

AGENDA
San Juan County Conservation Land Bank Commission

**Members of the public may participate in person at
The Lopez Island Family Resource Center
23 Pear Tree Lane, Lopez Island WA 98261
join virtually by [CLICKING HERE](#)
or by phone @ (253)205-0468 Meeting ID: 875 4917 7162**

April 18, 2025

8:30am	Convene
8:30	General Public Comment Period
8:40	Approve March 21, 2025 Meeting Minutes
8:45	Partner Update – San Juan Preservation Trust
8:55	Council Update – Jane Fuller
9:05	Chair and Commissioners Reports
9:15	Financial Report – 1 st Quarter 2025 Report – Aaron Rock
9:35	Directors Report <ul style="list-style-type: none">• Staffing review update• Acquisitions – Cascade Creek (Orcas), Blakely DNR,• Sales - Mottl Life Estate well (Orcas), Frazer Homestead parcels (SJ)
9:55	Break
10:00	Outreach/Communications Report – Tanja Williamson
10:15	Stewardship Report <ul style="list-style-type: none">• Beaverton Trail Project
10:30	Future Agenda Items*
10:35	2 nd Public Comment Period
10:40	Executive Session: to consider the acquisition of real estate as per RCW 42.30.110(b)
11:10	Site Visit Travel
11:30	Working Lunch – Watmough Addition site visit
2:30pm	Adjourn

*Accessibility (disabled, elderly)

Tribal Relations (Frankie)

Stewardship priorities, consistent standards (land management and infrastructure), management plans

Staff Capacity / Organization study

Review of acquisition matrix criteria

Budget explanation and financial guidelines – Likely in May.

The Land Bank Commission May Add or Delete Agenda Items and Projects for Discussion. The Agenda Order is Subject to Change. You are invited to call the Land Bank office at 360-378-4402 for more details prior to the meeting. SJC Code 2.116.070 “All meetings and actions of advisory bodies and their subcommittees shall be open to the public, even where such meetings are not within the purview of the Open Public Meetings Act, Chapter 42.30 RCW, except where the meeting is properly closed for executive session, as provided in RCW 42.30.110”

Memo

To: Conservation Land Bank Commissioners and staff
From: Aaron Rock, Financial Clerk
RE: Financial Statements for the period ending March 31, 2025
4/14/2025

The budget figures in these reports reflect the Mid-Biennium Amended 2024 Budget, approved by the SJC Council on 12/3/2024. Other items to note:

CONSERVATION AREA FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

- Total Current Assets (G12) 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 (G30) at \$3.275M, this does not include the Interfund loan from Stewardship.

REVENUE & EXPENDITURES

- 1% Real Estate Excise Tax (REET) (F42) at \$567,840 for the year and 16.22% of the 2025 budget.
- LGIP interest earnings for the year (F44) at \$48,572 YTD.
- Sale of Land (F46) \$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 (F50) \$684,628 was made in March.
- Administration Expenditures (G58) is 4.19% of Total Revenue (G47).

STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT

BALANCE SHEET (ASSETS & LIABILITIES)

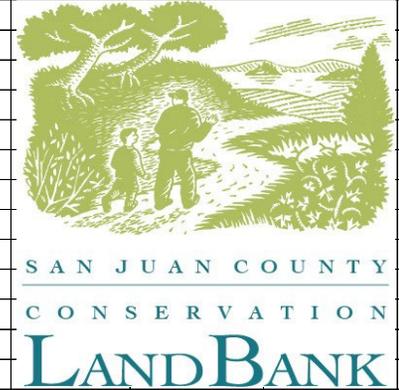
- Cash in the Stewardship & Management Fund (G5) increased by \$350,197 over the 4th quarter 2024.
- The Local Government Investment Pool (Endowment fund) (G7) stands at \$7.2M for the 1st quarter.
- Total Assets (G10) at \$8M.

REVENUE & EXPENDITURES

- Interest earnings (F31) for the quarter at \$79,085.
- The 1st quarter Site Enhancement Transfer (F37) 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.

SJC Land Bank Conservation Area Fund
Financial Statement
3 Month End of March 31, 2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1															
2						Dec 31, 24	Mar 31, 25	\$ Change	Interest rate	last year					
3	ASSETS														
4	Current Assets														
6	Total Cash					91,646	1,936,625	1,844,979							
10	Local Government Investment Pool					4,767,751	4,467,751	(300,000)	4.41%	5.41%					
12	Total Current Assets					4,962,933	6,507,913	1,544,979							
13	Other Assets														
14	LCTN Fund					645	645	-							
15	Odlin S. Donations					4,414	4,414	-							
16	Real Property - Total Value*					72,799,493	72,799,493	-							
18	TOTAL ASSETS					77,767,486	79,312,465	1,544,979							
19	LIABILITIES & EQUITY														
20	Liabilities														
26	Total Current Liabilities					5,059	5,059	-							
28	General Obligation Bonds Pyble					3,275,000	3,275,000	-							
30	Total Liabilities					3,280,059	3,280,059	-							
35	Total Equity					74,487,427	76,032,406	1,544,979							
36	TOTAL LIABILITIES & EQUITY					77,767,486	79,312,465	1,544,979							
37															
38						Q1	2025 YTD	Budget	% of Budget		REET	2025	2024	2023	2022
39	Revenue										Jan	230,612	110,845	329,863	360,392
40	Conservation Futures Tax					50,713	50,713	355,402	14.27%		Feb	149,471	140,709	170,409	316,292
41	Excise Taxes					334	334	1,490	22.39%		Mar	187,758	251,487	347,114	482,637
42	Real Estate Excise Tax (REET)					567,840	567,840	3,500,000	16.22%		Apr		343,717	262,422	349,007
43	DNR PILT NAP/NRPA						-	200	0.0%		May		241,615	342,814	752,805
44	Local Government Investment Pool					48,572	48,572	25,000	194.29%		Jun		290,134	620,587	644,480
45	Donations					150	150	2,500	6.0%		Jul		338,485	339,411	399,948
46	Sale of Land					1,679,238	1,679,238	1,715,000	97.92%		Aug		495,314	384,040	324,623
47	Total Income					2,346,847	2,346,847	5,599,592	41.91%		Sep		325,214	383,036	416,135
48	Expenditures										Oct		333,762	450,583	399,211
49	Administrative Expenses					98,339	98,339	378,581	25.98%		Nov		347,296	428,180	246,895
50	Transfers to Stewardship					684,628	684,628	3,238,512	21.14%		Dec		282,656	285,566	354,612
51	Acquisition Costs					18,900	18,900	278,185	6.79%		Total	567,840	3,501,234	4,344,025	5,047,037
52	Total Expense					801,867	801,867	5,553,089	14.44%						
53	Net Revenue over expenditures					1,544,979	1,544,979	46,503							
54	Beginning Cash + Investment					91,646	91,646	5,851,111							
55	Ending Cash Balance					1,936,625	1,936,625	5,861,614							
56	Ending Investment Fund Balance					4,767,751	4,767,751	1,012,500							
57	Ending Cash + Investment					6,507,913	6,507,913	645,311							
58	Admin %						4.19%								
59	* Real Property- Total Value					The taxable value of property is significantly lower. See "Impact on your tax's" statment									



SJC Land Bank Stewardship & Management Fund
Financial Statement
3 Months End of March 31, 2025

	A	B	C	D	E	F	G	H	I	J
1										
2						Dec 31, 24	Mar 31, 25	\$ Change	Interest rate	last year
3	ASSETS									
5			Total Cash			438,444	788,641	350,197		
7			Local Government Investment Pool			7,260,308	7,260,308	-	4.41%	5.41%
10	TOTAL ASSETS					7,698,753	8,048,949	350,197		
11	LIABILITIES & EQUITY									
19			Total Liabilities			-	-	-		
24			Total Equity			7,698,753	8,048,949	350,197		
25	TOTAL LIABILITIES & EQUITY					7,698,753	8,048,949	350,197		
26										
27						Q1	2025 YTD	Budget	% of Budget	
28			Revenue							
30			Sale of Plant Materials			2,514	2,514	12,000	20.95%	
31			Local Government Investment Pool			79,085	79,085	150,000	52.72%	
32			Leased Property			10,777	10,777	37,800	28.51%	
33			Donations			1,700	1,700	1,000	170.0%	
34			Prior Year Refund			2,468	2,468	-	0.0%	
35			Sales Tax State Remittances			199	199	600	33.17%	
37			Trans in Site Enhance			684,628	684,628	2,738,512	25.0%	
38			Total Revenue			781,371	781,371	3,449,912	22.65%	
39			Expenditures							
40			Stewardship Operational Cost			336,800	336,800	1,514,477	22.24%	
41			Property Management & Maint			94,374	94,374	746,460	12.64%	
43			Total Expenditures			431,174	431,174	2,763,937	15.6%	
44			Net Revenue over expenditures			350,197	350,197	685,975		
45			Beginning Cash + Investment			7,698,753	7,698,753	7,834,567		
46			Ending Cash Balance			788,641	788,641	1,802,757		
47			Ending Investment Fund Balance			7,260,308	7,260,308	7,712,385		

STEWARDSHIP & OUTREACH REPORT

APRIL 2025

Overview

Spring moves at a quick and dramatic pace. In just a few weeks time, there occurs a transition from winter hibernation to the excitement of spring. It's thrilling to observe daily changes seen in nature; buds swelling, flowers blooming, birdsong increasing, and days getting longer. With the seasonal transformation, comes an energy to the community with more events, opportunities to come together, more visitors to the preserves, and plenty of mowing!

Following successful educational events and positive reception from Tribal partners in collaborative work, the Co-Stewardship subcommittee of the Stewardship Network's Tribal Relations Engagement Group is exploring options for the group to grow. Several group members are exploring the formation of a splinter non-profit group whose purpose would be to provide support for restoration of cultural practices through fundraising, advocacy, and facilitation. Peter Forbes, [who recently provided a lecture about the establishment and ongoing work of First Light in Maine](#), has volunteered to help provide mentorship in these efforts.

Outreach

Staff: Tanja Williamson, Margo Thorp

Winter "Art on the Preserves" with Alchemy Art Center concluded at the end of March, with many kudos from participants. The spring newsletter dropped and Tanja has since returned to editing content and design for the annual report. She hosted a booth at the San Juan Island Farmer's Market highlighting Native Plant Appreciation Month and is in the midst of formalizing plans for the May 3rd Watmough Head celebration as well as future outreach events. (Be sure to check the website's [Events Calendar](#)). Orcas Commissioners and staff will participate in the Eco Fair Earth Day Celebration again, scheduled for April 26th. Margo has also been busy hosting and planning events including hosting a table at the FRC Community Baby Shower on April 6th (Photo 2); she shared Preserve and trail information for families with young kids. Margo is sitting on the [Arbor Day Community Celebration](#) committee being led by the Town of Friday Harbor along with collaboration from other local organizations. The event will be held on Friday, April 25th from 3pm-5pm at Brickworks followed by a native tree ID walk at Redtail Trail from 5pm-6pm.

Salish Seeds Nursery

Staff: Eliza Habegger, Margo Thorp

2025 nursery operations started up in earnest on March 31st with staff seeding plugs, weeding, and assessing winter damage (minimal this year, thanks to a fairly mild winter). Gennevieve Gislason from the Islands Conservation Corps (ICC) will be helping out one day a week through mid-June for independent study credit. The nursery will be at full capacity once again this year based on requests for plugs and potted plants. Erin is helping explore potential sources of funding for a greenhouse. With San Juan Preservation Trust staff, we've been discussing ideas for increased cold storage for native seed at Red Mill Farm.

District 1

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

Staff are working with the Noxious Weed Board (NWB) to identify priorities and strategies for ongoing noxious weed control efforts, with an emphasis on targeting areas for direct NWB support.

Beaverton Marsh: Bare-root planting on the Redtail Trail is complete. An amazing amount of effort was put in by many volunteers to restore an old homesite and along the trail (Photo 3). Initiating the Beaverton Trail project initiation is underway with effort focused on developing the project concept, determining regulatory path, timing, contracting, and other procedural elements. To help inform mitigation, rehabilitation, and restoration elements of the project, work has re-commenced in design hydrologic and water quality assessment of the bogs with support from DNR Washington Natural Heritage Program.

Cady: Restroom permitting should be in its final stage. We hope to issue a combined request for bids for the septic installation for both Cady and Mount Grant for cost efficiency. Volunteer Elliot Burch has begun crafting timber frames for both restrooms. Doug met with neighbors of Shooting Star Road to discuss road maintenance issues and help determine priorities.

Driggs Park: All are encouraged to stop by the office as the native "lawn-to-meadow" area and new front yard beds come to life.

Limekiln: A recent motor vehicle accident caused moderate damage to a trail section crossing a culvert and two neighboring trees. Staff was able to reassemble the trail section. To be filed under "weird things people do", 10+ gallons of corn was dumped in the parking area. In what appeared to be a related event, nearly the same volume of rotted wood and old electronics including several telegraph machines was dumped a short distance down a trail in the same timeframe. While on site, staff attended to large tree blocking a trail and a hung-up hazard tree.

Middlewood: Island marble butterfly habitat patches have been sowed with host plant mustard. A moderate hazard tree has been identified and is scheduled for mitigation.

Mount Grant: This month we welcome back two volunteer stewards Judy Cumming and Tom Marschner! They will be helping open/close the gate for driving access to the summit. The summit road is now open Wednesdays and Sunday for driving access from 10am-7pm. Thanks to a report from a trail user, Shauna was able to locate and remove three trees that had recently fallen across the trail. Neighbors have communicated intent to begin logging, indicating they plan to start within the Native Growth Area covenant zone along the roads. We hope to have good communication about the issues and may need to have a temporary, pre-emptive closure of the preserve to ensure visitor safety. The San Juan Islands Conservation District will be holding a chainsaw safety class on April 12 & 13. The site will be additive to ongoing habitat restoration work and may facilitate prescribed burn work later in the year.

Third Lagoon: Calypso orchids, red flowering currant, and skunk cabbage are all in bloom! Doug met with DNR and Cattle Point Homeowners Association to look at proposed FireWise work, the culmination of which was the recognition that existing road/trails provide more than adequate firebreak and no additional mowing is necessary. They may revisit the scope and timing of the road mowing in the future.

Zylstra Lake: Island marble butterfly habitat patches have been sowed with host plant mustard. The full trail loop reopened to humans and dogs on April 1st. Many smiling visitors to the preserve have recently been sighted enjoying the trails. The SJI Trails Committee's Old Military Road sub-committee has circled back to a request for sign placement at Zylstra. Two immediate locations were explored with the plan for the OMRT group to develop content that the Land Bank will provide to our graphics people to ensure it fits within organizational identify as well as within the site itself.

District 2

Staff: Peter Guillozet, Tyler Goodman

Coffelt Farm: Rufous and Anna's hummingbirds are enjoying the red flowering currant outside of the office window.

Coho: Tyler is preparing to lead several days of trail improvements with help from the ICC, and volunteers from Keen. Staff (including Erin and Aaron!) planted trees and shrubs along the boundary with the Artworks property.

Crescent Beach: Marking for the forest thinning project is complete and signage with a QR code link to a project page on our website is in place (Photo 5). Under our two-year MOU, County Noxious Weed program staff have been working to control invasive holly and hawthorn trees using an EZ-Ject lance. Removing these species ahead of the forestry work means that we will be ready to install native understory trees and shrubs next winter.

Judd Cove: The undersized culvert under Maddie Lane became plugged during a recent downpour and damaged the road (again). This culvert is targeted for replacement in 2026.

North Shore: Tyler added eight platforms inside of the swallow's roost structure that are the same style as the birds selected for nest sites last year. He also added root masses from downed trees into the old pond wetland as added habitat complexity for amphibian egg laying season while the wetland vegetation slowly takes hold. A crew led by Marguerite Greening pruned apple trees in the large orchard and Tyler burned the piles of pruned branches. Blackcap restoration spent time scraping grass away from trees and shrubs inside of the exclosure planting zone to minimize vole-induced mortality.

Turtleback Mountain: Peter and Tyler met with Jim Brennan, owner of JA Brennan Associates to develop a site plan for rebuilding the South Entrance parking lot. As proposed, the project will improve accessibility and increase the number of vehicle spaces within the approximate footprint of the existing parking area. Tyler observed several bird species on Turtleback this month including kestrels, band-tailed pigeons, and golden eagles.

Diamond Hill: Tyler has made progress in managing the spurge laurel that is prevalent on the SE boundary of the property.

Fowler's Pond: The beavers have become active again and are making attempts at plugging the "beaver deceiver" that Peter and Tyler installed last year.

District 3

Staff: Amanda Wedow

Channel: The trail to the beach is peaceful with red flowering currants blooming and water flowing through the swale.

Spencer Spit: Participated in the WSU crab teams first monitoring session of the season. Amanda plans to be a backup monitor for when the group needs extra hands (Photo 10).

Fisherman Bay Spit: Island marble butterfly plots have been seeded with field mustard. With the mild winter, the fall sown plots are doing well. The field with the plots is extremely wet after the spring rain. Italian arum control continues, which includes mowing field areas with arum, weed wacking, and digging areas with small amounts. A dingy washed ashore in high tides. Amanda posted on LopezRocks and it was removed but the following week a new dingy washed ashore in the same location. It has not been claimed yet. Other routine maintenance has been completed and potholes filled.

Upright Head: Friends of San Juans did a site visit with the Salmon Recovery Funding Board for a grant proposal to remove shoreline armoring and restore forage fish spawning habitat.

Watmough: Prepared a contract with Historicorps and an architectural historian to assess the Chadwick Homestead buildings (Photo 11). They completed a site visit the last week of March. A follow-up report will describe present conditions, describe treatment options and provide a project proposal using the Historicorps volunteer model. The county council and other county staff visited the site after their March 25th meeting. Staff is completing trail work and other small projects to prepare for the May 3rd opening. Mowing is underway.

PHOTOS



Photo 1. Morel mushrooms are a favored sign of Spring.



Photo 2. Margo sharing family friendly hikes at the first annual FRC Community Baby Shower.



Photo 3. Volunteers on the Redtail Trail after a successful planting event.



Photo 4. Satin flowers in bloom on the Westside Preserve.



Photo 5. Crescent Beach forest health signage with QR code link to project page on the Land Bank's website.



Photo 6. Volunteer drone videographer Scot Devereaux works with Peter to capture high resolution 3D imagery of the restored lime kiln.



Photo 7. Photogenic fungus on an OIF&R fire-scarred tree at North Shore.



Photo 8. Collinsia blooming at the Fisherman Bay Spit sand dunes.
Photo 9. Found at Spencer Spit, likely a killdeer eggshell.



Photo 10. Spencer Spit crab team resumes its monitoring season for invasive European green crab.
Photo 11. Historicorps and an architectural historian assess the Chadwick Homestead buildings at Watmough Head.