



## MEETING MINUTES

**Land Bank Commission Meeting  
 August 16, 2019  
 San Juan Island Grange  
 152 First St. N, Friday Harbor, WA 98250**

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1  
 Doug Strandberg, at large, position 5  
 Brian Wiese, at large, position 4  
 Sandi Friel, District 2, position 2

Miles Becker, District 3, position 3  
 David Meiland, at large, position 6  
 Christa Campbell, at large, position 7

**Commission Members Absent:**

**Land Bank Staff in Attendance:** Charlie Behnke, Sarah Benson, Lincoln Bormann, Judy Cumming, Eliza Habegger, Erin Halcomb, Doug McCutchen, Eric Nelson

**Land Bank Staff Absent:** Carlton Burns, Peter Guillozet, Kayla Seaforth, Amanda Wedow, Tanja Williamson

**County Council Liaison:** Bill Watson, Council Member, District 1, and County Administrator Mike Thomas

**Public in Attendance:** Four members of the public were present

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:35 am	Chair, Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:35 am	Christa invited public comment. There was one comment from Mike Tranfo – “Keep up the good work”.
<b>Adoption of Minutes</b> 8:36 am	The July 19, 2019 minutes were reviewed. There was a correction.
	<b>ACTION:</b> Jim Skoog moved to accept the July 19, 2019 minutes as corrected. David Meiland seconded the motion. There was no further discussion. Motion passed unanimously.
<b>Chair and Commissioner’s Reports</b> 8:40 am	Christa opened up the floor for Chair and Commissioner comments.

<p><b>County Liaison</b> 8:41 am</p>	<p>Bill Watson and Mike Thomas had nothing to report because the council hasn't met in three weeks.</p>
<p><b>Director's Report</b> 8:42 am</p>	<p><b>Review of preliminary budget materials.</b></p> <p>Lincoln Bormann reviewed handouts detailing the draft proposed budget for 2020-2021, as well as a draft proposed amended budget for 2019.</p> <p>He noted that the Land Bank will not be eligible for the full 1 million dollar grant from the state Recreation and Conservation Office (RCO) for Zylstra Lake as previously budgeted. This is because the San Juan Preservation Trust (SJPT) is not able to rescind their conservation easement (CE) on Zylstra Lake, which lowers the property value and therefore the amount RCO is able to grant. Instead of 1 million, the Land Bank expects to receive around \$250,000 - \$300,000. The exact amount will be determined by a new property appraisal.</p> <p>Mike Thomas commented on the 2020-2021 budget process. In addition to submitting a budget, all county departments are being asked to do a planning exercise in which they present a flat budget scenario. This exercise is intended as a basis for discussion and planning in the event of low revenue over the next biennium.</p> <p>Lincoln proposed using stewardship funds to pay off the Lester Promissory Note now in order to save on loan interest charges, and pay the funds back on the same schedule.</p> <p>In the Stewardship and Management Budget, Lincoln noted increases in expenses due to the Land Bank owning more property and developing it for public access. He highlighted new expenses in 2020-21 for Zylstra Lake, Coffelt Farm, and Channel Preserves.</p> <p>The budget discussion was paused to allow for more public comment.</p>
	<p><b><u>ACTION:</u></b> Doug Strandberg and Lincoln will explore with SJPT the possibility of having a judicial proceeding that would remove the Zylstra CE.</p>
<p><b>Public Comment</b> 9:10 am</p>	<p>The opportunity for public comment was re-opened.</p> <p>Christina Sesby wondered if the budget includes funds for stewardship and improvement of existing Land Bank farmland. By way of example, she noted that brush has grown up at Frazer Homestead Preserve and the Anderson Property, impacting farmland and presenting a fire risk. Commissioners and staff provided some information and discussion on this topic.</p> <p>Kathy Morris recommended that Land Bank staff and Commission learn about the Quivera Coalition and consider attending their annual conference. This group provides education about regenerative farming practices and has many online resources as well. Kathy also suggested the Land Bank consider incorporating "resiliency" into its mission and management, with a goal of improving the lands under its stewardship.</p>
<p><b>Director's Report Continued</b> 9:20 am</p> <p><b>Director's Report Continued</b></p>	<p><b>Review of preliminary budget materials continued.</b></p> <p>Asked about Coffelt Farm items in the preliminary budget materials, Charlie noted that the lease is nearly finalized and only awaits Mike Thomas' signature. He explained that the budget items are rough estimates for now. Cost estimates for cost-share property improvements are still being determined.</p> <p>Lincoln reviewed budget projections through 2026. He concluded the budget discussion by noting that the September Land Bank Commission meeting will include public hearings for both the 2019 Amended Budget and 2020/2021 Budget.</p>

	<p><b>Property tax impact analysis discussion.</b></p> <p>Lincoln referred to draft information sheets previously distributed to the Commission. He called out a couple of notable facts, including that the value of Land Bank Preserves is ½ of 1% of the total taxable value in the county. Commissioners agreed that Lincoln’s documents contained much information that’s important to share with the public. There was discussion as to how best to distribute the information and to whom.</p>
<p><b>Break</b> 9:55 am – 10:03 am</p>	
<p><b>Director’s Report Continued</b> 10:03 am</p>	<p><b>Acquisition updates and project prioritization.</b></p> <p>Lincoln reported that the Woodbridge property acquisition on Cattle Point Road is closing today. There is no fencing requirement associated with this acquisition. In addition, the Woodbridge trail license is now converted to a trail easement.</p> <p>Lincoln mentioned 4 acres on Hunter Bay on Lopez owned by the Robinson family. They are interested in selling a conservation easement on this property, which would be a good possibility for a Salmon Recovery Funding Board grant.</p> <p>Lincoln reviewed the draft property comparison matrix previously distributed to the Commission. Commissioners expressed appreciation and support for this document as a decision-making tool. Edits and additions were suggested, including adding other elements of the mandate, color-coding for visual impact, and not making it too long and complicated.</p>
<p><b>Stewardship Report</b> 10:18 am</p>	<p><b>Coffelt Farm</b> – Charlie reported that the Lease Committee is nearly fully assembled. Applications for members who are farmers are being sought. A first draft of a Management Plan is being written. There will be opportunities for public input down the road.</p> <p><b>Hunting survey</b> – Doug reported on the results of the hunting survey he recently conducted. He was pleased with the number of respondents and thoughtful comments. Doug presented a few options for how to structure hunting access.</p> <p>Christa mentioned that Camp Nor’wester might offer opportunities for students to volunteer and learn at Coffelt Farm.</p> <p>Preliminary water quality results from Zylstra Lake were discussed.</p> <p>Brian asked about the Youth Conservation Corps (YCC) relationship with the Land Bank, including financial support. It was noted that license plate proceeds will soon become YCC’s primary funding source.</p> <p>Eliza gave a Salish Seeds Project update.</p>
<p><b>Outreach Report</b> 10:52 am</p>	<p>Tanja was at the Land Bank/San Juan Preservation Trust County Fair booth and provided no report.</p>
<p><b>Executive Session</b> 10:55 am – 11:19 am</p>	<p>The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.</p>

	Members of the public left the meeting. No action was taken following the executive session.
<b>Meeting Adjourned</b> 11:19 am	Chair Christa Campbell adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting will take place September 20 at the San Juan Island Grange 152 First St. N, Friday Harbor, WA 98250