Appd at 11/16/16 Bd mtg

MINUTES
SOUTH CAROLINA CONSERVATION BANK
Thursday, May 5, 2016 – 10:00 am
Orangeburg-Calhoun Tech
Roquemore Auditorium, Bldg. R
3250 St Matthews Road
Orangeburg, SC

The South Carolina Conservation Bank Board (SCCB) held its regular meeting at 10:00 am, Thursday, May 5, 2016 at Orangeburg-Calhoun Tech, Roquemore Auditorium, Orangeburg, South Carolina. Notice of the date, time and place of the meeting was posted and mailed to the news media in accordance with the Freedom of Information Act. Chairman James Roquemore presided at the meeting and members present included Michael G. McShane, Vice Chairman; H. Boyd Brown; Andrea Clark; C. Douglass Harper; D. Clinch Heyward; Charles G. Lane; Harry Shealy and William L. Snow, Sr. and Ex-Officio members D. Glenn McFadden for Cary L. Chastain, Chairman SCDNR Board; Dr. Walt McPhail, SC Forestry Commission Chairman and Mark Dudley for Duane Parrish, Director for SCPRT. Members absent were Elliott Close and Thomas W. Miller.

I. WELCOME AND CALL TO ORDER

The Chairman called the meeting to order and welcomed everyone and thanked everyone for their work in getting the meeting organized. The Chairman stated the Bank had received many great grant applications. Presently there are 48 grants outstanding, $16 million hasn't been funded as yet. Of those grants there are 32 new grant requests for another $16 million. The Bank's funds are limited, however, there are many great grant requests the Bank Board will consider. Without the Qualified Entities and Land Trusts looking for quality properties the Bank wouldn't be in existence and your efforts are much appreciated. The Chairman thanked Marvin Davant and staff for their work on behalf of the Bank. The Chairman stated that Tommy Miller who has been a Board member for years has now retired and the Board appreciates his service and leadership provided to the Board.

II. ADOPTION OF MINUTES

The Chairman called for a motion to adopt the minutes from the November 4, 2015 meetings. Dr. Shealy made the motion to approve the minutes. Mr. Lane seconded and the motion unanimously passed.

III. INTRODUCTION

The Chairman introduced Mr. Mark Dudley who was setting in for Duane Parrish of SCPRT.

IV. EXECUTIVE SESSION

THE CHAIRMAN called for a motion to go into a short Executive Session for legal and personnel matters. Mr. Snow made a motion to go into Executive Session for legal and personnel matters. Ms. Clark seconded and the motion unanimously passed.

The Chairman called for a motion to go back into regular session. Mr. Lane made a motion to go back into regular session. Dr. Snow seconded and the motion unanimously passed.

V. OLD BUSINESS

A. FINANCIAL STATUS

The Chairman stated the Bank could safely fund $6 - $7 million in grants. There are still budget debates between the House and Senate that could lockup some of those funds; therefore, as a reminder with those funds that every grant is conditional on funding from the State and the Bank being allowed to spend the

funding. This is a reminder since funds have been cut in one year and in another. The Board is cautiously agreeing to spend that amount and that is what is in the Bank's account. The Chairman stated unfortunately there are $16 million in grants and the Bank Board will not be able to fund every grant that has been submitted.

VI. NEW BUSINESS

A. MANAGEMENT PLAN REQUIREMENTS

The Chairman stated as a reminder on every application a Management Plan is required. If a grant award is made the Bank wants to know that a Management Plan exists to fulfill the obligations that the applicant committed to under the grant. The Management Plan should be submitted with other due diligence on fee simple and conservation easement grant awards so the Bank knows how the land is going to be taken care of once the grant is closed.

B. ISSUES WITH CLOSING TIMES

The Chairman stated there were issues with closing times and there are some outstanding grants that have been carried over for 4-5 years. There also is a potential for funds to be trapped in the Budget process if there is a large amount of carryover funds at the end of June. Those funds could be confiscated and go back into the General Fund. Some of the grants are taking too long to process and the Board has come up with a scenario that is fair to everyone. This is the scenario the Board may take a motion on as follows:

1. Once the grant is approved by the Bank Board (as Priority I), the applicant has six months to submit all due diligence and close. After six months grant awards that have not submitted their due diligence will go into a queue of existing grants (Priority I and Priority II) that have been approved and will be funded on a "first come, first served" basis. If the grant award is at the bottom of the list and ready to close they could move to the top of the list to keep from losing budget funds.

2. Second, grant awards will be kept on the list for a year and at the end of two years if the grant applicant has not closed and submitted all due diligence the applicant will have to resubmit an application to the Bank for funding.

3. The Board will retain the right to grant waivers to this policy from time to time if someone is eminently going to close or waiting on DHEC for a month or something of that nature. The Board can grant some leniency at the end of the two years if necessary.

The Chairman stated the Bank may be carrying over approved grants too long. However, the Bank used to receive about 10-12 requests and now it is receiving up to 60 requests a year and the Board is trying to move things along. The Chairman called for a motion to adopt the strategy for dealing with the timeline issues. Mr. Lane made the motion and Dr. Shealy seconded the motion.

Mr. McShane asked if this information was going to be published as part of the Bank's parameters. The Chairman said these could be published on the website or added to the list of grant applications. Mr. Davant stated he would notify all the Land Trusts and Qualified Entities of the new policy, add the policy to the website and have it as well disseminated as possible. The Chairman called for any other comments or questions from Board members. Mr. McShane asked the Chairman to summarize the points of the new policy. The Chairman stated that there are 3 sections. First, if the grant is funded at this meeting the applicant will go in a queue in order that the grants be funded in that queue as they are ready to be closed. If the grant application has not closed (completed all due diligence) in six months you will stay on the list of approved grants and any pending approved grant can submit a request for grant funds. If funds are available the Bank will process any completed grant award with all due diligence submitted for closing. The Chairman specifically stated that in the case of every grant, no grants will be closed unless funds are available. Second, after two years if the grant has not closed the Bank Board will remove the approval from the list and a grant application will have to be resubmitted so that funds can be allocated to projects that are ready to be funded and closed. Thirdly, the Board will retain the right to grant waivers from time to time if someone is eminently going to close or waiting on

DHEC for a month or something of that nature. The Board could grant some leniency at the end of two years but in most cases the application will have to be resubmitted after two years if they haven't requested funding.

The Chairman stated one of the issues contributing to this change is Qualified Entities would obtain other funding and come to the Conservation Bank for the difference. Now Qualified Entities are coming to the Conservation Bank for a grant and then go looking for matching funds to see about getting the deal done. This adds about a year to the process when done in this manner. The Bank hopes you find other funding on the front end and come to the Bank with a request for the difference. Then the Bank Board can look at it more favorably and that is a suggestion that may work better.

Mr. Lane addressed Mr. McShane stating that there was a problem completing due diligence. Mr. McShane wanted clarity on the motion and asked the Chairman after the action taken if the Director would draft language to provide clarity. The Chairman stated that language would be drafted and disseminated on the action taken.

The Chairman called for the vote on Mr. Lane's motion. The motion unanimously passed.

The Chairman asked if any Board members had any questions on the financial status on the balance and revenues. No questions were raised.

VII. GRANT PROPOSALS

EXECUTIVE SESSION

Mr. McShane asked the Chairman if the Board could go into a quick Executive Session to clarify a legal question before moving forward on the grant applications. Mr. McShane then made a motion for a short Executive Session to obtain legal clarity before moving forward on any grant applications. Mr. Snow seconded the motion. The Chairman adjourned for a short Executive Session.

The Chairman called for a Motion to come out of Executive Session. Mr. Lane made the motion to come out of Executive Session and Mr. Snow seconded. The motion unanimously passed.

The Chairman deferred to Mr. Davant for presentation of the new grant applications. Mr. Davant stated that while going through the grants everyone needs to understand the basic language that **they are subject to budget authorization.** Not necessarily the budget but Budget Authorization which the Bank will not know what is until the middle of June and we have determined this is the best way to go forward. Keep in mind this is subject to Budget Authorization.

A. CARRY FORWARD APPLICATIONS FROM 11-4-2015 BOARD MEETING

1. **Precision Property Development Tract** – This is a conservation easement on 476 acres in Richland County where there aren't many grants. It is on the Broad River. The landowner will allow two boat-in campsites on the river. It is a nice piece of land very close to subdivision developments. Since it was in the carryforward, it is staff's recommendation to fund the grant in the amount of $452,219.

   The Chairman called for a motion from the Board. Mr. Lane made a motion to accept staff's recommendation. Dr. Shealy seconded and the motion unanimously passed.

   The Chairman asked if anyone would like to speak about this tract. The Chairman also requested that if a grant is approved for funding to please limit discussions to 5-10 minutes on the tract.

2. **Barry S. Willoughby Tract; Joe B. Floyd Tract; Miriam Carroll Tract; PJ Investment Tract; William Brown Tract (all in Horry County) and Barry S. Willoughby Tract in Marion County**

   Mr. Davant stated the next several grants are NRCS grant applications. Mr. Davant has spoken to Mr. Glen Sandifer with the State NRCS office. There apparently are some communication issues and some funding issues that are being addressed. These particular applications are nice farms and while farms are important,

Mr. Davant expressed that it was doubly important as the federal formula delivers twice as much money as the Conservation Bank is paying for the grant. The issue is obtaining the federal funding. Mr. Davant recommended that those applications be pulled from the listing.

The Chairman called for a motion to concur with staff's recommendation. Dr. Shealy made the motion to concur with staff's recommendation. Mr. Douglas seconded. The Chairman stated these applications would be held at this time and asked for any other information. There being no further discussion the Chairman called for a vote on the motion which unanimously passed.

3. **Stevens Tract** – Mr. Davant stated this was submitted by the Audubon Society and is a fee simple purchase. The Audubon Society has run into some issues with the title and the landowner has changed their position with selling the tract. The Audubon Society has requested this application be held in abeyance and carried over to the next meeting. Mr. McShane asked if we needed to take any action and the Chairman stated no action was necessary and the application would be held in abeyance.

4. **Seven Oaks Tract** – Mr. Davant stated this was a carryforward from the last meeting. This is a conservation easement on 106 acres in Charleston County on River Road. It is a nice piece of the land in the middle of a group of developments, has a pretty view of the marsh and close to other protected lands. The issue is it is expensive for a conservation easement. If the budget provides funds over and above what is being approved today, Mr. Davant said he would recommend funding. Staff's recommendation is to place this tract on the Priority II status in the amount of $525,000 and would come in line after the applications to be recommended for funding now. Mr. Snow made the motion to accept staff's recommendation but had some questions to ask. Ms. Clark seconded the motion. Mr. Snow asked if Mr. Davant would expand on what a Priority II is so everyone understands.

   Mr. Davant stated that in determining what the Board will decide which grants have a higher priority is based on a number of different factors. Such as how significant the tract is; how good a deal it is; and lastly and most importantly how much funding the Bank has. Mr. Davant stated he would review all the grants and take the money and try to pitch what is the best deal. None of the applications were bad deals and some are more competitive than others. As it winds up some get moved around on the list because it simply will not fit into the funds available. There are four or five that will be eventually funded but not at this particular Board meeting.

   Mr. Snow asked if they would be on the top priority as the funds become available and Mr. Davant confirmed that was correct. Mr. Snow stated this is with the understanding if and when the funds become available and that fact is very important. The Chairman stated this is similar to the first grant approved wasn't approved at the last Board meeting but was moved to the top of the list for approval at this Board meeting and that is what is anticipated to happen with these approvals in Priority II.

   Mr. McShane stated about half of this tract was in the city limits of Charleston and there is unprecedented development in that area of John's Island. This would become one of the largest easements on John's Island and would actually have an impact on the surrounding area. Mr. McShane asked the Director to work with the applicant to make sure this doesn't become jeopardized and Mr. Davant stated he would. Mr. Snow asked the land trust if the timing would affect preserving this tract. Garrett Budds with Lowcountry Land Trust said he hoped the timing would not affect the grant award being a Priority II. Mr. McShane stated this approval would help submit the urban growth boundary line between the City and the County by having an easement in placed on that property. The Chairman stated it was safe to say that Priority II will be considered at the next meeting. Mr. McShane stated he simply wanted everyone to understand the uniqueness of the tract since it was in his local area.

   The Chairman called for a vote on Mr. Snow's motion to carryover this tract to the next Board meeting in a Priority II list. The motion unanimously passed.

5. **Grassy Knob Tract** – Mr. Davant stated this was a carryover from the last meeting. This is a fee simple purchase on 776 acre tract in Pickens County. It is forested and on Twelve Mile Creek. It has a good view shed and contains the headwaters of the north fork of Twelve Mile Creek. A brief overview of what has

transpired in the last couple of weeks is as follows. The original request was for $1.43 million. There was a lot of interest in awarding the grant but it was carried over to this meeting. The original proposal was to fund the property in two equal installment of $733,000. In the interim period, Naturaland Trust has gone out and attempted to obtain some mitigation funds from DOT operations in that area. They determined they could get $1,000,000 in mitigation funds and decided to reduce the request to the Conservation Bank to $500,000. At that point, staff would have recommended funding the $500,000 and this would be complete. Mr. Davant congratulated Naturaland Trust for seeking out additional matching funds which is very important. However, in the last couple of days that issue has changed and rather than receiving $1,000,000 from DOT it will be $300,000 to $400,000 less than that. The total grant request now will move to $804,000. Staff's recommendation is still to award $500,000 at this point and the remaining $304,000 out of the next fiscal year's funding if that is a workable agreement with Naturaland Trust.

Mr. Holleman with Naturaland Trust stated that would work. He further stated that Naturaland Trust had been scrambling to figure out a way to piece it all together. Mr. Holleman stated Naturaland Trust found a way to hold the property and now they are in the process of funding the property in order to keep it. Through some work of others the state DOT wants to do a landscape skies impact in the upstate with the mitigation obligation they had and it needed to be done quickly. Mr. Holleman stated a question was how many acres were in what watershed causing some of the confusion. There are 353 acres in the right watershed and given the previous price that amount is $617,000. Mr. Holleman stated instead of $1.4 million the amount is down to $803,000 and this can be done in two payments. Without the Bank's expression of intent, as being made on other properties, the Naturaland Trust wouldn't have been able to hold the property. Mr. Lane asked how long it is under an option. Mr. Holleman stated it wasn't an option but a third party buyer is holding for Naturaland Trust (a nonprofit) until Naturaland receives the funding as long as the funding is received within a reasonable period of time. Mr. McShane made a motion to approve for the $500,000. The Chairman stated to clarify the motion the grant is approved for $803,000 with $500,000 being paid with the current motion and the remaining $303,000 being paid in the next fiscal year based on available and authorized funding. Mr. Holleman stated that Naturaland understand that. Mr. Lane seconded the motion. The Chairman stated the Board has a motion to award the grant to Grassy Knob for $803,000 and $500,000 would be paid with the FY 2016-17 and the $303,000 to be paid in next fiscal year if the funds are available. The Chairman called for a vote and the motion unanimously passed.

Mr. Harper requested the notes reflect he recused himself from voting on this as he is a Board member for Naturaland Trust. The Chairman so noted.

Mr. Snow asked if that was $600,000 out of the totals that may be available later on. Mr. Davant confirmed that was correct.

6. **North Saluda Recreation Access Tract** – This is a fee simple purchase of 24 acres in Greenville County which represents 57% of the purchase price. Naturaland Trust has found funds for 43% of the price. It has a half mile of creek frontage on the North Saluda River which is a very iconic river in the upstate. Naturaland is working with DNR to possibly put this tract into a WMA program. In addition to this grant, it is staff's understanding that Glassy Mountain development area will donate five or six acres very close to adjoining this. Mr. Holleman with Naturaland Trust stated that this application has been withdrawn. The reason being they received the donation of the five acres; however, the owner of the property has decided to sell the property to someone else. The Chairman stated this application is withdrawn and no action is necessary.

7. **Furman Face Tract** - Mr. Davant stated that after the information was mailed to the Board staff was notified this application was being withdrawn. The landowner has withdrawn his offer to sell the property. The Chairman stated this grant is withdrawn and no action is required.

8. **Top of South Carolina Tract** – This is a fee simple purchase on 66.5 acres in Greenville County submitted by Naturaland Trust. The amount requested is $550,000. This tract is in the Mountain Bridge Wilderness area and at the headwaters of Matthews Creek on the edge of the SC-NC border. It has good trout fishing and will have a high degree of public access. The tract will become an extension of the

Watson Cooper Heritage Trust Preserve if DNR agrees to accept. Mr. Davant stated since two other grants have been withdrawn staff's recommendation is to place this tract in Priority I funding.

The Chairman stated there had been $850,000 in additional cash and this can be handled two ways. Staff's recommendation may be considered at this time or all grants can be reviewed and see where things stand at the end. Mr. Snow and Dr. Shealy stated they would like to hold this grant until the end. Mr. McShane asked to clarify if the Board was holding the decision on this tract, the $550,000 grant until later. Mr. Snow confirmed. The Chairman stated the Priority II grants will be addressed at the end of the meeting so the Board knows every grant that has been approved, what hasn't been approved and how much additional funds are available or they can be done one at a time based on staff's recommendation. The Chairman said the order of the grants reviewed would be changed around some and no motion was necessary at this time.

9. **Cragmoor Farms Tract** – This is a carryover from the last Board meeting. This is a conservation easement on 120.83 acres in Spartanburg County submitted by Upstate Forever. The original amount requested was $1,400,700 @ $11,592/acre. Upstate Forever has worked with the landowners and dropped the requested amount to $1,167,000. This tract borders the interstate and there is some historical value on this property. It is a nice piece of land and the landowners are trying to look at every possibility in getting this funded. Mr. Davant stated this is very expensive for a relatively small piece of land and the Bank simply ran out of money to fund this grant. Staff's recommendation is to place this tract in Priority II, even though it is a gorgeous piece of property but just very expensive at this time.

The Chairman called for a motion. Mr. Snow made the motion to place on the Priority II group and carryforward. Mr. Davant clarified that if funds become available this tract would be considered. Mr. McShane asked for clarity if the Bank wasn't committing funds but would look at this tract if funds became available. Mr. Snow stated this would move to the top of the next list. Ms. Clark seconded the motion.

Mr. Snow asked if placing on the Priority II list would affect the deal. Erin Knight with Upstate Forever deferred to the landowners for clarification. Tom Moore Craig, Jr. (the Landowner) stated the program is well thought out and close to being implemented in School District 6 where a farm to table project would be done with the land. The Superintendent of the school and a staff member hired to facilitate this program are here to further explain what the plans are for this property if the Board would allow. Mr. Craig asked for clarification on what Priority II means, is it something you will come back to this afternoon. The Chairman stated Priority II means the Board is going to consider strongly and they are good projects. The Chairman stated some of these projects will move into the next round of funding because the Bank doesn't have enough to fund them at this time. The Chairman also stated that some were smaller grants and those designated as Priority would be revisited and the carryover grants will be considered at the next meeting when the Bank knows what its funds are for the next year. There are a few that are smaller dollar amounts that will be reconsidered this afternoon to see what money the Board thought it would spend today but did not spend. The Chairman stated the current motion on the floor on this Priority II is to carry over to the next meeting. It is a carryover but the Board is keeping it Priority II and it is important for the Board to consider and they hope to have future funding to fund this and other projects.

Mr. Craig stated he thought it would be instrumental and helpful to the Board in assessing this project if the Superintendent, Dr. Darryl Owings, could make a few comments about what the plans are and what they are doing in the upstate to conserve land. Dr. Owings thanked the Board for allowing him the opportunity to speak. Dr. Owings directed the Board's attention to an area of 311 acres which is the Dorman High School campus and the Career Center for the School is within about a mile and a half of the school. Currently there is a hydroponic greenhouse at the freshman campus with the AgEd Program. The students with the Farm-to-School individual are working together. The School District took over its food service two years ago moving from a contracted system to more local produce providing from scratch made meals for the students. Dr. Owings stated all of the cafeteria staff in all the schools have learned how to do scratch made cooking and it is going back to the way it was years ago. Dr. Owings stated they wanted to farm organically, harvest and process from this tract to supply the local school cafeterias but also to supply the local area with organically grown produce from this historic farm. It is a tremendous opportunity for the School District and they are very excited about it. Dr. Owings stated they are fortunate to work with a farm corp group to have everything planned out and the School District just needs access to the land. Dr.

Owings stated they were trying to get a fall crop in starting in July and move forward. This was a tremendous project and there is an opportunity for both the agricultural piece and the activity level to benefit both the School District and the entire community.

Mr. Lane asked if the landowner was going to retain title to the property. Mr. Craig stated the land is going to be gifted to the Spartanburg County Foundation which is a community foundation. Mr. Lane asked if this was subject to a grant approval for a conservation easement from the Board and Mr. Craig confirmed. Mr. Snow asked if they needed the easement before it could be donated and Mr. Craig said yes. The landowner, in this case, has to provide an endowment to the Spartanburg County Foundation for them to accept the land. That is an additional expense that will come out at the time of the closing. The landowners are giving up all rights to the land so that it will be forever protected with a conservation easement. Mr. Lane asked the Board if it is being asked to buy a conservation easement and some of the money for the conservation easement would go to the landowner and some would go the Community Foundation to endow the operations and there is a contractual arrangement with the School Board who would use it for educational and agricultural purposes. Mr. Craig stated that was correct. Ms. Knight added this land has been in the family for over 250 years and they have already been generous to the Spartanburg County Foundation. The Walnut Grove Plantation is adjacent to this tract and that was also donated several years ago for public benefit. Ms. Knight stated this was a family mission to make sure the land they have loved for so long is used properly in the future and it is an exciting project.

The landowner stated this looks expensive but with two appraisals having been made, what's happening is the most recent transfers of land within a mile of this tract were for $41,000 per acre and that's what is contributing to the high cost factor. The Chairman stated the total amount and the amount per acre as compared to some of the other applications is one reason for the motion to move it to the next meeting and consider it then based on the funding the Bank has. The Chairman stated that is the motion and if no further discussion he called for a vote. Mr. Brown stated for clarity to the landowner since this group was from the Upstate and the Bank Board is dealing with the legislature and this is in the budget process. Mr. Boyd encouraged the qualified entity and the landowner to reach out to your Senators and Legislators and the full Spartanburg Delegation and encourage them to support the Conservation Bank in the budgetary process for the Bank to have more funding and be able to fund more projects like this. The Chairman informed everyone there is money in the Bank's Trust Account that the Bank doesn't have budget authority to spend. Dr. Owings stated all parties involved would definitely contact Senate and House members.

The Chairman called for a vote on Mr. Snow's motion to carryover this application to the next meeting and keeping it in Priority II. The motion passed unanimously. Mr. Lane stated this is a great project along with all of the other aspects that go with the project beyond the conservation easement.

10. **Cantey Bay** – This is a conservation easement on 1,881.83 acres in Clarendon Co submitted by Congaree Land Trust. The amount requested is $1,129,098 ($600/acre). This is Ag land and is near the Santee National Wildlife Refuge. It is mostly open and the request is for 1/3 of the conservation easement value at $600/acre and we don't question the value. Mr. Davant stated that the Board has generally funded land in this area at $500/acre. Mr. Davant stated this is largely highland and maybe worth slightly more but at this point in the process it is staff's opinion that the Bank doesn't have enough funds to fund this tract at this time. Staff's recommendation is to place this tract in the Priority II listing and fund as soon as funds are available. Chairman Roquemore repeated staff's recommendation to carryover this tract as a Priority II to the next meeting to see if funds are available and if so consider this tract at that time. Ms. Clark made the motion to accept staff's recommendation and Mr. Lane seconded. Mr. McShane requested the record reflect that one of the principals Mr. Belser does forestry management for Mr. McShane's property owned in trust and personally owned property. The Chairman called for a vote and the motion passed unanimously.

11. **Harrell Farm Tract** – This is a conservation easement on 295 acre tract in Fairfield County submitted by Congaree Land Trust. The requested amount is $88,500 ($300/acre) and is 1/3 of the CEV. This tract is near the Broad River and the Bank doesn't have many easement in Fairfield County. This is a potential linchpin for other landowners in the area. This is a good value and staff's recommendation is to fund this

grant in the amount of $88,500. The Chairman called for a motion. Dr. Shealy made the motion to fund the grant and Mr. Lane seconded. The motion unanimously passed.

12. **McClain Farm** – This is a conservation easement on 223.5 area in Clarendon Co submitted by Congaree Land Trust. The requested amount $61,462 ($275/acre) which is 38% of the CEV. This is a working farm on Potato Creek which is near the Santee National Wildlife Refuge. They are attempting to get matching funds from ACEP. Staff's recommendation is to fund the project in the amount of $61,462. The Chairman called for a motion. Mr. Lane asked is the easement contingent on getting other funds. Stuart White with Congaree Land Trust stated they would have to confer with the landowner but believed it was contingent on receiving matching funds. Mr. White stated due to the time frame needed to obtain NRCS funds the land trust may ask the landowner to do a direct easement without receiving the NRCS funding. Mr. White stated since other similar projects had taken several years to obtain ACEP funds they didn't want to put the Bank in that position and would prefer to get verification with the landowner how they want to proceed. Mr. Lane amended his motion to make this approval a Priority II which will allow time between this meeting and the next Board meeting to resolve these issues. The Chairman asked if the landowner would accept the $61,462 grant if the Bank awarded regardless of whether he gets the NRCS funds or not. Mr. White stated he didn't know that. The Chairman stated he would be defer to later in the meeting to see if Mr. White could contact the landowner.

13. **Pecan Alley Farm Tract** – This is a conservation easement on 89.59 acres in Clarendon County submitted by Congaree Land Trust. The requested amount is $44,795 ($500/acre) which is 1/3 of the CEV. It is located on the edge of Lake Marion close to the Hickory Top WMA. It is mostly open farmland and does have a small waterfowl impoundment and is managed for agricultural purposes. The landowner is willing to participate in the public youth hunts. It is a good value. Staff's recommendation is to fund the grant in the amount of $44,795. The Chairman called for a motion. Mr. Snow made a motion to accept staff's recommendation. Dr. Shealy seconded and the motion unanimously passed.

14. **Ten Oaks Timberland Tract** - This is a conservation easement on 151 acres in Fairfield County submitted by the Congaree Land Trust. The requested amount is $45,300 which is 50% of the CEV. This easement is restricted to only one parcel. It is an agricultural/recreational tract and borders other protected lands. It is located on Hwy 215. Staff's recommendation is to fund the grant for $45,300. The Chairman called for a motion. Mr. Brown stated this tract is not near Lake Monticello but on the other end of Fairfield County. Mr. Brown stated this is a great piece of property and he supported the application but wanted to clarify that it wasn't near Lake Monticello. Mary Crockett with Congaree LT stated since the application was submitted the landowners had sold about 40+ acres and the correct acreage on this tract is 106 +/- acres and the amended requested amount is now $31,800. Mr. Snow asked if that changed staff's recommendation. Mr. Davant stated it did not. Mr. Snow made a motion to accept staff's recommendation to award the grant in the amended amount of $31,800. Mr. Brown seconded and the motion unanimously passed.

15. **Gold Branch Tract** – This is a fee simple purchase on 900 acres in McCormick County from The Conservation Fund. The requested amount is $700,000 which has been amended to $600,000. This represents 23% of the purchase price. Mr. Davant clarified there are no grants in McCormick County at this time. There will be matching funds of over $2 million from the Forest Legacy Program and is a high priority. It has 1.2 miles frontage on the Savannah River. The Conservation Fund plans to transfer this tract to the SCDNR to go into their WMA program. This tract does have some historical value and is part of the SWAP (SC State Wildlife Action Plan) Program. Staff's recommendation is to fund the grant at $600,000. Mr. McShane asked if DNR would take ownership of the property. Jason Johnson with The Conservation Fund stated the plan is to have this tract added on to the Mason WMA which is 1,800 acres adjacent to this property. Mr. Snow asked if there was a contingency this would be based on for the transfer to SCDNR. Mr. Johnson stated as soon as they received the funding from the Forestry Legacy Program and this tract is the number seven project in the nation at present for the Forest Legacy Program. Mr. Snow asked if there was a management plan in effect. Emily Cope with SCDNR stated there is a management plan already for the Mason Tract and that management plan would be modified to add in the acreage and the type of management would be consistent with what is currently one on the Mason Tract. Mr. McShane quoted at a House Budget meeting by a legislator that "the Conservation Bank was giving SCDNR land that they couldn't manage…" Mr. McShane asked if this is land SCDNR wants to manage

and SCDNR has a management plan in place and it would be incorporated into the WMA process. Mr. Cope stated that was correct. Mr. McShane stated the Bank wasn't giving SCDNR land but rather the Bank was granting funds to the SCDNR and SCDNR would use these funds to match federal dollars to get the acquisition of the 900 acres. Ms. Cope stated this was correct. Mr. Snow made a motion to accept staff's recommendation to fund the grant at $600,000. Dr. Shealy seconded. Mr. Snow asked if the management plan was in the application and Mr. Davant confirmed it was. The Chairman called for a vote and the motion unanimously passed. **(NOTE: Property sold and request made to remove grant application after the Board meeting.)**

16. **Grey Logs Tract –** This is a fee simple purchase on 18.9 acres in Greenville County submitted by The Conservation Fund. The requested amount is $250,000. This has been purchased by a loan from Naturaland Trust and will eventually be transferred to SCPRT. It is to become a parking area and trail head access to Jones Gap State Park with full public access. It is critical to Cesar's Head State Park. There is a current trail that will be rerouted to help preserve some endangered species on the current trail. It is located in the Mountain Bridge Wilderness area. Staff's recommendation is to fund the grant for $250,000. Mr. McShane asked for clarification that the owner no longer is Yarborough & Harper Investments LLC and is now the Naturaland Trust and Mr. Davant confirmed. Mr. Harper disclosed that he owned property near this tract and this project has been a high priority for SCPRT and it is a safety issue as well. Cesar's Head State Park, the Mountain Bridge and Jones Gap State Park are having issues with overcrowded parking lots and parking up and down the road and crossing the road to go to Raven Cliff Falls. This tract will solve some other safety issues in the State Parks as well. The Chairman stated staff's recommendation is to fund the tract for $250,000 and called for a motion. Ms. Clark made the motion and Mr. Lane seconded the motion. Mr. Harper recused himself from voting. The motion unanimously passed.

17. **Oakland Club Tract –** Chairman Roquemore stated he was a former member of the Oakland Club but is no longer a member and has no connection with the tract; however, Chairman Roquemore recused himself for any discussions and deferred to Mr. McShane and Mr. Davant. Mr. Davant stated this is a conservation easement on 11,166 acres in Berkeley County submitted by the Lord Berkeley Conservation Trust. The requested total amount is $3,581,730 which is $321/acre and 31% of the CEV. This is a large forested tract with 1,100 acres of wetlands. It has ten miles of high river bluff on the Santee Swamp. It is used for forested lands, agriculture and recreation and is a high priority of the Santee Basin Task Force. It is close to many other protected tracts on the Santee River. It is unique for a tract this large to have the conservation easement restricted to only four subdivisions. There are very few like this left in the state and I cannot imagine in 30 years if this will continue to be what it is now or not. Staff's recommendation is to fund the grant to be paid over a three year period in 3 equal payments. Mr. McShane asked if the Bank would pay $1,000,000 out of the current budget and then this would come back before the Board. Mr. Davant stated it would be $3,500,000 divided by three. Mr. McShane asked if the Board would pay 1/3 and then the application would come before the Board again for the next payment. Ms. Clark stated it would be approved in the whole amount. Mr. Lane stated to approve the full amount subject to funding and Ms. Clark clarified to be paid over a three year period. Mr. McShane asked if the recommendation was to fund in total to be paid over a three year period or the Board to approve the first one third funding and the entity come back before the Board hoping for approval of the second and third payments. Mr. Davant stated his recommendation was to approve the grant in full and to pay out the funding in three payments. Mr. Lane asked about the gravesite for Francis Marion, if it was going to always be open to the public. Raleigh West with the Lord Berkeley Conservation Trust stated that area was a one acre inholding owned by the Forest Service and it is permanently open to the public and there is a protective distance completely around that area. Mr. Lane asked if the landowner would give a commitment that they retain some development rights but that there would be nothing near the grave site in order to enhance the value of that site for historical purposes. Mr. West stated the easement stipulates that any buildings would be well away from the site. Mr. McShane asked if it was only allowing 4 subdivisions and Mr. West stated that was correct. Mr. McShane called for any further questions or Board comments. Mr. Boyd Brown stated that this is the purpose of the Bank Board. In reviewing this application it was amazing the size and the historical significance of this tract and for the Board to approve something of this magnitude is remarkable. Mr. Brown thanked the Mr. West for his hard work on this project. Mr. McShane called for a motion for the Board to accept staff's recommendation to award the grant for $3,581,730 to be paid in three payments

over the next three years. Mr. Snow made the motion and Mr. Lane seconded and the motion unanimously passed.

18. **Santee Bottomlands Tract** – This is a conservation easement on 2,278 acres in Berkeley County submitted by Lord Berkeley Conservation Trust. The requested amount is $1,014,000 which represents 30% of the CEV at $445/acre. It has seven miles of frontage on the Santee River and three miles of frontage on the Rediversion Canal. The landowner has agreed to have one public camp site; Wounded Warrior events; DNR hunts and National Wild Turkey Federation research. It adjoins other protected properties and is a bargain sale and good value. Staff's recommendation is to fund the grant in the amount of $1,014,000 to be paid in two equal installments of $507,000 each. The Chairman stated the recommendation is to fund this grant for $1,014,000 to be paid in two phases. Mr. Lane asked since 30% of the CEV on the Oakland Tract was $321/acre and a great part of it was highlands. This tract is $445/acre for 30% which seemed odd. Mr. West stated that the landowner has agreed to restrict all value to timber and what is happening up and down the Santee River is many of the old hardwood bottomland swamps are being cut and put into ponds and turning the area into an oasis of habitat. The landowners have agreed to restrict all future timber harvest making this almost a preservation easement. The title restrictions increase the value of the easement. The Santee Basin Task Force is trying to target 30% easement value because the different parcels in this section of Santee versus McClellanville is that they all have different ecosystem values. This is 30% of the easement which captures the timber value. Mr. West also stated that the Oakland Club did not surrender the timber value in their application. Dr. McPhail asked if they were going to do any timber managing or just let Mother Nature do the managing or would there be any selective harvesting. Mr. West stated there were provisions for managing the property for ecological purposes but commercial timber harvest will be completely removed. The Chairman asked if they could do prescribed burns in those areas to take care of the forest and Mr. West said that would be allowed for. Mr. McShane asked it did prohibit all clear cuts and Mr. West confirmed. Mr. McShane made a motion to accept staff's recommendation to award the grant in the amount of $1,014,000 to be paid in two payments of $507,000 each. Ms. Clark seconded and the motion unanimously passed.

19. **Bailey Mill Tract** – This is a conservation easement on 1,645.52 acres in Jasper County submitted by Lowcountry Land Trust. The request is for $493,500 ($300/acre). This is a SOLO tract and close to other protected lands. It is an important watershed to the New River and Port Royal Sound. It is a working forest and at $300/acre it is a good value. It is in line with other grants done on the Savannah River. Staff's recommendation is to fund the project in the amount of $493,500. Mr. Lane made a motion to accept staff's recommendation and Dr. Shealy seconded and the motion passed unanimously.

20. **Cope Tract** – This is a conservation easement on 806 acres in Colleton County submitted by Lowcountry Land Trust. The requested amount is $141,050 ($175/acre). This tract is in the ACE Basin and has 2.4 miles on the Little Salkehatchie River with 609 acres of wetlands. The request represents 35% of the CEV. This is in an area near other protected lands and is a very good value. Staff's recommendation is to fund the grant in the amount of $141,050. Mr. Lane made the motion to accept staff's recommendation. Dr. Shealy seconded and the motion unanimously passed.

21. **Ingleside Tract** – This is a conservation easement on 1,020 acres in Hampton County submitted by the Lowcountry Land Trust. The requested amount is $281,520 ($276/acre or 30% of the CEV). This tract has 2.5 miles frontage on Hog Branch and is near other protected properties. It is a good value and not far from an existing WMA. Staff's recommendation is to fund this grant in the amount of $281,520. Mr. Lane made the motion to accept Staff recommendation. Ms. Clark seconded and the motion unanimously passed.

22. **Tom's Branch Tract** – This is a conservation easement on 575 acres in Jasper County submitted by the Lowcountry Land Trust. The request is for $155,250 ($270/acre representing 30% of the CEV). This is a SOLO tract and close to other protected lands. The requested amount is in line with other requests from the SOLO area. Staff's recommendation is to fund the grant in the amount of $155,250. Dr. Shealy made a motion to accept staff's recommendation. Mr. Snow seconded and the motion unanimously passed.

The Chairman stated we would take a break for lunch and reconvene at 1:15 pm. The Chairman called for a motion to break for lunch. Mr. McShane made a motion to break for lunch. Mr. Harper seconded and the motion unanimously passed.

The Chairman stated the Board meeting would reconvene and asked Mr. Davant to continue.

23. **Paris Mt Expansion Tract** – This is a fee simple purchase on 33 acres in Greenville County submitted by Naturaland Trust. The requested amount is $160,000 which is 66% of the fair market value. This tract almost adjoins the Paris Mt State Park and has been utilized by the public. There will be an effort to find an access from this tract into the Paris Mt State Park. The request to the Bank is for 54% of the purchase price. It would extend the boundaries of one of the largest used state parks in SC. There are over 1,000,000 people who go to the park area. It has a high value in terms of use by residents as well as tourists. Staff's recommendation is to fund the grant in the amount of $160,000. Mr. McShane made a motion to accept staff's recommendation but had a question. Mr. Snow seconded the motion. Mr. McShane asked for clarification that he understood the Bank would provide 54% of the purchase price and the purchase price is $160,000. Is the remaining cost from private funds? Mr. Frank Holleman with Naturaland Trust stated that was correct. Mr. McShane asked what the actual acquisition cost is and Mr. Holleman stated $221,000. Mr. McShane stated that the Bank would actually be putting in 72% for the overall closing costs of $221,000. Mr. McShane reaffirmed his motion to approve staff's recommendation to fund the grant. The Chairman called for the vote and the motion unanimously passed with Mr. Harper recusing himself from voting as he is on the Naturaland Trust Board.

24. **Rock Shoals Spider Lily Preserve Tract** – This is a fee simple purchase of 12.93 acres in McCormick County submitted by Naturaland Trust. The amount requested is $100,000. This tract actually includes the river bottom that is in front of it. It will have very high public access. It has some very rare plant species located on it. This was originally on the Priority II list but due to the change in Grassy Knob Tract I move it forward to the Priority I list as it was small enough to fit into the window of opportunity. Staff's recommendation is to fund the grant in the amount of $100,000. Mr. McShane made a motion to accept staff's recommendation to fund the grant. Ms. Clark seconded and the motion unanimously passed with Mr. Harper recusing himself from voting.

25. **Pettigrew (Murray) Tract** – This is a conservation easement on 1,044 acres in Darlington County submitted by the Pee Dee Land Trust. The requested amount is $300,000 ($287/acre or 31% of the CEV). This tract has 1.1 mile on Herring Creek and 3,000 feet on the largest oxbow lake on the Great Pee Dee River. It has public access on one end of the oxbow and when the lake floods it would have public access as long as the water is up. There are very few grants in the Pee Dee area. Staff's recommendation is to fund the grant in the amount of $300,000. The Chairman called for a motion. Dr. Shealy made a motion to accept staff's recommendation and Mr. Heyward seconded. The motion unanimously passed.

26. **Hopewell United Methodist Church Tract** – This is a fee simple purchase on 47.76 acres in Lancaster County submitted by the SC Battleground Preservation Trust. The requested amount is $152,930 ($3,202/acre). This is a historic site for the Battle of Waxhaws also known as the Battle of Buford by the locals. The entity is requesting 51% matching funds and this would have full public access. It is currently owned by the Methodist Church. There is an effort to create what is called the Revolutionary War History Corridor which would stretch from above this area to around Camden. It is a good blend provided the matching funds are obtained. Staff's recommendation is to fund this grant in the amount of $152,930 subject to the matching funds being obtained. Mr. Snow asked if they had matching funds or were seeking matching funds. Mr. Davant stated they were seeking matching funds. Mr. Doug Bostick with the SCBPT stated the matching funds had been recently obtained. Mr. Snow asked if they could go forward if this grant was approved for Priority II or did they need the Bank funds to go forward. Mr. Bostick stated they needed the Bank funds to go forward. Mr. Davant stated he had no knowledge the matching funds had been obtained and placed this tract in the Priority II list. The Chairman stated the request is to fund the grant and pay when it is available in the Priority II group, not out of current funds but out of future funds. Mr. McShane asked how that would affect this project as the Bank many not know the budget funding until possibly July 1. Mr. Bostick stated he wasn't sure how this would affect the tract. Additionally he stated

that this was a critically important site to the National Park Service ten years ago and ranked them all the Revolutionary War Battlefields in terms of its importance in the founding of our country and the national significance of it. Of seven hundred battles in the country only 30 were given Priority I and this is one of those sites. Mr. Snow asked Mr. Bostick if he understood what the Board was saying in that the Bank currently doesn't have the money. If the tract is placed in the Priority II list that means this tract would be at the top of the list either for the next time the Board votes or when the money becomes available would that kill this deal or not. Mr. Bostick stated at this time he doesn't know. Mr. McShane asked the Chairman if this tract could be held for discussion to see where the Bank is at the end of the meeting. The Chairman stated this tract would be brought back before the Board at the end of this meeting.

27. **Keithfield Tract** – This is a conservation easement on 302 acres in Spartanburg County submitted by Upstate Forever. The requested amount is $318,000, which is 30% CEV at $1,053/acre. It adjoins Spartanburg Croft State Park and is a nice piece of land. It contains a large creek frontage and a nice pond. It is near Pauline, SC and part of the Foster Mill Circle is located on this property and it has a public bicycle and equestrian trail. The landowner is allowing limited access to the Boy Scouts Association and church functions. It would provide good protection to the state park. This was one of the tract that was over the total the Bank had funding to cover. It is a great tract. Staff's recommendation is to include this tract in Priority II funding for the amount of $318,000 as it is deserving of funding as soon as funds become available. Ms. Erin Knight from Upstate Forever stated the landowner was present and she would defer to him to determine if the timeline would work for him. Mr. Keithfield stated he would be appreciative of anything the Board could do but was unclear as to the timeline for funding. The Chairman stated the grants that were Priority I today and were approved there is enough money in the Bank budget for FY 2015-16 to pay those grants. Those that are Priority II are contingent on funding and authorization the Bank doesn't have yet and should know what that is by July. The Chairman stated the chances are good the Bank would receive authorization between $10 million and $20 million but it could for some reason go to $0 so the Board is hesitant to make those grants.

The Chairman stated the Board would need to break for a short Executive Session to discuss some funds that were withdrawn that the Board will consider the grants listed in the Priority II list that may be approved conditionally as well as some employee and legal issues. Mr. McShane asked if a decision on the Keithfield Tract needed to be done to approve staff's recommendation to place this tract in Priority II knowing that could change or hold off until after the Executive Session. The Chairman stated staff's actual recommendation is to fund the grant and pay when the Bank has the funding. However, some of the grants in the Priority II that were not addressed and would be reconsidered so the Board needs to debate these grants and how to handle those funds and to treat everyone the same. Mr. McShane moved that at the appropriate time the Bank convene in Executive Session to discuss some contractual issues as relates to the applications financing. Mr. Snow seconded and the motion unanimously passed. The Chairman recognized Mr. Norman Pulliam before dismissing for Executive Session. Mr. Pulliam spoke on the Keithfield Tract stating this tract is a good investment and worth of the Boards review and approval. The Chairman stated the Board would have answers after the Executive Session.

VIII. EXECUTIVE SESSION BREAK

The Chairman called for a motion to reconvene the meeting. Mr. McShane made a motion to come out of Executive Session on contractual matters and no decisions were voted on by the Board. Dr. Shealy seconded and the motion unanimously passed.

IX. RETURN TO APPLICATIONS HELD OVER

A. **TOP OF SC TRACT** – Mr. McShane asked to recall the Top of SC Tract. Mr. McShane made a motion to reconsider Top of SC Tract submitted by Naturaland Trust to approve the applicant's request for $550,000 and move from the Priority II list to Priority I using current funding. Mr. Snow seconded and the motion unanimously passed with Mr. Harper recusing himself from voting.

B. **CRAGMOOR TRACT** - Mr. Snow asked to recall the Cragmoor Project. Mr. Snow made a motion to approve the grant in the amount of $1,000,000 to be funded in two payments of $500,000 in the next two fiscal years. Mr. McShane seconded the motion. The Chairman opened the floor for discussions. The landowners

agreed to the offer of $1,000,000. The Chairman called for a vote to fund the Cragmoor Farm grant for $1,000,000 and the motion unanimously passed. Mr. McShane asked the School District to use this award to market what the Bank Board did by approving this grant. The Superintendent stated they would share the progress on this tract and many Board members stated they needed to share with the legislators for that area.

C. **HOPEWELL UNITED METHODIST CHURCH** – Mr. McShane made a motion to recall the Hopewell United Methodist Church application submitted by the SC Battleground Preservation Trust and Ms. Clark seconded. Mr. McShane proposed that the Board take the staff recommendation in the amount of $152,930 in current funding to the SC Battleground Preservation Trust. Mr. Snow seconded and the motion unanimously passed. The Chairman stated the grant is approved.

D. **CANTEY BAY TRACT** – Mr. Snow made a motion to recall the Cantey Bay Tract and Mr. McShane seconded and motion passed. Mr. McShane proposed that the Board offer $500/acre for a total of $940,915 to Congaree Land Trust on this application to be paid in the Priority II list. Mr. Lane stated the Board agrees to pay $500/acre to be paid over two years provided the Bank receives funding it would be an approved grant and would not have to come back before the Board for reconsideration. Mr. McShane confirmed that was his proposal and Mr. Snow seconded. The Chairman asked the representatives from Congaree Land Trust if this would be something the landowner would accept. The Congaree LT representative stated they would have to get back with the landowner for a response. The Congaree LT representative asked if funding would be in FY 17-18 and the Chairman stated the funding would be in FY 16-17 under the Priority II list. The Congaree L.T. asked for clarification of the grant going from $600 to $500 per acre. The Chairman stated the general discussion is that most grants in that area have been between $300 and $500 per acre and that $600 is a higher number and the Board doesn't have the funding to spend and are stretching the funds as far as possible. The Congaree LT representative stated if permissible he would step out of the meeting, call the landowner and explain the situation and get back with the Board. The Chairman stated that was permissible and the motion would be tabled at this time until the representative had spoken to the landowner. Mr. McShane withdrew his motion at the present time. Mr. Lane seconded and the motion passed.

E. **KEITHFIELD TRACT** – Mr. Lane made a motion that Keithfield Tract be placed in the Priority II group as an approved project. This means there would be an assurance the project will be funded if the legislature moves forward and funds the Bank for FY 16-17. Mr. Snow seconded. Mr. Keithfield asked if the Board if they could move to the Priority I list and fund half in the current FY and the second half the next FY? The Chairman asked if that were done when Mr. Keithfield would be able to close. Mr. Keithfield stated he could close by June 30, 2016. Mr. McShane explained that since this tract was in Priority II you are preapproved for funding and staff can work with the entity contingent on the fact that the General Assembly does fund the Bank for that FY. Mr. Keithfield still had some concerns. The Chairman stated the Bank receives roughly $1 million a month if authorized. Mr. Snow stated the Bank would be funded some amount and being on Priority II you are at the top of the list. Mr. McShane suggested getting the due diligence completed and that would be helpful. Mr. Lane stated as a practical matter the Bank was out of money. The Chairman stated the grant was approved based on funding as is every grant award at this meeting. The Chairman stated that some grants may not be ready to close for six months may not be funded at that time and the earlier all due diligence is completed the more likely funding would be available. The Chairman stated there was a motion and a second and there being no more discussion called for a vote on approving the grant and pay funds when available as a Priority II project. The motion unanimously passed.

The Chairman stated all grants with the exception of Cantey Bay Tract had been reviewed and the Board would move into some other business at this time. Mr. McShane asked Mr. Davant to review which grants were carried over without any commitment. Mr. Davant stated one from Lowcountry Land Trust and the six Horry County NRCS tracts. Mr. Davant stated he had a conservation about the Horry County NRCS tracts and was to meet with Glenn Sandifer, State NRCS Director next week. Mr. Snow stated the McClain Farm Tract was carried over. The Chairman stated those tracts would be discussed first at the next Board meeting. The Chairman stated it was hopeful the next meeting would be near the end of July but has not yet been determined until the Board knows what budget funding is to be received from the General Assembly. Mr. McShane stated the following tracts were being deferred to the next meeting: Seven Oaks Tract submitted by Lowcountry Land Trust; McClain Farm submitted by Congaree Land Trust; and the seven tracts from Horry County NRCS. Mr. McShane asked if anyone was present from Horry

County NRCS office and there was no representative. The Horry County Landowners had been in the meeting earlier.

X. SCCB UPDATES

A. GIS MAPPING INFO/UPDATES

The Chairman deferred to Mr. Davant to update the Board about the GIS Mapping information. Mr. Davant introduced Jim Scurry who formerly headed up the SCDNR IT Division and is now working with the Conservation Bank to map all the approved projects to know locations and deferred to Mr. Scurry to update the Board. Mr. Scurry informed the Board the Bank was trying to improve the data representation of the grant properties approved by the Board since inception. On the application there are county tax map numbers as well as longitude and latitude and in most applications there are other maps incorporated into that information. In the past the Bank previously has built point data as shown in various reports. The point data, tax map numbers, longitude & latitude have been placed in an Excel Spreadsheet by Amber Jordan and a property number assigned. That information has been transferred to a point data file in the GIS and various maps created. Amber has updated the website with pointable, clickable maps that link to the individual properties to obtain more information about any specific property. Some issues with that are previously there had been little on quality control of that data and when Mr. Scurry started reviewing the information 70 out of the existing 252 grants were incorrectly located as point files. The point data doesn't show specific boundaries; relationship to other properties or habitats; not able to track any corridors or core areas and it is strictly a point distribution file. In discussions with Mr. Davant it was determined that the following needed to be accomplished.

1. **Try to fix the point data.** A standardized process was developed of accuracy assessments; standardized spellings; standardized abbreviations; all the record parameters, etc. Then visually compared the point data to the maps to see what was incorrect and moved to the correct location.

2. **Building property boundaries.** This would show true representation of all the grant properties boundaries. The key was how to obtain boundaries which are maintained by many counties; other organizations (i.e. The Nature Conservancy – Melissa Strickland; Mark Muscleman with Audubon) and other agencies that maintain a USGS public land record database for the U.S. Then once the boundaries were obtained from these organizations they were compared to the property boundaries within the applications the Bank had. There were issues with inconsistent edge matching between counties for boundaries; the tax map numbers on the applications didn't match the tax map numbers within the database and the grant boundaries didn't match. Mr. Scurry stated he went through grant by grant, parcel by parcel to start improving the accuracy and explained in detail how he worked on the boundaries editing and correcting the boundaries on all the parcels so the grants and tax maps matched more accurately. Once this was completed these parcels can be linked to tables showing corridors and core areas and how they all connect with one another and the changes that may be occurring around those properties with habitat movement corridors and other specific areas such as biodiversity.

3. **Where are we?** All the point data has been verified and corrected. The boundary data 18 counties have been completed to date and Mr. Scurry is working with others to complete the remaining counties. A standards document has been developed to direct future types of development and once completed it is hoped to incorporate the data into long-term planning and management by the Bank and by making it available to others for strategic planning purposes.

The Chairman thanked Mr. Scurry for his work, it was very well done and stated the Board appreciated the map files being cleaned up.

XI. RECONSIDER GRANTS

A. **CANTEY BAY TRACT** - Mr. McShane stated he had previously withdrawn his motion on the Cantey Bay Tract with the support of the Board and requested permission to discuss the Cantey Bay Tract application one more time. The Chairman affirmed. Mr. McShane made a motion to approve Congaree Land Trust's application for the Cantey Bay Tract at $940,915 which is $500/acre to be paid in two payments starting in FY 2017 which has been referenced as Priority II based on the contingent that the General Assembly makes the

appropriations. Mr. Snow seconded. Mr. McShane asked if this was appealable to Congaree Land Trust. Stuart White with Congaree Land Trust stated this would work. The Chairman thanked Congaree Land Trust for working with the Board on this project and requested those thanks be passed on to the landowner as well. The Chairman called for a vote and the motion unanimously passed.

XII. SCCB UDATES – ADDITIONAL INFO

A. NEW WEBSITE

Mr. Davant introduced Amber Jordan as the USC Intern working with the agency for about a year and has done a wonderful job in revamping the Bank's website. Ms. Jordan and Mr. Scurry have worked together on this project and Ms. Jordan is going to show some of the changes that have been made to the website since the last Board meeting.

Ms. Jordan thanked everyone for their help as it was a joint effort. She demonstrated the new website and the specific changes by explaining the various tabs and their corresponding functionality hopefully making the website more user friendly. Some new additions to the website include updated Conservation Issues; an FAQ page; Leveraging funds; Public Access data; the Approved Appraisal list and a new tab "News & Media". This is for Land Trusts and the landowners to submit articles to be posted along with any testimonials which can be submitted to Ms. Jordan for posting to the website. A link for a "Photo Album" has been incorporated for pictures of public outreach where people are enjoying the properties on grants that have been approved. Mr. Davant asked Ms. Jordan if the Bank now has control of the website to update and input information. Ms. Jordan stated this is a living document and Bank staff can change and update at any time.

The full Board and Mr. Davant thanked Ms. Jordan for all her work and appreciated how improved the website was and for a great job.

XIII. BOARD MEMBER DISCUSSIONS

The Chairman stated all matters had been handled. Mr. McShane stated he had one observation and asked about Mr. Tommy Miller who was formerly on the Board. The Chairman stated it was mentioned earlier. Mr. McShane asked that the minutes of this meeting to acknowledge and recognize Mr. Miller's contribution to the Bank and a copy of those minutes be sent to Mr. Miller. The Chairman stated that would be done.

The Chairman thanked everyone for their patience during the meeting and all the matters that had to be discussed. There were many great projects approved; acres set aside for future generations to enjoy and a great job for the State of South Carolina had been accomplished.

XIV TIME AND PLACE OF NEXT BOARD MEETING

The Chairman called for a motion for the time and place for the next Board meeting. Dr. Shealy stated what about a tentative date of July 28. The Chairman asked would Tuesday's work for everyone and the tentative date for the next meeting will be set for July 26, 2016 at 10:00 a.m. with the location to be determined later.

XV. ADJOURN

The Chairman called for a motion to adjourn. Mr. Snow made the motion to adjourn. Mr. McShane seconded and the motion unanimously passed.

FINANCIAL STATUS
as of MAY 4, 2016

Balance As Of 7/1/15	$ 5,889,796.00	
Revenue Received To Date	$11,252,738.00	
Estimated Revenue (for April, May & June)	$ 3,600,000.00	
Total Cash & Estimated Revenue		$20,742,534.00
Budget Authority	$15,000,000.00	
Paid To Date	$ 7,029,154.00	
Available To Spend	$ 7,970,846.00	
Less Outstanding Grants	$ 7,515,733.00	
FY 15-16 Carry Forward Funds	$ 455,113.00	
Plus FY 14-15 Carry Forward	$ 5,900,000.00	
TOTAL CARRY FORWARD FUNDS	$ 6,355,113.00	
CASH ON HAND as of 5/4/2016	$10,113,656.91	

FINANCIAL STATUS
as of MAY 4, 2015

Balance As Of 7/1/15	$ 5,889,796.00
Revenue Received To Date	$11,252,736.00
Estimated Revenue (for April, May & June)	$ 3,600,000.00
Total Cash & Estimated Revenue	$20,742,534.00
Budget Authority	$15,000,000.00
Paid To Date	$ 7,029,154.00
Available To Spend	$ 7,970,846.00
Less Outstanding Grants	$ 7,515,733.00
FY 15-16 Carry Forward Funds	$ 455,113.00
Plus FY 14-15 Carry Forward	$ 6,000,000.00
TOTAL CARRY FORWARD FUNDS	$ 6,455,113.00

CASH ON HAND as of 5/4/2015 $10,117,556.41

ASSUMING CURRENT HOUSE BUDGET STANDS

SCENARIO I

Current House Budget	$10,000,000
Less grants approved 11/4/15	$ 9,304,719
Remaining Funds	$ 695,281

Recommendation:

Fund Grassy Knob carryover grant	$ 733,320
Balance	($ 38,039)

Remainder $195,281.00 that could be used for FY 2016-17.

Updated 5/4/2016

SCENARIO II

Priority I Funding – Assuming the BEA Estimate and Requested in Senate & Governor's Budget Approved

$15,746,000	BEA Estimate
-$ 350,000	Less operating costs
$15,396,000	Available
-$ 9,304,719	November 2015 Board meeting approved grants
$ 6,091,281	Available

GRANT PRIORITY I

Tract	Approved Amount	Subtotal
Grassy Knob (carryover)	$ 500,000	$5,591,281
North Saluda Rec Tr (carryover)	$ 260,000	$5,331,251
Harrell Farm	$ 88,500	$5,242,781
McClain Tract	$ 61,462	$5,181,319
Pecan Alley Tr	$ 44,795	$5,136,524
Ten Oaks Tr	$ 45,300	$5,091,224
Gold Branch	$ 600,000	$4,491,224
Grey Logs	$ 250,000	$4,241,224
1/3 Oakland Club	$1,193,910	$3,047,314
½ Santee Bottomland	$ 507,000	$2,540,314
Bailey Mill	$ 493,500	$2,046,814
Cope Tract	$ 141,050	$1,905,764
Ingleside Tract	$ 281,250	$1,624,514
Tom's Branch	$ 155,250	$1,469,264
Pettigrew (Murray) Tract	$ 300,000	$1,169,264
Precision Property (carryover)	$ 452,219	$ 717,045
Paris Mt Expansion	$ 160,000	$ 557,045
Top of SC (carryover)	$ 550,000	$ 7,045

Total Priority I	$ 6,084,236
Approved 11/15 Grants	$ 9,304,719
Operating Costs	$ 350,000
TOTAL BUDGET	$15,738,955
BALANCE	$ 7,045

No further funding available in FY16-17.

Updated 5/4/2016

SCENARIO III

PRIORITY II

Assume Entire Requested Amount in Governor's Budget & Senate is Approved

$21,500,000	Budget Authority
-15,738,955	Priority I Grants & November Approved Grants
$ 5,761,045	Available for funding

Proposed

Cantey Bay	$1,129,098	$4,631,947
Cragmoor Farms (carryover)	$1,167,250	$3,464,697
Rocky Shoals Spider Lily	$ 100,000	$3,364,697
Hopewell UMC	$ 152,930	$3,211,767
Keithfield	$ 318,000	$2,893,767
Seven Oaks	$ 525,000	$2,368,767

Remainder $2,893,767.00 that could be used in FY 2016-17

Updated 5/4/2016

APPROVED OUTSTANDING GRANTS - not paid

DATE APPROVED	GRANTS	QUALIFIED ENTITY	COUNTY	ACRES	O/S AMOUNT	DUE DILIGENCE NEEDED	DATE FUNDS CAN BE RELEASED
6/18/08	Chick Springs Natural Pres	James Starnes	Greenville	16.500	$250,000.00	ESA, Title & Contract	1/31/2013
6/18/08	The Jeremiah Project	Joe Farry	Greenville	37.190	$50,000.00	Title Ins	1/31/2013
	SUIBTOTAL			**53.690**	**$300,000.00**		
4/30/13	Rocky River Nature Park	Upstate Forever	Anderson	159.380	$149,070.00	Ph 1 ESA/Title/Contr	
	SUBTOTAL			**159.380**	**$149,070.00**		
11/6/13	Boggy Branch Farms Tr	Congaree LT	Orangeburg	457.000	$274,200.00	Appraisal/Ph 1 ESA/Title/Contr	
11/6/13	Millwood Farms (Culler Tr)	Congaree LT	Orangeburg	434.000	$184,450.00	Ph 1 ESA/Title/Contr	**(NRCS funds by 12-15)**
	SUBTOTAL			**891.000**	**$458,650.00**		
4/30/14	Cordova Road Tract	LOLT	Orangeburg	144.000	$28,800.00	Appraisal/Ph 1 ESA/Title/Contr	waiting on ltr from DHEC
4/30/14	Hinson Farm Project	Pee Dee LT	Marlboro	1696.000	$550,000.00	Appraisal/Ph 1 ESA/Title/Contr	
4/30/14	Ft. Fairlawn Tract (Corner Investors, LLC	Lord Berkeley Conservation Tr	Berkeley	80.000	$500,000.00	Appraisal/Ph 1 ESA/Title/Contr	
4/30/14	Little Junkyard Bay	Congaree LT	Clarendon	601.780	$240,800.00	Title	
	SUBTOTAL			**2521.780**	**$1,319,600.00**		
11/5/14	Powell Tract	Oconee Co SWCD	Oconee	364.600	$392,142.00	Appraisal/Title	**(NRCS funds by 12-15)**
11/5/14	Augusta Plantation	DU	Aiken	2757.000	$689,250.00	Appraisal/Ph 1 ESA/Title/Contr	
11/5/14	Spring Grove Tract	DU	Charleston	638.000	$478,500.00	Appraisal/Contr	
11/5/14	Greenfield Plantation Corner	Georgetown Hist. Society	Georgetown	1.530	$75,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/5/14	Liberty Hill Ph II	SCDNR	Lancaster/ Kershaw	1829.590	$1,500,000.00	Title/Mgmt Plan	
11/5/14	Boyd, Steve Tract	Nation's Ford LT	Chester	1000.000	$775,000.00	Appraisal/Ph 1 ESA/Title/Contr	**(NRSC funds by 12-15)**
11/5/14	Marhaygue LLC Tract	Congaree LT	Clarendon	2408.180	$842,863.00	Appraisal/Ph 1 ESA/Title/Contr	**Bd agreed to $350/acre at 11/5/14 Board meeting-LT & Landowner deferred; (at 11/4/15 mtg offered pymt @ $500/ac = $1,204,090)**
11/5/14	Dixon Family Tracts	Congaree LT	Williamsburg	535.000	$200,625.00	Title/Contr	
11/5/14	Millwood Farms LLP 2 (Culler Family)	Congaree LT	Orangeburg	535.000	$227,375.00	Appraisal/Ph 1 ESA/Title/Contr	**(NRCS FUNDS per Glenn Sandifer**
11/5/14	M. J. Holstein Farm Tr	Congaree LT	Orangeburg	179.530	$76,300.00	Appraisal/Ph 1 ESA/Title/Contr	**(NRCS FUNDS per Glenn Sandifer**
	TOTAL			**10248.430**	**$5,257,055.00**		
11/4/15	Blackbottom Farm	Ducks Unlimited	Clarendon	1121.000	$392,350.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	DuRant Farm Tract	Lord Berkley LT	Williamsburg	121.000	$45,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Hanahan Tract	DNR	Colleton	91.000	$286,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Johnsonville Tract	The Conservation Fund	Florence	43.000	$95,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Knollwood Inc./Longlands Plt Tr (Ph 1 - Lower Santee Tr)	Congaree LT	Williamsburg	2983.000	$745,750.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Pineland Farm	Ducks Unlimited	Clarendon	1497.000	$523,950.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Royal Tract	Lowcountry LT	Colleton	1774.000	$310,450.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Silver Bluff Audubon Center and Sanctuary	Lowcountry LT	Aiken	3282.000	$820,500.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	South Fenwick Island Tr	DNR	Colleton	400.940	$500,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Tall Pines Tract	The Conservation Fund	Greenville	1757.000	$1,500,000.00	Appraisal/Ph 1 ESA/Title/Contr	

Updated 5/4/2016

APPROVED OUTSTANDING GRANTS - not paid

11/4/15	Wilson and Willson Tract	The Conservation Fund	Sumter	81.900	$100,000.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Big Cypress Plantation	Lord Berkely Conservation Trust	Orangeburg	1132.000	$452,800.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Burbage Farm	Lowcountry LT	Hampton	118.000	$36,900.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Chestnut Ridge Ext	SCDNR	Greenville	318.710	$318,750.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Comalander Tracts	Congaree LT	Newberry	395.700	$98,925.00	Appraisal/Title/Contr	
11/4/15	Combahatchie Family Tr	Lowcountry LT	Colleton	551.000	$165,300.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Crescent Tract	Lowcountry LT	Jasper	2722.000	$1,020,750.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Geddings Tract	The Conservation Fund	Sumter	124.000	$69,175.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Mike and Tina Comalander Tracts	Congaree LT	Fairfield	267.480	$66,782.50	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Miller, Eloise Tract	Nation Ford LT	York	53.020	$79,500.00	Appraisal/Title	
11/4/15	Myrtle Grove Plantation - Marvin Tracts B & C	Ducks Unlimited	Colleton	357.830	$134,186.00	Appraisal/Ph 1 ESA/Title/Contr	
11/4/15	Marhaygue LLC Tract	Congaree LT	Clarendon	See 11/4/14 entry	$361,227.00	Appraisal/Ph 1 ESA/Title/Contr	**Bd agreed to $350/acre at 11/5/14 Board meeting-LT & Landowner deferred; (at 11/4/15 mtg offered pymt @ $500/ac = $1,204,090)**
11/4/15	Perry Dam Tract	Lowcountry LT	Colleton	289.000	$86,700.00	Appraisal/Ph 1 ESA/Title/Contr	
	TOTAL			**19480.580**	**$8,209,995.50**		
	TOTAL OUTSTANDING			**33354.868**	**$15,694,370.50**		

Updated 5/4/2016