



MEETING MINUTES

Conservation Land Bank Commission Meeting October 18, 2024 Hybrid Meeting Orcas Fire Hall

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1	Mike Pickett, at large, position 5
Ann Marie Shanks, District 2, position 2	Tim Clark, at large, position 7
Peggy Bill, District 3, position 3	
Brian Wiese, at large, position 4	

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

Land Bank Staff in Attendance: Lincoln Bormann, Charlie Behnke, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Tyler Goodman, Peter Guillozet, Eliza Habegger, Erin Halcomb, Jacob Wagner

County Council Liaison: Christine Minney

Public in Attendance: 12 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:33 am	Chair, Brian Wiese, called the meeting to order.
Public Comment 8:34 am	Kim Ihlenfeldt, Executive Director of Orcas Parks and Rec regarding property line.
Adoption of Minutes 8:35 am	The draft September 20, 2024, minutes were reviewed. There were corrections. Minutes were approved.

<p>Partner Update – San Juan Preservation Trust (SJPT) 8:35 am</p>	<p>Conservation Director, Vickie Edwards, reported the following:</p> <ul style="list-style-type: none"> • Vickie attended the North Shore Preserve opening celebration on Public Lands Day, September 28th, and commended staff on the amount of work done under such a short timeline. • The North Shore Conservation Easement (CE) is with the Prosecuting Attorney’s (PA) Office for review and hope to have the final draft by end of year in order to get to the County Council for review by end of January/beginning of February 2025 and have completed by March 2025. • Kathleen Lewis is expanding the Preservation Trust’s Island Marble Butterfly habitat at their Phelps Preserve located in San Juan Valley.
<p>Council Liaison 8:42 am</p>	<p>No update</p>
<p>Chair and Commissioner’s Report 8:42 am</p>	<p>Peggy attended a community meeting regarding hunting which Jane Fuller organized. Peggy felt it had good representation, good turnout and good questions. Agencies that were present were the County’s PA’s office, Sherriff’s office, Land Bank, Washington Fish and Wildlife (WDFW), and Bureau of Land Management (BLM). BLM will set up kiosks at trailheads and have weekend representation through hunting season. Peggy walked Hummel Lake Preserve trail recently and remarked on its beauty.</p> <p>Tim attended the North Shore Preserve opening celebration and was also quite impressed by the amount of work completed in the short timeline. He attended the community meeting about hunting, as well as the Climate and Sustainability Advisory Committee retreat where a few policy changes are being considered for the County’s Comprehensive Plan Update. Tim noted that there is a new proposed county-wide policy regarding tree cutting and saving tree canopy.</p> <p>Anne Marie attended the North Shore Preserve opening and encouraged participation in the upcoming Community Conversation on October 24th.</p> <p>Brian also attended the North Shore Preserve opening and noted his enjoyment of the slideshow Peter put together highlighting all the work that occurred over the last two years.</p> <p>Mike hiked Mount Grant Preserve and commented on how great the trail looks as well as the trailhead parking area.</p>
<p>Proposed 2025 Mid-Biennium Budget 9:07 am</p>	<p>The budget figures reflect the 2024-205 Expenditure and Acquisition Plan approved by the commission on 10/20/2023 and the council on 12/12/2023. The Beginning and Ending Cash is calculated based on YE projections.</p> <p>The figures we will focus on in the plan will be adjustments to the 2025 adopted budget.</p>

<p>Proposed 2025 Mid-Biennium Budget continued</p>	<p>CONSERVATION AREA FUND (CAF)</p> <p>Beginning cash is reduced by \$132,902 based on 2024-year end projections. The actual beginning cash will be adjusted in the first amendment after the new year. Real Estate Excise Tax (REET) Revenue reduced by \$250,000 to \$3.5M along with the \$2,500 admin fee to the Treasurer. Local Government Investment Pool (LGIP) revenue is increased by \$75,000 to total \$100,000. Sale of Land includes: \$1.715M for the North Shore CE to the San Juan Preservation Trust.</p> <p>Ending cash is reduced \$308,945 to \$5,936,656 based on 2024-year end projections. County Administration has adjusted payroll, IT and GIS services for Land Bank Administration and Acquisition Costs adding an additional \$3,543. Acquisition Costs include the \$200K 4th and final 2022 Hauschka Cady Mountain purchase payments for the only budgeted project. Debt Service includes the \$1M 3rd and final principal and interest payment for the loan from STEW for the North Shore purchase. Also included is the 5% interest on the Hauschka payment.</p> <p>STEWARDSHIP & MANAGEMENT FUND (STEW)</p> <p>Total Cash is increasing by \$136,862 based on 2024-year end projections. This will change when actuals come out at years end. The transfer from the CAF for Stewardship is based on actuals and will slightly impact the budgeted cash. LGIP interest is increasing by 70,000 to bring the total to \$100,000. Interest Revenue from the Interfund Loan in increasing by \$37,500 to \$50,000. New lease income is being added for Beaverton Marsh and Frazer Homestead with \$1,200 each. Final principal and interest payments on the loan to CAF for North Shore.</p> <p>Total Ending Cash increasing by \$203,358 based on 2024-year end projections. Similar to the CAF, County Administration has made adjustments to payroll and IT costs increasing by \$43,434. The Nursery Outreach Assistant Position needed to be added to the budget and we are requesting the position be increased from a .5 FTE to .625 FTE increasing the hours to 20 hours per week.</p>
<p>Open Public Hearing 9:30 am</p> <p>Closed Public Hearing 9:30 am</p>	<p>No public comment</p>
<p>Proposed 2025 Mid-Biennium Budget Discussion 9:31 am</p>	<p>The Proposed 2025 Mid-Biennium Budget was approved unanimously.</p>
<p>Financial Report 9:31 am</p>	<p>Aaron presented the Q3 financial report.</p>
<p>Director's Report 9:40 am</p>	<p>Lincoln gave a powerpoint presentation on the overview of the Land Bank's efforts to conserve farmland and build relationships with the agricultural community.</p>

Coffelt Farm Preserve Lease Update 10:09 am	Amy Lum presented farm update for Lum Farm LLC.
Break 10:28 am – 10:39 am	
Outreach/ Communications Report 10:39 am	Tanja shared upcoming events: Habitat Restoration Planting Party on 11/2 at North Shore Preserve and Guided Bird Walk at Crescent Beach Preserve on 10/26. Tanja also noted that there have been some software issues with County press releases getting to media. Erin Andrews, County Communications Coordinator is aware and has found a work around until the issue is resolved. One of the press releases that didn't get posted on September 28 th was the October 24th Community Conversation announcement. Fall newsletter to go out in the next week.
Stewardship Report 10:43 am San Juan Island Lopez Island	<p>Doug acknowledged Charlie for all his work with agriculture. Doug clarified that the Northern Pike was listed under the Westside Preserve but should have been under Limekiln Preserve. Also, 2 years with no observed cyanobacterial bloom at Zylstra Lake Preserve. Staff continues to monitor.</p> <p>Amanda reported only one public comment was received for the Draft Watmough Preserve Addition Stewardship and Management Plan (SMP). She hoped the SMP reflected early public comments received prior to writing the draft as there was discussion at two Land Bank Commission meetings and a public scoping meeting in spring. The final draft will be ready for the November meeting on Lopez. The one received comment was about boating access in general for Watmough Bay and the observation how crowded it gets with boating. Amanda noted boating is slightly out of the Land Bank's scope and highlighted that we provide 3 mooring buoys.</p>
2nd Public Comment 10:51 am	Kathy Morris commented on the importance of CE's and consideration of legacy properties on Orcas Island.
Future Agenda Items 10:55 am	Tribal relations and connections. Invite Frankie to come to future meeting or retreat. Northern Pike and alternatives False Bay Preserve Mitigation Project Prescribed burns - further discussion Annual Retreat – accessibility
Meeting Adjourned 10:57 am	Chair, Brian Wiese, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place November 15, 2024, at the Lopez Island Family Resource Center, located at 23 Pear Tree Lane, Lopez Island.

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