museum, picnic areas and walking trails. The Chairman asked if the purchase price is \$1,225,000. Mr. Starnes said that's correct. The Chairman asked if they had an option to buy at that price and how long does it last. Mr. Starnes stated they signed a continuance two weeks prior for a six month extension. Chairman Lane recommended granting some money if they can raise the rest of the money allowing the entity to go back to the local County and residents to seek the other funding. Mr. Roquemore agreed with the Chairman's recommendation. Mr. Roquemore recommended the Bank match up to \$250,000 based on whatever other funds were raised matching dollar for dollar. Mr. Taylor made the motion that the Board be willing to contribute up to \$250,000 towards the purchase of the Chick Springs project with the proviso that the Board's is the last money in the deal and it will only be given at the at the closing when the project is done and the time limit will allow for an additional six months and the Board will review in October 2008. Mr. Adams seconded. The motion passed unanimously.

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7. **Chisolm Plantation** – Beaufort County – Large tract of 5,087 acres in the ACE Basin. It has 10 miles of frontage on Whale Branch and adjoins a State park. Beaufort County Council agreed to provide \$2,000,000 for this transaction if the entity could obtain \$500,000 from the Conservation Bank as a partner. The landowner has agreed to donate the remainder of the conservation easement value of \$2 million. Beaufort County Open Land Trust will hold the easement. Staff recommendation was to make the grant in the amount of \$500,000. Chairman called for applicant's presentation. Raleigh West for The Trust of Public Land made the presentation. Mr. Taylor stated protecting the ACE Basin is very important and encouraged the Board to approve this request. Mr. Roquemore stated at \$98/acre it is a deal for the taxpayer and we should encourage groups like Beaufort County and others to be partners with the Bank. Mr. Taylor moved to accept the staff's recommendation and Mr. Keys seconded. The motion passed unanimously.

The Chairman called the meeting in recess for lunch to return in one hour.

The Chairman called the meeting to order from lunch recess. The Chairman stated we would change the order to accommodate an individual who had to be at another meeting at 6:00 pm and we would then go back to the previous order.

- w/p*
8. **The Jeremiah Project** – Greenville County – This was brought before the board at a previous meeting and was a considerably larger piece of land at that time. It is part of the Union Bleachery tract that. The project has been downsized to 37.19 acres. It is next to the Rabbit Trail in the City of Greenville and would become part of the Trail. The

Greenville Recreation Commission will make trail and markers and be responsible for the environmental assessment on the remainder of the tract and it would be an urban park. The Jeremiah Project is a Brownfield Project. They asked for \$85,500 and staff recommends committing to the project but due to limited funds to make the grant in the amount of \$50,000. Chairman called for the applicant's presentation. Mr. Joe Farry made the presentation on this tract. Mr. Farry stated this tract would be very accessible to the public using it as a park/trail area in a wetland. It will also be used for educational purposes. Mr. Farry stated the partnerships utilized would include Friends of the Reedy, Upstate Forever and the Greenville Co Recreation Commission. Mr. Roquemore moved to accept the recommendations of staff to award \$50,000 and Mr. Adams seconded. The Chairman asked if a time limit would be applied. Mr. Roquemore recommended through the end of the year to raise the additional funds. Vote called and the motion passed unanimously.

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9. **Cotton Hall/Mt Pleasant** – Jasper County – This is 2,219 acres and is between the SOLO boundary and the ACE Basin. It has almost four miles of frontage on the Coosawhatchie River and I-95 on the other side. This is a great value at \$200/acre. Staff recommendation is to make the grant for \$442,000. Chairman called for the applicant's presentation. Presentation was by Matt Moskwik with TNC. This is a gateway project and bridge between plantations between Beaufort and Yemassee. Ten percent of the easement value is being asked for and the rest will be donated by the landowner. Chairman called for questions or comments. Mr. Adams stated this was a deal at \$200/acre and made the motion to accept staff's recommendation and Mr. Keys seconded. The motion passed unanimously.

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10. **Elliott Tract** – Allendale County – This is 2,310 acres and is a continuation of a SOLO Preserve transaction. The total value of this tract is approximately \$3 million. It has a nice Carolina Bay. Staff recommendation is to fund the grant for \$462,000. Chairman called for applicant's comments. Matt Moskwik for TNC made the presentation. This tract sits within several other previously approved grants. Mr. Adams made the motion to accept the recommendation of staff and seconded by Mr. Roquemore. The Motion passed unanimously.

Mr. Miller asked about the joint venture between Georgia and SC. Mr. Moskwik stated that the Georgia conservation partners are gathering to determine their own conservation priorities along the same stretch of river. TNC and TPL is interested along with the USFWS, the Central Savannah Land Trust, The Georgia Forestry Commission are now gathering and meeting on the same type basis. They don't have the same type funding source as SC does but Mr. Moskwik thinks they have other funding sources and would like to do something as SC has.

w/drawn

11. **Garret Farm** – Oconee County – This is a typical small family farm and is in the historical Tokeena Crossroads easement area. Oconee has match funds and the landowner will be donating 37% of the easement value, 65% is prime soils and has 38% FRPP funds. . The Bank's part would be 25%. Staff recommendation is to make the grant in the amount of \$120,000, which is \$5,000 less than the original request. Chairman called for applicant's presentation. Heather Stevens with Oconee Co SWCD made the presentation. Ms. Stevens provided three handouts (copies incorporated in

the file). Chairman called for comments. Mr. Miller asked if this land was under cultivation. Ms. Stevens stated this is pasture land and not under cultivation but easements do allow for cultivation. Mr. Roquemore moved to accept the staff recommendation, Mr. Miller seconded and the motion passed unanimously.

pd 12. **Graham Farm** – Oconee County – This is essentially the same type of family farm. It is 59% prime soils and adjoins a previous grant. The Bank is being asked to supply 25% of the easement value. Staff recommendation is to make the grant in the amount of \$54,000. Chairman called for comments. Mr. Roquemore stated staff was doing a good job keeping the \$1000/acre on this type of tract and is a good standard. Mr. Roquemore made the motion to accept staff recommendation, Mr. Adams seconded and the motion passed unanimously.

w/o open 13. **Lakemont Colony** – Greenville County – This is a 75 acre tract with large hardwood trees that have been uncut for 75-80 years. In the same viewshed as Asbury Hills. The landowner is willing to donate 80% of the easement value and is important to the Blue Ridge Partnership. Staff recommendation is to make the grant in the amount of \$75,000. Chairman called for applicant's presentation. Dana Leavitt with Upstate Forever made the presentation and provided two maps (copies incorporated in the file). This is a 1920s colony and adjoins Asbury Hills as well as connects to the 40,000 acres Mountain Bridge Wilderness. Consists of an 80 year old oak, hickory and hemlock grove forest. The request is at \$1,000/acre. Mr. Taylor moved to accept the recommendation of staff to grant \$75,000 and Ms. Clark seconded. The motion passed unanimously.

pd 14. **MacDonald Farm** – Sumter Co – This is the number one priority of the Sumter SWCD. It is about five miles outside of Sumter and has development potential. This is a reapplication as it was previously incomplete. It is a typical small family working farm. On part has a WRP existing easement. They originally requested \$207,855, which was less than half the FMV. Staff recommendation initially was for \$181,000 with stipulation to go back and renegotiate the price. Since then Mr. Davant received a letter requesting to lower the request to \$169,000. Based on that he recommended the Board make the grant in the amount of \$169,000. Chairman called for the applicant's presentation. The SSWCD representative had no comments but would answer any questions. Mr. Adams clarified the amount was \$169,000. Mr. Adams made the motion to accept staff's recommendation to award \$169,000 to the applicant and Mr. Taylor seconded. Mr. Taylor asked about the line of no donation made by the landowner. Mr. Davant explained about the time concern for receiving matching funds to keep from losing federal funds. Mr. Lane stated would like to see landowner to make some donation on the easement. Mr. Taylor asked the representative if he could speak to whether the landowner would be willing and/or able to donate up to \$25,000 of the easement. The representative said the 25% donation wouldn't benefit the landowner as they don't have any tax liability. Mr. McShane asked if they could get some other money. Representative stated he had discussed this with the landowner and was informed that if they didn't get the full easement the tract would have to be sold. Mr. Davant reminded the Board that the landowner was not required to make a donation. Mr. Taylor asked to carry over for a short time but address today to allow time to talk to

others about the matter. A vote was called to table the motion for a short time and passed. Mr. Snow reminded that getting everyone in a family at the same table for the same end result is not always easy and recommends not make too stringent on these family farmers. Ms. Clark agreed with Mr. Snow and to evaluate each project on its own merits.

w/drawn

15. **Meggett Creek Park** – Charleston County – This is a fee simple purchase of 8.9 acres in the Town of Meggett on HWY 165. It is next to the new Town Center which was recently renovated. The tract would become a waterfront park and a public boat entry and has an existing dock. It is about 100 feet from the ACE Basin. The Town's partner would be Charleston Greenbelt. They have requested \$210,000 and FMV is \$335,000. Staff recommendation is to fund \$30,000 for this application. Chairman called for applicant's presentation. Mr. Tom Hutto with Meggett Town Council made the presentation. This is a onetime opportunity for the Town. They have asked Charleston Greenbelt for funds and the Town will contribute funds. Mr. Hutto had a slide presentation (copies incorporated in file). Mr. Adams asked how much has Charleston Co Greenbelt promised. Mr. Hutto stated CCGB committed to \$210,000. Mr. Adams asked what would happen if we didn't give the funds. Mr. Hutto stated they had limited funding sources to utilize. Mr. Taylor moved to accept staff's recommendation to award \$30,000 in partnership and Mr. Snow seconded. Mr. Snow asked a question about the remaining funds and where they were coming from. Mr. Hutto stated the Town would go back to CCGC to obtain more funding. Mr. McShane advised Mr. Hutto to meet with him and through DNR the town could utilize water rec funds that specifically go to allow public access for water recreational activities. The county delegation would have to insist on that, but there is another source of funds. The motion was passed unanimously.

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16. **Middleton Place** – Dorchester Co. – This is 1,274 acres tract which is Phase II of the original proposal on Middleton. The first was approved by the Bank covering 3,700 acres and this would bring the total to almost 5,000 acres. This tract is in the Ashley River Historic District. This will finalize the Middleton proposal. Staff recommendation is to make the grant in the amount of \$1,000,000. Chairman called for applicant's presentation. Jason Johnson for The Conservation Fund was present and stated he would answer any questions. Mr. Adams made the motion to fund in accordance with staff's recommendation and Mr. Snow seconded. The motion passed unanimously.

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17. **Nine Times Tract (A)** – Pickens County – This is 560 acres on Scenic HWY 11 and between HWY 178. It contains a very diverse plant and animal population. It has 9,900 feet of frontage on Nine Times Creek. Is currently under DNR WMA management. Upstate Forever has an option and TNC is proposing that they purchase this property. Staff recommendation is to make the grant for \$1,500,000 pending resolution of the WMA issue and working out an agreement with TNC and DNR to maintain public hunting on this property. Mr. McShane stated he wasn't aware of these negotiations but would check further into the matter. Mark Robertson and Kristin Austin with TNC made the presentation. The property was previously owned by Crescent Resources and acquired by Upstate Forever in December. TNC is negotiating to purchase the property and will manage the property as a preserve open to public use. The Bank is committed to having the property designated as a WMA with public hunting. Mr. Snow asked if they

were not intending to restrict hunting on this tract. Mr. Robertson stated they would have the WMA with public hunting. Mr. McShane asked if this was a process for his organization to buy a piece of property in a preserve status and work out an agreement. Mr. Robertson stated they couldn't put a WMA on until they owned it and they call lands they own preserves. Mr. Adams asked if the award was conditional upon keeping the property a WMA, and would that cause a problem. Chairman said he thought DNR work with them. Mr. Robertson said would like to discuss the details with DNR and Mr. Davant to negotiate the WMA. The property has other uses such as educational and recreational. Mr. Adams made the motion to accept the staff recommendation of \$1,500,000 for the tract and Ms. Clark seconded. The motion passed unanimously.

- Carried over pd*
18. **Nine Times Tract B&C** – Pickens County – This is 1,648 acres which is almost identical to the other tract. It is also on a WMA. The amount requested is 75% of FMV which is slightly less than \$6 million. Funding is not available at this time. Staff recommendation is to be very interested in but to carry over to the next meeting to see if negotiations can be done. Mr. McShane stated that he would help in other venues or sources to help with funding. Mr. Snow asked if the Bank would ever be able to fund this large of an amount by itself. Mr. Davant stated maybe previously the Bank could have funded; however, under current circumstances probably not. Dana Leavitt made presentation. This is the largest privately owned parcel in Pickens County. Mr. Leavitt stated Gov Sanford worked with Upstate Forever in negotiating a purchase strategy with Crescent Resources. They have a 2-year purchase option on the property with the condition to put in a contract on the first 567 acres. Mr. Leavitt respectfully deferred the application to another time and they have 16 months to work out their purchase strategy. Mr. Adams made a motion to defer over to the next meeting and discuss the and Mr. Keys seconded. The motion passed unanimously.

- w/drawn*
19. **Odom Tract** – Allendale County - This is 1,770 acres and is a SOLO proposal and part of the Savannah River Preserve. The easement is \$200/acre and contains a Carolina Bay. The request is for \$354,000, which is estimated at 16% of the easement value. Chairman called for the applicant's presentation. Matt Moskwik for TNC made the presentation. This tract connects three previously approved tracts and thanked the Bank for support. Mr. Taylor made a motion to accept the staff recommendation of \$354,000 and Mr. Adams seconded. The motion passed unanimously.

- pd*
20. **Paradise Shrimp Farm** – Charleston County - Chairman Lane excused himself from the meeting due to a possible conflict. Chairman stated after the decision on this tract we would take a 10 minute break. Mr. Miller presided over the review of the application. Before Mr. Davant gave his presentation Mr. McShane excused himself from the review of this application to avoid any potential conflict on his part. Mr. Davant state this is 504.5 acres on HWY 174 with the Intercoastal Waterway on one side on Edisto Island. It is in an area where other grants have been funded. The amount requested is \$333,000 and the FMV is \$4.5 million. They have received funding from Charleston Greenbelt and our contribution is showing a good faith and partnership with Charleston Co Greenbelt. Staff recommendation is to make a grant for \$100,000. Mr. Miller called for the applicant's presentation. Marian Brailsford with Edisto Island Open Land Trust made the presentation. This is in the heart of the ACE Basin. For 3 ½ years it was an active shrimp farm and the past five years has been on and off the market. There are

preserved lands surrounding this property and it has some endangered plants and wildlife. This tract has almost 4,000 feet of waterfront and frontage along SC Hwy 174. This tract has land use including agricultural, wooded uplands, 122 acres of salt marsh, 242 acres of mariculture operations. Unless this property receives a conservation easement it will be developed. The proposal is the 262 acres of woodlands, salt marsh, agricultural fields and freshwater wetlands will remain as is. The 242 acres will be remediated by resculpting the ponds into one or two large ponds and replanted with native plants. It will be wildlife/ ecorecreational land or residential with a maximum of 4 homes. They have negotiated a price of \$1 million for the easement with the landowners which is less than 25% of the appraised easement value of \$4.35 million. Charleston Co Greenbelt has approved \$667,000 and agreed to cover what the SCCB doesn't contribute. Mr. Miller asked if the commitment to restore was assured or not. Ms. Brailsford stated the conservation buyers will have to remediate the property before selling as it is unusable in the present state. Mr. Snow asked if that was in writing and Ms. Brailsford stated she thought it was in the easement. Mr. Taylor asked for clarification of the two options the EIOLT proposed as he had problems with remediation occurring for estate size lots being created. One possible option is it could be sold to Charleston Co PRT and the other option is to have structures on it and there be no more than four primary residences on the property. Mr. Taylor stated he would not vote in favor of the proposal if it may result in creating four estate size lots. Mr. Taylor asked for the recommendation be amended to reflect the SCCB contribution will be made if the conservation easement stay intact or Charleston Co uses for a passive park program and no development of residential homes ever. Mr. Adams asked if amended to have only one residence on the tract would he be more willing to agree to the proposal. Ms. Clark commented that we can't stop people from putting houses on protected properties. Mr. Roquemore clarified that the Bank has done this before by designating specific areas Greenspace and construction only allowed on a specific small acreage. Mr. Snow stated the SCCB is trying to buy into a partnership with Charleston County to restrict it before it's bought which is different than subsidizing a developer. However, once we partner with Charleston Co to restrict what happens and after that we can't control the development after the fact but we now have input in the shaping of how this goes and not subsidizing a developer. Mr. Miller called for a motion. Mr. Snow moved to accept staff's recommendation to fund for \$100,000 and Ms. Clark seconded. Mr. Taylor voted no. Mr. Adams, Ms. Clark, Mr. Keys, Mr. Miller, Mr. Roquemore and Mr. Snow voted yes to approve the recommendation. The Motion passed.

Mr. Miller adjourned the meeting for a ten minute break.

Chairman Lane reconvened the meeting from the break. The application the MacDonald Tract (Item 14) was brought back before the Board.

pd **MacDonald Tr** – Mr. Adams stated his motion was still standing to accept staff's recommendation to make the grant for the revised amount of \$169,000 and Mr. Taylor seconded the motion. Mr. Taylor stated his concerns were addressed and clarified after talking to the representative. Chairman called for a vote. The motion passed unanimously.

pd
21. **Rose Hill Farm Phase I** – Oconee Co – This is 336 acres. The amount requested was \$1,005,000 which is 24% of the FMV. This is a high elevation and mountain property with hardwood ridges and open pastures. Has many rare plants and has seven streams on the property. Adjoins the National Forest on one side and Oconee Station State Park on another side. There is a 50' Lee Falls on the National Forest. There is a 10-11 mile view shed on this property. This was on the market at one time and landowner decided not to sell. There is an adjoining 157 acre tract which has also been submitted. Staff recommendation is to fund for \$750,000. Chairman called for the applicant's presentation. Presentation made by Dana Leavitt with Upstate Forever. It's in the view shed of Stumphouse Mountain, joins the Palmetto Trail and joins the National Forest. Mr. Leavitt stated that the land owner would like to put both tracts into the program and agreed to handle in two phases to make it easier on the Bank. The landowner has assisted in making a trail to Lee Branch Falls through his property to allow public access. The landowner has also agreed to assist/sponsor turkey and deer hunting opportunities for youth impaired hunts, youth hunts, Boy Scout sponsored hunt events. Chairman called for any comments. Chairman asked if the landowner would prefer to handle the two tracts in total or would he be willing to accept the \$750,000 and the Phase II tract be reviewed at the next application period. Mr. Leavitt said he probably would if he had a good faith on the second parcel. Mr. Davant stated his reasoning for reviewing separately was due to the limited funds to approve Phase I and then to review Phase II at the next meeting. Mr. Taylor made the motion to accept staff's recommendation on Phase I for \$750,000 and Mr. Roquemore seconded the motion. The vote called and motion passed unanimously.

w/o carry over
22. **Rose Hill Farm Phase II** – Oconee County – This is 157 acres. Mr. Adams made a motion to carry over until the next meeting and Mr. Taylor seconded. The motion passed unanimously. Mr. Leavitt made the presentation and stated he would go visit the landowner and discuss the proposal of the Bank.

pd
23. **Rosemont Gardens** – Laurens Co – This is 4.5 acres. The adjoining 79 acre tract has been placed under a conservation easement by the landowner. This was the birthplace of Ann Pamela Cunningham in 1816 who was the first person to accomplish public preservation by obtaining and preserving Mt. Vernon in 1858. Rosemont is on the National Historic Register. The original home place will be restored to be used for an interpretative center. The original garden plans have been obtained and plans to replace the original gardens are in place. The Landowner is willing to donate 50% of the FMV. They have requested \$45,000 and staff's recommendation is to make the grant in that amount. Chairman called for applicant's presentation. No one present. Mr. Davant said most of the original plantation chimney is still there and there are four English boxwoods from Mt. Vernon planted on the property. Mr. Roquemore made the motion to accept staff's recommendation to approve for \$45,000 and Mr. Miller seconded. The motion passed unanimously.

w/drawn
24. **Strickland Farm** – Horry Co – This is 32.2 acres. The amount requested is \$147,000 and the FMV is \$588,000. This is a small family farm that does have FRPP funding. Development for this tract is fairly remote at present. The overall value of the application is \$18,261/acre. Mr. Davant request that we carryover if there is some way we can work out a better deal. Chairman called for applicant's presentation. Landowner, William

Strickland made the presentation. The farm has been in the family for generations. Mr. Strickland would like to leave as is and keep the green space. On the backside of the farm is the Granger Mill Pond connecting to his farm. This is a working farm. There is \$294,000 approved from FRPP and survey and appraisal has been done. Mr. Strickland is contributing 25% toward the easement. Mr. Davant asked what the deadline on the FRPP funding was. Was told had to be used this calendar year by 12/31/08. Mr. Davant asked how much a landowner can donate and is it only 25% and that was confirmed. Mr. Roquemore asked if we could give a part or of the \$147,000 or the full amount. The landowner stated he needs the full \$147,000. Mr. Roquemore recommended carry over to the end of the day and Mr. Snow agreed. Chairman stated this would be held over and revisited at the end of the day.

open

25. **Sutherland Tract** – Pickens Co – This is 130 acres and is about 4-5 miles from the Town of Pickens and could be developable for low income housing. It has previously been in the WMA program for public hunting. It has 5,000 feet of frontage on the Twelve Mile Creek on both sides of Red Hill Road and is a tributary to the town's water supply. It has wetlands on it created by an old railroad track right-of-way going across one corner of the property. The landowner will donate 50% of the FMV of the land and would reserve a life estate for him and his wife on the property and then going to the town for a public park or children's camp. The landowner has agreed to a large amount of public access. There are discussions of the town providing some additional funds to help make this happen. The FMV is \$1,047,000. The request is for \$298,170 and staff recommendation is to approve the grant for \$275,000. Mr. Snow asked if this is dependent upon matching funds and Mr. Davant said yes. Chairman called for applicant's presentation. Presentation by Jacqueline Oliver with Upstate Forever and provided a map with statistical info (copy incorporated in file). The landowner is 80 years old and unable to provide any additional financial support. The landowner requests upon his death the property be used for a camp for disabled children. He is willing to convey title immediately for ½ of the FMV. Mr. Miller asked about the appraisal as it appeared high for the area which he is familiar with. A copy of the appraisal was provided for Mr. Miller to review. Mr. Taylor asked is there a local government that made a determination that they want to put low income housing here. Ms. Oliver stated not that she was aware of and Mr. Davant stated there was a comment that it could be developed for low income housing but nothing presently exists. Mr. Snow made a motion to approve the grant at \$225,000 dependent upon matching funds and Mr. Adams seconded. The motion passed unanimously.

add

26. **Toole Tract** – Aiken Co – This is 349 acres located between Salley and Perry. It is in the equestrian development area and has a paved road frontage on both sides of HWY 39. It has a large pond and upland wetland located on it which is part of Dean Swamp. The FMV is \$1,100,000 and the requested amount is \$365,000. Staff recommendation is to approve the grant in the amount of \$250,000. Chairman called for applicant's presentation. Mr. Toole made the presentation. Much of the property in the same area has been sold and the majority subdivided. There are no conservation tracts within a 15-20 mile radius of this area and Mr. Toole and his family wanted to help encourage others to help preserve the area and make others aware of this program. Mr. Roquemore supported what Mr. Toole is attempting to do and moved to grant the request in the amount of \$250,000 and Mr. Keys seconded. Mr. Taylor asked the record

reflect that Mr. Toole is a Lexington County State Representative to eliminate any improprieties. The vote was called and the motion passed unanimously.

open
27. **Tumbling Shoals** – Laurens Co – This is a 650 acre tract. There is 3 miles of frontage on the Reedy River. The price of the easement is \$500/acre and in an area where we don't have many easements. Staff recommendation is to fund the grant for \$300,000. Chairman called for applicant's presentation. Presentation by Dana Leavitt with Upstate Forever. This application is seeking 50% match funding from the SCCB. This project was approved for funding in 2003 by the Reedy River Restoration Implementation Committee; however, the funds have never been released. The landowners have agreed to permit minimal public access on the property for Boy Scout type events, birders, and similar activities. There are negotiations for the sale of approximately 38 acres as a public park where HWY 76 crosses the Reedy River. Mr. Miller made the motion to accept the staff's recommendation to grant \$300,000 and Mr. Roquemore seconded. Mr. Snow asked if the approved money would someday be released from the Restoration Fund. Mr. Leavitt stated he hoped it would be released at some point but he wasn't sure as to when. Chairman called for a vote and the motion passed unanimously.

odd
28. **Rainey Walters** – Oconee County – This is an Oconee Co. SWCD reapplication. This property has 90% prime soils and is a small family farm. The landowner is going to donate 30% which shows a commitment to do what we asked to do at the last Board meeting. Staff recommendation is to fund in the amount of \$80,700, which is less the \$5,000 for closing costs. Chairman called for applicant's presentation. Mr. Roquemore moved to accept the staff's recommendation of \$80,700 and Mr. Miller seconded. The motion passed unanimously.

Mr. Roquemore asked about the funds granted to Rock Hill but hadn't been used and how much of that can we use. Chairman clarified that it was only \$48,000 and that a letter would have to be sent out to notify the entity the funds would revert back to the Bank in 30 days. Mr. Roquemore stated the Bank had spent about \$9.5 million by his numbers but had some concerns on Mr. Strickland's request. With farmlands being harder and harder to preserve he would like for the Bank to reconsider Mr. Strickland's farm. The Chairman asked for some clarification on the landowner donation issue to explain the differences from some applications reviewed and Mr. Strickland's application. Mr. Strickland stated he would allow the school to use for education purposes. Heather Stephens with Oconee Co SWCD explained there has been an addition to the ranking sheet and if the landowner donates a portion of the property they can receive a percentage for that and it is not considered a part of the FRPP percentage. Chairman asked if the Bank were to give them something less could they reshuffle things to make the project work. Chairman stated it was a lot of money on a per acre basis. However, we don't want the other funds committed to go away. The sense of the Bank is we want to help but at this level it will be hard to do and be consistent with the other proposals so we may need to just carry it over and say "sharpen your pencil" and come back. Mr. Sam Ward with SCDNR stated he couldn't speak for Horry Co SWCD as they weren't here today but he would have to refer to Lewis Hay or Heather Stephens to help him on this process works. Mr. Rex Ramsay with Oconee Co SWCD stated it could be made to work with something less but would be difficult to make it work with a lot less. Mr. Adams asked if something could be figured out by the October meeting and Mr. Ramsay responded he couldn't answer on behalf of the Horry Co SWCD. Mr. Taylor made a motion to continue the Strickland matter over until October for

purposes of allowing further reflection on it. Mr. Adams seconded and the motion passed unanimously.

5. **Executive Session** – Chairman adjourned the meeting to go into Executive Session. Prior to going into Executive Session, Mr. Davant recognized the partners of the Board and the partners are the reason the SCCB exists and we appreciate their support for the SCCB and all their efforts to help preserve the State of South Carolina.

Chairman called the meeting to order after Executive Session. Mr. Taylor made a motion to amend the earlier motion regarding the Board's meeting dates to consider the meetings on the fourth Tuesday of June and fourth Tuesday of October and Mr. Adams seconded. The motion carried unanimously.

The next Board meeting was set for Tuesday, October 28, 2008 at 10:00 am. Mr. Adams stated he would check about holding the meeting in Camden, SC and he would contact Ms. Rish with the details of the location.

6. **Adjourn** - The Chairman called for a motion to Adjourn. Mr. Adams made the motion to adjourn and Mr. Miller seconded. The motion carried unanimously





Bd Mtg 6/18/2008

PROPERTY	COUNTY	ACRES	SUBMITTED BY	AMOUNT APPROVED
1 Alston, Roland P. Tract	Sumter	220	Sumter SWCD	\$240,000.00
2 Belfast Plantation - Phase 1	Laurens & Newberry	2,229	SC Dept. of Natural Resources	\$2,000,000.00
3 Bird Point Farm	Anderson	80	Upstate Forever	\$120,000.00
4 Blue Wall Connection - (Blakely & McDiarmid Tracts)	Greenville	136	Naturaland Trust	\$440,000.00
5 ChauRam Expansion	Oconee	122	Upstate Forever	Amount to be determined
6 Chick Springs Natural and Historical Preservation	Greenville	16.5	Chick Springs Historical Society, Inc.	match up to \$250,000.00
7 Chisolm Plantation (Ackerman & Lesesne Tracts)	Beaufort	5,087	TPL	\$500,000.00
8 Coiton Hall/Mount Repose	Jasper	2,210	The Nature Conservancy	\$442,000.00
9 Elliott Tract	Allendale	2,310	The Nature Conservancy	\$462,000.00
10 Garrett, Richard M.	Oconee	120	Oconee Co. SWCD	\$120,000.00
11 Graham, Harry and Victoria S.	Oconee	54.5	Oconee Co. SWCD	\$54,000.00
12 Jeremiah Project (not sure about acres and fair market)	Greenville	37.19	The Jeremiah Project, Inc.	\$50,000 match funds
13 Lakemont Colony	Greenville	75	Upstate Forever	\$75,000.00
14 Macdonald & Sons Farm, Inc.	Sumter	181.6	Sumter SWCD	\$169,000.00
15 Meggett Creek Park	Charleston	8.9	Town of Meggett	\$30,000.00
16 Middleton Place/Edmondston-Alston Family Trust	Dorchester	1,274	The Conservation Fund	\$1,000,000.00
17 Nine Times Tract B and C	Pickens	1,648	Upstate Forever	commitment to proposal-no funds at this time.
18 Nine Times Tract	Pickens	560	The Nature Conservancy	1,500,000.00 pending resolution of GMA issue.
19 Odum Tract	Allendale	1,770	The Nature Conservancy	\$354,000.00
20 Paradise Shrimp Farms	Charleston	504.5	Edisto Island Open Land Trust	\$100,000.00
21 Rose Hill Farm Phase 1	Oconee	336	Upstate Forever	\$750,000.00
22 Rose Hill Farm Phase 2	Oconee	157	Upstate Forever	Carry-over
23 Rosemont Preservation Society	Laurens	4.5	Rosemont Preservation Society	\$45,000.00
24 Strickland, William (Strickland Farm)	Horry	32.2	Horry County Conservation District	carry over
25 Sutherland Property	Pickens	130	Upstate Forever	\$225,000.00
26 Toole Tract	Aiken	349.39	Aiken Co. Land Trust	\$250,000.00
27 Tumbling Shoals	Laurens	650	Upstate Forever	\$300,000.00
28 Walters, Rainey	Oconee	80.7	Oconee Co. SWCD	\$80,700.00
TOTALS		20,383.98		

DATE	DESCRIPTION	AMOUNT	BALANCE
10/1	Opening Balance		100.00
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