Land Acquisition and Property Committee

Agenda

Wednesday, February 26, 2020
1:00 – 2:00 pm
Commission Room
Centennial Campus, Raleigh

Call to Order and Comments
Tom Berry, LAP Chair

Land Acquisitions and Property Matters

Land Project Status Review – Review spreadsheet of current land acquisition projects – Jessie Birckhead, Land Acquisition and Grants Manager

Tuckertown Project Status Report – Receive an update on the Alcoa Tuckertown acquisition – Jessie Birckhead

Phase I Land Acquisition – Consider approval for staff to work with State Property Office and funding partners to develop acquisition plans for the following properties – Jessie Birckhead
  • Old Dock Simmons Tract – Columbus County
  • Myrtle Head Simmons Tract – Brunswick County
  • Mills Tract – Stokes County

Phase II Land Acquisitions – Consider final approval to proceed with acquisition of the following properties – Jessie Birckhead, Land Acquisition and Grants Manager
  • Sparta Wetland BRC Tract – Alleghany County (G-1)
  • Lawrence Tract – Scotland County (G-2)
  • Staples Tract – Camden County (G-3)
  • Russell Tract – Wilkes County (G-4)
  • Mt. Holly Depot Tract – Lincoln County (G-5)

Other Property Matters – Consider staff recommendation for other property matters – Jessie Birckhead
  • Marion Aquaculture Building Demolition – Request from staff to demolish an existing structure to make room for a new facility (H-1)
  • Gibson Fox Trial Facility Disposition – Request from staff to dispose of property in Scotland County (H-2)

Other Business
Tom Berry, LAP Chair
Land Acquisition and Property Committee

February 26th, 2020
1:00pm – 2:00pm
Commission Room, Raleigh
Land Acquisitions and Property Matters

Land Project Status Review – Review spreadsheet of current land acquisition projects

Tuckertown Project Status Report – Receive an update on the Alcoa Tuckertown acquisition

Phase I Land Acquisition – Consider approval for staff to work with State Property Office and funding partners to develop acquisition plans for the following properties
  • Old Dock Simmons Tract – Columbus County
  • Myrtle Head Simmons Tract – Brunswick County
  • Mills Tract – Stokes County

Phase II Land Acquisitions – Consider final approval to proceed with acquisition of the following properties
  • Sparta Wetland BRC Tract – Alleghany County (G-1)
  • Lawrence Tract – Scotland County (G-2)
  • Staples Tract – Camden County (G-3)
  • Russell Tract – Wilkes County (G-4)
  • Mt. Holly Depot Tract – Lincoln County (G-5)

Other Property Matters – Consider staff recommendation for other property matters
  • Marion Aquaculture Building Demolition (H-1)
  • Gibson Fox Trial Facility Disposition (H-2)
<table>
<thead>
<tr>
<th>STATUS</th>
<th>TRACT NAME</th>
<th>Acreage</th>
<th>County</th>
<th>Game Land</th>
<th>Phase I</th>
<th>Phase II</th>
<th>LAP Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active</td>
<td>Folger</td>
<td>25.00</td>
<td>Alleghany</td>
<td>Mitchell River</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Summer 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Clemons</td>
<td>100.00</td>
<td>Brunswick</td>
<td>Columbus County</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Myrtle Head Simmons</td>
<td>127.00</td>
<td>Brunswick</td>
<td>Juniper Creek</td>
<td>Yes</td>
<td></td>
<td>Phase I Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Hawkins</td>
<td>215.00</td>
<td>Caldwell</td>
<td>Buffalo Cove</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Geneva Bigelow</td>
<td>100.00</td>
<td>Caswell</td>
<td>Caswell</td>
<td>Yes</td>
<td></td>
<td>Awaiting appraisals</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Lake Waccamaw BAA Expansion</td>
<td>10.00</td>
<td>Columbus</td>
<td>Boating Access Area</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Spring 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Old Dock Simmons</td>
<td>107.00</td>
<td>Columbus</td>
<td>Juniper Creek</td>
<td>Yes</td>
<td></td>
<td>Phase I Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Johnson/Nichols</td>
<td>166.00</td>
<td>Haywood</td>
<td>Cold Mountain</td>
<td>Yes</td>
<td></td>
<td>Needs funding plan, SAHC to provide 25% match and NWTF also interested</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Mt. Holly Depot</td>
<td>2.50</td>
<td>Lincoln</td>
<td>Depot Facility</td>
<td>Yes</td>
<td></td>
<td>Phase II Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Bartram</td>
<td>71.00</td>
<td>Macon</td>
<td>Needmore</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Lassiter</td>
<td>717.00</td>
<td>Martin</td>
<td>Lower Roanoke River</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>ALCOA Tuckertown</td>
<td>2,420.00</td>
<td>Multiple</td>
<td>ALCOA</td>
<td>Yes</td>
<td></td>
<td>Fundraising Underway, Closing by September 2021</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Hauser</td>
<td>3.00</td>
<td>Polk</td>
<td>Green River</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Spring 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Lawrence</td>
<td>16.00</td>
<td>Scotland</td>
<td>Sand Hills</td>
<td>Yes</td>
<td></td>
<td>Phase II Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>ZV Pate</td>
<td>70.00</td>
<td>Scotland</td>
<td>Sandhills</td>
<td>Yes</td>
<td></td>
<td>Fundraising Underway</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Mills</td>
<td>100.00</td>
<td>Stokes</td>
<td>Hill Farm</td>
<td>Yes</td>
<td></td>
<td>Phase I Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Russell</td>
<td>24.00</td>
<td>Wilkes</td>
<td>Thurmond Chatham</td>
<td>Yes</td>
<td></td>
<td>Phase II Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Herrin</td>
<td>174.70</td>
<td>Ashe</td>
<td>Pond Mountain</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Spring 2020</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>Buck Rub</td>
<td>107.70</td>
<td>Richmond</td>
<td>Sandhills</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Spring 2020</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Sparta Wetlands BRC</td>
<td>45.00</td>
<td>Alleghany</td>
<td>Sparta Wetlands WCA</td>
<td>Yes</td>
<td>Yes</td>
<td>Phase I/II Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Three Top East</td>
<td>615.00</td>
<td>Ashe</td>
<td>Three Top</td>
<td>Yes</td>
<td>Yes</td>
<td>In process, Blue Ridge Conservancy donation</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Truth Temple/Crossman</td>
<td>218.00</td>
<td>Ashe</td>
<td>Pond Mountain</td>
<td>Yes</td>
<td>Yes</td>
<td>In process, Blue Ridge Conservancy donation</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Little Cedar Mountain</td>
<td>95.00</td>
<td>Burke</td>
<td>South Mountains</td>
<td>Yes</td>
<td>Yes</td>
<td>In process, Foothills Conservancy donation</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>North Bend BAA</td>
<td>10.00</td>
<td>Burke</td>
<td>Boating Access Area</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Spring 2020</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Staples</td>
<td>44.00</td>
<td>Camden</td>
<td>North River</td>
<td>Yes</td>
<td>Yes</td>
<td>Phase I/II Approval Request February 2020</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Hodgson</td>
<td>108.50</td>
<td>Davie</td>
<td>Hunting Creek Swamp</td>
<td>Yes</td>
<td>Yes</td>
<td>In process, working on donation terms</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Lahulis</td>
<td>78.00</td>
<td>Henderson</td>
<td>Green River</td>
<td>Yes</td>
<td></td>
<td>Closing Summer 2020</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Almond/Buchanan</td>
<td>1,837.00</td>
<td>Multiple</td>
<td>Pee Dee</td>
<td>Yes</td>
<td>Yes</td>
<td>Closing Spring 2020</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Roberts Estate</td>
<td>10.00</td>
<td>Rockingham</td>
<td>Dan River</td>
<td>Yes</td>
<td></td>
<td>In process, Piedmont Land Conservancy donation</td>
<td></td>
</tr>
<tr>
<td>Active donation</td>
<td>Pump Station BAA</td>
<td>0.63</td>
<td>Rowan</td>
<td>Boating Access Area</td>
<td>Yes</td>
<td>Yes</td>
<td>In process, Three Rivers Land Trust donation</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>Handy</td>
<td>40.00</td>
<td>Alleghany</td>
<td>Mitchell River</td>
<td>Yes</td>
<td></td>
<td>Anticipated donation from Piedmont Land Conservancy</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>Leonard</td>
<td>161.00</td>
<td>Berks</td>
<td>Bertsie</td>
<td>Yes</td>
<td></td>
<td>Holding, identifying state match</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>James Smith</td>
<td>14.72</td>
<td>Burke</td>
<td>South Mountains</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>Range '17</td>
<td>13.57</td>
<td>Camden</td>
<td>Shooting Range</td>
<td>Yes</td>
<td></td>
<td>Offer under consideration by seller</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>McNelly</td>
<td>55.48</td>
<td>Rutherford</td>
<td>South Mountain</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>Godwin II</td>
<td>44.30</td>
<td>Scotland</td>
<td>Sandhills</td>
<td>Yes</td>
<td>Yes</td>
<td>TNC working on REPI funds negotiation</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>Usher</td>
<td>124.80</td>
<td>Scotland</td>
<td>Sandhills</td>
<td>Yes</td>
<td>Yes</td>
<td>TNC working on REPI funds negotiation</td>
<td></td>
</tr>
<tr>
<td>Holding</td>
<td>Queen Tract</td>
<td>65.00</td>
<td>Wilkes</td>
<td>Wildlife Conservation Area</td>
<td>Yes</td>
<td></td>
<td>Funding plan in development</td>
<td></td>
</tr>
<tr>
<td>Holding donation</td>
<td>Warren Neck</td>
<td>876.00</td>
<td>Martin</td>
<td>Bachelor's Bay</td>
<td>Yes</td>
<td>Yes</td>
<td>Domtar settlement land transfer, ongoing</td>
<td></td>
</tr>
</tbody>
</table>
Acquisition Planning Meeting: Friday, March 6th from 1:00-3:00pm

Old Dock Simmons Tract (Phase I)

Acquisition Overview
• 107 acres in Columbus County
• Addition to Juniper Creek Game Land

Biological Overview
• Exceptional aquatic and wetland habitats
• 37 terrestrial and 21 aquatic SGCN
• 2,900 feet on the Waccamaw River, 7,700 on Juniper Creek

Potential Uses
• Opportunities for hunting/wildlife viewing
• Build out conservation corridor on the Waccamaw River
• Connect and solidify WRC boundary
Old Dock Simmons Tract (Phase I)

Land Score and Benefits
- Overall Land Investigation Score: 4.131
- Scored well for Biodiversity, Habitat, and Feasibility & Logistics

Potential Value & Funding
- Tax value: $15,435
- Potential grants/funding sources include CWMTF, Wildlife Restoration, EEG

Staff recommend Phase I approval
Myrtle Head Simmons Tract (Phase I)

Acquisition Overview
• 127 acres in Brunswick County
• Addition to Juniper Creek Game Land

Biological Overview
• Exceptional aquatic and terrestrial habitats
• 40 terrestrial and 12 aquatic SGCN
• 1,500 feet on Juniper Creek

Potential Uses
• Opportunities for hunting/wildlife viewing
• Build out conservation corridor on the Waccamaw River
• Connect and solidify WRC boundary
• 43 acres of potential dove fields
Myrtle Head Simmons Tract (Phase I)

Land Score and Benefits
• Overall Land Investigation Score: 4.296
• Scored well for Biodiversity, Habitat, Wildlife Uses, and Feasibility & Logistics

Potential Value & Funding
• Tax value: $167,920
• Potential grants/funding sources include CWMTF, Wildlife Restoration, EEG

Staff recommend Phase I approval
Mills Tract (Phase I)

Acquisition Overview
• 100 acres in Stokes County
• Addition to Hill Farm Game Land

Biological Overview
• Numerous game species and SGCN present
• Nearly 1 mile of frontage on the Dan River
• Primarily forested

Potential Uses
• Increase the size of Hill Farm GL by 62%
• Provide an additional mile of trout fishing opportunity
• Outstanding access for hunting, fishing, kayaking, and wildlife viewing
Mills Tract (Phase I)

**Land Score and Benefits**
- Overall Land Investigation Score: 4.904
- Scored well for Wildlife Uses, Feasibility & Logistics

**Potential Value & Funding**
- Tax value: $147,500
- Potential grants/funding sources include Wildlife Restoration, CWMTF, NFWF

*Staff recommend Phase I approval*
Sparta Wetlands BRC Tract (Exhibit G-1)

Acquisition Overview
- 45 acres in Alleghany County
- Addition to Sparta Wetland Wildlife Conservation Area

Biological Overview
- High-quality Swamp-Forest Bog Complex, including Little River Headwaters
- Numerous SGCN in the area and on the adjacent DOT site

Potential Uses
- Key buffer for the larger Sparta Wetland Mitigation Site
- Habitat and hydrology restoration opportunities
- Research and limited wildlife recreation possible
Sparta Wetlands BRC Tract
(Exhibit G-1)

Land Score and Benefits
- Overall Land Investigation Score: 4.326
- Scored well for Biodiversity and Habitat

Donation Details
- Donation from the Blue Ridge Conservancy

Five-Year Stewardship/Revenue Estimates
Total Stewardship Costs Estimate: $15,237.00
Total Revenue Estimate: $0.00

Staff recommend Phase II approval
Lawrence Tract (Exhibit G-2)

Acquisition Overview
• 16 acres in Scotland County
• Addition to Sandhills Game Land
• Phase I Approval: February 2019

Biological Overview
• Wetlands, four-acre beaver pond, forested uplands
• Site protects foraging habitat for nearby RCW clusters as well as gopher frog habitat
• Key linkage between Sandhills Game Land and Camp Mackall, maintains connectivity

Potential Uses
• Excellent public access, add opportunities for wood duck hunting and small boat/kayak fishing in beaver pond
• Buffers Sandhills Game Land from incompatible development
• Priority military project, buffers Camp Mackall from activity that could limit military training and readiness operations
Lawrence Tract (Exhibit G-2)

Land Score and Benefits
• Overall Land Investigation Score: 3.981
• Scored well for Wildlife Uses and Feasibility & Logistics

Acquisition Plan
• Bargain Sale Purchase from The Nature Conservancy
• Price Reduction = $8,450

\[
\text{WRC License Receipts} \quad \$28,000 \\
\text{TOTAL COST} \quad \$28,000
\]

Five-Year Stewardship/Revenue Estimates
Total Stewardship Costs Estimate: \$5,060.00
Total Revenue Estimate: \$0.00

Staff recommend Phase II approval
Staples Tract (Exhibit G-3)

Acquisition Overview
• 44 acres in Camden County
• Addition to North River Game Land

Biological Overview
• Tidal Swamp Forests, like adjacent Game Land
• Provides potential habitat for 23 SGCN

Potential Uses
• Access is by foot and limited by wet conditions
• Cleans up boundary at two corners
Staples Tract (Exhibit G-3)

Land Score and Benefits
• Overall Land Investigation Score: 1.730
• Scored well for Feasibility & Logistics

Donation Details
• Donation from private landowner

Five-Year Stewardship/Revenue Estimates
Total Stewardship Costs Estimate: $258.00
Total Revenue Estimate: $0.00

Staff recommend Phase II approval
Russell Tract (Exhibit G-4)

Acquisition Overview
• 24 acres in Wilkes County
• Addition to Thurmond Chatham Game Land
• Phase I Approval: February 2019

Biological Overview
• Forested tract with Appalachian oak forest
• Common species present, no rare species of note
• Buffers game land and associated habitats

Potential Uses
• Critical acquisition for securing permanent access to Thurmond Chatham via Bell Branch Road
• Currently no legal ROW for this access road so securing this access is essential
• Acquisition will allow improved public game land access, add small area for expanding hunting and other activities
Russell Tract (Exhibit G-4)

Land Score and Benefits
- Overall Land Investigation Score: 3.293
- Scored well for Public Access and Feasibility & Logistics

Acquisition Plan
- Purchase from private landowner

Wildlife Restoration Funds (PR) $94,800
NCWRC License Receipts $31,600
**TOTAL COST** $126,400

Five-Year Stewardship/Revenue Estimates
Total Stewardship Costs Estimate: $1,632.50
Total Revenue Estimate: $0.00

Staff recommend Phase II approval
Mt. Holly Depot Tract (Exhibit G-5)

Acquisition Overview
- 2.5 acres in Lincoln County
- Depot Facility for the Mt. Holly Crew
- Phase I Approval Date: February 2019

Potential Uses
- Provide permanent office and equipment storage space for the Mt. Holly Depot crew who manages numerous BAAs, PFAs, and buoys in the area
- Crew currently uses rented facility ($11,400/year):
  - 1,600 sq. ft. of office space
  - 720 sq. ft. of covered outside storage
  - 0.6 acres of outside storage (equipment stored outside)
- Proposed Facility includes:
  - 828 sq. ft. house to serve as office
  - 6,850 sq. ft. metal building with concrete floor and multiple bay doors to serve as equipment storage and work area
Mt. Holly Depot Tract (Exhibit G-5)

Acquisition Plan
- Purchase from private landowner

NCWRC Vessel Receipts $193,750
NCWRC Wildlife Endowment Funds $121,250
TOTAL COST $315,000

Depot Improvement/Revenue Estimates
Total Depot Improvement Estimate: $100,000.00
Total Revenue Estimate: $0.00

Staff recommend Phase II approval
Exhibit H-1
Marion Aquaculture Building Demolition
Exhibit H-2
Gibson Fox Trial Facility Disposition
Exhibit F
Gibson Fox Trial Facility Disposition
Land Acquisition and Property Committee

February 26th, 2020
1:00pm – 2:00pm
Commission Room, Raleigh