



MEETING MINUTES

**Land Bank Commission Meeting
 May 25, 2018
 Craft Room @ Mullis Community Senior Center
 San Juan Island, WA**

Commission Members in Attendance:

Jim Skoog, District 1, position 1
 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: Marlis Sandwith, District 2, position 2

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

Land Bank Staff Absent: Ruthie Dougherty

County Council Liaison: Rick Hughes

Public in Attendance: 5

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:38 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The April 20, 2018 minutes were reviewed. There were corrections.	Christa Campbell moved to accept the April 20, 2018, minutes as corrected. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.

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<p><u>Chair and Commissioner's Reports</u> 8:45 am</p>	<p>Chair, Brian Wiese, noted that Amanda Wedow's position with the Land Bank has changed from commissioner to employee; Amanda is the new Lopez Island Preserve Steward, replacing Tim Clark who is retiring as of June 1. Brian also noted that this is Marlis Sandwith's last meeting as she is moving to Oregon. Sandi Friel has volunteered to replace Marlis as the District 2, Position 2 representative on the commission. Brian thanked both Tim and Marlis for their service, and while he will miss Tim, he is happy to have Amanda taking over, as the institutional memory she brings to the job is important.</p> <p>Judy Cumming asked if there were any conflicts with the July – December meeting schedule and for input regarding meeting location and date for the 2018 Annual Retreat.</p> <p>Lincoln Bormann welcomed Amanda Wedow as the new Lopez Island Preserve Steward and thanked Tim for his years of service. Lincoln also introduced Eric Nelson, the new Orcas Island Field Assistant. Lincoln said the other candidate for the Orcas Field Assistant job Kayla Seaforth, was hired by the San Juan Preservation Trust. Kayla has agreed to fill in on Lopez while Amanda is out on maternity leave.</p> <p>Orcas Island Preserve Steward, Ruthie Dougherty, is retiring July 20. Lincoln is considering the idea of hiring an additional field assistant to act as a floater – he noted it's just an idea for now.</p> <p>Lincoln reported his busy schedule has not allowed him to interview for the advertised position for Stewardship Coordinator, and next week he heads to Olympia. Lincoln plans to start interviews the following week.</p>	<p>The commission will forward a recommendation by consensus to the County Council that Sandi Friel replace Marlis Sandwith as the District 2, Position 2 representative on the Land Bank Commission.</p> <p>There will be a retirement potluck celebration for Tim at Odlin Park on Wednesday May 30th at noon.</p> <p>The commission will review the proposed meeting schedule and will get back to Judy.</p>

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	<p>in one month than has been made in years.</p>	
<p><u>County Liaison</u> 9:22 am</p>	<p>County Council Liaison, Rick Hughes, reported the following:</p> <p>Rick thanked the Land Bank commission and staff for their work. He requested a report of the CFS progress for the County Council and would like to be copied on any information going forward. Rick was happy to see Betty and Bill on the CFS board.</p> <p>The County Council approved placing on the November ballot a measure to enact an affordable housing Real Estate Excise Tax (REET). Research has indicated if passed, the REET could bring in \$15M in twelve years.</p> <p>Lopez Hill is now ours! Rick thanked Lincoln for suggesting the idea of purchasing Lopez Hill from the Department of Natural Resources (DNR). Rick also called out a special thank you to Tim. Rick noted that while Tim has done a fantastic job over the last decade managing Land Bank properties, what Rick will remember most is that Tim replaced the need to mow grasses by using grazing sheep in the pastures.</p>	
<p><u>Directors Report</u> 9:38 am</p> <p>Lopez Island</p>	<p>Lopez Hill – Background: 400-acre Lopez Hill was secured from the DNR with a 50-year lease in 2009 with funds from the legislature. The Lopez community recommended that the Land Bank buy the underlying fee interest at this time to protect the property permanently. The acquisition is almost complete. Payment will be sent to the DNR on June 6. The Land Bank hopes to have the deed by the end of June or beginning of July.</p>	

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<p><u>Directors Report continued</u></p> <p>San Juan Island</p>	<p>Argyle Lots - The Town Council voted to accept the historic conservation easement on the Argyle Lots.</p> <p>Buck Property - Background: This 140-acre property is adjacent to the Lester purchase and Cady Mountain Preserve. It connects to the Saltchuck (Roche Harbor) property to the west. It also has second growth forest and open balds. Lincoln had suggested the seller talk with another appraiser; he hasn't heard anything since that recommendation.</p> <p>Cattlepoint Rd. (Woodbridge) Property – Background: The property is near the midpoint in the trail along Cattle Point Road between American Camp and Friday Harbor. Its forest and pond would create an attractive rest point for hikers. The owner had planned sell outlying portions of the property to neighbors prior to the acquisition. Lincoln is recommending purchasing the entire property outright and then leasing parts to the neighbors. The owner is also working with The San Juan Preservation Trust (SJPT) on a conservation easement. Lincoln expects the property transaction to close near the end of summer.</p>	
<p><u>Break</u> 9:55 am – 10:01 am</p>		
<p><u>Outreach Report</u> 10:01 am</p>	<p>Tanja Williamson reported on upcoming outreach events. The draft for the updated realtor brochure should be arriving next week and the 2017 Annual Report landed in postal boxes over the weekend.</p>	<p>Jim Skoog suggested drafting a “white paper” for realtors to answer questions regarding the upcoming affordable housing REET in relationship to the Land Bank REET. It could be useful when delivering the updated brochures.</p>
<p><u>Stewardship Report</u> 10:11 am Lopez Island</p>	<p>Outgoing Lopez Preserve Steward, Tim Clark, along with incoming steward, Amanda Wedow, and San Juan Islands National Monument Manager, Marcia deChadenedes, met with the Lopez</p>	

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San Juan Island	<p>Island Fire Chief to review fire safety at the Lopez Channel Preserve. The day following their meeting a surprise fire drill was held at the same location and the Preserve neighbors were not aware it was only a practice drill. Post surprise drill silver lining: the Lopez Island Fire Chief will host a community-wide public meeting regarding fire safety, in general, on Lopez Island. Tim commented that the Lopez Island Fire Department has been very cooperative and responsive in regards to fire concerns at the Lopez Channel Preserve. Amanda noted that the Fire Chief was concerned that their hoses may not meet the properties' needs; Marcia stated the Bureau of Land Management could help with funding to purchase new hoses.</p> <p>San Juan Island Preserve Steward, Doug McCutchen presented the updated DRAFT Mount Grant Preserve Management Plan for commission approval.</p>	<p>The commission approved the DRAFT management plan for inclusion in the next amended budget for approval by the County Council.</p>
<p><u>Executive Session</u> 10:31 am – 11:16 am</p>	<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><u>Coffelt Farm Lease</u> 11:17 a.m.</p>	<p>The staff will present a draft of a one day less than two-year lease term for Coffelt Farm Stewards and the Land Bank.</p>	<p>Christa Campbell moved to ask the staff to draft a lease agreement between the Coffelt Farm Stewards and the Land Bank containing a lease term of one day less than two years for presentation to the Commission at its June meeting. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.</p>

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<u>Meeting Adjourned</u> 11:19 pm	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on June 15, 2018, at the Eastsound Fire Hall on Orcas Island.	