

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

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- 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)



NCWRC Land Acquisition Project Status

Updated February 25, 2020

STATUS	TRACT NAME	Acreage	County	Game Land	Phase I	Phase II	LAP Status Notes
Active	Folger	25.00	Alleghany	Mitchell River	Yes	Yes	Closing Summer 2020
Active	Clemons	100.00	Brunswick	Columbus County	Yes		Funding plan in development
Active	Myrtle Head Simmons	127.00	Brunswick	Juniper Creek			Phase I Approval Request February 2020
Active	Hawkins	215.00	Caldwell	Buffalo Cove	Yes		Funding plan in development
Active	Geneva Bigelow	100.00	Caswell	Caswell	Yes		Awaiting appraisals
Active	Lake Waccamaw BAA Expansion	10.00	Columbus	Boating Access Area	Yes	Yes	Closing Spring 2020
Active	Old Dock Simmons	107.00	Columbus	Juniper Creek			Phase I Approval Request February 2020
Active	Johnson/Nichols	166.00	Haywood	Cold Mountain	Yes		Needs funding plan, SAHC to provide 25% match and NWTF also interested
Active	Mt. Holly Depot	2.50	Lincoln	Depot Facility	Yes		Phase II Approval Request February 2020
Active	Bartram	71.00	Macon	Needmore	Yes		Funding plan in development
Active	Lassiter	717.00	Martin	Lower Roanoke River	Yes		Funding plan in development
Active	ALCOA Tuckertown	2,420.00	Multiple	ALCOA	Yes		Fundraising Underway, Closing by September 2021
Active	Hauser	3.00	Polk	Green River	Yes	Yes	Closing Spring 2020
Active	Lawrence	16.00	Scotland	Sand Hills	Yes		Phase II Approval Request February 2020
Active	ZV Pate	70.00	Scotland	Sandhills	Yes		Fundraising Underway
Active	Mills	100.00	Stokes	Hill Farm			Phase I Approval Request February 2020
Active	Russell	24.00	Wilkes	Thurmond Chatham	Yes		Phase II Approval Request February 2020
Active	Herrin	174.70	Ashe	Pond Mountain	Yes	Yes	Closing Spring 2020
Active	Buck Rub	107.70	Richmond	Sandhills	Yes	Yes	Closing Spring 2020
Active donation	Sparta Wetlands BRC	45.00	Alleghany	Sparta Wetlands WCA			Phase I/II Approval Request February 2020
Active donation	Three Top East	615.00	Ashe	Three Top	Yes	Yes	In process, Blue Ridge Conservancy donation
Active donation	Truth Temple/Croasman	218.00	Ashe	Pond Mountain	Yes	Yes	In process, Blue Ridge Conservancy donation
Active donation	Little Cedar Mountain	95.00	Burke	South Mountains	Yes	Yes	In process, Foothills Conservancy donation
Active donation	North Bend BAA	10.00	Burke	Boating Access Area	Yes	Yes	Closing Spring 2020
Active donation	Staples	44.00	Camden	North River			Phase I/II Approval Request February 2020
Active donation	Hodgson	108.50	Davie	Hunting Creek Swamp	Yes	Yes	In process, working on donation terms
Active donation	Lahuis	78.00	Henderson	Green River	Yes	Yes	Closing Summer 2020
Active donation	Almond/Buchanan	1,837.00	Multiple	Pee Dee	Yes	Yes	Closing Spring 2020
Active donation	Roberts Estate	10.00	Rockingham	Dan River	Yes	Yes	In process, Piedmont Land Conservancy donation
Active donation	Pump Station BAA	0.63	Rowan	Boating Access Area	Yes	Yes	In process, Three Rivers Land Trust donation
Holding	Handy	40.00	Alleghany	Mitchell River	Yes		Anticipated donation from Piedmont Land Conservancy
Holding	Leonard	161.00	Bertie	Bertie	Yes		Holding, identifying state match
Holding	James Smith	14.72	Burke	South Mountains	Yes		Funding plan in development
Holding	Range 17	1,357.00	Camden	Shooting Range	Yes		Offer under consideration by seller
Holding	McNeilly	55.48	Rutherford	South Mountains	Yes		Funding plan in development
Holding	Godwin II	44.30	Scotland	Sandhills	Yes	Yes	TNC working on REPI funds negotiation
Holding	Usher	124.80	Scotland	Sandhills	Yes	Yes	TNC working on REPI funds negotiation
Holding	Queen Tract	65.00	Wilkes	Wildlife Conservation Area	Yes		Funding plan in development
Holding donation	Warren Neck	876.00	Martin	Bachelor's Bay	Yes	Yes	Domtar settlement land transfer, ongoing

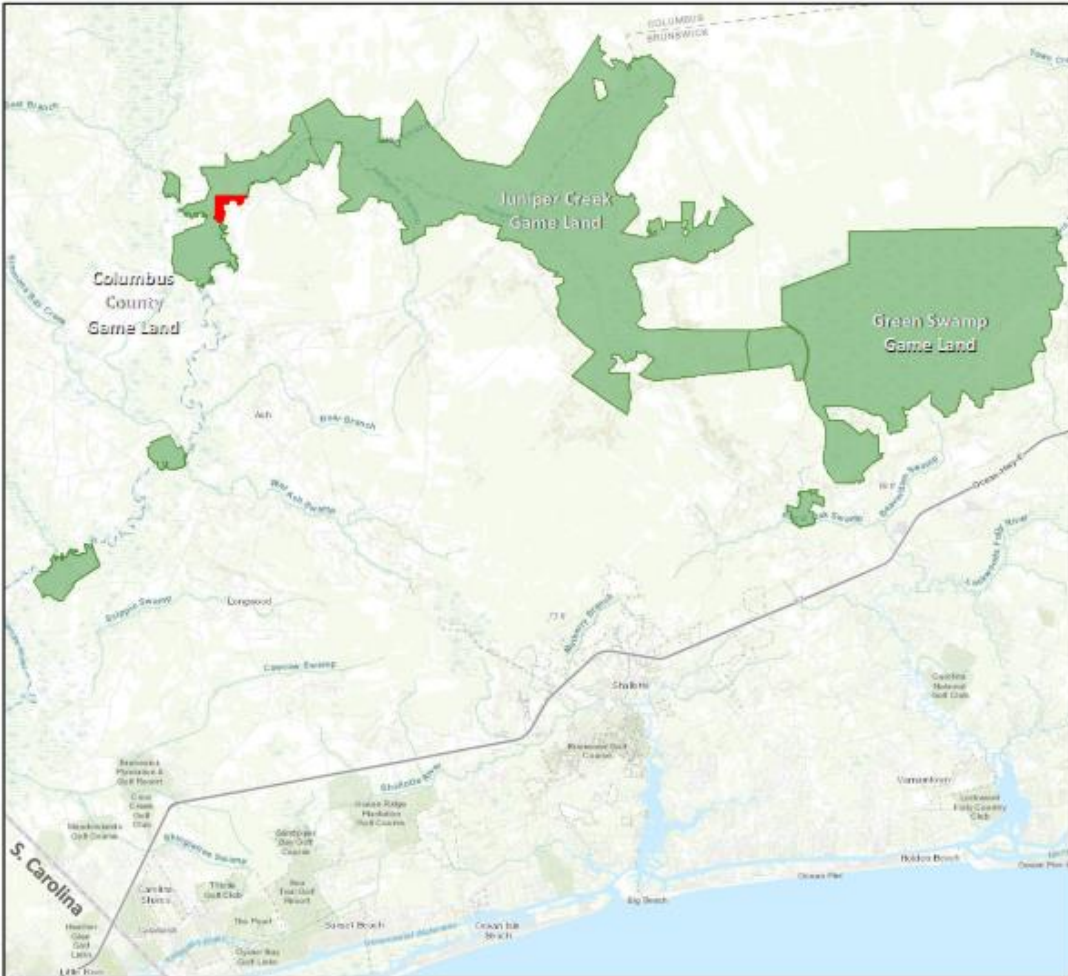
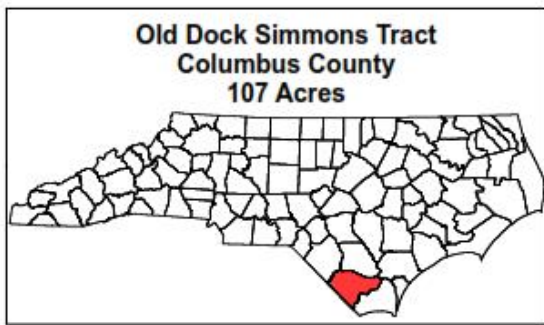
Tuckertown Acquisition Update

Alcoa Project Funds		
Funding Source	Completed Phase I: High Rock	Upcoming Phase II: Tuckertown
NCWRC PR Funds	\$3,311,600	\$1,338,400
NCWRC NFWF Duke Funds	\$1,550,000	\$0
Three Rivers Donations/Grants	\$1,427,530	\$7,500
NC CWMTF	\$1,185,870	\$1,006,217
Ducks Unlimited	\$125,000	\$25,000
State Chapter NWTF	\$100,000	\$0
Committed Funds	\$7,700,000	\$2,377,117
<i>Acquisition Price</i>	<i>\$7,700,000</i>	<i>\$8,500,000</i>
Funding Still Needed	COMPLETED!	\$6,122,883

Acquisition Planning Meeting: Friday, March 6th from 1:00-3:00pm

Partners Attending Include: Three Rivers Land Trust, The Conservation Fund, Piedmont Land Conservancy, NC Wildlife Federation, Ducks Unlimited, National Wild Turkey Federation, Backcountry Hunters & Anglers, Congressional Sportsman's Foundation





Old Dock Simmons Tract (Phase I)

Acquisition Overview

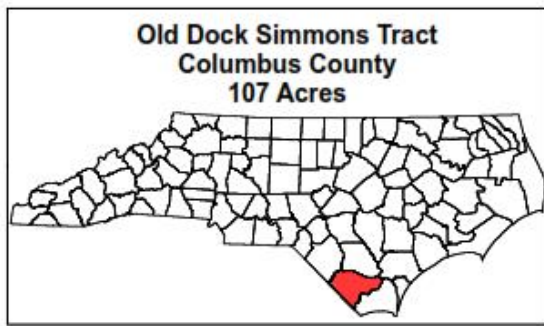
- 107 acres in Columbus County
- Addition to Juniper Creek Game Land

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)

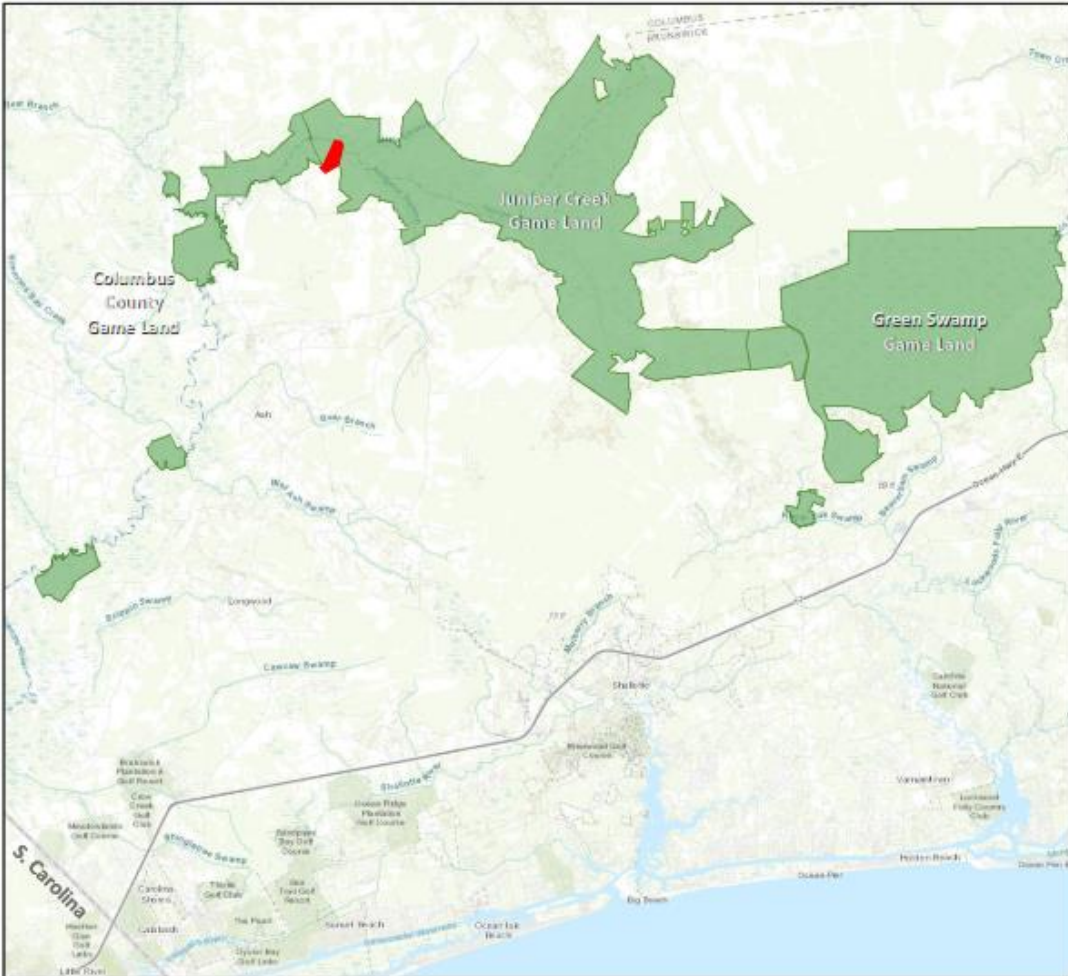
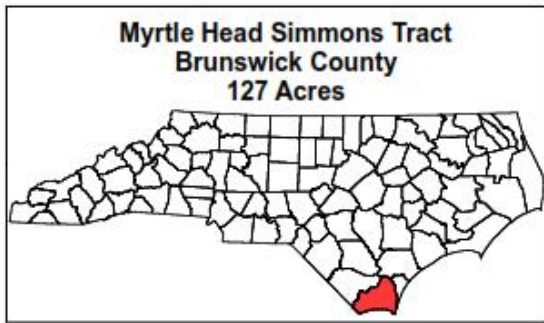
Land Score and Benefits

- 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

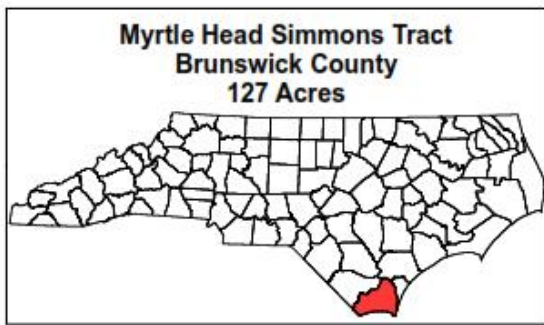
- 127 acres in Brunswick County
- Addition to Juniper Creek Game Land

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)

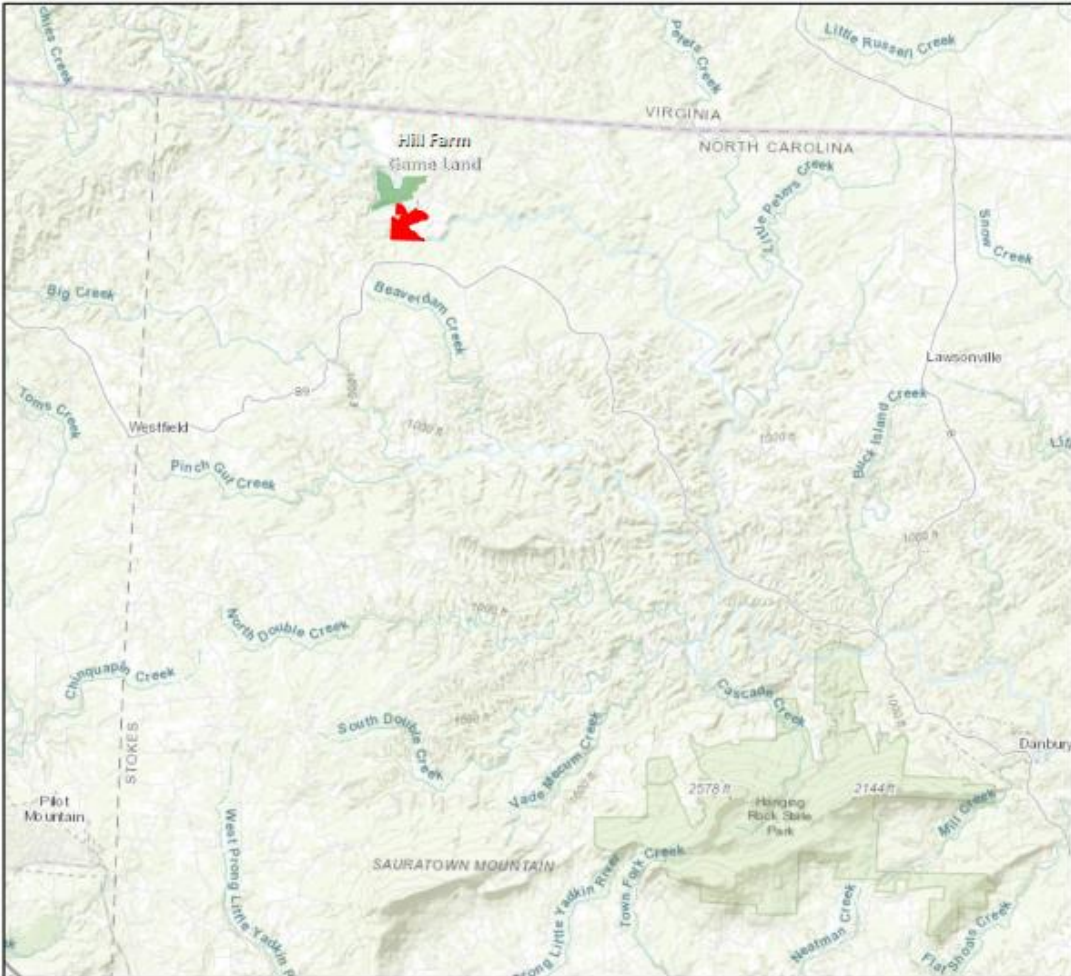
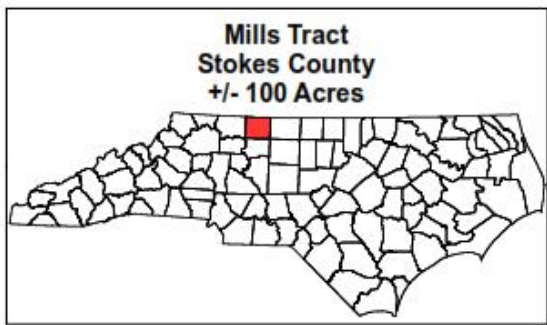
Land Score and Benefits

- 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

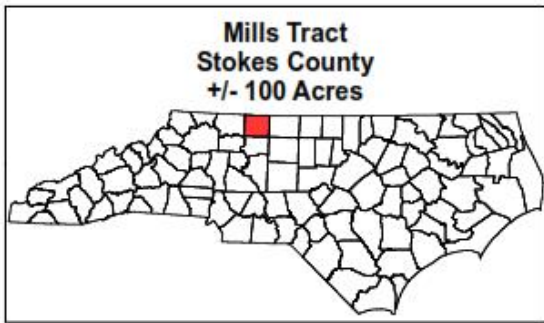
- 100 acres in Stokes County
- Addition to Hill Farm Game Land

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)

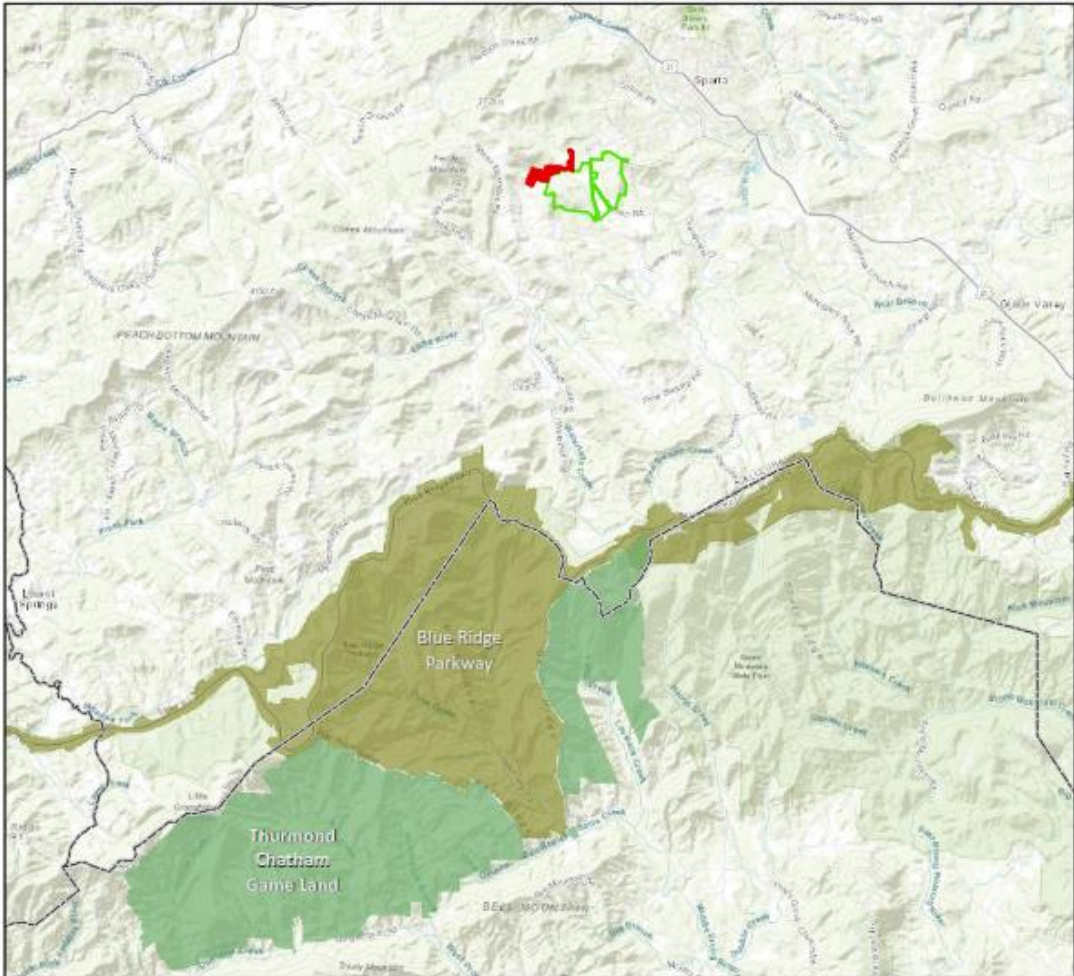
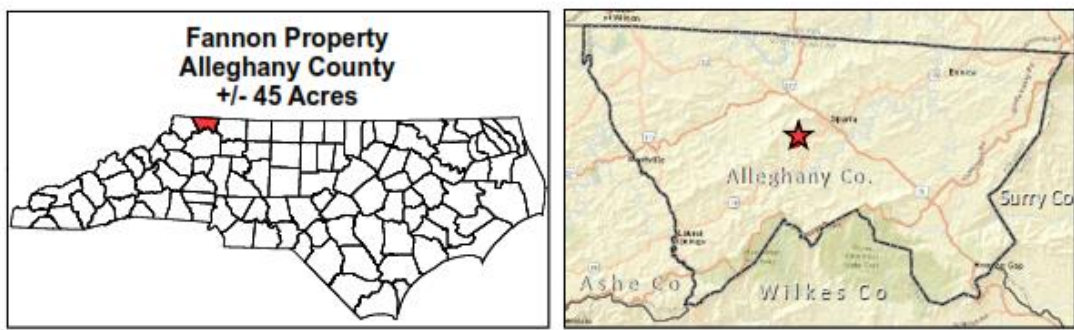
Land Score and Benefits

- 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

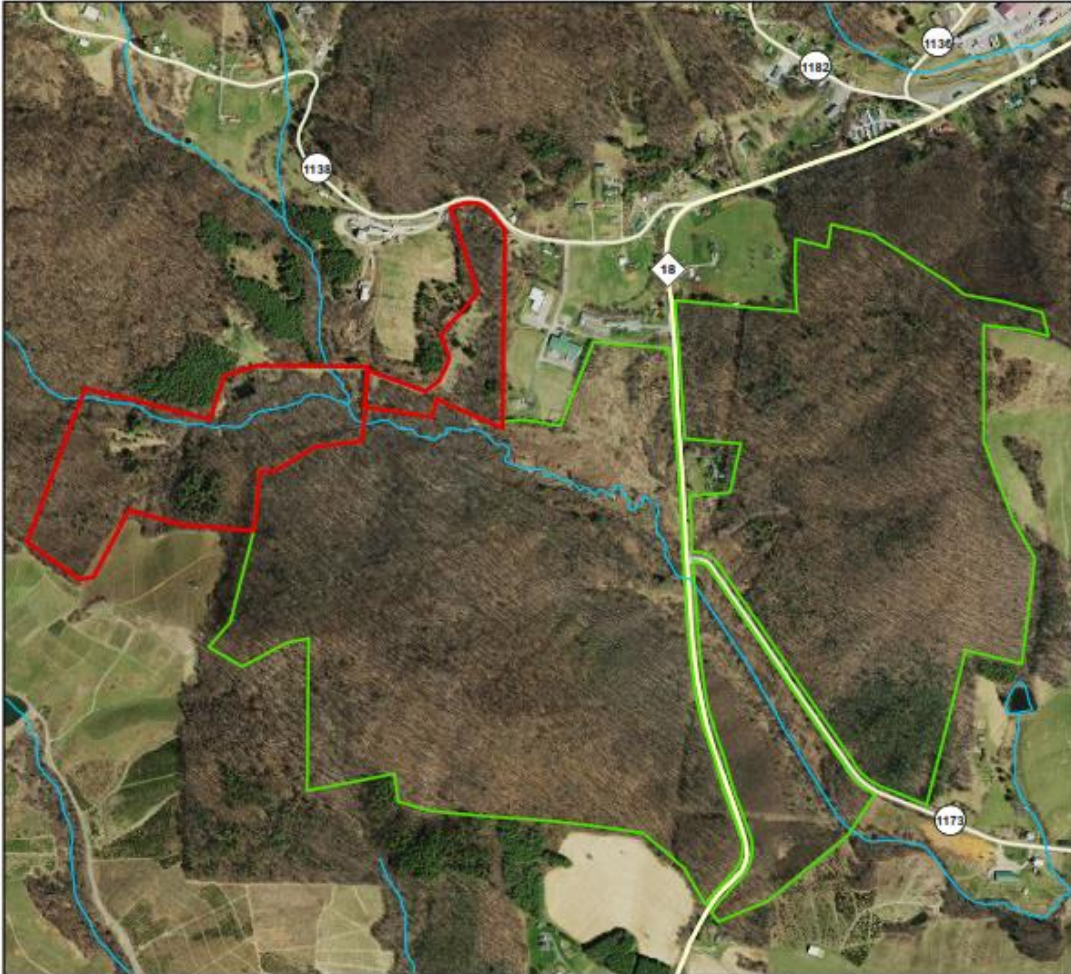
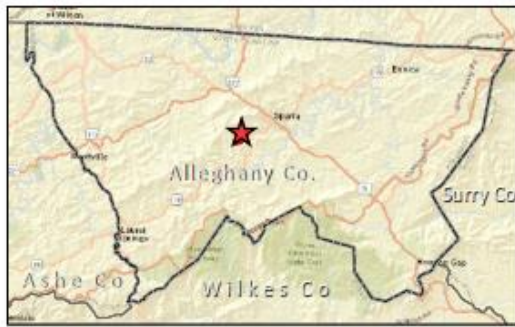
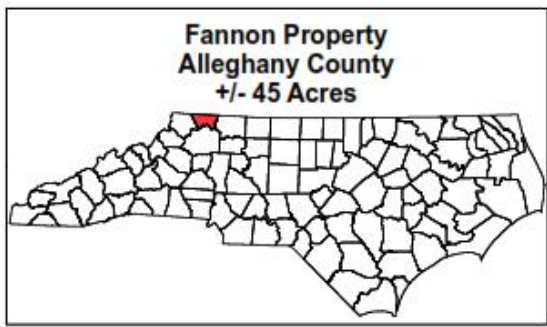
- 45 acres in Alleghany County
- Addition to Sparta Wetland Wildlife Conservation Area

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



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Fannon Property
Sparta Wetland Mitigation Site (NCDOT)

0 0.1 0.2 Miles

Sparta Wetlands BRC Tract (Exhibit G-1)

Land Score and Benefits

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

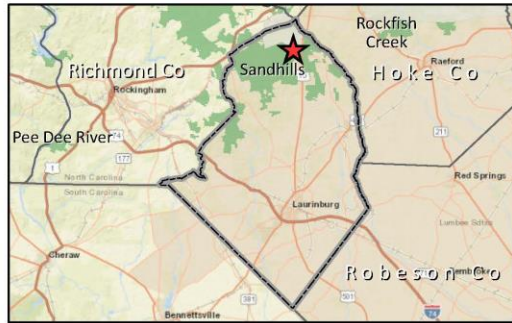
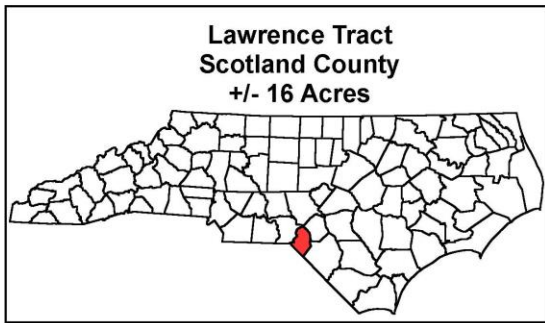
Donation Details

- 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

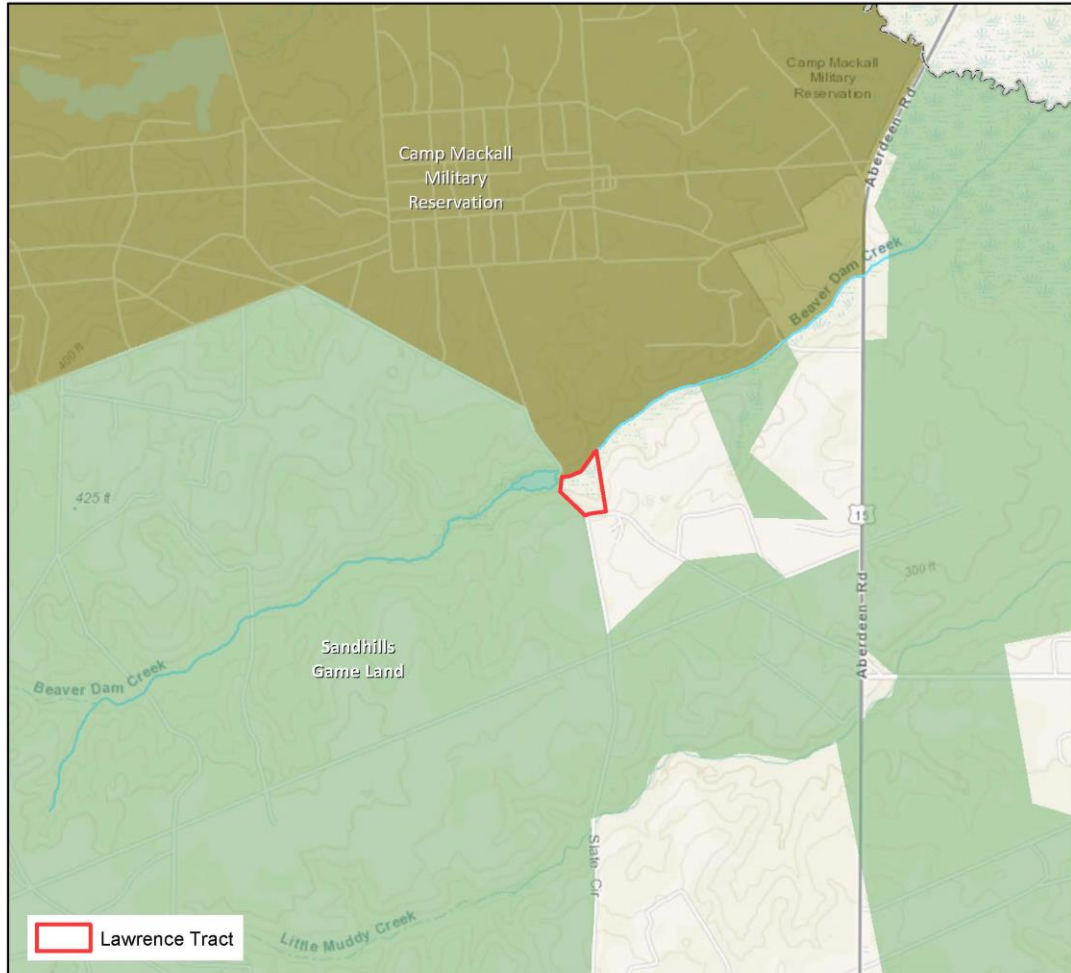
- 16 acres in Scotland County
- Addition to Sandhills Game Land
- Phase I Approval: February 2019

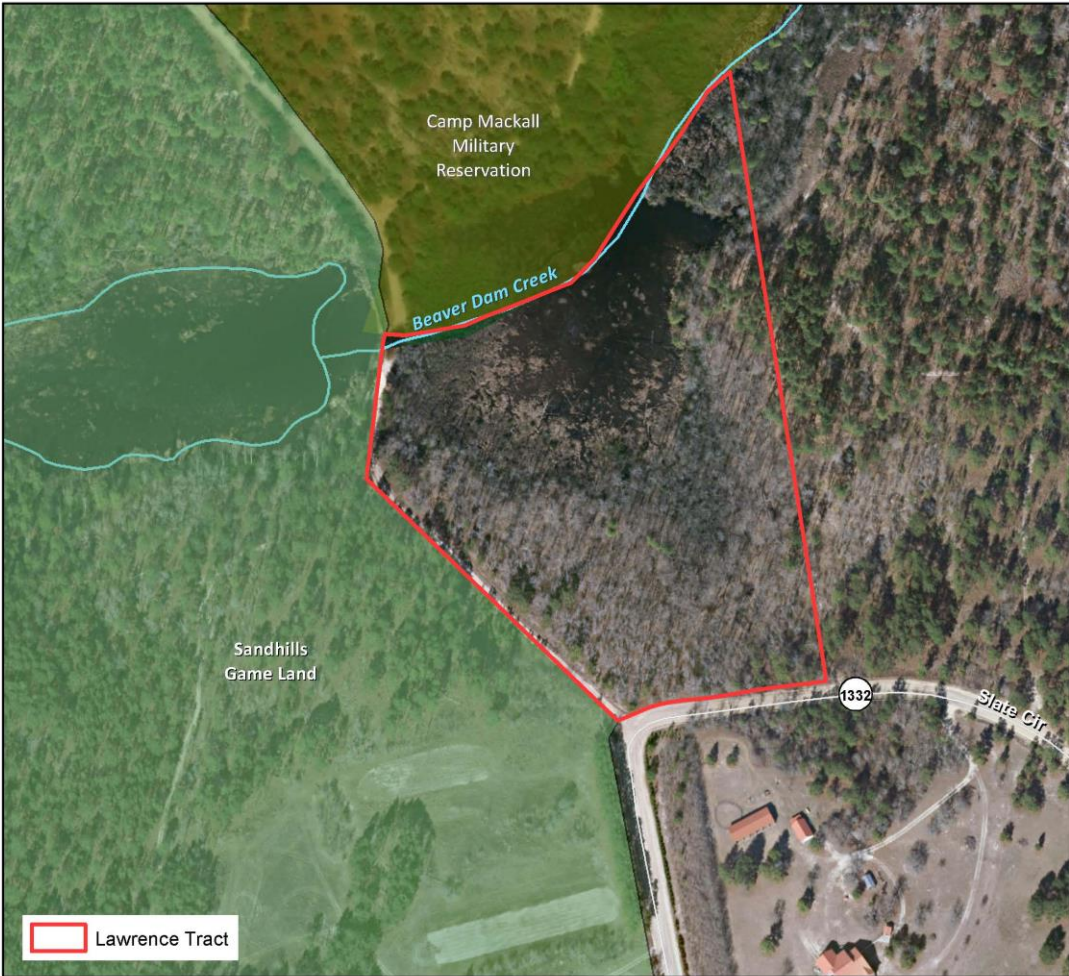
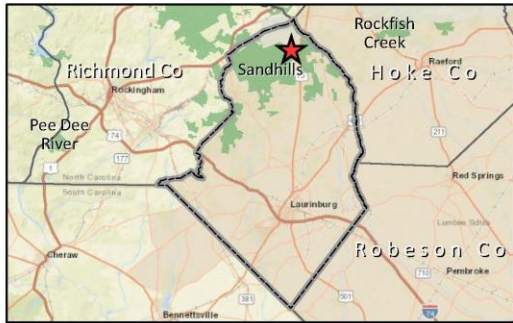
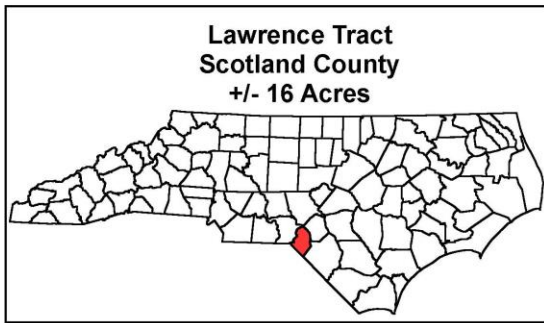
Biological Overview

- 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

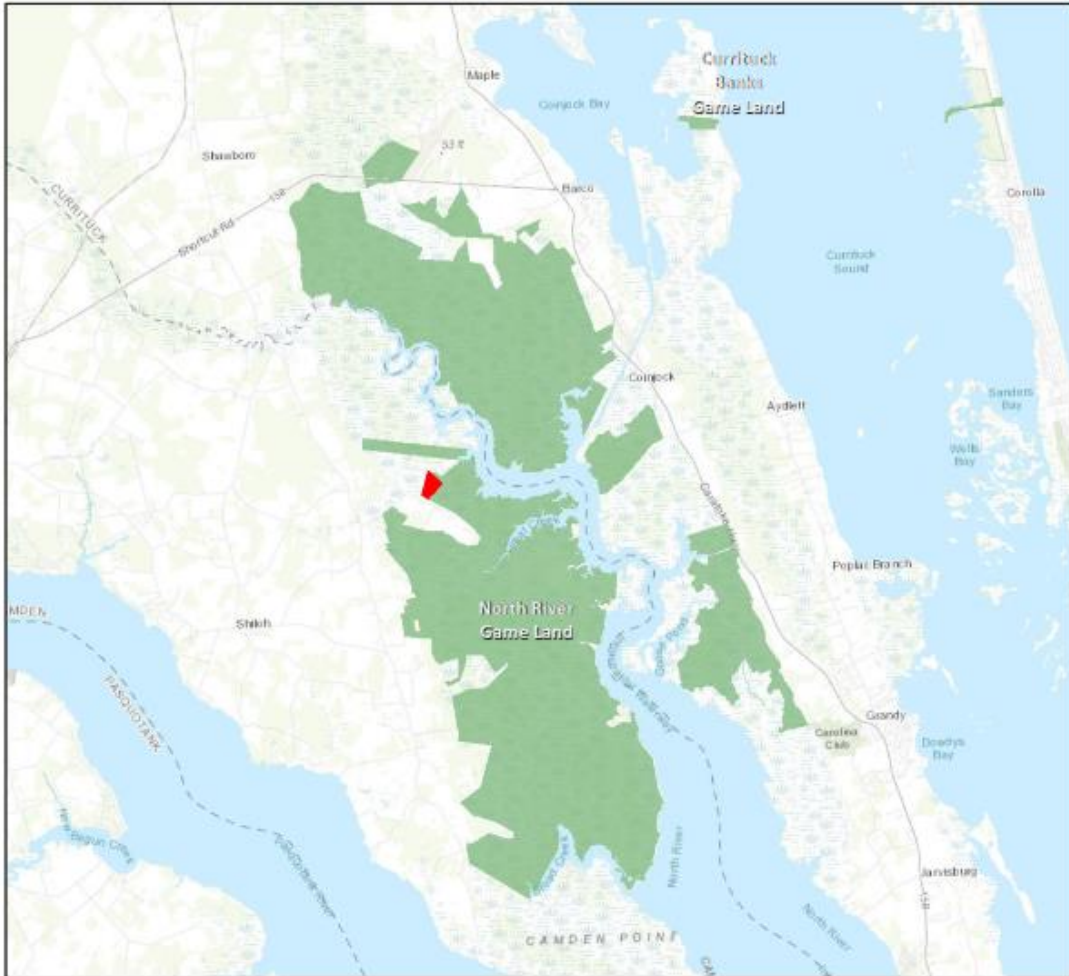
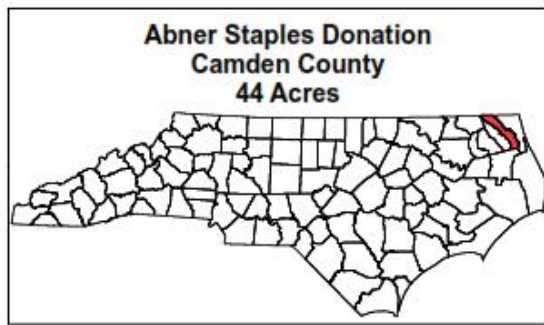
- Bargain Sale Purchase from The Nature Conservancy
- Price Reduction = \$8,450

<u>WRC License Receipts</u>	<u>\$28,000</u>
TOTAL COST	\$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

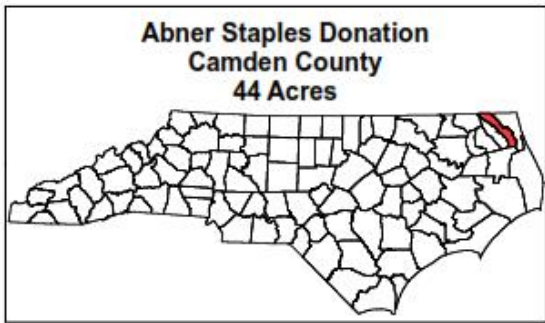
- 44 acres in Camden County
- Addition to North River Game Land

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



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 Abner Staples Donation

0 0.1 0.2
Miles



Staples Tract (Exhibit G-3)

Land Score and Benefits

- Overall Land Investigation Score: 1.730
- Scored well for Feasibility & Logistics

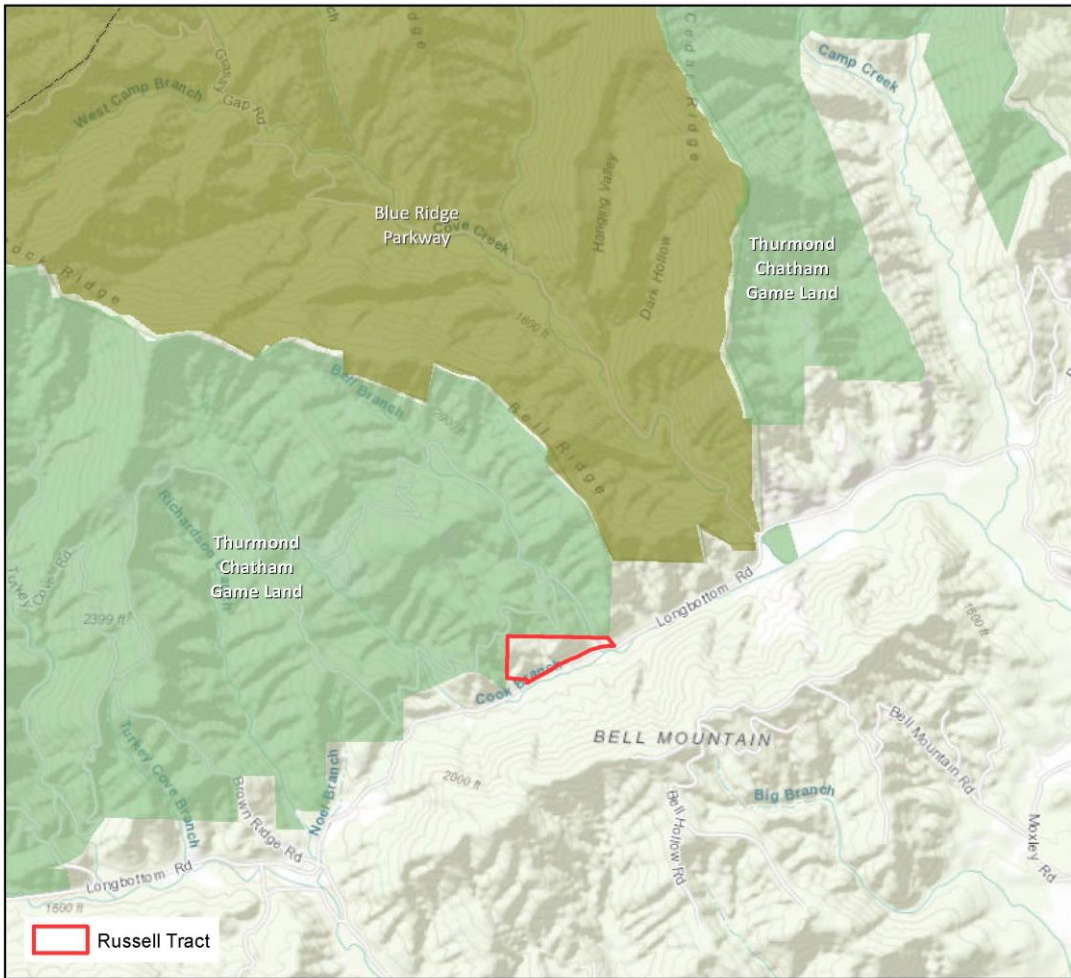
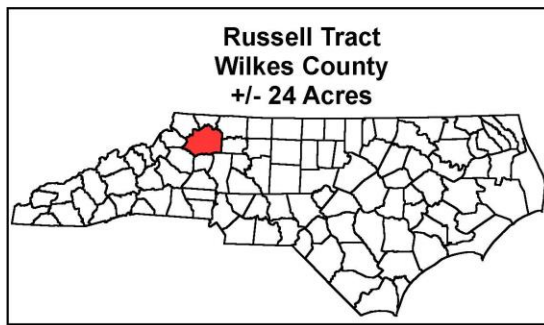
Donation Details

- 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

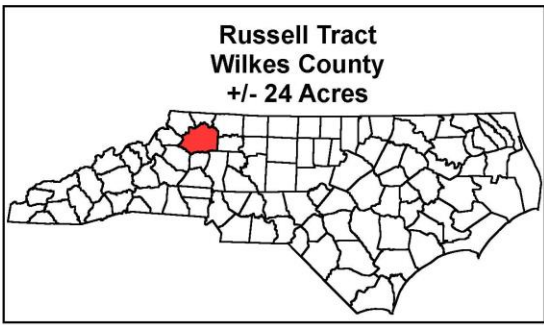
- 24 acres in Wilkes County
- Addition to Thurmond Chatham Game Land
- Phase I Approval: February 2019

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

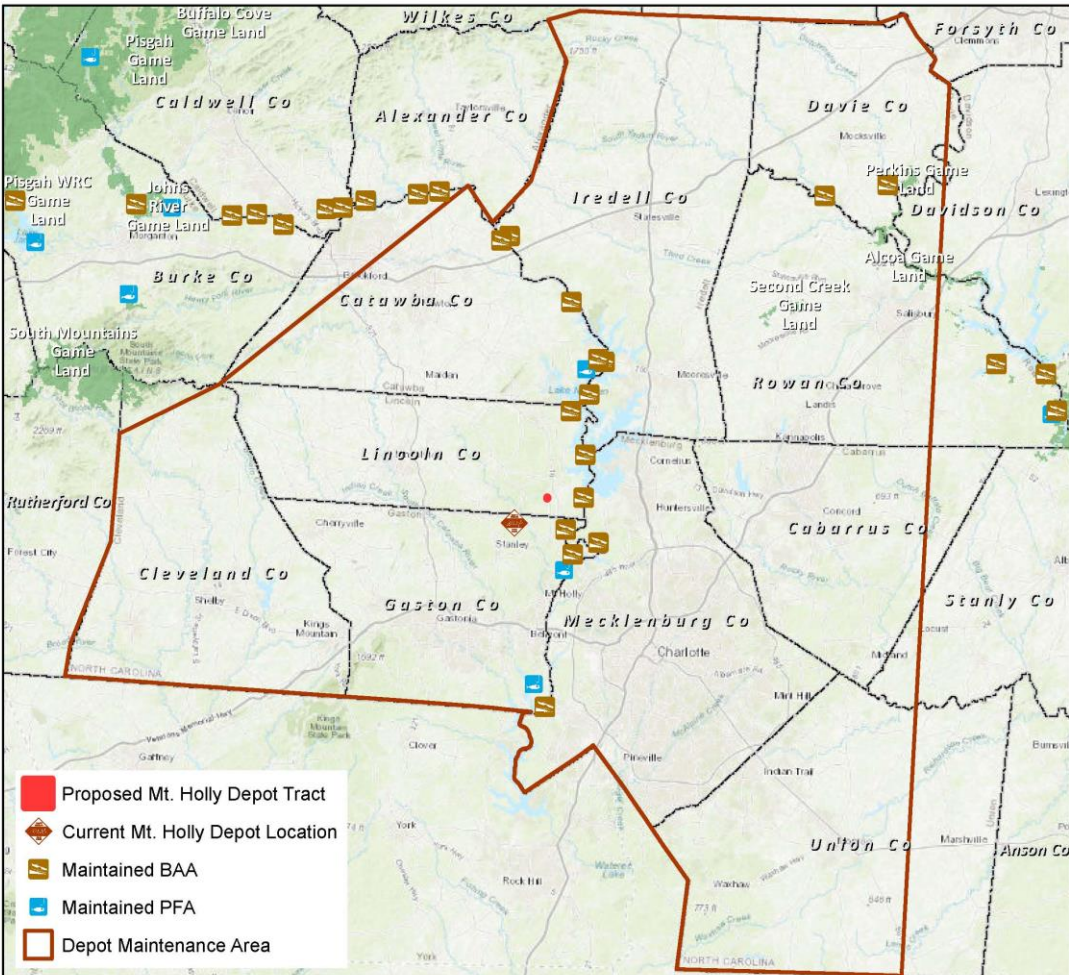
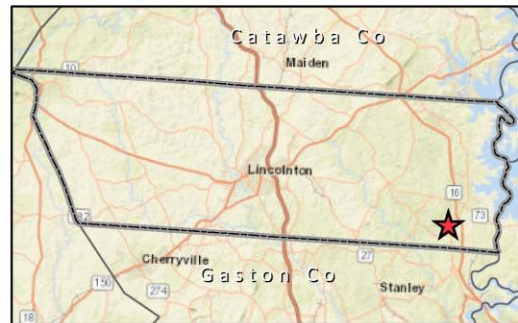
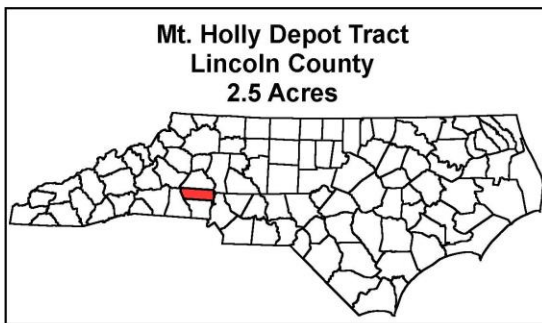
- Purchase from private landowner

Wildlife Restoration Funds (PR)	\$94,800
<u>NCWRC License Receipts</u>	<u>\$31,600</u>
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



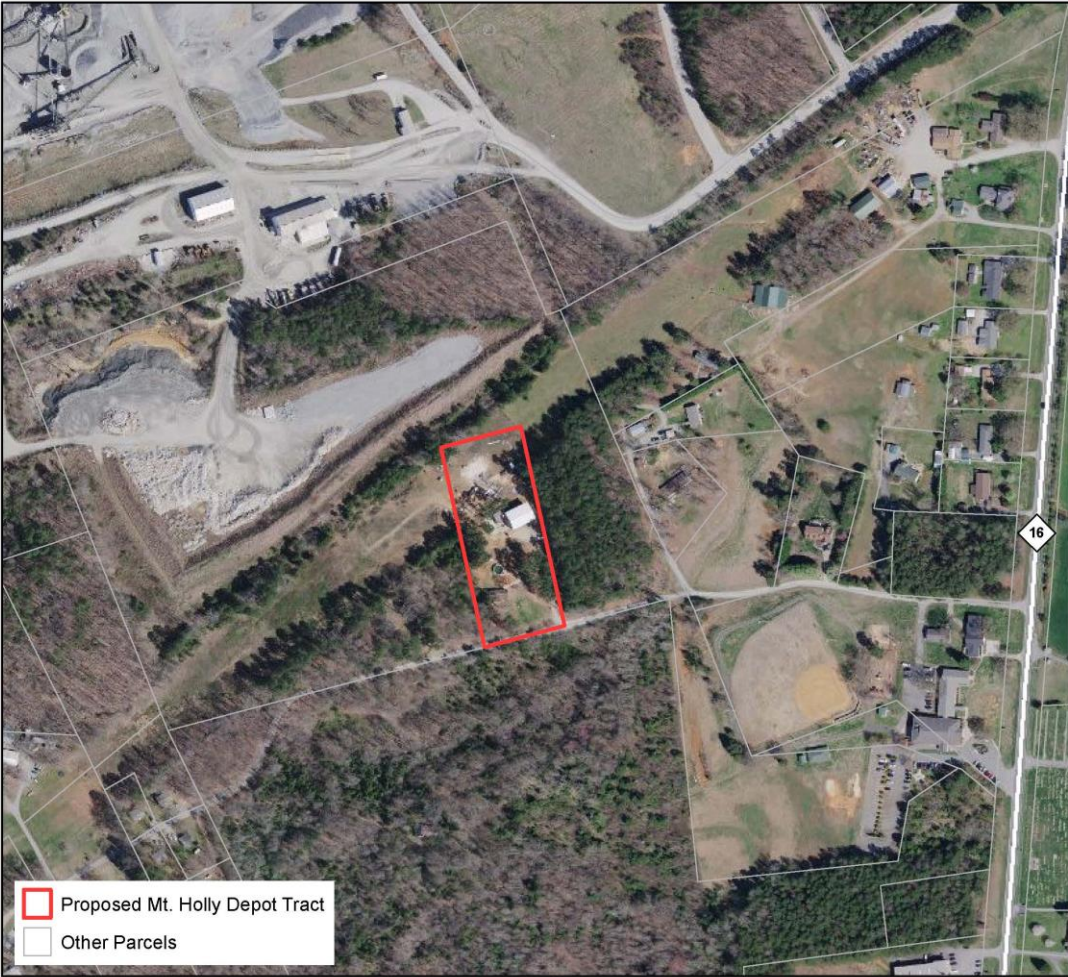
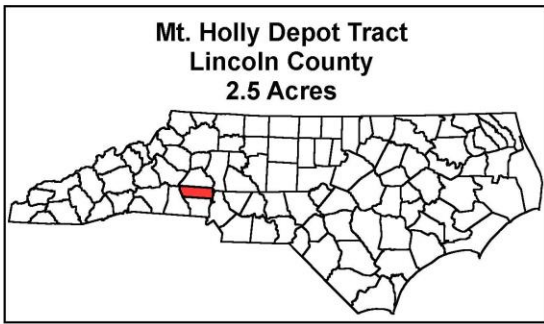
Mt. Holly Depot Tract (Exhibit G-5)

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



Proposed Mt. Holly Depot Tract
 Other Parcels

Mt. Holly Depot Tract (Exhibit G-5)

Acquisition Plan

- Purchase from private landowner

NCWRC Vessel Receipts	\$193,750
NCWRC Wildlife Endowment Funds	<u>\$121,250</u>
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