



MEETING MINUTES

Conservation Land Bank Commission Meeting

June 12, 2026

Hybrid Meeting

Lopez Island Community Resource Center

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Peggy Bill, District 3, position 3

Mary Gropp, at large, position 4

Chris Guidotti, position 5

Amy Trainer, at large, position 6

Tim Clark, at large, position 7

Commission Members Absent: Anne Marie Shanks, District 2, position 2

Land Bank Staff in Attendance: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Rachel Dietzman, Tyler Goodman, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Jacob Wagner, Tanja Williamson

Land Bank Staff Absent: Eliza Habegger, Margo Thorp,

County Council Liaison: Justin Paulsen

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

Topic	Key Discussion Points & Agreements
Call to Order 8:00 am Time Stamp (0:05)	Chair, Peggy Bill, called the meeting to order.
Public Comment 8:01 am (0:24)	None

Topic	Key Discussion Points & Agreements
Adoption of Minutes 8:01 am (0:45)	The draft April 17, 2026, minutes were reviewed. There were no corrections. Minutes were approved.
Chair and Commissioners Report 8:02 am (1:03)	Tim and Peggy attended the Gathering of the Eagles Canoe Journey on Lopez Island and commented the event had a great turnout.
Council Liaison 8:04 am (3:45)	Justin Paulsen reported the following: • Budget discussion continues in earnest through the month of June. The Land Bank is not scheduled because it's not a current expense funded program. There are some current expense items that will be related to the Land Bank, including fleet operations internals service fund, and perhaps IT internal service funds. • Aaron gave a presentation on Dolphin Bay property to Council on Tuesday. • Tim asked about the recent USGS presentation regarding clean water. Justin replied still don't have an actual report in hands and published. Received a cliff notes version of a very technical report and no huge "a ha" moment. Justin said Council was given a lot of information but no guidance as to a "magic bullet" to solve the problem.
Partner Update – San Juan Preservation Trust (SJPT) 8:10 am (9:17)	Vickie Edwards, Conservation Director of SJPT, reported the following: • Thanked Land Bank staff and PA's office for their work on the Conservation Easement (CE) for the Mount Ben West property on San Juan Island. • The SJPT Summer Social takes place July 25, 1pm to 3:30pm, at Coffelt Farm Preserve on Orcas Island. The event is free and RSVP requested.
Directors Report 8:13 am (12:05) Acquisitions	Lincoln gave a power point presentation on current projects: Acquisitions – Mount Ben West CE (SJI) and Coho Preserve Addition (Orcas) Sales – Frazer Homestead southern two lots to National Park Service (SJI) and Dolphin Bay Road property .3 acres to Spindrift, LLC (Orcas) Mount Ben CE: working through some of the CE details; Appraisal to be completed by 7/15. Lincoln will come back to the Commission in July with an amended budget that will include this project. Goal to get our amended budget to Council for their August 25 meeting where they'll make their final decision on their second amended budget. Coho Preserve Addition: 6.3 acres next to Coho Preserve on Cascade Creek. \$450K price and have a \$520K SRFB grant. It includes some shoreline and hope to close by the end of the year. This will not cost the Land Bank any money and therefore will not be included in the budget.

Directors Report continued Sales	Frazer Homestead resale of southern two lots to NPS for \$1.28M. Currently have temporary agreement that allows grazing on the property that is being acquired. Land Bank will put up temporary fencing and reestablish new fencing on updated property lines. Dolphin Bay Road Property Resale of 0.3 acres to Spindrift, LLC. Selling to the neighbor as a privacy buffer. It will be conveyed with deep restrictions to maintain its natural state. Land Bank will plant native vegetation to help with screening. The neighbor will retain current trail access from their property to the preserve. There was a question regarding when the property will open to the public. Peter noted a draft Stewardship and Management Plan will come to the Commission shortly for review. Once needed permitting is completed, Peter is hopeful to open the Preserve to the public by the end of the year.
Finance Update 8:31 am (30:05)	Aaron reviewed current cashflow projections for the year with updates to pending revenues including \$1.1M for Dolphin Bay Road and \$1.28M for the sale of the Frazer Homestead lots. Pending expenditures included an estimated cost for the purchase of a CE on Mount Ben West from the San Juan Preservation Trust. Aaron also shared an acquisition flexibility worksheet outlining potential cash available for future possible acquisition projects.
Outreach Report 8:39 am (32:26)	Tanja reported the annual report is in production and should be in postal boxes soon and Q2 newsletter will drop in July. Upcoming events include Art on the Preserve painting and Island Verse Literary Collective poetry; monthly guided tours of Dolphin Bay Property on the Third Thursday evenings. Also, the Green Village returns and the Land Bank will be participating.
Stewardship Report 8:43 am (42:28) Update on Policy Manual Project Consideration of a name for Dolphin Bay Road Property	Peter gave a brief update regarding refining Land Bank policies and procedures. Current policy has a number of gaps and is quite dated. Staff and ad hoc team from the Commission held a kickoff meeting in early May with the consultant, Spencer Easton, and tasked staff with drafting individual sections. Staff will work with Spencer and he will revise and reorganize all the materials into a clear and concise writing style. Hope to have a first draft in late August for staff to review; a second draft in late October and then bring to the Commission in November. Hope to have completed by the end of the year. Peter has queried many people and no one has come up anything different and proposes the name Dolphin Bay Preserve as the preserve name. There was discussion. Amy suggested seeking additional tribal input. No action was taken in naming the property at this time.
Break 8:52 am – 9:12 am (51:10)	
Stewardship Report Continued 9:12 am (51:32)	Rachel reported the review process for the 60% design has been completed and the 90% design plan is set will be delivered on 26 June. Depending on final estimates, the project will be bid in incremental sections, with a base bid area, and several alternates or additional areas to be included. Construction bids would be sought for sections

Beaverton Marsh Trail Update	according to funding availability. Current estimates suggest only a portion of the trail would be constructed, including the wetland crossing. There was discussion.
	Action Item: Staff to provide a timeline to LBC when input from the LBC is required and provide descriptions of base and alternate sets.
Future Agenda Items 10:25 am (2:04:11)	Tribal sub-committee is working on policy and may bring to the July or August Commission meeting; Hunting discussion
2nd Public Comment 10:27 am (2:06:04)	Nancy Greene thanked the Commission for coming to Lopez Island in person. She also highlighted SJPT Summer Social is Saturday, July 25, 1pm to 3:3pm at Coffelt Farm Preserve. Light refreshments will be provided and RSVP is requested for planning purposes.
Executive Session 10:30 am (2:09:03)	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.
Meeting Adjourned 11:05 am (2:09:28)	Chair, Peggy Bill, noted no decisions were made during executive session. Peggy adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place July 17, 2026, at the Mullis Community Senior Center, 589 Nash Street, Friday Harbor, WA.