



MEETING MINUTES

Land Bank Commission Meeting November 18, 2016 Grace Episcopal Church, Lopez Island, Washington

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 Doug McCutchen

Land Bank Staff Absent: Eliza Habegger, Charlie Behnke, Ruthie Dougherty, and Casey Hons

Public in Attendance: See attached list

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:09 am	The meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The October 14, 2016 minutes were reviewed. There were corrections.	Brian Wiese moved to accept the October 14, 2016 minutes as corrected. The motion was seconded by Amanda Wedow. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:11 am Chair's Report	Jim Skoog reminded the commissioners it's time to nominate officers for 2017. Amanda Azous and Doug Strandberg have agreed to be the nominating committee.	The nominating committee will present a slate of officer candidates at the December LBC meeting.

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<u>In the News</u>	Jim noted that there was an article in the paper highlighting real estate agents and their relationship with the Land Bank. Jim stated that real estate agents are the “front line” for the Land Bank and thanked them for keeping buyers informed about the REET (Real Estate Excise Tax).	
<u>Public Comment</u> 8:16 am	<p>Sixty three people attended the meeting, the majority of whom shared comments regarding the Clure acquisition. Several people also asked questions about the status of replacing the dock and Fisherman Bay Spit Preserve. Former Land Bank Commissioner Tom Cowan noted the passing of Sam Buck Sr. and acknowledged Sam’s involvement in forming the Land Bank in 1990. All speakers were given 2 minutes each to speak.</p> <p>Chair Jim Skoog asked each Land Bank Commissioner to briefly respond to the comments from the public on the Clure Acquisition. There was discussion.</p>	<p>After listening to public comments regarding the Clure acquisition, Christa Campbell moved to request a 30 day extension for the feasibility study with a goal of closing on January 20, 2017. Amanda Wedow seconded the motion. There was no further discussion. The extension request passed unanimously.</p> <p>Lincoln will request the extension from the sellers.</p>
<u>Break</u> 10:00 am – 10:10 am		
<u>Finance Report</u>	<p>Doug Strandberg, Financial Officer, reported on the September and October Combined Financial Statements for the Conservation Area Fund (CAF) and the Stewardship Fund (SF). Revenue for the CAF is exceeding budgeted amounts due to high REET receipts. Revenue for the SF is lower than budgeted since funds from a grant are outstanding. Expenditures for both funds are well under amended budget amounts.</p> <p>Judy Cumming noted a transposition correction on the SF statement and provided copies to all LBC members.</p>	Amanda Wedow moved that the October financial statements be accepted. The motion was seconded by Marlis Sandwith. There was no further discussion. The motion passed unanimously.

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<p><u>Director's Report</u> 10:14 am Acquisitions Orcas Island</p>	<p>Coho Preserve - Lincoln noted that the Land Bank has received the final payment of funds from the Salmon Recovery Funding Board grant and that SJC Public Works finished their Buck Bay bridge project. Coho have been returning to the creek.</p> <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 Lummi Nation is moving forward to purchase the property.</p>	
<p>San Juan Island</p>	<p>Zylstra Lake – Background: This 313-acre 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 and resold the 30-acre October farm portion with a Conservation Easement (CE).</p> <p>Lincoln reported that the National Coastal Wetlands grant application (\$1 million) and Washington Wildlife and Recreation Program water access grant application (\$1.1 million) are in a good position for funding. Any remaining funds after the property is purchased will go into an endowment for stewardship to be managed by SJPT.</p>	

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Lopez Island	RR Bar Ranch CE – Background: 145-acre farmland property in the Center Valley along Fisherman Bay Road. The CE will limit development to 2 units (with 9 eliminated).	Lincoln is meeting with family on Monday, November 21, to finalize details and move forward with CE.
	Sunset Acres Owners Association – Background: Property adjacent to the Fisherman Bay Tomolo Preserve with 800 feet of shoreline. Lincoln has given a draft Purchase and Sale Agreement (PSA) to the Association which they have signed.	The Land Bank will move forward with purchase via quit claim deed for \$2k. Hopefully, the sale will close by the end of 2016.
	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 the Bureau of Land Management (BLM) as part of the San Juan Islands National Monument (SJINM), or; the Land Bank potentially acquiring the remainder via the Trust Land Transfer Program (TLTP).	Lincoln continues to work with DNR staff on proceeding with the acquisition. He will discuss options to transfer the property to the SJINM or to have the property included in the TLTP (at a future date) once the new public lands commissioner takes office next year. The County Council has made securing permanent protection for Lopez Hill and Odlin South legislative priorities for 2017.
	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.
<u>KWIAHT Presentation</u> 10:20 am – 10:40 am	Megan Madamba and Nathan Hodges from KWIAHT, the Center for this Historical Ecology of the Salish Sea, presented their proposal for an enhancement project at the Land Bank Weeks Wetland Preserve on Fisherman Bay.	There was a consensus of the Land Bank Commissioners present to discuss the KWIAHT proposal at either the December or the January LBC meeting as time on the agenda would allow.
<u>Executive Session</u> 10:40 am– 11:00 am	The Land Bank Commission met in executive session to discuss matters concerning pending litigation in accordance with RCW 42.30.110.	Members of the public left the meeting No action was taken following the executive session.

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		<p>Brian Wiese and Marlis Sandwith left to catch their ferry following the end of the Executive Session.</p>
<p><u>Stewardship</u> 11:00 am</p>	<p>San Juan Island – Doug McCutchen reported on the status of San Juan Island Preserve management plans. Doug spoke about the interim management plan for Zylstra Lake Preserve; interim defined as a “bare bones” plan as we get to know the property. The Land Bank closed on the Zylstra property December 2015 and Doug’s goal is to finalize an interim plan for Zylstra at the December LBC meeting. There would be at least one dedicated public meeting prior to the approval of the final Zylstra Lake Management Plan.</p> <p>Doug also asked if he should continue to work on an interim management plan for Mount Ben Preserve for the December meeting. Doug has approximately 80% done with the goal of January 2017 for completion.</p> <p>The Mount Grant Preserve management planning process is tied to fundraising and Doug hopes to have a draft in process by fall 2017. He would also like to combine the three Westside properties into one management plan during their next assessment.</p>	<p>The LBC Commission will consider approval of the Interim Plan for the Zylstra Lake property at the LBC December meeting.</p> <p>Doug will continue work on the Mt. Ben Preserve Management Plan for Commission consideration at the January or February 2017 meeting.</p>
	<p>Lopez Island – Tim Clark found someone who could use the holly from the Hummel Lake Preserve. It will be recycled as holiday wreaths and sold at the Winter Christmas Market at Brickworks on San Juan Island.</p> <p>Tim is working with KWIÀHT and San Juan County Public Works on developing the Weeks Wetland restoration project.</p>	
<p><u>Outreach Report</u> 11:14 am</p>	<p>Tanja Williamson reported the Mount Grant Preserve gate will be open for driving from 9am to 4pm on November 24th and 26th, and</p>	

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	the third annual Turkey Walk not Trot will take place on Friday, November 25 th , from 10am to noon. She also met with Michel Vekved to discuss ideas for outreach events on Orcas Island.	
Meeting Adjourned 11:15 am	Chair Jim Skoog adjourned the regular meeting	
NEXT MEETING	The next regular LBC meeting will take place on December 16, 2016 at the Craft Room in the Mullis Center, Friday Harbor, WA.	