

**MINUTES
SOUTH CAROLINA CONSERVATION BANK
1000 ASSEMBLY STREET, ROOM 149
COLUMBIA, SOUTH CAROLINA
TUESDAY, OCTOBER 24, 2006**

The regular meeting of the Board of the South Carolina Conservation Bank was held at 10:00 A.M. on Tuesday, October 24, 2006, at 1000 Assembly Street, Columbia, South Carolina. Notice of the date, time and place of the meeting was posted and mailed to the news media. Chairman Charles Lane presided at the meeting. Board member, Chad Prosser, was represented by Phil Gaines. Board Member, Gary Poliakoff, who is no longer on the Board, was represented by Joel Felder.

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

I. Call to Order

Chairman Lane called the meeting to order at 10:00 A.M. and welcomed everyone to the meeting. Chairman Lane stated that Freedom of Information Rules and Requirements have been met. Chairman Lane recognized Hank Stallworth and Rita Pardue from SCDNR.

II. Adoption of Minutes

Chairman Lane stated that the minutes of the last meeting have been mailed to the members of the Board and asked if there were any questions or comments on the minutes. Mr. Weston Adams made a motion that the minutes be approved. Mr. Elliott Close seconded the motion and the motion carried unanimously.

III. Old Business

A. Update on Employee Position

Mr. Davant gave an update on the new employee position of Business Manager. An employee description had been mailed to Board members for their review. Once approval has been received from the Budget and Control Board, the position will be posted. Chairman Lane asked how long the process will take, and Mr. Davant advised approximately one month.

B. Web Site

Mr. Davant presented information concerning the new web site. The new web site will remain closed until final approval by Board members. The application will be on the web site and can be downloaded. Ms. Clark asked that the web site address be listed on all Bank documents. The web site should be on line within a week to ten days for the Board's review. After discussion, it was determined that the application should be available to be completed on line at a future date.

C. State Audit

Mr. Davant advised that the audit process was accomplished without any problems and that the Bank is in compliance. Chairman Lane advised that Palmetto Bluff is listed twice and was only awarded once. Mr. Davant advised that the auditors are aware of this error.

D. Heirs Property Report

Mr. Davant presented this report that is required to be presented as a part of the report by the SCCB. This report will comply with our statutory requirements.

E. Status of Ashley River Grant

Mr. Davant deferred to Chairman Lane for the status of this grant. Chairman Lane reported that the Board had approved \$6 million to go towards the purchase of the development rights of Poplar Grove, \$4 million has been distributed, and \$2 million has been awarded, but not distributed. Chairman Lane stated that he thought the Board needed to hold these funds until it was determined when they needed to be paid due to other ongoing negotiations by other parties. Weston Adams made a motion that the funds that are currently allocated to Ducks Unlimited for the Ashley River Project will be held for the Ashley River Project with the understanding that

they may be reallocated to another entity but for the same project and that those funds will be held until our next Board meeting, subject to the same stipulations and review and approval by this Board. Mr. Miller seconded the motion and the motion carried unanimously.

IV. Savannah River Preserve Presentation

Noel Thorn, from The Nature Conservancy, who was representing the South Lowcountry Task Force, and Mark Robertson, from The Nature Conservancy, made a presentation on the program elements and benefits. Their group is working with the landowners along the Savannah River to preserve these lands with the help of the SCCB as a partner.

V. SCCB Coffee Table Book

Board member, Ben Keys, discussed the need of a coffee table book on the accomplishments of the SCCB. After discussion and agreement that a book is needed, it was determined that Mr. Keys will bring a proposal to the next meeting.

Ten Minute Break

VI. New Business

A. Discussion and Vote on Conservation Proposals and Funding Levels for this Application Period

- 1. Bell Buoy Seafood Property, Colleton County
1.1677 Acres. Amount Requested: \$2,000,000
Staff Recommendation: Grant of \$2,000,000**

This property is currently used as a commercial site for shrimp boats and a seafood house. It fronts on Big Bay Creek. The opportunity has come up for the town to purchase the property, and they intend to use this tract for continuation of the shrimp boat docks, seafood outlet and as a public maritime

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museum. It is a good location for a public boat ramp. Staff recommendation is subject to an easement or agreement in perpetuity that this property will not ever be used for anything other than public access and that a third party be an enforcement agent. After discussion, Mr. Miller made a motion for funding contingent upon review by our attorney, subject to public access to the water and subject to a comprehensive land use plan that has third party enforcement. Mr. Weston Adams seconded the motion and the motion carried unanimously.

Note Item (4)
in the June 20, 2007
minutes with changes
in acreage to 131 and
the amount requested
to \$425,000

2. Blackmon Tract, Aiken County 131 acres
~~150 Acres. Amount Requested: \$800,000~~ \$425,000
Staff Recommendation: Grant of ~~\$800,000~~ subject to a qualified appraisal, and is less the \$25,000 and \$100,000 paid by the Aiken County Open Land Trust and SCDNR. \$425,000

This property adjoins the Gopher Tortoise Heritage Preserve Tract owned by SCDNR. ACOLT intends to buy the tract and then donate it to the Heritage Preserve Program. Aiken County will contribute \$25,000 and SCDNR will contribute \$100,000. Harry Shealy, from the ACOLT, made comments and answered questions. Mr. Weston Adams made the motion to fund the project in the amount of an appraised amount, less \$125,000, not to exceed \$800,000, by the date of June 1, 2007. Mr. Elliott Close seconded the motion, and the motion carried unanimously.

3. Campbell Property, Beaufort County
330 Acres. Amount Requested: \$1,000,000
Staff Recommendation: Grant of \$1,000,000 subject to an appraisal and survey. Change to

the March 2007 application period.

This property is located on Whale Branch Watershed in the Point South area. It has frontage on Highway 17. Russ Marane made comments and answered questions with reference to the property. Mr. Weston Adams made the motion to defer this project to the next meeting.

- 4. Cannon Property, Sumter County
148 Acres. Amount Requested: \$200,000
Staff Recommendation: Grant of \$200,000**

The owner of the property has managed it for wildlife. This is the first opportunity to work with the Congaree Land Trust. Jane Clarke from Congaree Land Trust made comments and answered questions. Mr. Elliott Close made the motion to fund this project in the amount of \$200,000. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

- 5. DuPre House and Property, Spartanburg County
1.91 Acres. Amount Requested: \$250,000
Staff Recommendation: Grant of \$250,000**

This property is an architectural and historical site in downtown Spartanburg. It will be managed as the Spartanburg Convention and Visitor Center. The SCCB funds can only be used for purchase of the property. After discussion, the Board recommended that Mr. Davant meet with the Department of Archives and History and the Department of Parks, Recreation and Tourism about the criteria that they require. Mr. Weston Adams made the motion to fund the project in the

amount of \$250,000, with the condition that the remainder comes from other sources. Ms. Andrea Clark seconded the motion, and the motion carried, with Chairman Lane and Mr. Elliott Close voting against.

- 6. Edisto Packers Tract, Charleston County
30 Acres. Amount Requested: \$325,000
Staff Recommendation: Grant of \$325,000**

This tract is to expand the ACE Basin National Wildlife Refuge. Mr. Tommy Miller made the motion to fund the project in the amount of \$325,000. Mr. Elliott Close seconded the motion, and the motion carried unanimously.

- 7. Firefly Forest (Lewis Property), Greenville County
121 Acres. Amount Requested: \$185,800
Staff Recommendation: Grant of \$185,800**

This tract is a forest with a unique colony of fireflies located off of Highway 11. The colony of fireflies is one of three in the United States. The tract has very good natural resource values. Mr. Dana Leavitt from Upstate Forever made comments and answered questions. Ms. Andrea Clark made the motion to fund this project in the amount of \$185,800. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

- 8. Langley Pond Park, Aiken County
64 Acres. Amount Requested: \$648,800
Staff Recommendation: Grant of \$648,800**

This tract is located on Langley Pond. Aiken County Open Land Trust will own the property and

lease it to the Aiken Recreational Commission. Langley Pond is the home court for the rowing team from the University of Georgia. Brian Sanders made comments and answered questions. Mr. Elliott Close made the motion to fund this project in the amount of \$648,800, contingent upon the County buying the 32 acres, donation of the pond and the 32 acres of wetlands. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

- 9. Lawton Tract, Jasper County**
1,074 Acres. Requested Amount: \$268,500
Staff Recommendation: Grant of \$268,500

This tract adjoins the Palachucola Tract owned by SCDNR. It is a Savannah River Preserve Proposal. The landowner will sell the easement at \$250 per acre. Mr. Noel Thorn made comments and answered questions. Mr. Tommy Miller made the motion to fund the project at \$268,500. Mr. Elliott Close seconded the motion, and the motion carried unanimously.

- 10. Milbury Plantation, Allendale County**
10,400 Acres. Requested Amount: \$2,600,000
Staff Recommendation: Grant of \$2,600,000

This is a Savannah River Preserve Proposal. The landowner (Pollard) will sell the easement at \$250 per acre. Mr. Noel Thorn made comments and answered questions. Ms. Andrea Clark made the motion to fund the project at \$2,600,000. Mr. Tommy Miller seconded the motion, and the motion carried unanimously.

11. Sanders Property, Beaufort County
166 Acres. Amount Requested: \$420,000
Staff Recommendation: Grant of \$420,000

This property is located on St. Helena Island, one mile from the Penn Center. A representative from the Beaufort County Open Land Trust made comments and answered questions. The property was appraised at \$1,680,000. Mr. Weston Adams made the motion to fund the project at \$420,000, contingent upon the other funding committed. Ms. Andrea Clark seconded the motion, and the motion carried unanimously.

12. Segars Mill Pond Property, Darlington County
546 Acres. Amount Requested: \$2,500,000
Staff Recommendation: There is some concern about the percentage amount of the easement deduction.
Still negotiating with the Segars family.

This request is from the last application period. The amount of the request has been reduced and the acreage has been lowered. It has an old mill pond with historical significance. It is located next to the Segars-McKinnon Heritage Trust tract. Mr. Davant advised the Board that he had offered to pay the amount of \$2,500,000 in two installments. Mr. Jay James made comments and answered questions. After discussion of how the total funds would be paid, Mr. Weston Adams made the motion to fund the project in the amount of \$2,500,000 out of 2006 funds, and if all funds are not available, fund the balance from 2007, contingent upon getting funding from the Legislature for 2007. Mr. Elliott

Close seconded the motion, and the motion passed unanimously.

Ten Minute Break

- 13. Tokeena Crossroads 2006, Oconee County**
1,086 Acres. Amount Requested: \$2,714,934
Staff Recommendation: Grant of \$2,714,934

This proposal was made two years ago for \$6 million. At that time, it did not receive a NRCS grant. It has now received a grant and has been resubmitted. It is the NRCS number one priority in South Carolina. It is a working farm threatened by development. Heather Stevens from NRCS made comments and answered questions. Mr. Tommy Miller made the motion to fund the project in the amount of \$2,714,934. Ms. Andrea Clark seconded the motion, and the motion passed unanimously.

- 14. Wambaw Tract, Charleston County**
100 Acres. Amount Requested: \$250,000
Staff Recommendation: Grant of \$250,000

This tract is located across from the St. James – Santee Church. It is a historical Church where a signer of the Declaration of Independence is buried. Mr. Bud Hill, from the Village Museum made comments and answered questions. Mr. Weston Adams made the motion to fund the project in the amount of \$250,000. Mr. Elliott Close seconded the motion, and the motion was approved, with Chairman Lane recused to vote.

- 15. Waterloo Partnership on the Saluda River**

Laurens County, 406 Acres.
Amount Requested: \$285,252
Staff Recommendation: Grant of \$285,252

It is a diverse property with frontage on the Saluda River. There are two vermiculite sites on the property. Mr. Dana Leavitt made comments and answered questions. Mr. Tommy Miller made the motion to fund the project for \$285,252. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

VII. Time and Place of Next Meeting

The next meeting will be in Greenville, SC, on Wednesday, June 20, 2007. Lunch will be served at the meeting.

Mr. Mike McShane invited Board members to the Legislative Banquet at the Museum of Art on January 16, 2007.

Mr. Ben Keys recognized George Schackel with Naturaland Trust who had a press conference at Camp Spearhead recently. This was good publicity for the SCCB.

VIII. Executive Session

The Board went into Executive Session. Mr. Tommy Miller made the motion to come out of Executive Session.

Mr. Weston Adams seconded the motion, and the motion carried unanimously.

Mr. Tommy Miller made the motion to adjourn.

Mr. Weston Adams seconded the motion, and the motion carried unanimously.

IX. Adjourn

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Bell Buoy Seafood Property, Colleton County**
- 2. Blackmon Tract, Aiken County**
- 3. Campbell Property, Beaufort County**
- 4. Cannon Property, Sumter County**
- 5. DuPre House and Property, Spartanburg County**
- 6. Edisto Packers Tract, Charleston County**
- 7. Firefly Forest (Lewis Property), Greenville County**
- 8. Langley Pond Park, Aiken County**
- 9. Lawton Tract, Jasper County**
- 10. Milbury Plantation, Allendale County**
- 11. Paul D. Sanders Property, Beaufort County**
- 12. Segars Mill Pond Property, Darlington County**
- 13. Tokeena Crossroads 2006, Oconee County**
- 14. The Wambaw Tract, Charleston County**
- 15. Waterloo Partnership on the Saluda River, Laurens County**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Bell Buoy Seafood Property**
- 2. Landowner's Name: Weldon O. Bell**
- 3. Name of Qualified Entity: Town of Edisto Beach**
- 4. Authorized Agent Name: Linda C. Woods, Administrator**
- 5. Counties: Colleton**
- 6. No. of Acres: 1.1677**
- 7. Amount Requested: \$2,000,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Blackmon Tract**
- 2. Landowner's Name: Laurie K. and Robert C. Blackmon, Jr.**
- 3. Name of Qualified Entity: Aiken County Open Land Trust**
- 4. Authorized Agent Name: Harry E. Shealy, Jr.**
- 5. Counties: Aiken**
- 6. No. of Acres: 150**
- 7. Amount Requested: \$800,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Campbell Property**
- 2. Landowner's Name: Elizabeth Ward Campbell**
- 3. Name of Qualified Entity: The Trust for Public Land**
- 4. Authorized Agent Name: Russell Marane**
- 5. Counties: Beaufort**
- 6. No. of Acres: 330**
- 7. Amount Requested: \$1,000,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Cannon Property**
- 2. Landowner's Name: Emma Lee and J. Dale Cannon, Jr.**
- 3. Name of Qualified Entity: Congaree Land Trust**
- 4. Authorized Agent Name: Ann Jennings and Jane ^{Clarke}~~Stirling~~**
- 5. Counties: Sumter**
- 6. No. of Acres: 148.28**
- 7. Amount Requested: \$200,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: DuPre House and Property**
- 2. Landowner's Name: Transfer in progress from
First Savers Bank to
Spartanburg Development Corporation**
- 3. Name of Qualified Entity: Preservation Trust of Spartanburg,
Inc.**
- 4. Authorized Agent Name: Rebecca R. Parrish**
- 5. Counties: Spartanburg**
- 6. No. of Acres: 1.91**
- 7. Amount Requested: \$250,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Edisto Packers Tract**
- 2. Landowner's Name: Edisto Packers, Inc.**
- 3. Name of Qualified Entity: The Nature Conservancy**
- 4. Authorized Agent Name: Sarah R. Hartman**
- 5. Counties: Charleston**
- 6. No. of Acres: 30**
- 7. Amount Requested: \$325,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Firefly Forest (Lewis Property)**
- 2. Landowner's Name: Thomas D. Lewis**
- 3. Name of Qualified Entity: Upstate Forever**
- 4. Authorized Agent Name: Dana H. Leavitt**
- 5. County: Greenville**
- 6. No. of Acres: 121**
- 7. Amount Requested: \$185,800**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Langley Pond Park**
- 2. Landowner's Name: Lombard Corporation and NB Corporation**
- 3. Name of Qualified Entity: Aiken County Open Land Trust**
- 4. Authorized Agent Name: Harry E. Shealy, Jr.**
- 5. Counties: Aiken**
- 6. No. of Acres: 96⁶⁴**
- 7. Amount Requested: \$648,800**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Lawton Tract**
- 2. Landowner's Name: Lawton Family, LLC**
- 3. Name of Qualified Entity: The Nature Conservancy**
- 4. Authorized Agent Name: Sarah R. Hartman**
- 5. Counties: Jasper**
- 6. No. of Acres: 1,073.58**
- 7. Amount Requested: \$268,500**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Milbury Plantation**
- 2. Landowner's Name: Pollard Lumber Co., Inc.**
- 3. Name of Qualified Entity: The Nature Conservancy**
- 4. Authorized Agent Name: Sarah R. Hartman**
- 5. County: Allendale**
- 6. No. of Acres: ~~11,154~~ 16,400**
- 7. Amount Requested: \$2,600,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Paul D. Sanders Property**
- 2. Landowner's Name: Paul D. Sanders**
- 3. Name of Qualified Entity: The Trust for Public Land**
- 4. Authorized Agent Name: Slade Gleaton**
- 5. Counties: Beaufort**
- 6. No. of Acres: 166**
- 7. Amount Requested: \$420,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Segars Mill Pond Property**
- 2. Landowner's Names: Albert L. Segars, Jr.
Edward Kent Segars
Mary S. Nance**
- 3. Name of Qualified Entity: Black Creek Land Trust**
- 4. Authorized Agent: Jay James**
- 5. County: Darlington**
- 6. No. of Acres: 546.18**
- 7. Amount Requested: \$2,500,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Tokeena Crossroads 2006**
- 2. Landowner's Name: Floyd McPhail
John S. McPhail
Neil McPhail
Grace B. Golden
Don Stone
Mendel Stone**
- 3. Name of Qualified Entity: Oconee County Soil & Water
Conservation District**
- 4. Authorized Agent Name: George C. Grobusky**
- 5. Counties: Oconee**
- 6. No. of Acres: 1,086.27**
- 7. Amount Requested: \$2,714,934**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: The Wambaw Tract**
- 2. Landowner's Name: The Nature Conservancy**
- 3. Name of Qualified Entity: The Village Museum**
- 4. Authorized Agent Name: Selden B. Hill**
- 5. County: Charleston**
- 6. No. of Acres: 100**
- 7. Amount Requested: \$250,000**

**SOUTH CAROLINA CONSERVATION BANK
JULY 2006**

- 1. Name of File: Waterloo Partnership on the Saluda River**
- 2. Landowner's Name: Waterloo Partnership, LLC**
- 3. Name of Qualified Entity: Upstate Forever**
- 4. Authorized Agent Name: Dana H. Leavitt**
- 5. County: Laurens**
- 6. No. of Acres: 406**
- 7. Amount Requested: \$285,252 (Approximately)**

