



MEETING MINUTES

Land Bank Commission Meeting

January 20, 2017

Craft Room @ Mullis Senior Center, San Juan Island, Washington

Commission Members in Attendance:

Jim Skoog, District 1, position 1, Amanda Azous, at large, position 6
 Amanda Wedow, District 3, position 3 Christa Campbell, at large, position 7
 Doug Strandberg, at large, position 5

Commission Members Absent: Marlis Sandwith, District 2, position 2; Brian Wiese, at large, position 4

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Tanja Williamson, Tim Clark, Doug McCutchen,

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

County Council Liaison: Rick Hughes, District 2 Council Chair

Public in Attendance: Fifteen interested members of the public.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:30 am	The meeting was called to order by Vice-Chair Amanda Azous.	
<u>Adoption of Minutes</u>	The December 16, 2016 minutes were reviewed. There were corrections.	Jim Skoog moved to accept the December 16, 2016 minutes as corrected. The motion was seconded by Amanda Wedow. There was no further discussion. Motion passed unanimously.

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<p><u>Chair's Report</u> 8:34 am Chair's Report</p>	<p>Due to the last minute substitution of Vice-Chair, Amanda Azous, leading the meeting, no report was prepared. Amanda noted attending the small celebration for the completion of fundraising campaign for Mount Grant and congratulated the campaign's steering committee and San Juan Preservation Trust for raising such a large sum in a short amount of time.</p> <p>Judy Cumming asked for the commission to review the proposed meeting dates for February through June and to pick which dates looked best for a Lopez and an Orcas meeting. Amanda pointed out that the February meeting is scheduled as an extended meeting on San Juan Island.</p>	<p>Lincoln Bormann noted that a public celebration for the completion of the Mount Grant fundraising campaign is scheduled for June 17, 2017.</p> <p>The commissioners chose April to schedule a Lopez Island meeting and June for a scheduled Orcas Island meeting. Judy and Tim Clark will make the needed facility reservations.</p>
<p><u>Finance Report</u> 8:36 am</p>	<p>Amanda Wedow is the new Financial Officer and she will meet with Judy Cumming later today for an overview of the position.</p> <p>Judy noted that there is no finance report for the month, or end of year report, due to the county's 13 month reporting system. Judy will have an end of year report ready for the February meeting. She can, however, share preliminary 2016 REET information produced by the county: the 2016 gross REET is expected to be slightly over \$3 mil. Judy is still struggling for data collection as the treasurer's office is working on a county specific data system. She did note that the treasurer's office has been very responsive and creative trying to get Judy good, usable data in the interim.</p>	
<p><u>Council Liaison</u> 8:41 am</p>	<p>Rick Hughes announced his return as the council liaison for 2017. He is happy to be back in the position and thanked the Land Bank staff and commissioners for their work in 2016. He wanted to assure the staff, commission, and the public in attendance, that the county council will not be changing direction or support of any current policies</p>	

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<p><u>Council Liaison</u> Continued</p>	<p>including immigration and diversity within the community.</p> <p>Rick said that it has been a busy start to 2017 in Olympia. The council has submitted for a 100 mooring buoy permit; the council plans to continue its support of the public lands transfer between the Land Bank and the Department of Natural Resources in regards to Lopez Hill and Odlin South.</p> <p>Rick was asked about an update on the Argyle Lots purchase. He explained that the town continues to support the county council's affordable housing plan and that the council is still considering the Argyle Lots as a potential site for building. The council is also looking at a parcel on Guard Street. Rick feels either location would make a good test site and model for future affordable housing projects on Orcas and/or Lopez.</p> <p>Rick introduced a focus for him: a trail systems project. His goal is to try and connect sections of the islands (Lopez, Orcas and San Juan) to provide alternate non-motorized routes. Using San Juan Island as an example, he thinks a trail that took people from the Town of Friday Harbor to Zylstra Lake would be appreciated. Rick understands these are long term goals, but believes they can be accomplished, especially with conservation and public agencies working together.</p>	
<p><u>Public Comment</u> 8:50 am</p>	<p>15 people attended the meeting and 9 people shared comments regarding the Clure acquisition.</p> <p>Concerns raised regarding the Clure property included the risk of fire, possible trespass issues, ecological and wildlife considerations, and access issues. Benefits noted were conservation of the property and</p>	

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	<p>an opportunity to provide access to already public tidelands in this area of Lopez.</p> <p>David Kane is a young farmer, and new to the island. He thinks the Land Bank would make a good partner organization in helping aspiring farmers by allowing farmers access to farm on Land Bank's properties.</p> <p>Lovel Pratt thanked the Land Bank commissioners and staff for their service and urged the commissioners to be mindful when making decisions to remove land from an Agricultural Resource Designation.</p>	<p>Commissioner Amanda Azous asked David if he was aware of the Land Bank's lease program. He said he was.</p>
<p><u>Clure Property Presentation</u> 9:42 am</p>	<p>Background: The project would acquire at least one 5-acre lot along the west shoreline of Lopez and include 470 feet of beach frontage. It would also provide access to over 1.3 miles of public tidelands. There is no other lot offering similar ease of access to the shoreline between Shark Reef County Park and Otis Perkins Day Park.</p> <p>Director Lincoln Bormann gave a short power point presentation update regarding the Clure property acquisition. Highlights included a description of the Land Bank's property acquisition process, and current conclusions about management concerns should the project proceed.</p> <p>Marilyn Berger asked if the power point presentation will be on the website after the meeting. Tanja Williamson will see if it can be posted, or will email Marilyn the presentation.</p> <p>There was a request for clarity from commissioner Jim Skoog regarding the \$50k that the Lopez community raised for the Clure acquisition. He wanted to confirm how it would be applied towards the acquisition. Lincoln responded that the donation would be used as a non-refundable down payment for the southerly lot. The Land Bank Commission is making the</p>	<p>There was Commission consensus to direct Lincoln to secure another extension of the feasibility period from January 20, 2017 to March 6, 2017.</p>

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	<p>down payment on the northern lot and, if closing proceeds, would be committed to its purchase. The Land Bank will be seeking grant funding to complete the purchase of the southern lot, but has not committed to pay for the remainder with its own funds. It is possible that, should grants funds not be obtained, the southern lot would revert to its previous owners. The down payment made by the community would be forfeited, however, with the purchase solely of the northern lot the community would still have access to the shoreline.</p>	
<p><u>Break</u> 10:00 am to 10:10 am</p>		
<p><u>Director's Report Acquisitions</u> 10:10 am Orcas Island</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 property is still on the market and Lincoln is keeping an eye on it to see if there is any way for the Land Bank to be a partner.</p>	<p>Eileen Drath asked how the Land Bank would be involved in acquiring Youngren. Lincoln said he is unsure as it could be a very complicated and expensive project. There are many players involved at this point with much information to flesh out. State Parks is very interested in the connectivity potential to Moran State Park.</p>
<p>Lopez Island</p>	<p>Sunset Acres Owners Association – Background: Property adjacent to the Fisherman Bay Tomolo Preserve with 800 feet of shoreline. The Land Bank is acquiring the property for \$2,000.</p>	<p>Lincoln expects the acquisition to close next week.</p>
<p>Lopez Island cont.</p>	<p>RR Bar Ranch Conservation Easement (CE) – Background: 130-acre farmland property in the Center Valley along Fisherman Bay Road. The CE will limit development to 2 units (with 9 units eliminated).</p>	<p>Lincoln stated staff is about to finalize terms of CE.</p> <p>Once the CE document is finalized, the next step will be getting an appraisal.</p>

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<u>Henry Island</u>	<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 Conservation Easement (CE) to SJPT.</p> <p>The property closed on December 28, 2016 and is a fantastic donation. The Land Bank and SJPT have agreed to Sarah Hart’s provision that the Lummi Nation be able to host tribal activities on the property a couple of times a year.</p>	<p>Lincoln will be meeting with the Lummi Nation to discuss next steps regarding access for tribal activities.</p>
<u>Kwiáht Presentation</u> 10:27 am	<p>Russell Barsh of Kwiáht gave a presentation requesting a Memorandum of Understanding (MOU) for research to be done at Weeks Wetland @ Fisherman Bay Preserve on Lopez Island.</p>	<p>The commissioners approved Kwiáht’s research and MOU for Weeks Wetland @ Fisherman Bay Preserve.</p>
<u>Executive Session</u> 10:48 am to 11:15 am	<p>The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price; and in accordance with RCW 42.30.110 (i) To discuss with legal counsel representing the agency potential litigation.</p>	<p>Members of the public left the meeting</p> <p>No action was taken following the executive session.</p>
<u>Outreach Report</u> 11:15 am	<p>Tanja Williamson reported that she anticipates a first draft of the layout for the 2016 Annual Report within the next week. She has received 1/3 of the copy already and has a goal of having the Annual Report in postal boxes the first week of April.</p>	<p>Once there is a first draft (including copy and photos) Tanja will send a copy to the commissioners for review.</p>
<u>Meeting Adjourned</u> 11:16 am	<p>Vice-Chair Amanda Azous adjourned the regular meeting.</p>	

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NEXT MEETING	The next LBC meeting will take place on February 17, 2017 at the Craft Room in the Mullis Center, Friday Harbor, WA. It will be an extended meeting.	