



San Juan County Land Bank
Proposed 2017 Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor’s 2017 Preliminary Budget. Changes to amounts on this document may be made by the auditor’s office and may be presented at the Public Hearing for the San Juan County 2017 Budget. The Land Bank 2017 First Amended Budget will reconcile to those on the SJC Auditor’s 2017 Budget.

1.A. Conservation Area Fund 1021			2nd	
Revenue & Expenditure 2014 - 2016 and			Amended	Proposed
Proposed 2017 Budget			2016	2017
	2014 Actual	2015 Actual	Budget	Budget
Revenue				
Beginning Restricted Acquisition Reserves	3,133,968	3,826,054	4,217,261	3,874,302
Ending Restricted Acquisition Reserves	-3,826,054	-4,217,261	-4,214,189	
Property Tax Revenue	290,151	298,196	307,540	361,590
1% RE Excise Tax (gross)	2,239,222	2,668,695	2,500,000	2,600,000
Federal Grants	-		0	1,000,000
State Grants	-		746,027	2,100,000
Payment In-Lieu of Property Tax (DNR)	163	166	200	200
Investment Interest	3,322	6,045	17,000	12,000
Donations from Private Sources	1,135	16,490	1,120	2,000
Miscellaneous revenue & refunds	72	4,292	0	
G.O. Bond Proceeds - 2012 issue			0	
Premium on Bonds Sold			0	
Sale of Land		47,500	550,000	550,000
Total Revenue	1,841,979	2,650,178	4,124,959	10,500,092
Revenue net of Cash Reserves	2,534,065	3,041,384	4,121,887	6,625,790
Expenditures				
Ending Restricted Acquisition Reserves				7,418,051
Administrative Expenses	199,191	220,457	254,243	250,040
IT Services	4,860	1,756	6,402	7,820
GIS Services	14,418	6,206	0	-
Acquisition Costs	70,998	867,104	2,183,025	1,107,519
Land Bank 1% REET to General Fund	22,392	26,687	25,000	26,000
Bond Repayment	995,119	676,919	678,087	672,053
Transfers to Stewardship	535,000	851,050	978,202	1,018,609
Total Expenditures	1,841,979	2,650,178	4,124,959	10,500,092
Admin percentage of net revenue				3.89%

I. B. Conservation Area Fund Detail of Acquisition Projects		Approved in prior Budgets	Proposed Acquisitions	Proposed 2017Budget
District One				
Mount Grant Preserve (Lawson Ridge) Acquisition				
	Purchase Price, Closing & Other Costs over 3 years	1,025,000	500,000	500,000
Zylstra Lake Acquisition of Fee Title				
	Purchas Price, Closing & Other Costs over 3 years	500,000	250,000	250,000
District Two				
			-	
District Three				
RR Bar Ranch Conservation Easement				
	Purchase Price & Closing Costs over 3 years	250,000	150,000	150,000
Clure Shoreline parcels				
	Purchase Price & Closing Costs		140,000	140,000
Sub-total Acquisition Costs		125,000	1,040,000	1,040,000
Other Acquisition Costs				67,519
Total Acquisition Costs		125,000	1,040,000	1,107,519

I.C. Summary of Land Bank Conservation Area Fund Revenue and Administrative Expenditures	\$ Revenue*	Administrative Expenses	%	\$ to reach 10%
1991- 2015				
1991	868,367	32,313	3.72%	54,524
1992	1,042,077	60,976	5.85%	43,232
1993	1,451,032	92,072	6.35%	53,031
1994	1,313,274	93,922	7.15%	37,405
1995	1,473,940	101,281	6.87%	46,113
1996	1,660,141	109,720	6.61%	56,294
1997	2,697,201	133,947	4.97%	135,773
1998	2,474,510	134,798	5.45%	112,653
1999	2,824,596	136,064	4.82%	146,396
2000	2,780,572	147,755	5.31%	130,302
2001	2,064,420	161,483	7.82%	44,959
2002	2,412,005	166,664	6.91%	74,537
2003	2,695,603	180,983	6.71%	88,577
2004	3,425,514	184,929	5.40%	157,622
2005	4,609,189	190,992	4.14%	269,927
2006	6,467,091	210,719	3.26%	435,990
2007	4,097,588	240,822	5.88%	168,937
2008	3,620,283	272,393	7.52%	89,635
2009	2,261,987	279,586	12.36%	-53,387
2010	2,311,079	291,468	12.61%	-60,360
2011	2,120,138	204,831	9.66%	7,183
2012	2,633,727	172,122	6.54%	91,250
2013	2,231,599	191,848	8.60%	31,312
2014	2,534,065	218,469	8.62%	34,937
2015	3,041,384	222,213	7.31%	81,925
Total 1991- 2015:	65,111,381	4,232,371	6.50%	2,278,767
2016 Projected	4,141,767	260,508	6.29%	153,669
Total 1991 - 2016:	69,253,148	4,492,879	6.49%	2,432,436
2017 Budgeted	6,625,790	257,860	3.89%	404,719
Total 1991 - 2017:	75,878,938	4,750,739	6.26%	2,837,155
* Revenue includes all revenue collected in the Conservation Area Fund <i>except</i> any loans and bond monies.				
Maximum administrative expenses cannot exceed				
10% under SJCC 2.120.090.3				

II.A. Stewardship & Management Fund 1031			2nd Amended	Proposed
Revenue and Expenditures 2014 - 2016 and			2016	2017
Proposed 2017 Budget	2014 Actual	2015 Actual	Budget	Budget
Revenue				
Beginning Operating Cash	3,001,202	3,063,409	3,363,821	1,032,218
Beginning Endowment Funds				2,600,000
Less Working Reserves	-3,063,409	-3,363,821	-3,681,920	
Grant Revenue	21,944	25,900	62,875	
Investment Interest	16,078	30,188	44,876	33,750
Discounts on Investments	25,748			
Lease Income	8,307	2,193	4,116	4,116
Refund Prior Year Expenditures				
Private Gifts, Bequests		2,453	1,120	1,828
SJ Preservation Trust Turtleback Stewardship			45,000	45,000
Judgments & Settlements		45,000	35,000	
Transfers from Conservation Area Fund	535,000	851,050	978,201	1,018,609
Total Revenue	544,870	656,372	853,089	4,735,521
Revenue net of reserves	607,077	956,784	1,171,188	1,103,303
Expenditures				
Ending Operating Cash				1,003,521
Ending Endowment Funds				2,900,000
Land Bank Stewardship & Management	414,686	442,051	561,379	616,779
Information Technology Services			17,361	20,980
GIS Services		282	8,364	8,073
Management & Maintenance	112,186	188,321	145,985	86,168
Site Enhancement	17,998	25,718	120,000	100,000
Total Expenditures	544,870	656,372	853,089	4,735,521

III.List of Acquisitions to December 31, 2015			
Summary of Fee Simple Acquisitions	ACRES	Summary of Conservation Easements	ACRES
SAN JUAN ISLAND		SAN JUAN ISLAND	
Westside Scenic Preserve (1993, 1994, 2007, 2015)	49.50	North Neck Point Cove I & II (1995 & 2002)	5.71
Deadman Bay Preserve (1995)	14.54	San Juan Valley (1997)	155.00
Limekiln Preserve (1997 & 2000)	182.36	Edwards Point (1998)	8.41
San Juan Valley (1998)*	9.78	Cattle Point Road/Mulno cove Farm (1999)	78.34
King Sisters Preserve (2005)*	57.90	Historic Roark House (2002)	0.50
Third Lagoon Preserve (2000)	20.08	Cattle Point Road/Heritage Farm (2003)(2009)	39.00
Trout Lake Watershed (2000)*	39.45	Oak Knoll Farm (2004)	30.00
Beaverton Marsh Preserve (2001, 2002, 2006,)*	136.29	Mt. Ben/Walkinshaw & Wheeler (2004)	21.00
Historic Lower Argyle Lots (2002 & 2003)*	1.75	Cattle Point Road/Portland Fair (2004)	21.34
Cady Mountain Preserve (2003, 2005, & 2007)	129.07	Cattle Point Road/Howard Farm (2009)	27.00
Mt. Ben Preserve (2005)	21.91	W. Sundstrom Farm (2008)*(2009)	120.00
Frazer Homestead Preserve (2003 & 2006)*	109.41	San Juan Historical Society (2010) HPE	0.81
Doran-False Bay Creek (2008)	39.15	Beaverton Valley Marsh (2010,2011)	200.32
		ORCAS ISLAND	
ORCAS ISLAND		Warm Valley Farm (1993)	78.00
Eastsound Waterfront Park (1993, 2003, & 2004)	1.69	Cayou Valley (1995)	108.69
Fowler's Pond Preserve (1994, 2006)	49.32	Crow Valley (1995 & 2008)	9.00
Entrance Mountain Preserve (1996 & 2008)*	128.66	Crow Valley (1996)	133.61
Judd Cove Preserve (2000, 2002, & 2008)	9.40	North Shore (1996)	66.60
Crescent Beach Preserve (1998,2000, 2002, & 2005)*	126.96	Cayou Key (1997)	5.00
Orcas Village Tidelands (2001)		Crow Valley (1997)	31.00
Diamond Hill (2005, 2012 & 2014)	52.44	Crow Valley (1998)	54.99
Stonebridge-Terrill Preserve (2005)*	59.19	Hogback Mountain (1998)	50.00
Deer Harbor Preserve (2006)	2.01	West Sound (1999)	158.80
Turtleback Mountain Preserve (2006)	1,578.00	Goliithon Preserve Buck Bay (2002)	0.21
Coffelt Farm (2008)	188.61	Buck Bay West (2003)	0.43
President Channel Shoreline (2012)	20.00	Olga Community Park (2005)	0.38
LOPEZ ISLAND		Orcas Artworks (2006)	0.52
Watmough Bay Preserve (1993, 2007, 2009)	11.72	Stonebridge Farm (2006)	34.00
Weeks Wetland: Fisherman Bay Preserve (1993)	23.88	LOPEZ ISLAND	
Hummel Lake Preserve (1996 & 2000)	78.60	South End (1993) (2013)	8.00
Upright Head Preserve (1998)*	26.17	Aleck Bay (1997)	245.00
The Tomolo: Fisherman Bay Preserve (2000)	6.28	Iceberg Point (1998)	40.00
The Spit: Fisherman Bay Preserve (2002)	29.36	Central Valley (2000, 2001 & 2005)	125.60
		Aleck Bay (2003)	11.74
		Strachan (2009)	44.00
TOTAL	3,203.48	Kjargaard Farm (2012)	95.00
Odlin South (Leased to 2061)	100.00	HENRY ISLAND Mosquito Pass Preserve (2003)	20.50
Lopez Hill (Leased to 2059)	400.00	BLAKELY ISLAND Crowley (SJPT) donation (2011)	80.22
SHAW ISLAND		CRANE ISLAND Pole Pass (2005)	0.67
Shaw Island (2005)* sold with a forever wild	30.00	SHAW ISLAND	
ORCAS ISLAND		Tharald Historic Homestead (2002)	
Guthrie Cove Reserved Life Estate (2004)	79.60	WALDRON ISLAND	
		Pt. Disney (2000)	171.00
*Acquired for full or partial inclusion in the Conservation Buyer Program		Waldron Community Land Trust (2004)	13
		TOTAL	2293.39
		Purchase Pending and in partnership with the San Juan Preservation Trust	
		Mt. Grant on San Juan Island (2015)	141
		Zylstra Lake on San Juan Island (2015)	280
	6		421