



## MEETING MINUTES

### Conservation Land Bank Commission Meeting

October 20, 2023

#### Hybrid Meeting

#### San Juan Island Grange

##### Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Sandi Friel, District 2, position 2

Peggy Bill, District 3, position 3

Brian Wiese, at large, position 4

Mike Pickett, at large, position 5

Christa Campbell, at large, position 7

**Commission Members Absent:** Amy Trainer, at large, position 6

**Land Bank Staff in Attendance:** Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Tanja Williamson

**Land Bank Staff Absent:** Shauna Barrows, Charlie Behnke, Jacob Wagner, Amanda Wedow

**County Council Liaison:** Christine Minney

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

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:32 am	Chair, Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:32 am (0:13)	None
<b>Adoption of Minutes</b> 8:33 am (0:44)	The draft September 15, 2023, minutes were reviewed. There were corrections. Minutes were approved with corrections.
<b>Chair and Commissioner's Report</b> 8:35 am (3:00)	Peggy attended the Land Bank and San Juan Preservation Trust (SJPT) quarterly meeting and found it informative. Marilyn also attended the meeting and noted she broke her record for number of Land Bank Preserves visited in a month. Christa dialed into the County Council meeting that included Aaron and Lincoln's budget proposal presentation. She commented it was very clear and informative.

<b>Partner Update – San Juan Preservation Trust (SJPT)</b> 8:37 am (5:46)	Conservation Director, Vickie Edwards, has been working with Lincoln and Doug on the Cady Mountain Addition Conservation Easement (CE) and hopes to close on or before end of year. Vickie anticipates bringing the CE to the Commission at next month’s meeting and to the County Council at the end of November. Fundraising for the North Shore property continues with \$350k remaining to raise for the CE. She noted once the Cady Mountain CE is finished, Kathleen will work with Peter on drafting the North Shore CE. Vickie highlighted that SJPT signed their RCO agreement for the PSAR and Salmon Recovery Funding Board dollars.
<b>Council Liaison</b> 8:42 am (10:21)	Christine Minney gave the following highlights: <ul style="list-style-type: none"> <li>• Town of Friday Harbor (ToFH) and County Council held a joint meeting to discuss areas of mutual concern, which included WA State Ferries, and how to join forces in sharing on “voice” for the County as a whole. They also received an update on the affordable housing development for the Malcolm/Argyle lots, and ToFH current condition of water resources.</li> <li>• Last year the County awarded \$3,500,000 across the three main islands from the Affordable Housing REET. For 2023, the Council decided rather than open a completely new funding round, they will fund projects that weren’t fully funded the year prior. The three projects are as follows: \$1.5M to Housing Lopez for the Lopez Village North Project; \$365,197 went to OPAL Community Land Trust for Kidder Way Project; \$250K to Lopez Community Land Trust (LCLT) for Fisherman Bay Curve</li> <li>• On October 31, 2023, <a href="#">San Juan County turns 150 years old</a> and will kick off a year of family friendly events on that date.</li> <li>• The public process for the 2024-2025 biennium budget is well underway. The final public hearing for adoption is scheduled for November 28<sup>th</sup>, 2023.</li> <li>• Pediatric vaccination appointments are now available for flu and covid.</li> </ul>
<b>Financial Update – Quarterly Report</b> 8:50 am (18:55)	Aaron presented and reviewed the third quarter financial report with the Commission. There was discussion regarding impact of the County’s recent collective bargaining agreement and moving funds into the Local Government Investment Pool (LGIP) in order to take advantage of current higher interest rates.
<b>Financial Update Proposed 2024-2025 Biennium Budget</b> 9:09 am (36:50)	<p>Lincoln responded to a comment from last meeting regarding language included in the Table of Contents and the auditor making changes to the Land Bank budget. He noted the auditor can make changes to payroll benefits, IT charges and County insurance adjustments, which tend to change from the initial budget to final document, and nothing else.</p> <p>Lincoln provided a recap of the <a href="#">Proposed 2024-2025 Biennium Budget</a> for the Commission. There was discussion.</p>
<b>Break</b> 9:32 am 9:42 am (1:00:38)	Took break early to correct technology issues.
<b>Open Public Hearing</b> 9:45 am (1:01:07)	There was no public comment.
<b>Closed Public Hearing</b> 9:46 am	



DRAFT Destination Management Plan Proposal (DMP) continued	item is assigned to the Land Bank. Lincoln noted that the Land Bank currently owns 4.5 percent of the County's land area, and that it might be able to acquire an additional 1-2 percent by 2030, depending on the cost of individual projects and success in securing outside funding. There was discussion including where the 40 percent figure came from and the County's available density.
<b>Stewardship Report</b> 10:42 am (1:58:44)	Christa noted another great report and highlighted the amount of work completed on Orcas seemed exceptional considering the County's new 32 hour work week.  Doug shared highlights of the Garry Oak Ecosystems Recovery Team (GOERT) conference he and Shauna attended.
<b>Outreach/Volunteer Report</b> 10:45 am (2:02:07)	Tanja highlighted upcoming events. There was discussion whether to host Fall Community Conversation. Consensus was too much to pull off with Strategic Planning also happening.
<b>Public Comment</b> 10:49 am (2:06:46)	A member of the public asked if the Strategic Plan interviews were underway. Christa replied yes.
<b>Future Agenda Items</b> 10:51 am (2:07:55)	Sandi highlighted that she and Christa's positions will be open in the new year. Marilyn expressed concern about the lack of experienced commissioners with the loss of Sandi and Christa. Christa and Christine reminded everyone that County Code determines onboarding of new commissioners happens in January. There was discussion regarding a temporary extension for Commissioners past their term limits.
<b>Meeting Adjourned</b> 11:11 am	Chair, Christa Campbell adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place November 17, 2023, at the San Juan Island Grange.