



## MEETING MINUTES

### Conservation Land Bank Commission Meeting September 19, 2025 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

Amy Trainer, at large, position 6  
Tim Clark, at large, position 7

**Commission Members Absent:** Mike Pickett, at large, position 5

**Land Bank Staff in Attendance:** Lincoln Bormann, Shauna Barrows, Charlie Behnke, Eliza Habegger, Aaron Rock, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Tyler Goodman, Peter Guillozet, Erin Halcomb, Doug McCutchen, Margo Thorp, Jacob Wagner

**County Council Liaison:** Jane Fuller

**Public in Attendance:** 5 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:46 am Time Stamp (0:10)	Chair, Brian Wiese, called the meeting to order.
<b>Public Comment</b> 8:46 am (0:28)	None
<b>Adoption of Minutes</b> 8:46 am (0:53)	The draft August 15, 2025, minutes were reviewed. There were corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
<b>Partner Update – San Juan Preservation Trust (SJPT)</b> 8:47 am (1:44)	None
<b>Chair and Commissioner’s Report</b> 8:48 am (2:31)	<p>Tim attended the Tal Engel forestry event at Beaverton Marsh Preserve and the SJPT tour of Mount Ben West on San Juan Island. He also visited the Overmarsh Farm Commons at Beaverton Marsh Preserve and Westside Lake at Limekiln Preserve.</p> <p>Peggy also attended the Mount Ben West and Overmarsh tours.</p> <p>Amy attended the communications sub-committee.</p> <p>Marilyn attended finance committee meetings and a few local preserves (SJI).</p> <p>Anne Marie attended a few meetings and noted the Orcas Island High School soccer team ran to North Shore Preserve as part of their practice and plan to make it an annual event.</p> <p>Brian attended the Mount Ben West tour and is excited that this property will provide public access to the Land Bank’s Mount Ben property, as well as the possibility of the Land Bank purchasing a Conservation Easement (CE) for the property in the future. Also, Brian and Peter met with a few people interested in locating land for a green burial site. Lastly, Brian urged commissioners to continue recruitment efforts to fill the two upcoming vacancies he and Mike Pickett will leave open at the end of their terms this year.</p> <p>Amy attended the Mount Ben West tour and visited Westside Lake.</p>
<b>Council Liaison</b> 8:58 am (13:15)	<p>Jane Fuller called in as she was returning from a Washington State Association of Counties (WASAC) board meeting. Jane reported that it is budget time for the County and noted that for the 2026-2027 biennium budget, the County will need to make significant cuts in 2027 due to a few challenges, one of which is related to fleet services. Fleet services has not updated their fees since 2009 and their costs need to be brought current, which is having a ripple effect throughout all County departments. Jane also noted that today is the last day for the public hearing portion of the Planning Commission’s <a href="#">Comprehensive Plan Update</a>. Council plans to complete the update by year’s end. Lastly, the new Department of Community Development (DCD) Director has started, Sev Jones.</p>
<b>Proposed 2026-2027 Biennium Budget Presentation</b> 9:06 am	<p>Lincoln summarized the biennium budget. The budget figures in this proposal reflect the 2023 and 2024 actuals along with the pending 2nd amended 2025 Budget and 2025 Year End (YE) Projections. Beginning and Ending Cash is calculated based on YE projections. Other items to note:</p>

(20:43)

2025 YE Projections include revenues not yet received:

- Sale of Frazer Homestead lots to NPS for \$1,280,000
- RCO Grant revenue for Watmough Addition for \$1,500,000

### **CONSERVATION AREA FUND**

#### **REVENUE**

2026:

- Real Estate Excise Tax (REET) Revenue remains at \$3,500,000.
- Recreation Conservation Office Grants \$521,500 for the Coho/Cascade Creek Addition on Orcas.
- Sale of Land \$80,000 estimated sale of Alderman property on San Juan.
- Ending Cash and Investments at \$6,021,744

2027:

- REET Revenue remains at \$3,500,000.
- Ending Cash and Investments at \$6,144,470

#### **EXPENDITURES**

2026:

- Repairs and Maintenance \$90,000 estimated cost for San Juan office improvements and painting.
- Endowment and Site Enhancement transfers to Stewardship (STEW) are based on history and stewardship expenses.
- Acquisition Costs, Unspecified Acquisition Projects \$480,000 for the Coho, Cascade Creek Addition purchase.
- Debt Service includes the final payments on 3 of 4 bond payments.

2027:

- Same impacts on transfers to STEW as in 2026.
- No projected acquisition projects.
- Debt Service includes the only remaining bond payment runs through 2036.

### **STEWARDSHIP & MANAGEMENT FUND**

#### **REVENUE**

2026:

- Transfer in Site Enhancement and YE Endowment from the Conservation Area Fund is the primary funding source for STEW.
- Federal Indirect Hwy Plan & Construction Grant \$1,320,488 for the Beaverton Trail Project.
- Ending Cash and Endowment at \$10,695,051

2027:

- Transfer in Site Enhancement and YE Endowment from the Conservation Area Fund is the primary funding source for STEW.
- Ending Cash and Endowment at \$11,415,051.

#### **EXPENDITURES**

2026

<p><b>Proposed 2026-2027 Biennium Budget Presentation continued</b></p>	<ul style="list-style-type: none"> <li>• Administration budgeted at \$1,526,558 increases close to \$100,000 over 2025 projected primarily due to county services and insurance allocation.</li> <li>• Professional Services SJI \$1,377,188 include Beaverton Trail Project consulting expenses including the required 13.5% agency match.</li> <li>• Motor Pool Lease (Fleet) cost increase \$59,400 over 2025.</li> <li>• Site Enhancement (Capital Projects) are outlined on page 10.</li> </ul> <p>2027</p> <ul style="list-style-type: none"> <li>• Administration budgeted increases close to \$100,000 over 2026 projected primarily due to county services and insurance allocation.</li> <li>• Site Enhancement SJI budgeted for the construction phase of the Beaverton Trail Project including the 13.5% agency match.</li> </ul> <p>There was discussion. There were questions regarding what the County is charging the Land Bank for risk pool liability, fleet, and IT and the percentage of Land Bank usage compared to what is being billed.</p>
<p><b>Open Public Hearing</b> 10:16 am (1:30:55 ) <b>Closed Public Hearing</b> 10:17 am ( 1:31:50)</p>	<p>No public comments.</p>
<p><b>Proposed 2026-2027 Biennium Budget Discussion</b> 10:18 am (1:32:36 )</p>	<p>There was discussion regarding approving the budget as is, to reject the budget as is, to approve the budget with amendments or defer and continue discussion in October.</p>
	<p><b>ACTION ITEM:</b> Marilyn O’Connor moved approving the budget and send to council noting the Commission has very serious concerns regarding how much is being allocated to the Land Bank for motor pool and IT costs and whether other larger problems within the County need to be addressed. Brian Wiese seconded. Two nays. Four ayes. The motion passed.</p> <p><b>ACTION ITEM:</b> Aaron will send the approved EAP to the auditor’s office and will include a letter outlining the Commission’s questions and concerns. The finance committee will help format letter.</p>

<p><b>Director's Report</b> 11:00 am (2:16:18)</p> <p>Taylor Property Along Cascade Creek</p>	<p><b>Background:</b> 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. <b>Current:</b> Still moving forward and trying to work through some details; Assured the Taylors attempting to move forward with acquisition and have funding in place. They have some conversations ahead of them regarding the project</p> <p>Lincoln noted two new preserves will need to go through the naming process and that can be discussed in November.</p> <p>WA Department of Fish and Wildlife will be on the island Wed, 9/24, to apply the rotenone at Westside Lake for the invasive Northern pike. Tanja is working with WDFW regarding public notification.</p> <p>The Commission would like to host a fall Community Conversation. Tanja suggested the evening of October 28. It will be hybrid and in person on San Juan Island.</p>
<p><b>2<sup>nd</sup> Public Comment</b> 11:05 am (2:20:20)</p>	<p>None</p>
<p><b>Future Agenda Items</b></p>	<p>Tribal Relations Hunting Policy Budget Guidelines Joint meeting between Land Bank and SJPT staff Update from Overmarsh Farm Commons Consistent stewardship infrastructure standards (e.g. Porta Potties/Restrooms)</p>
<p><b>Meeting Adjourned</b> 11:05 am (2:20:25)</p>	<p>Chair, Brian Wiese, adjourned the meeting.</p>
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting is scheduled to take place October 17, 2025, at the Orcas Island Fire Hall, located at 45 Lavender Lane, Eastsound, WA.</p>