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SOUTH CAROLINA CONSERVATION BANK
Wednesday, June 20, 2007
South Carolina Governor's School for the Arts & Humanities
Administration Building – Loggia Room
15 University Street
Greenville, SC

MINUTES

The regular meeting of the Board of the South Carolina Conservation Bank (SCCB) was held at 10:00 am on Wednesday, June 20, 2007 at the South Carolina Governor's School for the Arts & Humanities, 15 University Street, Greenville, 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, and Ex-Officio Members Michael G. McShane for SCDNR, Phil Gaines for SCPRT, and Frank A. McLeod, III for SC Forestry Commission.

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 thanked the City of Greenville and everyone who helped with the accommodations for the meeting. Chairman Lane also stated the Board looked forward to having the meetings in areas throughout the state. Chairman Lane stated that the Freedom of Information Act guidelines had been met. Chairman Lane thanked Mary Hayes Hughley with Upstate Forever and Sara Elmore of the SC Governor's School for setting up the meeting. Chairman Lane also thanked Donald Beckie, President of the SC Governor's School for Arts & Humanities and the School's Cabinet for allowing the SCCB to hold it's meeting at their facility.

2. Adoption of Minutes

Chairman Lane stated that the minutes from the October 24, 2006 meeting had been distributed to all Board members and asked if there were any questions or comments. There being no comments, Chairman Lane asked for a motion to approve the minutes. Vice-Chairman Thomas Miller made the motion to adopt the minutes and Mr. James Roquemore seconded the motion and the motion carried unanimously.

3. Old Business

Chairman Lane stated that the meeting may be lengthy and we would adjourn at 12:30 pm for lunch and return at 1:45pm. Chairman Lane also notified all Board members and guests they could do a tour of the Governor's School but had to check in at the desk to obtain a pass.

A) Introduction of Business Manager

Chairman Lane introduced the new SCCB Executive Assistant (Business Manager), Margie Rish and all Board members welcomed her.

B) New Web Site

Chairman Lane stated the SCCB new web site was up and running and recommended every one to visit the web site. Chairman Lane also asked if there were any changes or improvements they would like to see on the web site. Mr. Ben Keys stated would like to see the Bank accept an application on-line someday.

C) Updates on Outstanding Grants

Chairman Lane asked Marvin Davant to provide the update on outstanding grants. Mr. Davant provided the following updates:

1. . Mr. Davant has received a request from Trust of Public Lands (TPL) for an extension of time as there are some issues the landowner is checking on the Management Plan. Mr. Davant stated that TPL needs more time to raise the rest of the private funding, which will probably work out fine. Mr. Davant recommended that they be given the time.

Chairman Lane asked how long?

Mr. Davant stated TPL is hoping to close sometime in October.

Mr. Miller asked, "How long do you need?"

Slade Gleaton, Director for TPL responded stating in his memo to the SCCB that TPL would need till the end of 2007. Mr. Gleaton stated that was TPL's target and TPL should definitely have the funding in place by that time.

. Mr. McShane stated he wanted to see extension approved but noted that the General Assembly criticized this year for having this money and it appeared that SCCB had reserves that were not spent. Mr. McShane stated Mr. Davant addressed this issue. Mr. McShane asked if a date were set is TPL in a position where it could close on the property within the time frame. Mr. McShane stated if extended into the next Legislative Session, it may be a

problem for the SCCB if it goes back to the General Assembly for regular or additional funding.

Mr. Gleaton stated that TPL could do that. He also stated TPL would go back to the landowner and there is a timing issue. There are different possibilities but Mr. Gleaton stated they are trying to close as quickly as possible.

Chairman Lane stated to extend the time a motion would have to be made. There was some discussion as to when the General Assembly went into session. Mr. McShane reminded if extension of time is very long it could be a problem for the Bank in the next legislative session. Mr. Roquemore made the motion to grant TPL an extension of time; Mr. Adams seconded the motion and the motion carried unanimously.

2. Mr. Davant stated that the Heritage tract is closer to finalization. DNR is working with Crescent Resources. It is close to a closing date and this is a very strategic piece of property.
3. Mr. Davant discussed the Alexander Tract strategic property in the mountain area on the North Carolina line. PRT and Conservation Fund are working together in surveying and about finished. They are having a problem finding a match property the landowner wants.
4. Mr. Davant discussed the Blackmon Tract in Aiken County. Aiken County Open Land Trust we committed \$800,000 to the project of 151 acres. The property was resurveyed and is 131 acres and the appraisal value was \$6,000.00 an acre. The owner has agreed to \$4,400 an acre saving the Bank \$375,000. Heritage Trust is contributing \$100,000 on this property plus closing costs.
5. Mr. Davant stated that on the Ashley River project the deeds were beginning to be recorded at the Courthouse and deferred any additional comments to Chairman Lane. Chairman Lane stated the whole project was coming together and would be completed this year. The Uxford) deed has been recorded and the ACRET(The Ashley River Environmental Trust Funding) will be available at the end of July which will acquire the Millbrook Easement. The Ashley River Assn. will accept the County Park portion which is in litigation and will close by the end of the year.
6. Mr. Davant discussed Tokeena Farms. The match money is now available from NRCS and once received we can close out hopefully within the next couple of weeks.

Mr. Davant explained about the end of the year money that may appear to be surplus but is actually committed funds. There were no leftover funds at the end of the year.

D) Update on Savannah River Proposal by Noel Thorn

Mr. Davant discussed a meeting that was held with Forestry Commissioners and foresters and Noel Thorn to discuss the Savannah River Preserve to better explain what is being done. Mr. Thorn will help give a better understanding of how the Preserve is being utilized.

Mr. Thorn stated all involved spent \$2.8 million last year protecting lands in Savannah River Lowcountry area. There is an opportunity to protect 500,000 to 700,000 acres of Savannah River Corridor from Hardeeville to Aiken/Savannah River site. Mr. Thorn explained the purpose and process of the program in working with private landowners to help protect existing landscape. Mr. Thorn displayed a map of the Savannah River Proposal area. Map showed an area in Beaufort and Jasper Cos. approved for development and displayed the 100 miles of Savannah River area of undeveloped land and tracts marked where landowners have been approached about conservation easements. Mr. Thorn stated they are working on a program to raise money (\$50 million) and they will come to the Bank for a part, from Conservation Easement donations, and donations from public and private foundations. Working with Thomas & Hutto Engineering to establish that drinking water needs to be protected for the area and other businesses for economic reasons for protection. Mr. Thorn stated that the Groton Plantation property was being withdrawn from the properties for review by the Board later in the meeting. Mr. Thorn stated his group has various applications coming in the fall totaling 23,000 acres. Thanked the Bank for its support.

Mr. Keys asked Mr. Thorn what Georgia is doing on their side? Mr. Thorn stated very little is being done and explained the differences with South Carolina and Georgia and fund raising.

Mr. McShane addressed the matter of SC and Georgia's Governors recognizing the Savannah River as a shared border river and the water issues between SC, GA and NC..

4. Conservation Bank Book – Tommy Wyche

Mr. Davant addressed the Bank and guests prior to Mr. Wyche's presentation explaining about the Book and its purpose.

Mr. Wyche made presentation about the Book and how important it is to make the public aware of what the Conservation Bank is and does. Mr. Wyche stated he will volunteer to write, design, illustrate and photograph at no charge to the Bank. Mr. Wyche wants to make legislators and public aware of the Bank and what it does. This will be a coffee table type book which explains the source of financing and the procedures followed after making a request for funds and the Bank Board would have the discretion as whether to proceed, once completed, whether to publish or not. Board is under no obligation.

Mr. Keys made a motion to move forward with Mr. Wyche's proposal to draft the Conservation Bank Book. Mr. Miller seconded the motion and was unanimously passed.

Chairman Lane thanked Mr. Wyche for his willingness to undertake this project.

5. NEW BUSINESS

A.) Bank Review Position and Budgetary Proposal

Chairman Lane asked Mr. Davant to review budget. Mr. Davant addressed the Board as to revenues and budgetary matters. Mr. Davant stated that the Bank would have \$1,100,000 at the end of June. Last year the Bank received a little over \$20 million but the last five out of six months revenue has been down but May was back up. Mr. Davant stated he estimated \$18 million in revenue from Documentary Stamps. Mr. Davant stated that the Bank would receive \$5 million in the budget from the General Assembly for additional funding. Mr. Davant stated with all revenues the Bank would have \$23 - \$24 million for 2008. Mr. Davant proposes to spend half of the money with the current proposals and review the July and March applications to see what proposals exist and anticipates applications from SCDNR and many others. Mr. Davant stated some proposals presented would be deferred until the July applications were received.

Chairman Lane addressed the comments of Mr. Davant to the Board to be mindful of the money available in reviewing each project and what the Bank can or cannot do.

B) Discussion and Vote on Conservation Proposals and Funding Levels for the March 31, 2007 Filing Period.

Chairman Lane explained the process in reviewing the application as Mr. Davant would present and explain the project and staff recommendations. The Applicant would be allowed to speak but try to keep comments to 5-10 minutes, then the Board would discuss, ask questions and vote. Mr. Davant began presentations.

1. Asbury Hills – owned by Methodist Church Foundation

This property is located between four state parks; has water falls, great cliffs, and beautiful property. Mr. Davant's staff recommendation is \$3 million now or fund for \$4 million over two years and discussed the reasoning for his recommendation.

Phil Gaines with PRT commented about the view shed for the area discussing its most accessible view shed of the Blue Ridge escarpment with significant geological features, great public access – ADA accessible. It is a signature view of the State. Mr. Davant stated he would negotiate with the Foundation on behalf of the Board to work within the parameters established for the recommendation.

Chairman Lane asked if the applicant would like to make a presentation. Christen Austin with The Nature Conservancy in the upstate of SC with assistance of George Schackel, Director of The Naturaland Trust made the presentation. Ms. Austin presented three exhibits relevant to the area and explained each exhibit (no copy provided for the minutes). The first exhibit displayed the location of Asbury Hills. In the second exhibit Ms. Austin noted the Asbury Hills area is one of the last large forest blocks unprotected in the escarpment and it connects to Table Rock Reservoir and Cesar's Head State Park. The third exhibit noted Asbury Hills is a biological hot spot within the Blue Ridge area. The area has numerous rare and endangered animal and plant species throughout the area and the area harbors an important freshwater stream in the state, Matthews Creek which flows throughout the property. Ms. Austin recognized Don Redmon, a Board member of the Methodist Church Foundation present at the meeting and thanked the Board for their consideration

Mr. McShane asked if the original request was for \$5.6 million and asked if there were other dollars going into the donation. Mr. Davant stated there were other donations along with the land. There were discussions as to the qualification for a tax credit which the Foundation doesn't qualify for. Mr. McShane asked in lieu of the two-year route could some be approved now and then reconsider approving more in the second half of the year? Mr. Davant, Chairman Lane and others discussed back and forth and all agreed Asbury Hills was a vital area; however the mathematics needed to be worked out. Chairman Lane clarified that the recommendation of the Staff. Mr. McShane and Mr. Miller both raised concerns over allowing

matter to continue over a two year period. Mr. Miller asked if Bank could provide a portion now and an option on the balance. Additional discussions continued regarding the proposal. Ms. Clark stated concerns for extending for several years and proposed the Bank provide the maximum it could commit now and the Foundation could resubmit for more at a later time. Ms. Clark made this into a motion and additional discussions and concerns followed.

Chairman Lane state that a Motion to approve \$3.75 million that allows a commitment to this project with a sunset by the next meeting in October 2007 and all Mr. Davant to work with the applicant to finalize the deal by the October meeting and the funds are committed to this project up until that time. The motion was made by Andrea Clark and seconded by Mr. Miller. There was no further discussion and the motion carried unanimously.

2. Batten-Boggy Tract – 315 acres in Hampton Co.

This property is located in Hampton County and Chairman Lane asked about the tax credit relevant to this application. Mr. Davant discussed about the tax credit and these discussions were deferred to Executive Session.

No one was present on behalf of the Applicant. Mr. Noel Thorn addressed the tax credit matter stating that this credit was going to the Conservation Bank. There were further discussion about the tax credit and where it would go. Chairman Lane asked that it be directed to the Conservation Bank or to a conservation organization. Chairman Lane added further clarification of the tax credit. Chairman Lane asked for a motion for approval of the application. Mr. Roquemore moved for the motion to approve the application for \$78,750 and Mr. Adams seconded and the motion carried unanimously.

3. Boyd Pond – 84 acres in Aiken Co – owned by Savannah River Employees Association

This property is intended to be a recreational park. Aiken Co Open Land Trust is working with the Employees Association. Mr. Davant's recommendation was to wait and until after the July applications are submitted to see what funding is available.

Mr. McShane asked if the Aiken County portion they are paying at risk?

Bryan Sanders stated the funding is not at risk but they are fighting a developer for the property. Mr. Sanders with assistance of Aiken County Assessor's Office presented information this project would actually be

preserving an additional 35 acres (129 total acres) with the new survey from the Aiken Co. Assessor's Office (copy not provided for minutes). Mr. Sanders stated bottom line they need \$900,000 to make this project work. Discussions went back and forth with various Board members and Mr. Sanders. Mr. Sanders state the money was \$1 million from Aiken County; \$100,000 from State relk(??) money and the \$900,000 could make or break the project. Chairman Lane asked "if approval was delayed, would it kill the deal?" Mr. Sanders state it would not and the owner would give them more time the big issue is the money. There were further discussions about the time factor, funding, and deferment. Mr. McShane asked "is there anywhere else you could get any portion of the \$900,000?" Mr. Sanders stated the City didn't want to contribute but offered a loan up to \$250,000. Mr. Sanders stated that if application was deferred would allow more time. Mr. Davant stated this project would be 100% public access and suggested that the application be held till July 31 with next set of applications and review money. There were additional discussions among the Board members. Chairman Lane stated the staff recommendation is to defer this application and motion that adding more acreage and finding more money would improve score. Mr. Davant stated the existing application would be rolled over in the July application period automatically and the application could be amended during that time. Chairman Land asked for a motion and Mr. Roquemore moved to have this application deferred to the July applications. Mr. Adams seconded the motion and the motion carried unanimously.

4. Bryan Dairy – 951 acres on Johns Island – Charleston County

The request was for \$425,000 and the fair market value is \$8.5 million. This has 3,000 frontage on the Kiawah River. The Charleston County Greenspace Committee has agreed to fund the property reducing the requested amount by 50% changing requested amount to \$212,500 for the 951 acres. Mr. McShane noted this is less than \$250 per acre. Chairman Lane stated that the easement is 2/3ds donated and 1/3 funded and the purchase is at 10% of the market value. Mr. Lewis Hay with Lowcountry Land Trust commented that \$8.5 million is based on a two-year old appraisal. Chairman asked for a motion for approval of the application. Mr. Miller moved for the motion to approve the application for \$212,500 and Mr. Roquemore seconded the motion and unanimously passed.

5. Bugby Plantation – 525 acres on Wadmalaw Island, Charleston County

The property has 11,000 feet of frontage on Bohicket Creek. The landowner will donate 2/3ds of the easement and Charleston Greenspace has agreed to fund lowering the amount requested from the Bank to

\$800,000 for the 525 acres. Mr. McShane presented a map of the area and displayed additional property already protected on Wadmalaw Island. Mr. Lewis Hay commented on the application. Chairman Lane commented about this is a working farm and had some additional discussion. Ms. Clark made the motion the application be funded for the \$800,000 and Mr. Adams seconded the motion. The motion unanimously passed.

6. Donoho Farms – 2,032 acres in Marlboro County

The Fair Market Value is \$3.45 million and is a working family farm. It has a 1,092 acre Carolina Bay on the property. Landowner is willing to donate 50% of the easement. The request is for \$800,000 and Mr. Davant recommended approval.

Jenny Williamson with the Pee Dee Land Trust presented information about the application. Mr. Buddy Calhoun and other family members own the farm the area and was at the meeting. This property has been farmed by the Calhoun family for at least 100 years and plan to continue farming. A plan for limited public access for school programs and children and any University research programs. Mr. Miller asked if there was any archeological significance in the area. Mr. Calhoun stated some arrowheads may be found. Mr. Davant stated this was less than \$400 an acre for the easement. There were some discussions among the Board. Mr. Miller made a motion that the Board follow staff's recommendation and fund this application for \$800,000. The motion was seconded by Ms. Clark and was unanimously passed.

7. Cotton Hills Farm – 870 acres in Chester & York Counties

The tract's market value is \$3.9 million. The Land Trust will provide \$300,000 for a match and the landowner will donate the remainder. It adjoins a 4,500 acres protected tract. The farm is open to the public to see how it operates and it had 5,000 visitors to the farm last year. It is an ecotourism type farm. The staff recommendation is to fund the request. Mr. Jeff Wilson made a presentation with the assistance of his son Jeb Wilson and daughter Brooke. Mr. Wilson gave a history of the farm, explained how the farm operates and described what the farm does to educate the public about farming with a PowerPoint presentation. Mr. Wilson stated the farm sees 4,000 to 5,000 school children a year in various programs they utilize to demonstrate how a farm operates. Mr. Wilson stated the farm is open to the public to show and teach about farming. Chairman Lane asked about the 4,500 adjoining acreage. Mr. Lindsey Pettis addressed this issue and stated this was not actually adjoining. Mr. Pettis stated that York County Forever will contribute \$300,000 and Nations Ford Land Trust will assist with the easement on

the York County side. The Katawba Valley Land Trust will do the Chester County side. Chairman Lane called for any discussion and Mr. Roquemore liked the encouragement of farms and farming and thought a great opportunity for farmers and environmental groups to work together. Mr. Roquemore moved to accept the proposal. Chairman Lane addressed the tax credit issue and that the Bank is being asked to fund \$1 million. Chairman Lane asked if the landowner could donate a higher portion of the easement they could receive the State tax credit and could use 100% of his charitable donation and additional discussions over the tax credit and how to better help the landowner and the Bank. Chairman Lane recommended that the Bank fund at a lesser amount and the landowner make a larger charitable donation. There were various discussions. Mr. McShane suggested the approved amount be reduced by \$217,500. Mr. Roquemore asked about the applicants understanding of the charitable donations. Mr. Davant state has not been done by the Bank and it's not statutorily required, but we can work something up. Chairman Lane called for a motion and Mr. McShane suggested that the Bank move forward on the approval of \$782,500. Mr. Adams made the motion and Mr. Miller seconded the motion. The motion unanimously passed.

Mr. Dwight _____ with a division of NRCS addressed the Board.

Chairman Lane called for a ten-minute break.

Chairman Lane called the meeting back in order and that one of the previous applications was being brought back for discussion on Asbury Hills' project. Mr. Davant stated that the Foundation individuals present made an offer to settle the Conservation Easement issue for \$3.75 million and Mr. Davant called Mr. Tommy Wyche to speak on this matter. Mr. Wyche stated the amended amount was correct. Mr. McShane asked how quickly this would be concluded. Mr. Wyche stated if funding received the matter could be concluded within the next 90 days. Mr. Davant recommended we accept the offer and approve the \$3.75 million with the transaction to be finalized with 90 days. Mr. Roquemore moved for the recommendation to be approved and Mr. Miller seconded. The motion unanimously passed. Chairman Lane thanked everyone involved.

Mr. Davant requested the show of appreciated to the landowners for their willingness to participate in this program.

8. Creek Farms – 77.7 acres in Colleton County

This property went before the Charleston Greenspace Committee and was deferred so the Land Trust could go back and talk to the landowner for changes in the value of the property. This was completed and changes

were made only a few days ago. Mr. Davant recommended this be deferred to the July submission. Chairman Lane added to Mr. Davant's comments and recommended an NAI appraisal be done on Creek Farms which was done. No one made a presentation. Mr. Davant asked that Creek Farms and Indigo Farms (No. 13) be deferred as they are basically the same circumstances. Chairman Lane asked Mr. Davant to encourage group to get an NAI appraisal on both properties. Mr. McShane asked if a motion to defer Project 8-Creek Farm and 13-Indigo Farm from Edisto Open Land Trust to the October meeting. Mr. Adams made this into a motion and the motion was seconded by Ms. Clark and the motion carried unanimously.

9. Cypress Creek II – 2,909 acres in Jasper County

This property is in the Savannah River Preserve and the amount requested is \$1,090,875. This calculates to \$250 per acre and the landowner will donate the tax credit to the Bank. Mr. Davant's recommendation is to accept the grant. Mr. Roquemore moved for the approval, Mr. Miller seconded the motion and the motion unanimously passed.

10. Cypress Creek III – 346 acres in Jasper County

This property is in the Savannah River Preserve area owned by Mr. Carswell who is pushing the conservation issue in his area. Mr. Carswell previously was against the Bank and is now a strong supporter. This will be at a cost of \$250 per acre to the Bank. Chairman Lane asked Lewis Hay if the tax credit was going back to the Bank and reiterated as to how Mr. Carswell is a promoter of the conservation movement. Chairman Lane called for a motion and Mr. Miller moved for approval of this application. Mr. Roquemore seconded the motion and the motion passed unanimously

11. Groton Tract – 15, 316 acres in Allendale & Hampton County

Mr. Davant stated there have been issues with this property and the applicants are not prepared to move forwarded therefore this application is being withdrawn at this time. Chairman Lane discussed some of the issues and may be submitted at a later date.

12. Horse Trail Tract – 171 acres in Abbeville Co.

The amount requested is half of the FMV and is a fee purchase. This is an inholding in the Sumter National Forest and will have a forest management plan. This is private property that is on the Long Cane horse trail but no a part of the trail. If grant approved, this will become part of the trail. Mr. Davant recommended the grant be approved. Sarah Hartman with The Nature Conservancy made a presentation. Chairman Lane called for a motion to approve the staff's recommendation. Mr. Adams moved for the motion and Mr. Miller seconded the motion. The motion unanimously passed.

13. Indigo Farms – deferred to July (refer to Item 8)

14. Jeremiah Project – 37.19 acres in Greenville County

It is requested this be stricken from the agenda. Mr. Joe Ferry contacted Mr. Davant stating option had been transferred to another party.

15. Lake Conestee Nature Park – 11.8 acres in Greenville County

The amount requested is \$99,800. The adjoining property (69 acres) is owned by the City of Greenville and is to be donated as part of the Lake Conestee Nature Park. The adjoining property is valued at \$.5 million. The grant money will be used for the walking trails and nature park on the Reedy River section. This is a continuation of the Bank's investment in the Lake Conestee Nature Park area. The City is donating an additional 202 acre landfill to be part of the park. The staff recommendation is to grant the request. Jeff Beacham, Executive Director for the Conestee Foundation made a presentation and distributed two maps (copy attached to minutes) and explained how the Park has grown over the years. Western Carolina Sewer Authority is partnering with the Conestee Foundation for this project. Chairman Lane asked as to how much total acreage would be in the park and Mr. Beacham stated a little over 600 acres. The park would stretch from Conestee Dam up to Western Carolina. Mr. McShane asked about the area with the old stadium and Mr. Beacham stated is it in another project. Mr. Keys stated he sets on the Board and would reframe from voting but does support the project. Ms.

Clark moved to fund the grant as requested and Mr. Adams second the motion. The motion passed unanimously.

Chairman Lane called for a lunch break at 12:30 and to reconvene at 1:45 pm.

Chairman Lane reconvened the meeting.

16. Lake Jemiki – 129.16 acres – Oconee County

This property contains the first manmade lake in Oconee County and the property adjoins the Sumter National Forest. The landowner will donate three fourths of the value and has asked for \$155,000 from the conservation bank. Ms. Jacqueline Oliver with Upstate Forever made a presentation stating three important mountain streams flow into the property; several rare plants on the property; and this is upstream of the City of Walhalla drinking supply and affects the water source. Chairman Lane asked for any discussion. Mr. Roquemore moved for the application to be approved and Mr. Miller seconded the motion. The motion passed unanimously.

17. Lawton-Boggy – 295 acres in Hampton County

This is located in the Savannah River Preserve area and borders the SCDNR Webb Center. The applicant is requesting 20% of the easement value. Chairman Lane asked if the Bank was receiving the tax credit. The staff recommendation was to accept the application. Mr. Roquemore made the motion that at \$250 an acre and the Bank accept the application. Ms. Clark seconded the motion and the motion unanimously passed.

18. Lemon Island-Malphrus – 162 acres in Beaufort County

19. McLeod Tract – 375 acres in Beaufort County

These properties are similar circumstances. The McLeod Tract was discussed first. This property is actually 900(+) acres with 425 acres that will be developed but the extent of development is unclear. The FMV of the property is \$8 million and the request is for \$1 million. The staff concerns related to the applicant wanting to reserve 16 units on the marsh with one unit being one home site. Staff would like to see a plan for clustering the homes and even relocating off the marsh if possible. A public park is planned for part of the area. Staff would like to know what funding is coming from the Marine Air Base and City of Beaufort.

The Lemon Island property has a FMV of \$4 million and the applicant is requesting \$1 million. By having an easement on the property may deter development across the Board River. Staff has received 35 letters from

supporters of the Lemon Island tract. The staff recommendation is to provide some money, but less than \$1 million and see how the Marine Air base and City of Beaufort participate. Staff recommendation is to commit \$500,000 to each project and see how it progresses. Chairman Lane called for the application to make a presentation.

Slade Gleaton, State Director for Trust for Public Land with Frederick Lewis from TPL and Chris Marsh with the Lowcountry Institute made a presentation. Mr. Gleaton discussed some history matters to provide a better understanding of how this project has developed. The program involves rural lands with conservation focus, lands with historic significance and lands in the path of development and/or lands that help to curb sprawl. Mr. Gleaton asked Chris Marsh to give the biological importance of the Lemon Island tract. Mr. Marsh made a presentation on protecting the Port Royal Sound and the avenues taken to protect various areas. The Lowcountry Institute is pushing for a Marine Preserve for about 25,000 acres in the center area going to the middle of Port Royal Sound. The area is used by locals for fishing and development in the area would hinder the fishing and contribute to runoff and long term environmental damages. There is a 9.5 acre tract adjacent to Lemon Island which cannot be developed without water and sewer. Mr. Marsh distributed a pamphlet about Port Royal Sound and the significance of protecting (copy attached).

Ms. Clark stated not a question of the property value but the issue of the mechanics that need clarification. Mr. Gleaton explained more specifics relating to the mechanics and the Beaufort County funding. The County Council has different degrees of support and they agreed to fund 50% but TPL had to raise additional outside capital. TPL hasn't been able to raise any additional funding and can't anticipate what the Beaufort County Council will provide as that funding is dependent upon what is obtained from the Bank. Chairman Lane discussed attending a meeting in Beaufort and got the feel that if the Bank provided some level of funding the County would find a way to complete the project. Mr. Gleaton went into more detail and displayed some maps to help explain the potential conservation of the area with various partners including the Marine Corps, Beaufort County, City of Beaufort and hopefully SCCB. Mr. Gleaton explained about working the proposal to protect both the southern side and bring a cap to the northern side. Mr. Gleaton stated the NAI appraisal was \$18 million for the 375 acres. Mr. Gleaton discussed a trail along the water frontage and a donation for a park site (62 acres donation). Mr. McShane and Mr. Roquemore agreed about participation at some level but had concerns about the 16 homes. Chairman Lane stated the Bank could approve the money subject to a plan and have the applicant come back to the Bank with the plan for approval. Ms. Clark discussed the letters and phone calls she received regarding the Lemon Island tract and feels would

be good to protect and stop the development. Chairman Lane stated that Dean Moss informed him if the Bank funded both tracts at some level it would help go a long way. Mr. Davant stated he talked to Mr. Moss and agreed with the \$500,000 on each tract. Mr. Roquemore stated would agree to \$500,000 on each tract and consider more based on the plan.

Mr. McShane reiterated Mr. Roquemore's motion that the Bank award \$500,000 on each tract with contingencies to give Mr. Davant the discretion to come back to the Bank for an approval on those contingencies. Ms. Clark seconded the motion and the motion passed unanimously.

20. Middleton Place – 5,685 acres in Charleston County

The property is in the Historic District and the FMV is in excess of \$20 million. The applicant is asking for \$3 million. The staff recommendation is to approve \$2 million and see if The Conservation Fund can provide some additional funding. Jason Johnson with The Conservation Fund made a presentation on the property. Mr. Johnson stated they are submitting an application for \$1 million to NAWCA and funding from the Bank would help in finalize. Chairman Lane stated there are 3,750 acres which is a no development easement on the property which will be held by Ducks Unlimited and the balance of the property will have specific impervious surface held by the City of Charleston which will be clustered. Chairman Lane called for any discussion. Mr. Roquemore moved the staff recommendation be accepted. Ms. Clark seconded the motion and the motion passed unanimously. Mr. McShane asked that the minutes reflect the project would close this calendar year.

21. Merchants Bank – lot and building in Richland County

This is a historical site in Eastover, South Carolina and is on the historical register. The applicant wants to restore and utilize as a Welcome Center for that area. The staff recommendation was to fund the project for historic proposal. Ms. Ann Pringle-Washington made a presentation about the building. The building is on less than one acre of land has housed the Merchant's Bank, a library, a hardware store and once a doctor's office. The request is to restore the building as close to original as possible and utilize. Mr. Miller asked about the operating expenses and funding. Ms. Washington stated funding has been addressed and sufficient to handle the operating expenses. The USDA has indicated willingness to assist with the restoration of facility. Chairman Lane called for any discussion and a motion. Mr. Roquemore moved to accept the proposal as presented and Mr. Keys seconded the motion. The motion passed unanimously.

22. Oak Grove Farms – 209 acres on Wadmalaw Island, Charleston County

The FMV is in excess of \$7 million and the landowner will donate 2/3 of the easement. The amount requested is \$177,000. The staff recommendation is to approve the request. Chairman Lane called for applicant presentation. Sara Hartman with The Nature Conservancy made the presentation. The property has over 2,000 feet of frontage on Church Creek. Chairman Lane called for discussion and several Board members agreed appeared to be a great buy. Chairman Lane called for a motion. Mr. Miller moved to accept the staff recommendation and approve the \$177,000. Mr. Roquemore seconded and the motion passed unanimously.

23. Paris Tract – 67 acres in Spartanburg County

This is located in northwest part of Spartanburg on the North Tyger River. The request is for \$1,150,000. The total value is \$1,210,150. The staff recommendation is to rollover to the July application period to review funding at that time. Presentation made by Mary Walters with SPACE. This would protect 2,500 feet on the north side of the River and protect other species and habitats. There will be public access from dawn to dusk. There was discussion among the Board members and Mr. Davant relating to additional funding from other sources. The Board would be willing to commit 50% if the applicant can come up with additional funding for the other 50%. Chairman Lane called for a motion. Ms. Clark made the motion to carry this project over and submit it at the next meeting hopefully with additional funding sources. Mr. Miller seconded the motion and the motion passed unanimously.

24. Rocky Fork Farm and Chatooga Valley Farm

This was one proposal for two tracts totaling 263 acres in Oconee County. The Chatooga Valley Farm is on Long Creek a tributary to the Chatooga River. The landowner wants to make a commercial investment near the lake with cabins and a retail establishment. As of 6/19/07 the landowner was willing to donate 50% on one tract and 75% on the other tract but changed. Dana Leavitt with Upstate Forever made a presentation. Both farms are owned by the same landowner and adjoin Sumter National Forest. First, Rocky Fork Farm has a 35% common border to the National Forest with five tributaries to Rocky Fork Creek. The applicant is requesting a 25% match of the funds and the landowner will donate the remaining 75% of the conservation value. If funded, it will provide limited public access to small groups. Part of the conservation management would include the best agricultural management and timber practices. The Chatooga Valley Farm is a historic apple orchard and has a 50%

common border with the Sumter National Forest. This is the headwater to the Long Creek a tributary to the Chatooga River. The landowner is requesting a 50% match of the conservation value and he would donate the remainder. This would allow moderate public access for small to medium groups at different times during the year. The landowner wants to protect the farm with a working Conservation Agreement and promote SC Heritage through an agricultural plan. The rental cabins are limited to six about 500 square feet each and an event center outside of the conservation area and a 100 foot buffer on the water sources. The amount requested for Rocky Fork is \$136,500 and \$462,000 for the Chatooga tract. Mr. Davant says Rocky Fork is possible at \$136,500 but the Chatooga should be deferred to the July applications. Chairman Lane asked if delayed until the October meeting would it kill the project. Mr. Leavitt said delaying would not kill the easement but asked for consideration of one tract if possible. Chairman Lane called for a motion. Mr. Roquemore made the motion to approve the Rocky Fork Farm at \$135,000 and roll the Chatooga Valley Farm over till the October meeting. The motion was seconded by Ms. Clark and was unanimously passed.

25. Sand Creek Farms – 217 acres in Charleston County

This property has been withdrawn by the landowner and will submit at a later time.

26. Sosnowski Tract, LLC – 178 acres in Charleston County

27. Fred Sosnowski Tract – 158 acres in Charleston County

The FMV on Sosnowski Tract is \$6 million with an easement value of \$1.8 million. The staff recommendation was to approve both applications. The landowner will donate 2/3 of the easement. Charleston Greenspace has agreed to provide funding on both tracts. Mr. Roquemore made the motion to approve the Sosnowski Tract for \$150,000 and the Fred Sosnowski Tract at \$125,000. Mr. Miller seconded the motion and the motion passed unanimously.

28. Stumphouse Mountain – 439.6 acres in Oconee County

This property adjoins Issaqueena Falls as well as part of a Confederate Railway is located on the adjoining property. This project has a lot of private and local support. It is currently a youth hunting tract and is managed as a WMA. The City of Walhalla is requesting \$1,227,150. This will be a regional project with historical significance. Frank Holloman with All Purpose Utility and serves as spokesman for the Ford Conservation Land Trust made a presentation. Mr. Holloman state Upstate Forever would hold the easement. Mr. Holloman explained about the support for the conservation of the area through a partnership with several groups to

come together to protect this area. Issaqueena Falls is a natural and historical landmark and the area also has civil war historical value. The Nature Conservancy has signed a contract with Oconee County mountain landowners putting together lands that will border the watershed, Issaqueena Falls, both the private railway tunnels, the Clemson tunnel, and the trails for a total of roughly 900 acres of protected property. This borders the Sumter National Forest. The DNR has committed \$1.5 to acquire this property. The applicant has received a grant from The Graham Foundation for \$180,000 toward the acquisition of the property. The applicant has strong state and federal legislative support for this project. Mr. Davant stated this is a great opportunity to be part of a greater vision and work with many conservation groups. Mr. Miller made a motion that the Board accept the staff's recommendation and fund the project. Mr. Keys seconded the motion and the motion carried unanimously.

29. Tibwin Tract – 900 acres in Charleston County

This is near McClellanville near the Tibwin Plantation tract. The Cape Romain Refuge is on one side and adjoins the Francis Marion National Forest. If funded by the Bank, the Forest service would manage the area. The FMV is over \$8 million and the request is for \$500,000. The staff recommends approval of the grant for \$500,000. Ms. Sara Hartman with The Nature Conservation made the presentation and noted that the property is currently owned by International Paper and TNC is negotiating a contract with IP. Ms. Hartman stated application had been made to the Charleston County Conservation Bank and received preliminary approval for over half of the purchase price and seeking federal funds and private funds. Chairman Lane called for any discussion. Mr. Roquemore stated that at \$550 per acre this was a good deal and the Board should pursue the easement. Mr. Miller seconded the motion, the vote was called and the motion unanimously passed.

6. Time and Place of Next Meeting

Chairman Lane discussed the next meeting and having the meetings in different areas which allows local participation. Mr. McShane stated with the discussions of the Savannah River Preserve and the SCDNR could offer the Webb Center as a location for the meeting. Mr. Roquemore stated that Orangeburg-Calhoun Tech has a new 500 seat auditorium with classroom availability for Executive Session meeting. If the facility was available, Mr. Roquemore felt sure that President Crook would be glad to accommodate our request to use the facility. The date for the meeting was deferred to sometime after the week of October 20th depending upon the availability of the facility at Orangeburg-Calhoun Tech. Mr. Roquemore would contact President Crook about the facility. Chairman Lane

and Board members agreed that October 24 or 25 would be a viable date to have the meeting in Orangeburg

7. Executive Session

Chairman Lane asked for a motion to go into Executive Session to discuss some personnel issues and thanked everyone who attended the meeting. Mr. Roquemore made the motion to go into Executive Session and Ms. Clark seconded the motion and with no discussion the Board unanimously voted to adjourn into Executive Session.

Ms. Clark made a motion to return to the regular session and Mr. Roquemore seconded the motion and the motion unanimously passed.

Matters brought back to the regular session for action included a motion by Ms. Clark to accept the staff's recommendation to hire Christie McGregor as a temporary part time employee to visit with legislators to share information about the Bank only for communication purposes and not as a lobbyist. This position would be under strict supervision by Mr. Davant and at a salary with a cap of \$10,000. Mr. Adams seconded the motion and the Board unanimously affirmed.

The Board was presented with information about the purchase of furniture for the Executive Assistant and requested approval of this purchase. The Board gave unanimous authorization to proceed with the purchase of the office furniture.

8. Adjourn

There being no further business, Mr. Adams made a motion to adjourn and Ms. Clark seconded. The motion to adjourn passed unanimously.



PUBLIC NOTICE

SOUTH CAROLINA CONSERVATION BANK BOARD

The South Carolina Conservation Bank Board biannual meeting is scheduled for:

Date: Wednesday, June 20, 2007
Time: 10:00 am
Location: Greenville, South Carolina
SC Governor's School for the Arts & Humanities
Administration Building – Loggia Room

AGENDA

1. Call to Order
2. Adoption on Minutes
3. Old Business
 - A.) Introduction of Business Manager
 - B.) New Web Site
 - C.) Update on Outstanding Grants
 - D.) Update on Savannah Rive Proposal
4. Conservation Bank Book
5. New Business
 - A.) Bank Revenue Position and Budgetary Proposal
 - B.) Discussion and Vote on Conservation Proposals and Funding Levels for the March 31, 2007 Filing Period.
6. Time and Place of Next Meeting
7. Executive Session
8. Adjourn

June 20, 2007

Grant Proposal List For Agenda

- ✓ 1. Asbury
- ✓ 2. Batten-Boggy Tract - \$78,750 - appd.
- ✓ 3. Boyd Pond - deferred to July
- ✓ 4. Bryan Dairy - appd - \$25,000
- ✓ 5. Bugby Pltn. - appd - \$1,600,000
- ✓ 6. Donoho Farms - appd - \$800,000
- ✓ 7. Cotton Hills Farm - appd - \$782,500.
- ✓ 8. Creek Farms - deferred ~~\$500,000~~
- ✓ 9. Cypress Creek II - appd
- ✓ 10. Cypress Creek III - appd - \$86,500
- ✓ 11. Groton - ~~withdwn.~~ removed at
- ✓ 12. Horse Trail Tract - appd \$170,000
- ✓ 13. Indigo Farm Tract - deferred.
- ✓ 14. Jeremiah Project - ~~stricken from agenda.~~
- ✓ 15. Lake Conestee Nature Park - appd - \$99,800.
- ✓ 16. Lake Jemiki - appd -
- ✓ 17. Lawton-Boggy - appd -
- ✓ 18. Lemon Island - 1/2 mil
- ✓ 19. McLeod Tract - 1/2 each.
- ✓ 20. Middleton Place - 2 mil appd
- ✓ 21. Merchants Bank Bldg. - historical - \$100,000
- ✓ 22. Oak Grove Farm - appd - \$17,000.
- ✓ 23. Paris Tract
- ✓ 24. Rocky Fork Farm -

✓ 25. Sand Creek Farm - w/drawn by owner

✓ 26. Sosnowski Tract #150,000

✓ 27. Fred Sosnowski Tract #125,000

✓ 28. Stumphouse Mtn. appd in full.

✓ 29. Tibwin Tract

June 20, 2007

SOUTH CAROLINA CONSERVATION BANK
MARCH 2007

1. Asbury Hills, Greenville County, 1,892 Acres, \$5,600,000
2. Batten-Boggy Tract, Hampton County, 315 Acres, \$78,750
3. Boyd Pond Park, Aiken County, 211 Acres, \$900,000
4. Bryan Dairy, Charleston County, 951 Acres, \$425,000
5. Bugby Plantation, Charleston County, 906 Acres, \$1,600,000
6. Calhoun, Jr., L. H., et al, Dillon & Marlboro Counties
2,032 Acres, \$800,000
7. Cotton Hills Farm, Chester and York Counties,
870 Acres, \$1,000,000
8. Creek Farm, Charleston County, 78 Acres, \$750,000 *deferred*
9. Cypress Creek II, Jasper County, 2,909 Acres, \$727,250
10. Cypress Creek III, Jasper County, 346 Acres, \$86,500
11. ~~Groton Plantation Uplands, Allendale and Hampton Counties,
15,316 Acres, \$3,829,250~~
12. Horse Trail Tract, Abbeville County, 171 Acres, \$170,000
13. Indigo Farms, Charleston County, 102 Acres, \$750,000 *deferred*
14. ~~The Jeremiah Project, Inc., Greenville County, 37 Acres, \$92,975~~
15. Lake Conestee Nature Park, Greenville County, 81 Acres, \$99,800
16. Lake Jemiki, Oconee County, 129 Acres, \$154,950
17. Lawton-Boggy Tract, Hampton County, 295 Acres, \$73,750
18. Malphrus, Donnie and Judy Property, Greenville County
162 Acres, \$1,000,000
19. McLeod, Claude Property, Beaufort County,
375 Acres, \$1,000,000
20. Merchants Bank Building, Richland County, 1 Acre, \$100,000
21. Middleton Place Woodlands, Dorchester County
5,685 Acres, \$3,000,000
22. Oak Grove Farm II, Charleston County, 209 Acres, \$354,000
23. Paris, Glenn H. Property, Spartanburg County,
67 Acres, \$1,150,000
24. Ray, Mike and Carolyn Property, Greenville County
15 Acres, \$400,000
25. Rocky Fork Farm and Chattooga Valley Farm, Oconee County
132 + 131 Acres, \$604,450
26. ~~Sand Creek Farm, Charleston County, 217 Acres, \$954,450~~
27. Sosnowski, Fred Property, Charleston County,
158 Acres, \$250,000

1990-1991

1992-1993

1994-1995

1996-1997

**28.Sosnowski Properties LLC, Charleston County,
178 Acres, \$300,000**

29.Stumphouse Mountain, Oconee County, 440 Acres, \$1,227,150

30.Tibwin Tract, Charleston County, 900 Acres, \$500,000

~~35,311 Acres~~

~~\$27,978,275 Total Requested~~



Grants Approved 6/20/2007

Tract Name	Amount Approved
Asbury ✓	\$3,750,000.00
Batten-Boggy Tract	\$78,750.00
Bryan Dairy	\$212,500.00
Bugby Plantation	\$800,000.00
Donoho Farms	\$800,000.00
Cotton Hills Farm	\$782,500.00
Cypress Creek II	\$1,090,875.00
Cypress Creek III	\$86,500.00
Horse Trail Tract	\$170,000.00
Lake Conestee Nature Park	\$99,800.00
Lake Jemiki	\$155,000.00
Lawton Boggy	\$73,750.00
Lemon Island	\$500,000.00
McLeod Tract	\$500,000.00
Middleton Place	\$2,000,000.00
Merchants Bank Building	\$100,000.00
Oak Grove Farm	\$177,000.00
Rocky Fork Farm	\$136,500.00
Sosnowski Tract	\$150,000.00
Fred Sosnowski Tract	\$125,000.00
Stumphouse Mountain	\$1,227,150.00
Tibwin Tract	\$500,000.00
TOTAL	\$13,515,325.00

