



SAN JUAN COUNTY

LAND BANK

MEETING MINUTES

Land Bank Commission Meeting

January 15, 2016

Craft Room at Mullis Center, 589 Nash Street, Friday Harbor, WA 98250

Commission Members in Attendance:

Jim Skoog, District 1, position 1,	Brian Wiese, at large, position 4,
Matthew Wallrath, District 2, position 2 (by telephone)	Doug Strandberg, at large, position 5
Amanda Wedow, District 3, position 3	Amanda Azous, at large, position 6

Commission Member Absent: Christa Campbell, at large, position 7

Land Bank Staff in Attendance: Lincoln Bormann, Tim Clark, Judy Cumming, Eliza Habegger, Doug McCutchen and Tanja Williamson.

Land Bank Staff Absent: Ruthie Dougherty, Casey Hons, Ethan Schmidt

Public in Attendance: Debra Clausen, Eileen Drath, Louise Dustrude, Rhys Hansen, Alice Hurd

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	At 8:30am the meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The December 11, 2015 minutes were reviewed. There were corrections.	Brian Wiese moved to accept the December 11, 2015 minutes as corrected. Amanda Azous seconded. There was no further discussion. Motion passed unanimously.

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<p><u>Chair's Report</u> <u>8:40 am</u> <u>Election of Officers</u> <u>Officer's elections cont.</u></p>	<p>Amanda Azous presented the election committee report. The following slate of officers was presented for consideration to serve for 2016.</p> <p>Chair - Jim Skoog</p> <p>Vice-chair - Christa Campbell</p> <p>Finance Officer - Doug Strandberg</p> <p>There was discussion.</p>	<p>Amanda Wedow moved to accept the slate of officers presented by the nominating committee.</p> <p>Brian Wiese seconded.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p>In the News:</p>	<p>In the past month there have been many articles mentioning the Land Bank, with the most common topics being Mount Grant Preserve, the Zylstra acquisition, and salmon recovery grants.</p>	
<p><u>Financial Report</u> <u>8:47 am</u></p>	<p>Judy Cumming presented the draft financial report for the year ending December 31, 2015. The final Revenue and Expenditure figures for 2015 will be available after San Juan County has completed their '13th month' accounting cycle. Judy provided a graph which illustrated that 2015 as the highest year in Real Estate Excise Tax (REET) revenue since 2007. Lincoln Bormann expects to have projection spreadsheets next month, once final numbers for 2015 are received.</p>	<p>LBC will have to wait until next meeting to accept finance report as final numbers have not been received from San Juan County auditor.</p>
<p><u>Public Comment</u> <u>8:55 am</u></p>	<p>Eileen Drath asked for clarification about the amended budgeting process and how, if at all, it is affected by the increase in budgeted REET for 2015.</p>	
<p><u>Director's Report</u> <u>9:00 am</u> <u>Computer System Migration</u></p>	<p>Lincoln commented that the Land Bank office computer system and files are in the process of being migrated to the county server and to please be patient with any possible gaps in communication as this is done.</p>	<p>Land Bank staff have new email addresses, with format of: First Name, Last Name initial @ sjclandbank.org (ie: lincolnb@sjclandbank.org)</p>
<p>Acquisition Projects San Juan Island Amaro Farm (formerly Lawson Farm) Conservation Easement (CE)</p>	<p>Background: 145-acre property adjacent to Mount Grant Preserve. The CE would extinguish 10 of 14 potential residences.</p> <p>The terms of the CE are still in negotiation. The San Juan Preservation Trust (SJPT) is reviewing easement language and has a site visit scheduled for January 20</p>	<p>Lincoln expects to come to an agreement with the sellers sometime in January or February.</p>

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<p>San Juan Island Zylstra Lake</p>	<p>The Land Bank and San Juan Preservation Trust (SJPT) closed on the 313-acre property December 15th, with \$250,000 from the Land Bank and \$50,000 from SJPT going towards the \$3M purchase price. The property is subject to a Deed of Trust for the remainder.</p> <p>Land Bank/SJPT have been accepting term sheets for October Farm, the 30-acre portion of the property designated for resale. At this time the Land Bank/SJPT have received three valid offers.</p> <p>Update for Zylstra:</p> <p>Potential grant opportunities include:</p> <p>Washington Wildlife and Recreation Program (WWRP): local parks account (for both Zylstra and Mount Grant); water access account.</p> <p>Coastal Wetlands: Federal program for wetlands and wildlife conservation.</p> <p>Salmon Recovery: this applies to lower lake area and re-establishing salmon in False Bay Creek.</p>	
<p>Orcas Dickinson (Cascade Creek)</p>	<p>Background: 24-acre property on both sides of the lower part of Cascade Creek, including the 300 feet which hosts spawning coho and chum salmon, as well as sea run cutthroat trout; and juvenile Chinook are present.</p> <p>The Land Bank is still waiting for the appraisal, which Lincoln expects by the end of January, for a final purchase price to be determined.</p> <p>As an alternative, owners of an adjacent property have offered to purchase the property and donate a forever wild conservation easement to the Land Bank. This offer came out of the concern about potential damage to resource from allowing open public access.</p>	<p>Once the appraisal is received, Lincoln will attempt to negotiate a purchase price with the seller. However, purchase by the neighboring owners may also be a possibility.</p>
<p>Waldron Island Huntley CE</p>	<p>Background: The CE would extinguish four of six potential units and establish a shoreline buffer zone. The Land Bank also received a salmon recovery grant for this project.</p>	<p>Lincoln said he expected to conclude final negotiations over the CE details and close by the end of February 2016.</p>

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Henry Island Hart donation	Donation deferred to 2016 for tax purposes and is expected to go through in February.	
Lopez Island Lopez Hill and Odlin South	Background: In 2009, the community secured a 50-year lease on the 400-acre Lopez Hill property funded by the legislature. 100-acre Odlin South followed in 2011. The Land Bank has heard that Lopez community wishes to acquire the remainder interests in these properties. To that end, the Lopez Community Trails Network (LCTN) has collected 350 signatures of support.	Lincoln will begin conversations with the Department of Natural Resources regarding Lopez Hill and Odlin South acquisitions
Ritchie Conservation Easement	Lincoln hopes to have the CE finished by summer.	
Sunset Acres Home Owners Assoc.	This is shoreline property adjacent to the Tombolo and Lincoln expects to finish acquisition process the first half of 2016.	
<u>Break</u> <u>9:41 am</u>		
<u>Stewardship</u> <u>9:51 am</u> Tim Clark, Lopez Island Preserve Steward	Tim reported finishing up conservation easement monitoring. He also noted 2015 was the worst for post-storm tree clean up on the Preserves. He is working on bids for False Bay Creek Preserve Project and is getting a jump start on noxious weed maintenance. The old dock at Fisherman Bay Preserve has been removed.	
San Juan Island Eliza Habegger, Land Steward	False Bay Creek Preserve Project: Fencing is finished and the project is at the half-way mark with plantings. Eliza found the construction projects to be more time-consuming than anticipated. The drawing for the cattle bridge is complete and will be an aluminum, marine ramp style to be installed summer of 2016. Improvements to the pond and water system continue in order to get water to the livestock. Eliza is submitting a wetland report for permitting and is working with SJPT regarding their CE requirements in order to place the structure onto the property. Jim Skoog asked about installing a bird blind on the property for hunting. Doug	

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<p>San Juan Island Eliza Habegger, Land Steward, continued:</p>	<p>McCutchen mentioned a long-standing request for action from the County Risk Manager and Prosecuting Attorney's Office.</p> <p>Island Marble Butterfly Project: Eliza met with Kathleen Foley of SJPT for 2016 planning. Kathleen wrote a grant to create habitat areas at the Land Bank's Frazier Homestead Preserve; site prep for those habitats will start soon.</p> <p>Salish Seeds Project: The partnership between SJPT and the Land Bank will continue in 2016. SJPT will provide support at Red Mill Farm in the form of an intern or seasonal assistant, and will be building a seed processing room. Eliza noted that the Center for Natural Lands Management is setting aside a field for a North Puget Sound seed production crop. Eliza is excited that the Land Bank will have access to this field and stated that any extra plants from this project will be given to the San Juan County Master Gardner's program to sell at their annual plant sale.</p>	
<p>Doug McCutchen, SJI Preserve Steward</p>	<p>Doug reported the computer transition has been usurping much of his time, mainly due to the email migration. Doug noted that as soon as the Land Bank acquired the Zylstra property, he received a report that the house's roof was leaking and plaster needed repairing.</p> <p>On Cady Mountain, the Land Bank and Cady Mountain summit neighbors are partnering to widen and grade the road to improve accessibility for emergency vehicles. Doug noted that this back side road work is a private road and is separate from the neighborhood Cady Mountain Road project on the lower Road.</p>	
<p>Ruthie Dougherty, Orcas Island Preserve Steward</p>	<p>Written report submitted in Ruthie's absence.</p>	

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<u>Outreach</u>	<p>Tanja Williamson reported that she is working with Partners in Design on the 2015 Annual Report (AR) and expects a mid-April mailing. She asked for input regarding AR topics and suggested looking at the Land Bank Top Ten article for ideas. Staff will meet after the LBC meeting to discuss further ideas.</p> <p>There are two work parties scheduled for Cady Mountain Preserve: Jan 24 and Feb. 7</p>	
<u>Meeting Adjourned</u>	Jim Skoog adjourned meeting at 10:23 am.	
NEXT MEETING	February 19, 2016 – at the Craft Room, Mullis Community Senior Center, San Juan Island.	