

### Economic Development, Transportation, and Natural Resources Subcommittee

Chairman Travis A. Moore

The Honorable Richard B. "Blake" Sanders
The Honorable Gary S. Brewer, Jr.
The Honorable W. Scott Montgomery, IV
The Honorable Wendell K. Jones

### AGENDA ·

Thursday, June 5, 2025 10:30 a.m. Room 516 – Blatt Building

- I. Approval of minutes
- II. Discussion of the South Carolina Conservation Bank
- III. Adjournment



### South Carolina House of Representatives Legislative Oversight Committee

### Chair Jeffrey E. "Jeff" Johnson

### First Vice-Chair Chris Wooten

William H. Bailey
Gary S. Brewer
April Cromer
Kambrell H. Garvin
Leon Douglas "Doug" Gilliam
Thomas Duval "Val" Guest, Jr.

William M. "Bill" Hixon Joseph H. "Joe" Jefferson, Jr. Wendell Keith Jones Roger K. Kirby Josiah Magnuson John R. McCravy, III Timothy A. "Tim" McGinnis Adam M. Morgan Travis A. Moore Russell L. Ott Marvin R. Pendarvis Marvin "Mark" Smith

Lewis Carter
Director

Cathy A. Greer
Administration Coordinator

Roland Franklin Legal Counsel Riley E. McCullough Research Analyst

Post Office Box 11867 Columbia, South Carolina 29211 Telephone: (803) 212-6810 • Fax: (803) 212-6811 Room 228 Blatt Building

### MEETING MINUTES

Tuesday, August 20, 2024 10:30 a.m. Blatt Room 403

### **Archived Video Available**

I. Pursuant to House Legislative Oversight Committee Rule 6.7, South Carolina ETV was allowed access for streaming the meeting. You may access an archived video of this meeting by visiting the South Carolina General Assembly's website (http://www.scstatehouse.gov) and clicking on Committee Postings and Reports, then under House Standing Committees click on Legislative Oversight. Then click on Video Archives for a listing of archived videos for the Committee.

### Attendance

I. Chair Travis A. Moore called the Economic Development, Transportation, and Natural Resources Subcommittee meeting to order on Tuesday, August 21, 2024, in Room 403 of the Blatt Building. In addition to Chair Moore, Representative Russell L. Ott, and Representative Gary S. Brewer, Jr. were present for all or a portion of the meeting. Representative William M. Hixon and Representative Marvin R. Pendarvis were not present.

### **Minutes**

I. House Rule 4.5 requires standing committees to prepare and make available to the public the minutes of committee meetings, but the minutes do not have to be verbatim accounts of meetings.

### **Approval of Minutes**

I. Representative Brewer makes a motion to approve the meeting minutes from the July 2, 2024 meeting. A roll call vote is held and the motion passes.

Rep. Brewer's motion to approve meeting minutes.	Yea	Nay	Not Voting
Rep. Moore	✓		
Rep. Ott	✓		
Rep. Brewer	✓		
Rep. Hixon			<b>V</b>
Rep. Pendarvis			<b>✓</b>

### Discussion of the South Carolina Workers' Compensation Commission

- I. Chair Moore calls the meeting to order and asks the Members to introduce themselves. Chair Moore notes that State Forester Scott Phillips was sworn in at the previously held public input meeting and remains under oath. Chair Moore notes that the subcommittee has come to the end of the South Carolina Forestry Commission's formal presentations and that the subcommittee will consider internal changes, findings and recommendations for inclusion in the subcommittee's Study Report. Chair Moore requests that Director Phillips provide any comments that he would like to share with the subcommittee regarding the Commission's duties, services, programs and general outlook. After Chairman Phillips' comments, Commission General Counsel David Jones provides additional comments. The subcommittee goes into recess to review and discuss the subcommittee's nineteen findings and fourteen recommendations.
- II. After reconvening, Representative Brewer moves that the Study Report include all of the proposed findings and recommendations. In a unanimous vote, the subcommittee votes to adopt all of the proposed findings and recommendations. Chair Moore then directs staff to provide a copy of the Study Report to all subcommittee members by the end of business on Friday, September 20, 2024, and requests that any member that would like to provide a written statement for inclusion in the report prepare and deliver the statement to staff by 5:00 p.m. on Friday, September 13, 2024.

### Adjournment

I. There being no further business, the meeting is adjourned.

### SOUTH CAROLINA CONSERVATION BANK OVERVIEW

# CONSERVATION BANK

### **MISSION**

To improve quality of life for South Carolina taxpayers and boost economic prosperity by conserving our resource lands, farmlands, forest lands, wetlands, historical properties, archaeological sites, and urban parks.

### **EMPLOYEES**

5

Authorized FTEs

TOTAL FUNDING

\$31,260,315

### **HISTORY**

In 2000, individuals embarked on an effort to identify significant South Carolina lands and determine how they could be protected and sustained. This effort resulted in the Land Legacy Initiative—a grassroots effort by many individuals, groups, and businesses that found a need to preserve greenways, open spaces, and parks in urban areas in order to promote balanced growth, well-being, and quality of life in South Carolina.

The Land Legacy Initiative also uncovered a critical need to fund the preservation of—and public access to—many types of South Carolina land, including wildlife habitats, natural areas, historical sites, sites of unique ecological significance, forestlands, farmlands, watersheds, open space, and urban parks.

Accordingly, the South Carolina General Assembly, in a bipartisan effort, passed the South Carolina Conservation Bank Act, which was signed and ratified by the Governor in April 2002.

### **BOARD**

The South Carolina Conservation Bank Act establishes a seventeen-member board to govern the Conservation Bank. The board consists of:

- The Chairman of the Board for the Department of Natural Resources, the Chairman of the South Carolina Forestry Commission, the Commissioner of Agriculture, the Secretary of Commerce, the Secretary of Transportation and the Director for the South Carolina Department of Parks, Recreation, and Tourism all of whom serve ex officio and without voting privileges.
- Three members appointed by the Governor from the state at large.
- Four members appointed by the Speaker of the House of Representatives, one each from the third, fourth, and sixth Congressional Districts and one member from the state at large.
- Four members appointed by the President Pro Tempore of the Senate, one each from the first, second, fifth, and seventh Congressional Districts.

### WAYS TO SAVE LAND

The Conservation Bank's principal purpose and program is to review and award competitive grants to qualified

- 1. Fee Simple Acquisitions
- 2. Conservation Easements

From its founding in 2002 through the end of fiscal year 2023, the South Carolina Conservation Bank has conserved 359,273 acres of land across the state and awarded more than \$202 million dollars in grants.

### FEE SIMPLE ACOUISITIONS\*

208
Total # of Projects

123,803 Acres Conserved

\$169,142,935 Grants Awarded

### CONSERVATION EASEMENTS\*

318
Total # of Projects

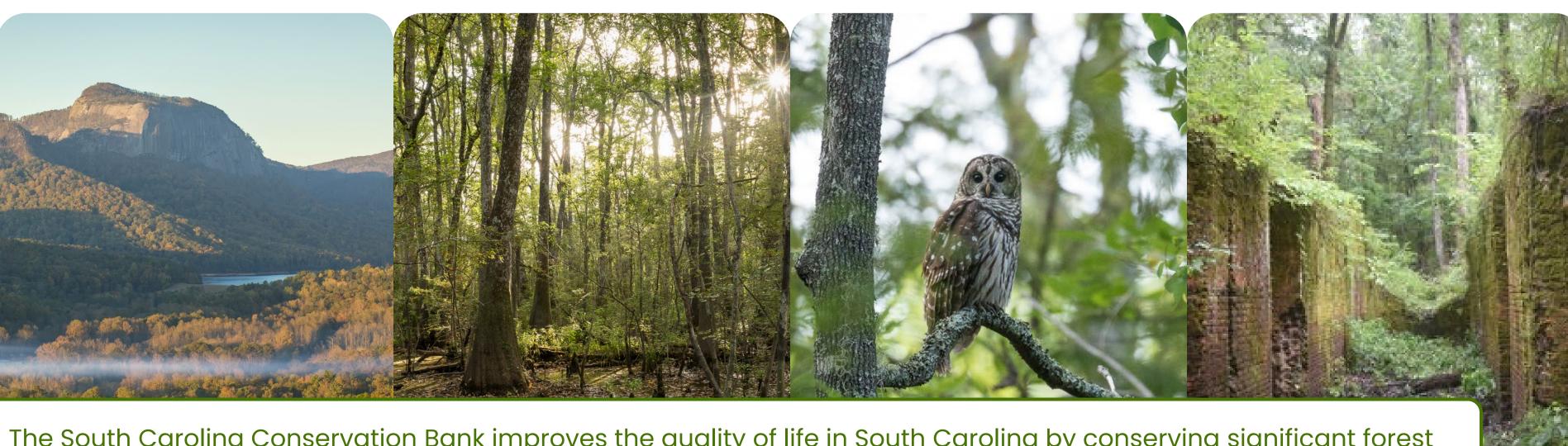
282,647 Acres Conserved

\$122,110,673 Grants Awarded

\*As of 5/19/2025



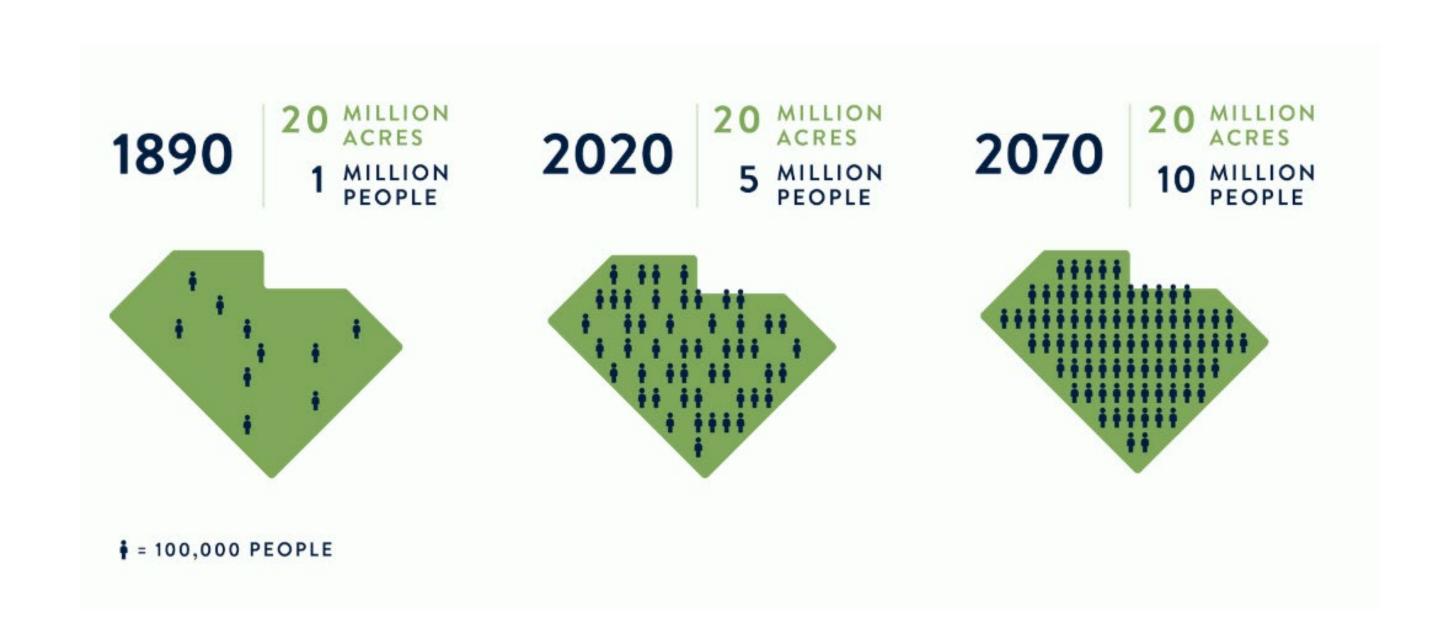
# CONSERVATION BANK



The South Carolina Conservation Bank improves the quality of life in South Carolina by conserving significant forest lands, farmlands, wetlands, historical properties, archaeological sites, and urban parks. We also contribute to South Carolina's economy by encouraging conservation investments and supporting the follow-on spending they bring.

# Why Conservation?





Source: Sustain SC

# Polling



# What are South Carolinians saying?

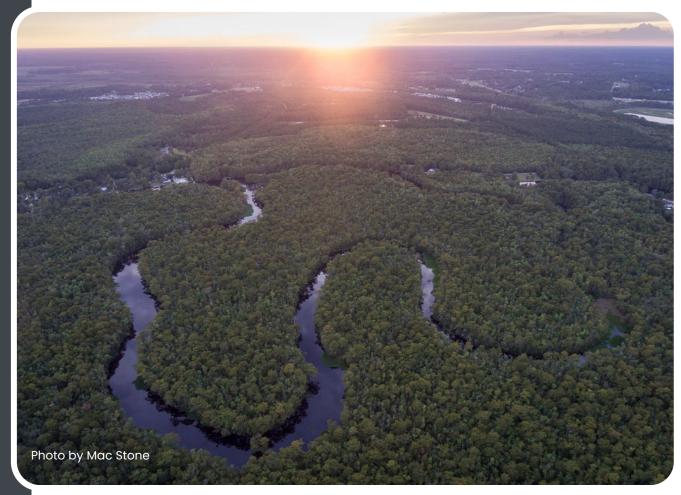
- 72.7% are concerned about natural disasters like hurricanes
- 42.6% are concerned about sea level rise
- 85.5% are concerned about overdevelopment of rural/agricultural land
- 97.6% are concerned about infrastructure such as roads and bridges
- 32.5% are concerned about rising temperatures
- 81.4% **support land conservation efforts** to preserve important natural or historical resources, even if it reduces the amount of land for housing and jobs
- 81.9% believe water use management should be balanced for both economic and recreational purposes
- 83.2% agree with the following statement, "The population of South Carolina is expected to double in roughly 50 years. Therefore, it is essential that South Carolinians work together to conserve land and water resources to create a sustainable future for both our economy and our environment.

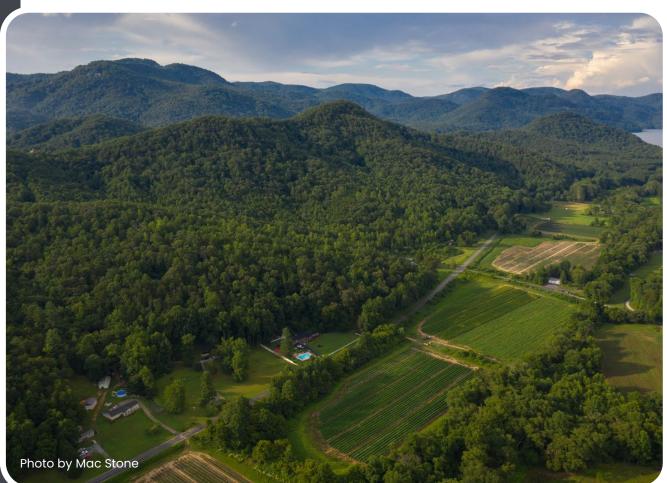


### Source:

Sustain SC + TNC 2025 Statewide Study - Forestry Results

Prepared by First Tuesday Strategies The Sustain SC and The Nature Conservancy Survey was conducted by Online Mobile Interviews from January 28 - February 2 among a random sample of 1200 likely 2026 Republican primary voters. The survey has a margin of error of +/- 3 percentage points. Results are weighted. Some percentages in crosstab reports for this poll may not add to 100% due to rounding.







# **About Us**



### Mission Statement:

The South Carolina Conservation Bank exists to improve the quality of life in South Carolina by conserving significant natural resource lands, wetlands, historical properties, archeological sites, and urban parks.



### Conservation Objectives:

- Wildlife Habitat
- Water Quality
- Forest Lands
- Farmland
- Scenic Vistas
- Historical and Archaeological Sites
- Hunting and Fishing Opportunities
- Public Outdoor Recreation

# Statutory & Regulatory Authority



The South Carolina Conservation Bank Act

The Conservation Bank's general duties are defined in SC 48

- 59 - 50.

In summary, the code requires the agency to:



- Award grants and make loans ("reimbursable grants") to eligible trust fund recipients for the purchase of interests in land, so long as the grants advance the purposes of this chapter and meet criteria contained in Section 48-59-70;
- Seek additional funding from federal, private, and other sources, to be used as provided in this chapter;
- When requested, collaborate and advise on mitigation efforts between state agencies and other parties to help ensure that mitigation efforts are consistent with the purposes set forth in this chapter;
- Develop guidelines and procedures to operate a program in order to implement the purposes of this chapter;
- Submit an annual report to the Governor, Lieutenant Governor, and General Assembly.

# SCCB Conservation Criteria

as defined by SC 48 -59-70 (D)



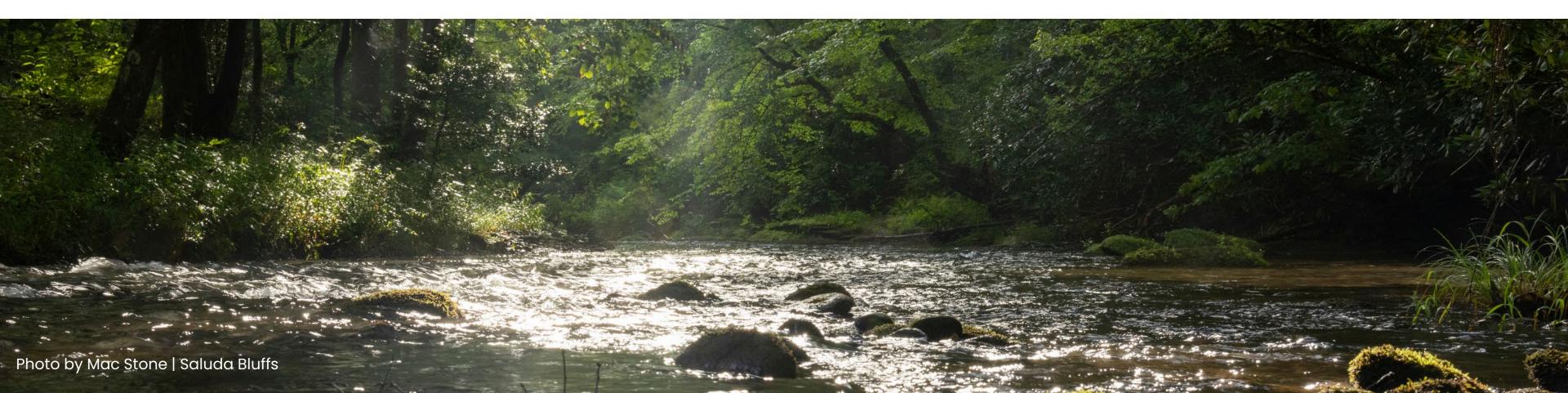
- (1) unique or important wildlife habitat;
- (2) any rare or endangered species;
- (3) relatively undisturbed or outstanding example of an ecosystem indigenous to South Carolina;
- (4) riparian habitats, wetlands, water quality, watersheds of significant ecological value, critical aquifer recharge areas, estuaries, bays, or beaches;
- (5) outstanding geologic features;
- (6) site of unique historical or archaeological significance;
- (7) critical forestlands, farmlands, or wetlands;
- (8) forestlands or farmlands which are located on prime soils, in microclimates or have strategic geographical significances;
- (9) public outdoor recreation, greenways, or parkland;
- (10) larger area or ecosystem already containing protected lands, or as a connection between natural habitats or open space that are already protected;
- (11) amount of land protected;
- (12) unique opportunity it presents to accomplish one or more of the criteria contained in this subsection, where the same or a similar opportunity is unlikely to present itself in the future; and
- (13) access to the public.

# SCCB Financial Criteria

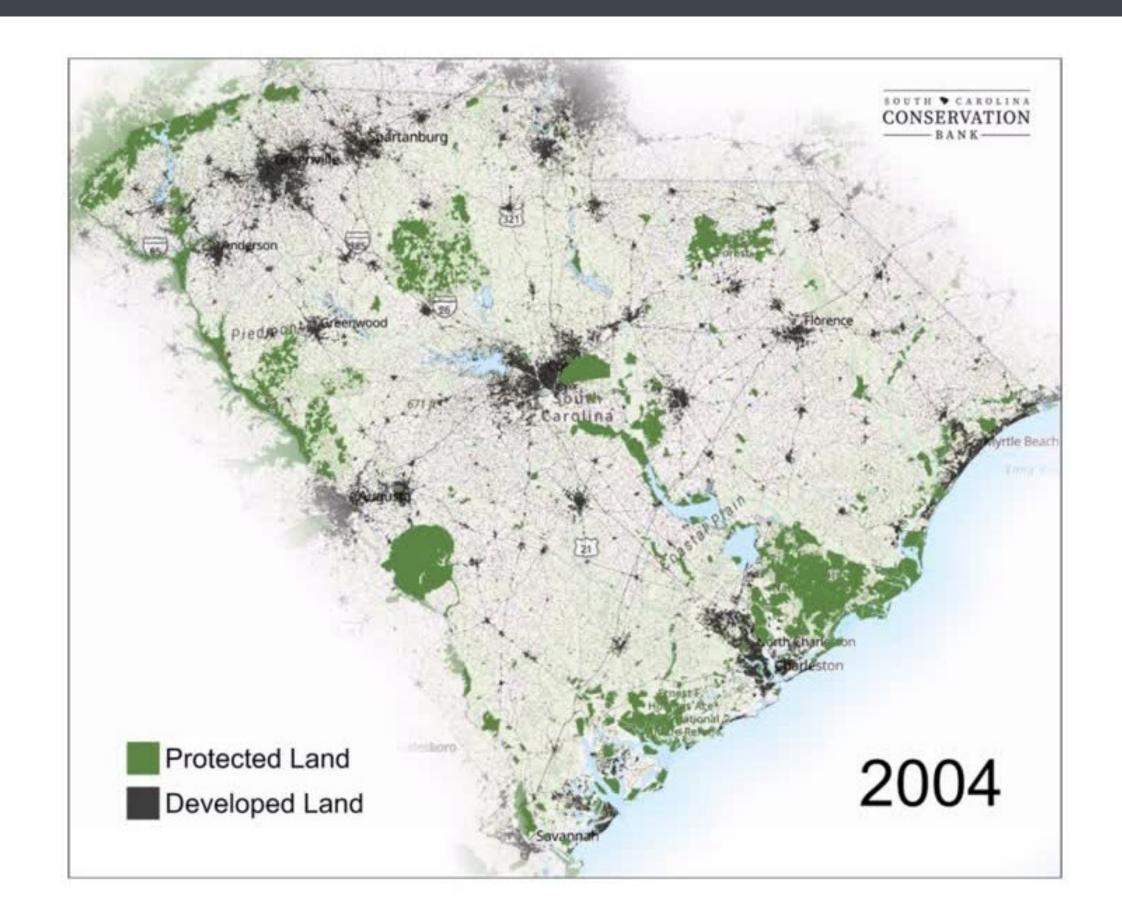
as defined by SC 48 -59-70 (E)



- (1) the degree to which the proposal presents a unique value opportunity in that it protects land at a reasonable cost;
- (2) the degree to which the proposal leverages trust funds by including funding or in-kind assets or services from other governmental sources;
- (3) the degree to which the proposal leverages trust funds by including funding or in-kind assets or services from private or nonprofit sources, or charitable donations of land or conservation easements;
- (4) the degree to which the proposal leverages trust funds by purchasing conservation easements that preserve land at a cost that is low relative to the fair market value of the fee simple title of the land preserved; and
- (5) the degree to which other conservation incentives and means of conservation, such as donated conservation easements or participation in other governmental programs, have been explored, applied for, secured, or exhausted.



# Land Protection Time Lapse



### Statutory Responsibilities



### SC 48 - 59 - 40

- (D) Board members must recuse themselves from any vote in which they have a conflict of interest;
- (E) The board shall meet at least quarterly in regularly scheduled meetings and in special meetings as the chairman may call. The bank is a public body and its records and meetings are public records and public meetings for purposes of Chapter 4, Title 30, the Freedom of Information Act. All meetings shall be open to the public and allow for public input.
- (F) Board members shall have no personal liability for any actions or refusals to act in their official capacity as long as such actions or refusals to act do not involve wilful or intentional malfeasance or recklessness.

### SC 48 - 59 - 50

(C)(1) To operate the bank and carry out the purposes of this chapter the board shall hire an executive director with the advice and consent of the Senate.

### SC 48 - 59 - 70

- (F)(1) The board shall evaluate each proposal according to the conservation criteria listed in subsection (D), the financial criteria listed in subsection (E), and the extent to which the proposal provides public access for hunting, fishing, outdoor recreational activities, and other forms of public access. The board shall award grants or loans on the basis of how well proposals meet these three criteria.
- (2) The chairman shall establish a grant review committee to review, comment, and make recommendations on proposals received by the bank. The chairman shall appoint five members of the board to serve on the committee for a term of no more than one year, and no member may serve consecutive terms.

### 17 Members



### Governor - 3

Governor appointed at large VACANT - 2 of 3

### President of Senate - 4

1st Congressional District 2nd Congressional District 5th Congressional District 7th Congressional District Expired 7/1/2024
Expires 7/1/2026
VACANT

Expired 7/1/2022

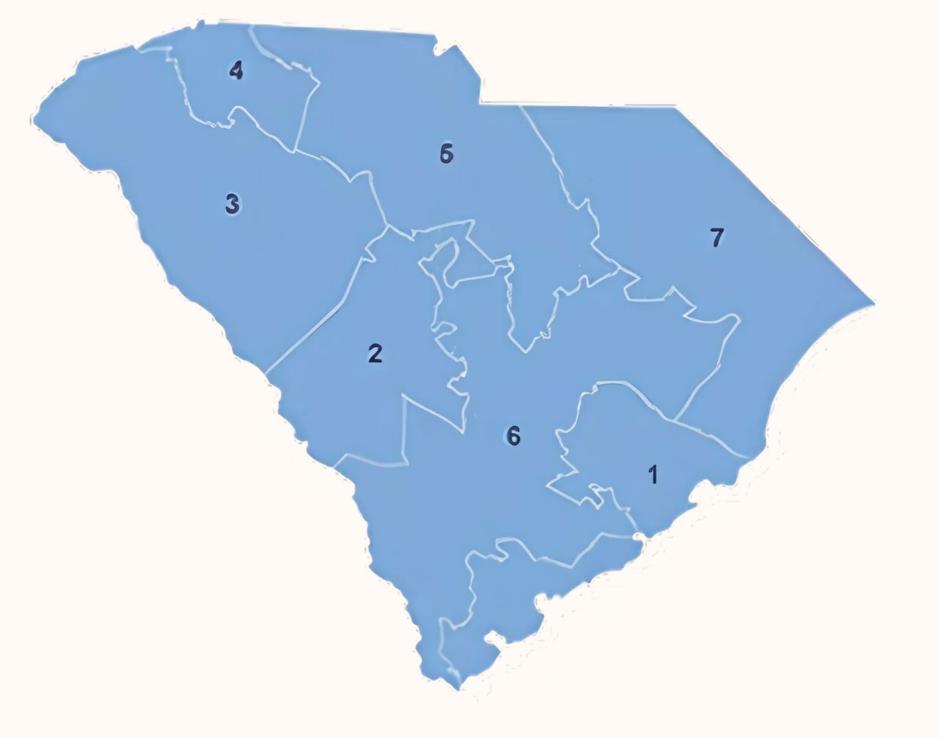
### Speaker of House - 4

3rd Congressional District 4th Congressional District 6th Congressional District At Large **VACANT** 

Expires 7/1/2027 Expires 9/12/2027 Expires 7/17/2027

### Ex- Officio (Non - voting)

Chairman, SC DNR
Chairman, SC Forestry Commission
Commissioner of Agriculture
Secretary of Commerce
Secretary of Transportation
Director of SC PRT
or their designees



Map Source: census.gov

### Michael G. McShane

### **Board Chairman**

### Educational & Professional Background

- Graduate of Georgia Tech and the University of South Carolina
- Principal at Johns Island Enterprises, LLC
- President & CEO of The Near Center

### Community and Civic Service Background

- SC Conservation Bank, Chairman
- SC Conservation Bank, Vice Chair
- SC DNR, Chairman
- SC Conservation Coalition, Chairman
- Nemours Wildlife Foundation, Chairman
- East Edisto Conservancy, Chairman
- Ducks Unlimited, Senior Advisory Vice President
- MUSC, Chairman of the Children's Hospital Advisory Board.



1st Congressional District
Senate Appointment
Current Term: 11/23/2020 - 07/01/2024

### W. Thomas Lavender, Jr.

### **Board Member**

### Educational & Professional Background

- BS Mechanical Engineering, Clemson University
- JD, University of South Carolina
- Senior Counsel, Maynard Nexsen (Environmental Law)
- Former Board Vice Chairman and Grants Review Committee Member
- SC Environmental Certification Board (2 terms)

### Community and Civic Service Background

- Conservation Bank Board, Former Vice-Chair & Grants Review
   Committee Member
- SC Environmental Certification Board
- SHaPEsc, Environmental Protection Task Force, Chair
- waterSC Steering Committee
- SC Chamber of Commerce: Executive Committee Member, Board Member, LAC Member, EAC Chair



2nd Congressional District
Senate Appointment
Current Term: 01/19/2023 - 07/01/2026

### **Rob Howell**

### **Board Member**

Educational & Professional Background

- BS, Natural Resources, University of the South Sewanee
- MBA, Emory University
- Avison Young Commercial Real Estate, Principal

Community and Civic Service Background

- Conservation Bank Board, Current Chair of Grants Review Committee
- City of Greenville Green Ribbon Advisory Board
- Sustain SC Founding Board Member & Past Chair
- President, Friends of Paris Mountain State Park (Emeritus)
- Past Co-Chair, Greenville Green Ribbon Advisory Committee
- Past Chair, City of Greenville Waste and Recycling Ad-Hoc Committee
- Past Co-Chair, Christ Church Episcopal School Cavalier Fund
- Recipient, Upstate Forever Tommy Wyche Land Conservation Champion Award
- Liberty Fellowship Class (2018)
- Sustainability Leadership Initiative Fellow (2021)
- Riley Institute Diversity Leadership Initiative Fellow (2022)



4th Congressional District

House Appointment

Current Term: 08/10/2023 - 07/01/2027

# Dr. Peter King

### **Board Member**

### Professional & Educational Background

- B.Bus. (Marketing), N.S.W. Institute of Technology (1980)
- BA Hons I (Geography, Animal Biology), University of New England (1992)
- Ph.D. (Zoology), North Carolina State University (1996)
- Retired Professor of Biology & University Provost, Francis Marion University

### Community and Civic Service Background

- Conservation Bank Board, Grants Review Committee Member
- Developed Pee Dee Medical and Health Sciences Education Consortium
- Developed Belle W. Baruch Institute at Hobcaw Barony
- Awarded the Order of the Palmetto (2023)



At Large
Governor Appointment
Current Term: 01/01/2022 - 07/01/2026

### **Charles Lane**

### **Board Member**

Educational & Professional Background

- BA, Clemson University
- Holcombe, Fair and Lane BIC, real estate

Community and Civic Service Background

- SC Conservation Bank, , Former Chair and Grants Review Committee Chair
- ACE Basin Task Force (1989-Present), Chair
- Ducks Unlimited Board Member
- The Nature Conservancy Board Member
- Delta Waterfowl Board Member
- Bank of SC Board Member



6th Congressional District

House Appointment

Current Term: 09/13/2023 - 09/12/2027

# Jared Thompson

### **Board Member**

Educational and Professional Background

• Little Hobcaw Plantation, Manager

Community and Civic Service Background

• Conservation Bank Board, Grants Review Committee Member

### **Board of Directors**



At Large
House Appointment
Current Term: 07/17/2023 - 07/01/2027

### Richie Wilhoit

### **Board Member**

Educational & Professional Background

- BA, Economics, Wofford College
- Millwright Services of Florence, Inc.

Community and Civic Service Background

- Conservation Bank Board, Grants Review Committee Member
- SC Small Business Rules and Regulations Board Member
- SC Youth Shooting Foundation Board Member & Treasurer



7th Congressional District
Senate Appointment
Current Term: 01/01/2019 - 07/01/2022

# Ex Officio Board Members





Mark Hartley Chair, SC DNR



Dr. Walt McPhail
Chair, SC Forestry Commission



Hugh Weathers
Commissioner of Agriculture



Harry Lightsey
Secretary of Commerce



Justin Powell
Secretary of Transportation



Duane Parrish
Director, SC Parks Recreation & Tourism



# Organizational Chart





J. Raleigh West III

**Director** 







Amber Larck Program Manager



Margaret Pennebaker
Business Manager



Adair Roark
Program & Budget Analyst





**Contracted Services** 









Map Source: census.gov

# Seeds









1860 - 1900

Early Conservation Seeds

1901 - 1931

Teddy Roosevelt,
John Muir &
Conservation Movement

1932 - 1989

The Nature Conservancy
Conservation Acts
Ducks Unlimited
Congaree National Park

1990s

# Seeds







1860 - 1900

Early Conservation Seeds

1901 - 1931

Teddy Roosevelt,
John Muir &
Conservation Movement

1932 - 1989

The Nature Conservancy
Conservation Acts
Duck UnlimitedCongaree
National Park

1990s

# Seeds









1860 - 1900

Early Conservation Seeds

1901 - 1931

Teddy Roosevelt,
John Muir &
Conservation Movement

1932 - 1989

The Nature Conservancy
Conservation Acts
Ducks Unlimited
Congaree National Park





1990s

# Seeds



1860 - 1900

1901 - 1931

1935 - 1976

1990s

Early Conservation Seeds

Teddy Roosevelt,
John Muir &
Conservation Movement

The Nature Conservancy
Conservation Acts
Ducks Unlimited
Congaree National Park

# Two Tools for Funding



# 1 Conservation Easement

Legal agreement between a landowner and conservation organization or government agency that protects land from development or other activities that could harm its natural resources.

- Owner Decisions: The landowner CHOOSES to limit certain uses of their land, like building homes or commercial developments.
- Protection Goals: The easement is designed to preserve the land's ecological, scenic or agricultural values.
- Binding Agreement: This agreement is recorded and runs with the land, meaning the easement remains in place even if the land is sold.
- Financial Benefits: Landowners might receive tax benefits, grants or compensation for agreeing to this restriction.

A conservation easement protects important areas while allowing landowners to retain ownership and use of their property.

\$437 /

# Pee Simple Acquisition

Legal agreement between a landowner and a conservation organization or State agency to purchase land for an agreed-upon price.

\$1,804 /

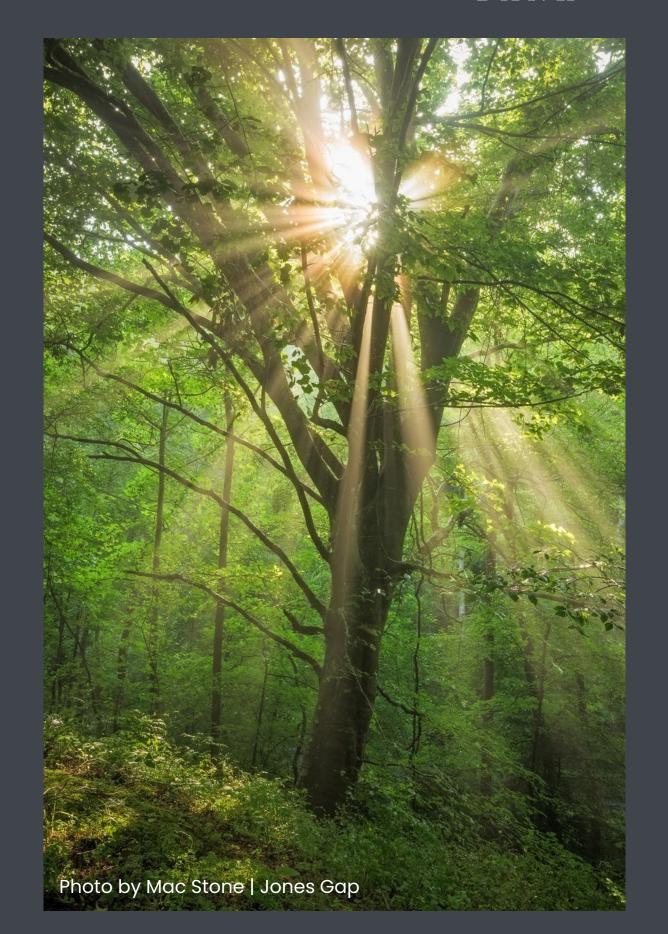
ac

### Federal Tax Benefit

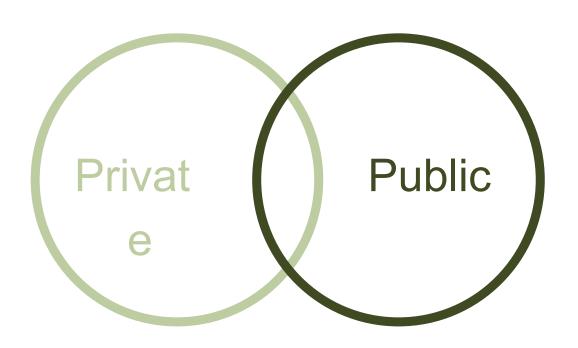
- Estate Tax
- Income Tax Deduction

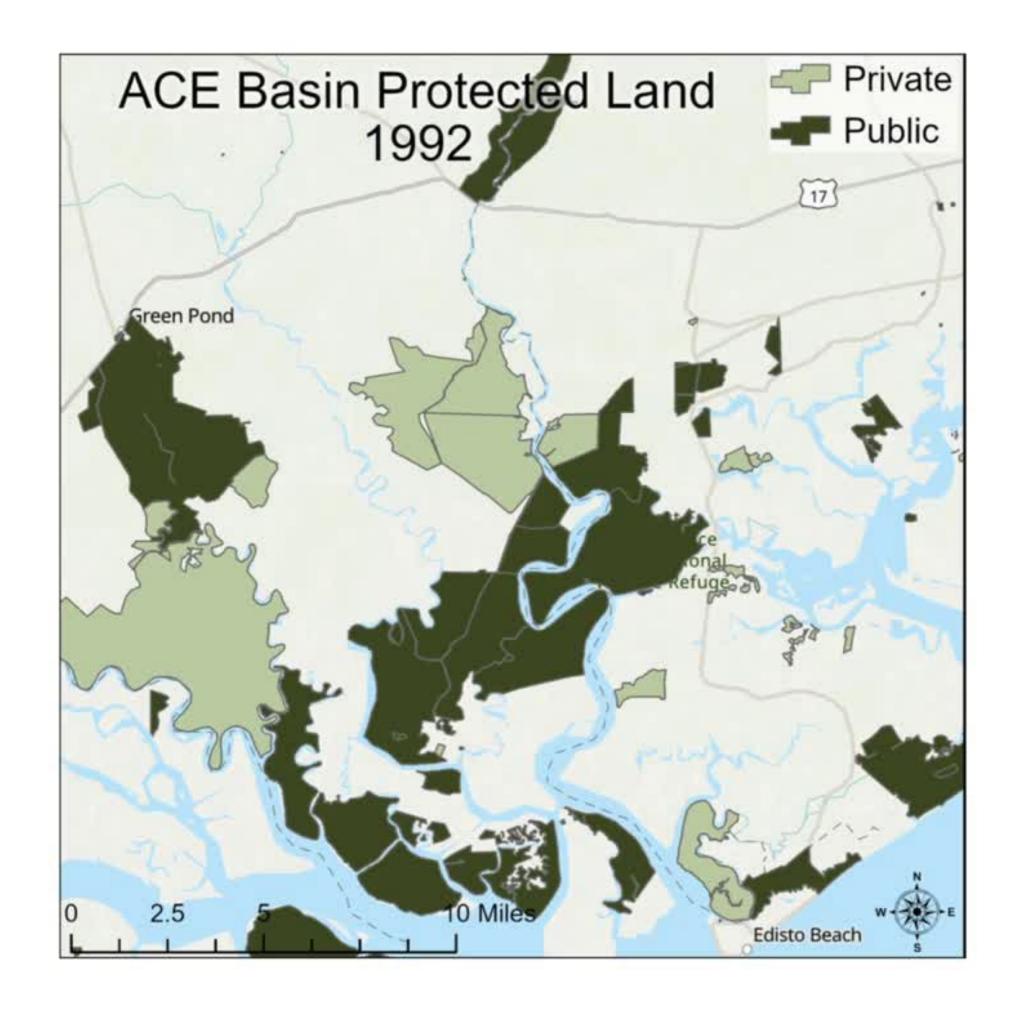
### **SC State Benefit**

- SC Conservation Incentives Act
  - o 25% or \$250/acre
  - o \$52,500 annual lim it



# The ACE BASIN







Bald Eagle at Bear Island WM.
Photo: southcarolinalowcountry.com



VVIIITOWN I FACT
Photo: The Nature Conservancy



Pine Island ACE Basin National Wildlife Refuge
Photo: scencyc loped ia.org

# ACE Basin – Public and Private Lands

### State Acquisition

Bear Island WMA ~12,215 acres

### State Funded Easements

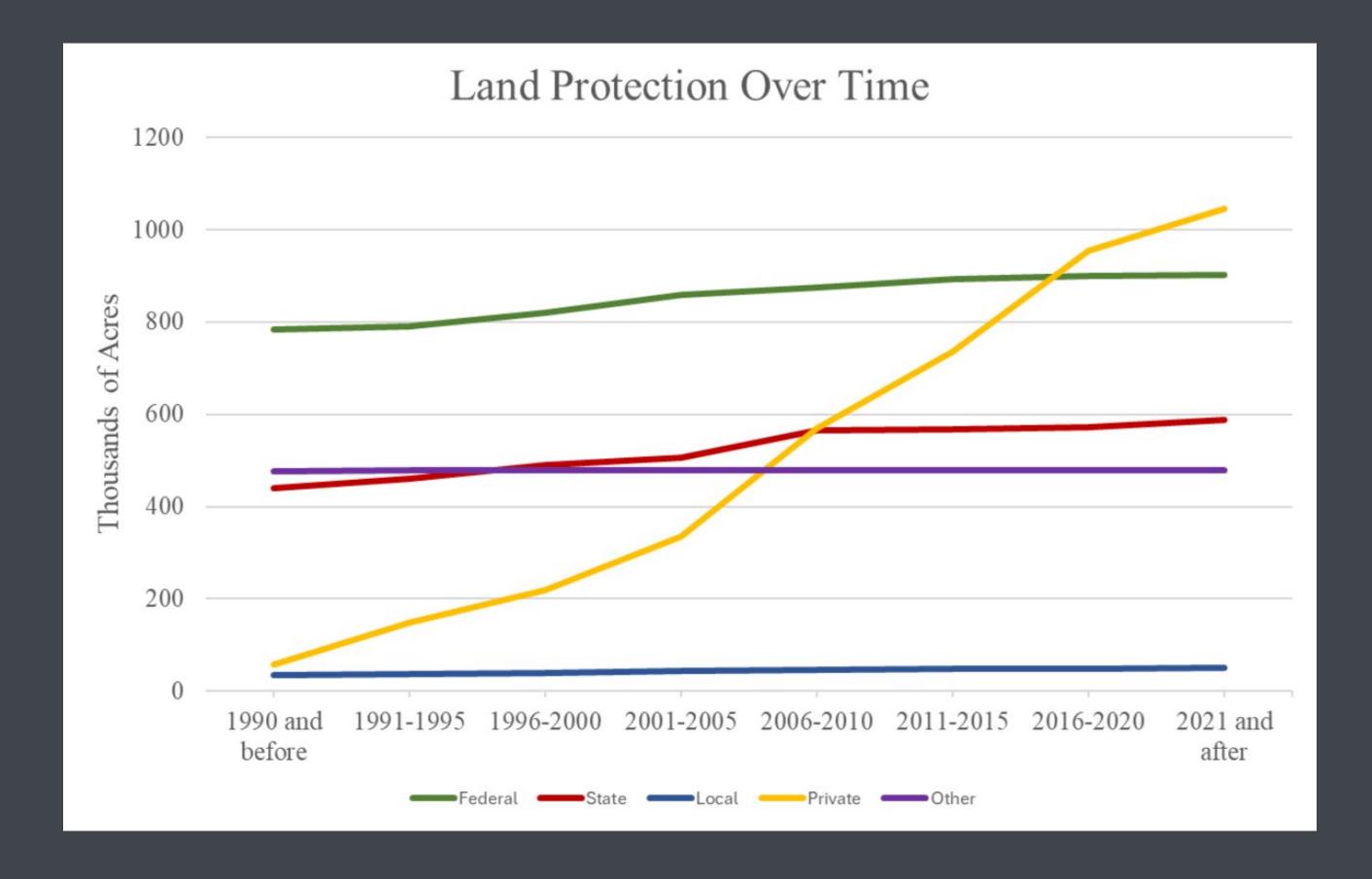
- Willtown (Knox) ~2,101 acres
- St. Helena Estuary ~3,595 acres

### **Privately Donated Easements**

- Willtown Bluff ~978 acres
- Bee Hive ~1,909 acres
- Hermitage Plantation ~1,086 acres

### Federal

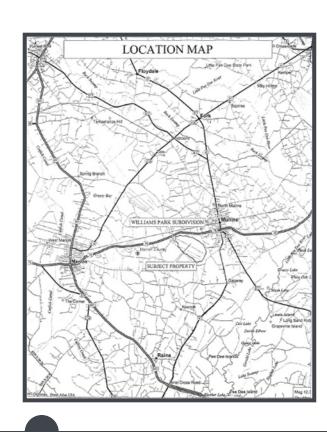
ACE Basin National Wildlife Refuge ~7,354 acres



The South Carolina Conservation Bank was established in 2002 and began grants for conservation in 2004, bolstering the upward trend of increased conservation acreage.

# SC Conservation Bank Early Years





2000

Land Legacy Initiative

2002

South Carolina Conservation Act 2003

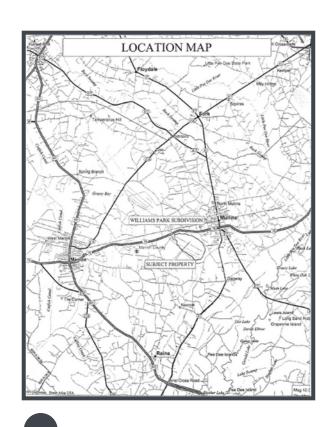
Board establish & Director hired

2004

First grants awarded

# SC Conservation Bank Early Years





2000

2002

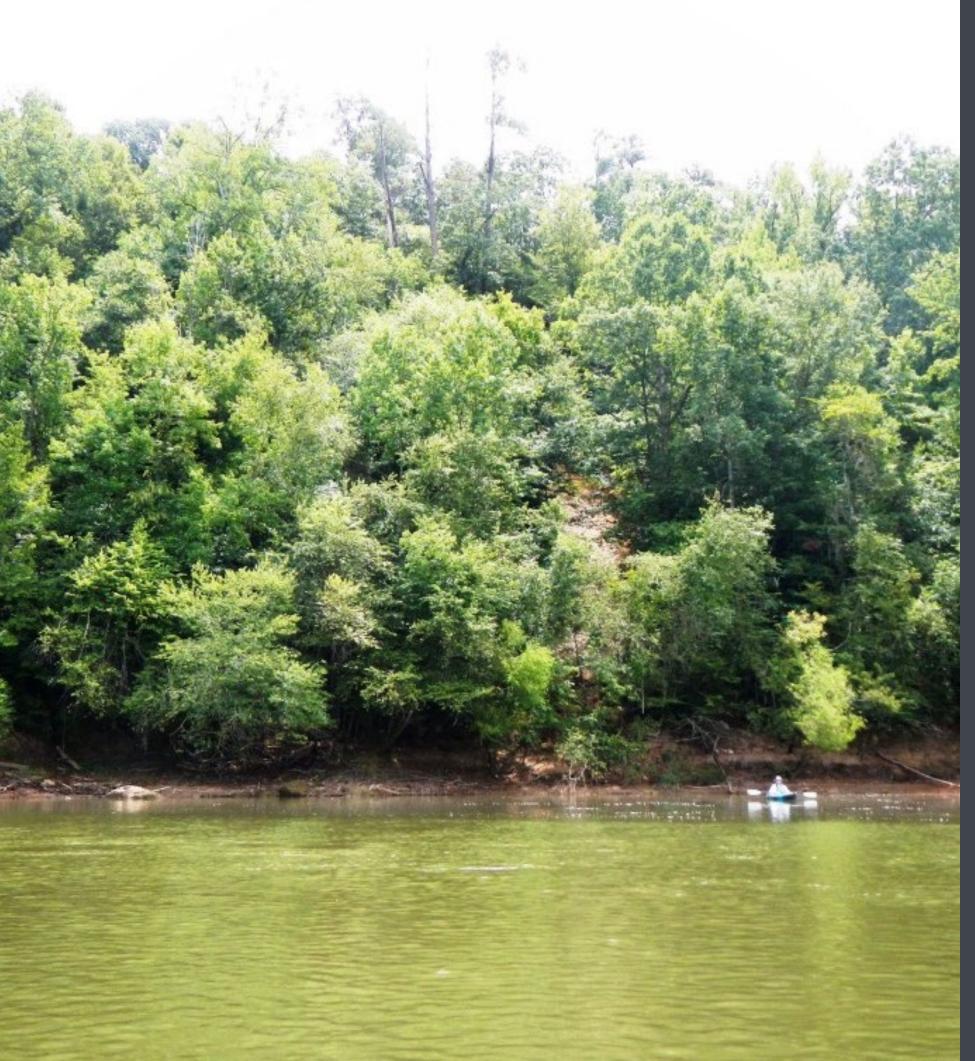
2003

2004

Land Legacy Initiative

South Carolina Conservation Act Board establish & Director hired

First grants awarded



# SC Conservation Act (2002)

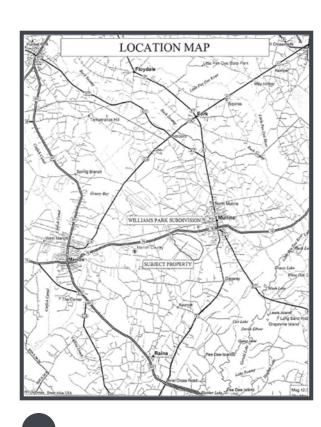
The South Carolina Conservation Bank Act, signed in April 2002, established the South Carolina Conservation Bank to provide funding for acquiring interests in land from willing sellers to protect natural resources. This act aimed to improve the quality of life in South Carolina by conserving natural areas, wetlands, historical sites, and urban parks. The funding stream helps preserve wildlife habitats, open space, and other valuable natural and historical resources.

Source of Income - Deed Stamp & MV License Tag

**Sunset Clause** 

## SC Conservation Bank Early Years





2000

2002

2003

2004

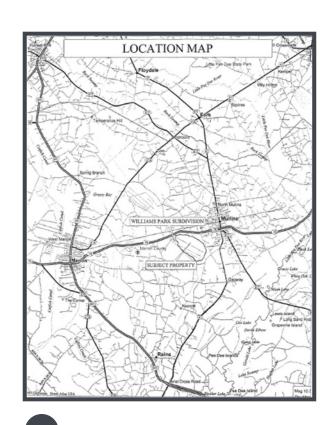
Land Legacy Initiative

South Carolina Conservation Act Board establish & Director hired

First grants awarded

## SC Conservation Bank Early Years





2000

2002

2003

2004

Land Legacy Initiative

South Carolina Conservation Act Board establish & Director hired

First grants awarded

#### Key tract added to Jocassee Gorges with Conservation Bank grant

100 acres along SC 11 will improve

The Jocassee Gorges Project in the mountains of South Carolina has added a key tract of land with funding from the S.C. Conservation Bank. The Alewine tract in Pickens County will provide needed access to the eastern portion of the 33,800-acre property.

The SCONE THE LINEAR OF THE STATE OF THE SCONE THE LINEAR OF THE STATE PURCHASEL property.

The
tract, purchased from the Alewine family of Greenville
County, is on SC
11 just east of the Holly Springs
Community in northerm
Pickens County.
It is 100 acres in size and will provide public access to several thousand acres of the Jocassee property that were previously difficult to reach.

"The castern portion of Jocasses property along S County will provide public access for several through the public access to several were previously difficult to reach.

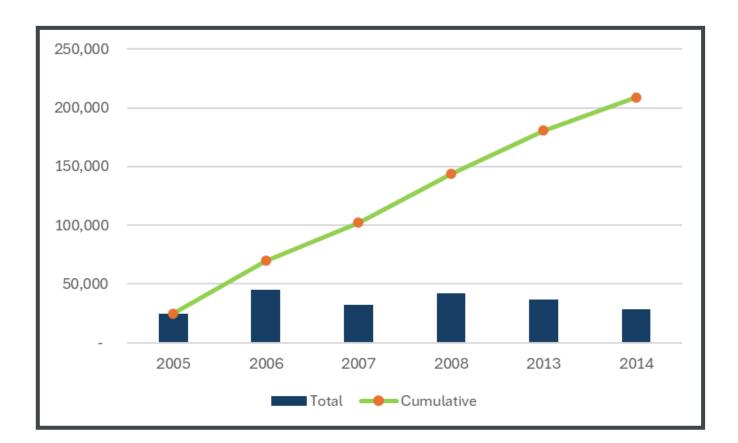
The castern portion of Jocasses property along S County will provide public access Jocassee lands that were previous map by Mark Hall, Jocassee Gorges manager for the S.C. Department of Natural Resources (DNR) stationed at Rocky Bottom. "This tract will allow the public to reach the Big Bottom and Long Ridge areas easily while reducing requests to cross private lands."

DNR will upgrade an old road in the future to improve emergency and management access to the property. Seasonal public vehicular access to

o improve emergency and management access to ne property. Seasonal public vehicular access to nome of the area is planned.

Conservation Bank was created by the General Assembly specifically to protect significant tracts of land like the Alewine tract in Jocassec Gorges," said Marvin Davant, director of the Conservation Bank. "This acquisition will increase the amount of wildlife habitat and will also provide for greater recreational opportunities."

waterrains, green satamanders, black bears, rare plants such as Oconee bells and many long-range vistas are just a few of the natural wonders that may be found in Jocassee Gorges in northern





2005

First project closes

Alewine Tract **Pickens County**  2007

100,000 acres protected

2014

200,000 acres protected

2016

**SC DNR Proviso** 

## Key tract added to Jocassee Gorges with Conservation Bank grant

100 acres along SC 11 will improve public access to area

The Jocassee Gorges Project in the mountains of South Carolina has added a key tract of land with funding from the S.C. Conservation Bank. The Alewine tract in Pickens County will

provide needed access to the eastern portion of the 33,800-acre property.

tract, purchased from the Alewine family of Greenville County, is on SC 11 just east of the Holly Springs Community in northern Pickens County. It is 100 acres in size and will provide public access to several thousand acres of the Jocassee property that were previously difficult to reach.

"The
eastern portion of
Jocassee previously
required a long
walk to reach," said

Mark Hall, Jocassee Gorges manager for the S.C. Department of Natural Resources (DNR) stationed at Rocky Bottom. "This tract will allow the public to reach the Big Bottom and Long Ridge areas easily while reducing requests to cross private lands."

DNR will upgrade an old road in the future to improve emergency and management access to the property. Seasonal public vehicular access to some of the area is planned.

"This tract contains mature hardwoods and important mountain cove habitats that add to the beauty of Jocassee," Hall said. "We intend to manage the tract with the rest of the Jocassee Gorges as important wildlife habitat." The tract was acquired with a grant from the S.C. Conservation Bank. The Conservation Bank receives a portion of real estate transfer fees and funds projects to protect natural habitats in South Carolina. The Conservation Bank awards grants on a competitive basis to state agencies, municipal governments, non-profit land trusts and other

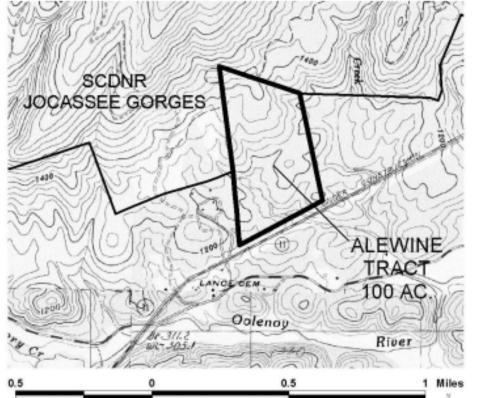
qualified conservation groups. Land that is purchased outright is used for parks, green space, public hunting areas and historical sites.

"The Conservation Bank was created by the General Assembly specifically to protect significant tracts of land like the Alewine tract in Jocassee Gorges," said Marvin Davant, director of the Conservation Bank. "This acquisition will increase the amount of wildlife habitat and will also provide for greater recreational opportunities."

South Carolina is one of the fastestgrowing states in the country. It ranks 10th in the rate of conversion of farm and forestlands into urban uses (U.S.

Department of Agriculture, 1997). Statewide, this equals about 200 acres per day, or 70,000 acres per year. South Carolina has lost about one million acres of public hunting lands alone since the late 1970s.

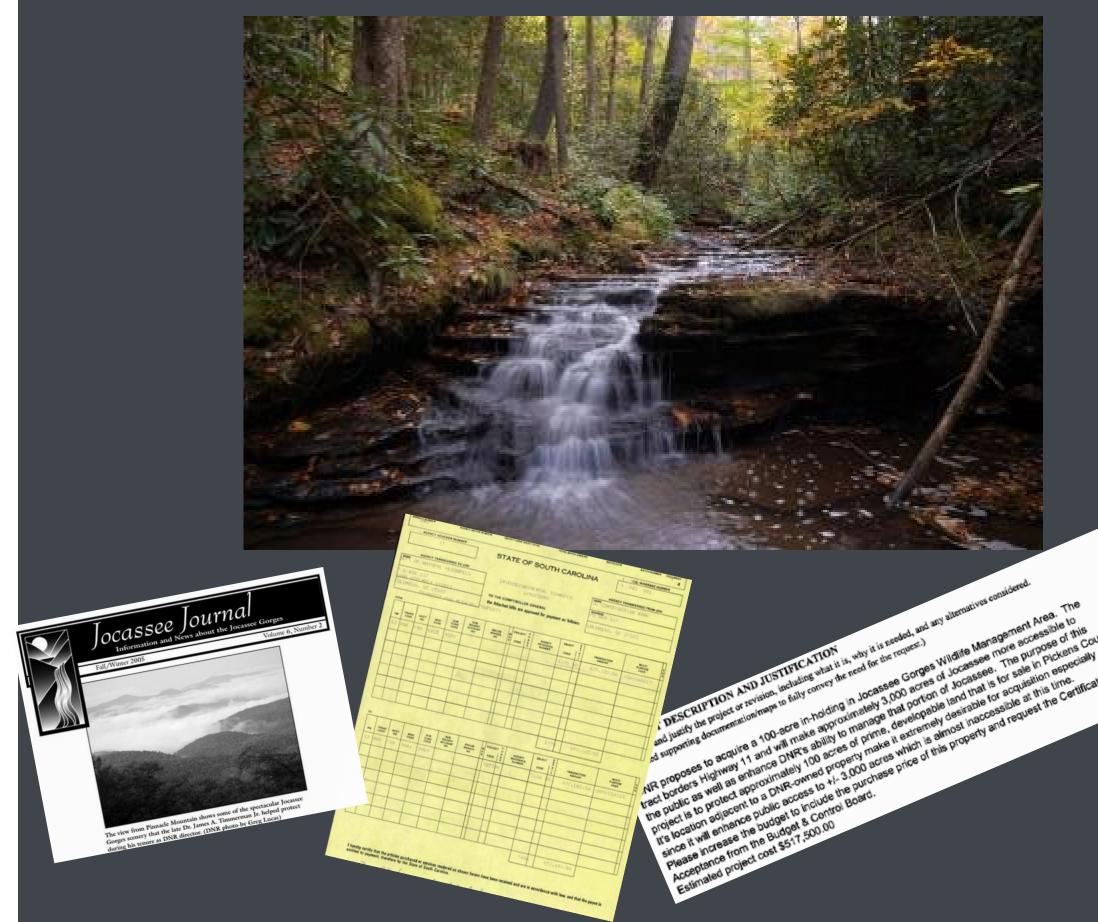
Waterfalls, green salamanders, black bears, rare plants such as Oconee bells and many long-range vistas are just a few of the natural wonders that may be found in Jocassee Gorges in northern Pickens and Oconee counties. More information on the Jocassee Gorges may be obtained on the DNR's Web site at http://www.dnr.state.sc.us/wild/jocassee/index.htm or by calling the Clemson DNR office at (864) 654-1671, extension 22.



The 100-acre Alewine tract that was recently added to the "Jocassee Gorges property along SC 11 in northern Pickens County will provide public access to several thousand acres of Jocassee lands that were previously difficult to reach. (DNR map by Mark Hall)

#### Alewine Tract

May 2005 | Pickens County | 100 acres | DNR | Fee Simple



#### Key tract added to Jocassee Gorges with Conservation Bank grant

100 acres along SC 11 will improve

The Jocassee Gorges Project in the mountains of South Carolina has added a key tract of land with funding from the S.C. Conservation Bank. The Adeemic tract in Pickens County will provide needed access to the eastern portion of the 33,800 acre property.

The tract, purchased from the Alevine family of Greenville County, is on SC 11 just east of the Holly Springs Community in northern Pickens County. It is 100 acres in size and will provide public access to several thousand acres of the Jocassee from the castern portion of Jocassee property that were previously difficult to reach. "The castern portion of Jocassee property will be considered the provided public access to several thousand acres of the Jocassee property that were previously difficult to reach." The castern portion of Jocassee Gorges procupied and Mark Hall, Jocassee Gorges manager fi Department of Natural Resources (Db. acres will allow the provided public access to the provided public access to the provided public access to several thousand acres of the Jocassee Gorges procupied and Mark Hall, Jocassee Gorges manager fi Department of Natural Resources (Db. acres will allow the provided public access to the provided public access to the provided public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public access to several thousand acres of the Jocassee Gorges procupied public acces to several thousand acres of the Jocassee Gorges procupied public acces to

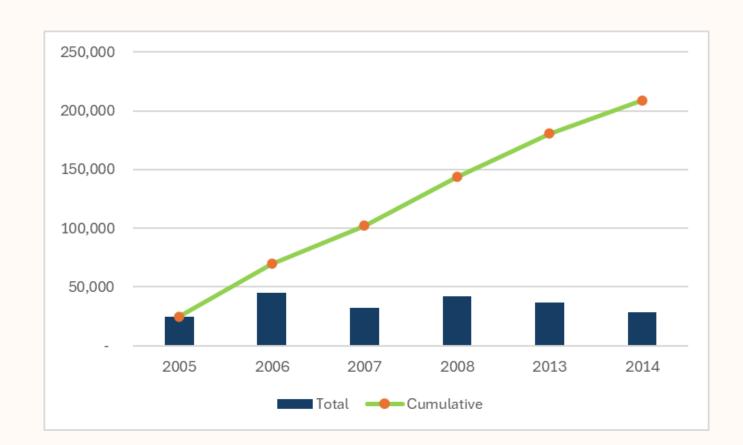
walk to reach," said Mark Hall, Jocassee Gorges manager for the S.C. Department of Natural Resources (DNR) stationed at Rocky Borton. "This tract will allow the public to reach the Big Bottom and Long Ridge areas easily while reducing requests to cross private lands."

DNR will upgrade an old road in the future

to improve emergency and management access to the property. Seasonal public vehicular access to some of the area is planned.

Conservation Bank was created by the General Assembly specifically to protect significant tracts of land like the Alewine tract in Jocassec Gorges," said Marvin Davant, director of the Conservation Bank. "This acquisition will increase the amount of wildlife habitat and will also provide for greater recreational connectruities."

waterians, green salamanders, black bears, rare plants such as Oconee bells and many long-range vistas are just a few of the natural wonders that may be found in Jocassee Gorges in northern





2005

2007

2014

2016

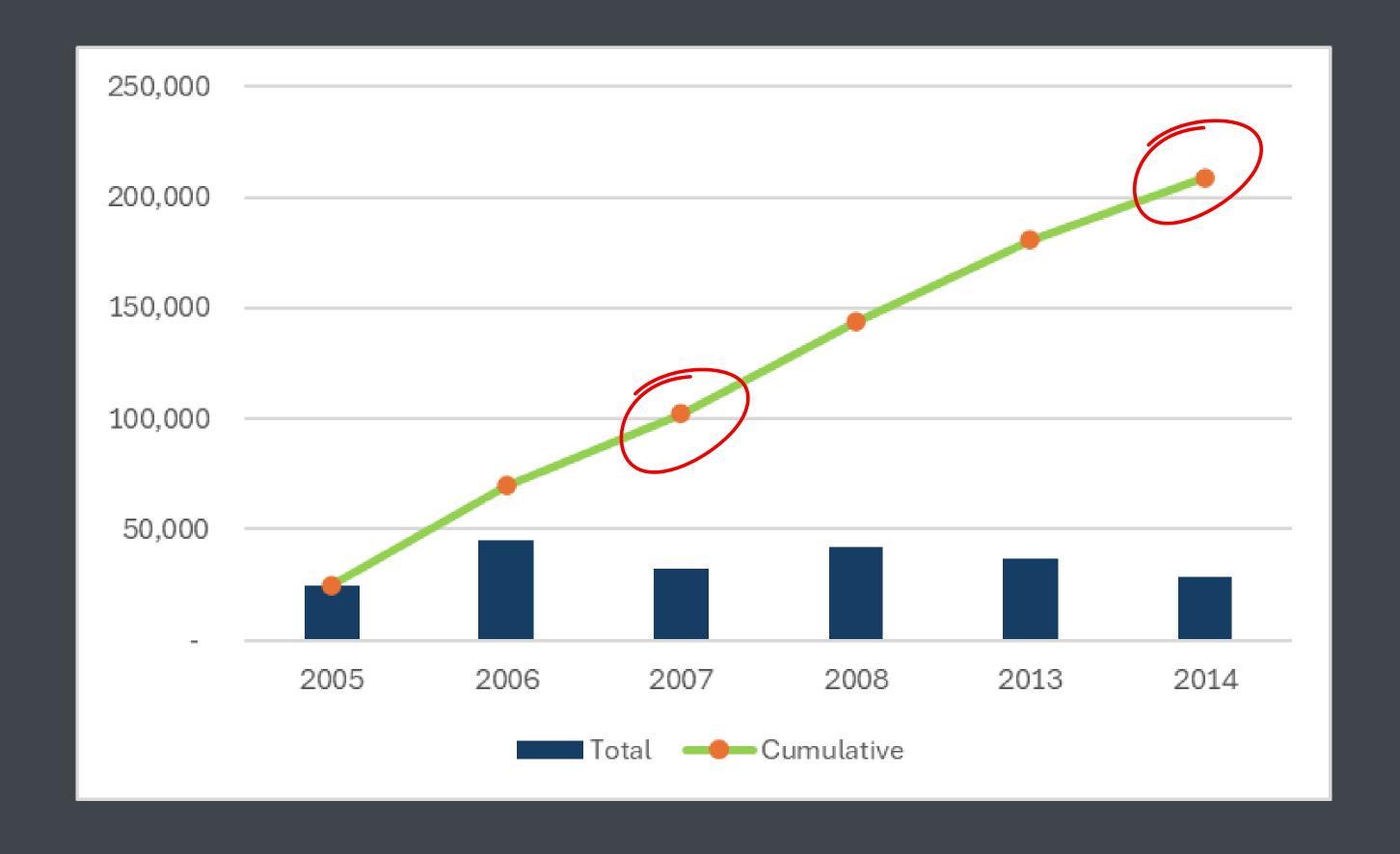
First project closes

**Alewine Tract Pickens County**  100,000 acres protected

200,000 acres protected

**SC DNR Proviso** 

#### Acres Protected Annually and Cumulatively



#### Key tract added to Jocassee Gorges with Conservation Bank grant

100 acres along SC 11 will improve

The Jocassee Gorges Project in the mountains of South Carolina has added a key tract of land with funding from the S.C. Conservation Bank. The Alewine tract in Pickens County will provide needed access to the eastern portion of the 33,800 acre property.

The SCONE THE LINEAR OF THE STATE OF THE SCONE THE LINEAR OF THE STATE PURCHASHER OF THE PURCHASHER OF THE STATE PURCHASHER OF THE STATE PURCHASHER OF THE STATE PURCHASHER OF THE PURCHASHER OF TH

property.

The
tract, purchased from the Alewine family of Greenville
County, is on SC
11 just east of the Holly Springs
Community in northerm
Pickens County.
It is 100 acres in size and will provide public access to several thousand acres of the Jocassee property that were previously difficult to reach.

"The castern portion of Jocasses property along S County will provide public access for several through the public access to several were previously difficult to reach.

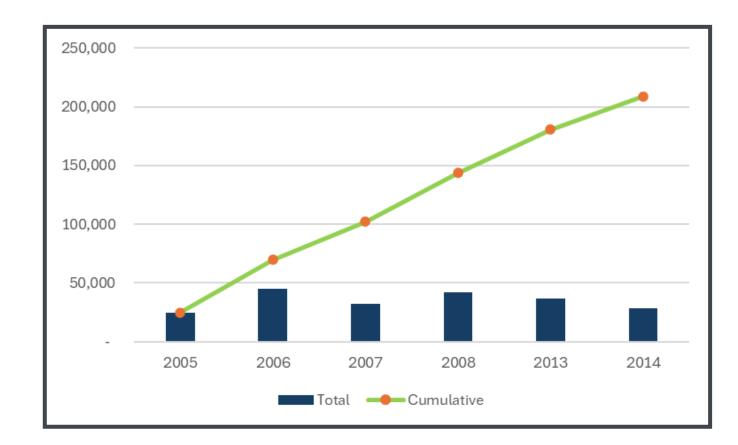
The castern portion of Jocasses property along S County will provide public access Jocassee lands that were previous map by Mark Hall, Jocassee Gorges manager for the S.C. Department of Natural Resources (DNR) stationed at Rocky Bottom. "This tract will allow the public to reach the Big Bottom and Long Ridge areas easily while reducing requests to cross private lands."

DNR will upgrade an old road in the future to improve emergency and management access to the property. Seasonal public vehicular access to

o improve emergency and management access to ne property. Seasonal public vehicular access to nome of the area is planned.

Conservation Bank was created by the General Assembly specifically to protect significant tracts of land like the Alewine tract in Jocassec Gorges," said Marvin Davant, director of the Conservation Bank. "This acquisition will increase the amount of wildlife habitat and will also provide for greater recreational opportunities."

waterrains, green satamanders, black bears, rare plants such as Oconee bells and many long-range vistas are just a few of the natural wonders that may be found in Jocassee Gorges in northern





2005

First project closes

Alewine Tract **Pickens County**  2007

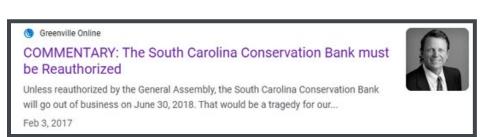
100,000 acres protected

2014

200,000 acres protected

2016

**SC DNR Proviso** 







2018

SC Conservation Bank is reauthorized

2019

Director West hired

MOA with Dept of Admin

Bank now protects 300,000 acres

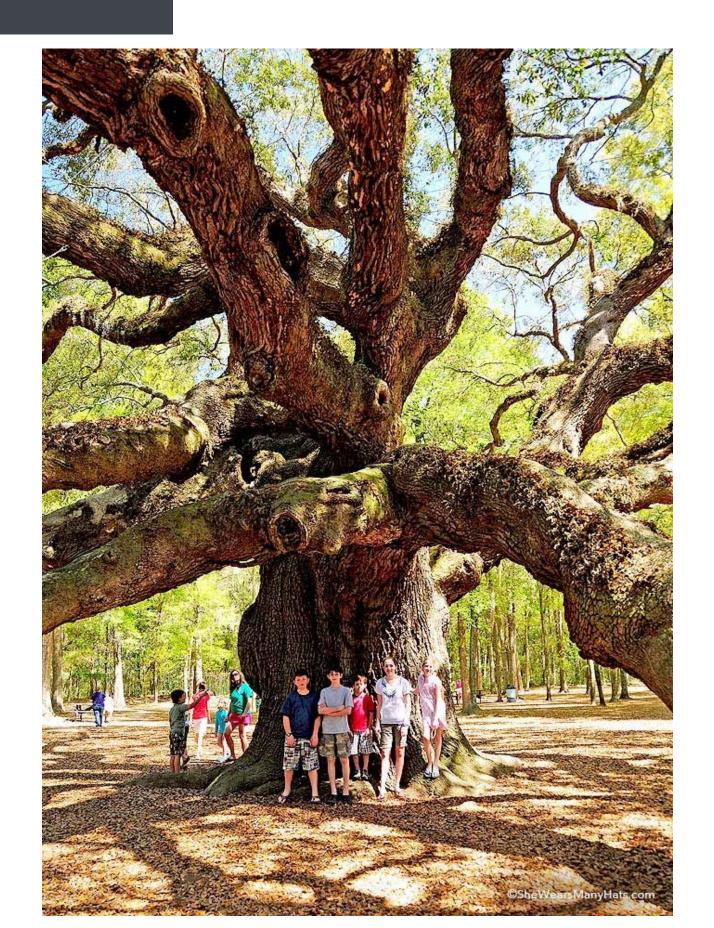
Eligible sponsor of Coastal Grants

Policies & Procedures

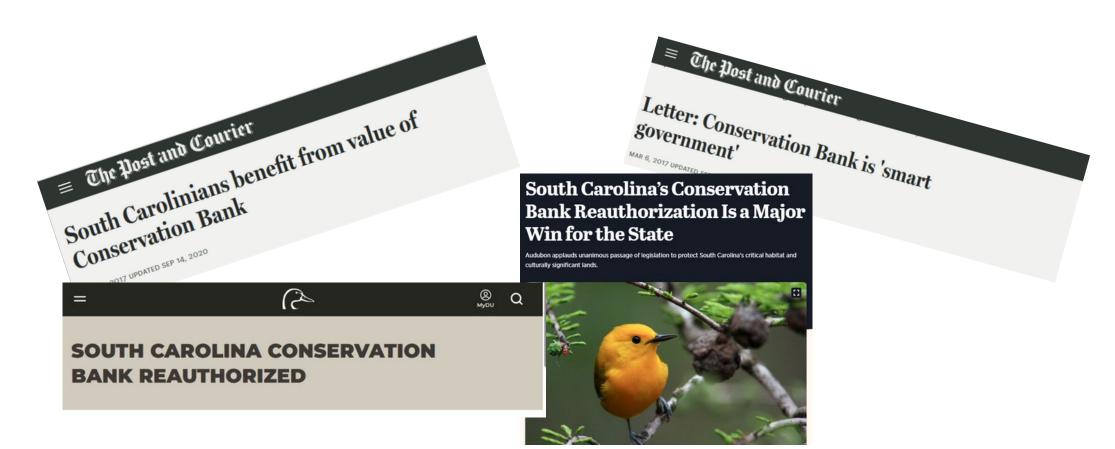
2020

Bank contracts with DNR Heritage Trust for GIS support

#### Conservation Bank Reauthorization



- 1 Permanent Agency
- 2 Availability of funding
- Security to hire staff and develop infrastructure



#### Agency Director

#### J. Raleigh West III

#### **Director**

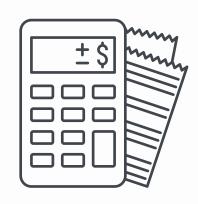
- Director since June 2019
- Berkeley County native
- Wofford College, BA
- The Citadel, MBA
- USC School of Law, JD
- Prior to joining the bank:
  - Lord Berkeley Conservation Trust, Executive
     Director & General Counsel
  - Haynsworth Sinkler Boyd, PA., Associate Attorney
  - Trust for Public Land
- Lives in Columbia with his wife, Hall, and their children, Scottie and Hugh.



#### MOA with Dept of Administration



- Proviso 117.147 (FY 2018 19): Authorizes SC Dept. of Administration (Admin) to provide centralized administrative services to all agencies for cost savings & efficiency.
- MOA Established (FY 2020): The Bank entered into a Memorandum of
  Agreement (MOA) with Admin for support in finance, procurement,
  budgeting, and reporting while retaining final decision
  -making authority.
- Effective Date: July 1, 2019 remains in effect unless mutually terminated.
- Termination & Modification: Either party may terminate with 30 days' notice due to funding/staffing constraints; changes require written consent from both parties.







#### National Coastal Wetlands Conservation Grant Program

The National Coastal Wetlands Conservation Grant Program (NCWCGP) is a competitive grant program administered by the U.S. Fish and Wildlife Service (USFWS) that provides funding for the acquisition, restoration, and enhancement of coastal wetlands to conserve fish and wildlife habitat.

In 2019 Governor McMaster authorized the Bank as an eligible sponsor for Coastal Grants.

To date, the Bank has been awarded \$6,000,000 from the NCWCGP to protect 7,865



Black River State Park (Mead Tract)
Williamsburg County



Ingleside Park
Charleston
County





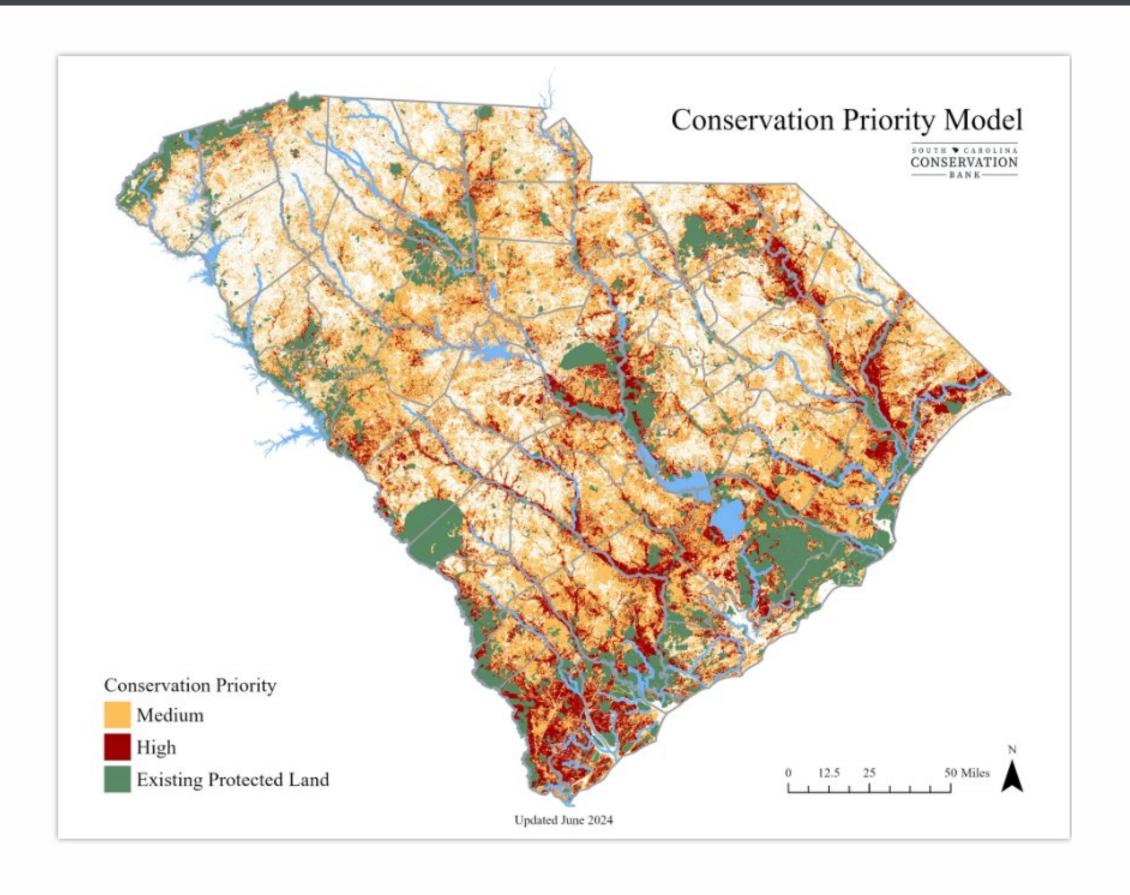
Santee River Wilderness
Corridor
Georgetown County

## Conservation Priority Mapping



The mapping efforts analyze six priorities set forth in our enabling legislation, which include

- 1. Conservation Corridors
- Ecological ConservationPriorities
- 3. Sustainable Forestry
- 4. Sustainable Agriculture
- 5. Water Resources
- 6. Public Trails and Vistas











2022

Bank now protects land in every county

2023

Coordination & Collaboration Proviso

2024

Working Agriculture
Lands Preservation Act
established the Working
Farmland Protection
Fund

2025

400,000+ acres protected

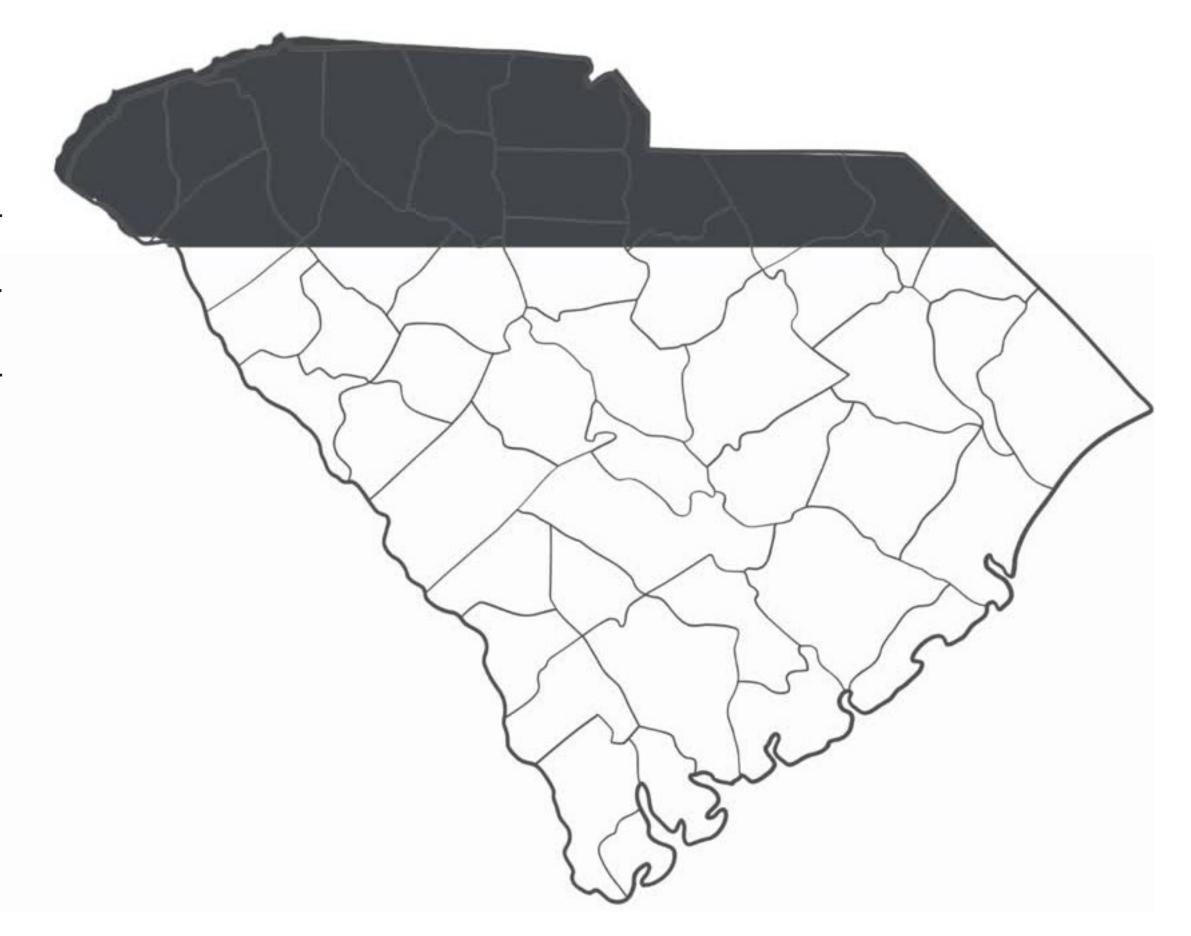
\$340M+ in grants awarded

\$1.5B+ in Fair Market Value

500+ projects

# SOUTH CAROLINA CONSERVATION BANK

2022: The Bank protects property in ALL Counties











2022

Bank now protects land in every county

2023

Coordination & Collaboration Proviso

2024

Working Agriculture
Lands Preservation Act
established the Working
Farmland Protection
Fund

2025

400,000+ acres protected

\$340M + in grants awarded

\$1.5B + in Fair Market Value

500+ projects

#### Proviso 117.182 of the FY 2023 -24

into contracts to utilize funds appropriated "Prior to entering authorized by the General Assembly to acquire interests in land for protection and rural land preservation, including natural resource easements, the Department of Natural conservation Resources, Department of Parks, Recreation, and Tourism, Office of Resilience, and Forestry Commission (Resource Agencies) shall coordinate with the SC Conservation Bank to maximize the most cost collaborate effective options available for the acquisition with the greatest public benefit. The Conservation Bank shall coordinate with the Resource Agency to ensure that the funds are used for projects that support the agency's objectives, the State's broader conservation objectives, and demonstrate a satisfactory degree of financial leverage, that partnerships, and other indicators of quality as determined by the Bank and Resource Agency ."

# CONSERVATION BANK

















2022

Bank now protects land in every county

2023

Coordination & Collaboration Proviso

2024

Working Agriculture
Lands Preservation Act
established the Working
Farmland Protection
Fund

2025

400,000+ acres protected

\$340M + in grants awarded

\$1.5B + in Fair Market Value

500+ projects

## Working Ag Fund



- On April 23, 2024, the Working Agriculture Lands Preservation Act established the Working Farmland Protection Fund (Working Ag Fund), designed to assist landowners in preserving working agricultural lands through voluntary conservation easements.
- Overwhelming response Year 1 which led to 100% of obligation of funds prior to Q3
- Protected 1,767 acres in six counties with a fair market value of \$12.6M









Parris Family Farm | Spartanburg County

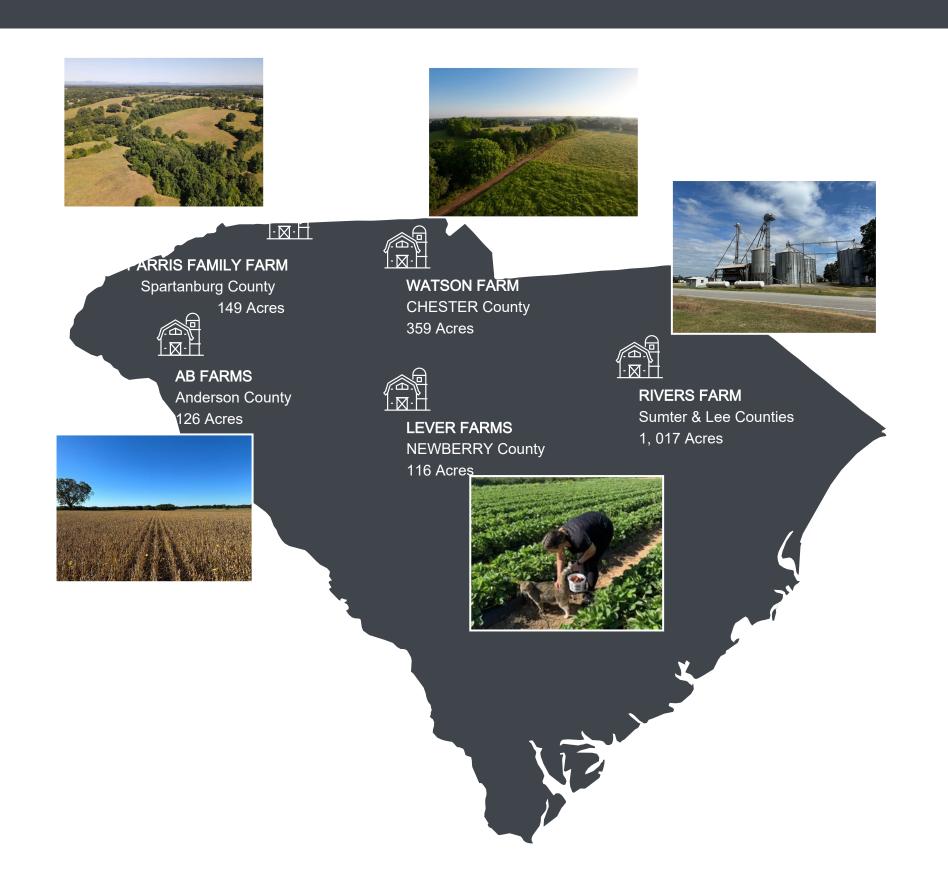
Lever Farms | Newberry County

Watson Farm | Chester County

AB Farms | Anderson County

#### Protected Farms





It had to be somebody who'd plow deep and straight and not cut corners; somebody to seed, weed, feed, breed and rake and disc and plow and plant and tie the fleece and strain the milk and replenish the self -feeder and finish a hard week's work with a five - mile drive to church; somebody who would bale a family together with the soft strong bonds of sharing, who would laugh, and then sigh, and then reply, with smiling eyes, when his son says that he wants to spend his life "doing what dad does"

-- so God made a Farmer.

'So God Made a Farmer' Speech to the FFA November 1978









2022

Bank now protects land in every county

2023

Coordination & Collaboration Proviso

2024

Working Agriculture
Lands Preservation Act
established the Working
Farmland Protection
Fund

2025

400,000+ acres protected

\$340M + in grants awarded

\$1.5B + in Fair Market Value

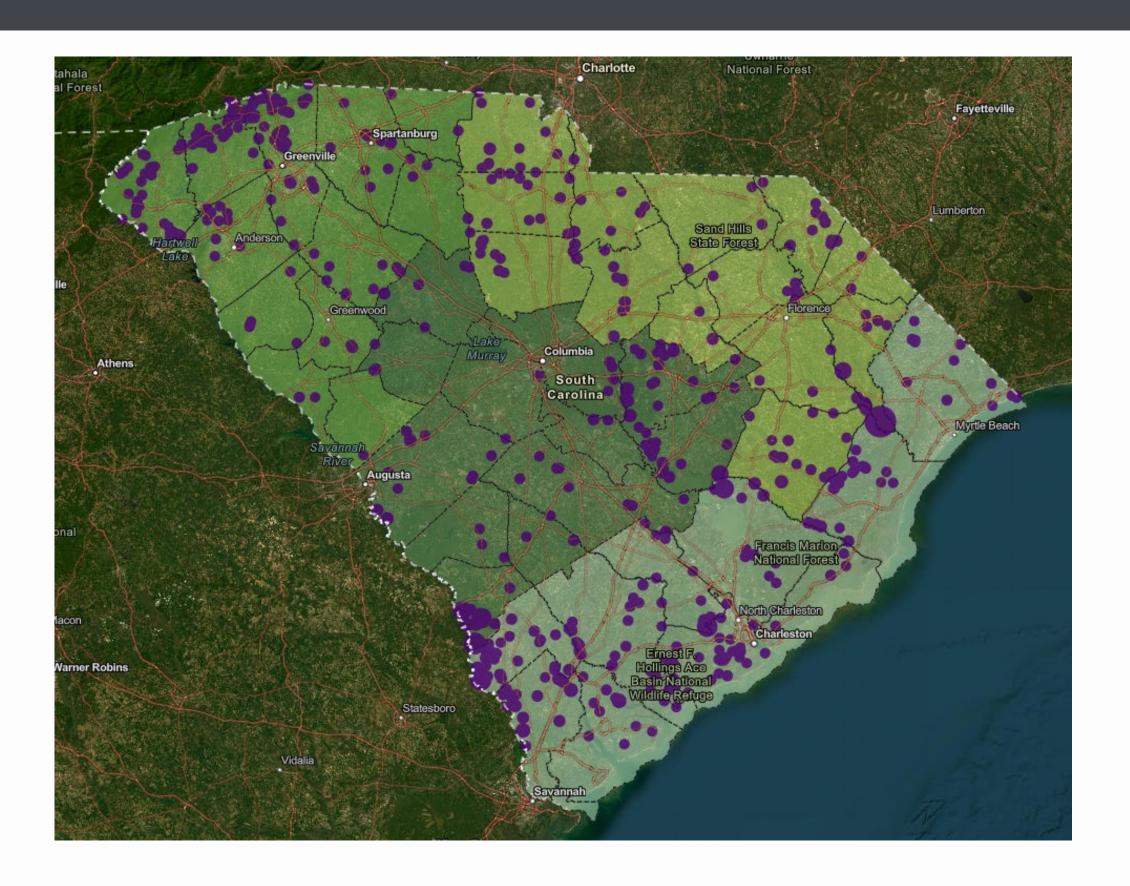
500+ projects

400,000+ acres protected

\$340M + in grants awarded

\$1.5B + in Fair Market Value

500+ projects



#### Financials



- Sources of Revenue
  - Appropriations
    - Recurring
    - Non recurring
  - Partner Agencies
  - Federal Grants
    - NAWCA
    - Coastal Wetlands
  - Reimbursements
    - Federal
    - Local
    - Partner Agencies



# Agency Cost Savings & General Fund Reduction Contingency Plan



3% General Fund Reduction Amount: \$487,809

Program / Activity Impact:

The General Funds identified support many activities including general operating expenses as well as funding grants that the SC Conservation Bank Board approves.

#### Summary:

Are duction in General Fund Appropriations would inhibit the SC Conservation Bank from further fulfilling its mission to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historical properties, archeological sites, and urban parks.



Dalzell Bay | Sumter County | 61 acres



Hiott Station | Colleton County | 561 acres



Pearl Bottoms | Greenville County | 60 acres



Cedarleaf Farm | Chester County | 65 acres

### Financials

	5)/05
Ammunuintinun	FY25
Appropriations	\$33,260,31!
Admin	\$760,31!
Program	\$32,500,000
Other	\$34,900,000
Reimbursements	\$7,500,000
SC Office of Resilience	\$27,400,000
SHEP	
Federal	
Carryforward	\$11,156,58.
Admin	\$202,067
Program	\$10,954,519
TOTAL FUNDS	\$79,316,890
TOTAL EXPENSES	
Admin	
Program	
YEAR END FUND BALANCES	
OBLIGATED FUNDS	

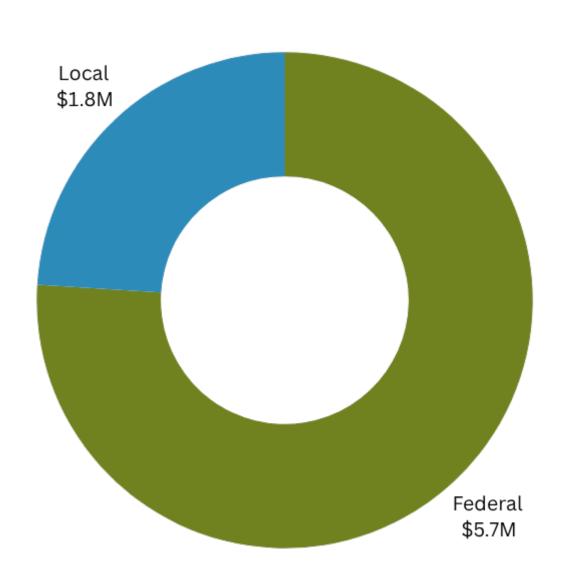
#### Reimbursements



- Grants awarded contingent on the recipient using its

  efforts to secure matching funds and contributions,

  OR the timing for another State agency does not meet the landowner's required closing, so the property is purchased and held by the NGO partner until the State partner agency can take ownership.
- In either case, the property is deemed worthy of protection regardless of reimbursement outcome and goes through the Bank's grant process
- \$5.7M has been collected from Federal match opportunities thru reimbursements with an additional \$21.3M expected
- \$1.8M has been collected from Local match opportunities thru reimbursements with an additional \$400K outstanding.





#### HENRY FARMS NORTH

FEE SIMPLE | 88 ACRES | BEAUFORT COUNTY

APPRAISAL **\$815,0000** 

\$700,000

GRANT \$650,000

\$325,000









#### Heirs Property



- Heirs' property ownership "is a complex legal, family, community, economic, and political issue
   deeply systemic issue —that affects thousands of families and thousands of acres across the United
   States, particularly in the South".
- 2024 State of Heirs' Property Report
  - o The purpose of this report, drafted by the Center for Heirs' Property Preservation (CHPP™), is to assist the South Carolina Conservation Bank (SCCB) in performing its biennial review on the plight of land loss by small landowners and holders of heirs' property in South Carolina. As outlined by the Conservation Easement Act of 1991, amended in 2002, this report will provide insight into the vulnerability of heirs' property, possible solutions to preserve this vulnerable land from a statewide and national perspective, and legislative recommendations.
- Current Threats
  - Increase in the Assessed Value of Property and Property Taxes
  - Projected Growth
- Estimated that South Carolina has 41,584 parcels totaling 414,784 acres of heirs' property

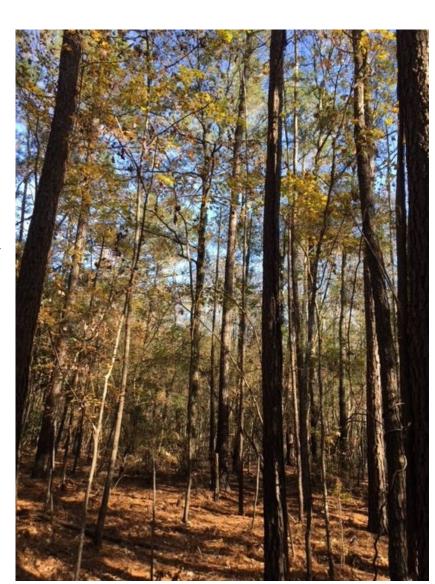
#### Grant





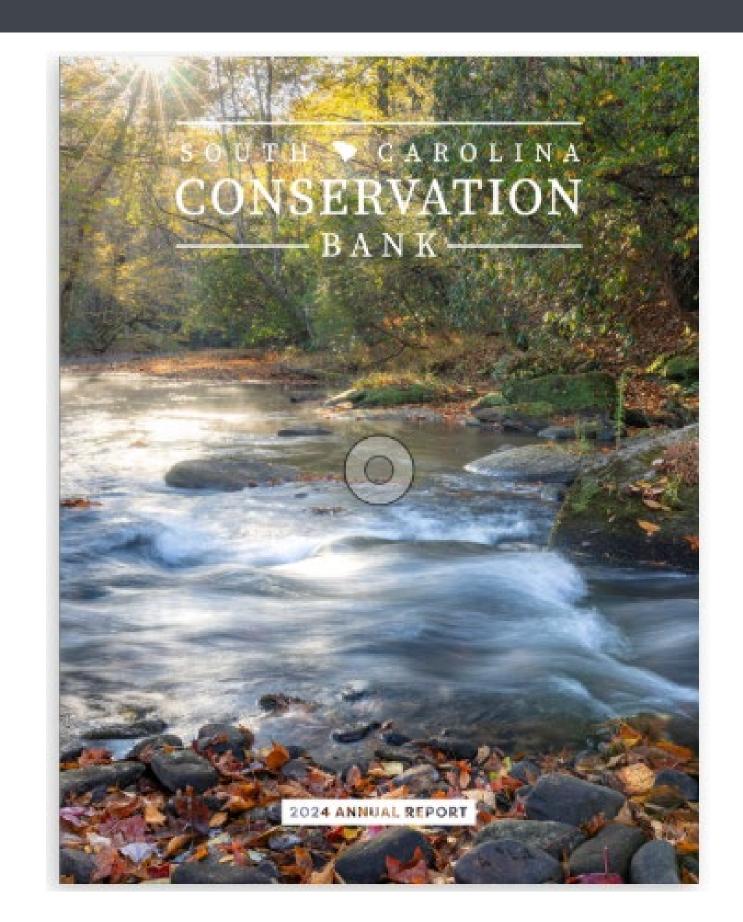
- Staff Site Visits
- Staff Application Review
- o Staff Recommendations to Grants Review Committee
- 2.Grants Review Committee Review / Recommendation to Board
- 3.Board Review / Approval
- 4. Due Diligence Submission
  - Staff Review / Approval / Release of Funds
- 5. Project Closing & Closing Package Submission \*
  - Staff Review / Approval
- 6. Annual Monitoring Reports

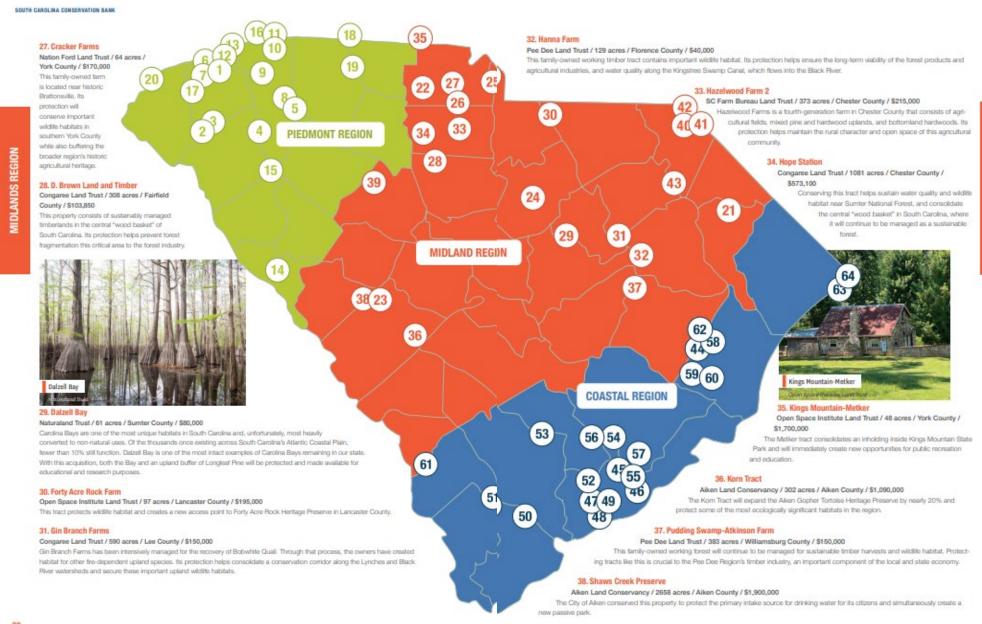
\*Easements over \$1M are conditional on JBRC approval



## Annual Report

## SOUTH TO CAROLINA CONSERVATION BANK———





#### Wetland Mitigation



- The objective of the Clean Water Act (CWA) is "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters."
- Toward the achievement of this goal, the CWA prohibits the discharge of dredged or fill material into wetlands, streams, and other waters of the United States unless a permit is issued by the U.S. Army Corps of Engineers (the Corps)
- When there is a proposed discharge, all appropriate and practicable steps must first be taken to avoid and minimize impacts to aquatic resources. For unavoidable impacts, compensatory mitigation is required to replace the loss of wetland, stream, and/or other aquatic resource functions and area.
- Compensatory mitigation is typically accomplished by:
  - o Permittee-Responsible Mitigation
  - Mitigation Banks
  - o In-Lieu Fee Mitigation

#### Wetland Mitigation



**Landsford Canal State Park** 



Lewisfield

#### Two Tools for Funding



#### 1 Conservation Easement

Legal agreement between a landowner and conservation organization or government agency that protects land from development or other activities that could harm its natural resources.

- Owner Decisions: The landowner CHOOSES to limit certain uses of their land, like building homes or commercial developments.
- Protection Goals: The easement is designed to preserve the land's ecological, scenic or agricultural values.
- Binding Agreement: This agreement is recorded and runs with the land, meaning the easement remains in place even if the land is sold.
- Financial Benefits: Landowners might receive tax benefits, grants or compensation for agreeing to this restriction.

A conservation easement protects important areas while allowing landowners to retain ownership and use of their property.

\$437 /

#### Pee Simple Acquisition

Legal agreement between a landowner and a conservation organization or State agency to purchase land for an agreed-upon price.

\$1,804 /

ac

### Federal Partnerships



Federal partners play a crucial role in land conservation by providing essential resources that fosters land protection while also meeting other objectives, including preserving military missions or preservation of critical wetlands among others.



#### SOUTH > CAROLINA CONSERVATION B A N K -

## GREGORIE NECK EASEMENT | 4,409 ACRES | JASPER COUNTY

FAIR MARKET VALUE \$30,050,000

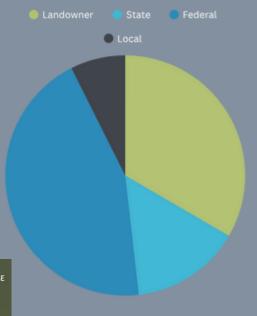
EASEMENT VALUE \$13,510,000

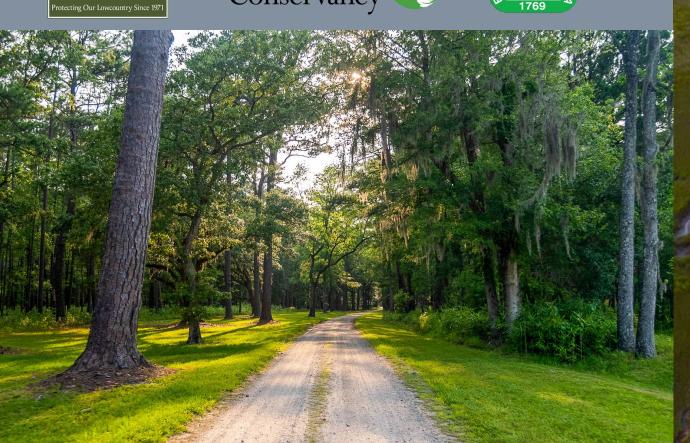
GRANT \$2,000 ,000



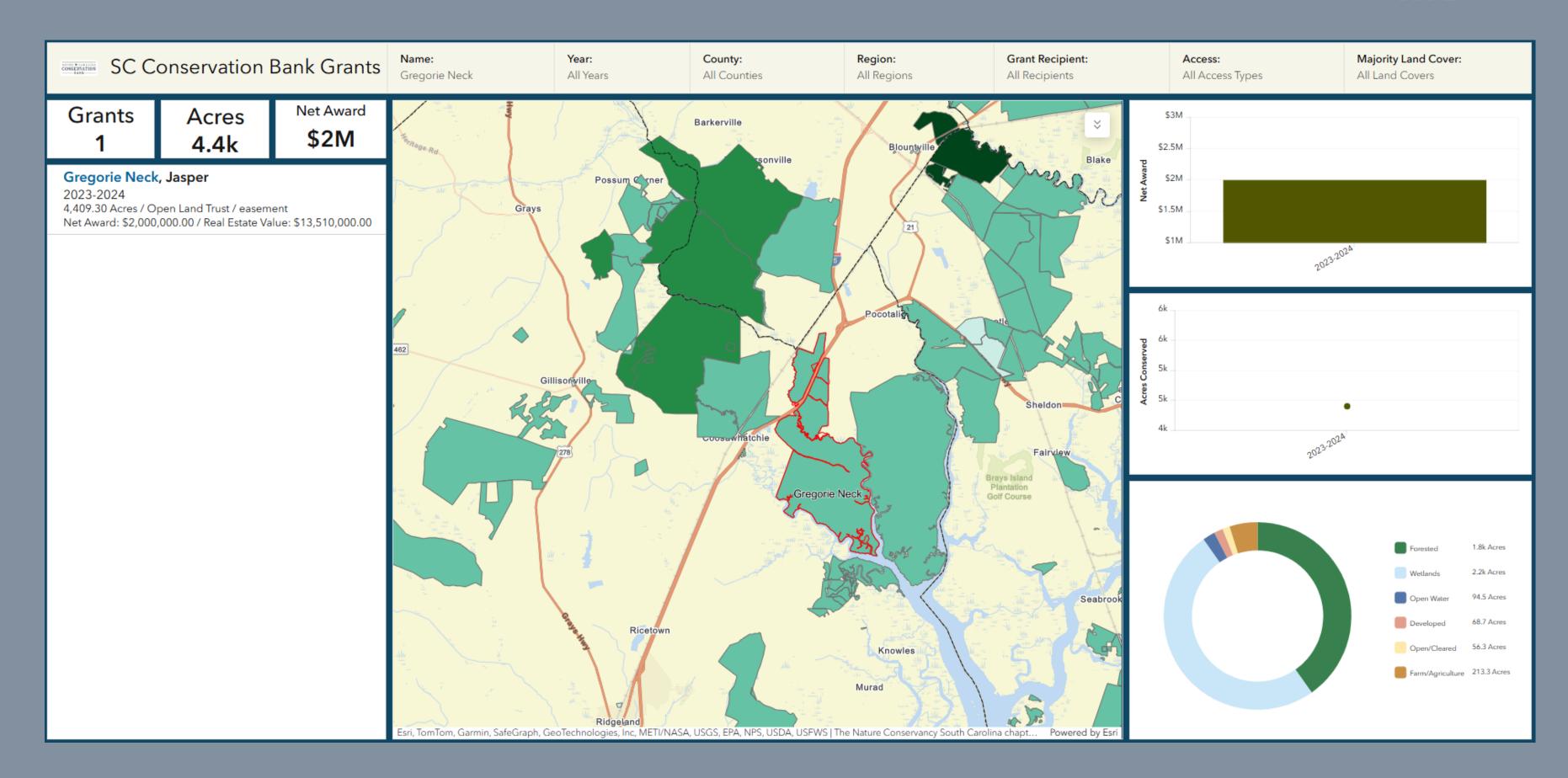












CONSERVATION

BANK

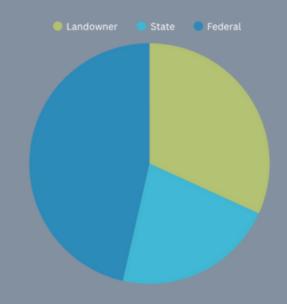
#### SANTEE RIVER CONSERVATION CORRIDOR

FEE SIMPLE | 6,105 ACRES | GEORGETOWN COUNTY

\$14,895,000 GRANT \$3,244,000

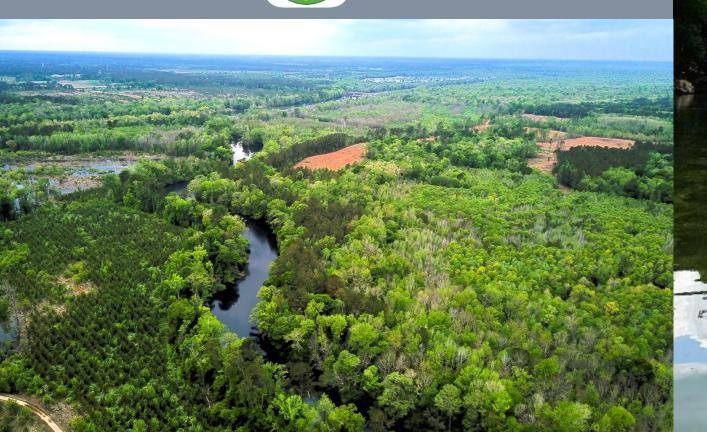




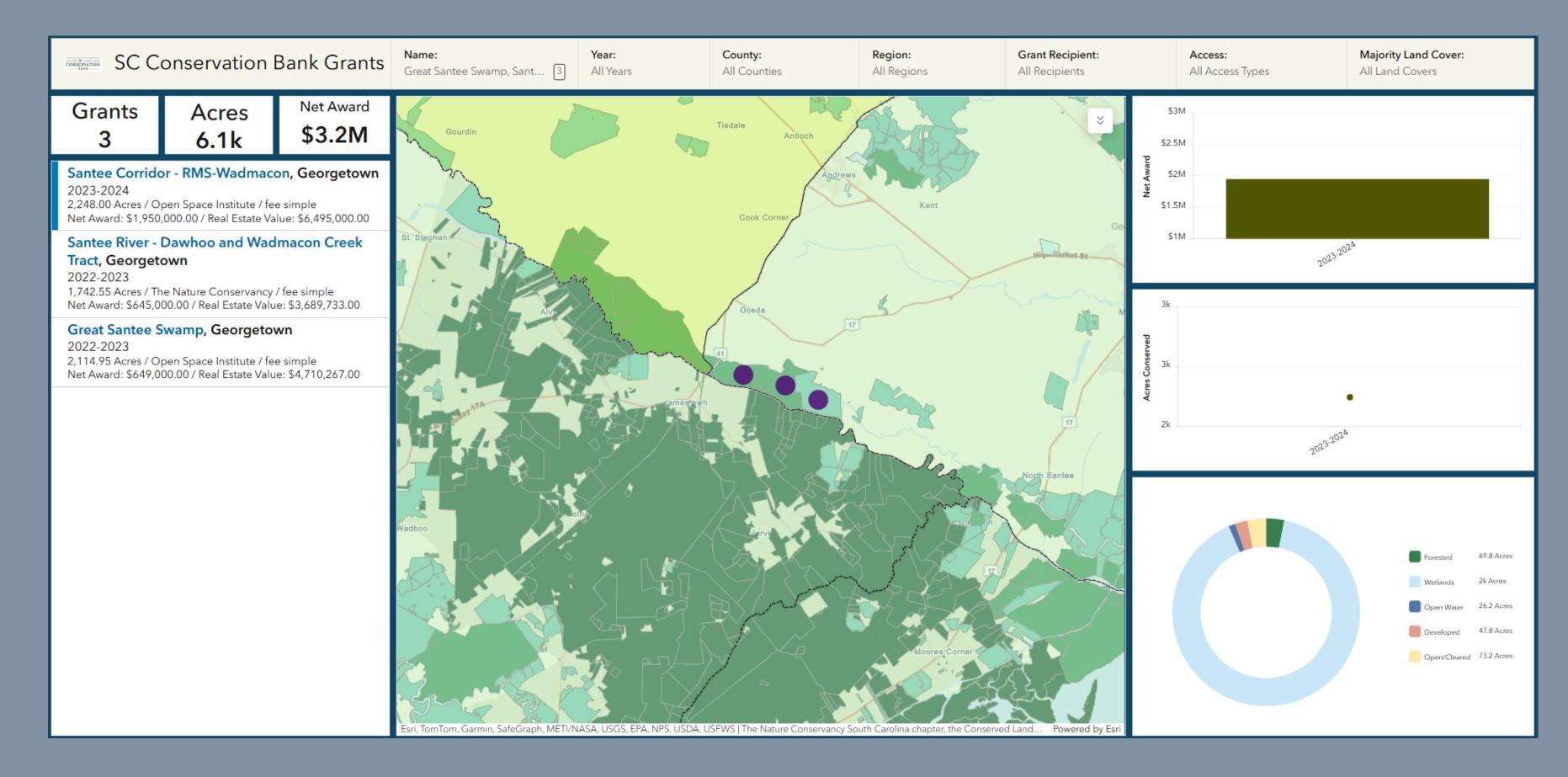












### State Partnerships



State partners are *crucial* for safeguarding the State's natural heritage. By working collaboratively on conservation we are able to maximize the impact of funds.











### SALUDA BLUFFS

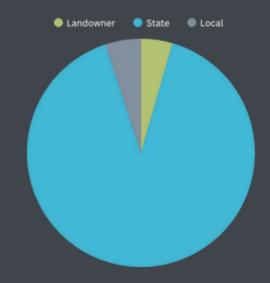
FEE SIMPLE | 1,090 ACRES | PICKENS COUNTY

FAIR MARKET VALUE \$9,945,000

GRANT \$9,000,000

#### REIMBURSEMENTS

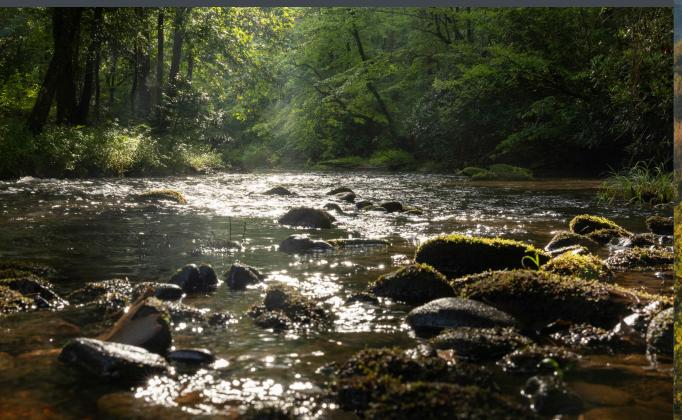
- \$7,000 ,000 (SCDNR)
- \$2,000 ,000 (SCOR)













#### SALUDA BLUFFS



Majority Land Cover: Year: **Grant Recipient:** County: Region: Access: SC Conservation Bank Grants Saluda Bluffs All Years All Regions All Land Covers All Counties All Recipients All Access Types Grants **Net Award** Acres \$0 1.1k Connestee Saluda Bluffs, Pickens Falls 2023-2024 1,090.00 Acres / Naturaland Trust / fee simple Net Award: \$0.00 / Real Estate Value: \$9,945,000.00 Piney Woods Pine Shore Lakes ne Runner 19.3 Acres Open/Cleared 519.3 Acres Farm/Agriculture 0.4 Acres City of Greenville, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, USDA, USFWS |...

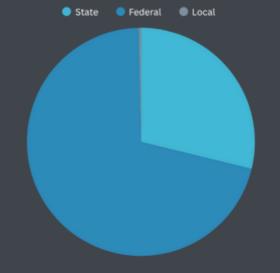


#### PEE DEE RMS INITIATIVE

EASEMENT & FEE SIMPLE | 62,220 ACRES
GEORGETOWN, WILLIAMSBURG & MARION COUNTIES

PURCHASE PRICE **\$72,200,000** 

\$3,000 ,000 \$cor \$17,500 ,000





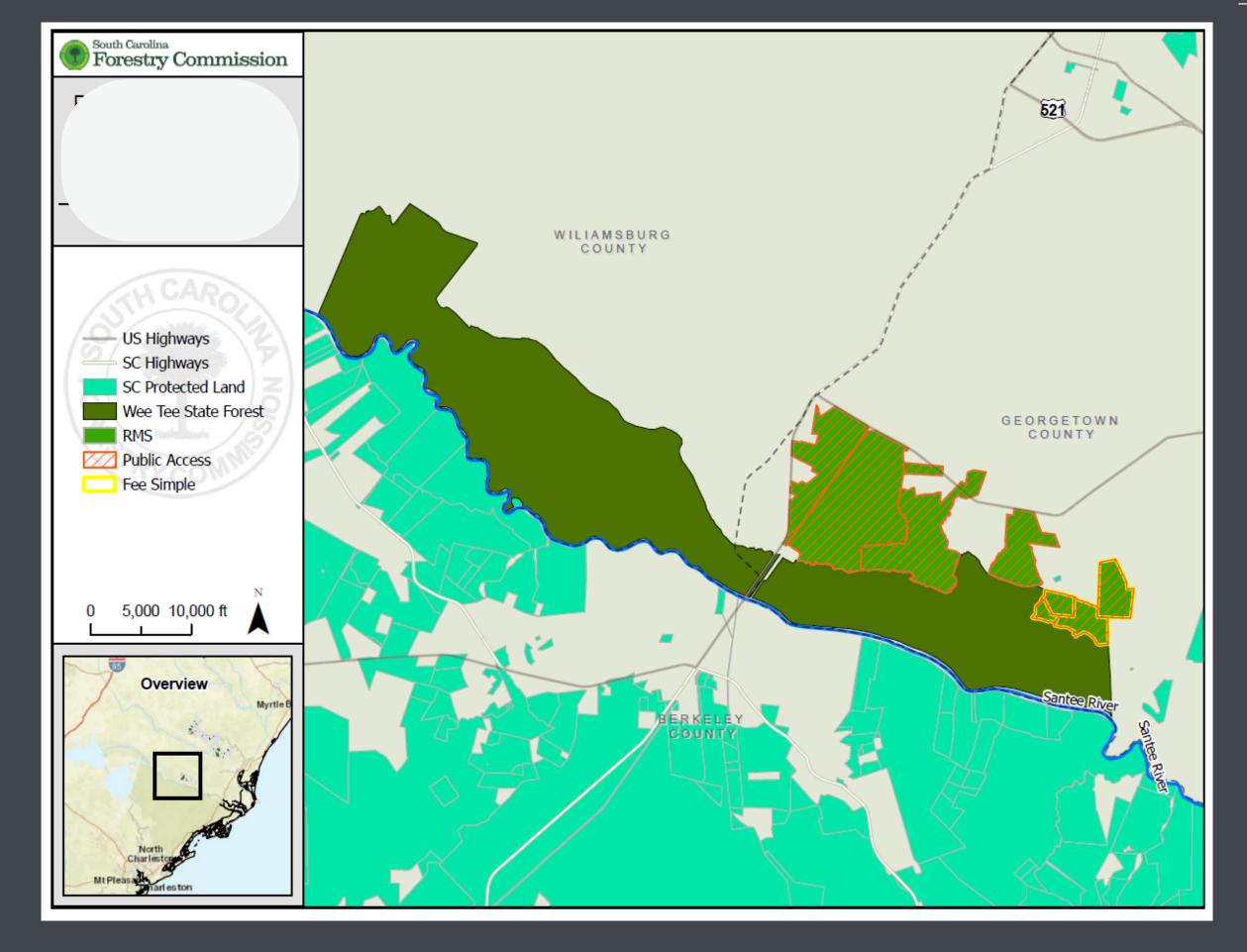












## Local Partnerships



Local partners have access to additional funding sources, can mobilize community support for conservation initiative and have a deeper understanding of their community.



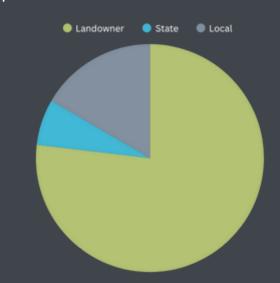
### **BOONE HALL**

EASEMENT | 598 ACRES | CHARLESTON COUNTY

\$38,500,000

\$30,700,000

GRANT \$2,000 ,000











#### **BOONE HALL**



CONSERVATIO

SC Conservation Bank Grants

**Name:** Boone Hal Year: All Years County: All Counties Region: All Regions Grant Recipient: All Recipients Access: All Access Types Majority Land Cover: All Land Covers

Grants

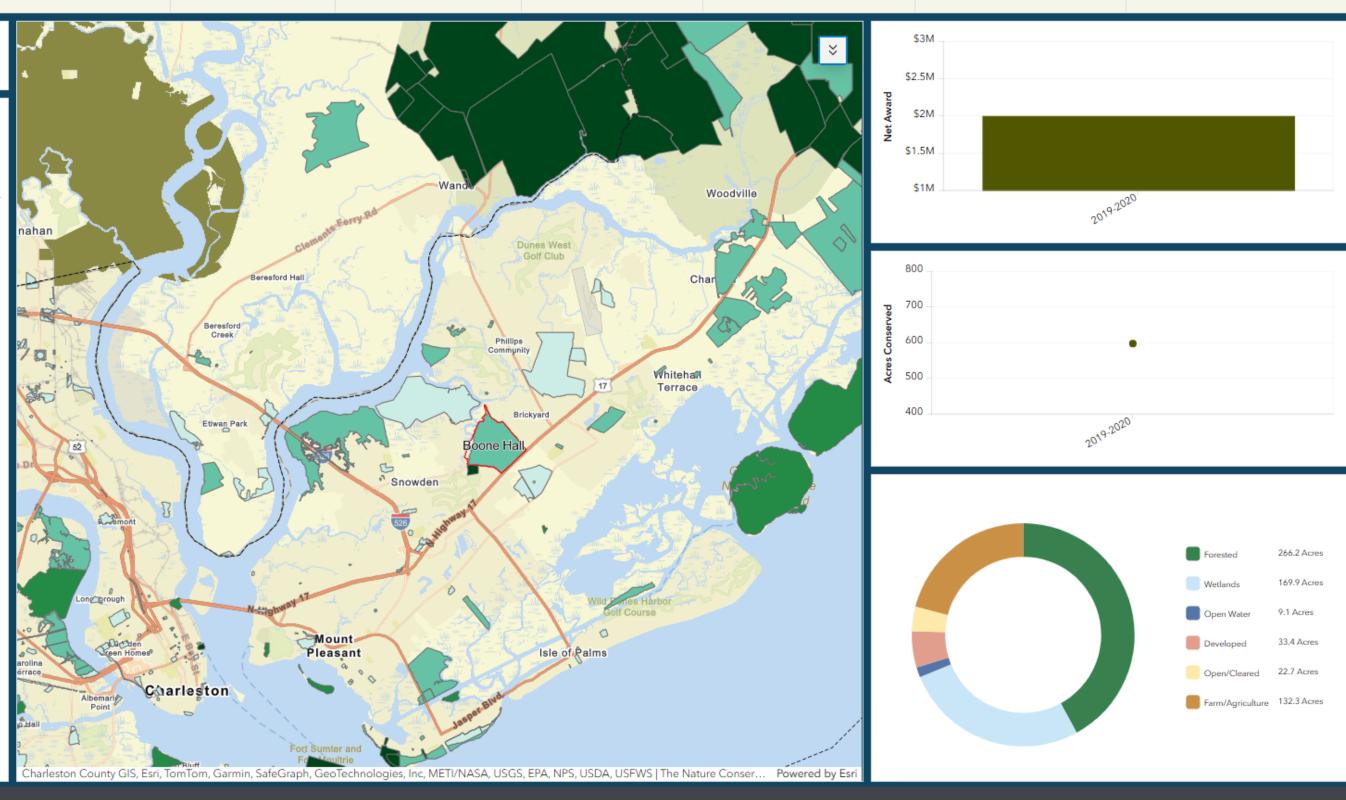
Acres **598.9** 

Net Award

\$2M

#### **Boone Hall, Charleston**

2019-2020 598.88 Acres / Lowcountry Land Trust / easement Net Award: \$2,000,000.00 / Value of Protected Land: \$30,700,000.00



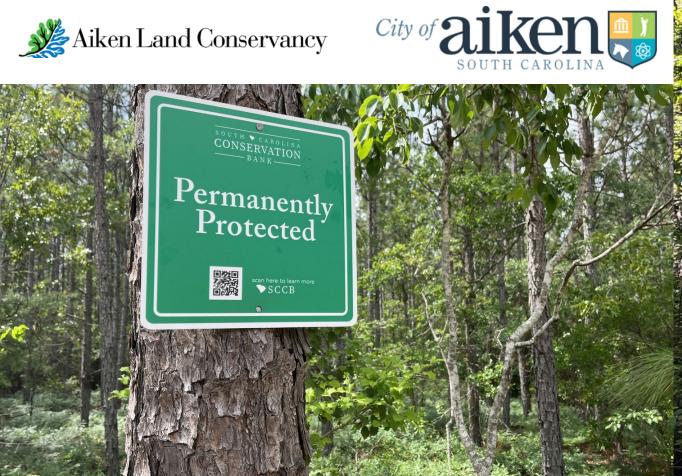


# SHAW'S CREEK PRESERVE

EASEMENT | 2,657 ACRES | AIKEN COUNTY

\$15,000,000 EASEMENT VALUE \$4,950,000 GRANT \$1,900,000







#### SHAW'S CREEK PRESERVE



Year: County: Region: **Grant Recipient:** Access: Majority Land Cover: SC Conservation Bank Grants Shaws Creek Preserve All Years All Counties All Regions All Recipients All Access Types All Land Covers **Net Award** Grants Acres \$1.9M 2.7k Shaws Creek Preserve, Aiken 2023-2024 2,657.63 Acres / Aiken Land Conservancy / easement Net Award: \$1,900,000.00 / Value of Protected Land: \$4,950,000.00 \$1.5M Camp Grava Rotalata Eureka Camp Long Shaws Creek Preserve Edisto-Shaws Seiglers Crossroads 2k Acres 417.2 Acres 90.5 Acres Vaucluse Springdale Open/Cleared 134.5 Acres Farm/Agriculture 15.6 Acres Crosland Park Aiken Heights Aiken County Government, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | The Nature Co...



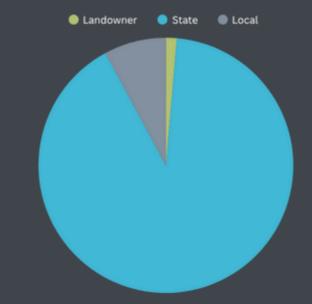
### TYGER OAK

FEE SIMPLE | 946 ACRES | SPARTANBURG COUNTY

FAIR MARKET VALUE **\$25,350,000** 

\$23,000 ,000

\$20,000 ,000 (SCOR)













#### TYGER OAK



Year: County: Region: **Grant Recipient:** Access: Majority Land Cover: SC Conservation Bank Grants Tyger Oak Property All Years All Counties All Regions All Recipients All Access Types All Land Covers **Net Award** Grants Acres \$23M Boiling Springs Love Springs 945.9 Tyger Oak Property, Spartanburg Peach Valley \$25M irway Estates Riverview Park 2023-2024 945.91 Acres / Spartanburg Area Conservancy / fee simple Cowpens Net Award: \$23,000,000.00 / Value of Protected Land: Thicketty Valley Falls \$25,350,000.00 Shops 800 295 600 - Spartanburg 150 Pacolet Mills 885.6 Acres 2.7 Acres Country Club Roebuck Open/Cleared 2.4 Acres Gatewood Golightly Farm/Agriculture 6 Acres State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | The Nature C.

#### Landowner



An often overlooked *partner* in the conservation movement is the *landowners* who agree to protect their properties at a significantly discounted prices —these are the true *heroes* of conservation.



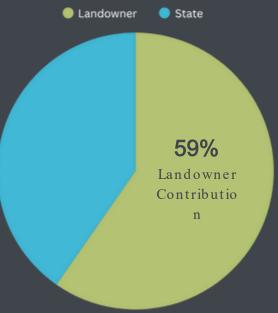
#### NEWTON

EASEMENT | 563 ACRES | MARLBORO COUNTY

\$1,890,000

\$620,000

\$250,000



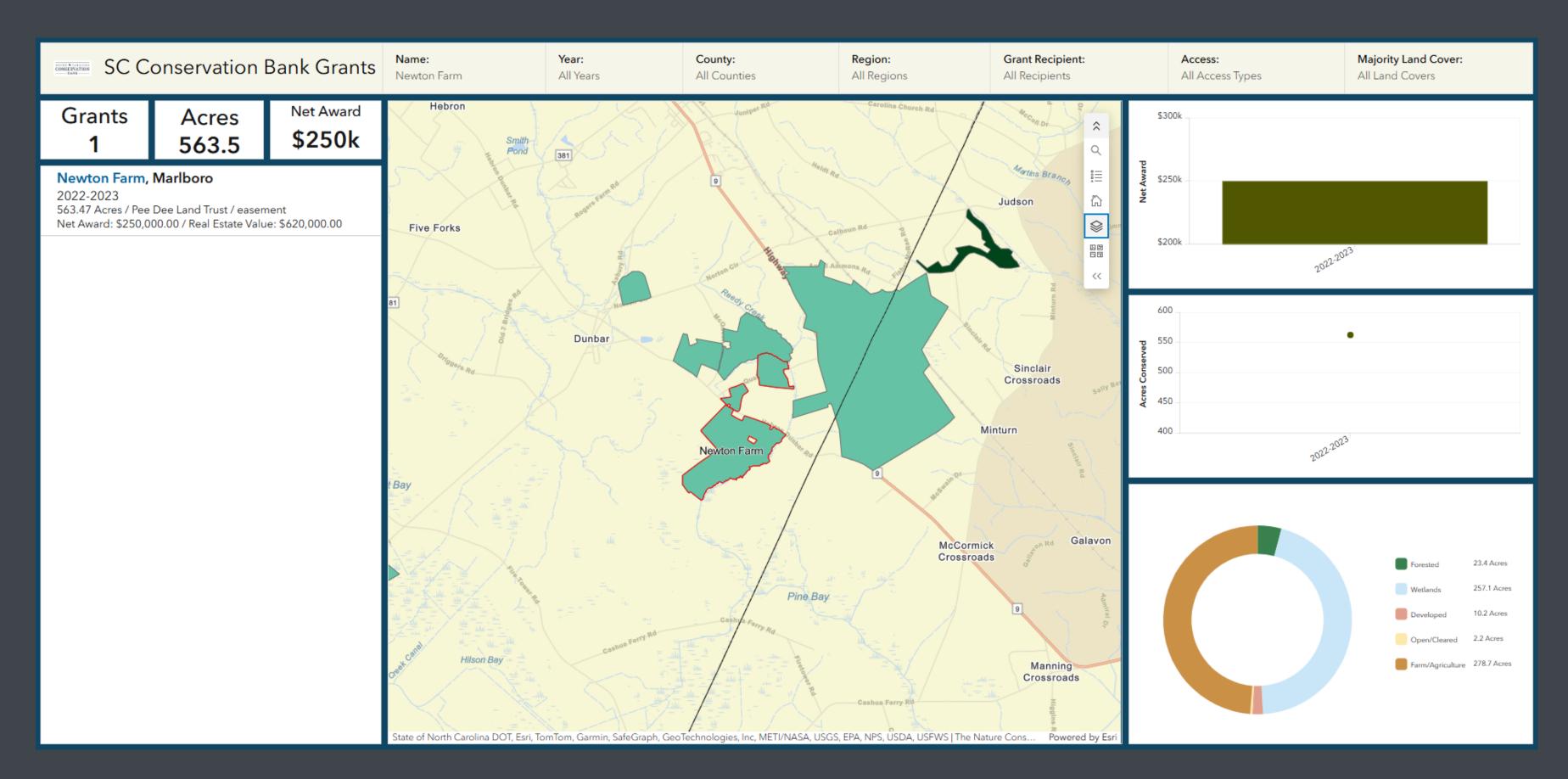






#### NEWTON







# HAZELWOOD 1 &2 EASEMENT | 551 ACRES | CHESTER COUNTY

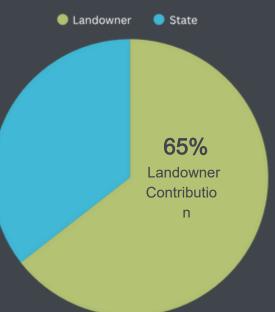
**FAIR MARKET VALUE** \$1,990,000

EASEMENT VALUE

\$825,000

**GRANT** 

\$293,050



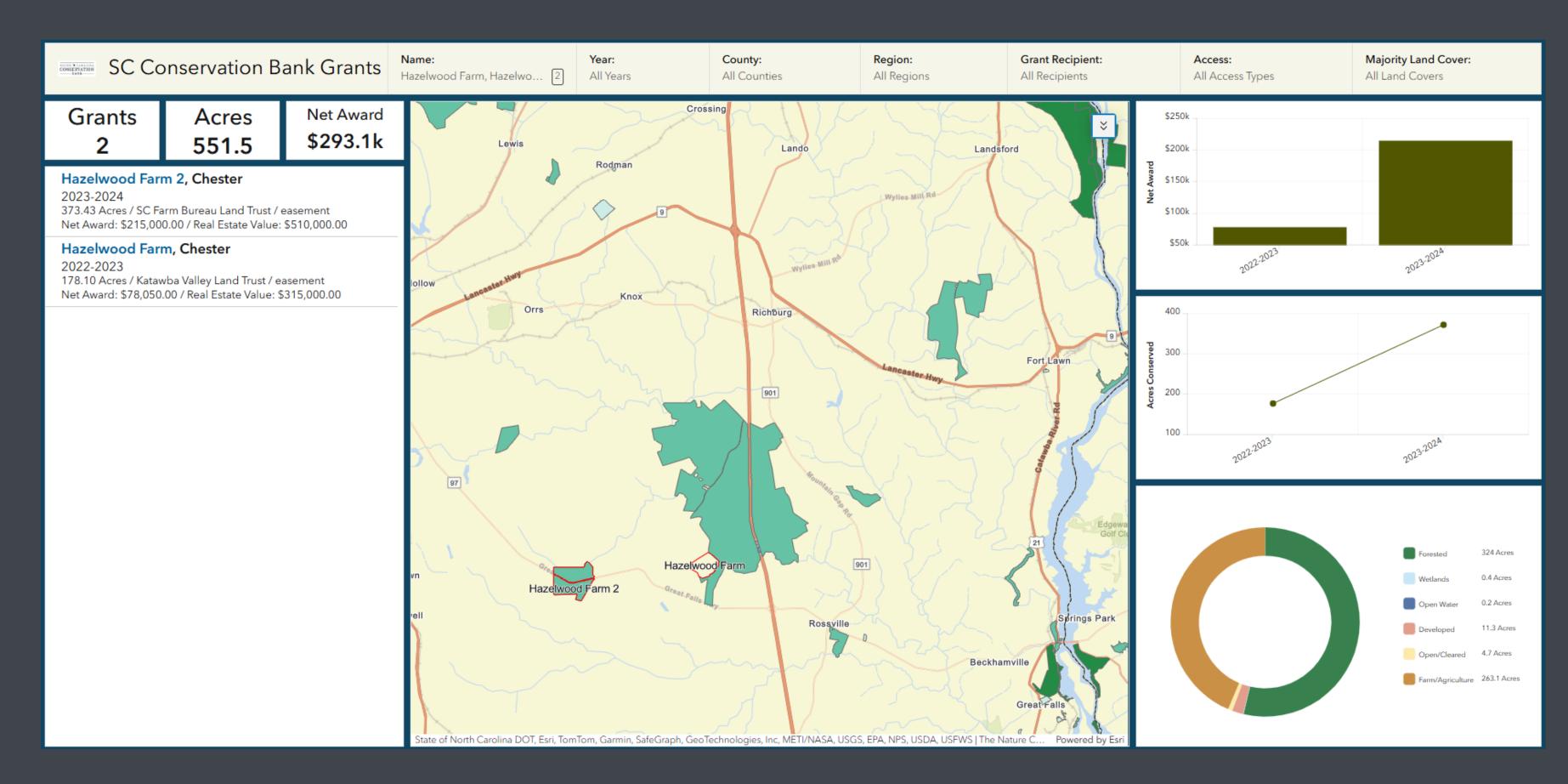






#### HAZELWOOD 1 &2





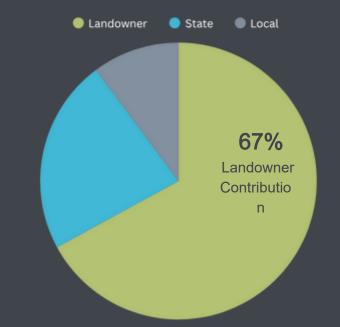


# CATAVBANISBET FEE SIMPLE | 597 ACRES | LANCASTER COUNTY

**FAIR MARKET VALUE** \$16,698,000

**GRANT** \$3,800,000 \$1,900,000 (SCOR)





Landowner contributed over \$11M!











SOUTH CAROLINA STATE SPARKS









#### CATAWBA NISBET



Year: Majority Land Cover: County: Region: **Grant Recipient:** Access: SC Conservation Bank Grants Catawba - Nisbet Tract All Years All Counties All Regions All Land Covers All Recipients All Access Types Grants **Net Award** Acres \$1.9M 596.4 Catawba - Nisbet Tract, Lancaster 2023-2024 596.36 Acres / Open Space Institute / fee simple The Forest Net Award: \$1,900,000.00 / Real Estate Value: \$16,698,000.00 \$1.5M Waxhaw Friendship 600 Hancock 500 Catawba -Jaars Van Wyck 485.7 Acres 5.6 Acres Harmony Farm/Agriculture 102.5 Acres Edgemoor State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS | The Nature Cons...

#### Law Recommendations



- Establish a statutory threshold requirement for eligible entities
  - Liquid assets of \$100K or accredited by the Land Trust Alliance
- Add the Chief Resilience Officer of the South Carolina Office of Resilience as ex-officio, ensuring all resource agencies, defined in Proviso 117.171, are represented on the board of the Bank.
- Modify the statute to reflect better how information is currently shared and disseminated to the Governor, Lieutenant Governor, and General Assembly.
  - Submit Annual Report or provide in a document independent of the Annual Report
  - o Projects reflected in the Annual Report have been funded during the current year
  - Maintain a publicly accessible list
  - o Map updated regularly and maintained on the website
- Modify the statute to increase the Grant Review Committee term to staggered 2-year terms to provide consistency and continuity
- Remove the requirement that the Bank must be named insured on the title insurance
- Modify statute to state that easement may only be extinguished by judicial extinguishment and the Bank is entitled to recoup grants dollars.
- Clarify that public access is required only when a grant funds the acquisition of a fee-simple interest and that conservation easements do not require public access.
- Modify statute to state that closing funds may only be disburse at or after closing

## Challenges

# SOUTH TO CAROLINA CONSERVATION BANK———







RESOURCE S

### What is Next?

# SOUTH TO CAROLINA CONSERVATION BANK———

