



MEETING MINUTES

Land Bank Commission Meeting October 12, 2018 San Juan Island Grange Hall San Juan Island, WA

Commission Members in Attendance:

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| Jim Skoog, District 1, position 1 | Brian Wiese, at large, position 4 |
| Sandi Friel, District 2, position 2 | Doug Strandberg, at large, position 5 |
| Miles Becker, District 3, position 3 | Amanda Azous at large, position 6 |
| | Christa Campbell, at large, position 7 |

Commission Members Absent:

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Carlton Burns, Judy Cumming, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Eric Nelson, Kayla Seaforth, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent:

Public in Attendance: 7 members of the public were present

| Topic | Key Discussion Points & Agreements | Actions and Next Steps |
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| <u>Call to Order</u> 8:37 am | Chair, Brian Wiese, called the meeting to order and welcomed new commission member, Miles Becker, as well as Erin Halcomb, the Land Bank’s new Stewardship Coordinator. Brian also welcomed Peter Guillozet, the new Orcas Island Preserve Steward, and new San Juan Island Field Assistant, Carlton Burns. | |
| <u>Adoption of Minutes</u> | The September 21, 2018 minutes were reviewed. There were corrections. | Amanda Azous moved to accept the September 21, 2018, minutes as corrected. The motion was seconded by Jim Skoog. |

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| | | There was no further discussion. Motion passed unanimously. |
| <p><u>Chair and Commissioner's Reports</u> 8:42 am</p> | <p>Brian, along with Lincoln and Doug Strandberg, met with the San Juan Preservation Trust after the September commission meeting. Both organizations decided to re-establish quarterly meetings, and Brian felt it was a good meeting. Some of the topics discussed were public perception of the two organizations and joint financing policies. There was a discussion about producing maps illustrating conserved lands vs non-conserved lands as an education tool.</p> | <p>Jim Skoog requested more communication with the San Juan Preservation Trust regarding how joint conservation funds are invested. Doug Strandberg said he has a copy of the draft investment policy for Mount Grant Preserve.</p> |
| <p><u>Public Comment</u> 8:49 am</p> | <p>San Juan Islands National Monument Manager, Marcia deChadenedes, announced the Bureau of Land Management (BLM) Draft Resource Management Plan (RMP)/Environmental Impact Statement (EIS) for the San Juan Islands National Monument is available for review, with comments due by January 3, 2019. Marcia invited anyone to attend the public meetings and to contact her with feedback. She noted that the BLM and Land Bank have multiple neighboring properties and for the commission to consider how the BLM management plan would affect those properties.</p> | <p>Brian suggested adding the BLM Draft Resource Management plan as a discussion item for one of the next two meetings.</p> |
| <p><u>Financial Report</u> 8:53 am</p> | <p>Doug Strandberg reported on financial highlights and trends. He noted that the LGIP interest rate is slightly above 2% with \$3M in the fund. Doug noted that one of the four bonds mature in 2019, giving the Land Bank the option to reinvest when interest rates increase. Jim Skoog suggested rolling those bonds into shorter terms.</p> <p>Doug said we have received \$2.8M in Real Estate Excise Tax (REET) to date, and believes it will end the year at approximately \$3.5M. He also pointed</p> | |

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| | <p>out that real estate sales have decreased over the last three months and suggested the commission keep an eye on market trends to determine if there will be a need to cut back the 2019 budget. Brian asked Sandi on her thoughts about upcoming real estate market trends. Sandi suggested a lack of inventory, not a lack of buyers, responsible for the sales decrease.</p> | |
| <p><u>Directors Report</u> 8:58 am San Juan Island</p> | <p>Argyle Lots – Resale - on track</p> <p>Taylor Property – Background: This 329-acre property is highly visible from Beaverton Valley and Roche Harbor Roads northeast of Friday Harbor. It is adjacent to the Beaverton Marsh Preserve and San Juan Preservation Trust (SJPT) Beaverton Marsh West Preserves. Though its extensive marsh is already protected by a conservation easement, the upland area is unprotected. It features Douglas-fir forest, views over the marsh, and the potential for trail access from Friday Harbor. Lincoln reported that the conservation buyers made an offer and the sellers made a counter offer. Lincoln believes they will agree on a price soon, and estimated that would be around \$3M. There is a home on the property that could be sold for approximately \$400k. There is still a question regarding access and Lincoln said that would be addressed during the feasibility study. Jim noted that hunting is currently allowed on the property. Lincoln noted he is aware of the situation</p> <p>Gubelman Trail Easement – Background: Lincoln is working with neighbor to create a parking area for Mount Ben Preserve.</p> | |

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| <p><u>Directors Report continued</u> Lopez Island</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 said State Parks will have \$300k in 2019 to contribute towards the purchase price.</p> <p>RR Bar Ranch Conservation Easement (CE) – Background: 125-acre farmland property in Center Valley along Fisherman Bay Road. The CE will eliminate 7 of 9 potential development units. The purchase price will be paid over a three-year period. The family has now agreed on the building envelopes. Lincoln reported the family is ready to go forward and expects to close by the end of the year.</p> | |
| <p><u>Stewardship</u> 9:08 am San Juan Island</p> | <p>Eliza Habegger said the Salish Seeds Plant Sale was a success, and will plan to do another next year. Christa asked if it would be possible to host a plant sale on Lopez and/or Orcas Islands as well. Eliza thought that was a good idea and will look into the logistics.</p> <p>Eliza alerted the commission to some changes in tax assessments for the Clean Water Utility. Public Works will have funds to do stream restoration in priority watersheds. There may be county funds available for streamside plantings at False Bay Creek Preserve, Zylstra Lake, or other preserves.</p> <p>Doug McCutchen reported that staff and volunteers have been working on new trail construction at Mount Grant Preserve. There have been two work parties so far and about 1/8 mile of trail roughed in at this point. There are four more work parties scheduled for the month (10/13, 10/17, 10/20, 10/24) and Doug invited anyone to join in the</p> | <p>Doug Strandberg had a question regarding a neighbor’s claim of water rights at Zylstra Lake Preserve. Lincoln said he would follow up with the neighbor.</p> <p>Amanda Azous asked if the water bags were still in place at the Westside Preserve and, if so, to give a deadline of removal. Lincoln said the bags are still there, and he tried to communicate the deadline, but all</p> |

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| <p><u>Stewardship continued</u></p> <p>Orcas Island</p> <p>Lopez Island</p> <p>Stewardship Coordinator</p> | <p>construction. Doug also mentioned that the County is offering a chainsaw certification class. Eric, Carlton and Kayla will attend.</p> <p>Charlie Behnke has been orienting new field assistant, Carlton Burns, to San Juan Island Preserves. Charlie has also been busy with restoration work on Cady Mountain and Mount Grant.</p> <p>Eric Nelson met with new Orcas Preserve Steward, Peter Guillozet, yesterday and gave him a tour of Orcas properties. Eric and Kayla worked with Eliza on Turtleback Mountain Preserve seeding restoration areas.</p> <p>Amanda Wedow is slowly easing back into work after having been on maternity leave. She noted that Kayla and Eric did a fantastic job keeping the Preserves in order during her absence.</p> <p>Erin Halcomb reported she has been working with Eliza and Tim Clark regarding conservation easements and monitoring. She has five left to do on Lopez Island and has been spending time getting an overview of all the property portfolio.</p> | <p>the contacts have been out of town. He will continue reaching out.</p> |
| <p><u>Outreach/Volunteer Report</u> 9:22 am</p> | <p>Tanja Williamson reported a successful three day work party on Cady Mountain Preserve, where over 100 hours in restoration work were put in by staff and volunteers. The Salish Seeds Project hosted its first plant sale, grossing a little over \$1k. The fall Zylstra Lake Preserve Open House was very popular. Tanja estimated approximately 150 visitors to the event. There are scheduled work days in October for a new trail at Mount Grant Preserve. Stewardship staff will be on hand to lead volunteers.</p> | |

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| <u>Meeting Adjourned</u> 11:29 pm | Chair Brian Wiese adjourned the meeting. | |
| NEXT MEETING | The next LBC meeting will take place on November 16, 2018, at the San Juan Island Grange on San Juan Island. | |