



San Juan County Land Bank  
Proposed 2020-2021 Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor’s 2020-2021 Preliminary Budget. Changes to amounts on this document may be made by the auditor’s office and may be presented at the Public Hearing for the San Juan County 2020-2021 Budget. The Land Bank 2020-2021 First Amended Budget will reconcile to those on the SJC Auditor’s 2020-2021 Budget.

<b>1.A Conservation Area Fund 1021</b>			<b>Approved</b>		
<b>Revenue &amp; Expenditure 2017 - 2019 and</b>			<b>Amended</b>	<b>Proposed</b>	<b>Proposed</b>
<b>Proposed 2020-2021 Budget</b>			<b>2019</b>	<b>2020</b>	<b>2021</b>
	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenue</b>					
Beginning Operating Cash	4,798,442	3,826,636	3,277,853	3,644,197	3,758,882
Property Tax Revenue	311,824	318,363	327,410	327,400	327,400
1% RE Excise Tax (gross)	3,560,355	3,825,053	3,200,000	3,000,000	3,000,000
Land Bank 1% REET to General Fund	(35,604)	(38,145)	(32,000)	(30,000)	(30,000)
Federal Grants	985,000				
State Grants	-		2,100,000		
Payment In-Lieu of Property Tax (DNR)	262	173	200	200	200
Investment Interest	50,174	56,011	50,000	46,000	46,000
Donations from Private Sources	41,080	673	2,500	2,500	2,500
Miscellaneous revenue & refunds		2,570			
Sale of Land		250,000	1,100,000	250,000	-
*Transfers in Lodging Tax		120,164	76,000		
<b>Total Revenue</b>	<b>9,711,534</b>	<b>8,361,499</b>	<b>10,101,963</b>	<b>7,240,297</b>	<b>7,104,982</b>
Revenue net of Reserves	4,913,091	4,534,863	6,824,110	3,596,100	3,346,100
<b>Expenditures</b>					
**Restricted Acquisition Reserves	3,826,636	3,277,853	3,871,051	3,875,740	3,664,076
*Administrative Expenses	306,127	314,786	319,069	255,627	262,409
IT Services	7,820	9,080	15,145	16,541	17,444
GIS Services		4,128	6,813	8,455	8,578
Acquisition Costs	3,927,910	2,637,785	3,572,124	654,496	655,901
Bond Repayment	624,433	633,276	633,193	635,318	631,448
Transfers to Stewardship	1,018,609	1,484,591	1,684,568	1,794,120	1,865,126
<b>Total Expenditures</b>	<b>9,711,534</b>	<b>8,361,499</b>	<b>10,101,963</b>	<b>7,240,297</b>	<b>7,104,982</b>
Expenditures net of Reserves	5,884,899	5,083,646	6,230,912	3,364,557	3,440,906
Admin percentage of net revenue (after admin 1% collection fee has been deducted)	6.39%	7.23%	5.00%	7.80%	8.62%
<b>Revenue notes:</b>					
*SJC 2019 Resident/Business, Marina and Remote Island Surveys, funded by LTAC grant					
<b>Expenditure Notes:</b>					
**Restricted Acquisition Preserves represent projected ending cash					
*Decrease in Administrative Expenses related to 2019 LTAC Grant project					
Acquisition Costs detailed on next page					

I. B. Conservation Area Fund Detail of Acquisition Proje		Proposed Acquisitions	Approved in prior Budgets	Proposed 2020 Budget	Proposed 2021 Budget
<b>District One</b>					
<b>Cady Mountain Preserve Addition</b>					
	Purchase Price & Closing Costs over 5 years (approved 2018 amended Budget)	1,800,000	1,800,000	385,000	385,000
<b>District Two</b>					
<b>District Three</b>					
<b>RR Bar Ranch Conservation Easement</b>					
	Purchase Price & Closing Costs over 3 years (approved 2016 Budget)	600,000	600,000	200,000	200,000
<b>Sub-total Acquisition Costs</b>		2,400,000	2,400,000	585,000	585,000
	Other Acquisition Costs			69,496	70,901
<b>Total Acquisition Costs</b>		2,400,000	2,400,000	654,496	655,901

<b>I.C. Summary of Land Bank Conservation Area Fund Revenue and Administrative Expenditures</b>	<b>\$ Revenue*</b>	<b>Administrative Expenses</b>	<b>%</b>	<b>\$ to reach 10%</b>
<b>1991- 2018</b>				
1991	868,367	32,313	3.72%	54,524
1992	1,042,077	60,976	5.85%	43,232
1993	1,451,032	92,072	6.35%	53,031
1994	1,313,274	93,922	7.15%	37,405
1995	1,473,940	101,281	6.87%	46,113
1996	1,660,141	109,720	6.61%	56,294
1997	2,697,201	133,947	4.97%	135,773
1998	2,474,510	134,798	5.45%	112,653
1999	2,824,596	136,064	4.82%	146,396
2000	2,780,572	147,755	5.31%	130,302
2001	2,064,420	161,483	7.82%	44,959
2002	2,412,005	166,664	6.91%	74,537
2003	2,695,603	180,983	6.71%	88,577
2004	3,425,514	184,929	5.40%	157,622
2005	4,609,189	190,992	4.14%	269,927
2006	6,467,091	210,719	3.26%	435,990
2007	4,097,588	240,822	5.88%	168,937
2008	3,620,283	272,393	7.52%	89,635
2009	2,261,987	279,586	12.36%	-53,387
2010	2,311,079	291,468	12.61%	-60,360
2011	2,120,138	204,831	9.66%	7,183
2012	2,633,727	172,122	6.54%	91,250
2013	2,231,599	191,848	8.60%	31,312
2014	2,534,065	218,469	8.62%	34,937
2015	3,041,384	222,213	7.31%	81,925
2016	4,092,255	264,165	6.46%	145,061
2017	4,913,091	313,947	6.39%	177,362
2018	4,534,863	327,994	7.23%	125,492
<b>Total 1991- 2018:</b>	<b>74,116,727</b>	<b>4,810,483</b>	<b>6.49%</b>	<b>2,601,189</b>
2019 Projected	6,824,110	341,900	5.01%	340,511
<b>Total 1991 - 2019:</b>	<b>80,940,837</b>	<b>5,152,383</b>	<b>6.37%</b>	<b>2,941,700</b>
2020 Budgeted	3,596,100	280,623	7.80%	78,987
2021 Budgeted	3,346,100	288,431	8.62%	46,179
<b>Total 1991 - 2021:</b>	<b>87,883,037</b>	<b>5,721,437</b>	<b>6.51%</b>	<b>3,066,866</b>
Annual administration costs of the fund shall be held to the minimum required to administer efficiently and properly the land bank but shall not exceed 10 percent of revenues received, exclusive of bond proceeds. SJCC 2.120.090.3				

SAN JUAN COUNTY LAND BANK 1991 - 2018			
Summary of Fee Simple Acquisitions		Summary of Conservation Easements	
PROPERTY	ACRES	PROPERTY	ACRES
<b>SAN JUAN ISLAND</b>		<b>SAN JUAN ISLAND</b>	
*Beaverton Marsh Preserve (2001 - 2019)	465	Beaverton Valley Marsh (2010,2011)	200
Cady Mountain Preserve (2003 - 2007)(2018)	287	Cattle Point Road/Heritage Farm (2003)(2009)	39
Caines St. Historic Driggs Park (2018)	0.5	Cattle Point Road/Howard Farm(2009)	27
Cattlepoint/Woodbridge (2019)	30.0		
Deadman Bay Preserve (1995)	18	Cattle Point Road/Mulno Cove Farm (1999)	78
False Bay Creek Preserve (2008)	40	Cattle Point Road/Portland Fair (2004)	21
*Frazer Homestead Preserve (2003 & 2006)	113	Edwards Point (1998)	8
Kellett Bluff Preserve (2016)	81	Historic Roark House (2002)	1
*King Sisters Preserve( 2005)	60	Mt. Ben (2004)	21
Limekiln Preserve (1995 - 2000)	189	North Neck Point Cove I & II (1995 & 2002)	6
Mt. Ben Preserve (2005)	22	Oak Knoll Farm (2004)	30
*Mount Grant Preserve (2000 - 2017 )	252	San Juan Historical Society (2010) HPE	1
*San Juan Valley (1998)	10	San Juan Valley (1997)	155
Third Lagoon Preserve (2000)	20	W. Sundstrom Farm (2008)*(2009)	120
Westside Scenic Preserve (1993 - 2015)	52		
Zylstra Lake Preserve (2015)	284	<b>ORCAS ISLAND</b>	
<b>ORCAS ISLAND</b>		Buck Bay West (2003)	0
Coffelt Farm Preserve (2008)	190	Cayou Key (1997)	5
Coho Preserve (2016)	24	Cayou Valley (1995)	109
*Crescent Beach Preserve (1998 - 2005)	130	Crow Valley (1995 & 2008)	9
Deer Harbor Preserve (2006)	2	Crow Valley (1996)	134
Diamond Hill Preserve 2005 - 2014)	52	Crow Valley (1997)	31
Eastsound Waterfront Park (1993 - 2004)	2	Crow Valley (1998)	55
*Entrance Mountain Preserve (1996 & 2008)	128	Goliithon Preserve Buck Bay (2002)	0
Fowler's Pond Preserve (1994, 2006)	51	Hogback Mountain (1998)	50
Judd Cove Preserve (2002 - 2010)	12	North Shore (1996)	67
Orcas Village Tidelands (2001)		Olga Community Park (2005)	0
President Channel Shoreline Preserve (2012)	50	Orcas Artworks (2006)	1
*Stonebridge-Terrill Preserve (2005)	60	Stonebridge Farm (2006)	34
Turtleback Mountain Preserve (2006)	1,578	Warm Valley Farm (1993)	78
		West Sound (1999)	159
<b>LOPEZ ISLAND</b>		<b>LOPEZ ISLAND</b>	
Fisherman Bay Preserve:Weeks Wetland (1993)	24	Aleck Bay (1997)	245
Fisherman Bay Preserve: The Spit (2002)	29	Aleck Bay (2003)	12
Fisherman Bay Preserve: The Tomolo (2000 & 2017)	6	Central Valley (2000, 2001 & 2005)	126
Hummel Lake Preserve (1996 & 2000)	79	Iceberg Point (1998)	40
Lopez Channel Preserve (2017)	9	Kjargaard Farm (2012)	95
Lopez Hill (2018)	400	South End (1993) (2013)	8
*Upright Head Preserve (1998)	23	Strachan (2009)	44
Watmough Bay Preserve (1993 - 2009)	12		
		<b>BLAKELY ISLAND</b> Crowley (SJPT) donation (2011)	80
<b>TOTAL</b>	<b>4,784</b>	<b>CRANE ISLAND</b> Pole Pass (2005)	1
<b>CONSERVATION BUYER SALES</b>		<b>HENRY ISLAND</b> Mosquito Pass Preserve (2003)	21
*Historic Lower Argyle Lots (2002 & 2003)	2	<b>SHAW ISLAND</b>	
Odlin South managed by SJC Parks	100	Tharald Historic Homestead (2002)	
<b>SHAW ISLAND</b>		<b>WALDRON ISLAND</b>	
*Shaw Island (2005) sold with a forever wild	30	Pt. Disney (2000)	171
<b>ORCAS ISLAND</b>		Waldron Community Land Trust (2004)	13
Guthrie Cove Reserved Life Estate (2004)	80	<b>TOTAL</b>	<b>2293</b>
*Acquired for full or partial inclusion in the Conservation Buyer Program			
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<b>LAND BANK</b>			

San Juan County Land Bank  
2020-2021 Expenditure and Acquisition Plan  
Approved by Land Bank Commission mm/dd/yyyy  
Approved by SJC Council mm/dd/yyyy

<b>II.A. Stewardship &amp; Management Fund 1031</b>			<b>Amended</b>	<b>Proposed</b>	<b>Proposed</b>
<b>Revenue and Expenditures 2017 - 2019 and</b>			<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Proposed 2020 and 2021 Budgets</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenue</b>					
Beginning Operating Cash	1,069,011	907,945	1,074,901	1,062,908	1,000,000
Beginning Endowment Funds	2,600,000	2,991,163	3,480,232	4,054,232	4,620,382
Investment Interest	42,309	62,232	56,000	66,150	50,750
Grant Revenue			4,001	50,000	-
Sale of Plant Materials	7,756	12,638	5,000	12,000	12,000
Judgments & Settlements		413			
Lease Income	3,385	4,185	3,885	18,600	18,600
Refund Prior Year Expenditures	14				
Private Gifts, Bequests	4,248	800	2,000	52,000	2,000
Sales Tax Remittances	616	507	250		-
Endowment transfers Conservation Area Fund	300,000	518,000	518,000	566,150	550,750
Operations transfers Conservation Area Fund	718,609	966,591	1,166,568	1,227,970	1,365,126
<b>Total Revenue</b>	<b>4,745,948</b>	<b>5,464,474</b>	<b>6,310,837</b>	<b>7,110,010</b>	<b>7,619,608</b>
Revenue net of reserves & investment interest	1,034,628	1,503,134	1,699,704	1,926,720	1,948,476
<b>Expenditures</b>					
Ending Operating Cash	907,946	1,074,901	1,062,908	1,000,000	1,000,000
*Ending Endowment Funds	2,991,163	3,480,232	4,054,232	4,620,382	5,171,132
Land Bank Stewardship & Management	632,273	666,970	910,918	1,026,116	1,084,056
Information Technology Services	20,980	24,218	33,293	42,126	44,312
GIS Services	8,073	4,127	6,812	8,455	8,577
Management & Maintenance	166,989	169,418	142,674	248,031	211,531
Site Enhancement	18,524	44,608	100,000	165,000	100,000
<b>Total Expenditures</b>	<b>4,745,948</b>	<b>5,464,474</b>	<b>6,310,837</b>	<b>7,110,110</b>	<b>7,619,608</b>
Expenditures net of reserves	846,838	909,341	1,193,697	1,489,728	1,448,476
*Ending Endowment Funds provide for the stewardship, care, restoration and maintenance of acquired real property interest. (SJCC 2.120.090.B.2)					
<b>Expenditure Notes:</b>					
Management & Maintenance and Site Enhancement are costs to evaluate preserves prior to restoration projects or public access					