



MEETING MINUTES

**Land Bank Commission Meeting
 July 20, 2018
 Grace Community Church
 Lopez Island, WA**

Commission Members in Attendance:

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| Jim Skoog, District 1, position 1 | Doug Strandberg, at large, position 5 |
| Sandi Friel, District 2, position 2 | Amanda Azous, at large, position 6 |
| Brian Wiese, at large, position 4 | Christa Campbell, at large, position 7 |

Commission Members Absent: none

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Judy Cumming, Tanja Williamson

Land Bank Staff Absent: Ruthie Dougherty, Doug McCutchen, Eliza Habegger, Eric Nelson, Kayla Seaforth, Amanda Wedow

Public in Attendance: Eight members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:15 am	Chair, Brian Wiese called the meeting to order.	
<u>Adoption of Minutes</u>	The June 15, 2018 minutes were reviewed. There were corrections.	Christa Campbell moved to accept the June 15, 2018, minutes as corrected. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.
<u>Chair and Commissioner's Reports</u> 8:27 am	Chair, Brian Wiese, asked for updates and/or comments from the commission. Christa Campbell attended a Lopez community meeting regarding fire	

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	<p>training. She had heard the Lopez Fire District plans to bring a wildlands fire training to Lopez in the fall; she asked if the training would be open to the public.</p> <p>Amanda Azous wanted to come to a decision regarding the green burial request and asked if the commission could come to a consensus this meeting or wait until the next meeting.</p> <p>Lincoln Bormann provided information to the members of the commission from the Land Trust Rally in Pittsburgh, PA.</p>	<p>Marcia deChadenedes responded that, yes, the wildlands fire training would be open to the public.</p> <p>The commission will add the green burial topic to the August agenda.</p> <p>Interested members will follow-up with Lincoln on attending the LTA rally in October.</p>
<p><u>Public Comment</u> 8:36 am</p>	<p>Coffelt Farm Stewards' (CFS) board member, Betty Corbett, gave an update. The CFS signed a two years less one day lease with the Land Bank on July 3rd and has since hired an executive director, Kate Mikulak, to work 30 hours per week. The CFS board is working to provide Kate with mentors. Betty noted that haying season is almost complete, and they are looking for volunteers to work the farm stand. Restaurant accounts are increasing, and the livestock herd is declining. The board has learned that it will take approximately 20 months to get the livestock herd size back to where it was three years ago. They have decided to plant kale in order to provide a full year of fresh product for the chickens. The board will be back in February to discuss obtaining a five-year lease.</p> <p>Dan Post commented that he believes docks are a valuable asset and asked the commission to reconsider replacing the dock at the Spit.</p> <p>Miles Becker introduced himself to the commission. He is interested in filling the commission seat that Amanda Wedow left vacant.</p>	<p>Christa Campbell responded to this concern that the Commission has discussed this issue in the past. It is not a high priority at this time.</p>

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<p><u>Public Comment continued</u></p>	<p>Tracey Cottingham thanked the commission for their work and shared her experience of visiting the Land Bank’s Judd Cove Preserve for the first time, located on Orcas Island. She was impressed with the preserve’s signage and noted she was the only visitor at the preserve during her time there. Tracey said she had heard the proposed Affordable Housing Real Estate Excise Tax (REET) was only possible because the Land Bank exists and asked for clarification about that relationship.</p> <p>Marcia deChadenedes from the Bureau of Land Management thanked the commission for their partnership and specifically wanted to thank Tim Clark (former Lopez Preserve Steward) and Amanda Wedow (current Lopez Preserve Steward) for organizing the “Let’s Talk About Fire” community meeting. She also wanted the commission to be aware that the DRAFT management plan for the National Monument is expected to be ready for review at the end of August.</p>	
<p><u>Financial Report</u> 8:57 am</p>	<p>Doug Strandberg reported that the Conservation Area Fund received almost \$500k in Real Estate Excise Tax (REET) funds in June. The REET is on track to finish at \$4mil by the end of the year. The LGIP has almost doubled from 2017 (at 2%).</p>	<p>Retreat Topic: Complete end of year funds analysis to consider if funds are available to increase the endowment to the stewardship fund or pay off a property note.</p>
<p><u>Directors Report</u> 9:12 am Staffing Updates</p>	<p>Stewardship Coordinator Update – Erin Halcomb has accepted the position and her start date is August 13, 2018.</p> <p>Orcas Preserve Steward Opening – Lincoln, Amanda A., Brian, and Doug M. will interview four candidates on Friday, July 27.</p> <p>Floater Field Assistant – Lincoln would like to make the temporary field</p>	

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Lopez Island	<p>assistant position into a permanent, full time position in 2019. He is also considering hiring another San Juan Island field assistant.</p> <p>Spencer Spit Addition – Background: This 20-acre shoreline property is north of the State Park with exceptional views across Lopez Sound. It is also highly visible to travelers on the ferry. This is a potential “bargain sale” with the owner donating proceeds to the Lopez Community Land Trust. Lincoln is determining the level of interest from State Parks, as they would be the logical manager. In one scenario, the Land Bank or Trust for Public Land might provide bridge funding, with the goal of State Parks obtaining grants funds to complete the purchase.</p> <p>Lopez Hill – The deed has been recorded and Lopez Hill is officially closed!</p> <p>RR Bar Ranch Conservation Easement (CE) – Background: 130-acre farmland property in Center Valley along Fisherman Bay Road. The CE will limit development units. The purchase price will be paid over a three-year period. The family is interested in moving forward. The CE is in the 2018 budget.</p>	<p>Lincoln noted that a special event to commemorate the closing would most likely happen in September or October.</p>
Orcas Island	<p>Mount Baker Farm CE – Background: This 80-acre mostly forested property is located on the outskirts of the Eastsound Urban Growth Area (UGA). The owners have developed the property as a private campground. Lincoln is working with the owners on a conservation easement (CE) to conserve 18-20 acres of open space that abuts Mount Baker Road.</p>	

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<p><u>Directors Report continued</u></p> <p>San Juan Island</p>	<p>The CE is proving complicated, as the previous owner retains a deed of trust. Lincoln is still waiting to hear if the owner will subordinate the deed before moving forward with the CE.</p> <p>Cady Mountain Development LLC (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. Negotiations have stalled. The sellers had their own appraisal done, which came in higher than the Land Bank’s appraisal.</p>	<p>Lincoln will continue to stay in contact with the owners.</p>
<p><u>Break</u> 9:40 am – 9:50 am</p>		
<p><u>Stewardship Reports</u> 9:51 am</p> <p>San Juan Island</p> <p>Lopez Island</p> <p>Lopez Island continued</p>	<p>San Juan Island Field Assistant, Charlie Behnke, reported he and Preserve Steward, Doug McCutchen have been busy but are “keeping their heads above the grass.” They worked with the San Juan Island Youth Conservation Corps the week prior putting up fencing at Zylstra Lake Preserve. Lots of trail maintenance and monitoring throughout the month of June. They kept the Salish Seeds Project nursery watered for Eliza Habegger while she was on vacation. Charlie will be doing a bird survey at The Spit today and he has been helping John Wilson get the solar pump in working order at the False Bay Creek Preserve. Lincoln noted that ecological assessments have begun at Zylstra Lake Preserve.</p> <p>Tim Clark spoke for Lopez Island Steward, Amanda Wedow, who happened to go into labor that morning and, thus, began her maternity leave.</p> <p>Tim noted that Kayla Seaforth and Eric Nelson have been helping out on Lopez</p>	<p>The commission has asked Lincoln to make Zylstra Lake a priority and work on having a draft management plan available sooner than the currently projected Fall 2019 date.</p> <p>The commission would like to see a sign placed on the gate entrance at Zylstra Lake similar to the sign that was on the Mount Grant Preserve gate during fundraising informing the public on the progress of the plan to open the preserve to public access.</p> <p>The commission would like a Fall Open House at Zylstra Lake Preserve. Tanja will host a booth at the Farmers’ Market before the Fall Open House.</p>

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	<p>preserves. They mowed the grass at The Spit and worked with the Lopez Island Youth Conservation Corps at The Tombolo. The Northwest Youth Conservation Corps spent three days at The Spit replacing parking area fencing, adding gravel, and removing the last bit of old dock sections.</p> <p>The Lopez Family Resource Center is hosting multiple nature classes and Lopez Hill is one of the class locations. Kayla will lead some of those adult naturalist classes.</p> <p>A Friday Harbor Labs researcher will visit Lopez Channel Preserve next week to begin the ecological assessment.</p> <p>Tim and Jim Falconer continue to meet and discuss Arum removal.</p>	
<p><u>Agenda Building Items</u> 10:35</p>	<p>Green Burial Discussion and Resolution Deer Hunting Rules at Lopez Hill.</p>	<p>Judy will include agenda items with corrected minutes to LBC members.</p>
<p><u>Executive Session</u> 10:36 – 11:17 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.</p>	<p>Members of the public left the meeting</p> <p>No action was taken following the executive session.</p>
<p><u>Meeting Adjourned</u> 11:17 pm</p>	<p>Chair Brian Wiese adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on August 17, 2018, in the Craft Room at the Mullis Community Senior Center on San Juan Island.</p>	