



MEETING MINUTES

Land Bank Commission Meeting

February 19, 2016

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

Commission Members in Attendance:

Matthew Wallrath, District 2, position 2	Brian Wiese, at large, position 4
Doug Strandberg, at large, position 5	Amanda Azous, at large, position 6
Christa Campbell, at large, position 7	

SJC Council Member in attendance: Bob Jarman, District 1

Commission Member Absent: Jim Skoog, District 1, position 1, Amanda Wedow, District 3, position 3

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, and Doug McCutchen.

Land Bank Staff Absent: Ruthie Dougherty, Casey Hons, Ethan Schmidt, Tim Clark, Eliza Habegger, and Tanja Williamson.

Public in Attendance: Eileen Drath, Louise Dustrude, Mary Gropp, Alice Hurd, and Bill Watson

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order – 8:30 am</u>	The meeting was called to order by Vice-chair Christa Campbell.	
<u>Adoption of Minutes</u>	The January 15, 2016 minutes were reviewed. Corrections were made.	<p>Brian Wiese moved to accept the January 15, 2016 minutes as corrected.</p> <p>The motion was seconded by Matthew Wallrath.</p> <p>There was no further discussion. Motion passed unanimously.</p>

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<p><u>Chair's Report</u> 2016 SJI Ag Summit</p>	<p>Lincoln reported on the 2016 San Juan Islands Agricultural Summit held February 12-13. Land Bank Commissioner Amanda Wedow attended as did staff Doug McCutchen. The event was very well attended and featured a wide variety of topics.</p>	<p>The 2017 San Juan Islands Agricultural Summit will be held on Orcas Island.</p>
<p>Orcas Commission position</p>	<p>Local news sources announced the upcoming vacancy for the LB Commission position for District 2.</p> <p>Matthew Wallrath was presented with a framed photograph taken on an Orcas Island Preserve in appreciation of his service to the Land Bank.</p>	<p>The new Land Bank Commission member will possibly be selected prior to the March meeting.</p>
<p><u>Financial Report</u> Year-end 2015 Financial Reports</p>	<p>Finance Officer, Doug Strandberg presented the final Revenue and Expenditure reports for the year ending December 31, 2015. The Conservation Area Fund reports showed a continued rebound in the Real Estate Excise Tax (REET). The Stewardship & Management Fund reports reflected a very busy year. The budgets for both funds were amended near the end of the year due to higher than expected revenue and additional grant-funded stewardship projects.</p>	<p>Matthew Wallrath moved to accept the year-end 2015 Financial Reports.</p> <p>The motion was seconded by Amanda Azous.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><u>County Council Liaison</u></p>	<p>Bob Jarman was introduced as the new SJC Council liaison to the Land Bank Commission. Commission members introduced themselves. Bob reported that he also serves as council liaison to the County Housing Commission.</p> <p>Bob also attended the 2016 SJI Ag Summit and he reported that Lincoln did an excellent job responding to questions about the Land Bank's role in protecting county agriculture.</p>	<p>Since most Land Bank Commission meetings take place on San Juan Island during the year, Bob hopes to be able to attend regularly and keep the Council informed of Land Bank Commission issues.</p>
<p><u>Director's Report</u> Conservation Area Fund Projections to 2026</p>	<p>Background: Fund projections enable the Commission to better gauge the potential for taking on new acquisition projects.</p> <p>Lincoln discussed revenue projections and noted that REET contributions are conservative. He also outlined the impact of existing and potential acquisition projects on cash flow.</p>	<p>A cash projection spreadsheet will be prepared for the Stewardship & Management Fund and provided to LBC members in March.</p>

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Amended 2016 Budget	<p>Lincoln discussed the need for an amended 2016 budget to accommodate new acquisition projects, and updated stewardship costs.</p> <p>After discussion, there was a consensus to remove the Mt. Ben acquisition project from the 2016 budget.</p>	<p>An amended 2016 budget for the Conservation Area Fund will be presented at the March 2016 Land Bank Commission meeting.</p>
<p><u>Public Comment</u> 9:07 am</p>	<p>Louise Dustrude thanked the Land Bank and in particular Doug McCutchen for the installation of the benches at the Mount Grant summit. She suggested that benches would be a good idea at other land bank preserves. Backs on some of the benches would be appreciated.</p> <p>Eileen Drath spoke about how much she enjoyed participating in a work party on Cady Mountain. She was also able to attend the Therald Homestead Tour on Shaw Island, led by Boyd Pratt for the Land Bank.</p> <p>Mary Gropp introduced herself as an applicant for the District 2 position on the Land Bank Commission. She has worked for the San Juan Preservation Trust in the past and is currently involved in the Youth Conservation Corps on Orcas Island.</p>	<p>The Mount Grant steering committee is planning an all-island event at the end of July. Shuttle busses will meet community members from the inter-island ferry to take them to the top of Mount Grant.</p>
<p><u>Director's Report</u> continued Chamber of Commerce phone app.</p>	<p>Christa gave the background on a project involving the Island Chambers of Commerce on San Juan, Orcas and Lopez. The phone app is intended to provide more information for visitors, including short descriptions of natural areas and facilities.</p> <p>Lincoln noted concern from Lopezians about over-use of sites with fragile ecosystems.</p> <p>There was discussion by the Commission on possible inclusion of Land Bank Preserves on the app.</p>	<p>After constructive information was gathered at several meetings on Lopez Island it was decided the incentive features of the phone app would be removed for the public lands listed and that no national monuments will be listed as sites with facilities for visitors.</p>
<p><u>Break</u> 9:45 am</p>		
<p><u>Director's Report</u> continued Mt. Ben Preserve, San Juan Island</p>	<p>Amanda asked for an update on the court case involving Mt. Ben. Lincoln related that the judge ruled that the Land Bank can proceed with planning for public access at the Preserve.</p>	<p>The Mt. Ben Management Plan process will begin and will include at least one public meeting.</p>

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<p>Acquisition Projects</p> <p><u>Henry Island</u> Hart donation</p>	<p>Background: This 80-acre property features undeveloped shoreline on the Haro Strait and Open Bay. Donation is proceeding.</p>	<p>Lincoln will work to close the transaction.</p>
<p><u>Lopez Island</u> Sunset Acres Home Owners Assoc.</p> <p>Ritchie (RR Bar) Conservation Easement</p>	<p>Background: This is shoreline property adjacent to the LB Fisherman Bay Tombolo Preserve. Lincoln hopes to finish acquisition process the first half of 2016.</p> <p>Background: Obtaining a Conservation Easement (CE) over this 145-acre farm property has been a priority for the Land Bank for some time. Lincoln will revisit the details of the CE with the family.</p>	<p>Lincoln will proceed.</p> <p>Lincoln hopes to have the CE finished by summer.</p>
<p><u>Waldron Island</u> Huntley CE</p>	<p>Background: The CE would extinguish four of six potential units and establish a shoreline buffer zone. The Land Bank obtained a salmon recovery grant to help fund the CE acquisition. Lincoln related some of the remaining steps to completing the acquisition and obtaining reimbursement from RCO.</p>	<p>Lincoln will proceed to closing.</p>
<p><u>Orcas Island</u> Dickinson (Cascade Creek)</p>	<p>Still awaiting appraisal.</p>	<p>Lincoln will contact appraiser again.</p>
<p><u>Stewardship Report</u> Doug McCutchen San Juan Island Preserve Steward</p>	<p>Mt. Ben Management Plan – progress has been superseded by the IT (Information technology) transition. All GIS files are broken. Intense rainfall during January and February produced some surprise waterfalls on Land Bank Preserves. Doug inspected the dams at the Zylstra Lake Property with the previous property manager. There is some concern about lake levels and possible measures to release water downstream.</p>	<p>SJC GIS staff will meet with Land Bank staff to resolve these issues when the LB workload decreases. Doug is in communication with the Town of Friday Harbor and SJC Public Works with regard to water management during intense rainfall.</p>

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<p>Doug McCutchen San Juan Island Preserve Steward continued</p>	<p>False Bay Creek Preserve – Rain water flooded Bailer Hill road on San Juan Island. Fence posts floated away from the staging area.</p> <p>Mount Grant – Doug reported that FHHS students worked on the first stage of creating accessible trails at the summit. Gravel has been spread using funding from the San Juan Island Community Foundation.</p> <p>Doug Strandberg reported on his visit to Mount Grant on New Year’s Day.</p>	<p>The road will be open to vehicles on Easter weekend, Mother’s Day, and Memorial Day. San Juan Preservation Trust volunteers will staff the openings.</p> <p>Chip-sealing will likely take place in June.</p> <p>‘Sundays at the Summit’ will resume in July.</p>
<p><u>Executive Session</u> 10:15 am – 10:35 am</p>	<p>The public was notified that the Land Bank Commission would go into executive session in accordance to RCW 42.30.110 and reconvene at 10:45 am.</p>	<p>Members of the public left the meeting.</p>
<p><u>Meeting Adjourned</u></p>	<p>Christa Campbell announced the end of the executive session and adjourned meeting at 10:41 am.</p>	<p>No action was taken by the commission during the executive session.</p>
<p>NEXT MEETING</p>	<p>March 18, 2016 – at the Craft Room, Mullis Community Senior Center, San Juan Island.</p>	