



## MEETING MINUTES

### Conservation Land Bank Commission Meeting October 17, 2025 Hybrid Meeting Orcas Island Fire Hall

**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:**

**Land Bank Staff in Attendance:** Lincoln Bormann, Peter Guillozet, Aaron Rock, Amanda Wedow

**Land Bank Staff Absent:** Shauna Barrows, Charlie Behnke, Tyler Goodman, Eliza Habegger, Erin Halcomb, Doug McCutchen, Margo Thorp, Jacob Wagner, Tanja Williamson

**County Council Liaison:** Justin Paulsen

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

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:47 am Time Stamp (0:10)	Chair, Brian Wiese, called the meeting to order. Brian acknowledged Land Bank Commissioner applicant in the audience, Mary Gropp, and asked Mary to introduce herself.
<b>Public Comment</b> 8:48 am (5:38)	None
<b>Adoption of Minutes</b> 8:53 am (10:50)	The draft September 19, 2025, minutes were reviewed. There were corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
<p><b>Partner Update – San Juan Preservation Trust (SJPT)</b> 8:58 am (11:02)</p>	<p>Angela Anderson, Executive Director of SJPT, reported the following:</p> <ul style="list-style-type: none"> <li>• Mount Ben West Campaign is about 1/3 way through fundraising with over \$1M to raise in the next 4 months. Angela noted a donor has put up \$1 to \$1, \$750K match opportunity. More information regarding the campaign can be found on their website at <a href="http://sjpt.org/mount-ben-west">sjpt.org/mount-ben-west</a>.</li> <li>• The first of upcoming cultural access events occurred on Kimball Preserve located on Decatur Island. Coast Salish Youth Conservation Corps and Island Conservation Corps performed restoration work in preparation for a Camas harvest next year.</li> <li>• Pilot project consisting of prairie restoration on a 6-acre plot at Phelps Preserve on San Juan Island.</li> <li>• Learning landscape program highlights benefits of place-based learning.</li> </ul>
<p><b>Council Liaison</b> 9:07 am (19:15)</p>	<p>Jane Fuller was unavailable; Council member, Justin Paulsen, was in attendance. Justin noted several commissioners and Lincoln have reached out regarding budget discussion items. The opening of the budget process will officially begin on December 3, 2025. There was discussion regarding the budgeting process.</p>
<p><b>Chair and Commissioner’s Report</b> 9:18 am (30:47)</p>	<p>Peggy visited the North Shore Preserve and was very impressed with all the work that’s occurred and looks forward to its growth. She also visited Turtleback Mountain Preserve.</p> <p>Anne Marie attended a few committee meetings.</p> <p>Marilyn met with the finance committee and had a few conversations with staff members regarding the Beaverton Marsh Connector trail project. She also attended the SJPT open house.</p> <p>Brian gave a whirlwind tour of Orcas Island Land Bank preserves to visiting guests.</p>
<p><b>Proposed 2025 Third Amended Expenditure and Acquisition Plan (EAP)</b> 9:23 am (36:10)</p>	<p>The budget figures in this proposal reflect the 2024-2025 Expenditure and Acquisition Plan approved by the commission on 6/20/2025 and the council on 8/19/2025. Aaron highlighted the following changes:</p> <p><b>CONSERVATION AREA FUND</b></p> <p><u>REVENUE</u></p> <ul style="list-style-type: none"> <li>• Recreation &amp; Conservation Office – ALEA grant from 2nd amendment was for the Dolphin Bay Road Acquisition.</li> <li>• Revenues not reflected in the amendment: <ul style="list-style-type: none"> <li>\$400,000 Private donation for Dolphin Bay Road Acquisition</li> <li>\$1,428,776, Watmough Addition grant revenue from PSAR and ALEA</li> </ul> </li> </ul> <p><b>EXPENDITURES</b></p> <ul style="list-style-type: none"> <li>• Projected ending cash \$4.9M.</li> </ul>

<p><b>Proposed 2025 Third Amended EAP continued</b></p>	<p><b>STEWARDSHIP &amp; MANAGEMENT FUND</b>  <u>REVENUE</u>  <ul style="list-style-type: none"> <li>• Federal Indirect Hwy Plan &amp; Construction grant (Beaverton Trail Project) reimbursement \$468,244.</li> </ul> <u>EXPENDITURES</u>  <ul style="list-style-type: none"> <li>• Total Ending Cash decrease of \$70,200 totaling \$9.3M.</li> <li>• Special Project Manager for the Beaverton Trail Project at \$18,444 is 100% grant funded.</li> <li>• Professional Services SJI increase of \$520,000 for Beaverton Trail Project consultant billings.</li> </ul> <p>There was discussion. There was a question regarding how private donations are acknowledged</p> </p>
<p><b>Open Public Hearing</b> 9:41 am (53:28 ) <b>Closed Public Hearing</b> 9:41 am (53:48)</p>	<p>No public comments.</p>
<p><b>Proposed 2025 Third Amended EAP Discussion</b> 9:41 am (53:52)</p>	<p>There was no further discussion.</p>
	<p><b>ACTION ITEM:</b> Tim Clark moved to approve the Proposed Third Amended Expenditure and Acquisition Plan. Anne Marie Shanks seconded. The motion was approved unanimously.</p>
<p><b>Finance Report 3<sup>rd</sup> Quarter Financial Statement 2025</b> 9:42 am (54:45)</p>	<p>Aaron Rock shared an updated quarterly financial spreadsheet. Total cash at \$13.3M including the Stewardship endowment fund at \$8.6M in the 3rd quarter. Real Estate Excise tax at \$3.2M and projected to end over budget around \$4M. A private donation of \$400k was made in support of the Dolphin Bay Rd Acquisition which was \$3.4M. Stewardship property management, maintenance and capital project expenditures are still well below budget with most billings for summer projects still to come in.</p>
<p><b>Break</b> 10:02 am– 10:18 am</p>	

<p><b>Director's Report</b> 10:19 am (1:12:39)</p> <p>Blakely Island Acquisition</p> <p>Naming Policy</p> <p>Watmough Grant</p> <p>Procedural Change Proposals</p> <p>Retreat Timing/Topics</p>	<p><b>Background:</b> The property is a 225-acre school trust being conveyed to the county via the Trust Land Transfer program funded by the legislature. This is the last school trust land in the County, with 2,410 of the original 2,450 total acres conserved.</p> <p><b>Current:</b> The deed for the Blakely Island TLT has been recorded. Blakely Island is the Land Banks 41<sup>st</sup> Preserve, bringing our total Preserve acreage to 5,411.</p> <p>Discussion regarding how and what to name the two newest Preserves, the Dolphin Bay and Blakely acquisitions. Lincoln suggested the topic as a retreat item.</p> <p>Lincoln noted the Land Bank has received the bulk of the grant (approximately \$1.3M) and still anticipates another \$30-\$40k in addition to cover staff time.</p> <p>Update to ongoing facilitated discussion regarding Land Bank's staff structure and whether any changes are needed. Two areas of focus have risen to the top: "Mission Cohesion" and "Communications." There was discussion.</p> <p>Lincoln noted John Howell is available to facilitate on December 19, it will most likely take place on San Juan Island and will end by 2pm due to ferry schedules. There was consensus to focus on fewer topics for more thorough discussions.</p> <p>Possible Topics: Naming Policy, Mission Cohesion, Staff Structure, Strategic Plan, Policy Manual, Partnerships</p>
<p><b>Stewardship Report</b> 10:49 am (1:42:01)</p> <p>Lopez Island</p> <p>Orcas Island</p>	<p>Amanda reported platform repairs are complete at Weeks Wetland and it's open for bird watching again. Claire has two more weeks left of her seasonal position.</p> <p>Peter noted over the last couple years he's focused on dealing with liabilities and vulnerabilities and this past summer performed a cluster of grant funded projects to complete. There are a few projects still remaining: Fowler's Pond dam controls; Eastsound Waterfront Park shoreline restoration (funded by Friends of the San Juans); Judd Cove culverts.</p>
<p><b>Outreach Report</b> 10:56 am (1:48:52)</p>	<p>Lincoln introduced Rachel Dietzman as the project coordinator for the Beaverton Connector Trail. He reminded the Commission about the Fall Community Conversation scheduled for October 28, 5:30pm to 6:30pm. There was discussion regarding update topics.</p>
<p><b>2<sup>nd</sup> Public Comment</b> 11:52 am (1:52:20)</p>	<p>Mark Johnsen noted Blakely Island is approximately 4,400 acres and SJPT has conservation easements on approximately 3,500 acres and the Land Bank's recent acquisition is a welcome addition to conservation efforts on the island.</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) Criteria for Acquisition/Acquisition Priorities (focus on Ag)</p>

<b>Meeting Adjourned</b> 11:06 am (1:59:21)	Chair, Brian Wiese, adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place November 14, 2025, at the Lopez Island Family Resource Center, located at 23 Pear Tree Lane, Lopez Island.