



MEETING MINUTES

Land Bank Commission Meeting

June 16, 2017

Eastsound Fire Station Meeting room, 5841 Lavender Lane, Eastsound.

Commission Members in Attendance:

Jim Skoog, District 1, position 1, Doug Strandberg, at large, position 5
 Amanda Wedow, District 3, position 3 Amanda Azous, at large, position 6
 Brian Wiese, at large, position 4 Christa Campbell, at large, position 7

Commission Members Absent: Marlis Sandwith, District 2, position 2

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Casey Hons, Ruthie Dougherty

Land Bank Staff Absent: Tanja Williamson, Tim Clark, Eliza Habegger, Doug McCutchen, Charlie Behnke

Public in Attendance: None

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 May 19, 2017 minutes were reviewed. There were corrections.	Doug Strandberg moved to accept the May 19, 2017 minutes. The motion was seconded by Jim Skoog. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u>	Chair, Brian Wiese, provided a map showing boundary lines and properties along Crescent Beach Road where the Land Bank Crescent Beach Preserve is located. There was discussion about private property along the beach lying between Land Bank property and San Juan Preservation Trust (SJPT)	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Chair's Report continued</u></p>	<p>property. It was noted that all of the property along Crescent Beach is susceptible to flooding. Amanda Azous provided historical background on the Land Bank's interest in the property.</p> <p>Brian also provided a map of Mt. Baker Farm located near the Land Bank Crescent Beach and Stonebridge Preserves and directly adjacent to a Land Bank conservation easement on Mt. Baker Road. Mt. Baker Farm is now being promoted as a camping destination and the view from the road may be altered in the future.</p> <p>Next, the chair reviewed items in the news articles relating to the Land Bank. Lincoln stated that the Clure acquisition should be closing today, June 16, 2017. Many details regarding the boundary line modification, trail easement and access easement had to be sorted out prior to closing with the sellers' attorney. Over 100 donors have contributed to the project.</p> <p>Brian also reported on the outreach items Tanja had included in her written report.</p> <p>On June 29 a public meeting will be held for the Mt. Ben Preserve DRAFT Stewardship and Management Plan at Mullis Community Senior Center.</p> <p>Brian reported that the Orcas Island Community Foundation (OICF) asked for a tour of the Coho Preserve. Brian led the hike which culminated in a gathering at a neighbor's home afterward.</p> <p>The year-end schedule for Land Bank Commission meetings was discussed.</p>	<p>Lincoln will pursue a State Grant which would cover 50% of the acquisition costs.</p> <p>Jim Skoog and Amanda Azous will attend.</p> <p>Staff will provide Brian and Christa with Land Bank brochures and materials for upcoming presentations as well as extra copies at realtor and chamber offices.</p> <p>The Annual Retreat will be held on Friday, October 13th at Canoe</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
		Island. Boat service will be provided and the public are welcome to attend the day-long meeting.
<u>Finance Report</u>	<p>Amanda Wedow presented the financial report. Real Estate Excise Tax (REET) revenue continues to be strong in 2017. Expenditures are well under budget at this point in the year.</p> <p>Judy Cumming reported that SJPT had provided information on the Turtleback Stewardship Fund as of March 30, 2017.</p> <p>Lincoln presented the Cash Projection Sheet for both the Conservation Area Fund (CAF) and Stewardship and Management Fund (SMF) with revenue and expenditures projected to 2026. Jim Skoog and Doug Strandberg would like to see a new scenario with an increase in the transfers from the CAF to the SMF endowment line item.</p> <p>There was discussion regarding the balance between acquisition projects, which increase responsibilities for stewardship staff and projected revenue in the SMF.</p> <p>Lincoln reported that there is a possibility of the Land Bank purchasing the property in Friday Harbor which the Land Bank is now leasing for its administrative office and stewardship workshop. The lots on either side would be available also. The current owner has granted a revocable license for public use of the front lot (Driggs Historic Park). If purchased, the lot would become a permanent Land Bank Park within the town. The purchase would also guarantee protection of the historic Driggs house constructed in 1904. The back lot could be used to house Land Bank equipment and possibly a new shop area. This project</p>	<p>Staff will prepare the next set of projections with an increase in the transfer amount from the Conservation Area Fund to the Stewardship & Management Fund.</p> <p>An agenda item for the Annual Retreat will be a report from Stewardship Endowment sub-group on options for funding.</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Finance Report continued</u>	<p>could be considered once the Argyle Lots have sold. This would reduce the operating cost of the monthly lease payments that the Land Bank is currently making. If the Land Bank REET were not renewed in 2026, the house could be sold with an historic preservation easement and Driggs Park would remain open to the public. If the Land Bank were renewed, it would have a home for the ongoing program.</p> <p>There was discussion. Amanda Azous commented that it would be important to pursue this idea in order to help fulfill the Land Bank’s mandate within the town, especially after the Argyle lot sale. She also noted that the Land Bank office was intentionally located separately from County offices to reinforce the idea that Land Bank transactions are distinct from other County business.</p>	<p>Lincoln will report back to the Land Bank Commission on this topic next month.</p> <p>Amanda Azous moved to accept the May, 2017 Combined Financial Reports. The motion was seconded by Jim Skoog. There was no further discussion. Motion passed unanimously.</p>
<u>Public Comment</u>	There were no members of the public present at the meeting.	
<u>Break</u> 10:20 am – 10:25 am		
<u>Director’s Report</u> Lopez Island	<p>RR Bar Ranch Conservation Easement (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>Clure Property - Background: The project would involve the acquisition of at least one 5-acre lot along the west shoreline of Lopez and include a trail easement providing access to 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</p>	<p>Final negotiations are underway to determine the distribution of payments over the three year period. Once this is complete, the project can proceed toward closing.</p> <p>With the Land Bank Commission’s recommendation, the County Council voted unanimously on June 6, 2017 to acquire and accept the Deeds for both parcels of the property.</p> <p>The transaction is scheduled to close on June 16, 2017.</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Director's Report continued</u>	<p>shoreline between Shark Reef County Park and Otis Perkins Day Park. There was discussion concerning ecological assessments of tidelands and the bluff. Lincoln reported that staff will be forming a volunteer group to establish a Land Bank presence on the preserve after closing.</p> <p>Lopez Hill Preserve (leased from the Department of Natural Resources (DNR) to 2059) – DNR has communicated that their appraiser places the value of the remainder interest at \$1,030,000. However, they also indicated a willingness to consider a value provided by an independent appraiser. It is unclear whether DNR has sold a remainder interest on this type of lease before. There was discussion.</p>	<p>Signs will be posted that the preserve is not presently open to the public.</p> <p>Council Chair Rick Hughes and Lincoln are continuing discussions with DNR staff.</p>
San Juan Island	<p>Zylstra Lake - Background: This 313-acre project is a joint effort between the Land Bank and SJPT. The property closed in December of 2015 for \$3 million with a Deed of Trust outstanding for \$2.7 million. To raise the remaining funds, the Land Bank and SJPT partitioned and resold the 30-acre October farm portion with a Conservation Easement (CE) for \$775,000 and have applied for several grants.</p> <p>Lincoln and Judy are working through the contract process with the Department of Ecology for the confirmed \$1 million Coastal Wetlands Conservation grant. The \$1.06 million grant application to the Washington Wildlife and Recreation Program Water Access account is still pending until the legislature adopts a capital budget. It is expected the project will be funded when this occurs. Lincoln noted the possibility that there could be a state</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Director’s Report continued</u></p> <p>San Juan Island continued:</p>	<p>government shutdown if an operating budget isn’t passed by June 30th. This would include closure of all state parks just prior to the 4th of July holiday.</p> <p>Lester Property – Background: This 160-acre property is adjacent to Cady Mountain Preserve. In addition to its diverse and high quality ecological communities, acquisition would provide access to a county road for the existing Preserve. Lincoln believes this property is attractive to developers and is zoned for up to 32 five-acre residential lots.</p> <p>The Land Bank made an offer to purchase this property in early 2015, but was rebuffed. Lincoln reported that, with the successful funding of Mount Grant and likely funding for Zylstra Lake, he has re-opened negotiations with the sellers.</p> <p>Buck Property – Background: This property is also adjacent to Cady Mountain and the Lester property and potentially would provide a link to access to the Cady Mountain Preserve. The family sees the property as a long term investment, but is willing to sell.</p> <p>Mount Grant Preserve – Lincoln is negotiating with Tom Lawson’s realtor to acquire approximately 30 additional acres for the Preserve. He is hopeful of reaching an agreement</p> <p>Argyle Lots Conservation Buyer Sale- Background: These four lots were purchased in 2002 with the intention of placing a historic preservation easement on the property to ensure whatever is constructed on the site reinforces the historic character of the neighborhood.</p> <p>Jon Cain and Lincoln are negotiating a historic preservation easement with the Town of Friday Harbor which would follow the Town’s Historic Preservation</p>	<p>Lincoln will continue to work with the sellers.</p> <p>Lincoln will continue to discuss the possibility of a purchase with the sellers.</p> <p>Lincoln will continue to negotiate with the seller.</p> <p>Jim Skoog moved that the SJC Land Bank put a historic easement in place on the Argyle Lots and accept the offer of \$715K. There was no second. There was discussion.</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Director's Report continued</u></p> <p>San Juan Island continued:</p>	<p>Manual. The County Council and Manager are recruiting a non-profit developer and ascertaining how the project might work within the terms of the easement. The easement must be put in place before a resale by the Land Bank.</p> <p>There was discussion about the time elapsed since the appraisal was completed in early September of 2016.</p> <p>Members of the commission voiced concern with the length of time this transaction has taken and their desire to work toward an end date for this project. Plans to revisit the discussion with the County were discussed.</p>	<p>Amanda Azous moved that Lincoln be directed to make a request the Council to place a historic preservation easement on the Argyle Lots. Christa Campbell seconded. There was discussion.</p>
<p><u>Stewardship Report</u></p>	<p>Orcas Island – Ruthie Dougherty reported that the Orcas Off-Leash Area, located adjacent to and on a portion of the Land Bank Crescent Beach Preserve, anticipates a July opening. Details are coming together. The Orcas Island Parks and Recreation District has signed off on the Revocable License for Use with the County. The Land Bank will be acknowledged on the signage. The story will be included in the upcoming Parks & Trails insert that will appear in the county newspapers.</p> <p>Weeds and trail maintenance and mowing are happening on Orcas Island Preserves. The fire department will have a drill on Turtleback Mountain next month. Ruthie met with the new sheriff's deputy on Orcas one-on-one for an hour to familiarize him with trail heads and access points.</p> <p>Deer Harbor Waterfront Preserve – the derelict dock is gone, there is a great cadre of volunteer stewards. It has been wet so far this year making mowing difficult.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
	<p>Coho Preserve – signs are being erected in the parking area, two red tailed hawks have been fledged on the preserve. Ruthie has prepared a draft management plan and would like comments back from the members of the commission by the end of June.</p> <p>Turtleback Mountain Preserve and Stonebridge Preserve – farmers who had been haying at these two preserves are no longer doing so which will necessitate more mowing by either staff or contractors.</p> <p>Doug Strandberg asked if the operations at Coffelt Farm were self-sustaining. Ruthie answered that the financial situation has continued to improve over the past few months. The goal for the farm is to thrive and endure as a working farm and a preserve which provides education to the community. Ruthie also reported that many volunteer hours are contributed to the farm by members of the Orcas community including a group from Camp Orkila which includes 10 young people who will be volunteering for 8 weeks.</p>	
<p><u>Meeting Adjourned</u> 12:03 pm</p>	<p>Chair Brian Wiese adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on July 21, 2017 at the Mullis Community Senior Center on San Juan Island.</p>	