



MEETING MINUTES

Land Bank Commission Meeting December 18, 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: 0

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

Land Bank Staff Absent: Charlie Behnke

County Council Liaison: Absent

County Manager: Absent

Public in Attendance: Seven individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:31 am	Chair, Christa Campbell, called the meeting to order.
Public Comment 8:32 am	Christa asked for public comments. Jennifer Pietsch requested LBC ZOOM meetings be recorded and asked if there will be a public notice for the CART (Conservation Agricultural Resource Team –Coffelt Farm) meeting.
Adoption of Minutes 8:39 am	The November 20, 2020 minutes were reviewed. There were no corrections.

Topic	Key Discussion Points & Agreements
	<u>ACTION:</u> Jim Skoog moved to accept the November 20, 2020 LBC meeting minutes. Doug Strandberg seconded the motion. There was no further discussion. Motion passed unanimously.
Chair and Commissioner's Report 8:40 am	Christa congratulated Lincoln on his 15 years with the Land Bank and thanked him for his great work over the years. Presentation and Vote on Slate of 2021 Officers – Miles Becker nominated Sandi Friel as Chair, Christa Campbell as Vice-Chair, and Doug Strandberg as Financial Officer. It was suggested by Sandi that meetings be recorded. Christa noted that ZOOM makes recording meetings easy, but that staff should research how the county records live meetings. Christa asked staff to report what they find at the January 2021 meeting. It was decided that the December ZOOM meeting would be recorded.
	<u>ACTION:</u> Jim Skoog moved to accept the slate of nominated 2021 officers. Brian Wiese seconded the motion. There was no further discussion. Motion passed unanimously.
	<u>ACTION:</u> Tanja will research how to county records live meetings and share what she finds at the January 2021 meeting.
Council Update 8:43 am	Bill Watson was absent. No update.
Finance 8:51 am	Judy sent out the revised pages of the 2020-2021 Expenditure and Acquisition Plan that were edited to include changes made by SJC Auditor. Judy asked if there were any questions. Doug S. pointed out that the Conservation Area Fund (CAF) was up \$1.3M for the year, and the Real Estate Excise Tax (REET) was also over budget. Judy noted REET for the year was at \$5.4M half-way through December. Doug S. also noted that 2021 REET is budgeted at \$3M for 2021; he suggested taking a look in early 2021 and consider raising it to \$3.5M or \$4M. Sandi said the real estate market is slowing down due to lack of inventory and she feels \$3M is a comfortable number. Lincoln said the commission can take another look in February as there will most likely be a revised budget. Jim reminded everyone that in January the commission will discuss the option of putting extra funds into the Stewardship Endowment Fund.
Director's Report 8:58 am Lopez Island	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. In 2019 the Land Bank purchased 10 acres in a bargain sale with the owner donating proceeds to the Lopez Community Land Trust (LCLT). Washington State Parks (WSP) was working on acquiring the other parcel and received a grant for the purchase. The plan was for the Land Bank to convey its lot to WSP ownership in exchange for a CE on both parcels. Current: The seller is now donating the other 10-acre parcel to the Land Bank. The Land Bank will work with WSP to manage the property as an extension of the Park. There will be passive recreation only with no facilities or camping. Rick Strachan, the seller, will still donate funds to the LCLT. Lincoln anticipates the land donation will be recorded by the end of the year.

Lopez Island continued	Davis Bay Farm Property (Richardson Marsh) – Background: 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. Current: Lincoln said SJPT is taking the lead on the project. It will be direct deeded to the Land Bank and a CE to SJPT. The acquisition should close in January.
San Juan Island	Beaverton Marsh Access Property/Barker Trail Corridor – Background: 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 Community Park 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 was to entail a \$25k payment and a land trade to ensure the area of the private parcel wouldn't be under 5 acres. Current: Lincoln reported the Barkers have decided to donate the 5-acre parcel to the Land Bank. This generous donation allows the trail to be moved to the center of the 5-acre property, pulling it away from the Foxhall development lot lines. Lincoln doesn't know if the donation will get recorded by the end of the year, but definitely by January 2021.
Stewardship Report 9:03 am	Christa complimented the stewardship report and said she really enjoyed the photos. Christa requested referencing the photo locations in future reports, if doing so didn't infringe on property owner's privacy.
Outreach Report 9:05 am	Tanja reported she is working on the end of year review. Sandi asked how it will be promoted. Tanja said she emails it to the email list serve, to the local media outlets, and posts it to the website and Facebook. Judy asked how many new buyer packets were mailed out this year. Tanja said around 600. Tanja alerted Sandi and Brian that their new business cards made it to Orcas via Peter, and they could pick them up from the Orcas office. They can sign the back of the cards with a personal note and once Tanja gets them back, she will start inserting them into new buyer packets going forward.
	<u>ACTION:</u> Tanja will finish Lopez and San Juan Island Commissioner's business cards and get them delivered.
Break 9:07 am – 9:15 am	
Review 2020 Accomplishments 9:15 am	Lincoln reviewed the 2020 accomplishments memo that was sent to the commission. He noted that as people looked for safe places to go, we saw a significant upturn in visitation of preserves, as did other land managers. Some highlights included 230 acres protected, multiple land donations, grant awards, and the opening of two new preserves. There was discussion. Christa asked Amanda about the trail counter results at Channel Preserve since it's opened. Amanda said it's averaged about five visits a day since opening.

<p>Establish 2021 Goals 9:49 am</p>	<p>Lincoln noted that, with the significant amount of money in the CAF, and a number of outstanding/potential projects, it would be a good time to review the acquisition matrix for potential purchases.</p> <p>Jim wants to review the stewardship endowment amount.</p> <p>Sandi asked if there are any items that came out of the 2019 retreat that weren't completed? She thought the discussion should be separated into two parts:</p> <ol style="list-style-type: none"> 1) operations and procedures and 2) specific acquisitions/expansions. <p>Goals: strategic plan for communications and updating written policies.</p> <p>Brian would like to review aspirations from 2019 retreat, specifically better and more direct outreach to each island community. He sees opportunity for better outreach using virtual meetings.</p> <p>Miles asked if the Land Bank should have programs for people on public lands. He also suggested taking another look at the acquisition matrix through the lens of upgraded technology to help update priorities and target areas.</p> <p>David echoed Brian and Sandi's goals regarding communication and noted that public forums are important.</p> <p>Doug remarked that Covid-19 pointed out the popularity of trails and sees opening trails at Beaverton Marsh Preserve as a high priority.</p> <p>Christa suggested reviewing the action items/goals from 2019 retreat and tighten up the document for 2021 in the January meeting.</p> <p>Brian suggested an online retreat for 2021 in the hopes of more public engagement.</p> <p>There was discussion. Lincoln noted that the idea of community meetings came up at the 2019 retreat, but Covid-19 threw a wrench in that. He asked if anyone had participated in a community forum this year on ZOOM. Christa said the Lopez library has hosted "The Village Square," a town hall type meeting using ZOOM. She said they've been well attended and successfully done. Brian also had a good experience with a public ZOOM meeting. There was discussion regarding county wide vs. island wide public virtual meetings.</p>
<p>Future Agenda Items</p>	<p>Discussion of 2019 retreat action items/goals.</p> <p>Public forums</p> <p>Executive Session for acquisitions</p>
<p>Meeting Adjourned 10:53 am</p>	<p>Christa thanked Marcia deChadenedes for all her amazing work and support of public lands. Marcia is moving to Colorado for a new job. Miles thanked Christa for her great work as chair. Chair, Christa Campbell, adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting is scheduled to take place January 15, 2021.</p>