

## **MEETING MINUTES**

# Land Bank Commission Meeting March 19, 2021 Virtual ZOOM Meeting

#### **Commission Members in Attendance:**

Jim Skoog, District 1, position 1 Sandi Friel, District 2, position 2 Brian Wiese, at large, position 4 Miles Becker, District 3, position 3 Doug Strandberg, at large, position 5 David Meiland, at large, position 6 Christa Campbell, at large, position 7

Commission Members Absent: None

**Land Bank Staff in Attendance:** Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Eliza Habegger

**County Council Liaison:** Christine Minney

County Manager: Absent

**Public in Attendance:** 21 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:36 am	Christa Campbell, called the meeting to order.
Public Comment 8:36 am	Amy Lum thanked the Commission and extended an invitation to tour Coffelt Farm, as well as answer any questions.
	Kathy Morris apologized for missing the announcement at the February meeting for the public to leave due to Executive Session; she was out of the room. She noted for

Topic	Key Discussion Points & Agreements
Public Comment continued	future reference the Zoom meeting host has the ability to close out attendees if needed.
	Steve Ulvi thanked the commissioners for their thoughtful discussions of all topics (arable lands, good soil, ag food focus as examples) and that he's been paying attention to the Charter Review discussions currently happening. Steve suggested including climate resiliency in the discussion of future advisory boards.
Adoption of Minutes 8:47 am	The draft February 19, 2021 minutes were reviewed. There were corrections.  Minutes were approved with corrections.
Chair and Commissioner's Report 8:52 am	No reports from Land Bank Commissioners.
Council Liaison 8:52 am	Christine Minney commented on the Old Military Road Trail committee presentation given to Council, and noted it is a long-range project on San Juan Island, encompassing a cohesive trail from American Camp to English Camp. She highlighted the new Cultural Resources webpage on the County's website: (https://www.sanjuanco.com/1767/Cultural-Resources). Additionally, she said San Juan County was at 30 percent vaccine initiated, meaning those fully vaccinated and those waiting for their second shot. Lastly, Christine reminded everyone the San Juan County Agricultural (Ag) Summit begins tomorrow, 3/20/21, and runs through 4/16/21.
Additional Public Comment 8:57 am	Jennifer Pietsch thanked Stewardship Coordinator, Erin Halcomb, for answering all her questions from the February meeting.  Brook Brouwer thanked the Land Bank for its sponsorship of the Ag Summit and
Public Hearing	encouraged everyone to register. He noted registration ends today, 3/19/21.  Dave Zeretzke thanked the Land Bank for its partnership in the Town to American Camp Trail, keeping it open and in good shape.  Lincoln Bormann presented the proposed amendments to the 2021 Conservation
Proposed Amended 2021 Budget	Area Fund Budget. There are unfinished transactions in both revenue and expenditures to be brought forward from 2020. Lincoln focused his discussion on new acquisition projects.
Discussion and Vote Proposed Amended 2021 Budget	After hearing Lincoln's presentation there was discussion about the reintroduction of the Cady Mountain Preserve Addition and the Olga Store Historic Preservation Easement. Since the Olga Store owners had very recently decided to withdraw their proposal, that item will be removed from the detail of acquisition projects.
	<b>ACTION:</b> David Meiland moved to adopt the Proposed Amended 2021 Budget with the amendment of removing the \$150k Olga Store line item. Jim Skoog seconded the motion. There was no further discussion. Motion passed unanimously.

#### Finance

9:19 am

Aaron Rock reported Real Estate Excise Tax (REET) for February was \$300k, well above previous years. He noted that while January had a total of 52 properties sold, February was cut in half; hard to say if the change is due to the real estate market slowing down or lack of inventory. As for March, the REET is at \$213k, with 10 business days left in the month.

Aaron highlighted the Local Government Investment Pool (LGIP) interest rate dropped again from 0.16% to 0.139%. Last year's rate was 1.7%.

**Lopez Hill Preserve Addition/Smith Property – Background:** This 117-acre

parcel north of Lopez Hill Preserve has high conservation value and was purchased

### **Director's Report**

9:24 am

Lopez Island

by the Lopez Community Land Trust (LCLT) last year. Their intent has been to sell a portion to the Land Bank with the San Juan Preservation Trust (SJPT) holding a conservation easement. LCLT would retain the northern 40 acres for farming homesteads. **Current:** The Land Bank's purchase of this 75-acre parcel north of Lopez Hill Preserve is completed. The San Juan Preservation Trust (SJPT) has committed to purchasing a conservation easement over the property for half of the purchase price in 2022.

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: The Barker family donated this parcel to the Land Bank. It will connect Island Rec's Linde Park to the Land Bank's Beaverton Marsh Preserve, allowing for a trail between the two.

Cady Mountain Development LLC Property (aka Buck): The Land Bank has signed a \$1.7 million purchase and sale agreement for this 142-acre property. Lincoln presented maps showing the property's relationship to other conserved and undeveloped properties. The property lies within a High Climate Resiliency Area as identified by the Nature Conservancy, provides a critical ecological connection between the English Camp/Mitchell Hill and Cady Mountain conservation areas, and is also a key parcel for providing a trail connection between these two areas. The property includes wetlands, wildflower meadows, views, and mature forests.

Current: The acquisition is moving forward. Lincoln noted an additional \$15,000 in transaction and escrow fees is also likely to be incurred at closing.

Additionally, as a condition of purchase, the Land Bank would reserve the option of reselling a conservation easement (CE) to SJPT at some point in the future.

The amount of this purchase, should it happen, would be 25-50% of the fee title purchase as negotiated in a cooperative agreement.

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Orcas Island	Olga Store Historic Preservation Easement – Background: 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. <b>Current:</b> As noted earlier, this project has
	been dropped.
Break	
9:30 am – 9:40 am	
Stewardship Report	Proposed Naming Policy: Erin gave an intro while Peter worked out technology
9:40 pm	issues. As a result of discussion in the Justice, Equity, Diversity, Inclusion (JEDI) committee, working on the naming policy through JEDI presented itself as a good
	start/fit project. Peter worked up a DRAFT, which was shared with Cindy Wolf,
	Mike Thomas and staff, and is what the commission is seeing now. Peter noted that
	this project was chosen as there is a larger policy update project in the works. There
	was discussion regarding naming criteria and indigenous community input keeping
	in mind there are a vast array of indigenous communities. Peter highlighted the intent
	is to provide names that are not offensive and make a large effort on outreach.
	Christa noted name recognition is tough and having a policy would helpful. Nancy
	Greene, SJPT Trustee, was asked if SJPT has a policy regarding naming properties.
	She said, no. She noted this would be an excellent opportunity for the two
	organizations to work together. Commission liked the first draft and intent behind it.
	organizations to work together. Commission fixed the first draft and intent behind it.
	Coffelt-CART Update: Coffelt-CART member, Brook Brouwer, noted the
	committee was not ready to make a full presentation today. They will have a report
	ready the week before the April meeting. Christa suggested a separate meeting
	discussion time after the commission has had a chance to review the report. It was
	decided to hold an extended meeting in April.
	Ag I ango Undotas Charlie reported that Dequest for Dranesals are out for Zuletra
	Ag Lease Update: Charlie reported that Request for Proposals are out for Zylstra
	Lake and Fowler's Pond Preserves. Deadline for proposals is March 26 <sup>th</sup> .
	San Juan Island: Doug M. added to the stewardship report, noting sweeping the
	road at Mount Grant Preserve and working on the Zylstra Preserve dam.
Outreach/Volunteer	Tanja announced the Community Conversations series that will take place via Zoom.
Report	The Land Bank will host an evening meeting each Wednesday, from 5:30pm to
10:45 am	7:00pm, via zoom. The commission had been wanting to host town hall meetings
	pre-covid, and this is the virtual version. The first event is Wednesday, March 31,
	beginning with District 1, with District 2 the following week (4/7) and District 3 the
	last week (4/14).
<b>Executive Session</b>	The Land Bank Commission met in executive session in accordance with RCW
10:49 am – 11:19 am	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.
Future Agenda Items	Coffelt-CART report discussion same day; schedule for noon after April meeting

<b>Meeting Adjourned</b>	Chair, Sandi Friel, adjourned the meeting.
11:26 am	
NEXT MEETING	The next LBC meeting is scheduled to take place April 16, 2021.