



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name

Owner

Acres

Location

Tax Map[s]

Section I – Conservation Criteria

Calculation of Conservation Criteria

	Score
Environmental Sensitivity	
Sharing Boundary With Protected Land	
Historic or Cultural Features	
Prime or Important Soil Types	
Actively Farmed	
Public Visibility of Property	
Scenic View	
Public Access	
Threat of Development	
Size of Protected Property	
TOTAL SECTION I – Max 100	

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested						
Matching or Other Monetary Contributions from Other Agencies or Groups						
Low Cost for Value Received						
Other Financial Benefit						
Other incentives						
TOTAL SECTION II – Max 25						

Total OCCB Scoring Index (OSI):

Comments:



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Section I – Conservation Criteria Calculation of Conservation Criteria

	Score
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Sharing Boundary With Protected Land	
Historic or Cultural Features	
Prime or Important Soil Types	
Actively Farmed	
Public Visibility of Property	
Scenic View	
Public Access	
Threat of Development	
Size of Protected Property	
TOTAL SECTION I – Max 100	

Section II – Financial	Scoring of Financial Criteria					Score
	0-10%	10-20%	20-30%	40-60%	60% +	
Funding Percentage Requested	0-10%	10-20%	20-30%	40-60%	60% +	
	(25 Pts.)	(15 Pts.)	(10 Pts.)	(5 Pts.)	(0 Pts.)	
Matching or Other Monetary Contributions from Other Agencies or Groups	Yes and Greater than 50% Requested	Yes and Less than 50% Requested	No	----	----	
	(25 pts.)	(15 Pts.)	(0 Pts.)			
TOTAL SECTION II – Max 50						

Total OCCB Scoring Index (OSI):

Comments:



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

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Tax Map[s]

Section I – Conservation Criteria

Calculation of Conservation Criteria

Option # 2

	Score
Environmental Sensitivity	
Sharing Boundary With Protected Land	
Historic or Cultural Features	
Prime or Important Soil Types	
Actively Farmed	
Public Visibility of Property	
Scenic View	
Public Access	
Threat of Development	
Size of Protected Property	
TOTAL SECTION I – Max 100	

Section II – Financial	Scoring of Financial Criteria					Score
	0-10%	10-20%	20-30%	40-60%	60% +	
Funding Percentage Requested	0-10% (15 Pts.)	10-20% (10 Pts.)	20-30% (5 Pts.)	40-60% (3 Pts.)	60% + (0 Pts.)	
Matching or Other Monetary Contributions from Other Agencies or Groups	Yes and Greater than 50% Requested (15 pts.)	Yes and Less than 50% Requested (10 Pts.)	No (0 Pts.)	----	----	
Total Anticipated Public Benefit for County Investment (Established by vote of OCCB board. Category receiving most votes qualifies as valid.)	Excellent Anticipated Return (20 Points)	Good Anticipated Return (15 Points)	Above Average Anticipated Return (10 Points)	Fair or Poorer Anticipated Return (0 Points)	----	
TOTAL SECTION II – Max 50						

Total OCCB Scoring Index (OSI):

Comments:

OCCB "To Do" -

Draft: "Know What to Expect Form"

- 1. Make sheet listing disclosures and requirements. Perhaps make sheet a part of the intake/statement of interest form.
 - o Should include disclosure that application and qualification will require an appraisal and may require surveys and additional professional work which the landowner is solely responsible to secure. The landowner should sign to understand that they are solely responsible for the costs of securing any work required to complete the application and that the OCCB is not responsible for such costs. While each applicant may apply for a grant to cover, in whole or in part, the costs of such required work, the OCCB is under no obligation to approve any application.
 - o Describe the items they will be required to provide:
 - Detailed information about their property including deed and tax map references.
 - Detailed information about their properties value which will require a detailed appraisal.
 - May require and updated survey.
 - Coordination with a non-profit managed to conserve land and similar resources or other eligible entity as described in the Oconee County ordinance creating the OCCB.
 - Maps, photos and other documentation to support the conservation values of the land.
 - o Note that the application, as presented, represents a binding proposal and that any approval, conditional or final, is contingent upon the Landowner's fulfillment of any and all pledges and proposals as presented in the application.
 - Must be a signed statement incorporated in the Statement of Interest Form.

- 2. Make sheet listing "Process" for OCCB projects:

Draft "Process" Form:

- o A. Landowner and their OCCB eligible "partner" (e.g., a non-profit managed to hold conservation lands, government body or other eligible entity) present a signed "statement of interest" form to the OCCB.
 - Landowner will hear that their land appears eligible to submit a full application to the OCCB. Any such determination of eligibility to apply does not represent approval of the project.
- o B. Landowner and their OCCB eligible "partner" submit full application with substantiation to the OCCB for review.

- OCCB contacts landowner to (i) request add'l information (ii) decline the application OR (iii) schedule a site visit. Note: the scheduling of a site visit does not represent approval of any project.
- C. Landowner provides additional requested information, if necessary.
 - OCCB contacts landowner to (i) decline the application OR (ii) schedule a site visit. Note: the scheduling of a site visit does not represent approval of any project.
- D. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. Note: the scheduling of a site visit does not represent approval of any project.
 - After the site visits are completed, OCCB contacts the landowner to (i) decline the application OR (ii) conditionally approve the project. Note: Conditional approval is not final approval and is subject to the landowner's agreement with and satisfaction of all pre-conditions as well as County Council's final approval of the project.
- E. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB's satisfaction that all pre-conditions have been met.
 - Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.
 - **NOTE: Only Oconee County Council can finally approve any project and no project shall be considered approved or final until such final approval is granted. The landowner and eligible OCCB partner remain fully responsible for all expenses and costs associated with application to and interaction with the OCCB throughout the application process. The landowner and eligible OCCB partner will only be reimbursed for those expenses and costs associated with application to and interaction with the OCCB if such reimbursement is sought in the grant application and finally approved by the OCCB and Oconee County Council.**

Real Estate Transfer Fees

Types:				County's Portion
Clerk Fees	Paid to State - Zero \$\$ to County	\$	-	\$ -
State Document Stamp Fees	County get 3% of Fee Collected	\$	2.60	\$ 0.08
County Document Stamp Fees	County keeps all Fee Collected	\$	1.10	\$ 1.10
Fee: \$3.70 for every 100,000 of value		\$	3.70	\$ 1.18
FY 2012 Total County Revenue**		\$	271,014.21	
FY 2012 Total Fees Collected		\$	1,039,118.50	

**These funds currently are deposited into the County's General Fund to be used for general county operations.

Be advised that if any portion of these funds were allocated to the Conservation Bank, the monies would have to be replaced through some form of taxation.

Beth Hulse

From: Beth Hulse
Sent: Wednesday, August 29, 2012 3:02 PM
To: Andrew; Beth Hulse; Carlos Galarza; Chad Dorsett; Greenville News (localnews@greenvillenews.com); LaDonna Becker (ladonna@dailyjm.com); Michael Eads (meads@dailyjm.com); Ray Chandler; Stan Welch; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com)
Subject: Conservation Bank Board; September 8, 2012 Meeting Moved

The Oconee County Conservation Bank Board meeting scheduled for Thursday, September 6, 2012 at 9:00 a.m. in Council Chambers has been rescheduled to Thursday, September 13, 2012, 9:00 .m. in chambers.

Elizabeth G. Hulse

Clerk to County Council

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