



MEETING MINUTES

Land Bank Commission Meeting May 17, 2019 Craft Room @ Mullis Community Senior Center San Juan Island, WA

Commission Members in Attendance:

Jim Skoog, District 1, position 1	Miles Becker, District 3, position 3
Doug Strandberg, at large, position 5	David Meiland, at large, position 6
Brian Wiese, at large, position 4	Christa Campbell, at large, position 7

Commission Members Absent: Sandi Friel, District 2, position 2

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

Land Bank Staff Absent: Charlie Behnke, Eric Nelson, Kayla Seaforth

County Council Liaison: Bill Watson, Council Member, District 1

Public in Attendance: 7 members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:34 am	Chair, Christa Campbell, called the meeting to order.	
<u>Adoption of Minutes</u>	Christa suggested sending grammatical errors/edits to staff prior to the Commission meeting. The April 19, 2019 minutes were reviewed. There was a correction.	Jim Skoog moved to accept the April 19, 2019 minutes as corrected. Brian Wiese seconded the motion. There was no further discussion. Motion passed unanimously.

<p><u>Chair and Commissioner's Reports</u> 8:37 am</p>	<p>Christa asked the Commission for any comments/edits to the July – December meeting schedule. Judy noted Oddfellows Hall is a possible location for the annual retreat in October. Land Trust Alliance Rally (LTA) is in Raleigh, North Carolina this year. Conference dates are October 16-19. Christa encouraged new Commissioners to attend.</p> <p>The Lopez Hill Preserve celebration is scheduled for June 21. Amanda Wedow is planning a variety of Preserve events throughout the week leading up to the Friday gathering. She and Tanja are working on a possible reception in Lopez Village after the event.</p>	<p>Judy will forward the LTA schedule once it is available.</p>
<p><u>County Liaison</u> 8:45am</p>	<p>Bill Watson reported the County Council has been busy.</p>	
<p><u>Public Comment</u> 8:46 am</p>	<p>None</p>	
<p><u>Amended Budget/Projection Update:</u> 8:57 am</p>	<p>The SJC Council will consider the first amended budget of 2019 at their May 21, 2019 meeting. Judy Cumming reminded the Commission that Real Estate Excise Tax (REET) projections at the end of March were 16% less than budget and 33% less than a year ago at the same time. She noted that the April REET ended strong and May is looking stronger. Judy feels confident that the REET will catch up to what's budgeted for 2019.</p> <p>Regarding multi-year budget projections, Doug noted he prefers a fiscally conservative approach because the Land Bank is still making bond payments from the 2006 and 2012 bonds until 2026 and stewardship expenses have increased. Jim agreed. Doug wants to keep the ending cash balance at \$3M in order to avoid having to dip into the Stewardship Fund, as happened during the last big recession. Christa agreed and hopes that the annual transfer of \$500K from the Conservation Area Fund to the Stewardship and Management Fund will continue.</p>	
<p><u>Coffelt Farm Discussion</u> 8:58 am</p>	<p>Brian acknowledged and thanked Kate Mikulak, Executive Director of Coffelt Farm Stewards (CFS), for attending today's meeting. Kate reported that all the farm animals have been sold. She said that the CFS Board met the day prior with enough members present to form a quorum; they voted to dissolve. They are interested in sub-leasing the farm to Eric Lum until the lease is up. Questions posed by the Commission were: 1) With animals gone, should more intensive farming practices continue during the interim period; 2) If so, should there be an open process for selecting a farm manager? There was discussion. It was decided that CFS repudiated the current lease, therefore terminating it, and the Land Bank is now in control. The Commission was in consensus that CFS will not be involved in a sub-lease. CFS can move ahead with dissolution and the Land Bank will move forward to find a new lessee. Doug asked about the status of the manager's house. Kate said it will be vacant as of June 4th. Miles asked about the status of the farm equipment. Kate said she is putting together a</p>	

<p><u>Coffelt Farm Discussion continued</u></p>	<p>list of items. Christa asked for clarification – would the Land Bank bring someone in to hay the fields while simultaneously working on a new lease or would the new lessee complete the haying once they took over? There was discussion. It was decided that a Request for Proposal for a short-term lease will go out next week, with a response deadline of June 7, and a lessee will be in place for the June 21st monthly Commission meeting on Orcas. Land Bank staff will take care of maintenance for the upcoming month. The broader picture involves performing assessments and putting together a draft management plan. Lincoln also noted the sub-committee will help develop the long term RFP. As Lincoln sees it, development of the long term lease` will involve public input + committee’s input + assessments. Miles suggested getting the committee going ASAP. Lincoln noted he has identified some of the participants for the Coffelt sub-committee, but needs Land Bank Commissioner participation as well. Miles said he would be on the committee and Brian agreed to be a liaison. Doug reminded the Commission about the housing issue and believes as the lessor, the Land Bank needs to provide some sort of housing. Lincoln thanked all involved in helping with the transition from CFS to staff; he noted it has been a challenging time and everyone has worked hard. Bill reminded the Commission to keep the County Council in the loop throughout the process, including timelines and updated plans.</p>	<p>Lincoln to put out an RFP with a response deadline of June 7.</p> <p>Lincoln will have a Coffelt ag committee in place by June 21st Commission meeting.</p>
<p><u>Break</u> 10:00 am – 10:10 am</p>		
<p><u>Director’s Report</u> 10:10 am</p> <p>San Juan Island</p>	<p>Grants Report – Lincoln reported on four pending grants – two for the Channel Preserve on Lopez, one each for Mount Grant and Zylstra Lake. He doesn’t see any problems with the two awarded for Channel. Regarding issues with placing SJ Preservation Trust (SJPT) conservation easements on Mount Grant and Zylstra, the Land Bank will incorporate additional acreage on Mount Grant for the two properties purchased in 2017. On Zylstra, discussions are on-going with the Recreation and Conservation Office.</p> <p>Cattlepoint Rd. (Woodbridge) Property – <u>Background</u>: The 30-acre 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. SJPT will also hold a CE on the property. The project is near closing.</p> <p>Ihiya Biological Reserve – This 30-acre parcel is adjacent to the Town of Friday Harbor’s Trout Lake property and features wetlands, fields, and forest. Lincoln noted the proposed “forever wild” CE comes in under market value at \$200K, and would include public access. The CE is included in the amended budget.</p>	

<p><u>Director’s Report</u> continued Lopez Island</p>	<p>Spencer Spit Addition – <u>Background</u>: 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 “bargain sale” with the owner donating proceeds to the Lopez Community Land Trust. Washington State Parks considers this a #1 priority for protection and will receive \$300K in funding from the Washington Wildlife and Recreation Program (WWRP). As the seller is eager to proceed, the Land Bank will purchase one of the lots. The Land Bank would then convey that parcel to State Parks to be combined with their purchase of the other lot. The Land Bank would retain a conservation easement (CE).</p> <p>Ritchie (RR Bar Ranch) CE – Lincoln reported the CE continues to move forward and the building area has been surveyed. Last step is payment, \$600K, which will be paid out over three years.</p>	
<p><u>Stewardship Report</u> 10:20 am Lopez Island</p> <p>San Juan Island</p>	<p>Amanda hosted a work party at Hummel Lake Preserve and reported it a success. She had a good turnout and was able to open up the trail again.</p> <p>Doug gave a Power Point presentation on Kellett Bluff Preserve.</p>	
<p><u>Outreach Report</u> 10:37 am</p>	<p>Tanja Williamson reported on upcoming outreach events including planning for Lopez Hill Celebration (June 21) and the County Fair (August 14-17). The annual report is on schedule to ship at the end of May.</p>	
<p><u>Future Agenda Items Review</u> 10:41 am</p>	<p>Christa wanted to re-visit topics that have been accruing for future discussion and confirm their relevancy. She also asked if commission members had any new topics to add. Below are topics for future discussion:</p> <ul style="list-style-type: none"> • County document on watersheds • Agriculture policy development • ID to acquisition: What makes a property desirable for purchase • Goals of the Land Bank: When is enough, enough? • Payment in lieu of taxes • Open meetings act <p>Brian noted that the topics would be useful for the outreach sub-committee.</p> <p>Lincoln reported that SJPT has completed their strategic planning and would like to work with the Land Bank on a conservation plan. Lincoln thinks it critical for the two organizations to work together in order to coordinate protection</p>	

<p><u>Future Agenda</u> <u>Items Review</u> <u>continued</u></p>	<p>efforts. He noted that SJPT is prioritizing watershed protection. Michael Popiwny, a SJPT trustee attending the meeting, added that the Trust is also working to engage more youth in conservation efforts. They are looking for additional ways to connect with local communities and would like to work in partnership with the Land Bank as well. Michael noted that this is part of their updated mission statement.</p> <p>Christa asked how the County’s recommendations to the Land Bank in their recent watershed report effects management of our properties. Lincoln said that it will be a case-by-case situation.</p>	
<p><u>Meeting</u> <u>Adjourned</u> 11:01 am</p>	<p>Chair Christa Campbell adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on June 21, 2019, in the Eastsound Fire Station meeting room, 5841 Lavender Lane, Eastsound, Orcas Island WA.</p>	