
STEWARDSHIP & OUTREACH REPORT

NOVEMBER 2021

OVERVIEW

Even though this week's breaking news is all about flooding, over the past month there was quite a bit of chatter about fire and also some ignition of piles (Photo 1). Land Bank staff continue to work closely with the San Juan Islands Conservation District (SJICD) and the State's Department of Natural Resources (DNR) and to participate in both on-the-ground activities and conversations about wildfire and forest health. Topics include improving the permit process for burning the slash that's generated from forest thinning; how to engage in local training opportunities related to fire and fuels work; and how to collaborate use resources wisely across land ownerships. Representatives from the DNR's regional fire program came out to Turtleback Mountain and reviewed on-site burning methods. They expressed enthusiastic support for the work and may join for other site tours and demonstrations (Photo 2).

This past month there was also a dedicated effort by staff to improve habitat areas for the Island Marble butterfly. A successful grant award from the U.S. Fish and Wildlife Service provided funding to establish experimental plots on three preserves: Middlewood, Zylstra and FB Spit. Each of these areas were recently planted with field mustard seeds and plugs (Photo 3). Lastly, as the end of the year nears, staff are hiking boundaries and performing annual monitoring of preserves, and Charlie and Erin are out on private lands that have conservation easements.

OUTREACH

Staff: Tanja Williamson

The Pop Up Story Walk at Zylstra Lake Preserve was in-use even before Melina, Elizabeth and Tanja could finish getting the signs in the ground (Photos 4-5)! The SJI Library also arranged for author, Thor Hanson, to lead a walk and read aloud on November 5th. The event was well attended, as was the Fall Community Conversation. Approximately 25 participants tuned in, learned about "How the Land Bank Chooses Properties," and asked questions. The recorded meeting is on the Land Bank's [YouTube channel](#). Other than that: lots of outreach materials are in the works! And, Tanja coordinated some "habitat enhancement" in her office (Photo 6).

SALISH SEEDS NURSERY

Staff: Eliza Habegger, Margo Thorp

Staff have been working around winter storms to get about 10,000 plugs seeded by mid-November. The species that are being seeded now require a long period of cold/wet in order for germination to occur in the spring. Fall plug-seeding is one of the activities that staff will be grateful to move indoors when the new shed is completed. It won't be long now! The green roof of the new shed was planted at the end of October, and over 2,000 plants and bulbs, plus some seed, have been installed to create a native rooftop landscape. (Photo 7). Weeding of seed production beds and bulb beds is also underway, when conditions aren't too wet.

DISTRICT 1

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

American Camp Trail: Shauna removed blackberry, rose and some rogue branches that encroached upon the trail corridor. Trail users expressed delight upon witnessing the work.

Beaverton Marsh: Charlie worked miracles (again). He completed installation of a public parking area at the west end of Taylor's Way in under two days (Photo 8). Trail work this winter will be confined to brushing and refining alignment. Planning work related to the town connection and marsh crossing portions of the public access project planning has slowed somewhat, but staff are working towards hiring another consultant to assist. Peter Kilpatrick and Barrett Kennedy spent a long, muddy and rainy day helping to deconstruct the cabin salvage and demolition. The geotechnical and the cultural resource reports are anticipated mid-month, and for the 6th time in 17 years a vehicle went off Roche Harbor Road and into the Preserve. Doug communicated with Public Works about evaluating this corner for a guard rail and Charlie followed up with restitution. Annual monitoring is complete

Cady Mountain: Two WCC crews for a two-week spike focused on Garry oak habitat restoration (on Cady and the Westside). Notably, one of the two crews was provided free of charge by WCC through grant funding they had received. Shauna's leadership and experience with WCC helped the crews navigate adversity to finish the projects in good spirits, coalesce as a group and gain valuable skills. The following week, the Land Bank benefited from a "free" day and an additional WCC crew helped tidy up loose ends. The ICC also came and worked for a

day. Over the past two months restoration work on this preserve Cady Mountain (including volunteers, staff, and all conservation corps) has totaled over 820 hours, or 20.5 weeks. Jacob coordinated demolition of the Lester cabin and it is complete! This effort entailed the removal of old well casings, decommission of a septic tank and the remediation of a dug well.

Deadman Bay: Heavy storms deposited logs and various plastic garbage on the beachfront. Shauna spent a rainy afternoon removing the trash and assessing the changed topography.

False Bay Creek: Staff re-attached the solar panel that operates the water supply (Photo 10). The original installation didn't withstand autumn's gusty winds but hopefully this latest repair will weather the test of time.

Frazer Homestead: A small herd of cattle remain on site although it is past time for their removal. Extenuating circumstances with the Lessee have caused the delay.

Kellett Bluff: The Army Corps of Engineers provided an update on the application to install a mooring buoy. Following consultation with Tribes, the Suquamish Tribe announced formal protest. Once a formal protest is received there will be opportunity to provide additional information and hopefully open lines of communication.

King Sisters: Shauna removed blackberry and rose that had crept into the trail corridor. The fruit has disappeared from the heritage fruit trees. The sheep appear to be as content as ever.

Limekiln: Staff completed annual monitoring and responded to reports of downed trees.

Mount Grant: New cistern lids were installed with support from volunteer Jeff Brash. The original fiberglass lids were weakened by elemental exposure and represented a safety concern. (Photo 11).

Third Lagoon: Minimal blowdown and shoreline erosion occurred from the storms, and even though trail users emphatically reported downed trees, none could be found. The small patch of Canada thistle resprouted and was pulled with much animosity.

Westside: WCC crews spent 2.5 days continuing work on Garry oak habitat restoration. The work included felling young, overcrowded firs to bring more light into the understory. The firs were bucked and hauled into biochar and habitat piles. The resulting cleared understory space was planted with the nursery's native plugs, including fescues, chickweed, grasses, camas,

hooker's onion and self-heal. This was the WCC's first planting project and they enjoyed it immensely, often singing to the plants to encourage growth. Follow up trips have revealed healthy little plugs.

Zylstra Lake: Trail work to improve access and reduce resource impacts were completed with enormous help from volunteer Barrett Kennedy (Photo 12). He worked nearly full-time for two weeks. Annual dam inspections revealed burrows on both faces of the Zylstra Lake dam, most likely from muskrats. Doug is coordinating with WA Dept of Dam Safety on course of remediation and long-term management. The ICC and volunteer Thom Pence braved 40+ mph wind gusts and weeded blackberry, thistle, and teasel. Annual monitoring is complete.

DISTRICT 2

Staff: Peter Guillozet, Kayla Seaforth

Coffelt Farm: The Lease Rate and Reserve Study has been completed, and staff are preparing a community update about the ongoing public planning process --which was initiated over two years ago with a request for interim lease proposals -- and the search for a long-term lease. Department of Ecology visited the Preserve to review the water right application that seeks to use the pond for irrigation.

Coho: Salmon carcasses were discovered below the Preserve's falls!!! (Photo 13). This is a good sign about the continued circle of life, although we're hoping that the eggs didn't get flushed out with this week's flooding. Fishy folks are celebrating, and saying, If you give them clean, cold water, they will come. Peter continues to work on securing more water for the creek. He's been in touch with the prospective owners of Rosario Resort, and initial conversations indicate that they are interested in seeking creative solutions to increase Cascade Creek's streamflow to support native fish.... And, yet another alder fell on the deer fencing that protects a riparian restoration area. Peter and Kayla were notified by a walker and their quick response not only prohibited any deer from doing damage, but it also wowed the messenger.

Turtleback Mountain: Our third annual Orca Recovery Day event was held in partnership with the SJI Conservation District (SJICD). It was a success. A whole new batch of volunteers came out for the event, planted *hundreds* of acorns and wildflower bulbs and plugs and, in the process, learned about Garry oak habitat restoration. Following that event, Kayla worked with two

volunteers to plant even more acorns and bulbs. And even more is on the horizon. (If anyone is traveling from SJI to Orcas, they have ample opportunities to shuttle plants from the nursery.) Staff continues to work with the Island Conservation Corps (ICC) to remove small-diameter conifers from Garry oak habitat. This week, they also started burning piles and employed techniques that are designed to maximize charcoal production (a.k.a. biochar) and minimize CO₂ emissions (Photo 14-15). This “conservation burn” process entails piling fine fuels, like limbs, and igniting them during rainfall and/or when there is supplemental water. This reduces heat and the potential for soil sterilization. Small logs and larger limbs are stacked to create wildlife habitat. Planning for the grant-funded forest management demonstration projects is well under way. Staff met onsite with key partners and reviewed three different project sites that will exemplify a range of management. Staff also developed a project timeline and temporary signage, and they are in the process of developing a presentation as well as other outreach material that will highlight the benefits, objectives and timing of these projects. Peter and Eliza participated in a meeting with Ecostudies Institute staff to begin designing another work area and goals for a restoration grant application.

And in other news.... Kayla also recently “sprinkled” 50 red huckleberry plugs across numerous Orcas Preserves (Photo 16). The huckleberries are being planted on top of rotting stumps and are part of this district’s broader effort to support once common native plant species that have been obliterated by excessive deer browse. And, Peter submitted the initial application forms for a multi-site NRCS restoration grant.

DISTRICT 3

Staff: Amanda Wedow

Channel: Tracey Cottingham joined for annual monitoring. The sign that was installed last year on the beach was damaged in a recent storm and staff has decided to wait until spring to replace it. Elymus seeds were collected for plug-planting at the nursery. Staff reviewed the 2021 stewardship reports that had been turned in by the Preserve’s Volunteer Monitors and recognized both their great efforts (“gathered a drug store bag of litter, mostly Styrofoam”) as well as their adept joy in tracking the area’s flora and fauna (“blooming red currant along the trail,” “two seals lazily fished a few yards from shore”).

FB Spit: Dock demo! Jacob, Shauna, and volunteer Tim Clark deconstructed the last remaining segment of the dock, and Michael Noonan captured the work on video (Photos 17-18). Some previous segments have been repurposed as foot bridges at Weeks Wetland and Hummel Lake, and staff salvaged this decking for future re-use too. Other scraps were hauled to the dump. The bare ground was re-seeded with *Sidalcea*, aster and yarrow. In addition to the field mustard planted for the Island Marble, Kayla and volunteer Cyndi Smith planted some (nursery grown) fescue, *grindelia*, *armeria* and *achillea* on the shoreline. Staff has received several bids for road maintenance and selected Flower Mountain Tree Services for the job. The scope of work consists of: removing several leaning alders that are flagged along the roadway, installing a culvert, ditching, grading the roadway and spreading gravel.

Hummel Lake: Staff noticed very slippery conditions on the dock and mitigated the hazard by scrubbing away the slick surface layer and installing chicken wire for better foot tread.

Lopez Hill: Hunting season has wrapped up. A total of 60 hunters requested permission to hunt on the Preserve this year. Tire tracks served as evidence that a vehicle had driven from the parking area through a narrow -- though apparently not narrow enough -- gap in the trees and into a wetland. Parking lot improvements are planned for 2022-2023, and will now include barriers along this perimeter. Staff surveyed and mapped a possible trail connection from the LCLT farm property to Lopez Sound Road.

Richardson Marsh: Annual monitoring occurred around the upland habitat and along the property boundaries. This even included the central portion of the marsh before it became flooded. Staff noted that the western fence line is in very poor condition.

Upright Head: Staff began planting sedums and heuchera at the entry of the Preserve to revegetate areas that were eroded and barren.

Watmough: For the time being, the islands are without BLM staff and Amanda has resumed cleaning the outhouse. However, a new monument manager is on the horizon.

Photos



Photo 1. Fowlers Pond on Monday, 11/15.



Photo 2. Kayla with the DNR Fire staff. (Fun staff fact: Kayla, Shauna and Erin have all had the fire bug and worked as wildland firefighters.)



Photo 3. The Island Marble Butterfly habitat area at Zylstra Lake Preserve.



Photo 4. The introductory sign at this month's Story Walk.



Photo 5. Children enjoying the Story Walk event!



Photo 6. Tanja supervises a habitat enhancement project of her own.



Photo 7. Eliza shows off a bulb of tapertip onion (*Allium acuminatum*) about to be planted on the roof of the new Salish Seeds Project shed.



Photo 8. New parking lot at Beaverton Marsh Preserve



Photo 9. Fall belongs to the beauty and diversity of mushrooms. Some call this [*Hellvella Vespertina*](#), pictured on Cady, an Elfin Saddle. Others refer to it as a false morel.



Photo 10. Repairs underway at False Bay Creek Preserve.



Photo 11. Replacement cistern lids at Mount Grant Preserve



Photo 12. Barrett Kennedy was a superstar volunteer this month at Zylstra.



Photo 13. One of several salmon carcass in Cascade Creek (Courtesy of Jenny De Groot)



Photo 14 and 15. The ICC crew managing 'conservation' burn piles.



Photo 16. One of the 50 red huckleberries that found a repurposed home on Orcas Island.



Photo 17. Dock demolition at the Spit (before)



Photo 18. Dock demolition at the Spit (after) – Just wait for the time lapse video!



LAND BANK

San Juan County Land Bank PROPOSED

Fourth Amended 2021 Expenditure and Acquisition Plan

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I.A. Conservation Area Fund 1021					
2021 Revised Budget and	12/8/2020	5/4/2021	7/13/2021	Proposed	Proposed
Proposed Amended 2021 Budget	Revised	Adopted	Adopted	4th	Amended
	2021 Budget	2nd Amendment	3rd Amendment	Amendment Changes	2021 Budget
Revenue					-
Beginning Operating Cash	5,123,968	5,322,617	5,321,934		5,321,934
Property Tax Revenue	329,563	329,563	329,563		329,563
1% RE Excise Tax (gross)	3,000,000	3,000,000	3,000,000	3,000,000	6,000,000
Land Bank 1% REET to General Fund	(30,000)	(30,000)	(30,000)	(30,000)	(60,000)
Federal Grants					-
State Grants	250,000	916,473	916,473		916,473
Payment In-Lieu of Property Tax (DNR)	200	200	200		200
Investment Interest	16,000	16,000	16,000		16,000
Donations from Private Sources	2,500	252,500	252,500		252,500
Miscellaneous revenue & refunds					-
Sale of Land		847,977	847,977		847,977
Interfund Loan from LB Stewardship	131,873			3,000,000	3,000,000
Interfund Loan from Stewardship Fund					-
Total Revenue	8,824,104	10,655,330	10,654,647	5,970,000	16,624,647
Revenue net of Reserves & Loan Proceeds	3,700,136	5,332,713	5,332,713		11,302,713
					-
Expenditures					-
Restricted Acquisition Reserves	3,900,014	3,681,278	2,095,622	311,834	2,407,456
Administrative Expenses	284,132	287,798	287,798	8,166	295,964
IT Services	14,144	14,144	14,144		14,144
GIS Services	6,935	6,935	6,935		6,935
Acquisition Costs	1,378,076	3,241,659	4,826,659	5,650,000	10,476,659
Stew Loan & Bond Repayment	1,111,663	1,302,202	1,302,202		1,302,202
Interest on Interfund Loans fr LB Stew	15,750	6,450	6,450	-	6,450
Transfers to Stewardship	2,113,389	2,114,863	2,114,836		2,114,836
Total Expenditures	8,824,104	10,655,330	10,654,647	5,970,000	16,624,647
Expenditures net of Reserves	4,924,089	6,974,051	8,559,024		14,217,190
Admin percentage of net revenue	8.25%	5.79%	5.79%		2.81%
Amendments to Revenue reflect:	2nd Amendment Bring forward grant, sale of land unfinished in 2020				
	Add value of donation of land				
	Adjust loan proceeds to actual				
	4th Amendment Adjusting the projection for REET				
	Adjusting the 1% REET to the General Fund				
	Loan from STEW for Glenwood purchase				
Amendments to Expenditures reflect:	2nd Amendment Add expenditures for new staff equipment				
	Include projects budgeted for 2020 will close in 2021				
	Include donation of land, and new project				
	Adjust loan interest due to Stewardship for interfund loans				
	4th Amendment Adding the paint and repair to the Drigs Park fence				
	Balancing the restricted acquisition reserves				
	Acquisition cost include purchase of Glenwood and Hauschka				

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	12/8/2020 Revised 2021 Budget	5/4/2021 Adopted 2nd Amemnded	7/13/2021 Adopted 3rd Amended	Proposed 4th Amendment Changes	Proposed Amended 2021 Budget
I. B. Conservation Area Fund Detail of Acquisition Projects					
District One					
Cady Mountain Preserve Addition					
Purchase Price & Closing Costs (approved 2019 Budget, then removed in 2020)		1,715,000	1,715,000		1,715,000
Barker (Connector trail to Beaverton Marsh Preserve)					
Value of Donation		250,000	250,000		250,000
Hauschka Prohaska/Cady Mt. (1.6m over 4 year note)					
				400,000	400,000
District Two					
Coho Preserve acquisition of water right					
purchase price	250,000	250,000	250,000		250,000
Ihiya Conservation Easement					
purchase price	250,000	250,000	250,000	(250,000)	
Glenwood Inn					
Purchase price				4,500,000	4,500,000
District Three					
RR Bar Ranch Conservation Easement					
Purchase Price & Closing Costs over 3 years (approved 2016 Budget)	200,000	150,000	150,000		150,000
Lopez Hill Addition Smith 70 Acres					
Purchase Price	630,000	728,000	728,000		728,000
Davis Bay Farm (Richardson Marsh)					
Purchase Price & Closing costs	80,000		20,000		20,000
Higgins (Watmough Bay)					
Purchase Price & Closing costs			1,585,000	1,000,000	2,585,000
Sub-total Acquisition Costs					
	1,410,000	3,343,000	4,948,000	5,650,000	10,598,000
Other Acquisition Costs					
	218,076	148,569	128,659		128,659
Total Acquisition Costs					
	1,628,076	3,491,569	5,076,659	5,650,000	10,726,659
2021 3rd Amendment:					
District 3 Higgins potential purchase price					
4th Amendment:					
Potential purchase price of Glenwood Inn on Orcas & first payment on Hauschka note					
Increase in Higgins purchase price					
Ihiya Conservatuon Easmernt removal (purchase was made in 2020)					

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II.A. Stewardship and Management Fund 1031					
2021 Revised Budget and	12/8/2020	5/4/2021	7/13/2021	Proposed	Proposed
Proposed Amended 2021 Budget	Revised	Adopted	Adopted	4th	Amended
	2021 Budget	2nd	3rd	Amendment	2021 Budget
		Amendment	Amendment	Changes	
Beginning Operating Cash	364,004	858,526	858,526		858,526
Beginning Endowment Funds	4,655,657	4,624,055	4,624,055		4,624,055
Grant Revenue	15,533	15,533	15,533		15,533
Sale of Plant Materials	12,000	12,000	12,000		12,000
Judgments & Settlements		-	-		-
Investment Interest	23,000	23,000	23,000		23,000
Interest on Interfund Loan to CAF	15,750	6,450	6,450		6,450
Lease Income	18,600	18,600	18,600		18,600
Refund Prior Year Expenditures		-	-		-
Private Gifts, Bequests	2,000	2,000	2,000		2,000
Sales Tax Remittances		-	-		-
Interfund Loan Principal from CAF	348,437	565,000	565,000		565,000
					-
Endowment transfers Conservation Area Fund	500,000	500,000	500,000		500,000
Operations transfers Conservation Area Fund	1,613,389	1,614,863	1,614,863		1,614,863
Total Revenue	7,568,370	8,240,027	8,240,027	0	8,240,027
Operating Revenue net of reserves	2,548,709	2,757,446	2,757,446	-	2,757,446
Expenditures					
Ending Operating Cash	712,441	1,423,526	1,423,526	(162,000)	1,261,526
Ending Endowment Funds	5,194,407	5,153,505	5,153,505	(3,000,000)	2,153,505
Land Bank Stewardship & Management	1,044,271	1,045,745	1,045,745	3,019,000	4,064,745
Information Techonology Services	55,042	55,042	55,042		55,042
GIS Services	6,934	6,934	6,934		6,934
Preserve Management & Maintenance	285,275	285,275	285,275	143,000	428,275
Site Enhancement	270,000	270,000	270,000		270,000
Total Expenditures	7,568,370	8,240,027	8,240,027	0	8,240,027
Operating Expenditures net of reserves	1,661,522	1,662,996	1,662,996		4,824,996
Revenue in excess of expenditures	887,187	1,094,450	1,094,450		(2,067,550)
Amendments to Revenue reflect:	2nd Amendment to adjust beginning cash, CAF loan principal and interest and Auditors operational transfer from CAF				
Amendments to Expenditures reflect:	2nd Amendment to adjust restricted reserves and endowment funds				
	Auditors adsjtment to payroll				
	4th Amendment adjustment to ending operating cash				
	Adding the purchase of tilting and dump trailers				
	Increase in stewardship projects on Beaverton Marsh and road repair at Fisherman Bay Spit				
	Loan to CAF from Endowmant Funds for Glenwood purchase				

Approved by SJC Land Bank Commission xx/xx/2021
Approved by SJC Council by Ordinance No.xx-2021 xx/xx/2021

PROJECT SUMMARY

PROJECT TITLE: HAUSCHKA PARCELS
PROPOSED ACQUISITION: ACQUISITION OF FEE TITLE INTEREST
OWNER: STEPHEN AND SARAH HAUSCHKA

PROPERTY DESCRIPTION

Location: San Juan Island; 1) Prohaska Road parcel, south of Mt. Grant; 2) Cady Mountain parcel, the summit of the mountain.

General Description: 1) The 40-acre Prohaska Road parcel is bounded on its north side by Mt. Grant Preserve, and on its west and south sides by the Town of Friday Harbor Trout Lake property; 2) The 40-acre parcel at the summit of Cady Mountain adjoins the Land Bank Preserve to the east and a 10-acre parcel of the Preserve to the south, currently only connected by a corner.

BACKGROUND

The Land Bank has worked toward this acquisition for over a decade, with on-going conversations with the seller, site visits, and ultimately negotiations. These efforts preceded the original 2015 Mt. Grant acquisition. Once Mt. Grant was established, the Hauschka Prohaska Road parcel became even more important, particularly as a buffer to development.

The Cady Mountain parcel has been of keen interest to the Land Bank since the establishment of Cady Mountain Preserve in 2002, and the beginning of our Garry oak savannah restoration work. The parcel is hugely significant to that work, and perhaps equally as a key destination point for visitors to the Preserve.

CONSERVATION VALUES OF THE PROPERTY

Prohaska Road Parcel

This 40-acre parcel features 80 to 100-year-old Douglas fir-dominated forest and slopes gently upward toward Mt. Grant Preserve. There is also a seasonal creek stretching from its northwest to southeast corners. If developed, up to eight homesites could be created bound on Mt. Grant and the Town's Trout Lake property.

The property has a small cabin and two Texmo buildings which may be utilized as caretaker or conservation corps crew housing options. It connects directly to the public Prohaska Road at its southeastern corner. The current owners have allowed public access to the property for some time, and it does provide an alternate access to Mt. Grant. However, there are complications with the connection to the existing preserve due to restrictions in the easement for the main entrance road from West Valley Road.

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Cady Mountain Parcel

This 40-acre parcel contains significant Garry oaks and savannah as well as old growth Douglas-firs. Also, a wetland area at its north west corner adjoins the existing Land Bank Cady Mountain Preserve. Acquisition of this property would be a key addition to the Land Bank's ongoing Garry oak restoration efforts.

The open areas at the summit afford spectacular views to the south and east and create a natural destination point from the Land Bank's proposed trailhead along Three Corner Lake Road.

If left unprotected, property could be subdivided into four lots.

ACQUISITION DETAIL

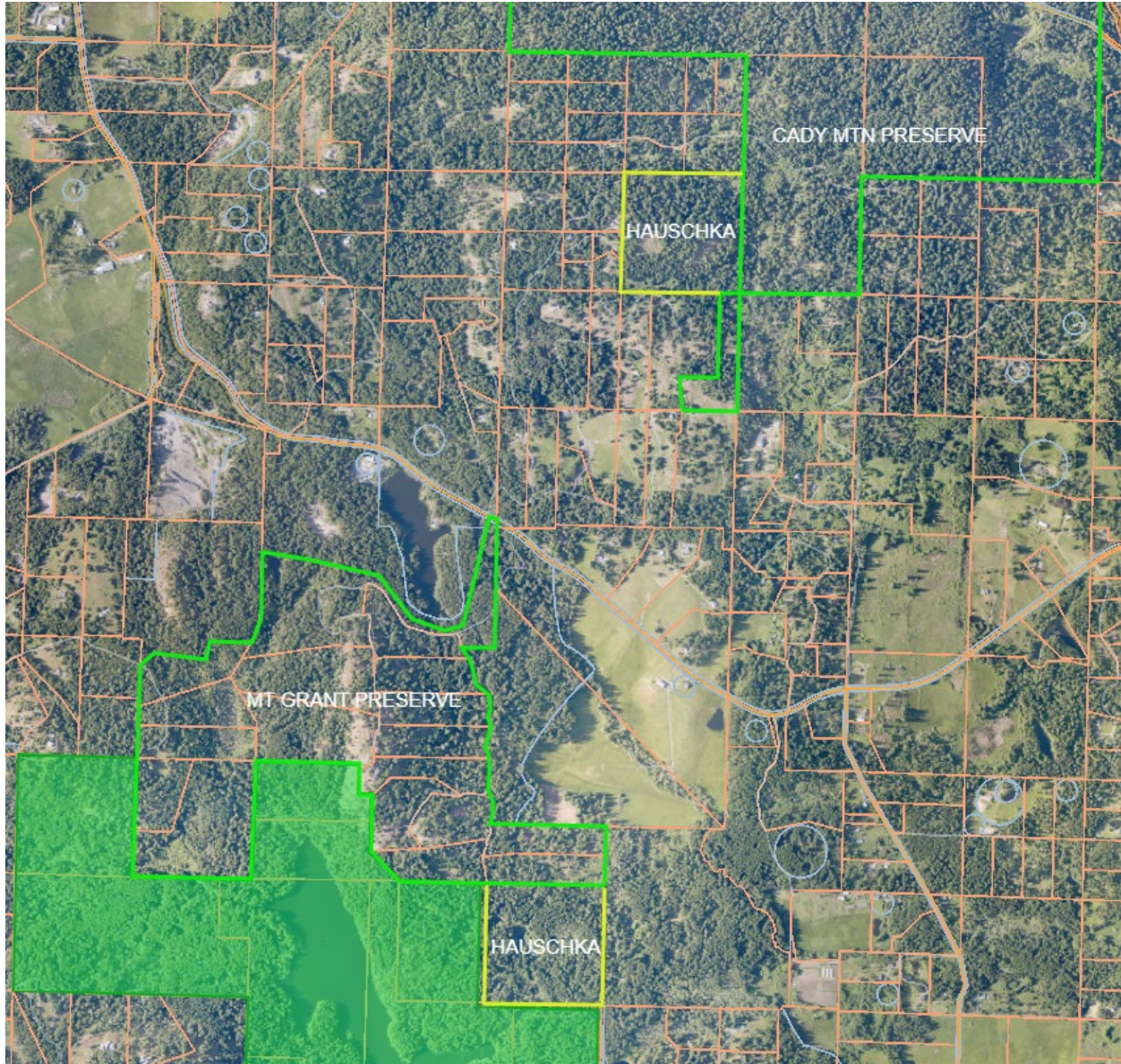
The Land Bank intends to partner with the San Juan Preservation Trust (SJPT) on both parcels, with SJPT contributing up to 50% of the purchase price for conservation easements. Staff are currently working on this agreement with the Preservation Trust. At present, the Land Bank Commission is recommending proceeding with the acquisitions regardless of the outcome of the partnership arrangement with SJPT.

- A. Acquisition Costs: The purchase price for each parcel is \$800,000 (\$1.6M total) which is anticipated to be at or below appraised value. The Hauschka's have offered to seller-finance the sale at 5% interest and the Land Bank is recommending an initial down payment of \$200,000 (\$400,000 total) on each parcel with the remainder to be paid off in three years. Should the Preservation Trust purchase conservation easements, these time periods would be condensed accordingly.
- B. Management Costs: Initial site stabilization costs would be relatively low for both parcels. Cady Mountain would be accessed by trail only from the existing preserve. A driveway, trails and limited parking already exist on the Prohaska parcel. Maintaining the infrastructure on this latter parcel will likely cost \$10,000 annually. Land management and restoration costs for both parcels are estimated at \$5,000 annually combined.

MANAGEMENT PLAN

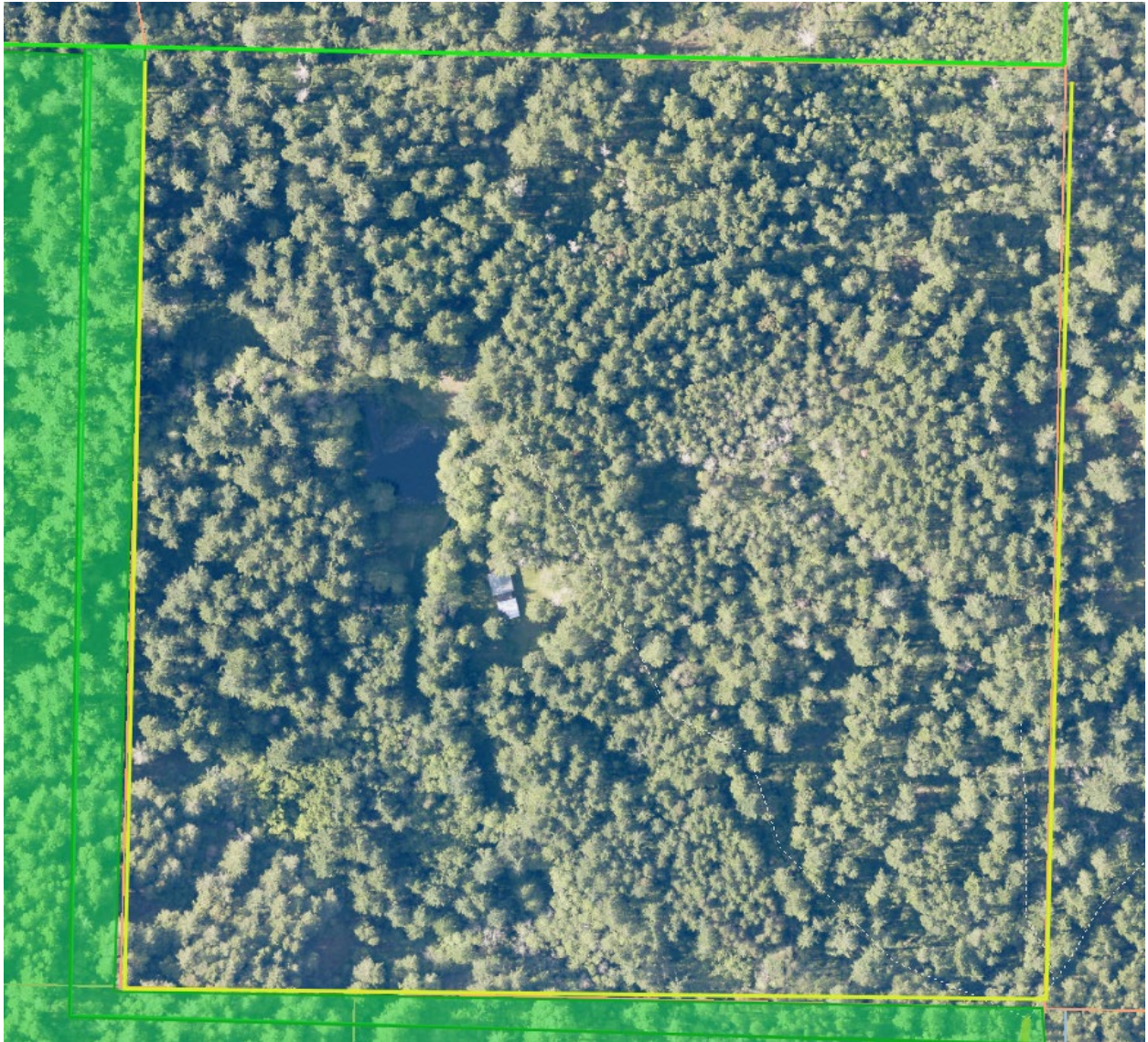
The Land Bank will incorporate both parcels into the management plans for Mt. Grant and Cady Mountain Preserves.

CONTEXT MAP FOR BOTH HAUSCHKA PARCELS



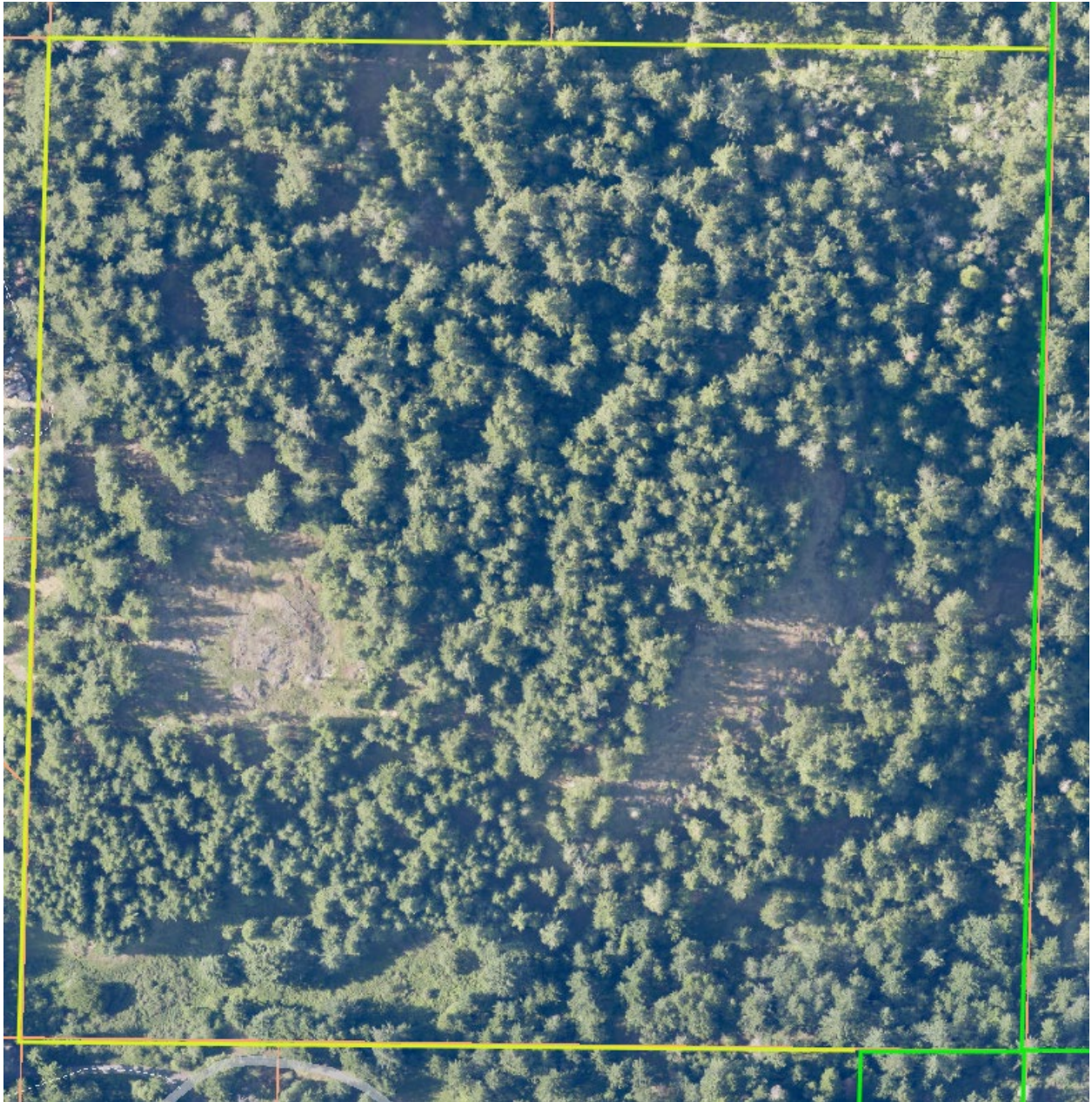
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AERIAL MAP OF THE HAUSCHKA PROHASKA ROAD PARCEL



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AERIAL MAP OF THE HAUSCHKA CADY MOUNTAIN PARCEL



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PROJECT SUMMARY

PROJECT TITLE: MCPEAKE (GLENWOOD INN)
PROPOSED ACQUISITION: ACQUISITION OF FEE TITLE INTEREST
OWNER: ESTATE OF DAVID AND LINA MCPEAKE

PROPERTY DESCRIPTION

Location: North Shore, Orcas Island

General Description: This roughly 58-acre property on the north shore has extensive high bluff and beach with an access road. The upland is largely forested with approximately six acres cleared. There are also a number of older structures formerly utilized for accommodating guests at the Inn.

CONSERVATION VALUES OF THE PROPERTY

The Glenwood Inn parcel features roughly 1/3 mile of shoreline, largely backed by high bluffs. This shoreform and location are high protection priorities for salmon recovery.

Aesthetically, the site offers unparalleled views of Patos, Sucia, and Matia Islands, with the Canadian Gulf islands to the northwest. Mount Baker is visible as well to the far east southeast. Directly east are the cliffs of Point Doughty.

This is the largest parcel remaining in the immediate Eastsound area with the exception of Camp Orkila which is just to the south. Left unprotected, the site could be developed into as many as 11 homesites along the shoreline.

The upland area has significant cultural resources, being close to the approximate location of the historic Coast Salish village of T'qwá:leqs.

The site offers tremendous potential for access to one of the most dramatic beaches in the archipelago. In addition to the 1/3 mile on the property, there is tideland access to the Point Doughty Natural Area Preserve, managed by the Washington Department of Natural Resources. This area is currently only accessible from the water. Together, these properties would roughly double the amount of shore available for public access on the island. A County road connects directly to the south property line.

In addition, the site offers the possibility of serving as a base for kayakers overnighing to the outer islands.

PARTNERS

The Land Bank would partner with the San Juan Preservation Trust (SJPT) on the proposed purchase, with each paying 50% and the Trust retaining a conservation easement on the property. The Preservation Trust would also agree to set up a stewardship fund for the preserve similar to those on Turtleback and Mt. Grant.

COSTS

- A. Acquisition Costs: The purchase price for this acquisition is anticipated to be roughly \$5,500,000. Though a recent appraisal does not support this price, the appraiser agreed that a property of this nature could fetch significantly higher prices in the current real estate market.

The Land Bank would make the initial purchase with the Preservation Trust purchasing a conservation easement within 3 years under a contractual agreement.

- B. Management Costs: There would be significant cost associated with removal of the derelict structures on site, potentially in the \$150,000 range. Further site stabilization to allow public access (parking, trail enhancement, etc.), might approach an additional \$85,000. With this in mind, and anticipating significant use by the public, the Preservation Trust has a goal of creating a stewardship fund of \$1,000,000.

MANAGEMENT PLAN

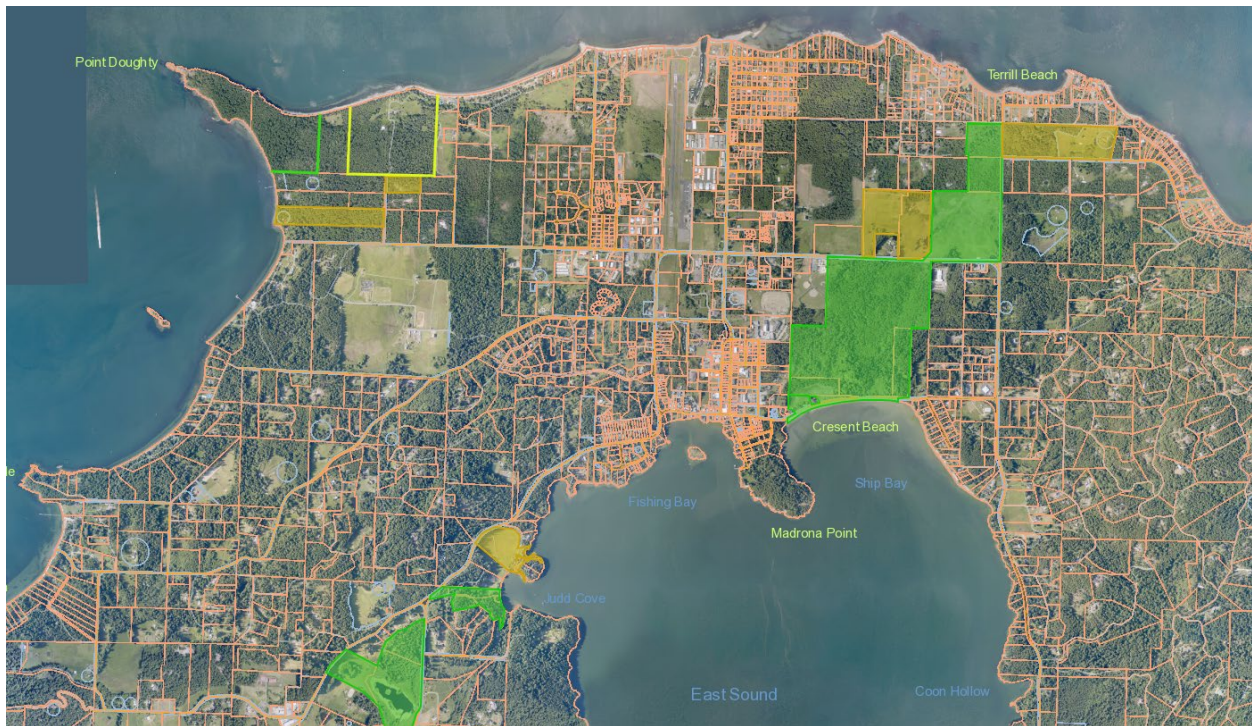
The Land Bank will initiate a management plan process in the first year of ownership. Given the level of interest in public access, an interim plan may be the best course, to allow some limited use while working through the details of the full plan.

AERIAL MAP OF THE MCKPEAKE (GLENWOOD) PROPERTY



Approved by SJC Land Bank Commission xx/xx/2021
Approved by SJC Council by Ordinance No.xx-2021 xx/xx/2021

CONTEXT MAPS OF THE MCKPEAKE (GLENWOOD) INN PROPERTY



Approved by SJC Land Bank Commission xx/xx/2021
Approved by SJC Council by Ordinance No.xx-2021 xx/xx/2021

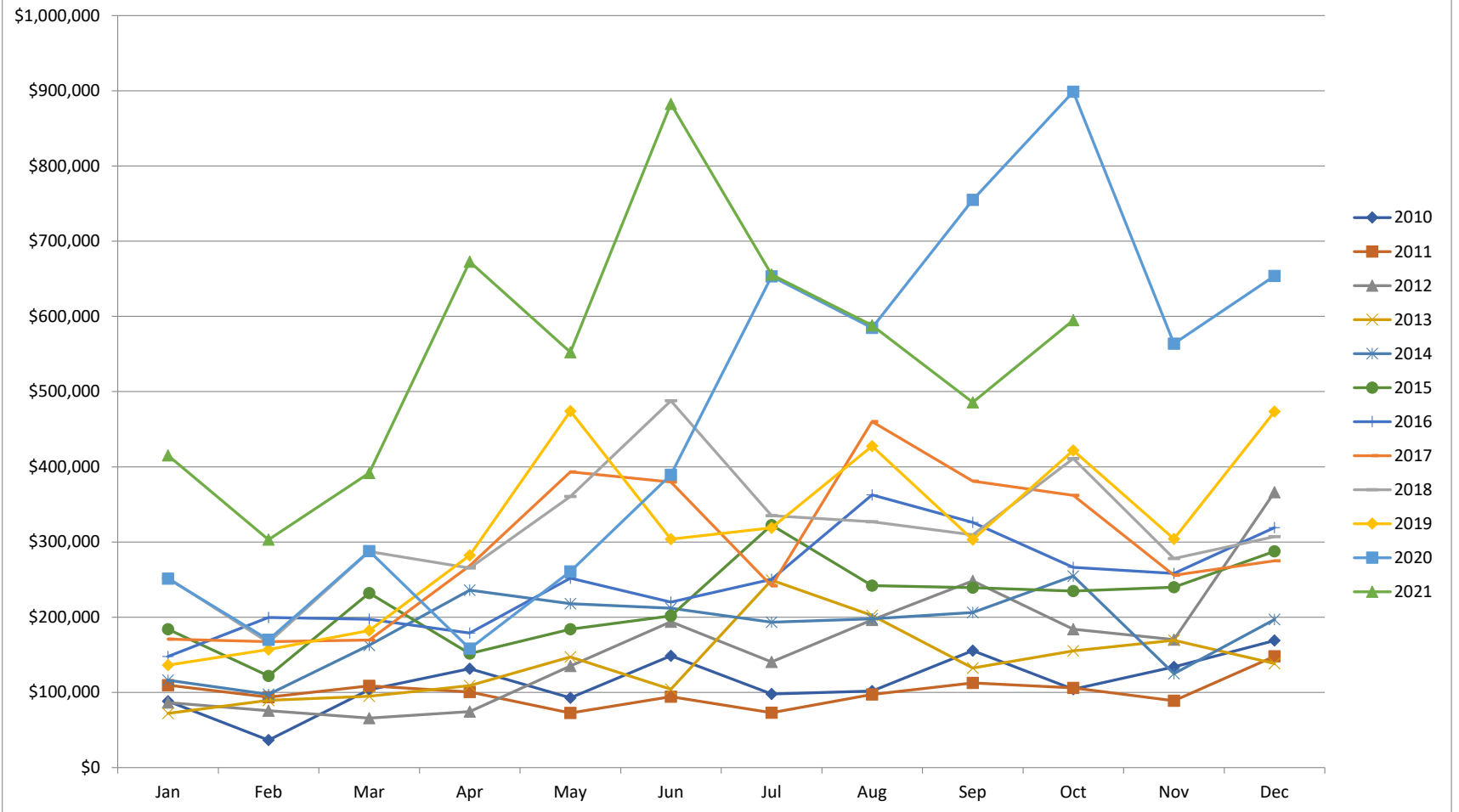
AERIAL PHOTO OF THE MCKPEAKE (GLENWOOD) INN PROPERTY



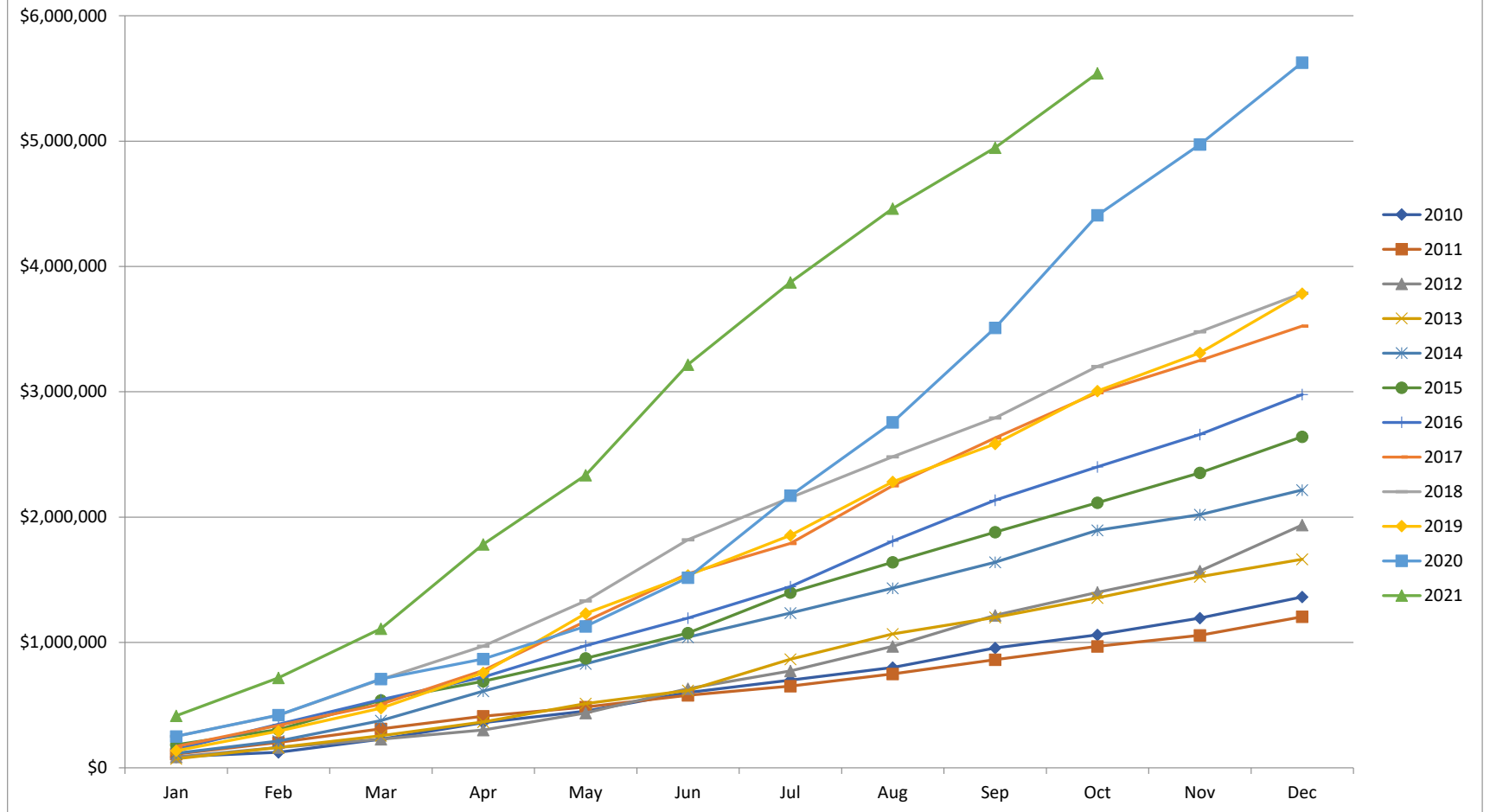
Approved by SJC Land Bank Commission xx/xx/2021
Approved by SJC Council by Ordinance No.xx-2021 xx/xx/2021

1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$112,529	\$105,975	\$88,901	\$147,914	\$1,205,218
2012	\$86,547	\$75,746	\$65,834	\$74,531	\$135,260	\$193,882	\$140,610	\$196,444	\$248,152	\$183,896	\$170,092	\$366,337	\$1,937,333
2013	\$72,106	\$89,629	\$94,943	\$109,020	\$146,974	\$104,286	\$249,312	\$202,351	\$132,516	\$155,258	\$169,306	\$138,279	\$1,663,979
2014	\$116,307	\$97,403	\$162,759	\$236,076	\$218,046	\$211,937	\$193,491	\$197,924	\$206,334	\$254,695	\$125,044	\$196,812	\$2,216,829
2015	\$184,186	\$121,920	\$232,019	\$151,641	\$184,037	\$201,867	\$322,494	\$242,119	\$239,381	\$234,885	\$239,857	\$287,602	\$2,642,008
2016	\$147,780	\$199,709	\$197,208	\$178,799	\$251,916	\$220,177	\$250,453	\$362,646	\$326,094	\$266,216	\$258,039	\$319,005	\$2,978,044
2017	\$170,789	\$167,494	\$169,775	\$268,280	\$393,220	\$379,832	\$241,755	\$460,110	\$380,894	\$362,103	\$255,636	\$274,865	\$3,524,752
2018	\$252,155	\$166,287	\$287,448	\$265,414	\$360,538	\$487,738	\$335,172	\$326,847	\$309,460	\$410,876	\$277,932	\$307,045	\$3,786,910
2019	\$136,263	\$156,907	\$182,195	\$282,295	\$474,060	\$303,744	\$318,828	\$427,381	\$303,198	\$421,696	\$304,131	\$473,533	\$3,784,232
2020	\$251,391	\$169,933	\$288,018	\$158,176	\$260,943	\$389,402	\$653,337	\$584,765	\$755,057	\$898,677	\$563,691	\$653,695	\$5,627,084
2021	\$415,281	\$303,073	\$391,898	\$672,670	\$552,318	\$882,523	\$655,661	\$588,043	\$485,643	\$594,848			\$5,541,957
Budget 2021	\$2,970,000												
2010	6.47%	2.68%	7.59%	9.65%	6.80%	10.89%	7.19%	7.46%	11.41%	7.64%	9.83%	12.39%	
2011	9.10%	7.77%	9.01%	8.35%	6.02%	7.83%	6.05%	8.08%	9.34%	8.79%	7.38%	12.27%	
2012	4.47%	3.91%	3.40%	3.85%	6.98%	10.01%	7.26%	10.14%	12.81%	9.49%	8.78%	18.91%	
2013	4.33%	5.39%	5.71%	6.55%	8.83%	6.27%	14.98%	12.16%	7.96%	9.33%	10.17%	8.31%	
2014	5.25%	4.39%	7.34%	10.65%	9.84%	9.56%	8.73%	8.93%	9.31%	11.49%	5.64%	8.88%	
2015	6.97%	4.61%	8.78%	5.74%	6.97%	7.64%	12.21%	9.16%	9.06%	8.89%	9.08%	10.89%	
2016	4.96%	6.71%	6.62%	6.00%	8.46%	7.39%	8.41%	12.18%	10.95%	8.94%	8.66%	10.71%	
2017	4.85%	4.75%	4.82%	7.61%	11.16%	10.78%	6.86%	13.05%	10.81%	10.27%	7.25%	7.80%	
2018	6.66%	4.39%	7.59%	7.01%	9.52%	12.88%	8.85%	8.63%	8.17%	10.85%	7.34%	8.11%	
2019	3.60%	4.15%	4.81%	7.46%	12.53%	8.03%	8.43%	11.29%	8.01%	11.14%	8.04%	12.51%	
2020	4.47%	3.02%	5.12%	2.81%	4.64%	6.92%	11.61%	10.39%	13.42%	15.97%	10.02%	11.62%	
2021	13.98%	10.20%	13.20%	22.65%	18.60%	29.71%	22.08%	19.80%	16.35%	20.03%			
Cumulative	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$124,682	\$228,188	\$359,778	\$452,443	\$600,967	\$698,939	\$800,669	\$956,238	\$1,060,429	\$1,194,476	\$1,363,380	
2011	\$109,729	\$203,365	\$311,923	\$412,613	\$485,224	\$579,570	\$652,476	\$749,900	\$862,429	\$968,404	\$1,057,304	\$1,205,218	
2012	\$86,547	\$162,293	\$228,127	\$302,659	\$437,919	\$631,801	\$772,411	\$968,855	\$1,217,008	\$1,400,904	\$1,570,995	\$1,937,333	
2013	\$72,106	\$161,734	\$256,678	\$365,698	\$512,672	\$616,957	\$866,269	\$1,068,620	\$1,201,136	\$1,356,394	\$1,525,700	\$1,663,979	
2014	\$116,307	\$213,711	\$376,470	\$612,546	\$830,592	\$1,042,530	\$1,236,020	\$1,433,945	\$1,640,278	\$1,894,973	\$2,020,017	\$2,216,829	
2015	\$184,186	\$306,105	\$538,125	\$689,766	\$873,803	\$1,075,669	\$1,398,164	\$1,640,283	\$1,879,664	\$2,114,549	\$2,354,406	\$2,642,008	
2016	\$147,780	\$347,489	\$544,696	\$723,496	\$975,412	\$1,195,589	\$1,446,043	\$1,808,689	\$2,134,784	\$2,401,000	\$2,659,039	\$2,978,044	
2017	\$170,789	\$338,283	\$508,057	\$776,338	\$1,169,558	\$1,549,390	\$1,791,144	\$2,251,254	\$2,632,147	\$2,994,251	\$3,249,887	\$3,524,752	
2018	\$252,155	\$418,441	\$705,890	\$971,304	\$1,331,842	\$1,819,580	\$2,154,751	\$2,481,598	\$2,791,057	\$3,201,933	\$3,479,865	\$3,786,910	
2019	\$136,263	\$293,170	\$475,365	\$757,660	\$1,231,720	\$1,535,464	\$1,854,293	\$2,281,674	\$2,584,872	\$3,006,568	\$3,310,699	\$3,784,232	
2020	\$251,391	\$421,324	\$709,342	\$867,518	\$1,128,461	\$1,517,863	\$2,171,200	\$2,755,964	\$3,511,021	\$4,409,698	\$4,973,389	\$5,627,084	
2021	\$415,281	\$718,353	\$1,110,251	\$1,782,921	\$2,335,239	\$3,217,761	\$3,873,422	\$4,461,465	\$4,947,109	\$5,541,957			
Cumulative %													
2010	6.47%	9.15%	16.74%	26.39%	33.19%	44.08%	51.27%	58.73%	70.14%	77.78%	87.61%	100.00%	
2011	9.10%	16.87%	25.88%	34.24%	40.26%	48.09%	54.14%	62.22%	71.56%	80.35%	87.73%	100.00%	
2012	4.47%	8.38%	11.78%	15.62%	22.60%	32.61%	39.87%	50.01%	62.82%	72.31%	81.09%	100.00%	
2013	4.33%	9.72%	15.43%	21.98%	30.81%	37.08%	52.06%	64.22%	72.18%	81.52%	91.69%	100.00%	
2014	5.25%	9.64%	16.98%	27.63%	37.47%	47.03%	55.76%	64.68%	73.99%	85.48%	91.12%	100.00%	
2015	6.97%	11.59%	20.37%	26.11%	33.07%	40.71%	52.92%	62.08%	71.15%	80.04%	89.11%	100.00%	
2016	4.96%	11.67%	18.29%	24.29%	32.75%	40.15%	48.56%	60.73%	71.68%	80.62%	89.29%	100.00%	
2017	4.85%	9.60%	14.41%	22.03%	33.18%	43.96%	50.82%	63.87%	74.68%	84.95%	92.20%	100.00%	
2018	6.66%	11.05%	18.64%	25.65%	35.17%	48.05%	56.90%	65.53%	73.70%	84.55%	91.89%	100.00%	
2019	3.60%	7.75%	12.56%	20.02%	32.55%	40.58%	49.00%	60.29%	68.31%	79.45%	87.49%	100.00%	
2020	4.47%	7.49%	12.61%	15.42%	20.05%	26.97%	38.58%	48.98%	62.40%	78.37%	88.38%	100.00%	
2021	13.98%	24.19%	37.38%	60.03%	78.63%	108.34%	130.42%	150.22%	166.57%	186.60%			
Avg % Recvd	5.56%	10.26%	16.70%	23.58%	31.92%	40.85%	49.99%	60.12%	70.24%	80.49%	88.87%	100.00%	
Projections													
Min	\$4,561,270	\$4,257,234	\$4,289,818	\$5,207,811	\$5,800,357	\$6,691,353	\$6,807,424	\$6,808,183	\$6,624,754	\$6,483,242			
Max	\$11,532,989	\$9,594,115	\$9,428,613	\$11,564,765	\$11,644,693	\$11,929,018	\$10,038,723	\$9,109,349	\$7,928,689	\$7,664,061			
Average	\$7,473,614	\$6,999,500	\$6,648,876	\$7,561,443	\$7,316,160	\$7,877,864	\$7,748,709	\$7,420,558	\$7,043,512	\$6,885,086			
Budget Amt	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	
YE Budget Proj(%)	251.64%	235.67%	223.87%	254.59%	246.34%	265.25%	260.90%	249.85%	237.16%	231.82%			

REET by Month



REET by Year



REET by Year Column

