

Appal

MINUTES
SOUTH CAROLINA CONSERVATION BANK
1000 ASSEMBLY STREET, ROOM 325
COLUMBIA, SC 29201
Wednesday, April 30, 2014

The regular meeting of the Board of the South Carolina Conservation Bank (SCCB) was held at 10:00 am on Wednesday, April 30, 2014 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; D. Clinch Heyward; Ben Keys; Michael G. McShane; Thomas Miller; James Roquemore; and Harry Shealy and Ex-Officio members John P. Evans, Chairman SCDNR Board; Frank A. McLeod, III, SC Forestry Commission; and Phil Gaines on behalf of the Director for PRT.

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. ADOPTION OF MINUTES

Chairman Adams called for a motion to adopt the minutes from the November 6, 2013 meeting. Dr. Shealy made the motion to approve these minutes. Mr. Heyward seconded and the motion was unanimously approved.

III. INTRODUCTION

Chairman Adams deferred to Mr. Davant. Mr. Davant noted the new recording equipment as the old equipment had malfunctioned at the last meeting and for everyone to go to the microphone when speaking to the Board. Mr. Davant acknowledged the Citadel Rod & Gun Club thanking them for their donation of \$240 cash for their continued support of the Conservation Bank. It is encouraging to see a great group of young men that are willing to be involved and committed to conserving our natural resources.

IV. OLD BUSINESS –

A. PREVIOUSLY APPROVED COMMITMENTS

Chairman Adams asked Mr. Davant to give an update on previous grants approved. Mr. Davant stated there were a number of approved grants carried forward and he would be glad to answer any questions regarding those grants. These grants are continually being paid off as the Bank receives funding and as the applicant provides their due diligence. Mr. McShane asked about the three outstanding grants from 2008 and asked that the Director counsel with those applicants and provide a definitive update on those grants. Mr. Davant stated that 2008 was when the Bank's budget funds were cut and were in a state of flux for three years. The Bank has written these three applicants on several occasions requesting the due diligence be completed. Several have run into closing issues partly due to the Bank's lack of funding which caused issues with the closing and other reasons. Chairman Adams stated we could put a time limit on these to close them out. Mr. McShane asked that going forward if the Mr. Davant could update the Board on the strategy on these to be completed. Chairman Adams asked Mr. Davant how to best proceed on these. Mr. Davant stated he would prefer to handle on a case by case basis as the entities are cooperating but have circumstances outside of their control. The ChauRam tract has a problem getting the Title Insurance Policy through a town council causing issues for their attorney. The Jeremiah Project is back and forth with DHEC on a permit regarding who is responsible for cleaning up the adjoining property. Chick Springs will probably eventually not go through. The Powers Farm and Shirley Tract is in the process of finalizing their due diligence and one has to go through NRCS process. Chairman Adams agreed that Mr. Davant work with these on a case by case basis.

B. FINANCIAL STATUS OF THE BANK

Mr. Davant explained the Bank's current financial status. The balance as of 4/8/2014 was \$3,651,416 and the estimated revenue for the rest of FY 2014 is \$2,600,000 providing an availability of \$6,251,416. The total outstanding grants are \$9,387,744 leaving a balance of roughly \$3,136,328 needed to cover the existing approved grants. This is a normal process as the Bank funds grants out of the upcoming FY funds and as funds are received the outstanding grants are paid out once the due diligence is completed. A problem that has risen recently is that the BEA estimated the Bank's revenue last fiscal year at \$9.5 million. We had \$3.6 million in carry forward funds from FY 2013 and the Budget Office has now determined that the money is in our account; however, the Bank will have to go before the Other Funds Committee to get authority to spend these funds. There is no problem anticipated but it is a time consuming process. The Bank has worked with General Assembly staff to correct this issue so it doesn't occur in the future. Based on revenue predictions and what is funded out of today's meeting the Bank should go forward into FY 2015 with roughly \$2 million and this is a low estimate.

C. REVIEW CARRY FORWARD APPLICATIONS

Mr. Davant reviewed the application from Nation's Ford Land Trust called the Clemson University Tract. This was carried forward due to a question as to whether there was an existing protective easement on the property. There was indication that a constituent had donated a natural resources easement on this property and the question the Bank raised was "does that constitute a conservation easement already." There is a letter in the file from the Bank's attorney, George Bailey, stating that while it does not constitute a conservation easement it does constitute a cloud on the title and Mr. Bailey's recommendation is the Bank not pursue funding this easement at this time. There may be some opportunities for the University or the grantees to ask for this restrictive easement to be removed but until that time Mr. Bailey and Mr. Davant agree that the Bank should not go forward on this tract.

Mr. McShane made a motion to take Mr. Davant's recommendation and suspend this application until further notice. Mr. Roquemore stated the existing restrictive easement probably wouldn't reduce the conservation value any more than it already is so there would be no money to argue over and Mr. Roquemore concurred with Mr. McShane. Mr. McShane asked to suspend this application until such time when Mr. Bailey would be available for the Board members to ask questions. Chairman Adams stated this application would be carried over to the next Board meeting.

V. NEW BUSINESS

A. GRANT PROPOSALS

Chairman Adams deferred to Mr. Davant to review all the pending application.

- 1. Knowlton Farms Tract** – This is a 276 acre tract in Sumter/Clarendon County submitted by the Sumter Co SWCD. This is an NRCS joint matching grant request for a 50% match from the Conservation Bank. The landowner is donating 20% as required by NRCS. The requested amount is \$161,460 which is \$585 per acre. This is a fully operational family farm. Staff's recommendation is to fund the grant.

Mr. McLeod asked what is FRPP. Mr. Davant explained that is the Federal Ranch Protection Program. Mr. McLeod asked if NRCS was going to come up with the money or is it still up for question? Mr. Snow stated that NRCS doesn't approve until the applicant has obtained match funding first before being approved by NRCS.

Glen Sandifer, FRPP Program Manager for NRCS, stated that the applicants qualify by meeting the NRCS standards which include the soil type then they come to the Conservation Bank to request match funding as they need these match funds to be eligible to receive funding from NRCS. Mr. McLeod asked what the total conservation easement value would be. Mr. Sandifer stated it would be around \$400,000 and the applicant is asking for around \$161,460 from the Conservation Bank. Chairman Adams stated the easement value is \$538,200 wherein 50% would come from the feds, 30% from the Conservation Bank and 20% donated by the landowner.

Mr. Sandifer stated the applications from Oconee County the Board inquired about earlier are in the process of being completed and the due diligence submitted to the Conservation Bank. The Farm Bill that was signed in February and FRPP is now called the Agriculture Conservation Easement Program and there are new rules that are being hashed out but the Conservation Districts will be submitting applications in the future under a new program name.

Mr. Roquemore made the motion to accept staff's recommendation to fund the grant for \$161,460. Mr. Snow seconded and the motion passed unanimously.

- Buck Branch Tract** – This is a 295 acre tract in Hampton County submitted by the Lowcountry Open LT. It is a SOLO focus area tract. At \$200 per acres which represents 39% of the CEV. They are requesting \$59,000. It is near the Coosawatchie River and has forested long leaf pine. It is a very good value. Staff's recommendation is to fund the grant.

Barbara Holmes with Lowcountry Open LT made the presentation. The tract is near Brunson, SC and it had 1,800 feet of road frontage along Bopeep Road. The landowner is interested in introducing the long leaf pine ecosystem. The lower part of the tract has been seeded with long leaf pine and the two areas on the north east edge of the tract. The landowner is donating 61% of the CEV.

Mr. McShane made a motion to approve staff's recommendation to award the grant in the amount of \$59,000. Dr. Shealy seconded and the motion unanimously passed.

- Cordova Road Tract** – This is a 144 acre tract in Orangeburg County submitted by Lowcountry Open LT. It represents 26% of the CEV and is in an area of development already and could be used as a low impact park. It has 1,200 feet of road frontage. This would increase the few grants we have in Orangeburg County. There is a letter of appraisal in the file. At \$200 per acre it is a very good deal. Staff recommendation is to fund the grant for \$28,800.

Barbara Holmes made the presentation on this tract. She stated there is dense development around the area.

Mr. McShane made a motion to approve staff's recommendation to award the grant in the amount of \$28,800. Ms. Clark seconded and the motion unanimously passed.

- Pin Branch Plantation** – This is a 105 acre tract in Orangeburg County submitted by Lowcountry Open LT. The request is for 24% of the CEV at \$200 per acre. It is a forested tract near the Beidler Forest and adjoins Four Hole Swamp. It has 1,200 feet of road frontage. This is critical to the Audubon. It is a good value and staff recommendation is to fund the grant in the amount of \$21,000.

Mr. Snow made the motion to award the grant in the amount of \$21,000. Mr. McShane seconded and the motion unanimously passed.

- Rhodes and IP/Milbury Tract** – This is a 1,687 acre tract in Allendale County submitted by Lowcountry Open LT. This is two different pieces of property and is a SOLO tract. It has 3,450 feet of frontage on the Savannah River and 472 acres of forested wetlands. They are asking \$200 per acre which is 35% of the CEV. The \$200 per acre is roughly 1/3rd of what the CEV is. Staff recommendation is to fund the grant in the amount of \$337,400. The terms of the easement are attached to the application.

Mr. Snow asked how many grants are in Allendale County. Mr. Davant stated roughly 6-8. Mr. Miller asked if Lowcountry was aware of the archeology aspect of the property. Ms. Holmes stated she wasn't. Mr. Miller stated the area has a large archeology value that has been studied by Anderson University and the University of Georgia. It has lots of Savannah River Agate coming from the river and traded thousands of years ago. Mr. Roquemore asked what was meant by limited public access. Elizabeth Hagood stated that many of their tracts are held by private landowners and the landowner has agreed to open up the tract for public hunts or occasional events. Mr. Davant clarified that South Carolina statewide has vast amount

of history and archeology value. Dr. Shealy added that Allendale County is where the Copper site is which is recognized internationally.

Dr. Shealy made the motion to award the grant in the amount of \$337,400. Mr. Snow seconded the motion and the motion unanimously passed.

6. **Southern Property Tract** – This is a 108 acre tract in Hampton County submitted by Lowcountry Open LT. It is a conservation easement and the request is \$21,600 which is 19% of the CEV which is \$200 per acre. It has 2,500 feet on Black Creek near Coosawhatchie River. It is near Estill and the headwaters of Warren Lake which is a public fishing lake utilized by many individuals. The landowner has made a large commitment to the project. It is a good value and staff's recommendation is to fund the grant in the amount of \$21,600.

Mr. McShane made a motion to award the grant in the amount of \$21,600 and noted that this is project 17 or 18 in Hampton County. This is a success story in the SOLO area. Mr. Snow seconded and the motion unanimously passed.

7. **Rocky Point Landing Tract** – This is a 482 acre tract in Georgetown County submitted by The Nature Conservancy as a fee simple purchase. This is two different tracts of land with 1.2 miles frontage on the Black Creek and .58 miles on the Choppee Creek. The property previously had a boat landing used primarily by minority users. The boat landing would be made public again. The two adjoining tracts would become a Georgetown public park which would consist of roughly 600 acres. It is a historical location and is located in the Winyah Bay focus area. It has a high bluff on the river. SCDNR has offered to clean up and fix the boat landing and will continue to operate the boat landing. This tract is a large economic and cultural asset in this part of Georgetown County. The tract has historical value as many Revolutionary battles took place in this area. The applicant is asking for a NAWCA funding grant for half of the property. Because of the historical and economic value to Georgetown County and the reopening of the boat landing it will make for great PR for everyone involved. It is expensive; however, staff's recommendation is to fund the grant in two payments of \$575,000 each. If the grant is awarded it is very likely to be subdivided.

Katherine Malloy with The Nature Conservancy deferred the presentation to Paula Reidhaar with the Winyah Rivers Foundation who has stepped forward to serve as the final title holder of the property. Ms. Reidhaar stated the tract does have a lot of historical value and there is a small family gravesite on the tract. The property has been appraised at over \$4 million and it is being sold for a little under \$3 million and they are asking for about 1/3rd of that amount from the Conservation Bank. It will be an asset to open the boat landing again. It is planned to have public access on the tract.

Mr. McShane asked if the access to the landing was guaranteed. Ms. Malloy stated the road is the access to the landing and the 200 acres to the east is owned by Georgetown County. Mr. McShane asked if the County would hold ownership and Ms. Malloy stated that the Winyah Rivers Foundation would be the owners of the property. Mr. McShane asked for clarification of the management of the boat landing and as the County wasn't taking ownership. Mr. Evans asked if Mr. Davant had discussions with SCDNR Director Alvin Taylor regarding this matter. Mr. Davant stated the county cannot own any tract we award a grant to. It is the Bank's understanding that DNR will be managing the landing. Ms. Malloy stated this was correct and she had been in contact with Breck Carmichael regarding this matter.

Mr. McShane made a motion to award the grant based on staff's recommendation of two payments of \$575,000 each contingent on affirmation that the other funds are received first and clarity from DNR as to their commitment to this project. Mr. Heyward stated that this is a gorgeous area along the Black River and the type of legacy project the Conservation Bank should be supporting. Mr. Heyward seconded the motion and the motion passed.

Ms. Malloy asked permission to use the grant award in support of a second grant for NAWCA funds which the Board agreed too. Ms. Reidhaar agreed it was a great opportunity for the Winyah Bay Foundation, TNC, DNR, the County and the Conservation Bank to be able to partner together to preserve and protect

this tract. Mr. Davant stated the tract has a beautiful High Bluff along the river and is beginning to receive national attention.

8. **Chauga Bluff Tract** – This is a 696 acre tract in Oconee County submitted by Upstate Forever. This tract has 2.5 miles on the Chauga River plus 2.5 miles protected by the Corps of Engineers. This is also close to another grant that the Conservation Bank has previously funded called Shinco Chauga. The requested amount is \$1,000 per acre which is 46% of the fair market value and 38% of the CEV. There are other protected lands in the area. Staff's recommendation is to fund the grant in the amount of \$695,610.

Mr. McShane asked for clarification of the value of the property. Mr. Davant stated the percentage is of the easement value not the FMV. Mr. McLeod stated information indicated the tract closed in late November 2013 and the closing price was \$1,460,000. At \$1,000 per acre they are asking for ½ of the FMV of the tract and the Bank normally has been funding a percent of the CEV which would be significantly less. As in the SOLO area and Cowassee Basin area the Bank approved tracts in the \$200 - \$350 range. Mr. McLeod wanted to understand the difference in reviewing the percentage CEV to the percent of FMV or purchase price value. It appears that the request is for half of the purchase price that was done 45 days earlier. Mr. McLeod had issues with the amount requested for a tract that was just purchased with that high of an asking price. Chairman Adams asked Mr. McLeod how he would run the numbers on this. Mr. McLeod stated to use \$1,461,000 and assume the appraiser would devalue that for the conservation easement by roughly 30%, the area appears to be a rural area. The CEV would be roughly \$600-\$700 and half of that would be \$350. It appears to be different from what the Bank has been doing. Mr. McShane agreed with Mr. McLeod's concerns that the property's easement value now equaling the purchase price was in November leads to why the Bank gets criticized. Because of these concerns Mr. McShane stated his thought was to defer this application until the next meeting. Mr. McShane made a motion to defer this application to allow staff to get with the qualified entity and the landowner to work through the issues raised. Ms. Clark seconded and the motion passed unanimously.

Erin Knight with Upstate Forever made the presentation on this tract. Ms. Knight stated a preliminary appraisal letter was obtained to submit with all the information which was basically the same as a full appraisal done by the appraiser. Once the property is funded and the full appraisal is needed the appraiser would update any necessary information. The appraiser's figures were 38% - 45% or \$2,200 - \$2,600 acre full value of the easement. In providing the figures for this tract the appraiser referred back to the Shinco Chauga Tract the Conservation Bank had previously awarded funds to. This application involves some of the same landowners as the Shinco Chauga Tract. Ms. Knight stated she wasn't involved with all the details of the Shinco Chauga purchase and asked Dana Levitt if he would like to address those matters. Mr. Leavitt declined.

Mr. Snow asked if a motion was required Chairman Adams stated the Board agreed to defer this application to the next meeting. Mr. Snow asked if they were going to use the funding for part of the purchase. Ms. Knight stated she presumed that would be the case but that Upstate was not involved in the purchase price negotiations. Ms. Knight stated that Upstate has not previously asked for the appraiser's letter in their applications and felt they had stepped up their efforts in preparing this application. Mr. Snow stated he had issues with awarding funds for purchased property with a large percentage request. Mr. Snow stated if the Bank is funding 50% of a tract to buy it, he feels that isn't what the Legislature had in mind when the Bank was established and Chairman Adams agreed. Chairman Adams stated the Bank Board needs to know any information of this nature up front when the application is submitted. Mr. McShane stated he didn't see any information to that effect when reviewing the application the landowner wasn't the current owner and Mr. McShane specifically asked about this.

Ms. Knight stated the landowner on the application was the current owners and purchased the tract with the plan to finalize everything when they received funding from the Conservation Bank as with the Shinco Chauga tract. Mr. Roquemore stated in any business deal you look at what the cost will be at day's end and if they use their own funds or calculate they will recover later is a prudent way of calculating and that isn't as much of an issue. Ms. Knight stated Upstate has been looking to protect this tract and knew the historic landowner and the current landowner in attempting to protect the property. The basic interest is in

protecting the land. Chairman Adams stated this application would be carried forward and Mr. Davant would work with Upstate Forever and see what could be worked out.

9. **Hinson Farm Tract** – This is a 1,696 acre tract on a working family farm in Marlboro County submitted by the Pee Dee Land Trust as a conservation easement. The easement value is 30% of the FMV. The landowner wants to protect the property so it will continue to be operated as a farm after his demise. It contains a 40 acre Carolina Bay and portions of two other smaller bays totaling 75 acres. It is near the Donohue Farm that the Conservation Bank previously protected. The landowner is committed to keeping it as farmland. There is a 72 acre CRP easement the landowner has entered into for quail buffers which expires in 2015 which the Bank has requested a clarification on. At \$700 per acre it is a good value. Staff's recommendation is, pending the clarification of the 72 acres, to fund the grant in the amount of \$1,187,140 in two payments of \$593,570 each.

Mr. Roquemore stated that land being lost in the state at a rapid pace is primarily farmland because you can build houses and subdivisions on these lands. It is totally different than looking at wetlands where you cannot build and we need to keep property over 1,000 acres in green space. Mr. Roquemore made a motion to award the grant based on staff's recommendation.

David Harper with Pee Dee Land Trust made the presentation on this tract. The Land Trust feels this represents some of the best agricultural property in the state. It is one of the largest last family holdings in the Pee Dee area in productive agriculture as a cotton farm. The family has owned the land since the early 1800's and the landowner inherited part of the land and acquired two other tracts to encompass a little under 2,000 acres. This tract has served as a model for reassembling family farmland. The landowner is a Board member of the Pee Dee Land Trust; however, he has abstained in any voting or actions on this tract. Mr. Harper stated regarding the CRP matter that is a contract rather than an easement and does expire in the fall of 2015. The landowner has agreed to not further subdivide and it will stay intact as a family farm.

Chairman Adams stated in the application the easement value is listed as \$1.19 million and it appears they are asking the Board to fund 100% of the easement.

Mr. Harper deferred response to Seth Cook with Pee Dee LT. Mr. Cook stated Mr. Hinson came to the Land Trust with what he wanted to request and anything above that amount will be donated. Mr. Cook stated they anticipated the appraisal to be considerably higher than what was estimated. Investors have been coming into the area and pushing the prices of farmland up in Marlboro County.

Chairman Adams stated the fair market value on the property is \$3.9 million not the CEV and they applicant was asking for \$1.19 million which is 100% of the easement and the Bank has never funded 100% of the easement. Mr. Davant stated this would normally have been an NRCS application. Mr. Harper stated they had met with the NRCS in Marlboro County and determined they would come to the Conservation Bank for funding and re-evaluate the federal funding after. Mr. McShane asked instead of the Conservation Bank being the sole source of funding to go back to NRCS or others for funding options. Mr. McShane asked that the minutes reflect that the landowner did not participate in any of the voting or discussions on this tract since he is on the Pee Dee Land Trust's Board and Mr. Harper confirmed as set forth in the Land Trust Alliance federal guidelines for policies on conflict of interest. Mr. Snow asked if the landowner would take less. Mr. Roquemore amended his motion to reflect the Bank allocates \$550,000. Mr. McShane seconded and the motion passed.

10. **Santee River Tract** – This is an 8,702 acre tract in Clarendon and Williamsburg Counties submitted by Ducks Unlimited. This is on the Santee River and the request is for \$250 per acre which is 63% of the CEV. The estimated CEV is \$400 per acre and the landowner will donate the remaining 37%. It is on the southeastern end of Lake Marion and adjoins WMA land and USWF land in the Santee Basin Focus area. It is close to other protected lands and fronts on Hwy # 521. It is in a major watershed area which runs from Kershaw County to Georgetown. The landowner will designate eight public campsites on the Santee River. It is a working forest and wildlife management area tract. This would be the first tract in the Williamsburg County area. This is a highly critical area and a good value. Staff's recommendation is to fund the tract in two payments of \$1,087,750 each with the total payment of \$2,175,500.

James Gregory with DU made the presentation. Mr. Gregory stated the landowner was going to provide access to eight (8) campsites along the Santee River and working with DNR to include this info in the Rules and Regulations for public access use on the river for paddlers. It has good access to and from the river and has several eagle nests on the site. Landowner has confirmed the easement value with an appraisal.

Chairman Adams asked if there would be any subdivision on this tract. Mr. Gregory said there had been discussion of subdivisions but that he was not familiar with the specifics. Chris Vaughn could better address that for the Board when he returns to the office. Mr. Gregory stated he thought there were discussions of initially six subdivisions on this tract but would need to verify that with Chris Vaughn. Chairman Adams stated as long as it was in line with what DU has done historically it is fine. Mr. Davant stated DU typically doesn't cut tracts smaller than 250 acres. Mr. Davant stated they are willing to allow four public camp sites on this tract on the Santee River. Mr. McShane stated it had been previously mentioned there would be eight campsites. Mr. Gregory stated he had the map and there were actually five campsites on this tract. Chairman asked if the campsites were through an MOU with DNR and Mr. Gregory confirmed that was the discussions. Mr. McShane made the Board aware he served on the Ducks Unlimited Conservation Board and would recuse himself from voting. Mr. Heyward asked how the public would be made aware of the campsites for use. Mr. Gregory stated the information would be listed in the DNR Rules and Regulations and their availability with access only by the river. Mr. Snow asked Mr. Evans if there could be a conditional MOU between the landowner and DNR for the campsites. Mr. McShane asked that there be a written agreement with DNR that access be published in the DNR Rules and Regulations.

Mr. Roquemore made a motion to accept staff's recommendation to fund at \$250/per acre and eight miles of river frontage and public access is great. Further that the funding be done in two cycles with a payment of \$1,087,750 for each cycle conditional upon a written agreement between DNR and the landowner on the campsites. Mr. Snow seconded and the motion passed.

11. **Bunched Arrowhead Preserve Tract** – This is a 65 acre tract in Greenville County submitted by Naturaland Trust. It is a fee simple acquisition at \$7,153 per acre. It does contain rare and endangered plants. The entity is trying to raise an additional \$100,000 through SCDNR or other sources. The tract will be transferred to the SCDNR Heritage Preserve Program. It has hiking trails and would become a public park passive recreation. It is close to two other DNR preserves. It contains a Piedmont seep. The tract was marked as a horse farm. It is located off Tigerville Road near Travelers Rest. Staff Recommendation is to consider funding but to carry over to see if DNR and the Heritage Trust Program will participate in funding.

Chairman Adams asked Dr. Shealy for any comments. Dr. Shealy stated the specific plant is only found in four locations 2 in North Carolina and 2 in South Carolina.

Frank Holleman with Naturaland Trust made the presentation. Any property the Naturaland Trust's acquire has total public access as part of their ethics. The Piedmont seep is the rarest ecosystem in SC and rarest wetland system and only exists in the upper Piedmont and a little in North Carolina. Once this property is protected the entire ecological integrity of the seep is preserved and this would be only one of two in the world totally protected. A marker of the seeps is the rare bunched arrowhead plant as it only exists in this specific ecosystem. This property was being marketed as a mini horse farm and if livestock is placed on the property the seep is gone. This property is at the point of a triangle of three Heritage Trust Preserves that were established to protect seeps of this plant. With the acquisition of this property this would connect all tracts into one large protected green space.

Mr. Miller made a motion to accept staff's recommendation. Dr. Shealy seconded the motion. Mr. McShane called for discussion on the property. Mr. McShane stated this was the most eloquent case for Heritage Trust to be involved with this acquisition. Mr. McShane requested the Bank Board leverage the property as the DNR Heritage Trust has the capacity to help on this tract. Mr. McShane asked that the motion be amended to the Conservation Bank funding half of the acquisition cost and leverage the

remaining half to be funded through the DNR Heritage Trust. Mr. Miller agreed with the proposed amendment. Mr. Holleman stated he had contacted DNR Heritage Trust and was told that the Heritage Trust funds were heavily committed to the Wateree Project and there were no available funds for this project. Mr. Roquemore stated he had issues in paying for 83% of a project. Mr. Holleman stated the Naturaland Trust doesn't always come to the Conservation Bank for funding and came to the Bank for funding as a result of the information received from the Heritage Trust staff. Mr. McShane clarified if Mr. Holleman had a source to potentially obtain \$100,000 and Mr. Holleman confirmed that was correct. Mr. McShane asked the motion to be amended to read that the Conservation Bank fund whatever the Heritage Trust places toward this acquisition. Mr. Evans agreed that DNR needed to look at the Heritage Trust funds toward this application. Mr. Miller amended his motion for the Conservation Bank to fund \$365,000 and that \$100,000 from DNR Heritage Trust or some other source. If the \$100,000 isn't raised Naturaland Trust can come back to the Bank Board regarding this funding. Dr. Shealy seconded and the motion passed unanimously.

Dr. Shealy stated that endangered plants are not federally protected and this project is a rarity that needs to be looked at closely. Mr. Keys recused himself from voting as he sits on the Naturaland Trust Board.

12. **Michael Walden Tract** – This is a 231 acre tract in Greenwood County submitted by the Upper Savannah Land Trust. This is a request for a conservation easement. The requested amount is \$53,700 which represents 25% of the CEV at \$232/acre. This is a recreational/agricultural tract. We only have one other grant approval in this county. There is an appraisal in the file. It is located on Little Cowhead Creek. The landowner is very committed to natural resources and outdoor wildlife values. Staff Recommendation is to fund the grant in the amount of \$53,700.

Wallace Wood with Upper Savannah Land Trust made the presentation. This is a working forest tract that is being managed intensively for quail. The tract does face development encroachment and is just south of Greenwood, SC on Little Cowhead Creek which runs into the Turkey/Stevens Creek Watershed. Protecting this property helps protect downstream. The Stevens Creek Heritage Preserve is downstream which has many endangered plants and animals in the Turkey/Stevens Creek Watershed.

Mr. McShane made a motion to approve staff's recommendation. Dr. Shealy seconded and the motion passed unanimously.

13. **Holcim Cement Tract** – This is a 55 acre tract in Dorchester County submitted by the National Audubon Society for a fee simple purchase. It adjoins Biedler Forest Lands. The Audubon will provide half of the funds to purchase the property. It is to be incorporated into the educational program with the Biedler Forest Tract and will have total public access through the outreach program. It has 12.3 acres bottomland swamp and is located on the Edisto River Corridor. This property belongs to an insurance company and is subject to quarrying rights for cement materials. If purchased by the Audubon the threat of quarrying goes away. Staff Recommendation is to fund the grant in the amount of \$71,250.00.

Frank Holleman was present for the Audubon to answer any questions. Mr. McShane asked if the Audubon would be acceptable to the Conservation Bank paying the amount but not the costs. Mr. McShane stated it is better for the Bank to apply funds toward the acquisition and not costs. Mr. Holleman stated he felt that would be fine.

Mr. McShane made a motion that grant amount be awarded \$71,250 and applied to the actual property and not the closing costs. Dr. Shealy seconded and the motion passed unanimously.

14. **Fort Fairlawn Tract** – This is an 80 acre tract in Berkeley County submitted by the Lord Berkeley Land Trust. This is a fee simple purchase. It is in the city limits of the Town of Moncks Corner. It is a historic Revolutionary War site and British fort. It adjoins the Old Santee Canal Park. The tract is surrounded by development. It has significant historical value and is the SC Battleground Trust's highest priority tract. It will be transferred from the Lord Berkeley Trust to the SC Battleground Preservation Trust and managed by Santee Cooper as a public park. The option on the property is \$2 million and the Battleground Trust has applied for a \$1 million grant and the landowner is donating \$240,000. There is a Confederate submarine

located in this park. The application is based on the sale price. The Bank doesn't have any grants in Berkeley County and at \$12,500 per acre it is very expensive; however, the historical significance and that Santee Cooper will be managing as a public park makes this a very attractive consideration. Staff Recommendation is to fund \$500,000 and see if Lord Berkeley can come up with the matching funds to pay for the rest of the tract.

Raleigh West with the Lord Berkeley Land Trust made the presentation. This is Lord Berkeley's first application to the Board. Per historians this is the most significant Revolutionary War tract in the nation that is not protected. The intention of Lord Berkeley is to own the property and it will donate a conservation easement to the SC Battleground Preservation Trust to protect the historical and archeological significance of the site and have Santee Cooper manage the park as they own and manage the adjacent Old Santee Canal park which has the historic Little David and Stony Landing Houses. The Lord Berkeley LT intends to integrate this tract as an addition to the Old Canal Park. Santee Cooper would lease the tract and has agreed to assume all costs associated with managing the site, protecting and developing as a park site to include the trails, etc. This is the northeastern anchor of the Cooper River effort which is a tremendous focus area and will provide public access to the Cooper River from this area. This is a bargain sale and the Land Trust is working on getting commitments for another \$1 million from private sources. Mr. West requested that the Conservation Bank Board fund \$500,000 this year and \$500,000 next year. The Land Trust has been preauthorized for a bridge loan from the Coastal Community Foundation. The bridge loan is contingent on having commitments from the Conservation Bank and private funding sources.

Mr. Snow asked if the LT wanted \$500,000 from the Bank now with a \$500,000 commitment for next year and the LT is getting a bridge loan to go with the \$500,000 for 2015 and the LT will still have to raise \$1 million from private sources. Mr. West confirmed that was correct and the closing is anticipated for early 2015. Mr. Roquemore asked Mr. Davant to explain staff's recommendation. Mr. Davant stated the tract is 80 acres at \$12,500 per acre is a lot of money. It is a great park, great idea and public access is great it is just a lot of money. Mr. Roquemore made the motion to accept staff's recommendation to fund the grant amount of \$500,000. Mr. McShane seconded the motion.

Chairman Adams recognized Barry Jurs, Executive Director for the Lord Berkeley LT. Mr. Jurs stated there is an urgency regarding the funding of this application. This purchase has been nine years in the making. When first engaged, there three development companies with separate options to develop the 200 plus acres of property. The developers went to court to determine who had the option to develop. With the real estate market decline in 2007-2008 each of the options dissolved. At that time the Lord Berkeley LT started working with the landowner to preserve and protect the property. There are four high-end development areas around this specific tract. If Lord Berkeley LT doesn't obtain funding to purchase this tract before year's end it will be gone. Mr. Miller asked about the status of the private source funding. Mr. Bostick stated the Land Trust is still working on this and confident it will come in unless the Bank acts with limited interest then it may not come in. Mr. Bostick state this tract has an existing earthworks fort; completely intact; it is 125 ft square; and is one of only two left out of 30 in South Carolina from the Revolutionary War.

Mr. McShane stated he serves on the Lowcountry Conservation Loan Fund which is part of the Coastal Community Foundation which has made the grant. Mr. McShane stated that if the Bank approves the \$500,000 he would help the LT to work toward finalizing the additional grant from the Coastal Community Foundation. Mr. McShane stated there should be resources that will help generate the additional \$500,000 for this project if the Bank only funds \$500,000. Mr. Snow stated there are no grant approvals in Berkeley and asked why Santee Cooper doesn't want to kick in any funding.

Chairman Adams stated there is a pending motion and second on the table. Mr. Heyward asked if it would be developed educationally for the public. Mr. West stated it would. Mr. Heyward stated as an environmental real estate developer there is no doubt that unless the conservation easement is done the area would be developed because the area is booming in development. Phil Gainey stated that tangible cultural sites are significant to SC's history and this is a true tangible cultural site. And this site would definitely meet the Bank's mission of meeting the cultural component.

Chairman Adams called for a vote on the motion. Mr. West stated the motion on the floor would not work and the existing deal would go away. Mr. West stated that by the end of the year the Land Trust has to show they have \$2 million in commitments and the \$500,000 would mean the Land Trust would have 3 months to raise \$500,000 and Berkeley County doesn't have those resources. Mr. Snow stated he thought that there were avenues they could reach and that if the Land Trust couldn't raise the additional \$500,000 they could come back to the Board at the next meeting in November. Chairman Adams called for the vote and the motion passed to fund the grant at \$500,000.

VI. EXECUTIVE SESSION

Chairman Adams called for an Executive Session to discuss legal issues and to have lunch. Mr. McShane made a motion to go into Executive Session for purpose of discussing legal and contractual matters. The meeting will reconvene at 1:10 pm. Mr. Heyward seconded the motion and the motion unanimously passed.

Chairman Adams called for a Motion to go back into open session. Mr. McShane made a motion to go back into open session. Mr. Snow seconded and the motion unanimously passed.

VII. NEW BUSINESS – CONTINUED

B. CONSERVATION BANK APPLICATION POLICY CHANGES

Chairman Adams stated that the Bank Board was implementing a new policy regarding the application process on the use of appraisals and approved appraisers, and regarding the submission of a draft conservation easement. Chairman Adams further stated that a copy of the proposed policy had been submitted to the Board members for review prior to the April 30, 2014 meeting for the purpose of discussion and to be voted on at the meeting. The Conservation Bank will require an appraisal letter and a draft conservation easement agreement to be included in all applications submitted prior to review by the Bank Board. Further, the Conservation Bank Director will provide an approved list of appraisers that will be posted on the Conservation Bank's website. For any given project the Conservation Bank Director will choose an appraiser from the approved list. All appraisal letters and appraisals must be done for the benefit of both the landowner and the Conservation Bank, and must be addressed to both the landowner and the Conservation Bank as joint recipients. After Board approval of any project, the "material terms" of the draft conservation easement previously submitted may not be changed. An April 23, 2014 email from Chairman Adams to the Board outlines these procedural changes in more detail, and at Chairman Adams' request, the email was incorporated into these meeting minutes. (See attached email of April 23, 2014). This policy will go into effect as of this Board meeting for the next application filing period.

Erin Knight with Upstate asked for clarification on the conservation easement agreement. She specifically wanted to know if the Board was seeking to have the conservation agreement submitted along with the application which presently is being submitted with the due diligence. Chairman Adams confirms that the conservation easement agreement was being submitted in the application by some of the qualified entities and the Board is now requesting that all qualified entities submit a draft conservation easement agreement with the original application.

Mr. Snow made a motion that the Bank Board adopt the new application policy to require an appraisal letter and a draft conservation easement in all new applications submitted to the Board prior to review by the Board. Mr. Roquemore seconded the motion and the motion passed.

Mr. Jason Johnson with The Conservation Fund asked for clarification. Chairman Adams informed all parties that all applications would have to utilize an appraiser from the approved list or the Board may refuse to review their application. Ms. Barbara Holmes with the Lowcountry Open Land Trust asked what about the qualified entities that have started negotiations with landowners for the next application filing period. Ms. Holmes stated since the next filing deadline was July 31, 2014 many qualified entities working with landowners and had already been in the middle of working with an appraiser relevant to their potential

application. If they, Lowcountry Open LT, had to change their appraiser at this point it would be very costly for both the landowner and the qualified entity. Chairman Adams stated that if the qualified entity and landowner were already in negotiations and had an appraiser working with them they would need to make the Bank Board aware of this when submitting the new application. Chairman Adams stated that the Bank Board would work with all entities that were in similar situations as stated by Ms. Holmes.

C. OTHER NEW BUSINESS

Margie Rish informed the Director and Bank Board that a donation of \$1,060 had just been received in the mail from the Citadel Rod & Gun Club to support the Bank. The Board agreed that some type of special recognition done for these young men.

Mr. Ben Keys informed the Board and others of a new coffee table book "*Web of Water Reflections of Life Along the Saluda & Reedy River*" which he had been involved with the preparation and photography for the book. Mr. Keys shared a copy of the book for the Board to review and invited everyone to the three events launching the book.

D. GRANT PROPOSALS – CONTINUED

15. **RFL Princes Pond Tract – Deer and Duck Tract** – The original application was for 1,000 acres in Clarendon County submitted by Congaree Land Trust. The amount requested is \$500,000. The tract is 75% timber and borders Lake Marion on Cantey Bay (I-95). It has .33 miles frontage on Lake Marion and adjoins Santee National Wildlife Refuge. This tract could be a lynch pin for other tracts in this area. The owner was The Shaw Tate Group. The property contained 1,000 acres. The estimated value of the conservation easement was between \$875 and \$1,500 per acre. The amount requested was \$500,000 which was \$500 per acre and represented 50% of the conservation easement value. Based on the information in the original application Staff's recommendation was that it is a very good tract and the value was good. 24 hours before the Board meeting the tract was sold to Trey Phillips and is now called the Deer and Duck Tract, LLC. The new owner wished to pursue the same application that had been previously filed. However, the new owner wanted to change the amount of acreage to 1,018 (which was a small change). The new landowner also wanted to change the amount requested from \$500 to \$700 per acre. This changed the estimated amount of the easement from \$1,000 per acre in the original application to \$1,167 per acre and represented a request for 60% of the new conservation easement value. This amount represented an increase from \$500,000 to \$712,600. Staff noted that the conservation easement value in both applications was within the parameters of the estimated conservation easement value statement of value but that the amended application is for a higher amount. Mr. Davant stated it is an important tract for its location next to a federal wildlife refuge and that the Bank Board has allowed some degree of changes made to applications that have been submitted and have been changed to some extent before the Board actually met to discuss the proposal. Mr. Davant clarified that no changes can be made after the Board meets and approves an application. Generally these have been relatively small changes previously. Since the requested changes on this application are fairly large staff's recommendation is for the Board to decide if it can accept this much differentiation before considering the application.

Mary Crockett with the Congaree Land Trust made the presentation. Ms. Crockett stated the new owners were putting in four duck ponds. Mr. McShane asked if the Land Trust pursued US Fish & Wildlife to leverage. Ms Crockett said no

Mr. McShane made a motion to award the grant in the amount of \$500,000. Mr. Roquemore seconded the motion and was unanimously passed.

16. **Pinewood Farm** – This is for a conservation easement on 279.18 acres in Sumter County submitted by the Congaree Land Trust. The amount requested is \$182,000 @ \$650 per acre (62% of the CEV). This is a recreational/agricultural/timber tract located in the Cowassee Basin. It is close to Lake Marion and other

protected lands and is near the Remini area. It has a pond and is near Sparkleberry Swamp. The landowner has agreed to a public youth hunt. Staff's recommendation is to make the grant in the amount of \$182,000.

Mary Crockett with Congaree Land Trust made the presentation. Mr. Close made a motion to award the grant in the amount of \$182,000. Mr. McShane seconded the motion and was unanimously passed.

17. **Summerton Drugs Tract** – This is for a conservation easement on 52.3 acres in Clarendon County submitted by Congaree Land Trust. This tract is located in the Santee Waterfowl Corridor with five acres of wetlands. The tract is managed as a recreational/agricultural/timber tract. The requested amount is \$39,217 @ \$750 per acre. An estimated 52% of the CEV is @ \$1,500 to \$2,000 per acre. The landowner will allow a youth hunt on Youth Hunt Day through a MOU with DNR. It adjoins other protected lands in the Remini area. Staff's recommendation is to award the grant in the amount of \$39,217.

Mr. McShane made a motion to award the grant in the amount of \$35,000. Dr. Shealy seconded and the motion unanimously passed.

18. **Ness Bay Tract** – This is for a conservation easement on 300 acres in Bamberg County submitted by Congaree Land Trust. The requested amount (\$120,000) is 53% of the CEV at \$400 per acre. The tract is near Govan, SC and contains the majority of three Carolina Bays totaling roughly 15 acres. The Bank has no grants in Bamberg County. Staff's recommendation is to award the grant in the amount of \$120,000.

Mr. McShane made a motion to award the grant in the amount of \$120,000 per staff's recommendation. Mr. Snow seconded and the motion unanimously passed.

19. **Little Junkyard Bay Tract** – This is for a conservation easement on 602 acres in Clarendon County submitted by Congaree Land Trust. The amount requested is \$240,800 which is \$400 per acre. The request is 73% of the easement value. The entire tract is almost a Carolina Bay. The tract is on Hwy 521 near Manning. The appraisal range estimate is in the file. Staff's recommendation is to fund the grant in the amount of \$240,800.

Mr. Miller made a motion to award the grant based on staff's recommendation in the amount of \$240,800. Mr. Heyward seconded and the motion unanimously passed.

20. **DDK Management** – This is for a conservation easement on 1,865 acres in Kershaw County submitted by Congaree Land Trust. The tract has 3.5 miles on Spears Creek and .31 miles on the Wateree River. The requested amount is \$746,200 (\$400 per acre) which represents 50% of the CEV. It adjoins other protected lands and the tract is currently for sale. The appraisal letter indicates the conservation easement value between \$800 - \$1,000 per acre. The FMV is estimated at \$2,200 - \$2,500 per acre. The CEV affects the FMV 33-44%. A large part of the tract is in a FEMA floodplain. Staff's recommendation is to fund the grant in the amount of \$745,200.

Chairman Adams asked if the Board should tie up money on property that's up for sale. Ms. Crockett stated that 40% of the tract is highlands and 60% is floodplain.

Dr. Shealy made a motion to award the grant based on staff's recommendation in the amount of \$746,200. Mr. Roquemore seconded and the motion unanimously passed.

VIII. TIME AND PLACE OF NEXT MEETING

Chairman Adams asked when the next Board meeting scheduled date is. Ms. Rish stated it would be October 31, 2014. Chairman Adams set the next meeting for Wednesday, November 5, 2014 at 10:00 am with location to be announced.

IX. EXECUTIVE SESSION

Chairman Adams stated the Board needed to go into Executive Session to discuss personnel issues but asked for any other business. There being no other discussions, Dr. Shealy made the motion to go in to Executive Session to discuss personnel issues. Mr. Snow seconded and the motion unanimously passed.

Chairman Adams called for a motion to come out of Executive Session back into Open Session. Mr. McShane made a motion to go back into open session. Mr. Roquemore seconded and the motion unanimously passed.

X. BOARD MEMBER DISCUSSIONS

Chairman Adams stated that in the event Mr. Davant should retire the Bank Board has decided to attempt to establish a position that would be an assistant to Mr. Davant to be trained as his successor as the Executive Director for the SC Conservation Bank. Further discussions were had among the Board as to the pay level and it was agreed that the position would be established as a Program Manager I at a Pay Band 1. Mr. Miller made a motion to establish a position for a Program Manager I at a Pay Band 1. Ms. Clark seconded and the motion unanimously passed.

X. ADJOURN

Chairman Adams asked for a motion to adjourn. Mr. McShane made the motion to adjourn. Mr. Roquemore seconded and the motion unanimously passed.

4/30/2014 BOARD MEETING GRANT APPROVALS - payout info

	Property	Acres	County	Qualified Entity	Amount Approved	Amount Paid	Property Type	Funds Requested & Paid
1	Knowlton Farms	276.000	Sumter/ Clarendon	Sumter Co SWCD		\$161,460	easement	PD 6/5/15
2	Buck Branch Tract		HAMPTON	Lowcountry OLT			easement	W/DRAWN
3	Cordova Road Tract	144.000	Orangeburg	Lowcountry OLT		\$28,800	easement	PD 6/16/16
4	Pin Branch Plantation	105.000	Orangeburg	Lowcountry OLT		\$21,000	easement	PD 7/22/14
5	Rhodes and Ip/Milbury	1,687.000	Allendale	Lowcountry OLT		\$328,600	easement	PD 12/22/14
6	Southern Property	108.000	Hampton	Lowcountry OLT		\$21,600	easement	PD 7/22/14
7	Rocky Point Landing Tr	482.000	Georgetown	TNC	2 pymts	\$1,109,670	fee simple	PD 10/27/15
9	Hinson Farm Project	1,696.000	Marlboro	Pee Dee LT		\$558,224	easement	PD 6/16/16
10	Santee River Tract	8,702.000	Clarendon/ Williamsburg	DU	2 pymts	\$2,356,500	easement	final pymt 9/10/15
11	Bunched Arrowhead Preserve Tr	65.000	Greenville	Naturaland Trust		\$465,000	easement	PD 3/6/15
12	Michael Walden Tract	231.000	Greenwood	Upper Savannah LT		\$53,700	easement	PD 8/28/14
13	Holcim Cement Tract	55.000	Dorchester	National Audubon Society		\$71,250	fee simple	PD 5/8/15
14	Ft. Fairlawn Tract (Corner Investors, LLC Deer and Duck LLC(RFL	80.000	Berkeley	Lord Berkeley Conservation Tr	orig apprd 500,000 amnd 11/4/15 to \$1,000,000	\$1,000,000	fee simple	Amended Appd amt at 11/4/15 Bd mtg; PD 6/30/16
15	Princess Pond Tr)	1,000.000	Clarendon	Congaree LT		\$500,000	easement	PD 10/14/15
16	Pinewood Farms	270.380	Sumter	Congaree LT		\$175,747	easement	PD 2/1/16
17	Summerton Drugs-Tr		Clarendon	Congaree-LT			easement	W/DRAWN 10/27/15
18	Ness Bay Tr	300.000	Bamberg	Congaree LT		\$120,000	easement	PD 4/29/16
19	DDK Management LLC	1,865.500	Kershaw	Congaree LT		\$746,000	easement	PD 1/5/16
20	Little Junkyard Bay	601.780	Clarendon	Congaree LT		\$240,800	easement	PD 5/23/16
	TOTAL	17,668.660			\$0	\$7,958,351		

Financial Status of Bank Grants as of 4/8/2014

On Hand: \$3,651,416

Add estimated revenue: Actual Rev.

April	\$ 750,000	904,342.12	
May	\$ 900,000	940,281.12	
June	\$ <u>950,000</u>	<u>1,065,855.63</u>	
			Actual Rev.

Total Available Funds for FY 2013-2014 \$6,251,416

Total Outstanding Approved Grants -\$9,387,744

(-) Amount needed to cover Outstanding Grants \$3,136,328

(or 237,849.00)
~~(or 248,808)~~

New Grants April 30, 2014

*BEA & WM & SFC for FY 2014-15 \$10,957,203

Less Outstanding Prior to April 30 -\$ 3,136,328

Amount for FY 2014-15 \$ 7,842,115

Proposed funding of April Grants -\$ 6,034,497

Remainder \$ 1,807,618

957,203
~~10,729,854~~
 - 227,849

 10,929,354
~~4,958,351~~

 2,771,003

*I think this is our worst case scenario as I believe our revenues will exceed the estimate.

APPROVED OUTSTANDING GRANTS - not paid

DATE APPROVED	GRANTS	QUALIFIED ENTITY	COUNTY	ACRES	O/S AMOUNT	DUE DILIGENCE NEEDED	DATE FUNDS CAN BE RELEASED
06/18/08	Chau-Ram Tract	Upstate Forever	Oconee	122.00	\$250,000.00	Title & Contract	1/31/2013
06/18/08	Chick Springs Natural Pres	James Stames	Greenville	16.50	\$250,000.00	ESA, Title & Contract	1/31/2013
06/18/08	The Jeremiah Project	Joe Farry	Greenville	37.19	\$50,000.00	Title Ins & Contract	1/31/2013
	SUBTOTAL			175.69	\$650,000.00		
11/12/2012 (Sec 1)	Glover Tract	DU	Jasper	2,059.00	\$411,800.00	Appraisal, Ph 1 ESA, Title, Contr	6/15/2013
	SUBTOTAL			2,059.00	\$411,800.00		
4/30/2013	Rocky River Nature Park	Upstate Forever	Anderson	159.38	\$149,070.00	Appraisal/Ph 1 ESA/Title/Contr	
4/30/2013	Williamson Waterfowl Tr	Congaree Land Trust	Clerendon	63.40	\$63,000.00	Due Diligence Recd 6/24/14; waiting on DHEC clearance	
4/30/2013	Johnathan Graham Tr	Horry Co SWCD	Horry/Dillon	505.34	\$758,010.00	Appraisal/Ph 1 ESA/Title/Contr	
4/30/2013	Kel-Sam Farms(C.Black Tr)	The Conservation Fund	Sumter	921.00	\$108,228.00		1st pymt done 1/30/14
4/30/2013	Wesleyan Camp Tr	Upstate Forever	Pickens	75.00	\$160,000.00	Appraisal/Ph 1 ESA/Title/Contr	
	SUBTOTAL			1,724.12	\$1,238,308.00		
11/06/13	Ramey Tract	Oconee Co SWCD	Oconee	128.32	\$141,156.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Craig's Pond (Chem Nuclear)	SCDNR	Barwell	617.000	\$250,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Rogers Tract	Pec Dec Land Trust	Florence	50.000	\$25,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Murray Tr. Phase III	The Conservation Fund	Richland	1,169.150	\$233,830.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Boggy Branch Farms Tr	Congaree Land Trust	Orangeburg	457.000	\$274,200.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Van Waits Tract	Congaree Land Trust	Richland	772.000	\$386,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Dinkins Mill Tract	Congaree Land Trust	Sumter	654.000	\$621,300.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Featherhorn Farms Tr	Congaree Land Trust	Clarendon	1,206.000	\$1,206,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Jason Ross Tract	Congaree Land Trust	Clarendon	398.000	\$398,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Hickory Top (Charlie Rountree Tract)	Congaree Land Trust	Clarendon	223.000	\$223,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/2013	Millwood Farms (Culter Tr)	Congaree Land Trust	Orangeburg	434.000	\$184,450.00	Appraisal/Ph 1 ESA/Title/Contr	
	SUBTOTAL			6,108.474	\$3,942,936.00		
	TOTAL OUTSTANDING			10,967.28	\$6,143,044.00		

TRACT	ACRES	QUALIFIED ENTITY	AMOUNT REQUESTED	COUNTY
Ramey Tract	128.32	Oconee Cd SWCD	\$141,156	Oconee
South Saluda Trout Fishing Ext.	27.45	Naturaland Trust	\$97,000	Greenville/Pickens
Clemson University Tract	295.00	Nation Ford Land Trust	\$885,000	York
Chem-Nuclear Systems, LLC	617.00	SCDNR	\$275,000	Barnwell
T.T. Plantation	1,853.00	The Nature Conservancy	\$231,625	Colleton
Church Flats Battery Tract	1.10	SC Battleground Pres. Trust	\$378,094	Charleston
Rogers Tract	50.00	Pea Dee Land Trust	\$25,000	Florence
Angel Oak Preserve	17.00	Lowcountry OLT	\$890,000	Charleston
Simkins River Farm	2,618.00	Lowcountry OLT	\$523,600	Alker
Hills' Property	575.00	Lowcountry OLT	\$115,000	Allendale
Ingram Properties	197.00	Lowcountry OLT	\$34,475	Dorchester
Gracefield Properties	573.00	Lowcountry OLT	\$143,250	Colleton
Murray Tract Phase III	1,169.15	The Conservation Fund	\$239,890	Richland
Boggy Branch Farms LP	457.00	Congaree Land Trust	\$274,200	Orangeburg
Van Watts Tract	772.00	Congaree Land Trust	\$386,000	Richland
Dinkins Mill Tracts	654.00	Congaree Land Trust	\$621,300	Sumter
Featherhart Farms LLC	1,206.00	Congaree Land Trust	\$1,206,000	Clarendon
Jason Ross Tracts	398.00	Congaree Land Trust	\$398,000	Clarendon
Hickory Top Hunt Club LLC (Charlie Rountree)	223.00	Congaree Land Trust	\$223,000	Clarendon
Millwood Farms LP (Culler Family)	434.00	Congaree Land Trust	\$184,450	Orangeburg
Totals	13,022.92		\$8,265,502	

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19 DDK Management LLC	1,865.500	Kershaw	Congaree LT		\$746,000	easement	PD 1/5/16
20 Little Junkyard Bay	601.780	Clarendon	Congaree LT		\$240,800	easement	PD 5/23/16
TOTAL	17,668.660			\$0	\$7,958,351		