South Carolina Office of Resilience

REVOLVING LOAN FUND

2024 – 2025 Annual Report

SCOR
South Carolina Office of Resilience

Who We Are

The SC Office of Resilience exists to increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters.

Vision

We envision South Carolina where the risks of adverse impacts from extreme weather events are significantly reduced, empowering citizens and communities to withstand and recover from disasters.

Mission

We lessen the impact of disasters on the communities and citizens of South Carolina by planning and coordinating statewide resilience, long term recovery and hazard mitigation.

Revolving Fund Enabling Legislation

On September 29, 2020, Governor Henry McMaster signed the Disaster Relief and Resilience Act, S.C. Code Ann. §48-62-10, et. seq., creating the South Carolina Office of Resilience (SCOR). S.C. Code Ann. §48-62-310 created the Resilience Revolving Fund (Revolving Fund). The statute authorized SCOR to make and service below-market interest rate loans and grants as financial incentives to eligible fund recipients meeting the criteria of Section 48-62-50 for the purchase of flooded properties and land to complete floodplain restorations.

Annual Report Requirements

Code of Laws - Title 48 - Chapter 62- - ENVIRONMENTAL PROTECTION AND CONSERVATION

SECTION 48-62-330. Authority; authorizations and functions

(B) To carry out these functions, the authority shall:

(4) submit an annual report to the Governor, Lieutenant Governor, State Treasurer, and General Assembly that:

(a) accounts for fund receipts and disbursements.

(b) briefly describes applications submitted to the fund and, in greater detail, describes grants and loans that were approved or funded during the current year and the public benefits, including increased flood retention resulting from such grants and loans.

(c) describes recipients of fund loans and grant monies.

(d) sets forth a list and description of all loans and grants approved and all acquisitions of homes and lands obtained since the fund's inception.

A. Funds Receipts & Disbursements

The Nature Conservancy (TNC) was awarded a $5,000,000 loan in April 2025. As a result, current assets decreased significantly while non-current assets increased due to the anticipated repayment of the loan.

In other expenses and credits, The Revolving Fund had a $3,000 expense for the preparation of the required annual audit. The Treasurer's Office Notified SCOR's Finance Department that the Revolving Fund had been credited $209,639 in interest. This increases the balance of the Revolving Fund to $6,491,355 ending June 30, 2025.

As of June 30, 2025, the unencumbered balance is $1,477,418.40

Table 1: Audited Summary Statement of Net Position Ended June 30, 2025

	June 30, 2025	June 30, 2024	Change
Assets			
Current assets	$ 1,491,335	$ 6,281,696	$ (4,790,361)
Non-current assets	5,000,000	-	5,000,000
Total assets	$ 6,491,335	$ 6,281,696	$ 209,639
Restricted Net position	$ 6,491,335	$ 6,281,696	$ 209,639

Table 2: Summary of Statement Activities

	June 30, 2025	June 30, 2024	Change
Revenues	$ 212,639	$ 158,912	$ 53,727
Expenses	3,000	3,500	(500)
Change in net position	209,639	155,412	54,227
Net position - beginning of year	6,281,696	6,126,284	155,412
Net position - end of year	$ 6,491,335	$ 6,281,696	$ 209,639

(Full Audit Report Attached)

B. Describe Applications Submitted to the Fund

During the 2024 – 2025 Fiscal Year, the South Carolina Office of Resilience (SCOR) received application from accredited land trust The Nature Conservancy (TNC) for $5,000,000 loan to assist in funding their $32,000,000 acquisition of the Chelsea Plantation for The South Carolina Forestry Commission (SCFC) comprising approximately 2,737 acres in Jasper County, which has appraised for $34,860,000.

Eligible Applicant SCOR determined that (TNC) met eligibility by being accredited by the Land Trust Accreditation Commission.

Eligible Project- SCOR determined based on:

1. *Planned floodplain restoration* activities on the property identified in a multi-partner Port Royal Sound watershed analysis as a key tract for inland marsh migration associated with sea level rise scenario. Activities planned by TNC and SCFC will focus on professional forest management to include a return to a natural regime by prescribed fire and future timber enhancement projects with the goal to reestablish water storing benefits in Port Royal Sound.

The property has 7.2 miles of shoreline, 37.5 miles of unnamed ephemeral freshwater forested wetlands (48% of the total property), and is surrounded by salt marsh.

2. *Open Space in Perpetuity*- will be achieved through the Conservation Easements and the future sale to SCFC for state forest will ensure it be open to the public.

SCOR received approval from the State Fiscal Accountability Authority (SFAA) at the April 1, 2025, meeting and on April 29,2025 awarded $5,000,000 loan at 1.67% to (TNC).

Leverage additional funds: TNC purchased the property with $34,860,000 FMV below market for $32,000,000 using funds from The Department of Defense, Jasper County and Beaufort, South Carolina Conservation Bank, SCOR's Revolving loan fund and additional loans.

The SCFC applied to and has been awarded $23,400,000 from United States Forest Service Forest Legacy grant to purchase from (TNC) and establish a new state forest.

The SCFC is working through the Department of Administration (DOA) permanent improvement approval process and plans to purchase from TNC when federal funds are released.

C. Describe Recipients of Fund Loans and Grant Monies

The Nature Conservancy (TNC) is a nonprofit, accredited land trust organized under the laws of the District of Columbia, with its principal place of business located at 4245 North Fairfax Drive, Suite 100, Arlington, VA 22203-1606. Since the award of the application, TNC has updated its South Carolina office address to 4400 Leeds Avenue, Suite 430, North Charleston, SC 29405. TNC's website is www.nature.org.

Land trusts are often able to acquire property more efficiently and quickly than state agencies, making them valuable partners in conservation efforts. TNC played a critical role in facilitating the future state acquisition of Chelsea Plantation. Using SCOR Revolving Fund, leveraged with other sources, TNC purchased Chelsea Plantation from Chelsea Planation LLC. TNC then held the property while the SCFC secured federal funding and state approvals through the DOA's two-phase process. SCFC is expecting funding and approvals to take 15 months past TNC initial purchase.

D. List Approved Loans Since Fund Inception

TNC was awarded a $5,000,000 loan by SCOR, on April 29,2025 to assist with their purchase of the Chelsea Planation in Jasper County, SC. The loan was made for a period of ten years at an annual rate of 1.67%. Conservancy will protect the property and will sell it to South Carolina Forestry Commission.

Loan	Applicant	Project name	Amount	SFAA Approval	Status
1.	TNC	Chelsea	$5,000,000	April 1, 2025	Open