



## MEETING MINUTES

### Land Bank Commission Meeting October 23, 2020 Virtual ZOOM Meeting

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1  
 Sandi Friel, District 2, position 2  
 Miles Becker, District 3, position 3  
 Brian Wiese, at large, position 4

Doug Strandberg, at large, position 5  
 David Meiland, at large, position 6  
 Christa Campbell, at large, position 7

**Commission Members Absent:**

**Land Bank Staff in Attendance:** Lincoln Bormann, Judy Cumming, Peter Guillozet, Erin Halcomb, Doug McCutchen, Kayla Seaforth, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Charlie Behnke, Eliza Habegger

**County Council Liaison:** Bill Watson

**County Manager:** Absent

**Public in Attendance:** five individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:57 am	Chair, Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:57 am	Christa asked for public comments. Chris Parrish from Bellingham had a question regarding trails and access on the Westside of San Juan Island, specifically Mount Ben Preserve. Lincoln said that at this time, Mount Ben Preserve is not open to the public though the Westside Scenic, Deadman Bay and Limekiln Preserves are.
<b>Adoption of Minutes</b> 8:31 am	The September 18, 2020 minutes were reviewed. There were corrections.

Topic	Key Discussion Points & Agreements
	<p><b><u>ACTION:</u></b> Jim Skoog moved to accept the September 18, 2020 LBC meeting minutes with corrections. David Meiland seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p><b>Chair and Commissioner's Report</b> 9:03 am</p>	<p>Christa opened the floor for Chair and Commissioner comments. Jim and Doug S. both remarked on how great Zylstra Lake Preserve looks and thanked staff for their work. David commented that he spoke with someone who tried to fish but couldn't get to the dam. David noted that he'd like to see fishing available in the future. Christa attended a few Land Trust Alliance Rally sessions and found them interesting and helpful. She added that registration for Rally was way up this year and attributed the increase to sessions being available online.</p> <p>Tanja answered questions regarding the Communications Committee Update and proposed having commissioners personally sign the welcome letter in their Island's new buyer packets. Sandi suggested pre-signed notes from commissioners; Brian asked for cards with commissioners contact information. There was discussion.</p>
	<p><b><u>ACTION:</u></b> Tanja will make a couple different signature templates from which commissioners can choose.</p>
<p><b>Council Update</b> 9:14 am</p>	<p>Bill Watson reported the County's major focus continues to be the 2021 budget. He noted that Council would like more information on the Olga Store Historic Preservation Easement (HPE) to help them understand the HPE's benefit to the County. There was discussion.</p>
	<p><b><u>ACTION:</u></b> Lincoln will update Council at their next meeting, scheduled for Tuesday, October 27.</p>
<p><b>Finance Report</b> 9:44 am</p>	<p>Judy Cumming presented the third quarter financial reports for the Conservation Area Fund (CAF) and the Stewardship Fund (Stew). The CAF Current Assets increased nearly \$1.5M in the third quarter due to higher than expected REET revenue. Funds borrowed from Stew for a 2-year period were used to pay off the remaining note held by a seller of an acquisition property. CAF will pay 3% interest on that loan for the two-year period. Additionally, CAF was able to invest an additional \$350K into the Local Government Investment Pool (LGIP) which is only earning 0.2118%. Last year at this time the LGIP interest rate was 2.2046%. The Stewardship Fund has a total of \$4.7M invested in the LGIP. Expenditures for both funds are either at or below the budgeted amounts.</p> <p>The Cash Projections to 2026 were also presented and there was discussion particularly with regard to the Proposed 2021 Budget revisions. A public hearing on the 2021 budget revisions will be scheduled for the November LBC meeting.</p> <p>Christa asked Doug S. if he'd suggest adding \$500k to the Stewardship Fund. He said he'd like to revisit that idea at the end of the year; he'd like to see how acquisitions fall. Christa suggested January 2021 for review and Doug S. agreed.</p>
<p><b>Director's Report</b> 9:44 am  Lopez Island</p>	<p><b>Spencer Spit Addition - Background:</b> 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. The Land Bank has purchased 10 acres in a bargain sale with the owner donating proceeds to the Lopez Community Land Trust (LCLT).</p>

Lopez Island continued	<p>Washington State Parks is working on acquiring the other parcel and has received a grant for the purchase. The Land Bank would flip its ownership in exchange for a Conservation Easement (CE) on both parcels. <b>Current:</b> The original concept of WA State Parks acquiring the second 10-acres is not working out. The seller is willing to donate the other 10-acre parcel to the Land Bank. Lincoln proposed the Land Bank could come up with a management agreement with WA State Parks whereby Parks would manage the property while the Land Bank owns it. Lincoln noted that Parks has similar agreements with other organizations. He also talked with Parks manager, Chris Guidotti, who agreed it was a good idea. Rick Strachan, the seller, will still donate the funds to the LCLT. Miles asked who would write the management plan? Lincoln replied the Land Bank would probably write an interim plan and Parks would write the final.</p> <p><b>Davis Bay Farm Property (Richardson Marsh) – Background:</b> This is a 24-acre parcel on the east side of Richardson Marsh on Lopez. The San Juan Preservation Trust (SJPT) will protect the marsh in its entirety and currently holds CE’s on some of the surrounding properties. Lincoln said the subject parcel is a great spot for bird watching, and a good general viewpoint for cyclists. It would be the public access part for the whole project. The purchase price is \$75k, which is below market value. SJPT will hold a CE on the property. <b>Current:</b> Lincoln said nothing has changed.</p>
San Juan Island	<p><b>Beaverton Marsh Access Property/Barker Trail Corridor – Background:</b> At the same time the Land Bank purchased the Taylor property in 2019, the conservation donors also bought a 5-acre parcel adjacent to Linde Field in order to provide a trail corridor from the fields to Beaverton Marsh Preserve. Lincoln walked the property and suggested widening the corridor slightly. This project would entail a \$25k payment and a land trade to ensure the area of the private parcel wouldn’t be under 5 acres. <b>Current:</b> Lincoln said the surveys are complete and next steps will be to work with neighbors regarding trail access. He noted that the Foxhall development now has homes along the trail corridor.</p>
Orcas Island	<p><b>Olga Store Historic Preservation Easement – Background:</b> The group that bought the Olga Store would like to put a historic preservation easement (HPE) on the property and has requested \$150k. Boyd Pratt has researched the historical elements of the structure, noting that the East and South side are largely unaltered and key architectural details should be protected. Lincoln asked the commission what next steps they would like to take. They agreed to pursue the project and asked Lincoln to get an appraisal. <b>Current:</b> Lincoln said he still needs to find an appraiser. Christa asked if the property is already protected via Historical Landmark status. Lincoln said no it is not.</p>
<p><b>Stewardship Report</b> 10:04 am  Preserve Naming</p>	<p>Lincoln told the commission that the donated property along the American Camp Trail (ACT) was in need of an official name. Initially the donor had suggested “Middlewood” to honor her partner and herself. (Woodbridge + Middleton). Lincoln said there is no particular feature on the property that stands out or historical significance which would suggest a better option. It also sits in the middle of the</p>

<p>Hunting</p>	<p>ACT. There was discussion. The commission approved the name Middlewood Preserve.</p> <p>Miles asked if there were any hunting successes? Amanda reported she did not have final numbers from Washington Department of Fish and Wildlife (WDFW), and she doesn't require hunters to report back. Her plan is to send a post-season follow up survey to the hunters that registered to hunt at Lopez Hill. Doug noted that only one hunter reported a success on the sign in sheet at Mount Grant Preserve. He did say that since general season began on October 17, usage was up.</p>
<p><b>Outreach Report</b> 10:15 am</p>	<p>Justice, Equality, Diversity and Identity (JEDI) Committee – Tanja reported on the committee's progress and its goal of applying a JEDI lens while looking at conservation and stewardship. Some items the committee is currently working on are translating the driving directions into Spanish and develop a JEDI statement for the Land Bank website. Tanja noted other county departments are also engaged in similar work, including the Marine Resources Committee (MRC). She mentioned that Dr. Frances Robertson, MRC coordinator, is working with Debra Lekanoff and Coast Salish colleagues to support relations with the Coast Salish communities. She also said Rick Hughes was working with County Council on a DEI resolution. Bill Watson noted there were mixed results to Rick's resolution – working on specific actions vs. language. He said the Council is more focused on cultural awareness trainings. Christa said this was a topic at October's Land Trust Alliance Rally.</p>
<p><b>Future Agenda Items</b></p>	<p>Brooke Brouwer will give report re: Coffelt Farm Stewardship and Management Plan Public hearing on 2020-2021 revised budget.</p>
<p><b>Executive Session</b> 10:44 am – 11:15 am</p>	<p>The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(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. The meeting was extended once, from 11:00 am – 11:15 am. The meeting came out of executive session at 11:14 am.</p>
	<p>More discussion regarding finding an appraiser for the Olga Store HPE. David had some ideas on where to find a qualified appraiser.</p>
	<p><b>ACTION:</b> David Meiland will research HPE appraiser.</p>
<p><b>Meeting Adjourned</b> 11:21 am</p>	<p>Chair, Christa Campbell, adjourned the meeting.</p>
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting is scheduled to take place November 20, 2020.</p>