



MEETING MINUTES

Land Bank Commission Meeting September 17, 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	David Meiland, at large, position 6
Miles Becker, District 3, position 3	Christa Campbell, at large, position 7

Commission Members Absent: Doug Strandberg, at large, position 5

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 was absent

County Manager: Absent

Public in Attendance: 17 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:34 am	Sandi Friel, chair, called the meeting to order.
Public Comment 8:34 am	Steve Ulvi is concerned about water rights at Zylstra Lake Preserve, he believes the eaglet closure at Zylstra Lake Preserve was several weeks too long, and he has enjoyed Doug McCutchen's information about the Preserve. Great outreach! Peter Guillozet responded to Kathy Morris' question regarding how science research is accomplished on Land Bank properties and how the information is disseminated to the public. He gave a few examples of what's happening on Orcas – ongoing, informal projects with Kwiáht; kicking off an oak/bio-char research project on Turtleback Mountain with Western Washing University (WWU) and the San Juan

Topic	Key Discussion Points & Agreements
Public Comment continued	Islands Conservation District (SJICD); looking at future collaboration monitoring the stream that flows from Coffelt Farm to Judd Cove Preserve with SJICD and planning future forest management demonstrations at Turtleback. Doug M. noted that often it happens via other groups using Land Bank properties as a platform. He gave examples such as local high schools, or on SJI, various whale research groups. Eliza also coordinates with grad students who use properties in their research. Miles noted Lopez schools often use Lopez Hill Preserve in their studies and feels that's also a great partnership. Kathy hopes more information can get out to the public more often.
Adoption of Minutes 8:41 am	The draft August 20, 2021 minutes were reviewed. There were no corrections. Minutes were approved.
Chair and Commissioner's Report 8:42 am	Christa said she appreciates having recorded meetings; she missed the August meeting and remarked it was great to hear the Commission's discussion. She also appreciated Sandi's transcription of the Lum interview.
Council Liaison 8:47 am	Christine Minney sent an email update in her absence, which included the following: <ul style="list-style-type: none"> - Update on WA State Ferry's disrupted service to the islands. - Council mandate for COVID vaccinations for staff. - Interviews for Directors of Park and Fair, and Community Development - Agricultural Resource Committee conversation on opportunities/considerations for solar installations on farmland.
Pol.is Presentation by Kaj Litch 9:05 am	Kaj Litch gave an overview of the process and a brief explanation of the results. He noted that based on the population size, the survey is considered to have had good engagement levels. An average of 80 statements were responded to. Next steps, Kaj will put together a press release summarizing results and he will share with media, as well as the Land Bank. Sandi thanked Kaj for a very professional job and noted the information gleaned from the survey will be very helpful.
Budget Proposals 9:30 am 2021 4th Amendment to the 2021 Expenditure and Acquisition Plan (EAP) Discussion EAP Discussion continued	Lincoln Bormann presented the proposed 4 th amendment to the 2021 Expenditure and Acquisition Plan Budget. Lincoln focused his discussion on stewardship projects. The only amendment to the Conservation Area Fund is the Real Estate Excise Tax (REET) estimate, raising it to \$5,500,000 from \$3,000,000. There are no new acquisition projects as there are no active Purchase and Sale Agreements at this time. The Stewardship Fund has a Management and Maintenance increase of \$143,000. This reflects new equipment purchases including a dump and tilting trailer, increased activity at Beaverton Marsh Preserve involving assessments and management plan development, as well as opening the Preserve to the public. Road repairs are also needed at Fisherman Bay Spit. Jim asked Sandi for an update on the real estate market based on our increased REET projections. Sandi mentioned that although the inventory is low, there is an increase

	<p>compared to 12 months ago. Although inventory is low, sales of more expensive properties are raising the average. Appreciation has been about 10% a year.</p>
<p>Open Public Hearing 9:40 am</p> <p>Closed Public Hearing 9:41 am</p>	<p>There were no public comments.</p>
	<p><u>ACTION:</u> Christa Campbell moved to accept proposed 4th amendment to the 2021 Expenditure and Acquisition Plan. David Meiland seconded the motion. There was no further discussion. Motion passed.</p>
<p>Proposed 2022-2023 Biennium Expenditure and Acquisition Plan Budget</p>	<p>Lincoln Bormann presented the proposed 2022-23 Biennium Expenditure and Acquisition Plan budget. He noted the REET number is a conservative estimate, and therefore low. There are no new acquisition projects – those included have been carried over from last year – and the last payment will be made on the Ritchie property (RR Bar Ranch, Lopez). He noted revenues from San Juan Preservation Trust (SJPT) for Conservation Easement (CE) purchases at Lopez Hill and Cady Mountain. There was discussion regarding acquisition projections and how budgeting works. Lincoln noted dollar amounts need to be tied to an acquisition project, and most likely there will be new acquisitions in the future, so almost certainly there will be an amended budget.</p> <p>Also included are infrastructure improvements for Beaverton and Zylstra Lake Preserves. These will not be ongoing expenses but needed improvements to get the Preserves open for public access. Miles asked if there is enough staff to undertake the upcoming projects. Lincoln noted the addition of a seasonal employee, predominately for Lopez Island, at 0.4FTE, but that there would be no large staffing changes. There was discussion regarding the potential boardwalk at Beaverton Preserve.</p>
<p>Discussion</p>	<p>Sandi was not ready to make a decision regarding the budget, mainly due to questions about stewardship activities. She referred to the possible boardwalk at Beaverton and asked if \$300K had ever been spent on a public access project. Lincoln stated more information can be provided and there is no need to vote today. The Commission has until the October meeting to approve/deny. Sandi asked for comments from Commissioners. Christa remarked that the boardwalk has been talked about often as a key piece connecting the public to the property. She wasn't sure of the \$250k was specifically for the boardwalk and would like a breakdown of the estimate. Christa emphasized that October is the deadline to submit a budget to the County Council for approval. Brian said he has no problem with the stewardship budget; there are many projects that need to get done, and stewards need the money to complete them. He also noted that although he isn't usually in favor of boardwalks, he believes this is the best option for public access at Beaverton. Lincoln agreed, and emphasized it's the only option to get people across the marsh from Linde Park to the Preserve. Lincoln said there is no firm number/cost at this time, and a boardwalk is not cheap, but will continue researching potential revenue sources to help defray costs. David agreed, new projects are important, but wants to</p>
<p>Discussion continued</p>	

	<p>be sure there are enough resources budgeted for current properties/projects. There was discussion. Brian suggested opening comments from the public since the budget will come back in October. Sandi agreed and encouraged folks to send in questions/comments prior to October's meeting.</p>
<p>Open Public Comment 10:24 am</p> <p>Closed Public Comment 10:24 am</p>	<p>There were no public comments.</p>
<p>Break 10:25 am – 10:34 am</p>	
<p>Director's Report 9:00 am</p> <p>Lopez Island</p> <p>Orcas Island</p> <p>San Juan 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 continued talks with family in trying to purchase with a CE. Lincoln has also had promising conversations with the Bureau of Land Management and Conservation Fund, which he'll share in executive session.</p> <p>Resale Consideration of Northern Parcel of Entrance Mountain Preserve – Background: The 10-acre property was initially purchased as part of the Conservation Buyer Program, to later be resold with a CE. Lincoln noted that opportunity as a willing buyer has emerged. He said the potential buyer is interested in forest health management and is interested in a forever wild CE. Current: Lincoln hasn't connected with the buyers and will give an update at the October meeting.</p> <p>Hauschka Property: Lincoln had a conversation with Steve Hauschka. They are still interested in selling their properties. They plan to go over the numbers and get back to Lincoln, probably in the next month or so.</p> <p>Amanda Azous asked if the Entrance Mountain property had always been part of the Conservation Buyer Program. Lincoln stated yes, it has always been on the list.</p>
<p>Stewardship Report 10:38 am</p> <p>Stewardship Report continued</p>	<p>Erin has been monitoring CE's and trying to determine the status of funding from the Department of Natural Resources (DNR) for forest health and stewardship projects. She also thanked Amanda Wedow for her work in introducing the Landscape program to the organization. Miles asked about the mooring buoys at Watmough and who owns them. Amanda responded that the Land Bank has a lease for three buoys through the DNR and the Land Bank maintains them. Miles noted there is positive and negative opinion regarding buoys and inquired what Amanda thought would be a suitable number. Amanda said the eelgrass-friendly mooring buoys were purchased through a grant and installed to deter boaters from dropping anchor in the eelgrass. She added that she saw a daily average of 10 boats in the bay all summer. Any limitations on mooring buoys would need to go through the state. She noted the</p>

	buoys are “a” solution to help protect the eelgrass. Christa wondered if there was a way to install enough buoys to prevent boaters from dropping anchor. Lincoln responded that was the initial idea, however the buoys don’t go out beyond the eelgrass bed. He also noted that the situation has intensified with the closed Canadian border.
Outreach/Volunteer Report 10:45 am	Tanja had a correction to her submitted report – the Island Rec Board of Commissioners did not approve the San Juan Island Trails Committee’s Adopt a Trail program at their last meeting. They are supportive of the program; however, their staff is at max capacity and the Board doesn’t want to add anything more to their workload. Island Rec will revisit the idea in the Spring. She continues to plan for Orca Recovery Day and reminded everyone about the Great Islands Clean Up on September 25. Sandi asked how planning was going for the Fall Community Conversation. Tanja commented the planned date is the evening of November 10. Brian said his calendar shows a possible conflict for that date with a County Town Hall style meeting regarding housing. Tanja will research.
Executive Session 10:51 am – 11:32 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 11:32am	Confirm date for Fall Community Conversation Confirm date for LBC Annual Retreat --determine topic(s) for retreat Special separate meeting for Coffelt Farm after Commission receives final report --Sandi, Brian, and David will frame questions for future facilitated discussion 2022-23 budget discussion
Meeting Adjourned 12:01 pm	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place October 15, 2021.