

# Madison-Morgan Conservancy

Newsletter  
Winter, 2017-2018

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## Letter from the President

# A Morgan County Legacy

We asked, you heard us, and now we're ready. The Endangered Properties Revolving Fund is here!

And here's how it happened. In April 2017, The 1772 Foundation funded a revolving fund feasibility study for the Conservancy – exploring whether or not a revolving fund (a financing tool traditionally used in historic preservation projects) could be used to protect both undeveloped land as well as historic structures. The answer was yes.

Then, the most miraculous thing happened. In July 2017, the Watson-Brown Foundation awarded the Conservancy a \$500,000 matching grant, in essence saying, “if you can raise another \$500,000 for the Endangered Properties Revolving Fund, we'll give you \$500,000.” The Watson-Brown Foundation was unequivocal that piloting this idea (using the revolving fund financing tool to protect both undeveloped land and historic structures) was worth pursuing. After all, the Foundation had just completed one restoration and was in the middle of a second, both of which had lost a significant amount of land originally surrounding the houses. Foundation President, Tad Brown, was clear when he said at a recent event at the Goodrum House in Atlanta that the “landscapes around the structures were just as important as the structures themselves. Don't lose them.”

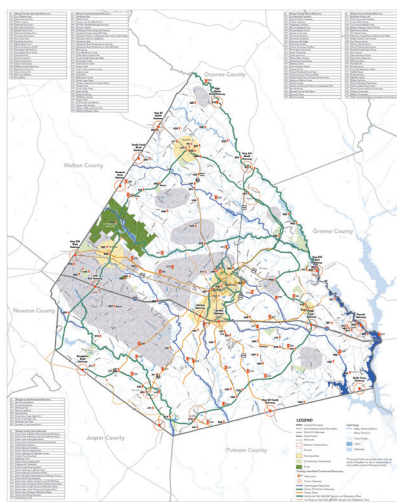
The Conservancy Board then quietly asked its leadership (Board Members, Advisory Board Members, and Watershed Donors) if they would contribute to this kind of cause. Well, they did. And they did with gusto, raising \$240,000 through contributions of cash and stock and three-year pledges of the same.

And then, another remarkable gift – in February 2018, The 1772 Foundation awarded the Conservancy a seed funding grant for \$250,000! As of this February, we are almost 80% of the way to our \$1,250,000 goal and only \$10,000 away from matching the Watson-Brown Foundation grant.

Now we need YOU – Conservancy members, non-members, Morgan County residents, landowners, visitors, passersby – to help us raise the last \$250,000. In the meantime, the Conservancy has developed an initial list of fifteen endangered properties in Morgan County that we will consider for the first Endangered Properties Revolving Fund project. We would also ask that you contribute your knowledge to that list. Think Greenprint for Endangered Properties. What important place do you know needs protection in Morgan County?

Needless to say, this year will be different for the Conservancy. Though our focus has shifted a bit, we remain on mission – 1) to educate, 2) to protect Morgan County's historic sites, greenspace, farmland, and timberland, and 3) to enhance the quality of life here.

This Endangered Properties Revolving Fund will not only protect farms, forests, and front porches, it will be a tool that future generations can use to sustain their Morgan County. Our goal: to leave them with as much to protect as possible and a tool with which they can work. We are so very grateful for the support shown to us by the Watson-Brown Foundation and The 1772 Foundation. We are humbled and amazed by it, and we thank them for helping us realize this expanded programming.



2017 MORGAN COUNTY GREENPRINT  
COMBINED PUBLICLY IDENTIFIED RESOURCES



## ENDANGERED PROPERTIES REVOLVING FUND CONTRIBUTORS

The 1772 Foundation

Kathryn & Darren Ash

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In honor of Katie Vason & Fin Vason

Ann-Marie & Frank Walsh

Watson-Brown Foundation, Inc.

Christine & Dave Watts

## Letter from the President, continued

We have never needed your support more than we do this year. Please find inside a pledge card for the Endangered Properties Revolving Fund and become part of this legacy. After all, if not now, when. If not us and you, who?

Sincerely,

Robert Trulock, President

## Resource Protection

# The Endangered Properties Revolving Fund (EPRF) is Here!

Help us raise the last \$250,000!

Revolving funds are used nation-wide to purchase, protect, then sell properties in an effort to ensure safe passage of the asset to future generations. A few communities in Georgia have non-profit organizations running revolving funds, typically to protect historic structures: Savannah, Macon, Athens, Thomasville, Augusta, and of course, the Georgia Trust for Historic Preservation operates a state-wide revolving fund.

Here at home, we are attempting to create a revolving fund to protect both greenspace and historic structures by intervening on properties that meet the following criteria:

1. Significant (ecological, historical, agricultural, and/or cultural significance)
2. Endangered (property at risk of demolition by neglect, demolition by will, subdivision, or over development)
3. Obtainable (willing seller or donor)
4. Marketable (viable exit strategy)
5. Locally Supported (community supports the project both financially and in action)

It is the Conservancy's policy to acquire endangered properties through the method requiring the least expense. Acquisition methods include but are not limited to: donations, bargain sales, options, fee simple purchase, and/or purchase of conservation easements/development rights/TDRs.

Once the properties are protected and then sold, the proceeds of the sale are returned to the EPRF for the next project. The goal is to have \$1,000,000 available to revolve from project to project, which would allow the Conservancy to take on substantial projects.

So this is what we need: we need YOU to contribute to this effort to help us raise the last \$250,000. You can do this by making a fully tax-deductible contribution to the Conservancy/EPRF or by buying a Derby Day 2018 Raffle Ticket (see more details on the back page of this newsletter). We need everyone's help: residents, non-residents, members, non-members, passersby, tourists... And every little bit counts – every donation gets us closer to being able to protect the first endangered property.

And the bonus – every dollar you contribute will be matched dollar for dollar (up to \$125,000), AND every dollar you contribute will be used over and over, revolving from project to project.

Please contribute TODAY to this legacy project for Morgan County by filling out the enclosed pledge card, by going to our website to donate online, or by hovering your phone's camera over this QR code.



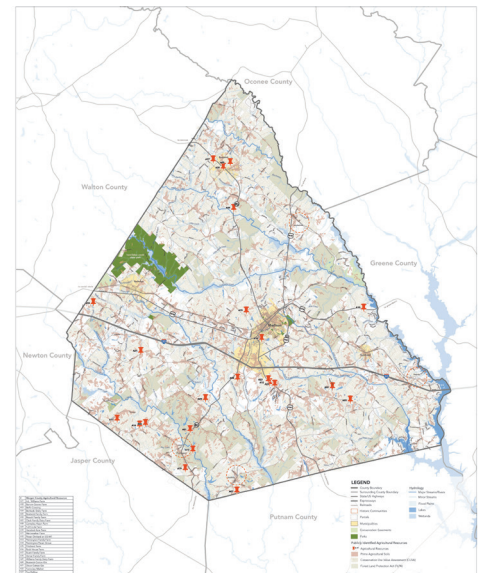


# The Greenprint is Complete!

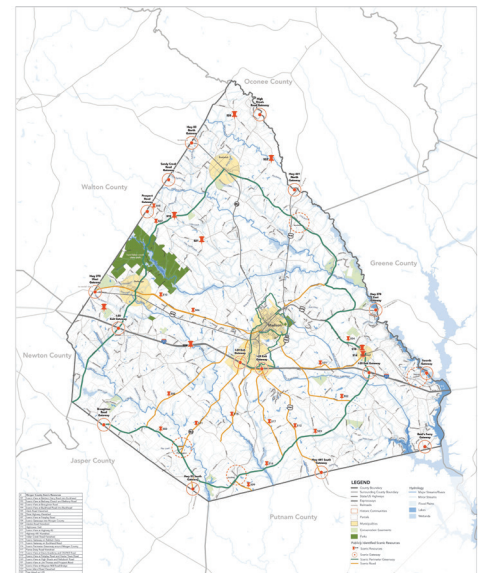
Thanks to hundreds of Morgan County residents, the Morgan County Board of Commissioners, and Environs Design Studio, the Morgan County Greenprint update is complete! Originally developed in 2004, the Greenprint is an inventory of those places that matter most to Morgan County citizens. Developed over twelve months with input from the public, the Greenprint will serve as a guide for protecting Morgan County's valuable natural, agricultural, historic, scenic, and recreational resources.

Last summer, meetings were held in each Morgan County community to gain input from the public about what county resources are important to protect now and for future generations. Through this process, over 200 resources were identified, including places like the Nolan Crossroads, the Apalachee River, and the scenic view along the historic Dixie Highway. Less known resources identified include the former amethyst mine, the Dickson Cotton Gin, and a few previously undocumented family cemeteries. The Greenprint provides a description of each resource and maps their locations in Morgan County. Tools and resources that can help facilitate the protection of these places are identified in the Greenprint as well.

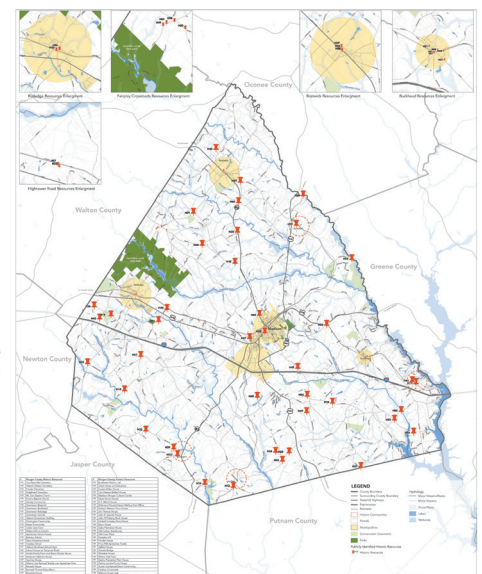
On Tuesday, December 5, 2017, the Morgan County Board of Commissioners voted to accept the Greenprint as an informational resource document for the County. The Greenprint will serve the Morgan County Commissioners and planning staff as a tool to assist with community planning efforts, tourism promotion, farmland preservation, and preservation of historically important places. Additionally, landowners in Morgan County may find the Greenprint helpful if they choose to list their properties on the National Register, Centennial Farm Register, or execute a conservation easement. Visit our website to see the maps and the entire document.



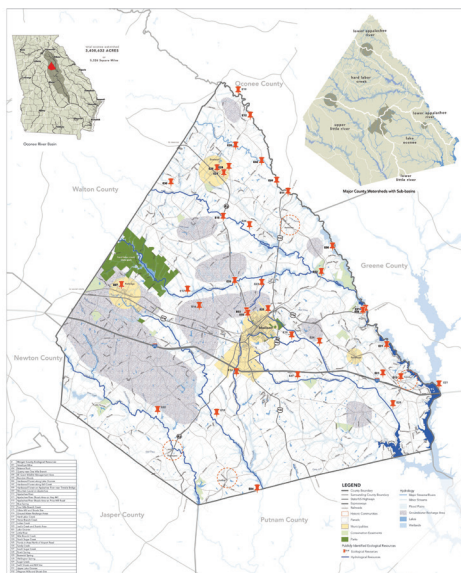
2017 MORGAN COUNTY GREENPRINT  
PUBLICLY IDENTIFIED AGRICULTURAL RESOURCES



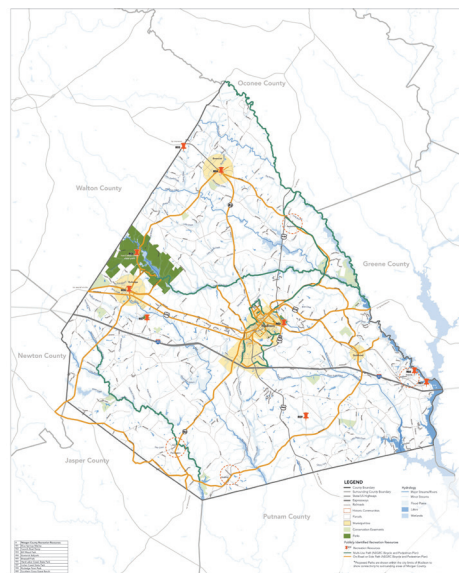
2017 MORGAN COUNTY GREENPRINT  
PUBLICLY IDENTIFIED SCENIC RESOURCES



2017 MORGAN COUNTY GREENPRINT  
PUBLICLY IDENTIFIED HISTORIC RESOURCES



2017 MORGAN COUNTY GREENPRINT  
PUBLICLY IDENTIFIED ECOLOGICAL RESOURCES



2017 MORGAN COUNTY GREENPRINT  
PUBLICLY IDENTIFIED RECREATION RESOURCES

The mission of the Madison-Morgan Conservancy is to provide public education on conservation matters and to protect and enhance the heritage and quality of life of the residents of Morgan County by preserving historic sites, greenspace, farmland, and timberland.



## Local Food in Our Local Schools

For the 2017-18 school year, Morgan County students are seeing more fresh and local food in their cafeterias. From CJ's Orchard peaches in August to Jaemor Farm's pumpkins in October to spinach and mushrooms this winter, nutritious and seasonal foods are being offered on a monthly basis at each of the schools in Morgan County. The school's farm to school initiative provides students with opportunities to not only enjoy nutritious food, but to also learn about agriculture and the local food economy with field trips to local farms and hands-on learning activities in the classroom.

Led by the school's Nutrition Program Director, Kim Johnson, a Farm to School committee was formed to oversee this initiative and is composed of the STEAM Program Coordinator, teachers from multiple grade levels, and the Conservancy's Theresa Pippin. The school was recently honored with a Bronze Level Golden Radish Award for the 2016-17 school year!

The Conservancy is thrilled to be a part of this initiative. Not only does Farm to School provide fresh and nutritious food for students, it also supports our local farmers and teaches a younger generation about the importance of Morgan County's rich local food system.



### Organizational News

## Junior Conservancy

In its inaugural year, the Junior Conservancy (JC) is off to a great start! This group, consisting of fourteen high school students residing in Morgan County, meets monthly to design and execute their own conservation-related programming in four silos of activity: education, civic, service, and social. We are so proud of what the JC Board has done so far this year:

- **Educational Event** - Greenprint Ramble through Bostwick! Students rambled in and around Bostwick, hearing about its unique history while they rode through the beautiful farmland and historic district of Downtown Bostwick.
- **Civic Event** - Claire Coleman, JC's President, was invited to read the Arbor Day Proclamation at the City Council meeting in February, where the JC was recognized as a whole. A legislative breakfast is being scheduled for April.
- **Service Event** - in the process of creating an Adopt-a-Stream program to collect data about water quality in Morgan County.
- **Social Event** - Ice skating in Athens! The JC's monthly board meeting and dinner followed at Barbaritos.
- **Calendar Project** - the JC produced and sold a calendar that included a collection of JC Board Member Wynn Howard's photography from all over Morgan County. The JC designed this fundraising project to support a portion of their budget and were able to secure sponsorships from many of you in Morgan County. Thank you!

### Next up:

- Brooke Miller will be introducing Robert Ramsay, President of the GA Conservancy, at our Membership Supper on March 23rd after she presents info about the GA Outdoor Stewardship Act. All the JC Board Members will be on the chili line!

### Applications for next year:

- Applications are being accepted until March 23rd for next year's JC Board. Know any high school-aged students living in Morgan County who might want to participate?

Led by Conservancy Board Member Maryann Dartnell, the Junior Conservancy Committee consists of Sam Ball, Emily Buck, and Rachel Kinsaul, and is staffed by Christine McCauley Watts and Theresa Pippin. On behalf of all of us here at the Conservancy, we thank the Junior Conservancy Board Members for their interest in and commitment to the community in which we all live!



## Meet Our New Board Members

Each year the Conservancy invites a few people to join the Board of Directors. Led by our Board Development Committee, we court individuals whose expertise is helpful to our organization. In addition to agriculture, historic preservation, natural resources conservation, our board needs individuals with experience in forestry, accounting, food procurement, real estate development, land use law, event planning, etc. We are fortunate to have enlisted an excellent group to assist us in accomplishing our goals. Meet the four board members who have joined us this year.



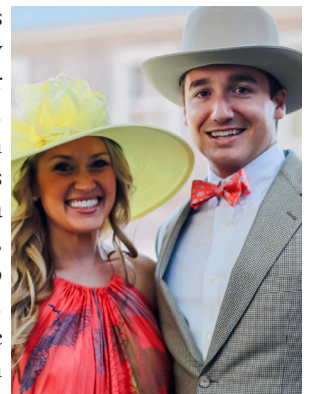
**Kyle Davidson**, his wife (Miryn), and their two children (Kenton – 7 & Mallory – 6) relocated to Morgan County in 2013 as part of the Baxter project in Stanton Springs. He is a Senior Project Manager with Turner Construction Company specializing in the construction and renovation of pharmaceutical manufacturing facilities. Kyle received a B.S. and M.S. in Mechanical Engineering along with a Graduate Certificate in Biochemical Regulatory Engineering from University of Maryland, Baltimore County. Kyle and his wife have been involved with the Conservancy since 2014. Miryn has co-chaired Derby Day for several years. Kyle enjoys spending time with his family, hiking, fishing, camping and many other activities. He also volunteers with other community organizations such as Madison-Morgan Cultural Center and Madison-Morgan Boys & Girls Club.

**Bruce Gilbert** is a native of Morgan County and is married to the former Judy Ashurst from Eatonton. They recently celebrated their 50th wedding anniversary and have three children and seven grandchildren. Bruce attended Morgan County public schools and graduated from the University of Georgia with a BS in Agriculture in 1968. He worked with Pennington Seed for three years and then went into the family business Madison Hardware and was there until retiring in 2014. He was a council member of the Madison City council for 15 years and elected Mayor in 1989 serving in that capacity for 16 years. Bruce retired from the US Army Reserve and was the Reservist of the Year for Georgia. He currently serves on the United Bank Board and the Morgan County Foundation Board.



**Jill Meeler** grew up on a family farm, just north of Butler, Georgia in Taylor County and frequently returns with her husband, Kevin (past board member), and two children, Will and Chapel. She takes an active interest and participates in the conservation and preservation of the farm, its structures, and its hunting land. Recently, Jill helped in the renovation process of the farmhouse which was originally a duplex built in the early 1900s and moved to the farm around 1967 from Columbus, GA. Currently, she is helping the family to revive and restock the 5 acre pond that is located on the property. Jill earned B.S. in Communication Sciences and Disorders from the University of Georgia and an MEd in the same field from Valdosta State University. In 2000, she and Kevin moved to Morgan County. For the past 18 years, Jill has been employed by the Morgan County Board of Education as a speech and language pathologist and has loved serving students of all ages and abilities. Since moving to Madison, Jill has been an active member of First United Methodist Church of Madison. She has had the pleasure of working with the Madison-Morgan Conservancy in the past by volunteering in various capacities for the Derby Day fundraiser and festivities. Jill enjoys playing tennis and gardening, as well as hunting and spending time with her family on the farm.

**Brooks Pennington IV** is an 8th generation resident of the Morgan County area. He married his high school sweetheart, Cecily Youngblood Pennington, in 2014. Brooks graduated from UGA's Terry College of Business with a degree in Finance in 2011. He lived and studied in South Africa one summer during college where he earned a Certificate in Leadership and Service through the Global LEAD program. He attained an MBA with emphasis on Entrepreneurship and Real Estate from Mercer University's Stetson School of Business in 2013. In addition to managing several investment companies with his father, his entrepreneurial spirit has led him to cofound several businesses including Southern Resource Strategies, a real estate investment and consulting company that specializes in property development, mineral exploration, and land conservation, and Southern Legacy Rentals, a luxury portable restroom rental company. He also works as a licensed real estate agent with NBC Realty in Madison specializing in land and commercial tracts. Brooks is an active member of the Madison First United Methodist Church, where he serves on the Finance Committee. He and his wife started a small group for mid 20 to early 30 year olds that live in the Morgan County area, and they continue to host it at their home every Wednesday. Brooks has proudly served his community for the last 10 years as a volunteer firefighter on the Madison Fire Department, recently being promoted to the rank of Lieutenant. He is an avid outdoorsman enjoys spending his free time hunting, fishing and exploring on his family's farms.





# Conservancy Members

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\* Charter Members

**Watershed Donors (bolded)**

\*\* Junior Conservancy Members

New Members(green)

# Conservancy Members continued...

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JAMES L. MIZE

ASHLEY & JEREMY MOON

VICTORIA NEWTON MOONEY

BETSY & SANDY MOREHOUSE

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**BRENDA WORLEY**

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## Join or Renew Your Membership Today!

Madison-Morgan Conservancy  
P.O. Box 752, Madison, GA 30650  
706-818-8046 | [www.mmcGeorgia.org](http://www.mmcGeorgia.org) | [info@mmcGeorgia.org](mailto:info@mmcGeorgia.org)

### Annual Membership Form

Support the Conservancy's mission with your annual membership:

- |   |  |
|---|--|
| <input type="checkbox"/> Daniel Morgan Society \$5,000 +<br>(Watershed Donor Level)   | <input type="checkbox"/> Supporter - \$500       |
| <input type="checkbox"/> Sustainer - \$2,500 +<br>(Watershed Donor Level)   | <input type="checkbox"/> Donor - \$250           |
| <input type="checkbox"/> Benefactor - \$1,000 +<br>(Watershed Donor Level)  | <input type="checkbox"/> Preservationist - \$100 |
|   | <input type="checkbox"/> Conservationist - \$50  |
|   | <input type="checkbox"/> Naturalist - \$20       |
| <input type="checkbox"/> I would like to contribute an additional: \$ _____<br>to the Endangered Properties Revolving Fund. |  |
| <input type="checkbox"/> My Company has a matching gift program.  |  |
| <input type="checkbox"/> I would like to volunteer.   |  |

Name(s) as it should appear on the Membership list:

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_

Email 1: \_\_\_\_\_

Email 2: \_\_\_\_\_

### Membership

## Become a Watershed Donor This Year

Join or renew at one of the Watershed Donor levels in the form above, and help the Conservancy match a \$50,000 grant!

In 2009, the Waterfall Foundation funded the Conservancy's operations with a very generous grant, and ever since, the Conservancy has honored that contribution by attempting to match it annually through Watershed Donor membership dues (annual dues of \$1,000 or more). Join the Waterfall Foundation in this strong show of support for the Conservancy's important work. It will help keep us agile, stable, and effective.

**Our Vision:** We envision a thriving Morgan County to be a healthy, beautiful place to live and work for current and future residents, where clean air and water, abundant wildlife, forestry, agriculture, and heritage tourism are vital and contribute to the regional economy. We aim to preserve the beautiful public vistas, agrarian heritage, rural crossroads, and small town atmosphere while attracting small to medium sized businesses to provide essential jobs and sustain our balanced tax digest. We envision an organization that makes an impact locally and uses its success to promote conservation and balanced growth throughout Georgia.



MADISON-MORGAN  
CONSERVANCY

SERVE † SAFEGUARD † SUSTAIN

Madison-Morgan Conservancy  
P.O. Box 752  
Madison, GA 30650

(706) 818-8046

[www.mmcGeorgia.org](http://www.mmcGeorgia.org)



Return Service Requested

## Need to Renew? Check Your Mailing Label.

The date printed above your name on the mailing label is the last date on which you paid your annual membership dues. Please renew annually to support the Conservancy's work and to expand our programming.

### Winter, 2017-2018

*This newsletter is printed on 100% post-consumer waste recycled paper.*

### Upcoming Events

## March 23 - Annual Membership Supper

Join us 7:00 p.m. Friday, March 23, 2018 for the Annual Membership Supper at Malcom's Crossroads. Meet Robert Ramsay, President of the Georgia Conservancy, and the inaugural Junior Conservancy Board!



## Derby Day – The Real Deal

Pardon our progress! 2018 is a different kind of year for the Conservancy, so we are asking you to join us for a different kind of Derby Day experience.

We will all miss the fabulous party – the food, the race, the bourbon, the auction, the hats – but this year, we're about to complete the development of our new Endangered Properties Revolving Fund (only \$250,000 left to raise), and we want to live up to our promise to you that we would only fundraise once a year.

So this year, every dollar you spend on the non-event Derby Day 2018 will go directly to the Endangered Properties Revolving Fund. And here's how: buy a Derby Day Raffle Ticket and get a chance to go see the REAL Kentucky Derby!

For every \$100 Derby Day Raffle Ticket you purchase, you'll receive a chance to win an all-expenses-paid "Ticket and Lodging Package" to the Kentucky Derby (travel expenses to and from Kentucky not included). If you sponsor this year's non-event Derby Day, you'll be guaranteed Raffle Tickets (only 300 Raffle Tickets will be sold). The winner of the Raffle Drawing will be announced Friday, April 13th.

More details will be announced at the Membership Supper on March 23rd when Raffle Tickets go on sale.

## September 20 - Conservation Easement Workshop

Mark your calendars for the 14th Annual Conservation Easement Workshop: "Getting into the Weeds: Exploring Easement Language." Thursday, September 20, 2018 at Burge Plantation, Mansfield, GA, 8:00 a.m. - 5:00 p.m.

Madison-Morgan Conservancy | PO Box 752 | Madison, GA | 30650 | 706-818-8046 | [www.mmcGeorgia.org](http://www.mmcGeorgia.org)