



MEETING MINUTES

Land Bank Commission Meeting August 19, 2016 Craft Room at Mullis Senior Center, San Juan Island

Commission Members in Attendance:

Jim Skoog, District 1, position 1,	Brian Wiese, at large, position 4
Marlis Sandwith, District 2, position 2	Doug Strandberg, at large, position 5
Amanda Wedow, District 3, position 3	Christa Campbell, at large, position 7

Commission Members Absent: Amanda Azous, at large, position 6

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

Land Bank Staff Absent: Casey Hons, Doug McCutchen, and Ruthie Dougherty

Public in Attendance: Bob Jarman, Eileen Drath, Ian Boyden, Jennifer Boyden, Marcia deChadenedes, Lou Smith

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Call to Order</u> 8:34 am</p>	<p>The meeting was called to order by Chair Jim Skoog.</p>	
<p><u>Adoption of Minutes</u></p>	<p>The July 16, 2016 minutes were reviewed. There were corrections.</p>	<p>Christa Campbell moved to accept the July 15, 2016 minutes as corrected.</p> <p>The motion was seconded by Doug Strandberg.</p> <p>There was no further discussion. Motion passed unanimously.</p>

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<p><u>Chair's Report</u> 8:45 am Media</p>	<p>Articles concerning the Land Bank in the local media included the Farm and Habitat Improvements at False Bay Creek Preserve, Dendrochronology Event on Orcas Island, Forestry Workshop, and press release for the acquisition of the Cascade Creek property on Orcas Island.</p>	<p>The Chair encouraged all Land Bank Commissioners to attend the SJC Fair and visit the Land Bank booth.</p>
<p>Council Liaison Update</p>	<p>Bob Jarman reported that since the last Land Bank Commission (LBC) meeting, he has visited all of the Land Bank Preserves open to the public and was favorably impressed, except for the neighbor's dock at Deer Harbor which has been left on tidelands owned by the Land Bank. Every preserve he visited is well-kept, inviting and well-marked. Every place is being used and enjoyed by the community. The process to sell the Argyle Lots was discussed. He also discussed the fish hatchery property on Orcas that is for sale near Eastsound (see Youngren below).</p>	
<p>Finance Report Second Amendment to The 2016 Budgets</p>	<p>Doug Strandberg presented the second amendment to the 2016 budget, pointing out the specific amendments to both the revenue and expenditures for the Conservation Area Fund and the Stewardship Fund. There was discussion. Amanda Wedow pointed out a rounding error.</p>	<p>Judy Cumming will correct the rounding error. There will be a public hearing at the September 16, 2016 LBC meeting, followed by a vote by the Commission.</p>
<p>Finance Report Preliminary 2017 Budget</p>	<p>Doug Strandberg presented the preliminary 2017 budgets for the Conservation Area Fund and the Stewardship Fund.</p>	<p>There will be a public hearing at the September 16, 2016 LBC meeting, followed by a vote by the Commission.</p>
<p><u>Public Comment</u> 9:06 am</p>	<p>Ian and Jennifer Boyden spoke as new owners of a property on Cattle Point Road with a Trail Easement (TE) held by the Land Bank. The Boydens specifically are opposed to construction of a section of fence on neighboring property that wouldn't be adjacent to the trail. The Land Bank</p>	<p>It will be sometime before the SJCLB moves forward to build the fence. It is hoped that in the meantime, both neighbors can agree on a fence location.</p>

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	had agreed to help with fence construction following donation of the original TE.	
<u>Public Comment cont.</u>	Marcia deChadenedes, San Juan Islands National Monument (SJINM) Manager for the Bureau of Land Management (BLM) spoke about people expressing interest in BLM securing the remainder interest in Lopez Hill (currently under a 50-year lease from the Department of Natural Resources – see below for more details). Marcia outlined the BLM process for acquisition. She also commented that the SJINM is still in the process of completing its Resource Management Plan (RMP). She invited staff and the Land Bank commission to make comments during the RMP process. Marcia estimates that the RMP will be complete sometime in 2018.	Jim Skoog thanked Marcia for the information and commented that it will aid the LBC discussion regarding the acquisition of Lopez Hill and the possibility of partnering with the BLM on this project.
<u>Public Comment cont.</u>	Eileen Drath thanked Land Bank Outreach and Volunteer Coordinator Tanja Williamson for her visibility and participation in the Mount Grant All-Islands Day in July and in the San Juan County Fair booth display featuring Mount Grant.	
<u>Break</u> 9:55 am 10:05 am		
<u>Director’s Report</u> Acquisitions San Juan Island	Zylstra Lake – Background: This 313-acre conservation project is a joint effort between the Land Bank and San Juan Preservation Trust (SJPT). The property closed in December of 2015 (purchase price of \$3 million) with a Deed of Trust outstanding for \$2.7 million. To raise the remaining funds, the Land Bank and SJPT have applied for several grants and partitioned the 30-acre October farm for resale with a Conservation Easement (CE). SJPT submitted a proposal to the Salmon Recovery Funding Board in June. The project was not granted early action funds but will be reconsidered in September. The	

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<p>Acquisitions San Juan Island cont.</p>	<p>Land Bank and SJPT applied to the US Fish and Wildlife Service National Coastal Wetlands Conservation Grant Program in May (\$1 million total). Results are expected in February or March of 2017. The Land Bank applied to the Washington Wildlife and Recreation Program in the water access account (\$1.1 million total). Lincoln made the evaluation presentation August 11th in Olympia. Rankings are expected in late August.</p>	
	<p>October Farm resale – Background: This 30-acre property is part of the Zylstra Lake project, another joint effort between the Land Bank and SJPT, which extends over 313 acres. October Farm contains much of the existing farm infrastructure including a residence and several barns.</p>	<p>CLOSED on August 12th. SJPT retains a CE on the property.</p>
	<p>Mount Grant Preserve – Background: 144-acre joint project with SJPT. Acquisition closed in March, 2015 for \$3 million with a Deed of Trust outstanding. The total project cost is \$4.2 million including a \$1 million Stewardship Fund to be created with private funds via SJPT. Potential funding breakdown: Total commitment from the Land Bank is \$1.5 million. SJPT still needs to raise over \$380k to reach its \$2.7 million goal. The Land Bank applied to the WWRP Local Parks grant category for a \$1 million award to offset its costs. Lincoln made the evaluation presentation August 11th in Olympia. Rankings are expected in late August.</p>	
	<p>Gladstein Trail Easement donation Michael and Kristina Gladstein have offered to donate a trail easement on this property which has 1,000 feet of frontage on Cattle Point Road. With this donation 5</p>	<p>Lincoln will prepare the trail easement for execution and bring the donation to the County Council.</p>

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Acquisitions San Juan Island cont.	miles of the total 5.5 mile length from Friday Harbor to American Camp will be completed.	
	<p>Argyle Lots Resale. Background: In 2002, the Land Bank purchased this 1.75 acre property in the town of Friday Harbor with the intention of reselling them protected by a CE or covenant requiring any construction to conform with the town’s historic preservation guidelines. Any resale must meet or exceed appraised value under state statute. Since the purchase, there has been a renaissance in this neighborhood with several historic structures restored or moved into the area.</p> <p>The County Council has expressed interest in purchasing the lots for affordable rental housing. Two other buyers have also made offers; one for rentals, another for commercial development.</p>	<p>Land Bank staff will have the lots appraised.</p> <p>The LBC will recommend to the County Council a sale to a buyer who meets the appraised value and agrees to the historic preservation covenant. As with all sales of Land Bank property, the County Council will decide on whether to make a direct sale or hold a public auction. The Council will then select a successful buyer from all offers received.</p>
Henry Island	<p>Hart Donation – Background: This 80-acre undeveloped Henry Island property contains over 3,100 feet of shoreline. The 1,600 feet on the Haro Strait has several Cormorant rookeries and the 1,500 feet on Open Bay features several pocket beaches. Much of the property is forested giving way to Garry Oak savannah on the western side. Sarah Hart is donating the underlying fee interest in the property to the Land Bank with a CE to SJPT.</p>	<p>Lincoln will work with SJPT on the CE with a goal of concluding the donations by the end of the year.</p>
Lopez Island	<p>RR Bar Ranch CE – Background: 130-acre farmland property in the Center Valley along Fisherman Bay Road. The property is adjacent to the iconic Center Church and features extensive wetland with heavy use by winter waterfowl. The CE will limit development to 2 units (with 7 eliminated).</p>	<p>Lincoln met with owners on 7/29, worked out the details and is drafting the CE.</p>
	<p>Sunset Acres Owners Association – Background: Property adjacent to the</p>	<p>Lincoln is working through an issue with the title company</p>

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Acquisitions Lopez Island cont.	Fisherman Bay Tombolo Preserve with 800 feet of shoreline. Lincoln has given a draft Purchase and Sale Agreement to the Association (PSA) for their consideration.	regarding a missing document and will continue to work toward closing the transaction.
	Lopez Hill – Background. The Land Bank successfully secured a 50-year lease on this 400-acre property in 2009 from the Department of Natural Resources (DNR) at no cost to the County. The Land Bank is now working to permanently protect the property by one of several means: Purchasing the remainder interest from DNR; acquisition by BLM, or; the Land Bank potentially acquiring via the Trust Land Transfer Program (TLTP).	Lincoln is working with DNR staff on proceeding with the acquisition. He will also continue to investigate options to transfer the property to the SJI’s National Monument or to have the property included in the TLTP at a future date.
	Odlin South – Background: Similar to Lopez Hill, the County obtained a 50-year lease on this 100-acre property from DNR in 2011 at no cost. It is adjacent to Odlin County Park and is managed by the San Juan County Parks Dept.	The Land Bank will continue to assist with this acquisition on behalf of San Juan County Parks.
	Clure Property – Background: The acquisition of these two parcels would provide access to nearly 2 miles of shoreline along the west side of Lopez Island. Lincoln outlined an acquisition strategy whereby the Land Bank would commit to purchase one parcel, with the community providing earnest money to purchase the second parcel. Both purchases would be staged allowing for grant applications in 2018 to WWRP in the water access category and the state Aquatic Lands Enhancement Account.	The Commission agreed to include the purchase of parcel A in the forthcoming 2016 2 nd Amended Expenditure and Acquisition Plan and to proceed with contract negotiation on both parcels. Lincoln will move forward on these.
Blakely Island	DNR School Trust Land Property – Lincoln was approached by DNR staff about including this 185-acre forested property on the 2017-19 Biennium TLTP list for outright acquisition. The legislature	Lincoln will work with DNR staff to have the property included on the 2017-19 TLTP list.

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Acquisitions Blakely Island, cont.	funds TLTP transfers to local governments with a large percentage of the proceeds going toward public school capital projects.	
Orcas Island	<p>Youngren Property – Background: This 235-acre property is currently for sale for \$5.6 million. Its upland forested area is contiguous with Moran State Park. It also features about 1,500 ft. of shoreline on East Sound. The Glenwood Springs Chinook hatchery is on the property along with several homestead structures.</p> <p>The realtor has spoken with at least one potential conservation buyer who could donate a CE. SJPT staff will be meeting with them at the end of the month. State Park may be interested in a portion of the property as well.</p>	Lincoln will track this and investigate the potential for Land Bank involvement.
<u>Stewardship Reports</u>	<p>San Juan Island – Eliza Habegger made a short presentation to the LBC on the work done at the False Bay Creek Preserve to allow for continued agricultural use while improving the water quality of the creek. This project brings the preserve one step closer to possible fish habitat restoration. The project was completed with the help of a grant from the San Juan Island Conservation District.</p>	
<u>Executive Session</u> 10:45 am – 11:15 am	The Land Bank Commission met in executive session to discuss matters concerning pending litigation in accordance with RCW 42.30.110.	
Meeting Adjourned 11:15 am		Jim Skoog adjourned the meeting.
NEXT MEETING	The next meeting will take place on August 19, at the Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, WA	