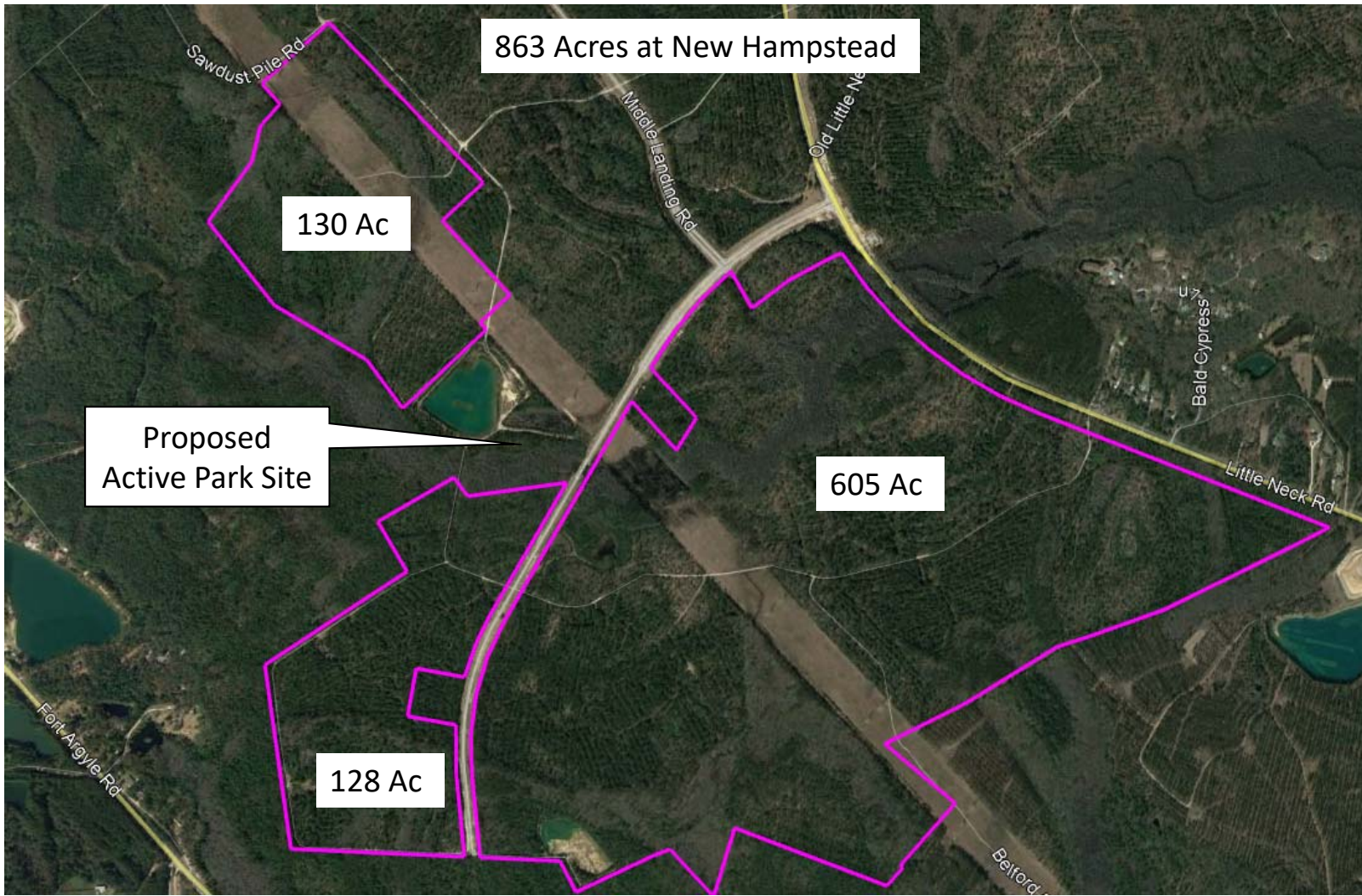


# Proposed Figure 8 Property Donation: 863 Acre Tract with Conservation Easement

City Council Workshop

February 14, 2019

Presentation by:  
Real Estate Services Department







# Vision



# Donations may be free, but ownership isn't.

## Pros

- Large tract for conservation, wildlife refuge, and passive recreation
- Public benefits
  - Green space
  - Trails, fishing, hiking, etc.
  - Biodiversity enhancement
- Future timber sales could help offset O&M costs

## Cons

- Unbudgeted start-up costs to the City
  - Forestry management
    - Fire breaks, brush burn, etc.
  - Security and policing
- Perpetual conservation easement (i.e., limited uses allowed)



# Land Management Goals

(source: GFC)



- Harvest / Thin Timber
  - Provide income
  - Improve health of remaining trees
- Replant after Harvest
  - Requires a clear-cut, chemical spray, and seeding
- Protect
  - Protect wetlands in conservation area
  - Promote habitat for wildlife
  - Prevent hunting, dumping

# Draft 7-Year Conceptual Management Plan

## (estimated potential costs/revenues)

- 2019: **(\$100,000)**
  - Close on Donation
  - Secure premises with gates and security cameras
  - Begin installing firebreaks/trails
  - Perform dirt road maintenance
  - Increase SPD patrols (recur each year)
- 2020: **(\$100,000)**
  - Continue to establish firebreaks and trails
  - Maintain roads
  - Establish picnic areas, camp sites, signage, lookout points, etc.
- 2021: **\$300,000**
  - Harvest Stand 3 (300 thinned acres)
  - Maintain roads, firebreaks/trails
  - Design Visitor Center/Meeting Hall (CIP/SPLOST)
- 2022: **(\$50,000)**
  - Replant Stand 3
  - Maintain roads/firebreaks/trails
  - Build Visitor Center/Meeting Hall (CIP/SPLOST)
- 2023: **(\$50,000)**
  - Complete replanting of Stand 3
  - Maintain roads/firebreaks/trails
- 2023: **\$500,000**
  - Thin Stands 1 and 4 (275 Ac)
  - Maintain roads/firebreaks/trails
- 2024: **(\$100,000)**
  - Prescribe burn underbrush
  - Maintain roads/firebreaks/trails

Bottom Line: significant up-front costs to be offset in future by timber revenues. Future facilities to be developed with future CIP/SPLOST funds

# Conservation Easements: Do's and Don'ts

- Two 5 acre building zones allowed for limited uses.
- May construct pervious trails
- May construct wildlife observation stands
- Conduct forest management
- Enhance wildlife habitat



- No impervious roads or driveways can be developed
- No land disturbance or mineral extraction
- No disturbance of wetlands, except that grasses may be mowed



# Partnership Opportunities

GEORGIA FORESTRY  
COMMISSION





# BOTTOM LINE

- Donation is a generous opportunity for the City of Savannah to own and control a large tract to preserve greenspace and provide rural recreation opportunities.
- Ownership comes at a cost, and the Real Estate Services Department will need +/- \$200k over next two years to initiate forest management and stabilize the tract.
  - Endowment?
  - General fund?



Questions?