



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD

November 9, 2021

9:00 AM

Oconee County Administrative Offices
Council Chambers, 415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes
 - September 21, 2021
 - September 29, 2021
3. Treasurer's Report
 - July 2021 [*Community First Bank & Local Government Investment Pool*]
 - August 2021
 - September 2021
 - October 2021
4. Fundraising and Public Relations Reports [*to include Vote and/or Action on matters brought up for discussion, if required*]
 - Dean Woods, President of Foothills Community Foundation
5. Discussion Items [*to include Vote and/or Action on matters brought up for discussion, if required*]
 - Discussion and/or action regarding OCCB Policy-Transfer of Property Interest
 - Discussion and/or action regarding amendment of OCCB Ordinance
 - Update on approved projects [Taychoedah & Whetstone Hill]
 - Discussion and/or action regarding Revised Policy 0002
6. Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

BOARD MEMBERS

Andrew Smith, Chair, District II	Emily Hitchcock, Vice-Chair, At-Large
Laura Havran, Treasurer, District I	Ryan Keese, Secretary, District III
Nicholas Gambrell, District IV	Scuddy Walker, District V
Charles VanOver, At-Large	



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: July 31, 2021

Month Opening Balance	\$344,460.01
DEPOSITS	
Reinvestments [Interest]	\$31.82
EXPENDITURES	
	\$10,000.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$334,491.83

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



**OCONEE COUNTY
CONSERVATION BANK BOARD**

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: July 31, 2021

Month Opening Balance	\$4,920.00
DEPOSITS	
Deposit	\$10,000.00
EXPENDITURES	
TOTAL EXPENDITURES	\$15.00
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$14,905.00

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: August 31, 2021

Month Opening Balance	\$334,491.83
DEPOSITS	
Reinvestments [Interest]	\$29.28
EXPENDITURES	
	\$17,999.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$316,522.11

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: AUGUST 31, 2021

Month Opening Balance	\$14,905.00
DEPOSITS	
Deposit	\$18,099.00
EXPENDITURES	
TOTAL EXPENDITURES	\$0.00
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$33,004.00

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: September 30, 2021

Month Opening Balance	\$316,522.11
DEPOSITS	
Reinvestments [Interest]	\$27.07
EXPENDITURES	
	NONE
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$316,549.11

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: September 30, 2021

Month Opening Balance	\$33,004.00
DEPOSITS	
Deposit	\$0.00
EXPENDITURES	
TOTAL EXPENDITURES	\$18,019.00
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$14,985.00

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer

2. Landowner who acquired a Conservation Easement on the Property/Project in whole or in part with an OCCB grant may transfer the Conservation Easement to the Property/Project only to an Eligible OCCB Recipient and with the approval of the Oconee Conservation Bank Board.
3. The Board will accept requests on or before April 1st, August 1st, and November 1st of each calendar year.
4. Landowner may submit a request by filing a request with the Board's administrative staff on or before the deadlines.
5. All requests must be submitted in duplicate pursuant to Board Policy No. 0001 Applicant Privacy.
6. All requests must be submitted in electronic pdf or similar format.
7. The Purchaser must agree to enter into a Grant Agreement with the Board, which will be recorded simultaneously with the recording of the deed.
8. During the review process, the Board may request additional information from Landowner. Failure to provide the requested information in a timely manner will result in a delay in processing the request until the next cycle.
9. The Board will urge Council to act within thirty (30) days of submission of the Board's recommendation.



Oconee County Conservation Bank Request for Approval to Transfer Property Interest Oconee County, South Carolina

**To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0005**

DRAFT

Send Completed Request to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to jennifercadams@oconeesc.com

SECTION I - General Information

1. **Property/Project Name:** _____

2. **Property Address or Description of Location:** _____

Property Interest To Be Transferred: ____ Fee Simple or ____ Conservation Easement

3. **Grant Recipient Requesting Approval of Property Transfer (“Seller”)**

Name of Organization: _____

Contact Name (authorized to sign request): _____

Mailing Address _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Section II – Eligible OCCB Recipient Seeking To Acquire the Property Interest “Purchaser”

1. **Purchaser Information**

Name of Organization _____

Mailing Address _____

Contact Name (authorized to sign request) _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Organization EIN _____

Type of Organization (check one):

_____ Oconee County

_____ Municipality located in Oconee County

_____ Oconee County agency or commission whose mission relates to land conservation

_____ Public Charity having tax-exempt status under IRS Code of 1986

_____ Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

If Purchaser is a public charity that has never received a grant from the OCCB, its governing documents are attached, including without limitation

- a. IRS Letter of Determination;
- b. SC Secretary of State Certificate of Existence;
- c. filed Articles of Incorporation;
- d. most recent filing with the SC Secretary of State; and
- e. most recent filings with federal and state tax authorities.

2. Fee Simple Purchase

Please attach a description of the financial resources and qualifications of Purchaser to manage the Property/Project.

Does the Purchaser have a conservation land management plan for this Property/Project?

If yes, please attach a copy.

If no, please attach a description of the plans for the Property/Project.

Please attach an explanation of how Purchaser will enforce the deed restrictions on the Property/Project.

3. Conservation Easement Purchase

How many total acres of land has Purchaser conserved in:

_____ South Carolina _____ Oconee County _____ Other

- a. Please attach a description of the lands the Purchaser's organization has preserved in this State and County, include size, location, and method of preservation.

Please attach an explanation of how Purchaser will monitor and enforce the Conservation Easement.

Please attach a description of the financial resources and qualifications of Purchaser to monitor and enforce the Conservation Easement.

4. Purchaser's Agreement

Purchaser agrees to execute a Grant Agreement and/or the language required in OCCB Policy No. 0003, Grant Procedures in the deed.

_____ yes

_____ no

SIGNATURE OF SELLER

Date: _____

SIGNATURE OF PURCHASER

Date: _____



Oconee County Conservation Bank

Title: Bank Account
Policy No. 0002

Effective Date: September 15, 2020

Revision Date(s): April 6, 2021, September 21, 2021

Page 1 of 2

Attachments: Checklist

Purpose:

This policy governs the procedures used in opening, maintaining, and closing bank accounts or investment accounts for the Oconee County Conservation Bank.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Community First account" means the OCCB account at Community First Bank established by the Board.
3. "County Administrator" means the Oconee County staff member hired by County Council as County Administrator.
4. "Disburse" means to deliver the funds approved by the Board to the escrow account of the closing attorney.
5. "Grant" means the monetary award made to an Eligible OCCB Recipient.
6. "Staff Liaison" means the lead County staff member assigned by the County Administrator to support the Board in the operation and management of the OCCB.
7. "State Pool" means Local Government Investment Pool managed by the State Treasurer pursuant to Sections 6-6-10, 12-45-220, and 11-1-60 of the 1976 Code of Laws of South Carolina, as amended.
8. "Treasurer" means the person duly elected as the Treasurer of Oconee County.

Policy:

1. The Chair and Secretary of the Board shall open an account at Community First Bank at the Walhalla, SC branch.

2. The name on the Community First account shall be the Oconee County Conservation Bank with the address as 415 South Pine Street, Walhalla, SC 29691.
3. The Board and Staff Liaison and County Administrator shall manage the funds in the Community First account on behalf of the OCCB.
4. Disbursements from the Community First account shall require two signatures, that of either the Staff Liaison or the County Administrator and that of either the Chair or the Secretary of the Board.
5. The Board may invest all or part of the OCCB funds in the State Pool, considering the need, if any, to maintain funds in the Community First account.
6. The Treasurer shall manage the OCCB funds in the State Pool on behalf of the OCCB.
7. The Treasurer shall move OCCB funds from the State Pool only upon the authorization of either the Staff Liaison or the County Administrator and either the Chair or the Secretary of the Board.
8. After independently completing, signing, and filing the attached Checklist with the Staff Liaison or the County Administrator, either the Staff Liaison or the County Administrator and either the Chair or the Secretary of the Board shall authorize the disbursement of grant funds by wire or certified check from the Community First account.

CHECKLIST

OCCB Policy 0002 (Bank Account)

DATE COMPLETED	TASK
	Council approved award of grant
	Amount of grant approved: _____
	Notification of award to applicant
	Applicant provided written acceptance of award
	If required, appraisal submitted and reviewed
	Confirmed appraisal supports grant amount or revised grant amount
	Written authorization to County Treasurer to move funds from the OCCB State Pool account to Community First account
	If requested, closing extension approved
	Closing date set: _____
	Closing documents provided to OCCB
	Closing documents approved by County attorney and Board representative
	Grant Agreement agreed to by Applicant

Board Chair or Secretary Date

Staff Liaison or County Administrator Date

OCONEE COUNTY CONSERVATION BANK GRANTS DISBURSED & PENDING

November 9, 2021

PROJECT/OWNER; OWNER/EASEMENT HOLDER	GRANT	CLOSING	ACRES	RECIPIENT, APPLICANT	PURPOSE	CONSERVATION EASEMENT/FEE SIMPLE
Oconee Towne; SC DNR	\$9,567.33	6/5/2017	53.68	Upstate Forever, Naturaland Trust	History, Conservation, Public Access	Fee Simple
Jerry Powell; OCWCD	\$7,500.00	8/17/2017	94.10	Oconee Soil & Water Conservation District	Working Farm, Conservation	Conservation Easement
McKinney Creek Oconee Bell Preserve/Cliff Timber LLC; The Naturaland Trust	\$58,000.00	12/5/2019	195.60	Naturaland Trust	Conservation, Public Access	Fee Simple
Gary and Christy Lyle; OSWCD	\$45,000.00	6/17/2020	165.89	Oconee Soil & Water Conservation District	Working Farm, Conservation, Water Quality Protection	Conservation Easement
Chapman Bridge Oconee Bell Preserve/Cliff Timber LLC; The Naturaland Trust	\$88,000.00	7/29/2020	238.72	Naturaland Trust	Conservation, Public Access	Fee Simple
Elaine Morris Trust; UF	\$12,500.00	12/22/2020	26.26	Upstate Forever	Conservation	Conservation Easement
Whetstone Creek Preserve/Lyles Estate; Naturaland Trust	\$66,100.00	12/29/2020	155.56	Upstate Forever, Naturaland Trust	Working Farm, Conservation, Water Quality Protection	Fee Simple
Taychoedah/Dorothy Heger and Geary Hughes; UF	\$17,999.00	09/02/2021	42.02	Upstate Forever	Water Quality, Habitat Protection	Conservation Easement
Peggy Moore; OSWCD	\$10,000.00	10/07/2021	58.60	Oconee Soil & Water Conservation District	Working Farm, Water Quality Protection	Conservation Easement
Whetstone Hill/Ernest Lombard; UF	(\$11,499.00)	(PENDING)	(38.1)	Upstate Forever	Working Farm, Water Quality, Habitat Protection	Conservation Easement
Crawford Mill; Foothills Farmstead	(\$29,999.00)	(PENDING)	(40.09)	The Foothills Farmstead	Working Farm, Water Quality, Historic Site, Habitat Protection	Fee Simple with Conservation Easement
Grants Disbursed, Cost/Acre, Acres Protected, % \$ and Acres for FS/CE	\$314,666.33	\$305.37/Ac	1030.43	\$221,667.33 or 70.4% Fee Simple \$344.44/Ac	\$92,999.00 or 29.6% Conservation Easement \$240.39/Ac	643.56 Acres or 62.5 % FS 386.87 Acres or 37.5% CE
Bank Expenses	\$154.54					
TOTAL EXPENDED	\$314,820.87	99.99997%				



Oconee County Conservation Bank

Title: Transfer of Property Interest
Policy No. 0005

Effective Date:
Revision Date(s):
Page __ of __
Attachments:

DRAFT

Purpose:

This policy provides guidelines for a Landowner who is selling a property interest funded in part by the Oconee County Conservation Bank and governs the procedures used by the Oconee County Conservation Bank Board to process the request to approve the purchaser and ensure that said purchaser understands its obligations under the Grant Agreement and Oconee County Code of Ordinances Ch. 2, Art. IV, Div. 9.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Landowner" means a person(s) or entity desiring to transfer a property interest in land that was funded in part by a grant from the Oconee County Conservation Bank.
3. "Property/Project" means the common or colloquial name used to identify a specific piece of land or project that was the subject of the original application for an OCCB grant.
4. "Request" or "request" means the attached Request for Approval to Transfer Property Interest.

Policy:

1. Landowner who funded a fee simple purchase of the Property/Project in whole or in part with an OCCB grant may transfer fee simple title to the Property/Project only to an Eligible OCCB Recipient and with the approval of the Oconee Conservation Bank Board.

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

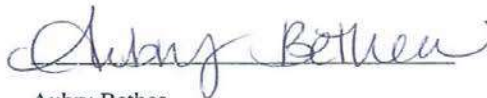
IN RE: The Oconee Conservation Bank Board Meeting Schedule 2021

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 02/12/2021 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
02/12/2021



Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



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Tillman Place, Clemson.....	4BR/2BA.....	\$1200-\$1570
Village Green, Clemson.....	2BR/1.5BA, Townhouse.....	\$825-\$835
Cedarwood, Clemson.....	2BR/2BA.....	\$720-\$750
Crawford Falls, Clemson.....	3BR or 4BR.....	\$2200
Lindsay Rd., Clemson.....	1BR/1BA, Washer & Dryer.....	\$525
Creekside, Clemson.....	Studio Includes Utilities.....	\$525
E. Tamassee Dr., Seneca.....	3BR/2BA House, Lawn & Trash Services Inc.....	\$1500
Rochester Hwy., Seneca.....	1BR/1BA..... 1 Person=\$625, 2 People=\$640	
Weatherstone, Central.....	3BR/2BA House.....	\$1800

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Foothills Property Management

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www.clemsonrentals.com

Robin Valadez, Broker
Debra Boggs, Prop. Mgr.

Rebeka Brackett, Prop. Mgr.

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SOMETHING?**

THE JOURNAL CLASSIFIEDS

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nonconfidential portions of the application will be made available upon request.

NOTICE OF APPLICATION

NOTICE IS HEREBY given that Food Lion, LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and OFF premises consumption of **BEER AND WINE** at **191 Bilo Plaza, Seneca, SC 29678**. To object to the issuance of this license and/or permit, written protest must be postmarked no later than **FEBRUARY 21, 2021**.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
- (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: **SCDOR, ABL SECTION, P.O. Box 125, Columbia, SC 29214-0907; or faxed to: (803) 896-0110.**

Public Notice

The Oconee County Conservation Bank Board will meet on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, SC unless otherwise advertised:

- March 2, 2021;
- April 6, 2021;
- May 18, 2021;
- August 10, 2021;
- September 21, 2021;
- November 9, 2021;
- December 14, 2021;
- and February 8, 2022.

All meetings are scheduled for 9:00 a.m.

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WHAT IS A COMMUNITY FOUNDATION?

A COMMUNITY FOUNDATION IS A UNION OF MANY GIFTS, ESTATES OR PARTS OF ESTATES CONTRIBUTED BY PEOPLE AND ORGANIZATIONS FOR THE BENEFIT OF THE COMMUNITY.

WHO WE ARE

- ◆ Foothills Community Foundation was chartered by the State of South Carolina in February 1999.
- ◆ We are an independent 501(C)3 public charity that stewards philanthropic resources from individual and institutional donors in support of our community's charitable infrastructure.
- ◆ We have been certified for compliance with National Standards of Community Foundations by the Council on Foundations.
- ◆ We are members of the Southeastern Council of Foundations.
- ◆ We are governed by a local volunteer board that represents a cross section of community leaders in our services area.
- ◆ We have approximately \$36 million in assets.
- ◆ We have distributed over \$23 million in grants since our inception.

TYPES OF FUNDS

UNRESTRICTED – PROACTIVE AND RESPONSIVE

Unrestricted gifts of any size give the Foundation the flexibility to address pressing and often changing needs in the community

DONOR ADVISED FUNDS – INVOLVED GIVING

This is a "hands on" approach to giving. You or your family choose those charities or causes you want to support. This fund operates much like a private foundation but without the regulations, administrative work and expenses.

DESIGNATED FUNDS – ONGOING SUPPORT

You select one or more non-profits you would like to support and the Foundation distributes the grant in your name. The fund can be endowed with only the income and earnings awarded or, with donor permission, we can invade the principal to make the grants.

FIELD OF INTEREST FUNDS – TARGETS SPECIFIC ISSUES

Much like the Designated Fund, but instead of selecting a specific non-profit to receive your grants, the donor identifies the cause(s) to be addressed or the geographical area.

SCHOLARSHIP FUNDS – EDUCATIONAL SUPPORT FOR STUDENTS

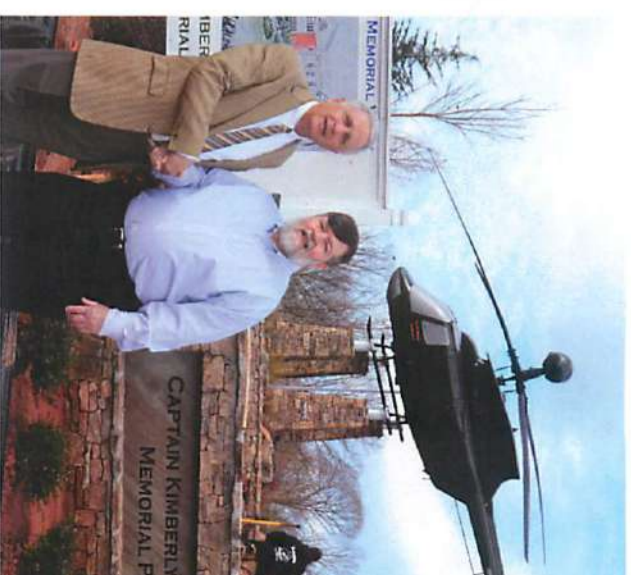
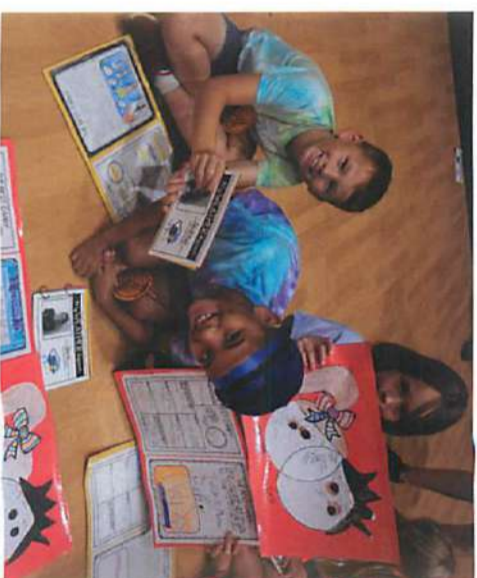
These funds are established to assist students from preschool to post graduate studies.

AFFILIATED FUNDS – YOUR CHARITABLE PARTNER

Businesses, agencies, churches, civic organizations, community groups partner with the Foundation as a fiscal sponsor to support their mission.

TRANSFERRING A PRIVATE FOUNDATION

Avoid the hassles and costs of private foundation management while ensuring that the intent, name and pattern of charitable giving are maintained.



OUR PLEDGE

PRESERVING DONOR INTENT

Carrying out donor's charitable intent is fundamental to our mission. When a donor gives a multi-million dollar gift or \$500 we pledge to use that gift for the purposes expressed by the donor. When a fund is permanently endowed, we are bound to uphold the donor's original intent forever.

MAINTAINING DONOR PRIVACY

The Foundation will not disclose information about a donor or a donor's gift except as required by law. Grants from a donor's fund can be made in the name of the donor or anonymously per the donor's wishes and instructions.





A LEGACY OF GIVING

A BEQUEST IN YOUR WILL:

Including a bequest in your will is a simple way to make a lasting difference in your community. When you make the gift through Foothills Community Foundation, we establish a special fund that benefits the community forever and becomes your personal legacy of giving.

YOUR IRA – A CHARITABLE OPPORTUNITY:

If you are 70 ½ or older, you may be interested in a way to lower the income and taxes from your IRA withdrawals. An IRA charitable rollover is a way you can help your favorite causes and charities while satisfying your required minimum distributions.

Foothills Community Foundation is especially suited to help people take full advantage of this opportunity to create a gift of a lifetime.

You can continue to give IRA assets through a charitable beneficiary designation.

CHARITABLE TRUSTS:

Giving through a charitable trust allows you to receive income for the rest of your life knowing that whatever remains will benefit your community.

10 REASONS TO GIVE THROUGH THE FOOTHILLS COMMUNITY FOUNDATION

1. We are a **local organization** with deep roots in the community.
2. We provide a **highly personalized service** tailored to each individual's charitable and financial interests.
3. Our funds help people **invest in causes** they care about most.
4. We accept a **variety of assets** and can facilitate even the most complex forms of giving.
5. We provide an **array of gift options** including IRA charitable rollovers for those age 70 ½ or older and deferred gifts such as bequests, trusts and annuities.
6. We partner with **professional advisors** to create highly effective approaches to charitable giving.
7. We offer **maximum tax advantage** under state and federal regulations
8. We **multiply the impact** of gift dollars by pooling them with other gifts and grants.
9. We build endowment funds that benefit the community forever and help create **personal legacies**.
10. Giving through the Foundation is **cost effective**. Pooling funds together keeps management expenses at a fraction of the cost of a private foundation or smaller non-profit.

CONTACT US

P. O. Box 1228
Anderson SC 29622

Physical Address:
907 North Main Street
Anderson SC 29621

864.222.9096



R. Dean Woods, President
dwoods@foothillsfoundation.org



Cindy Ervin Kibler,
Donor Services Director
ckibler@foothillsfoundation.org



WWW.FOOTHILLSFOUNDATION.ORG



*A safe and permanent home for
your charitable vision.*



SERVING ANDERSON,
OCONEE AND PICKENS
COUNTIES SINCE 1999

INVESTMENT GUIDELINES AND OBJECTIVES

THE FOOTHILLS COMMUNITY FOUNDATION

INVESTMENT GUIDELINES AND OBJECTIVES

1. The Board of Directors of the Foothills Community Foundation view the primary assets held by the Foundation as endowment type funds designed for long-term development purposes. The Board is bound by their central philanthropic mission, which is to be responsive to the current and changing needs of the community served by the Foundation.

This purpose dictates the need for a reasonably stable and growing annual yield, as well as a growing asset base on the Foundation's investments. Primary emphasis shall be placed on safety of principal by minimizing risks from either market or credit factors.

2. **RETURN OBJECTIVE:** The Board of Directors sets the basic return objective to be: **Preserve real purchasing power of income and principal within the asset allocation model approved by The Board.** The Foundation expects to earn a total return equal to annual grants and administrative spending needs (or goals) plus inflation, as measured by the CPIU and also grow its current income at the same rate.

3. **INVESTMENT OBJECTIVE:**

It is the objective of the Foundation's investment management to out-perform accepted indices such as Standard and Poors for Equities and the Barclays Capital U.S. Aggregate index for fixed income securities.

The longer-term objective of the Foundation's investment management is to earn a real total rate of return (interest and dividend payments plus realized and unrealized capital appreciation, expressed as a percentage of market value and adjusted inflation). The total fund objective is to compare favorably with the upper end (e.g. 40%) performance of balanced fund managers, averaged over a full market cycle.

4. **INVESTMENT STRATEGIES:**

- a. Asset allocation between equities and fixed income instruments shall be one method of diversification of investment of Endowment Funds. The portfolio shall be structured to consist of 40% to 75%

equity securities and 20% to 60% fixed income securities, with the norm being 65% stocks/35% bonds, and with cash reserves of up to 10%. The fund may invest up to 15% of its assets in alternative or market neutral investments. These investments include, but are not limited to real estate, timber and other commodities such as precious metals, oil and gas. The desirability of deviation from the norm can be determined from current market conditions. For these purposes, the term equities include both domestic US and foreign common stocks, convertible bonds, convertible stock and common funds administered by bank trust departments. Foreign equities should not exceed 15% of the fund's allocation. Fixed income instruments include Treasury and corporate bonds, other debt instruments with full backing of the U. S. Government, preferred stocks and other instruments having a fixed maturity date. Investments in balanced mutual funds shall be analyzed according to stock/bond ratios of these funds. Although money-market funds are not considered appropriate investments for endowment funds in the long term, they nevertheless can often be useful and proper investments for foundation funds over shorter periods, and as such will be considered as fixed income investments for purpose of analysis. This cash equivalent position should not exceed 10%.

- b. Further diversification guidelines are provided by the following investment parameters:

Investments in any class of securities of any one issuer should not exceed 5% of the portfolio at cost, except donated stocks and obligations of the U. S. Government or its agencies may be held in any amount (within the stock/bond guidelines). Investments in any class of securities of any one issuer may not exceed 5% of that issuer's total securities.

In the interest of liquidity, investments shall be limited to securities with relatively high daily trading volumes.

- c. Further guidelines for equity securities:
 - 1. No letter stock may be purchased.
 - 2. No short sales are permitted.
 - 3. Only publicly traded securities are permitted.
 - 4. Purchases on margin are not permitted.

- d. Further guidelines for fixed income securities:
 - 1. Investments will tend to be in the higher quality instruments, with an average rating by S&P no lower than A (or equivalent by other rating systems); no more than 15% of a fixed income portfolio shall be rated lower than BBB.
 - 2. No short sales are permitted.
 - 3. No purchases on margin are permitted.
 - 4. No futures contracts are permitted.
- e. Investment of operating funds and depository accounts shall be determined by the general guidelines of safety of principal but shall be confined to interest-bearing bank accounts, money market funds, CDs, U.S. Treasury Bills, and other short-term investments yielding reasonable rates of return.
- f. Asset donations, not specifically requested by the donor to be held, shall be converted to cash as soon as practical for reinvestment, unless the donated assets are deemed unsuitable according to these guidelines or may be used in kind to the purposes and functions of the Foundation in the discretion of the Committee. In the latter case, the assets may be directly transferred to the Foundation's portfolio.
- g. The Investment Committee shall present a formal review of portfolio performance to the Board of Directors at least annually.

5. INVESTMENT MANAGEMENT:

- a. The daily management of the Foundation's portfolio will be executed by a bank, money manager or qualified trustees.
- b. The bank, money manager or qualified trustees will report to the Foundation at each meeting on the performance of the portfolio.
- c. The Board of Directors may modify the investment goals and objectives of the Foundation as market conditions may warrant.

Adopted March 21, 2017



Mission Statement

Our mission is to inspire participation in philanthropy and retain the charitable wealth in Anderson, Oconee and Pickens Counties to positively impact lives now and for future generations.

Our Vision

Our vision is to be the leading donor-focused philanthropic organization in our service area committed to improving the quality of life in our communities.

Our History

The late William Law Watkins, a highly respected Anderson attorney, historian and elder statesman, was the catalyst for starting the Foundation. Mr. Watkins left a challenge bequest in his will of \$1,000,000 provided that the Foundation first has \$4,000,000 in assets under management. The Foundation met this challenge in July 2000.

Governance

The Foundation has a sixteen-member board of directors who reside in the geographic area we serve. These directors are responsible for the governance of Foothills Foundation, including establishing policies and approving grants. Jeff Roberts of Anderson currently serves as the Chairman of the Board.

Key Benefits

Permanence: Endowments placed at Foothills Community Foundation are permanent. The donor's legacy is maintained, and grants are made perpetually to benefit the community.

Tax Benefits

Because of its public status, FCF offers the highest level of tax benefits for charitable giving. Donors may give cash, stock, closely held securities, real estate or personal property and receive maximum tax benefits.

Flexibility

An individual, family, business, club or non-profit organization may create a fund at FCF tailored to their specific interests. To sustain grantmaking, funds must have a balance of \$10,000 or more and may be built over time. Gifts of any size may be added to existing funds. Bequests or other planned gifts can be added to existing funds or used to create funds.

Recognition or Anonymity: Funds created in memory or honor of a family member, friend or organization will always award grants in that name. If the donor desires anonymity, the Foundation will carefully protect the donor's identity.

Foothills Community Foundation

www.FoothillsFoundation.org

R. Dean Woods, President

Post Office Box 1228, Anderson SC 29622

(864) 222-9096

Email: dwoods@foothillsfoundation.org



FOOTHILLS COMMUNITY
F O U N D A T I O N

The annual performance for Foothills Community Foundation has been gathered from Pershing, LLC and IC Advisory Services prior to July 16, 2015. Since July 2015 performance data has been gathered from TD Ameritrade and United Capital, now Goldman Sachs PFM. The returns below are representative of irregular cash flows, both contributions and withdrawals, for Foothills Community Foundation and are net of expenses.

	Foothills Community Foundation	Blended Benchmark
2020	9.17%	12.28%
2019	22.07%	18.76%
2018	-5.31%	-5.20%
2017	13.97%	12.94%
2016	4.45%	6.21%
2015	-2.36%	-1.36%
2014	6.01%	6.11%
2013	12.97%	13.41%
2012	9.63%	9.91%
2011	1.55%	1.39%
2010	10.41%	10.51%
2009	18.42%	17.81%
2008	-21.27%	-22.98%
3 year	8.07%	8.13%
5 year	8.49%	8.67%
10 year	6.91%	7.20%

The trailing 3, 5, and 10 year performance figures are calculated as of 12/31/2020. The blended benchmark is representative of 4% Lipper Money Market Fund, 38% Barclays U.S. Gov't/Credit Index, 44% S&P 1500 Index and 14% MSCI All World Index.

DOING GOOD FOR 20+ YEARS

The Community Foundation provides a simple, powerful and highly personal approach to giving. It exists to help people easily and effectively support the charitable organizations and causes they care deeply about – now or through their wills or other estate plans.

DONORS

Individuals, families, businesses or organizations give through the Community Foundation to help achieve their charitable goals and leave a legacy in a way that is meaningful to them.



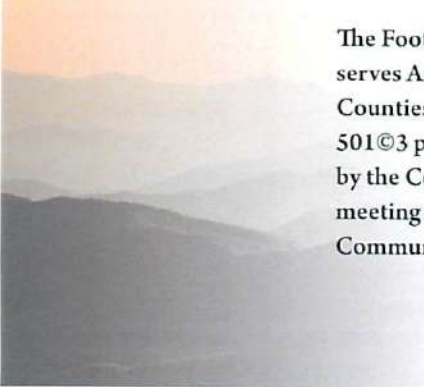
GIVE ALL TYPES OF ASSETS

Donors give cash, appreciated stocks, real estate or other assets and receive maximum charitable and tax benefits. Donors 70 ½ or older also can make IRA Charitable Rollovers as a charitable and tax planning strategy.



TO THE COMMUNITY FOUNDATION

The Foothills Community Foundation serves Anderson, Oconee and Pickens Counties of South Carolina. It is a 501(c)(3) public charity and is certified by the Council on Foundations as meeting all national standards for Community Foundations.



FOR SPECIFIC FUNDS

Donors can give to an existing Fund or establish a Fund in their name or in the name of their family, a specific organization or someone they wish to honor. Funds can be endowed to exist forever or non-endowed to facilitate annual contributions. There are various types of Fund options to meet the donor's charitable intentions.



CAREFULLY INVESTED

Funds are pooled for investment purposes, maximizing diversification opportunities and returns while lowering fees. The investment objective is for long term capital growth.



TO ALLOW GRANTS FOR GOOD... FOREVER

The Foothills Community Foundation can make grants on behalf of its donors to any charitable organization including churches, educational institutions, health organizations, community service groups and civic initiatives. When requested, the anonymity of the donor can be maintained.



For more information about establishing a Fund or contributing to an existing Fund, contact the Foothills Community Foundation staff or your financial advisor.

864.222.9096 | www.foothillsfoundation.org

10 REASONS TO GIVE THROUGH THE COMMUNITY FOUNDATION

There are many reasons why citizens choose the Community Foundation to fulfill their charitable goals.

1. CREATING PERSONAL CHARITABLE LEGACIES

We help donors develop personal charitable legacies that reflect their philanthropic objectives. We listen carefully to each donor and suggest ways to fulfill their wishes.

2. PERPETUATING FAMILY NAMES

Many citizens are seeking meaningful ways to perpetuate their family name. That goal is easily accomplished through the creation of a permanent fund within the Foundation.

3. CONTINUING SUPPORT OF FAVORITE CAUSES

We each have favorite charities we have supported during our lifetimes. Through an endowment fund, a donor's thoughtfulness will extend to future generations.

4. PROTECTING DONOR INVESTMENTS

As a third-party protector, we sit on the same side of the table as our donors. We safeguard each fund entrusted to our care and assure donors that their funds will be administered in accordance with their objectives.

5. ENSURING PERMANENT RELEVANT PURPOSES

If the purpose(s) for which a fund was established becomes obsolete or impossible to fulfill, we will identify a relevant charitable beneficiary to match the original intent of the donor.

6. PROVIDING CHARITABLE OPTIONS

Donors have the option of giving to many charitable organizations and purposes through the creation of a fund. Some of the areas that can be served include education, health care, social services, art and culture, religion, and the humanities. Donors can create permanent funds (endowments) which are administered in perpetuity or temporary funds that close upon the fulfillment of their purpose.

7. MAKING CHARITABLE GIVING CONVENIENT

It often takes less than one hour to create a charitable fund that will last beyond one's lifetime.

8. OFFERING AFFORDABLE PHILANTHROPIC VEHICLES

A permanent endowment fund can be created for only \$10,000.

9. GIVING THROUGH A COMMUNITY FOUNDATION

Donors give *through* a Community Foundation, not to a Community Foundation. We are a unique service provider making it possible for your clients to achieve their charitable objectives within one organization.

10. SETTING AN EXAMPLE FOR FUTURE GENERATIONS

There is nothing more meaningful than bequeathing good values to our children and grandchildren. We have helpful tools to help you to involve the next generation in your giving today!

AT A GLANCE

TOTAL GRANTS AWARDED
CURRENT FISCAL YEAR:
JULY 1, 2020 - JUNE 7, 2021

\$2,194,325*

TOTAL GRANTS AWARDED
SINCE INCEPTION:
1999 - JUNE 7, 2021

\$20,795,164*

TOTAL ASSETS
MARCH 31, 2021

\$32,601,391*

NUMBER OF
NEW FUNDS IN 2021

10

NUMBER OF
COMMUNITY FOUNDATIONS
IN SOUTH CAROLINA

9

NUMBER OF
COMMUNITY FOUNDATIONS
IN THE UNITED STATES

750+

*UNAUDITED



Eastatoe Bridge

Foothills Community Foundation helped claim a matching grant for the reconstruction of the new all natural bridge for hikers on the Eastatoe Passage of the Palmetto Trail. Check out the Palmetto Trail at palmettoconservation.org.

FROM THE PRESIDENT

Doug Easterling states that “the concept of social capital is important in determining a community’s ability to advance the health and wellbeing of local residents, respond effectively to natural disasters and plan for the opportunities and challenges that will present themselves in the future.” It has been well documented that communities with a high level of social capital have better physical and mental health, stronger economies and better systems for educating and caring for youth. Community foundations are well suited to catalyze the changes required to achieve a significant increase in social capital in communities. Our fund holders are helping us do just that right here in our service area. **For the first time in our 21 year history our annual grant making surpassed \$2 million during a fiscal year.** As we continue to grow our asset base that will hopefully become the norm.

Welcome to our newest Board Member: After many years of serving as a community volunteer on our Finance and Investment Committee, **Sue Tuten** will be joining our Board of Directors. Sue is a CPA, Financial Advisor and she has also served as the Business Manager for Diagnostic Radiology of Anderson. Sue and her husband, Dr. Tom Tuten, have been very involved in the community over the years and are well known for their generosity and willingness to serve others. We welcome her to this new role with the Community Foundation.

Sincerely,

R. Dean Woods

R. Dean Woods, President

2021 SCHOLARSHIP HIGHLIGHTS

Anderson Country Club Dee Watkins Scholarship

Lilian Blalock Glenn, from T. L. Hanna High School and Bryce Earley from Westside have been selected to receive the Anderson Country Club Dee Watkins Endowed Scholarship. Miss Glenn will attend Auburn University to major in food science and Mr. Earley has enrolled at Newberry where he plans to study business.



Lilian Blalock Glenn

Jay Bloomer Foundation Scholarship

These are the first awards from the Jay Bloomer Foundation Fund honoring the late Jay Bloomer with scholarships at Dobyns-Bennett High School in Kingsport, Tennessee and T. L. Hanna High School. The committee chose Pierce Byers from Dobyns-Bennett and Duncan Hogg from Hanna. Mr. Byers will attend Auburn University and pursue a degree in aerospace and mechanical engineering. Mr. Hogg, a Hanna graduate, will attend Clemson as a computer science major.



Duncan Hogg



Pierce Byers

Irvin Cauthen Scholarship



Savannah Patterson

This is the inaugural year for the Irvin Cauthen Scholarship, awarded to a student majoring in engineering or business who has been accepted at Anderson University, Florida State University, Clemson University or Georgia Tech. The committee selected Savannah Patterson, a Hanna graduate attending Clemson in the fall, majoring in biomedical engineering.

Jonny Lyons Memorial Scholarship

A bequest from Mrs. John Joseph Lyons provides scholarship assistance to graduating high school seniors who are descendants of former Orr-Lyons Mill employees. The Orr-Lyons Mill was a cotton spinning and weaving plant that was founded in 1899 and continued to operate until 1990.

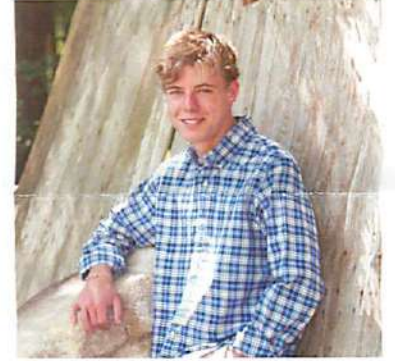
The five recipients of the Lyons Scholarship for 2021 are:



Camden Hays – a Palmetto High School graduate who will attend Tri County Technical College and major in nursing.



Luke Johnson – a Hanna High School graduate who will attend Lander University and major in secondary education.



Asher Richardson – a Hanna High graduate, Asher has enrolled at Anderson University and will major in engineering.



Adam Roberts – a Hanna High School graduate, Adam plans to major in agricultural mechanization and business at Clemson University.



Bryson Smith – a Crescent High School graduate from Iva, Bryson will attend The Citadel and major in criminal justice.