



MEETING MINUTES

Land Bank Commission Meeting

October 14, 2016

Camp Orkila, Great Blue Heron Room, Orcas Island, Washington

Commission Members in Attendance:

Jim Skoog, District 1, position 1,
 Marlis Sandwith, District 2, position 2
 Amanda Wedow, District 3, position 3

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

Commission Members Absent: None

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Tanja Williamson, Tim Clark, Eliza Habegger, Charlie Behnke, Ruthie Dougherty, Casey Hons, and Doug McCutchen

Land Bank Staff Absent: None

San Juan County Council Liaison: Rick Hughes, Council Member, District #2

Other County Staff: Mike Thomas, County Manager and Jon Cain, Senior Deputy (Civil) SJC Prosecutor's Office

Public in Attendance: Tracey Cottingham, Teri Williams, Ben Luna, Wendy Thomas and John Howell

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 7:50 am	The meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The September 16, 2016 minutes were reviewed. There were corrections.	Marlis Sandwith moved to accept the September 16, 2016 minutes as corrected. The motion was seconded by Christa Campbell. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:05 am	Articles concerning the Land Bank in the local media included Celebrating Birds on	

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Chair's Report cont.	Lopez for National Public Lands Day and summer accomplishments of the Lopez Island Youth Conservation Corp at various public lands including the Land Bank's Hummel Lake.	
Financial Report 8:07 am	Doug Strandberg presented the July & August Combined financial reports. Judy Cumming reported on the expected updates to the figures on the proposed 2017 Expenditure and Acquisition Plan. Amounts for liability & property insurance were provided by the SJC Auditor. Changes voted on at the September 16, 2015 LBC meeting were reflected on the copies provided to LBC members.	Christa Campbell moved that the July & August financial statements be accepted. The motion was seconded by Amanda Wedow. There was no further discussion. The motion passed unanimously. Lincoln will present the Proposed 2017 Expenditure and Acquisition Plan to the SJC Council on Monday, October 24 th . Jim Skoog will also attend the presentation.
<u>Director's Report</u> 8:15 am	<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 to 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>Lincoln updated the LBC on the status of the Argyle Lots resale. The new appraisal has been completed. Since many recent real estate sales have taken place in the Argyle neighborhood, the current appraisal differs from the one done last year.</p> <p>The County council is interested in purchasing the property for affordable housing rentals. There are two other buyers interested in purchasing the property. Once</p>	The Town of Friday Harbor will administer the historic preservation covenant that will be attached to the property.

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	<p>the LBC decides to move forward with the sale at or above the appraised value, the matter would be presented to the SJC Council. SJC Council will decide if sale of the property would be a public sale (auction) or a private sale.</p> <p>There was discussion regarding the historic preservation covenant with the Town of Friday Harbor. Mike Thomas foresees that this would be a discussion between the Town, Lincoln and himself. Jim Skoog pointed out that the historic preservation covenant would be an agreement between the Town and the purchaser.</p> <p>Rick Hughes added that the Town of Friday Harbor may be considering changing the current zoning which is commercial.</p> <p>Marlis Sandwith asked for clarification of the process when the SJC Council is one of the purchasers.</p> <p>Rick Hughes pointed out that there were no other interested buyers when the County first publicly stated their interest in purchasing the property for affordable rental housing. Rick Hughes indicated that the process would be similar to the sale of the October Farm property.</p> <p>Some of the past history of potential sale of this property was discussed. The value of the property when purchased/traded for other property and the difference between the appraisal of the property as commercial versus residential was also explained.</p> <p>Rick Hughes stated that the intent of the Council was that it be purchased at commercial value and then the purchaser could change the zoning to residential use. If the County moves forward as purchaser there would be a contingency on the purchase to rezone, to find a developer, and that no real estate commission would be paid.</p>	

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	<p>After the motion had passed, Mike Thomas indicated that affordable housing was at the top of the list for SJC Council projects to be completed as soon as possible.</p> <p>Rick Hughes commented that the County would not have moved forward to purchase the Argyle Lots unless the money was there to fund the project.</p>	<p>It was moved by Amanda Azous that the Land Bank Commission recommend to the SJC Council that the Argyle Lots be sold with a historic covenant. Motion was seconded by Doug Strandberg. There was no further discussion. Motion passed unanimously.</p>
<p><u>Director's Report</u> Continued</p>	<p>Coho Preserve - Lincoln explained the redesign of the Buck Bay bridge being performed by SJC Public Works near the outflow of Cascade Creek.</p>	<p>Mike Thomas mentioned that as of yesterday, the project had been completed.</p>
<p><u>Public Comments</u> 8:53 am</p>	<p>Teri Williams and Wendy Thomas, members of the board of Coffelt Farm Stewards, presented an update of changes, current action items, staffing, and future plans.</p>	<p>The Board of the Coffelt Farm Stewards will have a retreat on December 3, 2016. Jim Skoog asked for a copy of the report after their retreat.</p>
<p><u>Stewardship Report</u> 9:10 am</p>	<ul style="list-style-type: none"> • Charlie Behnke, San Juan Island field assistant was introduced. • Eliza reported that the Salish Seeds project is now selling plants to the SJC Master Gardeners, the San Juan Preservation Trust and to the Center for Natural Lands Management. Planting restoration is taking place on Cady Mountain. Conservation easement monitoring continues. • Tim Clark reported that since his emails have been reinstated since the loss in January during the computer conversion, he is catching up on his emails. He has been doing easement monitoring and updating the lease of the Fraser Homestead Preserve. 	

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	<ul style="list-style-type: none"> • Casey Hons reported that progress has been made at Orcas Island Preserves with noxious weed removal and general maintenance. Work is progressing to develop the Orcas Off Leash Area, which will give citizens the option of exercising their dogs off leash. • Rick Hughes reported that the SJC Council recently awarded \$21,000 of LTAC (Lodging Tax Advisory Committee) funding to the dog park which will benefit many members of the Orcas Island community. 	
<u>Outreach Report</u> 9:15 am	Tanja reported that the Mount Grant Sundays at the Summit have continued through October, with the gate left open for driving to the summit. Tanja has mailed 400 Land Bank information packets to new buyers so far this year. She is also compiling stories for the 2016 Annual Report.	Tanja will bring a sample of a new buyer packet to the next LBC meeting.
Meeting Adjourned 9:20 am	Chair Jim Skoog adjourned the regular meeting	
NEXT MEETING	The next regular LBC meeting will take place on November 18, 2016 at Grace Episcopal Church, 70 Sunset Lane, Lopez Island, WA 98261	