



MEETING MINUTES

Conservation Land Bank Commission Meeting **April 18, 2025** **Hybrid Meeting** **Lopez Island Family Resource Center**

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, Peter Guillozet, Erin Halcomb, Aaron Rock, Margo Thorp, Jacob Wagner, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Charlie Behnke, Tyler Goodman, Eliza Habegger, Doug McCutchen,

County Council Liaison: Jane Fuller

Public in Attendance: 2 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:45 am Time Stamp (0:09)	Chair, Brian Wiese, called the meeting to order.
Public Comment 8:45 am (0:15)	None
Adoption of Minutes 8:46 am (0:32)	The draft March 21, 2025, minutes were reviewed. There were no corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
Partner Update – San Juan Preservation Trust (SJPT) 8:46 am (0:58)	SJPT Conservation Director, Vickie Edwards reported the following: <ul style="list-style-type: none"> • SJPT will host their annual meeting on May 8 via Zoom. • Cascade Creek Project partnership with the Land Bank
Council Update 8:50 am (4:48)	Council member, Jane Fuller, reported the following: <ul style="list-style-type: none"> • County Council visited Watmough Head after their meeting on Lopez Island and Jane commented that it was wonderful. • Jane is excited to utilize the \$5.2M federal funding for a connector trail at Beaverton Marsh Preserve on San Juan Island.
Chair and Commissioner’s Report 8:56 am (10:32)	<p>Marilyn walked the Redtail Trail with Representative Larsen and Lincoln. She noted Larsen was impressed with the work completed thus far. She also visited the following Land Bank preserves: Westside and Mount Grant (SJI) and Fisherman Bay and Channel (Lopez). As well, she spoke with Lincoln and Aaron regarding how to portray finances to public in an “easy to understand” format.</p> <p>Tim participated in the Lopez Island Great Island’s Clean Up removing debris from Weeks Wetland. Tim also attended the Climate and Sustainability meeting where he watched an interesting presentation on edgeland roads.</p> <p>Peggy, along with Tim, went on the Council field trip to Watmough Head. She also had a meeting regarding the conservation easement at Stonecrest Farm. In addition, she visited the San Juan Island Grange’s Overmarsh Farm Commons Project at Beaverton Marsh and Zylstra Lake Preserves on San Juan Island.</p>
Finance Report 1st Quarter Financial Statement 2025 9:01 am (15:42)	<p>CONSERVATION AREA FUND FINANCIAL STATEMENT Total Current Assets increased by \$1,544,979 in the 1st quarter of the year, bringing the total to \$6.5M. General Obligation Bonds Payable or long-term liabilities at \$3.275M, this does not include the Interfund loan from Stewardship.</p> <p>1% Real Estate Excise Tax (REET) at \$567,840 for the year and 16.22% of the 2025 budget. LGIP interest earnings for the year at \$48,572 YTD. Sale of Land \$1,679,238 was for the Conservation Easement sale at North Shore Preserve to the San Juan Preservation Trust. 1st quarter Transfer to Stewardship Site Enhancement \$684,628 was made in March. Administration Expenditures is 4.19% of Total Revenue.</p> <p>STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT Cash in the Stewardship & Management Fund increased by \$350,197 over the 4th quarter 2024. The Local Government Investment Pool (Endowment fund) stands at \$7.2M for the 1st quarter. Total Assets at \$8M.</p> <p>Interest earnings for the quarter at \$79,085. The 1st quarter Site Enhancement Transfer was received in March in the amount of \$684,628. Stewardship Total Expenditures (J49) for the quarter totaling \$94,374 at 12.64% of budget.</p>

<p>Director's Report 9:27 am (41:52)</p> <p>Staffing Review Finance</p> <p>Acquisitions/Sales Orcas Island Mottl utility easement</p> <p>Taylor Property Along Cascade Creek</p> <p>Blakely Island</p>	<p>Lincoln reported the staffing sub-committee met. Lincoln plans to call some consultants for ideas, and he plans to survey the staff and talk about ideas on how to make the program run more efficiently.</p> <p>There is a financial sub-committee meeting set for April 24th to discuss expenditure parameters, including for staffing and keeping stewardship costs to 60% of revenue as discussed during the annual retreat.</p> <p>Lincoln is working with John Mottl, his attorney, and Jon Cain from the PA's office to sell a utility easement on the property the Mottl's donated to the Land Bank with a life estate. Mr. Mottl needs water from the well on the life estate property for his parcel across the road. An appraisal is underway.</p> <p>SJPT has been working to secure a salmon recovery grant to acquire portions of the parcels owned by Sandy Taylor along Cascade Creek, adjacent to the Land Bank's Coho Preserve. Once funding is secured, SJPT hopes the Land Bank will take on the acquisition. This will be a fee purchase to add approximately 6 acres to the Preserve. Brian Wiese moved to accept the project. Consensus was unanimous.</p> <p>DNR is proceeding with the sale of its 225-acre school trust land to the Land Bank with funding provided via the state's Trust Land Transfer Program. Closing is expected sometime this summer. This is the last school trust land in the County, with 2,450 total acres conserved.</p>
<p>Break 10:00 am – 10:10 am (1:50)</p>	
<p>Outreach/ Communications Report 10:10 am (1:12:10)</p>	<p>Tanja reported on upcoming events including guided hikes, County Great Islands Clean Up, and opening Watmough Head Trail on May 3rd. Tanja noted there will be a free shuttle running between Lopez High Island School to the Preserve. Community Conversation is scheduled for May 8, but the Commission decided to change the date to accommodate SJPT's annual meeting on the same day. Tanja will check the SJI Grange's calendar for availability and will send some dates to Commission. The annual report and website update are both in design phase and Tanja expects the annual report to drop in postal boxes end of May.</p>
<p>Stewardship Report 10:22 am (1:22:32) San Juan Island Beaverton Trail Project</p> <p>Mount Grant</p>	<p>Lincoln noted there are still a few hoops to jump through with Department of Transportation (DOT), such as ADA compliance, and feels hopeful that it will work out. There was discussion</p> <p>Marilyn had a question about the Mount Grant neighbors logging plans. Lincoln commented that the County was notified of their intent to log adjacent to Geraldine Lane. The Land Bank is concerned over potential logging of the 100-foot strip east of the Lane which is subject to a native growth area covenant prohibiting mechanized</p>

Lopez Island	tree cutting. Lincoln resent a letter previously written to the neighbors by the PA's office outlining the restrictions.
Orcas Island	<p>Amanda highlighted the contract with HistoriCorps, a volunteer historic preservation conservation corps and their visit to Watmough Head to assess the buildings. She's also been busy working at Watmough Head, prepping for the May 3 opening. There was ATV activity at Channel Preserve along the trail and beach and report of someone walking their pet goat at Channel. Amanda noted dogs are not allowed at Channel, but there is no mention of goats. Brian asked about grant funding for the cabin at Watmough Head. There was discussion.</p> <p>Peter reported Tyler just finished a big trail makeover at Coho Preserve with Island Conservation Corps, and the help from KEEN volunteers. Washington Trails Association (WTA) is breaking ground on the new south slope trail at Turtleback Mountain Preserve. It will be a no dogs allowed trail. Peter is waiting on bids for replacing the septic at Coffelt Farm, and the Judd Cove Preserve shoreline restoration project will go out to bid in a week or so. South Turtleback parking will go from 11 spaces to about 20 in the same footprint with the new plan. The overflow area will have more capacity in a smaller space. Peter hopes to complete this in late September. Peter is still trying to sort out a potential grant-funding purchase of water rights for Cascade Creek; it's become more complex with now five entities involved versus the initial one.</p>
Restrooms	Brian asked about a septic permit mentioned in the Stewardship Report. Lincoln reported they are for urine diversion restrooms at Cady and Mount Grant Preserves. Brian suggested providing the Commission with more information regarding cost and a discussion about design concepts.
2nd Public Comment 10:42 am (1:42:22)	Nancy Greene had a question regarding the property next to Watmough Head since the owner passed away. Lincoln noted the family retains ownership and the Land Bank has a CE over the property. Nancy encouraged the Commission to leverage the federal funding as best they can, and to create better signage on shared projects with SJPT. She thanked the Land Bank for its good work.
Executive Session 10:45 am – 11:11 am (1:36:15)	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(b) to consider the selection of a site for the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.
Meeting Adjourned 11:11 am (1:44:36)	Chair, Brian Wiese, ended the executive session. No decision was made and the meeting was adjourned. The meeting will continue at Watmough Head with a working lunch and will convene approximately 2:30pm on site.
NEXT MEETING	The next LBC meeting is scheduled to take place May 16, 2025, located at the San Juan Island Grange, 152 First St N, Friday Harbor.