



MEETING MINUTES

Conservation Land Bank Commission Meeting August 16, 2024 Hybrid Meeting San Juan Island Grange

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1
Ann Marie Shanks, District 2, position 2
Peggy Bill, District 3, position 3
Brian Wiese, at large, position 4

Mike Pickett, at large, position 5
Amy Trainer, at large, position 6
Tim Clark, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Lincoln Bormann, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Charlie Behnke, Tyler Goodman, Eliza Habegger, Jacob Wagner

County Council Liaison: Christine Minney

Public in Attendance: 3 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:43 am (0.26)	Chair, Brian Wiese, called the meeting to order.
Public Comment 8:43 am (0.35)	None
Adoption of Minutes 8:43 am (:45)	The draft July 19, 2024, minutes were reviewed. There were no corrections. Minutes were approved.

<p>Partner Update – San Juan Preservation Trust (SJPT) 8:43 am (1:25)</p>	<p>Conservation Director, Vickie Edwards, reported the following:</p> <ul style="list-style-type: none"> • The draft North Shore Preserve conservation easement (CE) completed and given to Lincoln for review with plan to take project to SJPT board in December for final approval, set to close early Q1. Vickie noted RCO grant expires June 30, 2025. • SJPT, via RCO grant funding, has reimbursed Land Bank approximately \$100k for expenses • SJPT staff and board members enjoyed the Redtail trail opening and complimented Land Bank stewards on their good work.
<p>Council Liaison 8:46 am (4:23)</p>	<p>Christine Minney gave the following highlights:</p> <ul style="list-style-type: none"> • Christine has been at the fair all week and encouraged all to attend
<p>Chair and Commissioner’s Report 8:55 am (5:11)</p>	<p>Marilyn attended the Redtail trail opening and has heard great things from neighbors and others in the community regarding the trail</p> <p>Tim attended the climate change and sustainability meeting discussing the climate element and actions portion of the County comprehensive plan update. Tim says it coming together. He noted the Department of Environmental Stewardship will be at the County Fair in the Green Village. He also helped Amanda at Watmough Addition.</p> <p>Brian attended the SJPT Summer Social at the North Shore Preserve and noted it was a fun event. Marilyn noted she hadn’t seen the Preserve in quite a while and was blown away at all the work the Orcas stewardship staff had accomplished. Brian noted the Friends of the San Juans has endorsed renewing the Land Bank REET. Amy has replaced Marilyn on the communications sub-committee.</p>
<p>Outreach/ Communications Report 9:00 am (10:10)</p>	<p>Tanja reported the County Fair looks good and the Land Bank booth is located in Green Village. The evening prior was the second Nature Rx walk with a focus on botanical medicine led by naturopath Dr Mandy Gulla. It was a small group and Dr. Gulla was very knowledgeable and well received. Both Lincoln and Eliza will give presentations in the Green Village. The communications sub-committee group discussed the SJI Library display case for September and fall Community Conversations. Tanja is talking to the SJI’s Makers Guild about hosting art-themed events on Orcas and Lopez, similar to what Alchemy Art Center has been leading on San Juan Island.</p> <p>Brian asked to go over the Land Bank’s communication plan and with the County and set priorities at the September LBC meeting.</p>
<p>Financial Report 9:06 am (16:09)</p> <p>Updated REET and Expenditure Report</p>	<p>Aaron gave an update on the plan for reducing spending in the event the Real Estate Excise Tax (REET) revenue does not reach the amount budgeted of \$3.75M.</p> <p>There was discussion regarding reducing stewardship spending across all three districts by 20% total. Commissioners appreciated the plan but wanted to retain flexibility into the 4th quarter.</p>

<p>Director's Report 9:17 am (25:08) Update on Ballot Process</p> <p>Update on RCO grants for Watmough Head acquisition</p> <p>Forthcoming Projects</p>	<p>Lincoln gave an update on the ballot process for reauthorization; all steps have been completed. There was discussion regarding voter information guide statements and fact checking.</p> <p>Lincoln gave an update on pending grants for the Watmough Head acquisition (Salmon Recovery and Aquatic Lands and Enhancement Account), and noted the appraisal is somewhat complicated as the goal is to retain the historic house as a utility structure and eliminate all residential potential for entire property. Lincoln expects to receive the appraisal today. Funding should be received by the end of year.</p> <p>Working on the Demetrick CE donation; it is currently with the PA's office. Lincoln is circling back to the resale project of 10-acre Alderman property on San Juan Island; next step is moving forward with County Council sale process. He also noted a possible future CE project on 15-acre Nesika farm on San Juan Island. There was discussion.</p>
<p>Break 9:21 am – 9:36 am (38:19)</p>	
<p>Stewardship Report 9:36 am (44:25) Ag Leasing Update</p> <p>Westside Lake Pike Management Discussion</p> <p>North Shore Preserve Update</p>	<p>Lincoln shared that the draft leases were being finalized and hoped to get them to the Commission for final approval at the September meeting.</p> <p>Doug gave a brief presentation of the history of Limekiln Preserve, the construction of Westside Lake, and the discovery of invasive Northern Pike in spring of this year. Justin Spinelli, regional biologist from Washington Department Fish and Wildlife (WDFW), provided detailed information regarding Northern Pike. There was discussion regarding management as multiple mitigation options were offered, including draining the lake. Justin will return with additional information for more discussion at a future meeting.</p> <p>Peter shared a slideshow highlighting restoration efforts and updates to the Preserve.</p>
<p>Public Comment 10:48 am (1:57:11)</p>	<p>Tracy Cottingham gave a shout out to commissioners for their engagement and great discussions and is thrilled with the work that's happened at North Shore Preserve.</p>
<p>Stewardship Report additional (2:00:17)</p>	<p>Amanda is waiting to hear back from the state Recreation and Conservation Office (RCO) regarding cultural resource consultation for Watmough Head (a condition of the state grants). She's working on an archaeological monitoring plan which would cover removal of the sport court and rebuilding of stairs to the beach. She and Erin will bring the Watmough Bay Preserve SMP plan to commission soon. Amanda has</p>

	also been assisting the Bureau of Land Management with a visitor satisfaction survey at Watmough Bay.
Future Agenda Items (2:05:33)	Hunting at Lopez Hill There was discussion regarding reserves for future stewardship and communicating to public Land Bank Communications Plan.
Meeting Adjourned 11:05 am (2:13:05)	Chair, Brian Wiese, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place September 20, 2024, at the San Juan Island Grange.

Summary of Values of Land Bank Purchases

Number of Purchases / Donations	Appraised Value of Purchases 1990-2022	Land Bank Expenditures	Partner Expenditures	Non-acquisition partner contributions	Donations of Property	Land Bank Assists on Other Projects
68 / 7	\$87.6M	\$49M	\$33.5M	\$1.9M	\$7.5M	\$12.4M
Total Purchase Price	\$82.9M		Total Partner Contributions: \$53M			
Number of CE Purchases / Donations	Appraised Value of Purchases 1990-2022	Land Bank Expenditures	Partner Expenditures		Donations of CEs	
33 / 15	\$10.7M	\$7M	\$1.8M	n/a	> \$5M est.	
Total Appraised Value LB Projects: \$98.3M*		Total Appraised Value All Projects: \$109.4M*				
Total LB Expenditures: \$56M		Total Partner Contributions All Projects: \$62.1M				

*Does Not Include CE Donation Value

7-15-24