



MEETING MINUTES

Land Bank Commission Meeting January 19, 2018 Craft Room @ Mullis Community Senior Center San Juan Island, WA

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	Amanda Azous, at large, position 6

Commission Members Absent: Christa Campbell, at large, position 7

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

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

County Council Liaison: Rick Hughes

Public in Attendance: Four

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:35 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The December 15, 2017 minutes were reviewed. There were corrections.	Amanda Azous moved to accept the December 15, 2017, minutes as corrected. The motion was seconded by Jim Skoog. There was no further discussion. Motion passed unanimously.

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<p><u>Chair and Commissioner's Report</u> 8:52 am</p>	<p>Chair, Brian Wiese, did not have anything to report and opened up discussion to the commission.</p> <p>Doug Strandberg noted that the Ellis family donation of Shaw Island property to the San Juan Preservation Trust was finalized last month. The Land Bank was granted a Deed of Historic Preservation Easement on the Tharald Homestead log house located on the property in 2002.</p> <p>Marlis Sandwith stated that she had been invited to a messaging training for realtors on the topic of an affordable housing real estate excise tax (REET). There is a movement in the islands to add a 0.5% REET to be used for affordable housing. Marlis was unable to attend, but plans to attend future meetings on the topic.</p> <p>Brian Wiese noted this topic has also been on his mind.</p>	<p>Marlis believes this is an important topic, and the Land Bank should be involved; she will keep the commission updated as to what she learns from the future meetings held on Orcas Island.</p> <p>Lincoln will attend similar meetings to be held on San Juan Island.</p> <p>It was decided to add the topic to a future agenda for discussion.</p>
<p><u>Election of Officers</u> 9:00 am</p>	<p>The nominating committee of Amanda Azous and Doug Strandberg presented the following slate of officer candidates for 2018: Brian Wiese for chair; Amanda Azous for vice-chair; Amanda Wedow for finance officer.</p>	<p>Jim Skoog moved to accept the list of nominated officers for 2018. The motion was seconded by Marlis Sandwith. Motion passed unanimously.</p>
<p><u>Council Liaison</u> 9:05 am</p> <p><u>Council Liaison</u> continued</p>	<p>County Council Liaison, Rick Hughes, updated the commission on end of year activities and future goals. Specific to the Land Bank are the following:</p> <ul style="list-style-type: none"> The capital budget passed which means state grants for the Mount Grant and Zylstra Lake acquisitions for the Land Bank can now be funded, along with funding for Moran State Park, and the Lopez Community Pool. 	

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	<ul style="list-style-type: none"> • SJC Council approved Lodging Tax Advisory Committee (LTAC) funding of \$120k for the visitor’s study. Councilman Hughes reported that this will make sure the Land Bank is reimbursed for their part of the study. • Hughes also plans to help provide more access to law enforcement for the Land Bank in 2018 with the appointment of a Natural Resources Deputy. • Design of the Deer Harbor neighborhood trail is still being discussed. The community wants the trail close to the road and not through the Land Bank preserve as they feel people won’t use the trail in the preserve and would continue to walk on the road anyway. Safety is a priority. • Hughes would like to implement “master recreation areas” on the islands by enhancing existing resources. He cited the Orcas Off-Leash Area (OOLA) as a great example of partnering and combining resources to benefit the community. He listed a number of potential projects in this vein. • Hughes noted he’s been asked if the Land Bank will install a public bathroom at Eastsound Waterfront Park. If so, Hughes thinks he can find funding for the project. 	
<u>Public Comment</u>		

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9:32 am	<p>Eileen Drath noted that it seems important for each individual commissioner to educate themselves about the low income housing real estate excise tax (REET) campaign that is currently underway. She noted that the measure was previously on the ballot but failed.</p> <p>Marcia DeChadenedes thanked the Land Bank Commission for their ethical and transparent work.</p>	
<p><u>Financial Update</u> 9:37 am</p>	<p>Judy Cumming provided a summary of annual REET income from 2009 to the present. She also presented a first draft of 2018 cash projections. There was discussion regarding 2018 projections. The revenue from the Argyle Lots sale will be included in the 2018 Amended Budget. Jim Skoog had a question about including the 1% REET collection fee appearing as negative revenue. Judy explained that the placement reconciled to the County budget formatting for the benefit of the Council and the County Manager.</p> <p>In summary, all proposed projects for the year are reflected in the 2018 budget and the cash flow balance continues to look healthy.</p>	<p>Judy will add a column for the first amended 2018 Budget figures for the next LBC meeting.</p> <p>Judy will add “bonds discussion” to the list of topics for future discussion.</p>
<p><u>Director’s Report</u> 9:47 am</p>	<p>Director, Lincoln Bormann, noted that the last two weeks of December 2017 were very busy around the office, citing the following events: The Land Bank officially took title to the Zylstra Lake property, both phases of the Mount Grant additions closed, adding approximately 70 acres to the preserve, the Town of Friday Harbor trail easement was recorded, a payment was made on the Clure contract, and the agricultural lease on the Frazer Homestead was recorded. He also noted that the County was close to finalizing</p>	

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<p>Acquisitions San Juan Island</p>	<p>the purchase of Odlin South on Lopez to add to Odlin Park.</p> <p>Jim Skoog asked if it was possible to change the entrance at Mount Grant Preserve to a location in the newly acquired acreage. Lincoln responded that the area purchased is west of the entrance road and that a new vehicular access wasn't practical.</p> <p>There was a question regarding Lopez Hill funding; Lincoln noted that is reflected on the cash projection worksheet provided during the financial update. If the Land Bank needed to take out a loan Islanders Bank offered a tentative rate of 4.3%.</p> <p>Lester Property - Background: This 160-acre property is adjacent to Cady Mountain Preserve and contains high quality wetland and upland ecological communities. If acquired it would connect the Cady Mountain Preserve to a county road for good public access. Lincoln believes this property could be attractive to developers as it is zoned for 5-acre residential lots. He has come to tentative agreement with the sellers pending an appraisal.</p> <p>Amanda Wedow inquired about the status of the Stewardship Manager Position.</p> <p>Lincoln also noted that Orcas field assistant, Casey Hons, is leaving his position and that staff is considering increasing the hours from 0.8 FTE to a full-time employee for the next candidate. Council member, Rick Hughes, vocalized his support for increasing the hours.</p> <p>Argyle Lots – The County Council agreed to a private sale. There are three current offers including one from the</p>	<p>Lincoln stated the final details of the stewardship manager job description will be completed at the staff retreat in February and then the county will advertise for a candidate.</p>

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	County. Still awaiting a resolution from the County Council to move forward.	
<u>Break</u> 10:05 am – 10:19 am		
<u>Stewardship Report</u> 10:19 am Lopez Island	<p>Tim Clark has been working at Hummel Lake Preserve, monitoring water levels, and trying to ascertain where the water is coming from. He noted that Kwiáht submitted a grant to fund a project that will look at vegetation growth in the area over the last 8,000 years. Kwiáht also hosted an event at Hummel Lake on the topic “mysteries of the lake.” 40 people attended, so a great turnout to increase interest in the preserve and conservation efforts. Fun fact: Hummel Lake is the largest living peat bog in the county.</p> <p>Tim is still taking comments on the Lopez Channel DRAFT Interim Management Plan. He mentioned having received some questions regarding public input opportunity for the interim plan and explained that this is not the final plan, and therefore does not go through a public process.</p>	<p>There was discussion about public comment and the interim plan. Chair, Brian Wiese, suggested including a summary of how the management plan process works within interim plans.</p> <p>Tim would like comments sent to him by the end of the week so that he may submit it for acceptance with the next budget amendment.</p>
San Juan Island	Doug McCutchen has been working on the Mount Grant Management Plan and tentatively planning for trail work to occur during April/May. Doug is comfortable with moving ahead with planned work projects and putting it into the budget	Doug would like input from the commission regarding the management plan, especially regarding content. There are many new ideas and he would like to have the plan ready for public comment in February and with public review of the management plan in March. He asked commissioners to comment by January 26 th .
<u>Outreach Report</u> 10:38 am	Tanja Williamson reported working with Raena Parsons from the National Park Service on a children’s poetry walk in April. She is also working on the 2018 outreach events calendar, the 2017	

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	annual report, and plans for the 2018 County Fair booth.	
<u>Future Agenda Topics</u> 10:43 am	Chair, Brian Wiese, pointed out that Judy Cumming is keeping a running list for future agenda topics and gave the commission an opportunity to add to the list.	Amanda Wedow suggested the topic of how the Land Bank should be involved in the Affordable Housing REET Initiative be added to the February 2018 agenda. Judy Cumming read the list of topics to the commission and added Amanda Wedow's suggestion.
<u>Executive Session</u> 10:46 am – 11:12 am	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.	Members of the public left the meeting No action was taken following the executive session.
<u>Meeting Adjourned</u> 11:12 am	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on February 16, 2017, in the Craft Room at the Mullis Community Senior Center on San Juan Island.	