



MEETING MINUTES

Land Bank Commission Meeting October 13, 2017 French Camp, Canoe Island

Commission Members in Attendance:

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: Jim Skoog, District 1, position 1

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Judy Cumming, Tim Clark, Eliza Habegger, Casey Hons, Doug McCutchen, Phil Shephard (consultant), Tanja Williamson

Land Bank Staff Absent: Ruthie Dougherty

Public in Attendance: five

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 9:20 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The September 15, 2017 minutes were reviewed. There were corrections.	Amanda Wedow moved to accept the September 15, 2017, minutes as corrected. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 9:25 am	No chair's report	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Financial Report</u> 9:27 am</p>	<p>Amanda Wedow gave the financial report for September 2017.</p> <p>The interest rate for the Local Government Investment Pool (LGIP) continues to remain over 1%.</p> <p>September REET revenue is the highest for the month of September since 2005. She also noted that the revenue will be lower than the projected budget due to the outstanding grant, but cash will still be over projections due to the high REET for 2017.</p> <p>Expenditures are in line with the budgeted amounts.</p> <p>Cash decreased in the Stewardship and Management Fund due to the purchase of a new truck for San Juan Island. The Turtleback Mountain stewardship fund, held by the San Juan Preservation Trust (SJPT) stands at \$1.5 million, earning approximately \$61k in Q3. Salish Seeds Project continues to bring in more revenue than budgeted.</p>	<p>It was moved by Doug Strandberg to approve the September financial statements. Motion seconded by Marlis Sandwith. There was no further discussion. Motion passed unanimously.</p>
<p><u>Director's Report</u> 9:32 am</p> <p>Acquisitions San Juan Island</p>	<p>Argyle Lots resale – New appraisal is due back by October 31st and Lincoln will take it to the Council. There was discussion regarding the new appraisal for the Argyle lots and process. Lincoln outlined the process:</p> <p>1) When the Land Bank buys a property with plans to resell, the Land Bank will encumber the property with a conservation easement to protect its conservation values (in this case the historic character of the neighborhood) prior to sale; 2) The Land Bank Commission makes a recommendation for sale of the property to the County Council (at or above appraised value); 3) The Council decides if the sale should be public or if it wishes to sell directly to a buyer, and; 4) If the sale is direct, the Council then selects the buyer</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Director's Report</u> 9:32 am</p> <p>Acquisitions</p> <p>San Juan Island continued</p>	<p>and conveys the property. In this case, the Council itself is one of the potential buyers as it hopes to use the lots to provide affordable rental housing.</p> <p>Lincoln noted that there has been a misconception in the community that the Argyle Lots were purchased with the intent of the property being preserved as open space within the town limits. That is not true; the lots were purchased with the intent to resell with a historic preservation easement.</p> <p>Zylstra Lake – State grants continue to remain in limbo since there is still no state capital budget in place. Lincoln is working to pair funds from the federal Coastal Wetlands Grant with Land Bank Conservation Area Fund monies to pay off the loan in December 2017, saving one year's worth of interest.</p> <p>Mount Grant Preserve – Staff are negotiating on two properties adjoining Mount Grant Preserve, a 30-acre area north of the Preserve and three 10-acre parcels to the west. Acquisition of these areas will help buffer the Preserve from development and off road vehicle use.</p> <p>328 Caines Street property (location of the Land Bank office in Friday Harbor) - Lincoln commissioned an appraisal of all three parcels, Driggs Park, Driggs House (currently the Land Bank office building) and the adjacent lot. The appraisal is expected by the end of October.</p> <p>Town of Friday Harbor trail easement adjacent to Mount Grant – The Town and the Land Bank are ready to finalize a trail easement that will create more flexibility in trail design and views of Trout Lake.</p>	<p>Question: Brian Wiese asked if the San Juan Preservation Trust has invested stewardship funds for Mount Grant Preserve. Lincoln replied no, nothing as of yet.</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Director's Report</u> Acquisitions continued Lopez Island</p>	<p>RR Bar Ranch CE – Background: 130-acre farmland property in Center Valley along Fisherman Bay Road. The CE will limit development to 2 units (with 9 units eliminated). The purchase price will be paid over a three-year period.</p> <p>Lincoln met with the family and believes they are still on track to close before the end of the year.</p> <p>Odlin South and Lopez Hill – DNR will sell Odlin South for \$194,000 and Lopez Hill for \$1,030,000 plus admin costs (approx. \$20,000 each).</p>	
<p><u>Stewardship Report</u> 9:50 am San Juan Island</p>	<p>Eliza Habegger stated there are many things happening with The Salish Seeds Project right now. Staff and volunteers are getting ready to seed and the tribal conservation corps is coming to work at Red Mill Farm Nursery. Eliza will be leading a session on native seeds at the San Juan County Master Gardener Fall Workshop.</p> <p>Doug McCutchen reported getting many piles burned at Cady Mountain Preserve and he has received few comments regarding the updated Westside Conservation Corridor management plan. He is reviewing Mount Grant consultant proposals. Doug and Lincoln met with the Lummi/First Nations people in Victoria to discuss usage of Kellett Bluff Preserve on Henry Island.</p>	<p>Brian Wiese had a question regarding the Request for Qualifications (RFQ) for Mount Grant Preserve. Doug noted the possible need for a bathroom, due to the high usage rate.</p>
<p>Lopez Island</p>	<p>Tim Clark announced that deer-hunting season on Lopez Hill runs from October 14 through October 31 this year. Tim keeps a list of interested hunters and sends them a map of the preferred hunting areas on Lopez Hill. Tim noted that the state allows hunting through the end of the year. He also noted that most of the inquiries he receives are from off island hunters.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Stewardship Report</u> Continued Lopez Island</p>	<p>Tim planted one permanent boundary marker at the Lopez Shoreline Preserve (formerly Clure) and has trail counters installed. He has formatted a letter to send to the neighbors regarding upcoming monitoring and noxious weed removal. He has also drafted an interim management plan and will circulate it for staff review.</p>	
<p><u>Outreach/Volunteer Report</u> 10:10 am</p>	<p>Tanja Williamson reported that volunteers have returned to Cady Mountain Preserve to prepare sites for native plant seeding. The Land Bank participated in two events during September's National Public Lands Day, an island clean up on Lopez Island and a workday with the Salish Seeds Project at Red Mill Farm on San Juan Island.</p>	
<p><u>Meeting Format Check-In</u> 10:11 am</p>	<p>Brian Wiese wanted to know if commission members were happy with the current meeting format and he would also like to incorporate an "agenda building items" section. Brian noted that he would like to see time set aside for more focused discussion. Marlis Sandwith asked what current agenda item would be given up to allow for the change, but keep within the current meeting time frame. Brian suggested deleting the "pro-forma" items, such as review of the financial statements or information that is included in Director's Report. Christa Campbell agreed with Brian's suggestion and thought written reports could be reviewed prior to commission meetings and report highlights discussed at the meetings. Doug Strandberg suggested a quarterly or bi-monthly extended meeting format to address the need for more focused discussion.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Meeting Adjourned</u> 10:23 am	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on November 17, 2017, in the Craft Room at the Mullis Community Senior Center on San Juan Island.	