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4/30/2013

MINUTES
SOUTH CAROLINA CONSERVATION BANK
1000 ASSEMBLY STREET, ROOM 325
COLUMBIA, SC 29201
Wednesday, November 7, 2012

The regular meeting of the Board of the South Carolina Conservation Bank (SCCB) was held at 10:00 am on Wednesday, November 7, 2012 in Room 325 of the Rembert C. Dennis Building, Columbia, South Carolina. Notice of the date, time and place of the meeting was posted and mailed to the news media. Chairman Weston Adams, III presided at the meeting. Board members present included William L. Snow, Sr., Vice Chairman; Andrea Clark; Elliott Close; Ben Keys; Thomas Miller; James Roquemore; and Harry Shealy and Ex-Officio members John P. Evans, Chairman SCDNR Board and Frank A. McLeod, III, SC Forestry Commission. Board member Nick Kremydas was not present.

I. Welcome and Call To Order

Chairman Adams called the meeting to order and welcomed everyone to the meeting and noted the Freedom of Information Act guidelines had been met.

II. Introduction of Guests

Chairman Adams welcomes new Board member Harry Shealy to the Board.

III. Adoption of Minutes:

Chairman Adams called for a motion to adopt the minutes from the July 24, 2012 meeting. Mr. Snow made the motion to approve these minutes. Ms. Clark seconded and the motion was unanimously approved.

IV. Old Business – Previously Approved Commitments

Chairman Adams deferred to Marvin Davant for old business. Mr. Davant explained how the Board meeting would be conducted and introduced Travis Bell, the student intern thanking him for his work and explained Travis would be updating the Bank's mapping info on the website. Mr. Davant stated in 2008 there were a number of outstanding grants in the amount of \$2,730,000 roughly. At present, the Middleton Place and Langley Pond grants have been paid (\$973,800) and closed. The DuPre House, Sutherland Tract and Lakemont Colony have removed themselves from consideration at this time allowing the Bank to pick up \$550,000. The remaining tracts (Jeremiah Project, Todd Farms, Chau Ram, Chick Springs and Tumbling Shoals) the Board gave until January 31, 2013 to close on. The Bank will notify each entity and the urgency to get them completed. The total of these grants is \$1,004,763 that must be completed by January 31, 2013; however, we anticipate several will not follow through with their application and those funds would be available for other projects. The Middleton grant originally was \$500,000 and The Conservation Fund negotiated a reduction of \$175,000 for a total grant award of \$325,000. Therefore, once all is completed on the old grants as explained, the Bank would have a balance of \$21,437 left from the \$2,000,000.

Mr. Davant explained the Bank receives its funding on a monthly basis and not annually like most State Agencies. This revenue varies based on the real estate market. What the Bank has done is take the information for the first four months (which is up about 25-30%) and formulated or estimated what the revenue would be for the rest of the year. The BEA estimated \$7.5 million for the Bank's Budget for the year; however, if the trend continues as in the first four months the Bank's revenue will be greater than the \$7.5 million. Keeping in mind this is an estimate, the Bank estimates it will have about \$1.5 million more than the BEA allocation. If this occurs, the Bank will have to go before the Other Funds Oversight Committee to get approval to spend any funding over the \$7.5 million. The estimated revenue for July-Dec 2012 is \$4,656,670 plus the \$21,436 of the \$2 million carry forward less \$4,397,300 the Bank spent at the July 24, 2012 Board meeting leaves a rough balance of \$280,807. Again this is for the first six months of the year. The Bank should have funding in place or very close by Dec 31, 2012 to award grants for everything approved at the last Board meeting. My estimates for Jan – June 2013 revenue is \$4,555,807. These are estimates based on the information available to the Bank and the Bank has had discussions with the BEA to revise their estimate.

You will note when the Bank gets to New Business the grant requests have been divided into three sections. The first section will come to the \$7.5 million and the Bank will be able to fund. Section II should have a good possibility of funding this year. Section III the Bank isn't sure if it will have the money for funding by the end of the year; however, staff recommends the Board to review and take action on these, if funds should become available. The Bank doesn't want to leave any funds unspent at the end of the year. Chairman Adams clarified that Section III would be reviewed by the Board for some action in the event funds become available. Mr. Snow stated since the first three months funding is in the Bank's account, how are the checks issued? Based on any priority? Mr. Davant stated the Qualified Entities are notified when the Bank has the funding and they can proceed with their closing. Mr. Snow asked if any had closed recently. Mr. Davant stated that four of the grants awarded at the July 24 meeting have closed which included Shnico-Chauga, Avins Tract, Ken Simmons Tract, and Swamp Rabbit Trail. Ms. Rish stated as soon as the Qualified Entities provide all the due diligence information a check request is submitted to the Comptroller's Office for payment.

Chairman Adams clarified that on Section I the Bank will have the funding for; Section II the funding will probably be available and Section III the Bank will have some funding but at this time not exactly sure how much. Mr. Miller asked if the funding that will probably not go through, are those funds subject to the Other Funds Oversight Committee. Mr. Davant clarified that anything over the \$7.5 million and \$2 million which the Bank has budget authority to spend would have to go before the Other Funds Oversight Committee for the Bank to have authority to spend.

V New Business – Grant Proposals

Chairman Adams deferred to Mr. Davant. Mr. Davant stated the first \$3.1 million the Bank will start with the Sumter Wateree Club. Mr. Davant stated the Bank would be reviewing several tracts in the Midlands of SC which are as important and similar to SOLO. Mr. Davant clarified the Board looks at all aspects including geographic location, what the property is; what kind of deal it is; what significance it has; which counties do or don't have properties; and very minimal political aspects.

SECTION I

1. **Sumter Wateree Tract** – this tract has 3,749 acres in the Cowassee Basin and the area now called the Santee Waterfowl Corridor. Chairman Adams clarified that Cowassee Basin is the State's effort to create another ACE Basin type area in the Midlands. This is one of three in this area to be presented which are incredible pieces of property. This tract has 300 foot buffers on every creek, river and pond. It has 5.6 miles on the Wateree River and is a part of the area called the Blue Trail. They have offered a number of public campsites on this tract for the general public to have access to go camping and fishing along the waterways which is a great opportunity for the public. With today's discussion the Bank is looking at an area 35,000 to 40,000 acres that will be protected within the State by a conservation easement. They have asked for a grant of \$250/acre which is half of the conservation easement value. Staff recommendation is to fund the grant in the amount of \$937,250.

Mary Crockett with Congaree Land Trust made the presentation stating there would be approximately 4 campsites on each of the three tracts submitted for review which includes Sumter Wateree, Congaree Carton and the FB SC tracts. Ms. Crockett stated there was 3,749 acres on this tract with major tributaries being Low River, Beach Creek, and 5.6 miles on the Wateree River. There will be 4 boat-in campsites for the Wateree Blue Trail. 300 foot buffers on the Wateree River. 100 foot buffers on the tributaries and a 100 foot buffer on all public roads.

Chairman Adams asks for a motion. Mr. Roquemore made a motion to accept staff's recommendation. Mr. Snow seconded and the motion unanimously passed.

2. **FB SC Tracts** – this tract has 4,301 acres and the easement value is \$250/acre. There is 3.4 miles of the property on the Palmetto Trail which runs from the Piedmont through the Midlands. There is 1.76 miles on the Wateree River. This is located in the soon to be Santee Waterfowl Area and in the Cowassee Basin. This is an opportunity to be part of a core group with great potential to expand. The Bank has received numerous phone calls from individuals who have heard about these projects and want to get involved. Staff's recommendation is to fund the project for \$1,075,250.

Mary Crockett added that on this tract there will be four boat-in only campsites on the Wateree River.

Chairman Adams called for any questions. Mr. Snow asked if the \$250/acre was the conservation value and Mr. Davant stated that was half of the conservation value which is \$500/acre. Dr. Shealy made a motion to accept staff's recommendation. Ms. Clark seconded and the motion unanimously passed.

3. **Crosby Tract** – this tract has 625 acres located in Colleton County and submitted by The Nature Conservancy. This is a SOLO property and in the ACE Basin. There is 2.17 miles on the Little Salkehatchie River and Upper Combahee River. They are asking for \$125,000 for 625 acres which is \$200/acre. This tract doesn't have as much wetlands as others in the SOLO project area and is more of an upland development tract and very important that it be protected. This has a good score and great price and staff's recommendation is to fund the project.

Ashley Demosthenes with The Nature Conservancy made the presentation. This is directly across from another protected property. This project has the opportunity to trigger another 2,000 – 4,000 acres of land protection adjacent to the property currently held in an estate. This is essential in the stabilization of the headwaters of the Combahee River in the ACE Basin. Mr. Davant stated the amount requested is 20% of the conservation easement value.

Chairman Adams called for questions or a motion. Dr. Shealy made a motion to accept staff's recommendation. Mr. Close seconded and the motion unanimously passed.

4. **Murray Tract** – this tract has 392 acres @ \$200/acre, submitted by The Conservation Fund. This is significant as it is located in an area where the first MAJIK money will be available. It will be the first acreage tract in Richland County the Bank has funded. The importance of this property includes it is 25% of the conservation easement, this will be partially funded with military funds to prevent flyovers from Shaw Air Force Base and the boundaries of Ft. Jackson on the Hwy 601 side. This is in the Cowassee Basin. The Conservation Fund will purchase the property along with the military money and then will likely transfer the easement to the Congaree Land Trust for management.

Jason Johnson with The Conservation Fund made the presentation stating this would add to the Midlands Area Joint Installation Consortium (MAJIK). These are funds from the federal government to handle such deals around five military installations in the Midlands. This will add to an existing holding from a family in the area for 3,400 acres. MAJIK has funded 5,300 acres of easements already and plan to do additional funding. The MAJIK money would be matched with the Conservation Bank funding. This is all uplands land and in close proximity to other Bank funded easements (i.e. Plunkett Hill tract) and is anticipated that surrounding properties will be added in the future. Mr. Johnson stated The Conservation Fund would transfer the property to the Congaree Land Trust once everything is completed. Mr. Snow asked if the bank was putting in \$200/acre and the federal government was putting in \$200/acre. Mr. Davant stated the total requested was \$78,400.

Chairman Adams called for questions or a motion. Mr. Roquemore made a motion to accept staff's recommendation to fund this project for \$78,400 with the stipulation the property would be transferred to the Congaree Land Trust once completed. Ms. Clark seconded and the motion unanimously passed.

5. **Cane Creek** – this tract has 228 acres in Lancaster County and submitted by the Katawba Valley Land Trust. This is an area where the Bank has done a previous easement. This tract is to be a public park project and is a fee simple transaction. It will be near the Greenway Preserve and will have very high public access. In the original grant application the Land Trust asked for \$374,000 and Mr. Beasley on his own went to the landowner and negotiated a lesser amount of \$313,000. Fishing Creek runs through this project and it is a very diversely wooded area. Katawba Valley LT will own the tract and it will be a public park. Staff's recommendation is to fund the \$313,000.

Barry Beasley with the Katawba Valley Land Trust made the presentation. This is a fee simple project. Lindsey Pettus with Katawba Valley LT has worked toward protecting the creek and the City of Lancaster and through donation and fee simple acquisition has obtained 350 acres along the creeks in the City of Lancaster. Cane Creek is the major tributary for this area. One of the Land Trust's goals is to protect the creeks and water quality in the Katawba River. This will add to the Carolina Thread Trail and will have an opportunity for canoe and kayak access. Katawba also has a matching enhancement grant of \$200,000 from the Habitat Enhancement Project.

Chairman Adams called for questions or a motion. Mr. Close made a motion to accept staff's recommendation. Mr. Roquemore seconded. Mr. Snow asked if Katawba was purchasing and putting an easement on the tract. Mr. Beasley said Katawba is reviewing all its properties and considering putting an easement on all the properties they

own. Mr. Close amended motion to include the tract is to have a conservation easement placed on it. The motion unanimously passed as amended.

6. **Glover Plantation** – This tract is 2,059 acres and is a SOLO property. The qualified entity is Ducks Unlimited. This is a bargain sale at \$200/acre. Part of the property has some old rice fields on it that add to its value. At \$200/acre it is a great value. Staff's recommendation is to fund this project for \$411,800.

Chris Vaughn with Ducks Unlimited made the presentation. It has some plant, flood and water soil management units on the tract. Historically it was a timber tract but the landowner has reclaimed some of the areas and manages for waterfowl. It is a 75 – 80% donation from the landowner and DU requested funds of \$200/acre.

Chairman Adams called for questions or a motion. Dr. Shealy made a motion to accept staff's recommendation. Ms. Clark seconded and the motion unanimously passed.

SECTION II

Mr. Davant stated with the estimated amount of Documentary Stamp revenue the Bank will receive will be greater than the Budget authority spending cap. The Bank would have to go before the Other Funds Oversight Committee to get authority to spend any excess above the \$7.5 million. These revenues would be used to fund the next tracts.

7. **Congaree Carton Tract** – This tract is 4,912 acres at the cost of \$250/acre for the conservation easement submitted by Congaree Land Trust. This is an excellent tract in the Cowassee Basin and has the potential to be a core area for another ACE Basin. It borders the Santee Swamp and is critical to the Midlands. Staff's recommendation is once funds are available to fund this project for \$1,228,000.

Mary Crockett made the presentation stating this is a bottomland, hardwood property next to the Wateree River. There would be 4 primitive campsites on this tract along the Wateree River. There is a buffer along the river and 100 foot buffer along the major tributaries including Beach Creek and 200 feet on all the oxbows in this tract. There are 50 foot buffers on the minor creeks running the tract.

Chairman Adams called for any questions. Mr. Snow asked about the scoring stating it ranked zero on public access; however, it appears there will be public access. Ms. Crockett clarified that this is boating only access to the campsite areas. Mr. Roquemore made a motion to accept staff's recommendation with the stipulations as set forth. Dr. Shealy seconded and the motion unanimously passed.

8. **Rhodes Kinsey Tract** – This tract is 1,041 acres in Colleton County and the qualified entity is Ducks Unlimited. This is a SOLO tract. DU is requesting \$200/acre. It is in the ACE Basin on the Edisto River. There is a diverse amount of timber on this tract which contributes too many jobs. Staff's recommendation is to fund this grant for \$208,320 with the stipulation of when funds are available.

Chris Vaughn made the presentation on the tract. This tract ties into other projects that have been protected in the ACE Basin. It is 40% forested wetlands and most of the remainder is forested uplands (pine and hardwoods). The landowner has donated 75-80% of the tract.

Chairman Adams called for comments or a motion. Ms. Clark made a motion to approve the grant with the stipulation as set forth by Staff. Dr. Shealy seconded and the motion unanimously passed.

SECTION III

Mr. Davant stated that based on the estimates the Bank should be able to fund some of these proposals. If not they will carry over into the next budget year.

9. **Ballsdam Plantation** – This is 3,262 acres in Berkeley County and the requested amount is \$815,500. It is 25% of the conservation value. If funding is available this is a very critical piece of property to fund. It has 1,100 acres of wetlands and 50 foot buffers on its creeks and streams. It is on the Santee River where the Bank hasn't had a grant as yet. Staff's recommendation is that if funds become available recommend funding this project. Outside information provided staff was this tract has been listed for sale; however, the family does wish to go ahead and pursue the grant from the Bank Staff's recommendation is that if funds become available that we fund the grant.

Mr. Lewis Hay made the presentation stating the tract is across the river from other protected property and across the highway from the National Forest and closes the gap around the Jamestown area. Lowcountry has been working with the family and the potential sale is somewhat confidential. If this sales prior to the completion of a conservation easement we would lose a willing partner in conservation.

Mr. Roquemore stated that if the property sold and already had a conservation easement on it than the easement is permanent and won't change even if the property sales. Dr. Shealy made a motion to approve the grant under staff's recommendation. Mr. Snow seconded and the motion unanimously passed.

10. **Brett Nickles** – This is a farmland tract in Oconee County consisting of 429 acres. The amount requested is \$482,625. This tract has 50% match NRCS/FRPP funds. This is a family farm and is important to what the Conservation Bank does. Staff's recommendation is to fund if funds become available. If the Board approves and funds don't become available before June 30, 2013, the Bank would apply the first funds after July 1, 2013 toward this grant.

Mr. Ed Martin with Oconee SWCD stated this tract was in an area where other tracts had already been protected. This is a farmland corridor of about four miles long and one mile wide. This has prime soils and federal funds are already approved for this tract. Mr. Snow asked if there was a timeline on the federal funds. Glen Sandifer with NRCS stated if they have approval from the Conservation Bank they can use that to help maintain the match funding for this tract. If for any reason NRCS can't follow through Mr. Sandifer stated he would make sure everyone was notified as promptly as possible.

Chairman Adams stated that due to the fact this is family farm land the Bank has paid a little more for that type acreage which is above the average of \$400-\$500 per acre for non-farmland. Mr. Davant stated that working with Soil & Water Conservation Districts there is a federal formula followed and the landowner has to come up with 50% of the funding and 25% must be outside funding. Family farms are a separate issue from wetlands and woodlands and the Bank's statute says it is to look at farmland, historical and archeological, wetlands and woodlands. Ms. Clark stated keeping the nature of the grants diverse is good for the Bank. Mr. Snow made the motion to accept staff's recommendation to approve the grant when funds become available. Mr. Close seconded the motion. Mr. Roquemore asked to amend the motion to move the tract up on the priority list approval as funds become available it makes since to do so. The amended motion passed unanimously.

11. **Powers Tract** – This is 204.6 acres in Sumter County submitted by the Sumter County SWCD. The requested amount is \$165,110. The grant is 41% of the conservation easement and 23% is donated by the landowner. The landowner will allow moderate public access to schools and churches. It is a really nice farm. Staff's recommendation is to fund when funds become available as with the other SWCD tracts. This also has federal matching funds and if the possibility of losing the federal funds occurs the Bank will work with the SWCD to provide funds if Bank funds are available.

Roland Alston made the presentation for the Sumter SWCD stating SC's soil is essential to crop production and SC's agriculture. The farmland needs to be preserved so SC doesn't have to be dependent upon someone else for its foods. This tract is irrigated, highly productive soil, producing 200 + bushels of corn each year. The landowner partners with DNR for youth hunts on the property and has school tours yearly.

Mr. Roquemore stated the areas like the ACE Basin are wetlands areas receiving grant awards are great, but can't be developed; however, farmland is usually high and dry and can be developed and is much more at risk and a little more expensive. Mr. Davant stated the Conservation Bank is the only agency that funds conservation easements on farmland in the state. A total of 7,000 acres of farmland have been funded including all SWCD applications presented to the Bank. Johnny Evans asked if the land is strategically located. Donna Rivers, the landowner said they farm 2000 acres and a few miles away there is a residential area. Mrs. Rivers encouraged any farmland to be protected as its being lost rapidly.

Staff's recommendation is to fund this tract when funds become available. Mr. Snow made a motion to accept staff's recommendation. Mr. Close seconded and the motion unanimously passed.

12. **Shirley Tract** – This is 390 acres in Oconee County and the grant request is \$1,025 per acre which is 36% of the conservation easement. This is a family farm with frontage on Beaver Dam Creek. NRCS & FRPP are providing

50% match funding. Staff's recommendation is when funding becomes available the Bank fund the grant in the amount of \$439,875. The Bank will work with SWCD so not to lose the federal funding.

Ms. Clark made a motion to accept staff's recommendation. Dr. Shealy seconded the motion and the motion unanimously passed. Mr. Roquemore asked about the public access. Mr. Martin with Oconee SWCD stated it would be for workshops upon request.

13. **Neil McPhail Tract** – This is 117 acre tract in Oconee County. The amount requested is \$232,187 (\$1,984.50/acre). This is a family farm with row crops, chicken houses, and sets between two high development areas. Staff's recommendation is to fund this project when funds become available. This has NRCS/FRPP matching funds.

Mr. Close made a motion to fund per staff's recommendation. Dr. Shealy seconded the motion and the motion unanimously passed.

14. **Rocky River Nature Park** – This is 159.38 acres in Anderson County. The amount requested is \$149,070 for a fee simple purchase. This is almost downtown Anderson, SC. It is to be used as an educational park. There are some plans being finalized. Staff's recommendation is to fund this project when funds become available.

Dana Leavitt with Upstate Forever made the presentation. Upstate is working with Rocky River Nature Conservancy on this project. This will be a public park 1 ½ miles from downtown Anderson. Both entities are seeking funding for the first tract of 197 acres which approximately 50% of the conservation value at \$757 per acre. This potentially could grow into a 530 acre park. This is being used by Anderson University for their ecology and biology classes and has 60 acres of wetlands. In the 1980s this was channelized and can be easily turned into dike structures through the wetlands and along the river for walking trails. Partners in this project include the City of Anderson, Anderson University, Anderson County and the NRCS Office. Negotiations have begun with an upstream landowner on 329 acres (includes 120 acres of wetlands). Upstate may receive a grant of \$62,000 for master planning and aquatic restoration on this tract. \$30,000 has already been secured to build trails and wetland boardwalks. Upstate and Rocky River Nature Conservancy are working to acquire property on the other side of this property sitting on a bluff overlooking a wetland bay to be owned by Anderson University and converted into a Discovery Center.

Chairman Adams asked about who would own the property. Mr. Leavitt state the University would own the green property on the far left area and the Rocky River will own the property below the University's property. Mr. Leavitt stated the University will own and a conservation easement will be placed on the tract. Mr. Close asked if staff's recommendation is to hold over until logistics are worked out and Mr. Davant confirmed. Mr. Roquemore asked if this would include a full conservation easement with a little flexibility for educational purposes. Mr. Leavitt stated all logistics would be included in the master plan and the Land Trust would have to approve. Mr. Miller stated Anderson University has a major interest in putting together a classroom facility on the University's part of the property. Mr. Miller stated since there isn't a master plan for the rest of the funding and therefore the project should be carried over until logistics are worked out. Mr. Leavitt was in agreement Mr. Roquemore requested the Board review the Master Plan later on this project before a final decision is made on the grant award. Chairman Adams stated no motion was needed and the project would be carried over until the next review period.

15. **Boxwood Manor** – This is acres in Anderson County and the amount requested is \$75,000. Mr. Davant stated NRCS funds are not currently available. Staff's recommendation is to carry over until matching funds are available.

Dana Leavitt made presentation. Upstate requests to hold over for the next cycle.

VI. Board Member Discussions

Chairman Adams asked Frank Holleman with Naturaland Trust to speak on the Nine Times Phase II Tract in Pickens County. Mr. Holleman stated this is one of the largest of the last remaining unprotected tracts of forestlands in SC. Originally it was 2,300 acres off Highway 11 in Pickens County. With the help of the Conservation Bank and others 500 acres was protected and is now managed by The Nature Conservancy as a nature preserve. This past year 110 acres more has been acquired without coming to the Bank for funding. The remaining 1,658 acres is southeast of the existing easement is unprotected. This tract includes Black Bear habitat, three mountains, and paragon falcons feed here. Crescent Resources (current owner) has closed this tract off to the public and had it on the market for several years. Crescent has dramatically dropped their price on this tract.

First, the Community Forest Grant Program has been passed by the federal government. This program made 10 grants nationally and this tract was one of the grant awards in the amount of \$400,000 which is the maximum amount allowed. Naturaland Trust and Upstate Forever have negotiated with Crescent and the current price is \$2,150 per acre. Approximately \$3.6 million has to be raised to purchase this tract. This will take a large effort on many groups working together to purchase this tract. It will be a multiuse property with 100% public access and returned to SCDNR as a Wildlife Management Area. There will be some timbering, hiking, bird watching, and other activities on the property with an opportunity for national and regional significance once completed. Ms. Clark asked about time constraints on the federal grant. Mr. Holleman stated Naturaland has two years for the federal grant and Crescent has given them a 240 days option.

Mr. Davant stated the Bank funded Phase 1 of Nine Time. The diversity of this tract is significant. Mr. Davant recommended that Staff continue to work with Naturaland Trust on this project and to definitely be involved in providing some funding; however, the \$3.5 million would be difficult for the Bank at one time. Mr. Holleman stated Naturaland has obtained over \$3 million in funding on other projects in the last five years without coming to the Bank. Chairman Adams stated this would be a project to consider at the next meeting. Mr. Snow asked if they had funding and may need the Bank to fill in the gap with the funding for this tract. Mr. Roquemore asked if whatever was done with the timber would it be to enhance the property and not to create commercial value. Mr. Holleman confirmed that was correct. Naturaland is currently working on a forest management plan. Dr. Shealy asked how many acres were in the whole property and Mr. Holleman stated roughly 2,300. Mr. Snow asked if they were looking for about \$3.1 million from the Bank and Mr. Holleman confirmed. Mr. Roquemore asked if the Bank approved \$1.6 million could you raise the other \$2 million from other sources. Mr. Holleman stated he was looking to the Bank Board for \$2.5 million @ \$1500/acre for total public access and the other funds would be raised through other sources. Ms. Clark asked if timber cut later down the road, where would those funds go. Mr. Holleman stated the funds could go to the acquisition costs based on the management plan once established. Mr. Keys asked if they could go back to Crescent to negotiate a lower price. Mr. Holleman stated they had already approached Crescent and they would not go any lower. Crescent had been in bankruptcy, is now out and wants all the funds they can obtain. Chairman Adams stated the Board would address that project in June.

Chairman Adams called for a five minute break and return for comments on any pending applications that were not discussed in the funding schedule presented at the beginning of the meeting.

Chairman Adams reconvened the meeting and asked for any comments from guests in attendance. Ms. Ann Pringle-Washington with the Lower Richland/Eastover Business Association spoke on the Rainey Webber Tract. One of the landowners has passed away and the LREBA is renegotiating with the existing landowner. They have also formed a collaborative partnership with the University of South Carolina and others. The LREBA has applied for a \$5 million grant over five years hinging on this piece of property providing other funding sources along with the Bank. The LREBA will continue to work on this project as a community farm project not an individual farm tract. Chairman Adams suggested they continue to work with Mr. Davant on this project.

Ty Halcom with the Greenville County Recreation District has a pending project on Saluda River property outside of Piedmont (Jeffrey & Shannon Johnson Tract). The tract is in the Blue Trail system, is developable and they are trying to keep it from being developed. They are willing to work with other partners to help complete this project. Mr. Keys stated Mr. Halcom and others have done an excellent job in the Upstate area protecting the Blue Trail. Mr. Keys asked if this entity was part of the County. Mr. Halcom stated they are a Special Purpose District functioning like a fire district and not part of the county. Chairman Adams stated this would be qualified with the Bank's attorney as to county affiliation.

Mr. Keys stated the Grant Meadows Tract previously funded was written up in the Greenville News.

Mr. Davant thanked staff for work in preparing for the meeting. He thanked the Board for the accomplishments done to preserve and conserve the State of South Carolina. Chairman Adams called on Jason Johnson to present his video prepared for the Common Agenda presented to the General Assembly. Mr. Davant stated the Bank has been the number one priority for the Common Agenda for the last six years. Mr. Johnson stated this was a way to show the General Assembly what the Conservation Bank is doing rather than just talking about it. Mr. Davant stated the Bank's primary goal with the legislature was to stay under the radar and hope that everything will stay like it is. The entire Board thanked Mr. Johnson for his work on the video.

VII. EXECUTIVE SESSION

Chairman Adams called for a motion the Board to go into Executive Session to discuss personnel and legal matters. Dr. Shealy made the motion, Mr. Snow seconded and the motion passed unanimously.

Board members go into Executive Session.

Chairman Adams called for a motion to return to Open Session. Mr. Snow made the motion. Ms. Clark seconded and the motion passed unanimously.

Chairman Adams asked Mr. Roquemore for a motion. Mr. Roquemore made a motion that due to neither Marvin Davant nor Margie Rish receiving a raise in the last three years the Board approved a raise of 9% which averages out to 3% for each of the last three years to be effective immediately. Dr. Shealy seconded and the motion passed unanimously.

Margie Rish informed the Board that Travis Bell the student intern is working on the website maps to update all GIS information and to bring the maps up to date with all the approved grants. Ms. Clark asked if it would be possible to add the video presented by Jason Johnson to the website. Staff state they would work with the IT staff to see if this was possible.

VIII. TIME AND PLACE OF NEXT MEETING

Margie Rish stated the next meeting is scheduled for the end of April. Mr. Davant stated the Bank wouldn't know the exact budget until after the Legislative Session is over. Does the Board want to consider having the meeting after the legislative session is over? Chairman Adams stated we would have the meeting in June and Mr. Snow stated that you could run into people being unavailable due to summer vacations. Chairman Adams stated we would set the meeting for April 30, 2013 at 10:00 am with the location to be determined. Mr. Davant stated he would work on the location and try to coordinate a social event along with the meeting.

IX. ADJOURN

Chairman Adams asked for a motion to adjourn. Mr. Snow made the motion. Dr. Shealy seconded and the motion unanimously passed.

11-7-2012 BOARD MEETING GRANT APPROVALS

	PROPERTY	COUNTY	ACRES	AMOUNT APPROVED	AMOUNT PAID	QUALIFIED ENTITY	DATE FUNDS PAID
Section 1							
1	Sumter Wateree Club	Sumter	3,749		\$937,250	Congaree LT	PD 4/12/13
2	FB SC Tract	Sumter	4,301		\$807,894	Congaree LT	PD 6/24/13
3	Crosby Tract	Colleton	625		\$126,200	TNC	PD 4/05/13
4	Murray Tract	Richland	392		\$78,400	Conservation Fund	PD 12/17/13
5	Cane Creek Tract	Lancaster	228		\$313,000	Katawba Valley LT	PD 3/25/13
6	Glover Tract	Jasper	2,059		\$405,328	DU	PD 10/24/14
Section 2							
7	Congaree Carlton Tract	Sumter	4,912		\$1,228,000	Congaree LT	PD 10/2/13
8	Rhodes-Kinsey Tract	Colleton	1,041		\$208,320	DU	PD 3/25/13
Section 3							
9	Ballsdam Plantation Tr	Berkeley	0	\$0		Lowcountry-Open-LT	W/DRAWN
10	Brett Nickles Farm	Oconee	0	\$0		Oconee-SWCD	W/DRAWN
11	Powers Farm	Sumter	204.6		\$165,110	Sumter SWCD	PD 8/13/14
12	John Shirley Tract	Oconee	390		\$380,000	Oconee SWCD	PD 6/11/14
13	Neil McPhail Tract	Oconee	117		\$232,187	Oconee SWCD	PD 7/19/13
Totals		7 Counties	18,019	\$0	\$4,881,689	8 Qualified Entities	

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7-24-2012 BOARD MEETING GRANT APPROVALS

APPROVED APPLICATIONS FROM 7/24/2012 BOARD MEETING

No.	Tract Name	Size of Tract in Acres	County	Amount Approved	Amount Paid	Deed Type	Funds Requested and Paid
131	Calhoun Tract	1,540.00	Hampton	\$308,000		easement	
132	Copeland Tract	834.00	Hampton	\$166,800		easement	
133	Hanna Tract	1,404.00	Hampton	\$280,800		easement	
	Keefe Tract	70.00	Charleston	\$65,000		easement	W/DRAWN
134	Lombard Tract	117.89	Oconee	\$55,000		easement	
	Polk Tract	74.00	Charleston	\$63,000		easement	W/DRAWN
135	Ramsay Farms	130.00	Oconee	\$130,000		easement	
136	Shinco-Chauga Tract	402.00	Oconee		\$402,000	easement	PAID
137	Ivester Von Lehe Farms	229.00	Oconee	\$114,500		easement	
138	Grant Meadow Tract	61.05	Pickens	\$125,400		easement	
139	Riverbend Shoals Tract	580.00	Greenville	\$290,000		easement	
140	High Creek (Salley Tract)	1,670.00	Calhoun	\$835,000		easement	
141	Avins Tract (Riveroaks)	431.13	Clarendon		\$431,130	easement	PAID
142	Ken Simmons (Birchwood Farms)	405.00	Sumter		\$364,500	easement	PAID
143	A. J. Johns	1,653.00	Hampton	\$330,600		easement	
144	Edward Davis Tract	20.20	Oconee	\$22,725		easement	
145	Marion Powell Tract	75.00	Oconee	\$84,375		easement	
146	Knowlton Farms	575.40	Sumter	\$316,470		easement	
147	Swamp Rabbit Trail	49.20	Greenville		\$140,000	fee simple purchase	PAID
	TOTALS	10,320.87		\$3,187,670	\$1,337,630		

**Synopsis of Approved Outstanding Grants
Since July 24, 2012
\$2,703,563.00**

PROPERTY	AMOUNT APPROVED	ACTION TAKEN
Langley Pond	\$648,800	Grant Paid
Middleton Place	\$325,000	Grant Paid
Subtotal Paid Grants		\$973,800
DuPre House	\$250,000	Grant deleted
Sutherland Tract	\$225,000	Grant Deleted
Lakemont Colony	\$75,000	Deleted by Request
Subtotal Deleted Grants		\$550,000
Jeremiah Project	\$50,000	1/31/2013 deadline
Todd Farms	\$154,763	1/31/2013 deadline
Chau Ram	\$250,000	1/31/2013 deadline
Chick Springs	\$250,000	1/31/2013 deadline
Tumbling Shoals	\$300,000	1/31/2013 deadline
Subtotal Pending Grants		\$1,004,763
Middleton Place Grant Reduction		\$175,000
TOTAL		\$2,703,563

Funds on hand from \$2,000,000 2012 Proviso funding.

Beginning	\$2,000,000
Paid	- 973,800
Subtotal on Hand	\$1,026,200

(-) Amount given an Extension until 1/31/2013	<u>\$1,004,763</u>
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Balance that could be Carried forward as of 11/7/2012	\$ 21,437
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2012 – 2013 REVENUE ESTIMATES – FIRST SIX MONTHS

JULY	\$806,905	Actual
AUGUST	\$819,654	Actual
SEPTEMBER	\$830,111	Actual
OCTOBER	\$800,000	Estimated
NOVEMBER	\$700,000	Estimated
DECEMBER	\$700,000	Estimated
Subtotal First Six Months of FY 2012-13	\$4,656,670	

Amount carried forward from 2012	\$ 21,437
Total actual & estimated funding through 12/31/2012	\$4,678,107
(-) Amount approved to Fund at 7/24/2012 Meeting	<u>\$4,397,300</u>
Estimated amount left from 2012-13 Documentary Funds for first six months	\$ 280,807

REVENUE ESTIMATES FOR SECOND SIX MONTHS

CARRYOVER FROM ABOVE		\$280,807
JANUARY	\$800,000	
FEBRUARY	\$600,000	
MARCH	\$625,000	
APRIL	\$700,000	
MAY	\$750,000	
JUNE	\$800,000	
Total Estimated Revenues for Second Half of 2012-2013		\$4,555,807

BEA Estimate for Fiscal Year 2012-13 is (previously approved to expend)	\$7,500,000
(-) Amount needed to fund new approved grants	<u>\$4,397,300</u>
Amount the SCCB has previously been approved to spend for the second half of Fiscal Year (BEA estimate (-) amount expended)	\$3,102,700

PROPOSED SPENDING PLAN

I. AMOUNT LEFT TO EXPEND FROM BEA BUDGET ESTIMATES: \$3,102,700

Priority spending – proposed funding with amount left from BEA approval.

Section I.

TRACT	ACRES	QUALIFIED ENTITY	AMOUNT	COUNTY
Sumter Wateree Club	3,749	Congaree LT	\$ 937,250	Sumter
FB SC Tracts	4,301	Congaree LT	\$1,075,250	Sumter
Crosby Tract	625	TNC	\$125,000	Colleton
Murray Tract	392	Conservation Fund	\$78,400	Richland
Cane Creek	228	Katawba Valley LT	\$313,000	Lancaster (FS)
Glover Tract	2,059	Ducks Unlimited	\$411,800	Jasper
TOTAL	11,345	@\$259.21 per acre	\$2,940,700	
Department operating expenses for remainder of year			\$162,000	
			\$3,102,700	
BALANCE FROM BEA TOTALS AMOUNT			\$0.00	

Section II. Proposed funding with estimated funding over and above the BEA estimate previously approved in Budget. (Based on estimate of the last six months (actual) and last six months of 2012.)

Estimated funds available 2nd 6 months	\$4,555,807.00
(-) Funds expended from BEA	<u>\$3,102,700.00</u>

Estimated amount to expend over BEA approved funding level **\$1,453,107.00**

Congaree Carton Tract	4,912	Congaree LT	\$1,228,000	Sumter
Rhodes-Kinsey Tract	1,041	Ducks Unlimited	\$208,320	Colleton
	5,953	@ \$241.28 per acre	\$1,436,320	

ESTIMATED BALANCE FORWARD TOTALS	\$16,787
	<u>\$1,453,107</u>

Section III. *Extended proposed funding plan should funding occur over and above sections I and II become available or first available funds beginning in July 2013.

Ballsdam Pltn	3,262.00	Lowcountry OLT	\$815,500	Berkeley
Brett Nichols Tract	429.00	Oconee Co SWCD	\$482,625	Oconee
Powers Farm	204.60	Sumter SWCD	\$165,110	Sumter
John Shirley Tract	390.00	Oconee Co SWCD	\$439,875	Oconee
Rocky River Nature Park	159.38	Upstate Forever	\$149,070	Anderson
Neil McPhail	117.00	Oconee Co SWCD	\$232,187	Oconee
Boxwood Manor	60.00	Upstate Forever	\$75,000	Anderson
TOTALS	4,261.98	@\$553.58 per acre	\$2,359,367	
TOTALS (Sections I, II & III)	21,919.98		\$6,898,387	

***NOTE: I am recommending to the Board that these grant applicants be approved in principle at this time subject to availability of funds, so that their applications will be funded when funds become available because first, they are outstanding grants that we need to fund but may not have money for this period (particularly Ballsdam Plantation). Secondly, if the market stays up we might actually have enough to pay them or some of them before the end of this fiscal year. We do not want to have grant funds left at the end of the year. If so, we would have to call a special Board meeting and then have to get additional spending approval from the Other Funds Committee in the Legislature. While we may not receive enough funds this year to fund Section III, having Board approval for these grants now is the best way to deal with this in my opinion. We can always go back and change whatever the Board decides to do if it is necessary.**

