



MEETING MINUTES

Land Bank Commission Meeting August 20, 2021 Virtual ZOOM Meeting

Commission Members in Attendance:

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

Commission Members Absent: Christa Campbell, at large, position 7

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Peter Guillozet, Eliza Habegger, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Charlie Behnke, Erin Halcomb

County Council Liaison: Christine Minney was absent

County Manager: Absent

Public in Attendance: 11 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:32 am	Sandi Friel, chair, called the meeting to order.
Public Comment 8:34 am	No public comments
Adoption of Minutes 8:35 am	The draft July 16, 2021 minutes were reviewed. There were corrections. Minutes were approved with corrections.

<p>Chair and Commissioner's Report 8:40 am</p>	<p>Brian remarked the 2020 Annual Report was the best one yet; he liked the information and graphics. He also enjoyed the video that volunteer Michael Noonan produced highlighting Jenny De Groot's salmon recovery work at Cascade Creek, which was included in the August stewardship report. He shared it to his social network and noted received great feedback; he suggested sharing via the Land Bank's account.</p> <p>Doug S. reported he found the meeting between the Lums, Sandi, and Christa very informative. Sandi is working on transcribing the recorded meeting.</p> <p>Sandi corrected a comment she had made at the July meeting regarding Kaj Litch, the Orcas student working on a poll for the Land Bank. She noted that Kai had in fact completed all requests made of him, contrary to her earlier statement. Sandi interviewed OPAL Community Land Trust director, Lisa Byers, and shared the responses with the communications committee. Lisa clearly stated that she doesn't believe the Land Bank has an impact on affordable housing at all. Lisa noted more collaboration between the Land Bank and affordable housing groups would be good, when properties are compatible – such as the recent Lopez Hill Preserve addition collaboration with the Lopez Community Land Trust (LCLT).</p>
<p>Council Liaison 8:47 am</p>	<p>No report given.</p>
<p>Finance Report 8:48 am</p>	<p>Sandi reminded the commission and staff that they had agreed to only hear a financial report on a quarterly basis instead of monthly, but materials are still included.</p> <p>Lincoln reported on the 3rd Amendment to the 2021 Budget. The major change was the addition of the \$1,585,000 for the possible purchase of the Higgins Property on Lopez Island. Lincoln mentioned that, in an unusual change in sequence, the County Council had already approved the amendment in advance of a recommendation from the Commission. However, the Land Bank ordinance requires the recommendation to be made. Sandi pointed out an error in the formula miscalculating the total Revenue. Lincoln shared that the proposal provided to the commission is a different format from that provided to the Auditor's office and Council and will correct the error. Brian asked if this is a contingency budget since the offer has not been accepted. Lincoln said the offer had already been made so the amendment is based on the offer.</p> <p>Public comment period was provided with no comment.</p> <p>ACTION: The commission recommended approval with no objections.</p>
<p>Director's Report 9:00 am</p> <p>Lopez Island</p>	<p>Higgins Property - Background: The last unprotected parcel on Watmough Bay, this 11.5-acre tract has over 2,000 feet of shoreline on the Bay and Rosario Strait, and is a high priority salmon recovery area. The upland area features the oldest house on Lopez dating back to the 1870's and a remnant homestead. This is also likely a significant cultural heritage site for the Coast Salish. The property will be going on the market with an asking price likely to be \$2.5 million. Current: Lincoln has been in on again/off again discussions with the family. He said there are multiple family members involved, with some trying to buy others out, and the only way that works is if the Land Bank were to purchase a conservation easement (CE). There was</p>

DRAFT Ag Program Goals Discussion continued	although not relevant to this discussion, he'd like to quantify things more. Sandi noted this is a topic on the future agenda items list. Miles noted that this policy would help make those decisions; a good blueprint.
Outreach/Volunteer Report 9:51 am	Tanja reported she's been working with the Conservation District on Orca Recovery Day events as well as the County for the fall Great Islands Clean up. She's also been updating the website and supporting Eliza and the Salish Seeds Project online plant sale. Sandi highlighted the fall Community Conversations are still in planning. Tanja confirmed, yes, and noted it's on the upcoming communications committee meeting agenda for early September.
Executive Session 11:00 am – 11:35 am	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.
Future Agenda Items 11:35 am	Broadening mandate to include areas critical in climate change resiliency (or good retreat topic?)
Meeting Adjourned 11:40 am	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place September 17, 2021.