

## **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
Call to Order 8:32 am	Chair, Christa Campbell, called the meeting to order.
Public Comment 8:32 am (0:13)	None
Adoption of Minutes 8:33 am (0.44)	The draft September 15, 2023, minutes were reviewed. There were corrections.  Minutes were approved with corrections.
Chair and Commissioner's Report 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.

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Partner Update – San Juan Preservation Trust (SJPT) 8:37 am (5:46) Council Liaison 8:42 am (10:21)	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.  Christine Minney gave the following highlights:  • 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.  • 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
	<ul> <li>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, San Juan County turns 150 years old 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>
Financial Update – Quarterly Report 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.
Financial Update Proposed 2024-2025 Biennium Budget 9:09 am (36:50)	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.  Lincoln provided a recap of the <a href="Proposed 2024-2025 Biennium Budget">Proposed 2024-2025 Biennium Budget</a> for the Commission. There was discussion.
Break 9:32 am 9:42 am (1:00:38)	Took break early to correct technology issues.
Open Public Hearing 9:45 am (1:01:07)	There was no public comment.
Closed Public Hearing 9:46 am	

Proposed 2024-2025	ACTION: Marilyn O'Connor moved to adopt the Proposed 2024-2025 Biennium
<b>Budget Discussion</b>	Budget as presented by staff. Mike Pickett seconded the motion. Motion passed
<b>Continued</b> (1:13:47)	unanimously by Commissioners present.
9:56 am	
Director's Report	Entrance Mountain Resale. For resale is a 10-acre parcel separated from other two
9:46 am (1:14:49)	which was purchased with the intention to resell it with a development restriction.
- (/)	Currently working on a no-build CE as part of the sale to a neighbor.
Orcas Island	
Acquisition and Resales	Cady Mountain. Lincoln highlighted this is the property SJPT Conservation Director,
	Vickie Edwards mentioned earlier in the meeting. At the time of purchase, the Land
San Juan Island	Bank came to an agreement with SJPT that they would purchase a CE on the
	property. Going forward, the Land Bank will retain ownership and management over
	the property and the SJPT CE will place restrictions against development of the
	property. Lincoln noted that SJPT bringing private funding to the table enables the
	Land Bank to stretch its dollars further.
Lopez Island	Demetrick CE Donation. The property is located near Channel Preserve; Lincoln is
•	continues working through the CE details with the family.
	Utt Property Donation. Lincoln gave a presentation regarding a new property
	donation located on Swift Bay, behind the beach. The property is largely wetland and
	next to a tide gate. Lincoln noted it has good restoration potential, no real public
	access potential, and minimal management costs (e.g., annual monitoring). There
	was discussion. Lincoln will do some research regarding neighborhood flooding
	implications should the Land Bank accept the donation.
Strategic Planning	There was discussion regarding the summary update from the consultant. Lincoln
Update	noted that Phase 1, community outreach interviews, in in progress. The consultant is
- F	moving into Phase 2, which involves creation of a community survey to post on the
	County's "Engage" platform. Lincoln noted that survey should be available
	sometime in early November. Following the community survey feedback, the
	consultant will undertake a Strength, Weaknesses, Opportunities, and Threats
	(SWOT) Analysis in advance of December's Annual Retreat. There was discussion.
	Peggy asked when interview results will be available. Lincoln believed in advance of
	the retreat, as well as broader survey results. Sandi asked about a promotional plan
	alerting the public to the survey and suggested the Land Bank take the lead. Lincoln
	responded that there is no plan in place yet, and yes, staff will work on one. There
	was discussion regarding retreat logistics.
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DRAFT Destination	Lincoln brought two items from the draft Destination Management Plan (DMP)
Management Plan	proposal to the Commission's attention as they apply to the Land Bank. Item one is a
Proposal (DMP)	trail that would go from Zylstra Lake Preserve south, to Bailer Hill Road, and across
	SJPT property. Lincoln noted there have been no conversations with SJPT regarding
	this proposed trail and since it's SJPT's property, this would be a project for them to
	take up, and therefore not appropriate for DMP proposal. Item two refers to one of
	the tables that states the County will try to protect 40% of the landscape, and that

DRAFT Destination	item is assigned to the Land Bank. Lincoln noted that the Land Bank currently owns
Management Plan	4.5 percent of the County's land area, and that it might be able to acquire an
Proposal (DMP)	additional 1-2 percent by 2030, depending on the cost of individual projects and
continued	success in securing outside funding. There was discussion including where the 40
	percent figure came from and the County's available density.
Stewardship Report	Christa noted another great report and highlighted the amount of work completed on
10:42 am (1:58:44)	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.
Outreach/Volunteer	Tanja highlighted upcoming events. There was discussion whether to host Fall
Report 10:45 am	Community Conversation. Consensus was too much to pull off with Strategic
(2:02:07)	Planning also happening.
<b>Public Comment</b>	A member of the public asked if the Strategic Plan interviews were underway.
10:49 am (2:06:46)	Christa replied yes.
Future Agenda Items	Sandi highlighted that she and Christa's positions will be open in the new year.
10:51 am (2:07:55)	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.
Meeting Adjourned	Chair, Christa Campbell adjourned the meeting.
11:11 am	
NEXT MEETING	The next LBC meeting is scheduled to take place November 17, 2023, at the San
	Juan Island Grange.