

**MINUTES
SOUTH CAROLINA CONSERVATION BANK
SCDNR BOARD ROOM
1000 ASSEMBLY STREET, ROOM 335
COLUMBIA, SOUTH CAROLINA
TUESDAY, JUNE 21, 2005**

The fifth meeting of the Board of the South Carolina Conservation Bank was held at 10:00 A.M. on Tuesday, June 21, 2005, at 1000 Assembly Street, Columbia, South Carolina. Notice of the date, time and place of the meeting was posted and mailed to the news media. Chairman Charles Lane presided at the meeting.

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

I. Call to Order

Chairman Lane called the meeting to order at 10:00 A.M. and welcomed everyone to the meeting. He recognized the new Board member, Andrea Clark. Chairman Lane stated that Freedom of Information Rules and Requirements have been met.

II. Adoption of Minutes

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

III. Introduction of Guests

Chairman Lane thanked Rita Pardue for her help. He introduced Mike Foley who was representing SC Parks,

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Recreation and Tourism. Mike McShane is unable to attend and is in Aiken County representing SCDNR.

IV. Update on SCCB Funding

Mr. Davant stated at the present time, we have \$13,238,000 in the Bank. On an average, \$14,500,000 can be expected for the rest of the year. The interest income at this time is \$104,000 and it is estimated that June will be \$16,000, which gives total interest for the year of \$120,000. Operating expenses have been approximately \$78,000 which leaves \$33,000 interest left in the operating account. The estimate for total funds available for the SCCB is \$14,571,000. The first round of applications committed \$11,000,000, which leaves \$3,500,00, which could be carried forward, depending on the Board's decision. The budgeted amount from the General Assembly was \$15,250,000 for 2005-2006.

V. Update on Previous Grants Status

- 1. Alewine Tract, Pickens County – the money has been distributed. \$497,500**
- 2. Baxley Tract, Marion County –the money has been distributed. \$794,000**
- 3. Brown Tract, Horry County – the money has been distributed. \$135,345**
- 4. Calder Tract, Marion County – the money has been distributed. \$71,500**
- 5. Heritage Tract, Fairfield and Lancaster Counties – \$2,000,000 was committed but there are other transactions going on that affect this transaction. Barry Beasley from SCDNR made comments with reference to this tract. Heritage Trust and Forest**

Legacy funds are committed to this project. Duke Power is in the process of relicensing all of their dams, which takes some time. Hopefully, the land issues can be settled within three to six months.

- 6. Johnson Tract, Horry County
Once the title check is received, the funds will be distributed. \$179,400**
- 7. Cleveland-Wilson Farms Properties, Greenville County – Resubmitted. \$2,000,000**
- 8. Daniel Tract, Georgetown County – Resubmitted. \$320,000**
- 9. Marsh Tract, Marion County – Barry Beasley made comments with reference to committed funds from Heritage Trust and Forest Legacy. A contract has been signed. Hopefully, the closing on the property will be in mid October. \$2,000,000**
- 10. Ashley River Plantation District Project, Charleston and Dorchester Counties – Chairman Lane commented that there are some current property conflicts with reference to the Bacons Bridge portion of this project. \$2,000,000 has been distributed.**
- 11. City of Rock Hill, SC, York County – The contract and environmental assessment are being finalized. \$48,000**
- 12. Battle of Camden, Kershaw County – the money has been distributed. \$341,250**
- 13. Tokeena Crossroads, Oconee County – Resubmitted for \$6,000,000 for 1,100 acres based on the condition that the federal government match**

funds from NCRS. They did not receive the federal funds and are asking for the full amount from the SCCB. Mr. Davant recommended that it be withdrawn until they can resubmit it. Mr. Tom DeLoach made the motion that the project be held in abeyance until the applicant wishes to resubmit. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

- 14. Henderson Farm Property, Greenville County – Dana Leavitt made comments with reference to the application. The SCCB agreed to fund \$675,000 if the match funds are generated within six to eight months. At this time, they are still raising the matching funds. The applicant requested that the SCCB go ahead and fund the project until other funding is approved. After discussion, Mr. Weston Adams made the motion to extend the period to raise the matching funds until December 31, 2005. Mr. Tommy Milier seconded the motion, and the motion carried unanimously with Mr. Ben Keys abstaining.**
- 15. Morris Island Lighthouse, Charleston County – Withdrawn. \$50,000**
- 16. Walter Earley Property, Berkeley County – Withdrawn. \$576,000**
- 17. Hickson Tract, Georgetown County – Resubmitted. \$803,425**
- 18. Owens Tract, Georgetown County – Resubmitted. \$290,550**

Chairman Lane suggested that we need to put a time frame on each application request that does not meet all of the requirements.

VI. Discussion of County Participation Portion of the Statute, Section 48-59-30(4). (Qualified Entity).

After discussion, it was the opinion of the Board that the SCCB cannot make a grant to county government.

VII. Discussion of Should the Bank Make Compromise Offers.

Chairman Lane discussed whether the Board will accept proposals as written or is the Board willing to offer options to the applicants to help get their proposals approved as far as the amount requested. After discussion, it was decided this effort should be made with Board approval.

VIII. Discussion and Vote on Conservation Proposals and Funding Levels for This Filing Period.

1. ACE Basin: Edisto River Corridor - Berkeley, (Four Hole Swamp). Charleston, Colleton, Dorchester and Orangeburg Counties. 4,401 acres. The Audubon Society and The Nature Conservancy are the principal partners in this project. Norman Brunswig and Mark Robertson made comments on the project. Mr. Tom DeLoach had several questions with reference to the application. Since the agreement is a verbal agreement between The Audubon Society and The Nature Conservancy, Mr. Tom DeLoach

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requested that The Nature Conservancy draft a document as to what the Conservancy is agreeing to do.

Amount Requested: \$1,500,000

Staff Recommendation: Recommend funding request at \$1,500,000 subject to the statutes governing the SCCB.

Mr. Tommy Miller made the motion to accept the application as long as the SCCB conditions are met and extend their deadline until December 31, 2005. Mr. Tom DeLoach seconded the motion and the motion carried unanimously.

**2. Battey/Wilson Property – Beaufort County
65 Acres.**

Amount Requested: \$400,000

Staff Recommendation: Cannot consider this application based on the legal definition of qualified entity.

Mr. Tom DeLoach made the motion to decline to consider this application based on Staff Recommendation. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

**3. Cleveland-Wilson Farms Properties
Greenville County. 271 acres.**

George Schackel made comments on this application. He is requesting commitment for Phase II if everything is completed on Phase I by the end of July. After discussion, the Board determined that the SCCB cannot take action on Phase II until all qualifications have been met on Phase I.

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Amount Requested: \$2,000,000

Staff Recommendation: Recommend that the Board agree to commit \$2,000,000 for Phase II subject to certain conditions on Phase I prior to July 31, 2005.

Mr. Weston Adams made a motion that the deadline is extended on Phase I until July 31, 2005, and that action cannot be taken on Phase II. Mr. Tom DeLoach seconded the motion, and the motion carried unanimously.

4. Kyle Daniel Property – Georgetown County.

Resubmitted. 88.5 acres.

Amount Requested: \$320,000

Staff Recommendation: Fund in the amount of \$320,000.

5. H. C. Edens, Jr. & Sons Property – Sumter County

701 acres.

Amount Requested: \$2,429,150

Staff Recommendation: Recommend no funding at this time.

After discussion, that the amount requested is too high and should be discussed with the landowner. Mr. Tommy Miller wants a legal opinion as to whether the SCCB should be concerned about land value. Mr. Weston Adams made the motion to have Mr. Davant discuss the issues with the applicant. Mr. Tom DeLoach seconded the motion, and the motion carried unanimously.

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George Bailey, the attorney for SCCB was introduced.

6. Floyd Tract – Chesterfield County
434 acres.

Amount Requested: \$400,000

Staff Recommendation: Recommend funding
of \$400,000.

Emily Cope from SCDNR made comments as to the importance of this tract to SCDNR. The property is to connect existing Wildlife Management Areas. At this time, the appraisal and contract have not been completed. Mr. Tom DeLoach and Mr. Tommy Miller made comments about the importance of meeting the requirements of the SCCB. Mr. Tommy Miller made a motion that SCCB would commit to the application as long as the criteria of the SCCB, contingent upon the contact and the appraisal, and is met by a deadline of December 31, 2005, and not to exceed \$400,000. Mr. Tom DeLoach seconded the motion, and the motion carried unanimously.

7. Edward W. Hickson Tract – Georgetown County
Resubmitted. 318 acres. Known as China Grove Plantation.
Amount Requested: \$802,525.00

Staff Recommendation: Recommend that an offer of \$475,000 for the easement if the landowner would consider it. If the offer is not accepted, it would not be a prudent investment.

Mr. Tommy Miller made the motion to contact the applicant as per staff recommendation. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

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8. Palmetto Bluff – Beaufort County
772 acres.

Amount Requested: \$1,000,000

Staff Recommendation: Cannot consider this application based on the legal definition of qualified entity.

Mr. Tom DeLoach made the motion to accept the staff recommendation. Mr. Weston Adams seconded the motion, and the motion carried unanimously.

9. J. Truitt Owens Tract – Georgetown County
Resubmitted. 86 acres.

Amount Requested: \$290,550

Staff Recommendation: Recommend to decline to fund at this time.

Mr. Tom DeLoach made the motion to accept the staff recommendation. Mr. Tommy Miller seconded the motion, and the motion carried unanimously.

10. Tokeena Crossroads 2005 – Oconee County
Resubmitted. 1,135 acres.

Amount Requested: \$6,000,000

Staff Recommendation: Recommend no funding at this time.

See earlier comments in minutes on Pages 3 and 4.

IX. Discussion of Fixed Dates for Board Meetings
After discussion, the next two meetings are scheduled for Thursday, October 20, 2005, and Thursday, June 1, 2006.

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**The next scheduled meeting will be Thursday,
October 20, 2005.**

X. The Board went into Executive Session.

XI. Adjournment

**There being no further business to be brought before the
Board at this time, the meeting was adjourned.**

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**SOUTH CAROLINA CONSERVATION BANK
MARCH 2005**

- 1. ACE Basin: Edisto River Corridor Protection Project II
Berkeley, Charleston, Colleton, Dorchester and Orangeburg Counties**
- 2. Battey/Wilson Property, Beaufort County**
- 3. Cleveland-Wilson Farms Properties, Greenville County**
- 4. Kyle Daniel, Georgetown County**
- 5. H. C. Edens, Jr. & Sons Property, Sumter County**
- 6. Floyd Tract, Chesterfield County**
- 7. Edward W. Hickson, Georgetown County**
- 8. J. Truitt Owens, Georgetown County**
- 9. Palmetto Bluff, Beaufort County**
- 10. Tokeena Crossroads 2005, Oconee County**

NAME OF PROPOSAL 06-21-05 (March 2005)	CONTRACT	TITLE INS. POLICY	APPRAISAL	ENV. HAZARD ASSESSMENT	DATE OF CK REQUEST	AMOUNT APPROVED & DATE CHECK MAILED AMOUNT MAILED
ACE Basin: Edisto River ✓					12-12-05	1,500,000 01-09-06 Same
Battey/Wilson Property						Declined
Cleveland-Wilson Farms, II						Declined
Kyle Daniel Property ✓					12-21-05	320,000 01-18-06 Same
Edens & Sons Property						Deferred
Floyd Tract						Deferred
Edward W. Hickson Tract						Deferred
Palmetto Bluff						Declined
J. Truitt Owens Tract						Declined
Tokeena Crossroads 2005						Declined
						\$1,820,000