



Agenda Packet for
July 25, 2023
Regular Session



AGENDA
LAURENS COUNTY COUNCIL
JULY 25, 2023 – 5:30 PM
HILLCREST COMPLEX EAST- 105 BOLT DR.

1. Call to Order
2. Invocation – Vice Chairman Carroll
3. Pledge of Allegiance
4. Approval of Agenda – July 25, 2023
5. Approval of Minutes – July 11, 2023- Regular Session
6. Public Comment – *(Required to sign in prior to meeting)*
7. Reports to Council
8. Old Business:
 - a. Council Submission – Approval of Appointments – County Boards, Commissions & Committees
 - b. Second Reading, Ordinance #945: Project Zebra FILOT
9. New Business:
 - a. Approval- ATAX Allocations
 - b. Approval- to pursue a non-binding Conservation Bank application for possible purchase of land
10. Executive Session*
 - a. Human Resources- Employment Matter- Assessor/Public Works
11. County Council Comments
12. Adjournment

****The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, County Council may take action on matters discussed in Executive Session upon return to open session.***



Minutes:

July 11, 2023- Regular Session



MINUTES
LAURENS COUNTY COUNCIL
JULY 11, 2023 – 5:30 PM
LAURENS COUNTY VOTERS REGISTRATION / VETERAN AFFAIRS
BUILDING – 105 BOLT DRIVE

ATTENDING COUNTY COUNCIL MEMBERS: Chairman W. Brown Patterson, Jr., Vice Chairman Jeffrey D. Carroll; Council Member M. Kemp Younts; Council Member Luke Rankin, Council Member Shirley Clark, Council Member Diane B. Anderson; and Council Member David Tribble, Jr.

ATTENDING COUNTY ADMINISTRATIVE STAFF: Thomas R. Higgs, II, Laurens County Administrator; Sandy Cruickshanks, County Attorney; and Melissa Ferqueron, Executive Assistant

ATTENDING DEPARTMENT HEADS: Dale Satterfield, Director of Public Works; Tammi Hanks, IT Director; Andy Howard, Parks, Recreation, and Tourism Director

ATTENDING PRESS:

AGENDA ITEMS: 1) Call to Order; 2) Invocation; 3) Pledge of Allegiance- Council Member Rankin; 4) Approval of Agenda – July 11, 2023; 5) Approval of Minutes – June 27, 2023- Regular Session, 6) Public Comment; 7) Reports to Council; 8) Executive Session; 8a. Economic Development; 9) Old Business; 9a. Council Submission- Approval of Appointments- County Boards, Commissions, & Committees; 9b. Second Reading, Ordinance #944: Covey Property to LCDC; 9c. Council Meeting Schedule Discussion; 10) New Business; 10a. First Reading, Ordinance #945: Project Zebra FILOT; 11) County Council Comments; 12) Adjournment

MEETING NOTIFICATION: County Council members and applicable Department Heads, press, and general public were notified of the meeting in a timely manner, including postings of the Agenda on the County website.

CALL TO ORDER: Chairman Patterson called the meeting to order at 5:30 PM.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Patterson invited all to stand for the invocation and pledge, which was led by Council Member Anderson.

APPROVAL OF AGENDA: Chairman Patterson amended the agenda to move item “C” under Old Business to item “B” under New Business. VICE CHAIRMAN CARROLL made a MOTION to approve the agenda with the amendment; it was SECONDED by COUNCIL MEMBER CLARK, **vote 7-0.**

APPROVAL OF MINUTES: COUNCIL MEMBER RANKIN made a MOTION to approve the minutes from May 25, 2023, Budget Workshop #3, and June 13, 2023- Regular Session; it was SECONDED by COUNCIL MEMBER CLARK, **vote 7-0.**

REPORTS TO COUNCIL:

Mr. Higgs communicated that David Satterfield, Laurens County Assessor had announced his resignation after 27 years of service. His last day with Laurens County would be August 24, 2023. Mr. Higgs corresponded there would be time for the hiring process to fill his position.

EXECUTIVE SESSION:

COUNCIL MEMBER TRIBBLE made a MOTION to enter into executive session to discuss an economic development matter; it was SECONDED by VICE CHAIRMAN CARROLL, **vote 7-0.** Council entered into executive session at 5:34pm.

Council reconvened into regular session at 5:49pm where Chairman Patterson communicated no action was taken in executive session.

OLD BUSINESS:

- a. **Council Submission – Approval of Appointments – County Boards, Commissions, and Committees:** COUNCIL MEMBER ANDERSON made a recommendation to appoint Ms. Deborah Moody to the Parks, Recreation, and Tourism Committee, **vote 7-0**. Chairman Patterson voiced that Mr. Higgs would be working to get a couple of the board, commissions, and committees to come to Council and present, soon.
- b. **Second Reading, Ordinance #944: Convey Property to LCDC:** Chairman Patterson conveyed the properties involved in the ordinance. COUNCIL MEMBER RANKIN made a MOTION to approve second reading of Ordinance #944; it was **SECONDED** by VICE CHAIRMAN CARROLL, **vote 7-0**.

NEW BUSINESS:

- a. **First Reading, Ordinance #945: Project Zebra FILOT:** Mr. Coleman, from the LCDC, communicated this project would be the largest investment in the county's history and expressed he was looking forward to bringing it to fruition. COUNCIL MEMBER ANDERSON made a MOTION to approve first reading of Ordinance #945; it was **SECONDED** by VICE CHAIRMAN CARROLL, **vote 7-0**. Chairman Patterson expressed gratitude towards Mr. Coleman and team for all they do for Laurens County.
- b. **MOVED AGENDA ITEM: Council Meeting Schedule Discussion:** Chairman Patterson communicated that Council currently meets on the second and fourth Tuesday of each month; however, there have been months where one meeting has been cancelled due to lack of agenda items. That being said, Mr. Patterson advised there have been talks of discussing changing the meetings to once a month, continuing to state that with the phenomenal staff Laurens County has, they are able to execute things under Council's directive. The recommendation for the purpose of discussion is to move the Council meetings to the second Monday of every month. Council Member Anderson expressed she didn't have any opposition moving to one meeting a month. Chairman Patterson advised changing it to Monday would allow staff to get to regular work instead of waiting around to see what happens at the Council meeting. Vice Chairman Carroll communicated that he has had several citizens advise they could not make the Council meetings due to the 5:20pm time; he suggests a later start time of 6:00pm. This would give people more time to prepare and attend the meeting. Chairman Patterson recommended continuing with the second meeting of the month in July and beginning the second Monday of each month in August.

Council Member Anderson conveyed she wanted to make sure the community is aware of the change and give them time to be aware of the change. Mr. Cruickshanks advised that starting this in August could create issues with the publications of public hearing notices. Chairman Patterson inquired if they were to vote to change the meeting schedule tonight, would the publication be able to be changed to reflect; it was confirmed. VICE CHAIRMAN CARROLL made a MOTION that Council begins one meeting a month beginning in August, being on the second Monday of each month, beginning at 6pm; it was **SECONDED** by COUNCIL MEMBER RANKIN, **vote 7-0**.

COUNTY COUNCIL COMMENTS:

Council Member Clark had no comment.

Council Member Rankin had no comment.

Council Member Tribble had no comment.

Council Member Younts had no comment.

Council Member Anderson communicated while watching the news, she noticed all the positive things going on in Laurens County, like the trail.

Vice Chairman Carroll had no comment.

Chairman Patterson mentioned the SC7 group that comes yearly to Laurens County for one of their stops and expressed appreciation for that. He continued by publicly thanking David Satterfield for serving as Laurens County Assessor for a long time. Mr. Patterson communicated he was looking forward to the consideration from the CTC Committee. Concluding his comments mentioning the July 4th celebration the city hosted, voicing that he would like to see the county be more involved with man hours and possible sponsorship. July 20 at 11:00, the Clinton Library will be breaking ground, he concluded.

ADJOURNMENT: COUNCIL MEMBER RANKIN made a MOTION to adjourn; it was SECONDED by VICE CHAIRMAN CARROLL, **vote 7-0**. The meeting was adjourned at approximately 6:03 PM.

Respectfully submitted,



Cheyenne G. Noffz,
Clerk to Laurens County Council



Old Business:
Second Reading,
Ordinance #945:
Project Zebra FILOT



AGENDA ITEM - REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council.

DATE OF REQUEST: 07/17 , 2023 (FOR JULY 25, 2023 COUNTY COUNCIL MEETING)

DEPARTMENT / AGENCY: LEGAL

NAME: A. "SANDY" CRUICKSHANKS, IV, LAURENS COUNTY ATTORNEY

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

SIGNATURE: 

SUBJECT MATTER REQUESTED (please be as specific as possible):

SEE THE ATTACHED ORDINANCE 945 – PROJECT ZEBRA FILOT - SECOND READING.

STAFF RECOMMENDS APPROVAL OF ORDINANCE 945 SECOND READING.

FINANCIAL AMOUNT REQUESTED: SEE THE ATTACHED

SOURCE OF FUNDING: SEE THE ATTACHED

(PLEASE – attach subject matter document pages as necessary)

FOR OFFICE USE ONLY

REQUEST ASSIGNED TO: _____ DATE RECEIVED: _____

DATE OF ASSIGNMENT: _____ DATE OF AGENDA: _____

DATE RESPONSE DUE: _____

COUNCIL ACTION: _____

The above space is reserved for recording information.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

ORDINANCE #945

AUTHORIZING THE EXECUTION AND DELIVERY OF A FEES IN LIEU OF TAX AGREEMENT BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA, AND A COMPANY IDENTIFIED BY THE COUNTY AS PROJECT ZEBRA, INCLUDING ONE OR MORE AFFILIATED OR RELATED ENTITIES AND ANY SPONSOR AFFILIATES, WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS AND GRANTS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Laurens County, South Carolina ("County"), acting by and through its County Council ("County Council"), is authorized and empowered (i) under Title 12, Chapter 44 of the Code of Laws of South Carolina, 1976, as amended (the "FILOT Act") to enter into agreements with qualifying companies to encourage investment in projects constituting economic development property through which the economic development of the State of South Carolina (the "State") will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State and to covenant with such industry to accept certain payments of fees in lieu of *ad valorem* taxes ("FILOT") with respect to such investment ("FILOT Payments"); (ii) under Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended ("MCIP Act") and Article VIII, Section 13 of the South Carolina Constitution to create multi-county industrial parks with one or more contiguous counties and include certain properties therein, and, in its discretion, include within the boundaries of these parks the property of qualifying industries, and under the authority provided in the MCIP Act and S.C. Const. art. VIII, §13, the County has created a multi-county park with Greenville County, South Carolina ("Park"); (iii) under Sections 4-1-175, 4-29-68 and 12-44-70 of the Code of Laws of South Carolina, 1976, as amended (collectively, "Infrastructure Credit Act") to grant credits against FILOT Payments to qualifying companies to offset qualifying infrastructure-related expenditures ("Special Source Revenue Credits"); and (iv) to make and execute contracts of the type hereinafter described pursuant to Section 4-9-30 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, pursuant to the FILOT Act, and in order to induce additional investment in the County, the County Council adopted Resolution [NUMBER] on [DATE] (the “Inducement Resolution”) with respect to certain proposed investment by the “Company” (which was identified the County at the time as “Project [NAME]” but which is currently identified by the County as “Project Zebra”), with respect to the acquisition, construction, and installation of land, buildings, improvements, fixtures, machinery, equipment, furnishings and other real and/or tangible personal property to constitute new facilities (collectively, the “Project”) currently expected to cause an investment of approximately \$600,000,000 in the County and the creation of approximately 400 new, full-time jobs at the Project, all within the Investment Period (as such term is defined in this Fee Agreement); and

WHEREAS, pursuant to the Inducement Resolution and in connection with the Project, the Company has requested the County to enter into incentive agreements, to the extent and subject to the conditions provided in those agreements, to establish the commitments of (i) the Company, and any Sponsor Affiliate to make the Investment; and (ii) the County to provide certain incentives; and

WHEREAS, the County has determined: (i) to offer a FILOT arrangement and enter into a fee-in-lieu of *ad valorem* taxes agreement with the Company and, as applicable, any Sponsor Affiliate, the form of which is attached as **Exhibit A** (“Fee Agreement”), but with the principal terms as follows: 40 year term, 4.0% assessment ratio, and a fixed millage rate equal to that millage rate in effect at the Project Property, for all taxing entities, on June 30, 2022, which the parties hereto believe to be 345.1 mills for the entire term of the FILOT arrangement; (ii) to provide a Special Source Revenue Credit (“SSRC”), for 15 years, beginning the first year in which a FILOT Payment becomes due under this Fee Agreement, in amounts as set forth in the Fee Agreement; and (iii) to offer any other incentives further set forth in the Fee Agreement; and

WHEREAS, the State of South Carolina’s Coordinating Council on Economic Development (“CCED”) has or will approve a monetary grant of \$15,000,000 for the Project’s benefit, specifically to offset some of the costs associated with the Project (“State Grant”), the funds of which will be received and administered by the County or its affiliates, as grantee, in accordance with applicable law for the benefit of the Project; and

WHEREAS, the County acknowledges the Laurens County Development Corporation (“LCDC”) has or will approve certain monetary grants totaling \$3,500,000 for the Project’s benefit, specifically to offset some of the costs associated with the Project (“County Grants”); and

WHEREAS, the parties recognize and acknowledge that the Company would not otherwise expand at its current facility in the County but for the delivery of the Incentives.

NOW THEREFORE, BE IT ORDAINED, by the County Council:

Section 1. Findings. The County hereby finds and affirms, based on information provided by the Company, (i) the Project will benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise provided locally; (ii) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against its general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project to the public are greater than the costs to the public; and (v) the Project will provide a substantial public benefit to the County.

Section 2. Authorization to Execute and Deliver Fee Agreement. The form, terms, and provisions of the Fee Agreement (which includes the provision of Special Source Revenue Credits) presented to this meeting and filed with the Clerk to County Council is hereby approved, and all of the terms, provisions, and conditions thereof are hereby incorporated herein by reference as if the Fee Agreement was set out in this Ordinance in its entirety. The Chairman of County Council and the Clerk to County Council are hereby authorized, empowered, and directed to execute, acknowledge, and deliver the Fee Agreement in the name and on behalf of the County, and deliver the Fee Agreement to the Company. The Fee Agreement to be in substantially the form now before this meeting and hereby approved, or with such changes therein as shall not materially adversely affect the rights of the County thereunder and as shall be approved by the officials of the County executing the same upon the advice of the County Attorney, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Fee Agreement now before this meeting.

Section 3. Maintenance of Project in Park. The County Council Chairman is hereby authorized to execute and deliver on behalf of the County an amendment to the Park Agreement, if necessary, to ensure that the Project will remain in the Park (or a successor multi-county industrial park) for no less than the term of the Fee Agreement.

Section 4. County Grant Agreements. The County Council authorizes the County Chairman to execute and deliver any grant performance agreements with the Laurens County Development Corporation and the Company in connection with certain County grants totaling \$3,500,000 and to administer the County Grants accordingly in order to effectuate the intent of this Ordinance ("County Grant Agreements").

Section 5. State Grant Administration. The County shall administer the State Grant in accordance with applicable law, and immediately after receipt by the County and confirmation of the Company's compliance with the terms and conditions of the State Grant shall provide the proceeds of such grant for the benefit of the Project and as further set forth in any applicable agreement, law, or regulation governing the use of such grant funds in connection with the Project.

Section 6. No Recapitulation Required. Pursuant to Section 12-44-55(B) of the Act, the County hereby agrees that no recapitulation information, as set forth in Section 12-44-55(A) of the Act is required to be provided by the Company in the Fee Agreement, or in any other documents or agreements in connection with the fee-in-lieu or tax arrangement between the Company and the County, so long as the Company shall file a copy of the South Carolina Department of Revenue form PT-443, and any subsequent amendments thereto, and all filings required by the Act with the County after the execution of the Fee Agreement by the County and the Company.

Section 7. Further Acts. The County Council authorizes the County Administrator, other County staff, and the County Attorney, along with any designees and agents who any of these officials deems necessary and proper, in the name of and on behalf of the County (each an "Authorized Individual"), to take whatever further actions, and enter into whatever further agreements, as any Authorized Individual deems to be reasonably necessary and prudent to effect the intent of this Ordinance and induce the Company to locate the Project in the County.

Section 8. General Repealer. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 9. Severability. Should any part, provision, or term of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Ordinance or any part, provision or term thereof, all of which is hereby deemed separable.

This Ordinance takes effect and is in full force only after the County Council has approved this Ordinance following three readings and a public hearing.

[signature page to follow]

2ND Reading. 2023.07.25

AND IT IS SO ORDAINED this _____ day of _____, 2023.

LAURENS COUNTY COUNCIL:

W. Brown Patterson, Jr., Council Chairman

Jeffrey Carroll, Council Vice Chairman

Diane B. Anderson, Council Member

Shirley H. Clark, Council Member

Kemp Younts, Council Member

David Tribble, Jr. Council Member

Luke S. Rankin, Council Member

ATTEST:

Thomas R. Higgs, II, Administrator
Laurens County, South Carolina

Cheyenne G. Noffz, Clerk
Laurens County Council
Laurens County, South Carolina

First Reading: July 11, 2023
Second Reading: July 25, 2023
Public Hearing: _____, 2023
Third Reading: _____, 2023

VOTE: _____

	FOR	AGAINST	ABSTAIN	ABSENT
Patterson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carroll	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anderson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clark	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Younts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tribble	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rankin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED AS TO FORM:

A. "Sandy" Cruickshanks, IV
Laurens County Attorney



New Business:
Approval- ATAX
Allocations



AGENDA ITEM – REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council.

Agenda Item #: _____

DEPARTMENT / AGENCY: Laurens County PRT Date of Request: 7/19/23

COUNCIL ACTION REQUESTED: Council Approval is being sought ATAX Approval

Short Description of Item for Consideration: I am requesting approval for the Atax expenditures as recommended by the ATAX Commission and PRT Commission

More Detailed Description (if needed):_

FINANCIAL AMOUNT REQUESTED \$77447.00

SOURCE OF FUNDING: ATAX Revenues

(PLEASE – attach subject matter document pages as necessary)

Recommendations attached

Organization	Amount requested	Recommended by ATAX	Recommended by PRT	Approved by Council
Connect Lake Greenwood	4000	5000	5000	
Gourd Society	4000	5000	5000	
LC Chorale	3000	4000	4000	
LC Community Theatre	4000	5000	5000	
Laurens county Museum	4000	5000	5000	
LC REV War 250 th comm	4000	5000	5000	
Main street Laurens	4000	5000	5000	
Musgrove Mill	4000	5000	5000	
PAIA	4000	5000	5000	
Presbyterian College	4000	5000	5000	
SC Jr Golf Foundation	4000	5000	5000	
Trails Association	4000	5000	5000	
Town of waterloo	4000	5000	5000	
Ware Shoals catfish feast	4000	5000	5000	
Remaining funds	Rev war 250 th comm	3447	3447	
			CROSS HILL 5000	
totals	55000	72447	77447	

We had a total of 72,447.00 to give out to applicants this year. The application agreed upon allotted for a 4000 dollar max grant. Since we did not receive as many grant requests as expected the Atax commission to increase each applicants ask by 1000 dollars. We did have some new grant requests and we had some that did not apply that have in the past. We also received more money than in the past as well.

Cross Hill did not turn in an application this year but after speaking with Mrs Anita Moore. I found out that Mrs Ree Simpson Passed away and the Mayor is in NHC. The town of Cross Hill typically applies for the coming home to cross hill festival. I did not have this information to share with the ATAX committee but did share with PRT commission. And the PRT commission would like for Council to find a way to Fund this festival without effecting the ATAX allocations as presented.



New Business:

Approval- to pursue a non-binding Conservation Bank application for possible purchase of land



AGENDA ITEM – REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council.

Agenda Item #: _____

DEPARTMENT / AGENCY: Laurens County PRT Date of Request: 7/19/23

COUNCIL ACTION REQUESTED: Council Approval is being sought for agreement to pursue non binding Conservation Bank application for possible purchase of acreage in Joanna for trails for Equestrian use. Authority for Mr. Higgs to execute needed application and support documents.

Short Description of Item for Consideration: This agreement will result in the acquisition of 335 acres+/- of equestrian trails neighboring the sumter national forest which will tie in with more than 2000 acres of the Sumter national forest. This will increase trails with the Laurens County trails Master plan making Laurens County a more diverse recreational destination. The eventual goal will be to tie in with the Palmetto trail equestrian trails at Brickhouse campground and bring people into the town of Joanna. Appraised value of the land is \$1,025,000 cost to county would be \$200,000 which comes to less than 600 dollars per acre Opportunities like this do not come up often.

More Detailed Description (if needed):_

FINANCIAL AMOUNT REQUESTED \$200,000

SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)

Joanna Park

Laurens County, SC

Project Proposal:

The Nature Conservancy of South Carolina purchased 2,280 acres in Laurens County, near the town of Joanna, from Tyger Oak, LLC. About 1,700 acres of the property will transfer to the U.S. Forest Service to be added to the Enoree District. About 200 acres of the property will be exchanged with a neighboring landowner to clean up the boundaries. The remainder of the property, 330 acres closest to the town of Joanna, has the potential to be a county park hosting equestrian trails and hiking trails. There is potential for the trails that can be constructed on the County property to connect to the Forest Service property and into the rest of the Enoree District. This project will provide miles of trails for public access, creating a tremendous amenity for the County. Additionally, the County property will be able to managed for timber and wildlife resources.

The Nature Conservancy (TNC) will assist the County in seeking a South Carolina Conservation Bank grant in the July 2023 round for \$700,000. TNC will also provide or fundraise \$200,000 towards the purchase price. To make the SC Conservation Bank grant competitive, match funding is important, and County support is critical. The County's support, with \$200,000 towards the purchase price, will provide that match component for the grant and other fundraising. TNC will sell the property to the County, subtracting funds raised, for \$900,000 with \$700,000 coming to closing from the SC Conservation Bank. The County will have an over 1 million dollar property for a commitment of \$200,000.



The below is a proposed budget and could change depending on feedback from the SC Conservation Bank and fundraising opportunities.

Proposed Project Budget:

Property Purchase Price/ Appraised Value	\$1,025,000
Closing, Due Diligence and other costs	\$75,000

Total Estimated Project Cost \$1,100,000

Funding Sources

SC Conservation Bank Grant (July 2023 Round) \$700,000

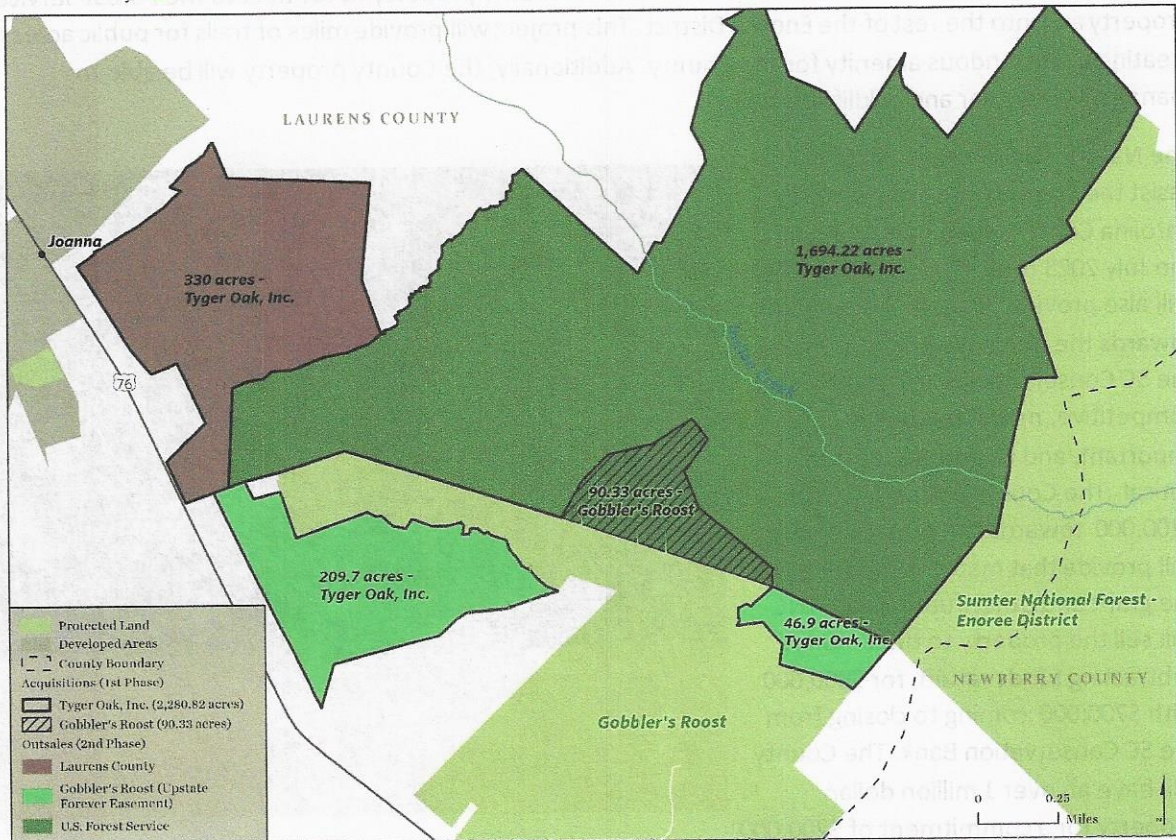
TNC Contributions \$200,000

County purchase portion \$200,000



Piedmont (Tyger Oak, Inc.) Joanna

Laurens County | April 2023




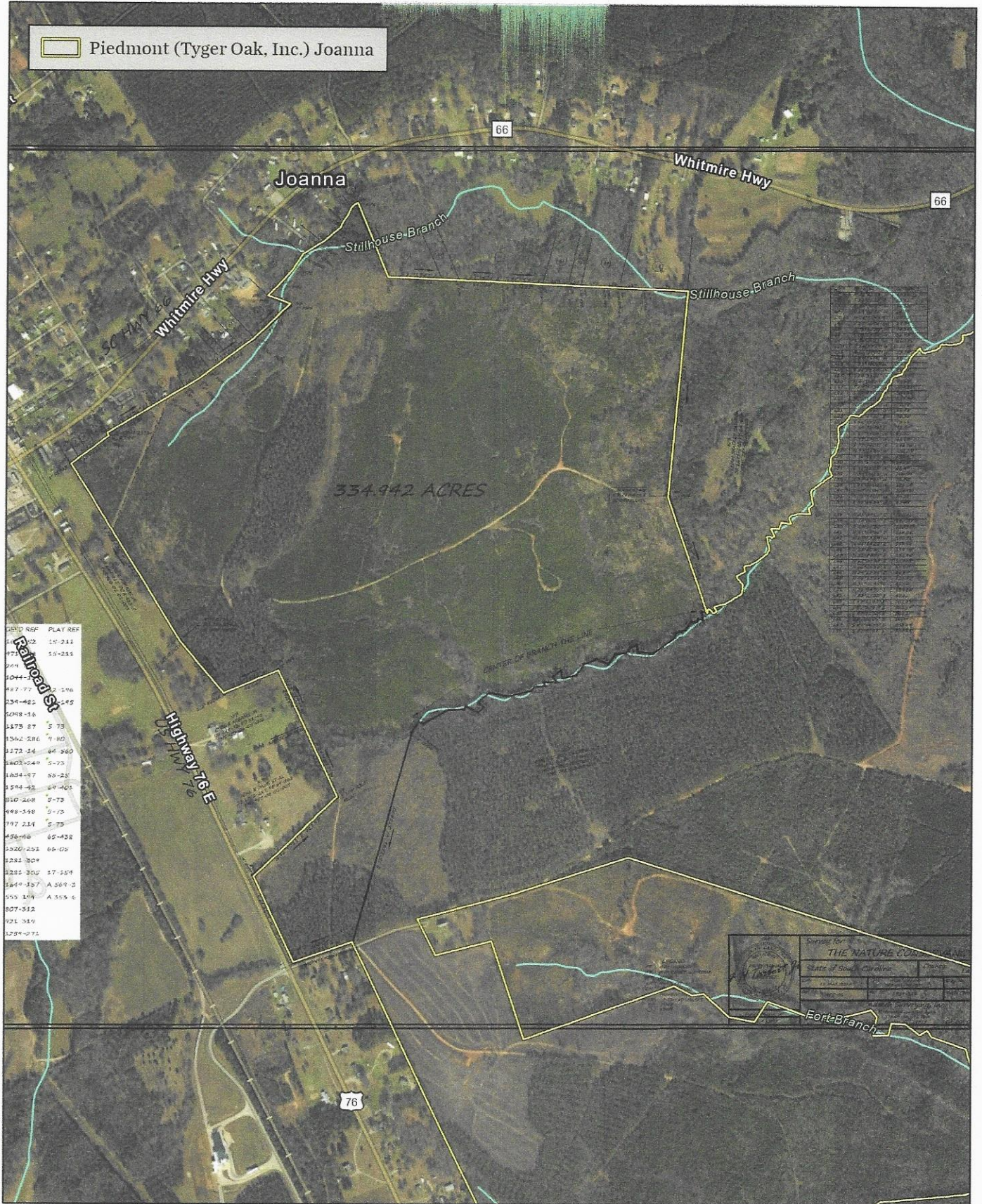
Project Timeline: TNC and the County will apply for the July 2023 round of the SC Conservation Bank grant and if awarded the grant, the funding would be available after September 2023. TNC could transfer the property to the County as soon as County and SCCB funds are available.

Project Contact:

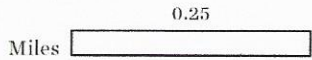
Katy McWilliams, Director of Land Protection, The Nature Conservancy South Carolina

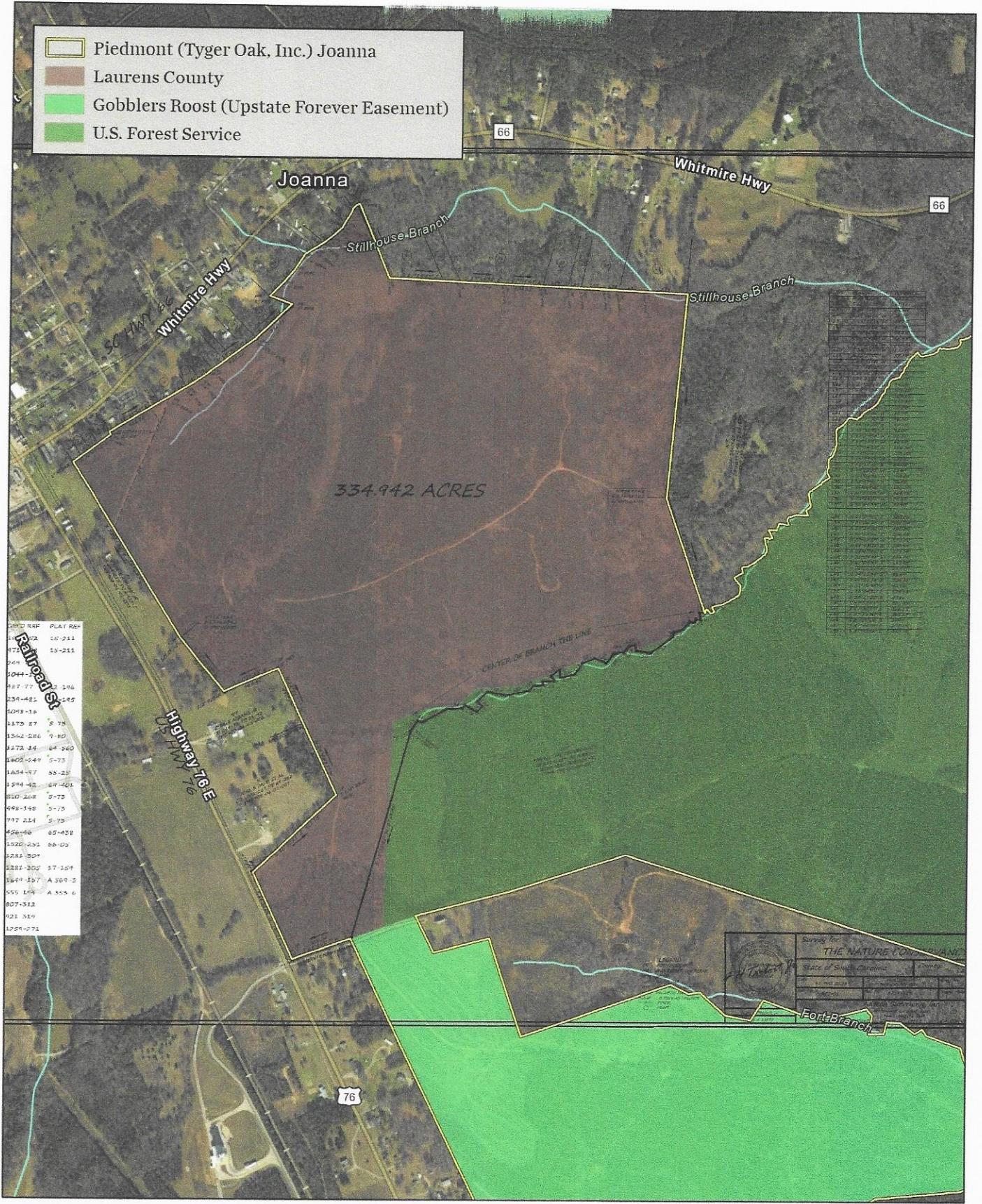
k.mcwilliams@tnc.org, 843-819-1975

 Piedmont (Tyger Oak, Inc.) Joanna



Piedmont (Tyger Oak, Inc.) Joanna
 Laurens County, SC | South Carolina Imagery | May 2023





- Piedmont (Tyger Oak, Inc.) Joanna
- Laurens County
- Gobblers Roost (Upstate Forever Easement)
- U.S. Forest Service

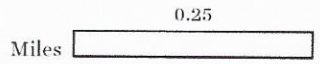
2010 REF	PLAT REF
1467-22	19-211
172	19-211
269	
1044	
187-77	2-176
234-421	5-485
1048-18	
1175-87	5-75
1354-286	9-80
1272-24	64-340
1402-549	5-75
1624-47	56-23
1974-42	69-401
200-268	5-75
448-148	5-75
717-254	5-75
426-86	65-428
1920-292	64-03
2282-309	
1281-205	17-109
1649-157	A 509-5
155-158	A 558-6
807-342	
921-519	
1754-071	

PLAT REF	ACRES
1467-22	19-211
172	19-211
269	
1044	
187-77	2-176
234-421	5-485
1048-18	
1175-87	5-75
1354-286	9-80
1272-24	64-340
1402-549	5-75
1624-47	56-23
1974-42	69-401
200-268	5-75
448-148	5-75
717-254	5-75
426-86	65-428
1920-292	64-03
2282-309	
1281-205	17-109
1649-157	A 509-5
155-158	A 558-6
807-342	
921-519	
1754-071	

Survey for
THE NATURE COMPANY
State of South Carolina
Date: _____
Scale: _____
North Arrow



Piedmont (Tyger Oak, Inc.) Joanna
Laurens County, SC | South Carolina 2020 Imagery | May 2023



Match Agreement

The SC Conservation Bank ("Bank") considers its ability to leverage its grant awards with outside funding sources as a key component of its effectiveness. Leverage may come in the form of bargain sales of interests in conservation lands, private donations, and contributions from other state and local funding programs. When contributed by non-federal partners, such forms of leverage can qualify as match ("Match") for concurrent or future federal grants. The Bank views its ability to help partners secure federal grants for additional conservation and restoration activities in South Carolina as a high priority.

Federal conservation and restoration programs that require non-federal Match include, but are not limited to: the US Fish and Wildlife Services' North American Wetland Conservation Act (NAWCA) and National Coastal Wetlands Conservation Grant (Coastal Wetlands) programs; the US Department of Agriculture's Agricultural Conservation Easement Program (ACEP); the Department of Defense's Readiness and Environmental Protection Initiative (REPI); and the Forest Service's Forest Legacy Program (Forest Legacy). Donated value from landowners through bargain-sale transactions, and cash contributions from local governments and the Bank afford a simple formula for partners to qualify as Match for additional federal conservation and restoration grant programs.

In evaluating the subject grant application, the Bank will consider whether the non-federal partners will agree to acknowledge their contributions as Match for concurrent or future federal grant programs, such as those listed above, provided the following conditions are satisfied: 1) the acknowledgement of the contribution as Match adds no Substantive Additional Restrictions on the use of the property and 2) the landowner incurs no additional stewardship expenses.

The Applicant may choose to direct the allocation of Match generated by this project for a period of twelve months after closing. Thereafter, allocating Match will be coordinated by the Bank.

Does the applicant and landowner (if applicable) agree to hereby acknowledge their non-federal contributions, including in-kind value or bargain sales, as "match" to concurrent or future applications for federal funding for conservation or restoration purposes, provided that said acknowledgment creates no Substantive Additional Restrictions or additional stewardship expenses?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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Applicant Signature: _____	Date: _____
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Landowner Signature: (if applicable) _____	Date: _____
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Co-Applicant Signature: (if applicable) _____	Date: _____
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No Substantive Additional Restrictions shall be defined as any restriction on the subject property over and above that contemplated in the Bank application that would materially impact the landowner's use and enjoyment of the Property or negatively impact its appraised market value. Examples of Substantive Additional Restrictions include, heightened restrictions on reserved subdivision rights, hunting and fishing activities, commercial timbering, or recreational uses. However, specifically exempted from the definition of Substantive Additional Restrictions are administrative requirements for acknowledging the Match, including but not limited to: acknowledging a specific contribution amount, date, or the appraised value of property; or recording notices of grant agreements.

June 6, 2023

Katherine McWilliams
SC Director of Land Protection
The Nature Conservancy
1417 Stuart Engals Blvd, Suite 100
Mt. Pleasant, SC 29412

RE: Non-Binding Letter of Intent for the Joanna Tract

Dear Ms. McWilliams:

Please accept this letter as indication that Laurens County is interested in acquiring the approximately 334.9-acre "Joanna Tract," in Laurens County, SC (Laurens County Parcel Numbers: 730-00-00-001, 745-00-00-009). We understand that The Nature Conservancy (TNC) recently purchased the property and additional land from Tyger Oak, Inc. After the required approvals are obtained, Laurens County will purchase the tracts from TNC. A contract of sale will be prepared to provide the specific details and responsibilities of each party, this letter is not intended to be binding upon the County.

Acquisition of the site by Laurens County would be contingent upon the following conditions:

1. The property remains in its current state.
2. Good and marketable title supported by a title opinion.
3. Transfer in fee simple to Laurens County for the entire acreage.
4. Removal of all liens, mortgages and other encumbrances, including easements of record or otherwise, which would not be disclosed by an onsite inspection of the property. Outstanding oil, mineral, hunting, timber, or similar rights are not acceptable encumbrances.
5. The purchase price of the property does not exceed the appraised fair market value as defined by an appraisal obtained by Laurens County.
6. Completion of an acceptable environmental assessment.

Please acknowledge receipt of this letter by obtaining signature below. Thank you for your assistance and we look forward to working with you.

Sincerely,

Thomas R. Higgs, II
County Administrator
Laurens County

Acknowledgement: I acknowledge receipt of this non-binding letter of intent and understand Laurens County cannot acquire the subject property unless a voluntary contract of sale is agreed upon.

The Nature Conservancy

By _____
Date _____

Acquisition of the site by Laurens County would be subject to the following conditions:

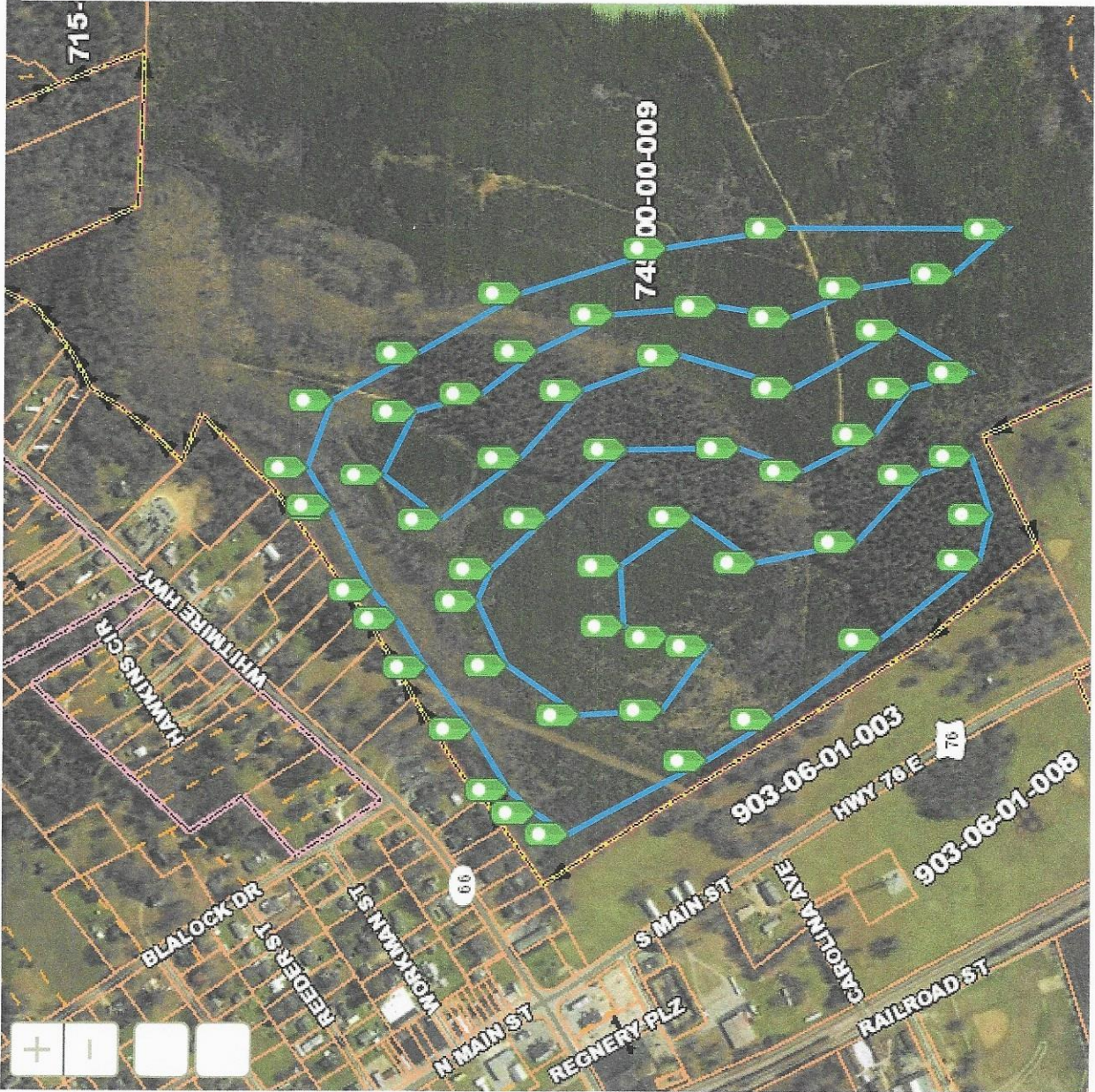
1. The property remains in natural state.
2. Goal and north-south the property be a two-part.
3. Transfer in fee simple to Laurens County for the public use.
4. Transfer of all lease, mortgages and other encumbrances including easements of record in whatever state would not be affected by an easement acquisition of the property including all mineral, boundary, utility or other rights are not acceptable encumbrances.
5. The purchase price of the property does not exceed the appraised fair market value defined by an appraisal obtained by Laurens County.
- a. Completion of an acceptable environmental assessment.

Please acknowledge receipt of this letter by returning a signed copy to the contact person listed below. Thank you for your assistance and we look forward to working with you.

Sincerely,

Thomas R. Hagg, II
County Administrator
Laurens County

Laurens County Property Parcel



Measurement

| Feet

Measurement Result

17,294.1 Feet

Clear

600ft

-81.797 34.416 Degrees

Press CTRL to enable snapping

Laurens County Property Parcel



1mi

-81.871 34.425 Degrees