

AGENDA

San Juan County Conservation Land Bank Commission

**Members of the public may participate in person at
Mullis Center, 589 Nash St, Friday Harbor, WA 98250
join virtually by [CLICKING HERE](#)
or by phone @ (253)205-0468 Meeting ID: 864 2185 5108**

October 16, 2026

8:45am	Convene
8:45	General Public Comment Period
8:50	Approve September 18, 2026 Meeting Minutes
8:55	Chair and Commissioners Reports
9:00	Council Update – Justin Paulsen
9:05	Partner Update – San Juan Preservation Trust
9:10	SJC Land Bank Proposed 2027 Expenditure & Acquisition Plan
9:20	Public Hearing – 2027 Budget Proposal Action – LBC Discussion and to consider adoption
9:35	Quarterly Financial Report – Aaron Rock
9:45	Director’s Report • Talking Horse Farm Acquisition
10:00	Break
10:10	Outreach/Communications Report – Tanja Williamson
10:15	Stewardship Report • Beaverton Trail Update
10:35	Future Agenda Items*
10:40	2 nd Public Comment Period
10:50	Executive Session to Discuss Acquisition or Sale of Real Estate as per RCW 42.30.110(1)(b)
11:10	Adjourn

Future Agenda Items - Accessibility (disabled, elderly) - Organization structure, procedures, and priorities
- Tribal relations

***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”***



MEETING MINUTES

Conservation Land Bank Commission Meeting September 18, 2026 Hybrid Meeting Orcas Island Fire Hall

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Anne Marie Shanks, District 2, position 2

Mary Gropp, at large, position 4

Chris Guidotti, at large, position 5

Amy Trainer, at large, position 6

Tim Clark, at large, position 7

Commission Members Absent: Peggy Bill, District 3, position 3

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

Land Bank Staff Absent: Eliza Habegger, Aaron Rock, Margo Thorp, Jacob Wagner

County Council Liaison: Justin Paulsen

Public in Attendance: 11 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:30 am Time Stamp (0:09)	Vice-Chair, Marilyn O'Connor, called the meeting to order.
Public Comment 8:31 am (0:48)	There was a comment regarding County Code language and a comment regarding deer hunting on Orcas Island.
Adoption of Minutes 8:36 am	The draft August 21, 2026, minutes were reviewed. There were corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
(5:32) Chair and Commissioners Report 8:37 am (6:30)	Anne Marie commented the August LBC Meeting was great and highlighted the breadth and scope staff are involved in. She also noted having a conversation with a member of the public regarding County Budget and Department of Environmental Stewardship staff possibly coming under Land Bank umbrella. Amy shared the Tribal Sub-Committee has been doing quite a bit of work. She thanked Erin for her work and the committee has put out a draft tribal access and use policy that builds on the County's tribal framework.
Council Liaison 8:40 am (9:42)	Justin Paulsen reported the following: • Council member Paulsen will host "Community Budget with County Council Chair Justin Paulsen" events on San Juan Island Sept 23, 6pm to 7:30pm, at the SJI Library and on Lopez Island Sept 30, 5:30pm to 7pm at the Lopez Island Library. He will discuss the County's existing budget situation and the fiscal challenges that lie ahead and answer questions. The San Juan Island meeting will be recorded. • Council will spend time on the budget on Sept 21 and on Sept 22 will discuss revenue and expenditure discussion. October 5 is when the public hearing on the budget opens.
Partner Update – San Juan Preservation Trust (SJPT) 8:44 am (13:44)	Vickie Edwards, Conservation Director of SJPT, reported the following: • The Mount Ben West Conservation Easement (CE) concluded on September 16 – the Preservation Trust owns the land and the Land Bank holds the CE. Vickie noted the goal is to open a public trail through the property in 2028.
Directors Report 8:47 am (16:32) Acquisitions San Juan Island Talking Horse Farm (Ingram Property)	Talking Horse Farm (Ingram Property) – Background: 122-acre, R-10 property on Halvorsen Road on San Juan Island with significant agricultural history and natural areas. It neighbors Beaverton Marsh Preserve. The property is under a purchase and sale agreement for \$3.49M, with closing set to occur no later than January 21, 2027. It was proposed to sell the easternmost 40 acres of farmland property to someone who would continue agricultural practices and the Land Bank would concurrently purchase the adjoining 82 acres. Current: Lincoln outlined the process of assigning a 40-acre portion of the contract to a third party (Talking Horse Farm). The Land Bank's goal is to access the property the Land Bank retains via an access easement and to keep any additional residential structures on the 40-acre property within the current 6.5-acre area building site and out of any agricultural land. Proposals are due on September 30, 2026, and will then be reviewed by the Commission. Lincoln noted that because purchase price is included in the offer, proposals will be kept confidential until the final selection meeting on October 16, 2026. Lincoln also described a procedure for evaluating farm proposals. There was discussion.

	ACTION ITEM: Schedule a special Land Bank Commission meeting prior to October 16 regular monthly Commission meeting to review any proposals to purchase Talking Horse Farm.
Break 9:13 am – 9:25 am (43:44)	
Stewardship Report 9:25 am (43:53) Salish Seeds Project Annual Plant Sale San Juan Island Beaverton Marsh Trail Update Orcas Island Limited Deer Hunting Update	Tanja reported the online plant sale went live on Sunday, September 13 and runs through Saturday, September 19. Currently 70 orders have been placed and a few varieties have sold out. Plant pick up will take place on Saturday, October 3, between 11am and Noon on San Juan, Orcas and Lopez Islands. She also reported a large turn out for the last Third Thursday Volunteer Work Party at the nursery. Project manager, Rachel Dietzman, reported all required documents were successfully submitted by the deadline to Washington State Department of Transportation (WSDOT) and we have construction fund obligation. Review of plans and specs continues at WSDOT headquarters. She noted a challenge arose with WSDOT that they will not allow additive bidding, meaning the Land Bank can't submit the connector as a "base bid" and ask for alternate bids for other sections. Rachel shared a draft budget, breaking down all Beaverton Trail segments separately, and estimates we will begin advertising for bids sometime before October 30, 2026. There was discussion. Erin has been in contact with WA Department of Fish and Wildlife (WDFW) Hunter Education and Volunteer Coordinator, Jackie McBride and noted Jackie hoped to attend today's meeting via Zoom. Erin reminded the attendees the goals of limited hunting on Orcas Preserves were to reduce the pressure of herbivory in localized areas to see ecological uplift, to support tribal culture by providing and opportunity for reconnection, and to build upon programs that already exist in San Juan and Lopez Island Preserves providing opportunities for ethically sourced food locally. Updates include staff circling back to the Northwest Indian Fisheries Commission and asking for ideas on how to address concerns about public safety and how to provide for a better hunt. Staff returned to Turtleback Mountain Preserve with WDFW to review ecological and safety concerns that were heard in public comments and have been in discussion with conservation partners, SJPT, and other local community leaders, for ideas in providing better education around hunting. There was discussion. Peter shared staff and commission sub-committees have been pushing forward Policy Manual revision and expect to have a draft for full commission review in a couple of months.
Outreach Report 10:15 am (1:33:47)	Tanja noted tours of Dolphin Bay Road property were extended through October. The last tour is scheduled for October 15. Outreach events are coming to a close for 2026, with the possibility of some pop-up planting events over the winter.
Future Agenda Items 10:17 am (1:36:06)	Accessibility (disabled, elderly); Organization structure, procedures, and priorities; tribal relations, annual retreat

2nd Public Comment 10:33 am (1:38:32)	A total of four members of the public shared comments on the following topics: the Talking Horse Farm purchase, limited deer hunting on Orcas Island and considering CE's and other non-fee methods for acquisition.
Break 10:28 am – 10:39 am (1:45:46)	
Executive Session 10:40 am (1:46:13)	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 11:11 am (1:47:27)	Vice-Chair, Marilyn O'Connor, noted no decisions were made during executive session. Marilyn adjourned the meeting.
NEXT MEETING	The next regular LBC meeting is scheduled to take place October 16, 2026, at the Mullis Community Senior Center, Friday Harbor, WA 98250.



PROPOSED
San Juan County Land Bank
2027 Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC approved 2027 Budget. Changes to amounts on this document may be made by the Auditor's office limited to payroll benefits, IT charges and county insurance adjustments. Changes may be presented at a public hearing for the San Juan County's 2027 Budget. The 2027 First Amended Budget will reconcile to those on the SJC Auditor's 2027 Budget.

2.120.130 If the County council elects not to ratify the annual acquisition and expenditure plan, it must reject the plan in its entirety and remand it back to the LBC with specific recommendations for reconsideration. The County council shall have no authority to amend the plan. (Ord. 21-2008 §§ 9, 10; Ord. 142-1990 § VIII. Formerly 16.54.110)

1021 Conservation Area Fund LB

2027 Budget Worksheet

	2024	2025	2026 BUDGET		2027 BUDGET	
	Actuals	Actuals	Adopted	Amended	Decision Package	Adopted
REVENUE ACCOUNTS						
Cash						
Beginning Net Cash & Investments	5,429,456	4,859,397	6,226,833	5,011,147		9,042,934
Total Cash	5,429,456	4,859,397	6,226,833	5,011,147	0	9,042,934
Taxes						
Conservation Futures Property Tax	356,921	364,296	363,576	363,576		371,938
Leasehold Tax - Conservation Futures	1,216	1,097	1,300	1,300		1,300
Timber Harvest Tax - Private Land	143	40	60	60		60
1% RE Excise Tax for Conservation	3,501,234	4,318,304	3,500,000	3,500,000		4,000,000
Total Taxes	3,859,514	4,683,738	3,829,936	3,829,936	0	4,373,298
Intergovernmental Revenue						
*Recreation & Conservation Office - Grants	0	1,428,776	521,500	521,500	1,000,000	1,000,000
DNR PILT NAP/NRCA	174	198	200	200		200
Total Intergovernmental Revenue	174	1,428,974	521,700	521,700	1,000,000	1,000,200
Miscellaneous Revenues						
Investment Interest - LGIP	233,757	194,990	150,000	150,000		200,000
Donations from Private Sources	12,000	431,800	2,500	2,500		2,500
Total Miscellaneous Revenues	245,757	626,790	152,500	152,500	0	202,500
Other Financing Sources						
Sale of Land	446,705	1,679,238	80,000	80,000	0	0
Total Other Financing Sources	446,705	1,679,238	80,000	80,000	0	0
TOTAL REVENUE	9,981,608	13,278,137	10,810,969	9,595,283	1,000,000	14,618,932
*Recreation & Conservation Office - Grants						
SRFB Picknic Point						

	2024	2025	2026 BUDGET		2027 BUDGET	
	Actuals	Actuals	Adopted	Amended	Decision Package	Prelim
EXPENDITURE ACCOUNTS						
SJC Conservation Area Fund						
Ending Net Cash & Investments	4,859,397	5,011,147	6,097,622	4,881,936	(42,000)	9,336,047
Total SJ Conservation Area Fund	4,859,397	5,011,147	6,097,622	4,881,936	(42,000)	9,336,047
Administration						
Director	61,270	64,809	68,520	68,520		68,900
Office Manager	62,672	66,709	70,926	70,926		78,057
Outreach Coordinator - .4 FTE	34,885	35,976	37,056	37,056		40,009
FICA & Medicare	11,434	12,048	12,740	12,740		13,484
Dept of Labor & Industries	436	421	467	467		575
Retirement/PERS	14,776	12,368	9,833	9,833		10,415
Medical Insurance	30,522	33,340	36,404	36,404		36,539
PFML Premium Assessments	335	438	468	468		609
HSA/VEBA Contributions	3,712	3,885	4,259	4,259		4,436
Office Supplies	2,475	1,758	2,500	2,500		2,500
Food for Consumption	183	1,317	1,000	1,000		1,000
Small Tools & Minor Equipment	0	0	1,000	1,000		1,000
Small & Attractive Assets	0	2,815	2,000	2,000		2,000
Professional Services	6,120	40,712	10,000	10,000		10,000
Website Services	2,185	2,152	2,500	2,500		2,500
Advertising	3,256	2,460	4,000	4,000		4,000
Land Bank Janitorial	4,560	4,160	4,135	4,135		4,135
Information Technology Services	26,336	23,412	14,721	14,721		14,228
GIS Services	20,562	23,449	1,092	1,092		2,865
Postage	5,935	283	100	100		100
Telephone	646	650	650	650		650
Zoom Communications	0	521	450	450		450
Travel Within County	336	135	500	500		500
Travel Outside County	0	1,892	5,000	5,000		5,000
Operating Rentals and Leases	1,644	0	2,500	2,500		2,500
Meeting Room Rental	858	989	650	650		650
Liability Insurance	10,171	2,244	11,505	11,505		16,188
L&I - Volunteers	94	30	50	50		50
Utilities - Office	8,135	6,894	7,000	7,000		7,000
Repairs and Maintenance	0	51	90,000	90,000		0
Professional Association Dues	3,795	3,286	2,500	2,500		2,500
Subscriptions Publications & Maps	1,519	944	1,000	1,000		1,000
Conferences & Training	2,082	289	2,000	2,000		2,000
Printing and Binding	16,688	16,297	18,000	18,000		18,000
Licenses Permits & Fees	0	1,075	150	150		150
Lease - UBM Copier	1,224	537	258	258		258
Transfer to Insurance Reserve Fund	1,386	1,216	1,217	1,217		1,232
Total Administration	415,473	369,745	427,151	427,151	0	355,478

	2024	2025	2026 BUDGET		2027 BUDGET	
	Actuals	Actuals	Adopted	Amended	Decision Package	Prelim
EXPENDITURE ACCOUNTS						
Transfers to Stewardship						
Transfers to Stew - Endowment	500,000	500,000	500,000	500,000		500,000
Transfers to Stew - Enhance/Opers	2,153,309	2,053,884	2,517,536	2,517,536	0	3,041,726
Total Transfers to Stewardship	2,653,309	2,553,884	3,017,536	3,017,536	0	3,541,726
Acquisition Costs						
Director	30,635	32,404	34,260	34,260		34,450
Office Manager	6,964	7,412	7,881	7,881		8,673
Stewardship Coordinator	0	0	0	0		20,143
FICA & Medicare	2,771	2,933	3,112	3,112		4,671
Dept of Labor & Industries	75	78	78	78		160
Retirement/PERS	3,499	2,939	2,349	2,349		3,525
Medical Insurance	4,973	5,397	5,898	5,898		8,163
PFML Premium Assessments	79	104	111	111		204
HSA/VEBA Contributions	247	258	283	283		293
*Gen'l Property Purchase - Prof Serv	25,350	20,205	25,000	25,000	27,000	52,000
Licenses Permits & Fees	318	371	500	500		500
*Unspecified Acquisition Projects	0	0	550,000	550,000	1,015,000	1,015,000
Hauschka Cady Mtn	200,000	200,000	0	0		0
Dophin Bay Rd	0	3,370,273	0	0		0
Total Acquisition Costs	274,910	3,642,373	629,472	629,472	1,042,000	1,147,782
Debt Service						
Interfund Loan Principal Pmts to Stew	1,000,000	1,000,000	0	0		0
Interest on Interfund Loan fr LB Stew	117,840	55,680	0	0		0
Interest on Installment Purchases	20,000	10,000	0	0		0
2012 GO Bond - 2006 Defeasance	180,300	176,900	178,500	178,500		0
2006 Defeasance - Debt Service Admin Fee	148	147	149	149		0
2016 Bond-Ref2006-Debt Service Admin Fee	156	152	155	155		155
2012 GO Bond- 2002 Refunding	137,900	135,300	137,700	137,700		0
2002 Refunding - Debt Service Admin Fee	112	112	114	114		0
To Bonds - 2016 GO Refund - LB til 2036	231,686	229,019	230,696	230,696		237,744
2012 GO Bond- New Money	90,300	93,600	91,800	91,800		0
2012 New Money - Debt Service Admin Fee	76	78	74	74		0
Total Debt Service	1,778,518	1,700,988	639,188	639,188	0	237,899
TOTAL EXPENDITURES	9,981,608	13,278,137	10,810,969	9,595,283	1,000,000	14,618,932
*Gen'l Property Purchase - Prof Serv						
Picnic Point appraisals and reviews						
*Unspecified Acquisition Projects						
Picnic Point \$1,000,000						
Westside Additon (Djarf) Option \$15,000						

I.B. Summary of Land Bank Conservation Area Fund Revenue and Administrative Expenditures	\$ Revenue*	Administrative Expenses	%	\$ to reach 10%
1991- 2020				
1991	868,367	32,313	3.72%	54,524
1992	1,042,077	60,976	5.85%	43,232
1993	1,451,032	92,072	6.35%	53,031
1994	1,313,274	93,922	7.15%	37,405
1995	1,473,940	101,281	6.87%	46,113
1996	1,660,141	109,720	6.61%	56,294
1997	2,697,201	133,947	4.97%	135,773
1998	2,474,510	134,798	5.45%	112,653
1999	2,824,596	136,064	4.82%	146,396
2000	2,780,572	147,755	5.31%	130,302
2001	2,064,420	161,483	7.82%	44,959
2002	2,412,005	166,664	6.91%	74,537
2003	2,695,603	180,983	6.71%	88,577
2004	3,425,514	184,929	5.40%	157,622
2005	4,609,189	190,992	4.14%	269,927
2006	6,467,091	210,719	3.26%	435,990
2007	4,097,588	240,822	5.88%	168,937
2008	3,620,283	272,393	7.52%	89,635
2009	2,261,987	279,586	12.36%	-53,387
2010	2,311,079	291,468	12.61%	-60,360
2011	2,120,138	204,831	9.66%	7,183
2012	2,633,727	172,122	6.54%	91,250
2013	2,231,599	191,848	8.60%	31,312
2014	2,534,065	218,469	8.62%	34,937
2015	3,041,384	222,213	7.31%	81,925
2016	4,092,255	264,165	6.46%	145,061
2017	4,913,091	313,947	6.39%	177,362
2018	4,534,863	327,994	7.23%	125,492
2019	5,218,079	315,541	6.05%	206,267
2020	9,795,111	281,823	2.88%	697,688
2021	9,378,793	285,383	3.04%	652,496
2022	8,456,606	302,495	3.58%	543,166
2023	5,249,149	360,498	6.87%	164,417
2024	4,552,152	415,473	9.13%	39,742
2025	8,418,740	369,745	4.39%	472,129
Total 1991- 2025:	129,720,220	5,735,841	4.42%	4,283,133
2026 Projected	9,349,706	462,436	4.95%	472,535
Total 1991 - 2025:	139,069,926	6,198,277	4.46%	7,708,715
2027 Budgeted	5,575,998	355,478	6.38%	202,122
Total 1991 - 2027:	144,645,924	6,553,755	4.53%	7,910,837
Annual administration costs of the fund shall be held to the minimum required to administer efficiently and properly the land bank but shall not exceed 10 percent of revenues received, exclusive of bond proceeds. SJCC 2.120.090.3				

SAN JUAN COUNTY LAND BANK 1991 - 2026			
Summary of Fee Simple Acquisitions		Summary of Conservation Easements	
PROPERTY	ACRES	PROPERTY	ACRES
SAN JUAN ISLAND		SAN JUAN ISLAND	
*Beaverton Marsh Preserve: 2001, '02, '06, '18, '19, '22	473	Beaverton Valley Marsh: 2010, '11	42
Cady Mountain Preserve: 2003, '05, '07, '18, '21	472	Cattle Point Road/Heritage Farm: 2003, '09	39
Caines St. Historic Driggs Park: 2018	1	Cattle Point Road/Howard Farm: 2009	27
Deadman Bay Preserve: 1995	18	Cattle Point Road/Mulno Cove Farm: 1999	78
False Bay Creek Preserve: 2008	40	Cattle Point Road/Portland Fair: 2004	21
*Frazer Homestead Preserve: 2003, '06	113	Edwards Point: 1998	8
Kellett Bluff Preserve, Henry Island: 2016	81	Historic Roark House: 2002 HPE	1
*King Sisters Preserve: 2005	60	Ihiya: 2020	30
Limekiln Preserve: 1995, 2000	189	Mount Ben West: 2026	31
Middlewood Preserve: 2019	30	North Neck Point Cove I & II: 1995, 2002	6
Mt. Ben Preserve: 2005	22	Oak Knoll Farm: 2004	30
*Mount Grant Preserve: 2000, '15, '17	252	San Juan Historical Society: 2010 HPE	1
*San Juan Valley: 1998	10	San Juan Valley: 1997	155
Third Lagoon Preserve: 2000	20	W. Sundstrom Farm: 2008,* 2009	120
Westside Scenic Preserve: 1993, '94, 2007, '15	46		
Zylstra Lake Preserve: 2015	284		
ORCAS ISLAND		ORCAS ISLAND	
Blakely Island Preserve	225	Buck Bay West: 2003	1
Coffelt Farm Preserve: 2008	190	Cayou Key: 1997	5
Coho Preserve: 2016	24	Cayou Valley: 1995	109
*Crescent Beach Preserve 1998, 2005	129	Crow Valley: 1995, 2008	9
Deer Harbor Preserve: 2006	2	Crow Valley Schaffer Stretch: 1996	134
Diamond Hill Preserve: 2005, '12, '14	52	Crow Valley Gudgeell: 1997	31
Dolphin Bay Rd: 2025	24	Crow Valley Plum Tree Farm: 1998	55
Eastsound Waterfront Park: 1993 - 2004)	2	Crow Valley Plum Tree Woodland: 1999	10
*Entrance Mountain Preserve: 1996, 2008	128	Goliithon Preserve Buck Bay: 2002	0
Fowler's Pond Preserve: 1994, 2006	51	Hogback Mountain: 1998	50
Judd Cove Preserve: 2002, '10	12	North Shore: 1996	67
Orcas Village Tidelands: 2001		Olga Community Park: 2005	0
President Channel Preserve: 2012	20	Orcas Artworks: 2006 HPE	1
*Stonebridge-Terrill Preserve: 2005	60	Stonebridge Farm: 2006	34
Turtleback Mountain Preserve: 2006, '20	1,610	Warm Valley Farm: 1993	78
Glenwood Inn - North Shore Preserve: 2022	58	West Sound: 1999	159
LOPEZ ISLAND		LOPEZ ISLAND	
Fisherman Bay Preserve: Weeks Wetland: 1993	24	Aleck Bay: 1997	245
Fisherman Bay Preserve: The Spit : 2002	29	Aleck Bay: 2003	12
Fisherman Bay Preserve: The Tombolo: 2000, '17	6	Central Valley: 2000, '01, '05	126
Hummel Lake Preserve: 1996, 2000	79	Iceberg Point: 1998	40
Channel Preserve: 2017	9	Kjargaard Farm: 2012	95
Lopez Hill Preserve: 2018, '21	475	South End: 1993, 2013	8
Richardson Marsh Preserve: 2021	24	Strachan: 2009	44
Spencer Spit Preserve: 2019, '20	20	Double R Bar Ranch: 2020	130
*Upright Head Preserve: 1998	23		
Watmough Bay Preserve: 1993; 2007, '09, '22*	24		
TOTAL		BLAKELY ISLAND Crowley donation: 2011	
CONSERVATION BUYER SALES			80
*Historic Lower Argyle Lots: 2002, '03	2	CRANE ISLAND Pole Pass: 2005	
Odlin South managed by SJC Parks	100		1
SHAW ISLAND		HENRY ISLAND Mosquito Pass Preserve: 2003	
*Shaw Island: 2005 sold with a forever wild	30		21
ORCAS ISLAND		SHAW ISLAND	
Guthrie Cove Reserved Life Estate: 2004	80	Tharald Historic Homestead: 2002 HPE	
		WALDRON ISLAND	
		Huntley: 2018	
		Pt. Disney: 2000	
		Waldron Community Land Trust: 2004	
		TOTAL	
			2,349
*Acquired for full or partial inclusion in the Conservation Buyer Program			

1031 Land Bank Stewardship Fund

2027 Budget Worksheet

	2024	2025	2026 BUDGET		2027 BUDGET	
	Actuals	Actuals	Adopted	Amended	Decision Package	Prelim
REVENUE ACCOUNTS						
Cash						
Beginning Operating Cash	1,479,264	836,705	2,422,025	632,166		1,103,735
Beginning Endowment Funds	4,377,045	6,862,047	7,577,728	8,763,821		9,113,821
Total Beginning Cash	5,856,309	7,698,753	9,999,753	9,395,987	0	10,217,556
Intergovernmental Revenue						
Direct Federal Grant - Dept of Interior	10,502	2,227	0	0		0
*Federal Indirect Hwy Plan & Construction	0	0	1,320,488	1,320,488	4,008,450	4,008,450
Total Intergovernmental Revenue	10,502	2,227	1,320,488	1,320,488	4,008,450	4,008,450
Charges for Goods and Services						
Sale of Plant Materials	35,783	41,078	15,000	15,000		15,000
Total Charges for Goods & Services	35,783	41,078	15,000	15,000	0	15,000
Miscellaneous Revenues						
Investment Interest - LGIP	302,163	346,094	200,000	200,000		200,000
Interest on Interfund Loan to CAF	117,840	55,680	0	0		0
Lease Income - King Sisters Preserve	0	4,950	3,600	3,600		3,600
Lease Income - Frazer Homestead	0	1,200	1,200	1,200		1,200
Lease Income - Coffelt Farm	25,850	25,850	28,200	28,200		28,200
Utility Reimbs - Coffelt Farm	4,484	5,427	5,000	5,000		5,000
Lease Income - Zylstra Preserve	2,881	2,800	2,800	2,800		2,800
Lease Income - Beaverton Marsh Preserve	0	1,736	1,200	1,200		1,200
Donations from Private Sources	0	1,782	500	500		500
Refunds of Prior Year Expenditures	103,550	2,468	0	0		0
Total Miscellaneous Revenues	556,768	447,986	242,500	242,500	0	242,500
Nonrevenues						
Interfund Loan Principal from CAF	1,000,000	1,000,000	0	0		0
Sales Tax Collections	2,971	1,638	1,000	1,000		1,000
Total Nonrevenues	1,002,971	1,001,638	1,000	1,000	0	1,000
Other Financing Sources						
Transfers-in for YE Endowment	500,000	500,000	500,000	500,000		500,000
Transfers-in for Site Enhancement	2,153,309	2,053,884	2,517,536	2,517,536	0	3,041,726
Total Other Financing Sources	2,653,309	2,553,884	3,017,536	3,017,536	0	3,541,726
TOTAL REVENUE	10,115,641	11,745,566	14,596,277	13,992,511	4,008,450	18,026,232
*Federal Indirect Hwy Plan & Construction						
Beaverton Trail Project Grant Reimbursment						
\$4,008,450						

	2024	2025	2026 BUDGET		2027 BUDGET	
	Actuals	Actuals	Adopted	Amended	Decision Package	Prelim
EXPENDITURE ACCOUNTS						
Land Bank Stewardship & Management						
Ending Operating Cash	1,401,705	1,138,092	2,908,136	1,118,277	(704,119)	1,608,235
Ending Endowment Funds	6,297,048	8,263,821	7,777,728	8,963,821	0	9,313,821
Transfer out to Nox Weed	6,215		0	0		0
Total Land Bank Stewardship & Management	7,704,968	9,401,913	10,685,864	10,082,098	(704,119)	10,922,056
Administration						
Director	61,270	64,809	68,520	68,520		68,900
Land Steward .5 FTE	58,462	60,181	61,980	61,980		62,629
Salish Seeds Nursery Assistant	4,408	0	0	0		0
SJ Preserve Steward	107,447	101,423	99,072	99,072		100,030
Orcas Preserve Steward	88,258	92,537	96,660	96,660		100,349
Lopez Preserve Steward .9 FTE	85,574	91,503	95,862	95,862		97,657
Field Assistant - Orcas	62,105	66,835	67,440	67,440		70,107
Field Assistant - San Juan	89,672	92,702	96,660	96,660		100,105
Outreach Coordinator - .4 FTE	34,885	35,976	37,056	37,056		40,009
Stewardship Coordinator	89,388	93,064	96,660	96,660		80,572
Field Assistant - multi-island	69,729	70,917	73,712	73,712		75,717
Field Assistant - San Juan 2	69,076	72,507	70,392	70,392		72,397
*Seasonal Field Assistant -Orcas	18,078	16,884	28,797	28,797	3,752	18,820
*Seasonal Field Assistant -Lopez	14,360	18,933	32,060	32,060	3,782	19,144
Nursery Outreach Assistant	17,282	37,542	40,118	40,118		41,878
Special Project Coordinator	0	18,085	57,972	57,972		70,321
Language Incentive	540	541	540	540		540
FICA & Medicare	63,863	67,887	74,840	74,840	576	74,021
Dept of Labor & Industries	22,798	19,452	23,398	23,398	434	29,801
Retirement/PERS	77,604	66,230	53,582	53,582	211	55,667
Medical Insurance	139,973	155,479	193,523	193,523	0	187,737
PFML Premium Assessments	1,860	2,458	2,700	2,700	24	3,306
HSA/VEBA Contributions	11,578	12,438	13,338	13,338		12,720
Clothing Allowance	2,000	1,875	0	0		1,875
Office Supplies	483	254	1,000	1,000		1,000
Food For Consumption	76	0	650	650		650
Employee Uniforms	0	0	1,100	1,100		1,100
Fuel consumed	0	0	1,800	1,800		2,000
Small Tools & Minor Equipment	6,453	8,876	5,000	5,000		5,000
Small & Attractive Assets	10,076	8,812	10,000	10,000		10,000
Professional Services - Mgmt&Maint	6,089	5	5,000	5,000		15,000
Advertising	0	0	22,522	22,522		500
Internal Legal Services	0	0	1,000	1,000		23,394
Information Technology Services	63,985	73,510	81,422	81,422		87,843
GIS Services	10,126	11,841	12,545	12,545		33,382
Facilities Services	6,669	8,080	14,067	14,067		13,617
Postage	38	53	100	100		100
Internet for Orcas office	348	0	636	636		636
Travel Within County	374	932	2,500	2,500		2,500
Travel Outside County	0	2,207	2,500	2,500		2,500
Leasehold Excise Tax	3,319	4,702	2,600	2,600		2,600
Stormwater Utility Assessment	1,947	1,993	2,200	2,200		2,200
Liability Insurance	44,036	10,940	57,950	57,950		83,583
Property Insurance	4,355	1,089	5,938	5,938		5,965
L&I - Volunteers	67	27	50	50		50
Vehicle Maintenance	730	506	500	500		500
Subscriptions and Publications	794	831	1,000	1,000		1,000
Conferences & Training	1,277	3,076	3,000	3,000		3,000
Printing & Copying	1,307	26	300	300		300
Licenses Permits & Fees (DNR fee to 51)	460	664	100	100		100
Sales Tax Remittances	2,065	2,486	4,000	4,000		4,000
Transfer to Insurance Reserve Fund	6,002	5,927	6,131	6,131		6,342
Total Administration	1,384,624	1,412,085	1,632,368	1,632,368	8,780	1,693,164
*Seasonal Field Assistant Positions						
Increased to .6 FTE \$8,779						

	2024	2025	2026 BUDGET		2027 BUDGET	
	Actuals	Actuals	Adopted	Amended	Decision Package	Prelim
EXPENDITURE ACCOUNTS						
Management & Maintenance						
Preserve supplies SJI	40,858	51,954	40,000	40,000		40,000
Fuel consumed	218	57	500	500		500
*Professional Services SJI	20,816	206,711	1,285,255	1,285,255	150,000	197,000
Travel Within County	7,381	3,071	2,500	2,500		2,500
Travel Outside County	2,503	2,433	500	500		500
Monthly Motor Pool Lease - SJI	12,780	15,975	36,763	36,763		16,211
Operating Rentals and Leases	4,957	6,534	5,000	5,000		5,000
Utility Services SJI	6,908	6,962	3,500	3,500		3,500
Repairs and Maintenance SJI	99,828	111,669	136,750	136,750		113,750
Licenses Permits & Fees	3,217	2,129	1,000	1,000		500
Preserve Supplies Orcas	40,597	25,787	30,000	30,000		30,000
Professional Services Orcas	113,620	81,336	61,500	61,500		14,000
Monthly Motor Pool Lease - Orcas	11,595	14,325	12,255	12,255		9,912
Operating Rentals and Leases	5,094	935	1,500	1,500		1,500
Utility Services Orcas	37,050	20,804	20,000	20,000		20,000
Repairs and Maintenance Orcas	105,997	84,635	91,500	91,500		54,000
Licenses Permits & Fees	2,041	20	250	250		250
Preserve Supplies Lopez	6,850	14,313	10,000	10,000		10,500
Fuel consumed - Lopez	139	147	200	200		200
Professional Services Lopez	19,047	33,599	12,500	12,500		20,000
Travel Within County - Lopez	123	0	200	200		200
Monthly Motor Pool Lease - Lopez	6,000	7,500	13,872	13,872		0
Rental Payments Lopez Island	983	3,326	2,000	2,000		2,000
Utility Services Lopez	1,301	3,501	2,000	2,000		2,000
Repairs and Maintenance Lopez	9,477	5,046	25,000	25,000		34,500
Licenses Permits & Fees	0	207	200	200		200
Supplies - Ag	51,682	1,832	50,000	50,000		50,000
Professional Services - Ag	6,544	18,626	16,000	16,000		16,500
Operating Rental & Leases - Ag	2,621	0	5,000	5,000		5,000
Utility Services - Ag	275	340	3,500	3,500		3,500
Repairs & Maintenance - Ag	2,390	0	60,000	60,000		55,000
License Permits & Fees - Ag	0	200	0	0		0
Total Management & Maintenance	623,310	726,508	1,929,245	1,929,245	150,000	708,723
Site Enhancement						
*Capital Improvements SJI	101,403	0	110,800	110,800	4,553,789	4,569,789
Capital Improvements Orcas	301,337	82,230	62,000	62,000		57,500
Capital Improvements Lopez	0	0	16,000	16,000		35,000
Capital Improvements Ag	0	122,830	160,000	160,000		40,000
Total Site Enhancement	402,740	205,060	348,800	348,800	4,553,789	4,702,289
TOTAL EXPENDITURES	10,115,641	11,745,566	14,596,277	13,992,511	4,008,450	18,026,232
*Professional Services SJI						
Beaverton Trail Project consultant fees \$150,000						
*Capital Improvements SJI						
Beaverton Trail Construction Phase \$4,553,789						

2027 Capital Projects		
		2027
<u>District 1</u>		
Beaverton Marsh	Trail Project Implementation (includes all elements)	4,553,789
Mount Ben	Sign updates for new trail	6,000
Westside	Sign Updates	10,000
	Capital Improvements Total	4,569,789
<u>District 2</u>		
Dolphin Bay/Cherry	Porta potty	1,500
Fowlers Pond	Dam control valve	40,000
Turtleback Mountain	Field oaks and trail	10,000
	New south trail	6,000
	Capital Improvements Total	57,500
<u>District 3</u>		
Upright Head	Overlook replacement	10,000
Watmough	Pumphouse	10,000
Lopez Hill	Parking upgrade	15,000
	Capital Improvements Total	35,000
<u>Agriculture</u>		
Coffelt Farm	Barn roof(s) replacement	20,000
	Perimeter fencing	20,000
	Capital Improvements Total	40,000
	Total	4,702,289

PROJECT SUMMARY

PROJECT TITLE:	Picnic Point Conservation Easement
PROPOSED ACQUISITION:	ACQUISITION OF A CONSERVATION EASEMENT
OWNER:	Johnson and Dick Family
PROPERTY DESCRIPTION:	The roughly 12-acre property is a substantial portion of Picnic Point, a forested peninsula with extensive intertidal ownership.

Location: Southeastern shore of Shaw Island, between Indian Cove and Picnic Cove.

General Description: The San Juan Conservation Land Bank (Land Bank) will use grant funds to purchase a conservation easement on an undeveloped parcel and prevent future development in an area with significant ecological and cultural values.

CONSERVATION VALUES OF THE PROPERTY

The shoreline property is visible from Upright Channel. It features approximately eight acres of old-growth forest and three acres of coastal grassland and saltmarsh. Waterfrontage extends along both Indian Cove and Picnic Cove and combines to total 2,431 feet. The property also includes roughly nine acres within the intertidal and subtidal zones.

Old-growth forests at low elevations such as this are extremely uncommon in the Puget Lowlands and it is estimated that numerous trees, based on their size, heavy limbs, and presence of cultural features, exceed 200-250 years in age. The legacy forest along the shoreline supports a Bald eagle nest, and provides an important source of terrestrial insects, organic detritus, and shade, for migrating juvenile salmonids during their critical early life-stage.

Both beaches consist of substrates that could support forage fish spawning. The semi-protected and shallow coves on either side of the peninsula likely provide transitory rearing for salmonids. Picnic Cove is delineated as a pocket beach, and it supports eelgrass in the intertidal and subtidal zones.

In addition to these biological features, extensive evidence of multi-dimensional Native American use exists in many locations across the entire peninsula. The property also has a history of use as a Military Reservation (c.1874) and a County Park (c.1895).

This project would place a 'forever wild' conservation easement on the property, remove the potential for two residences, and ensure that the high-quality habitat for salmonids and significant cultural resources remain intact.

PARTNERS

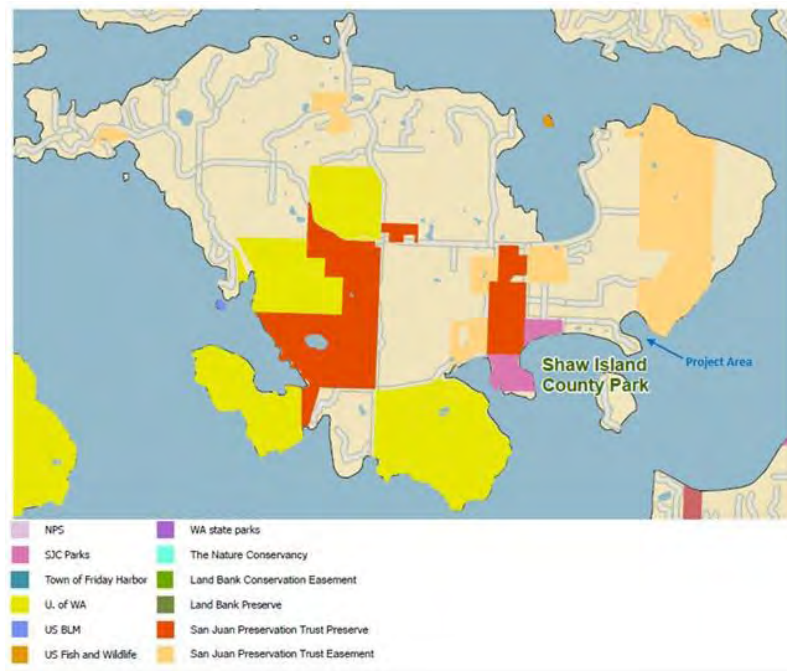
The Land Bank has secured a \$933,799 grant from the State's Salmon Recovery Funding Board, which covers most of the cost of the conservation easement.

COSTS

A. Acquisition Costs: The estimated total purchase price for this acquisition will be \$1,100,000. This includes an additional \$166,201 in transaction and escrow fees likely to be incurred at closing.

B. Stewardship Costs: The Land Bank will initiate a conservation easement and a baseline report. Monitoring of the conservation easement is estimated to cost \$5,000 annually.

VICINITY MAP OF PICNIC POINT CE



CONTEXT MAP OF PICNIC POINT CE



HABITAT MAP FOR PICNIC POINT CE



PHOTOS OF PICNIC POINT CE PROJECT AREA



Photo 1. Indian Cove with Picnic Cove in the background.



Photo 2. Picnic Cove with Canoe Island in the background.

PROJECT SUMMARY

PROJECT TITLE: DJARF PROPERTY

PROPOSED ACQUISITION: ACQUISITION OF AN OPTION FOR FEE SIMPLE PURCHASE

OWNER: DJARF FAMILY LLC

PROPERTY DESCRIPTION:

Location: Westside of San Juan Island

General Description: This 1.9-acre waterfront property is an inholding within the Land Bank's Westside Preserve.

CONSERVATION VALUES OF THE PROPERTY

The property features roughly 390 feet of shoreline in the midst of the Land Bank's Westside Preserve. Together with Lime Kiln Point State Park, roughly two miles of shoreline are conserved along the Haro Strait, with roughly 350 acres conserved by the Land Bank WA State Parks and the San Juan Preservation Trust. This parcel is the lone remaining unprotected and developed property. Offshore, this area is critical habitat for Chinook and other salmonid species, and Southern Resident Killer Whales and Biggs whales which are routinely found within 50 feet of the sea's edge. The nearshore features healthy kelp beds and a diverse marine ecosystem.

ACQUISITION DETAIL

Ultimately, we hope to purchase the property via a statutory warranty deed, but the family is not ready to part with the existing house and land. As a way to allow us additional time to find complimentary funding and to accommodate the family's request on timing we are proposing to purchase an option contract for two years for \$30,000.

COSTS

A. Acquisition Costs: The property is currently assessed at \$2.32M with an estimated \$2.4M market value (an appraisal is underway). The \$30,000 option would lock in a purchase price and commit the owner to sell but not obligate the Land Bank to actually make the purchase. The Land Bank does have a donor who is willing to contribute \$1.2M to the purchase, and other partnering opportunities seem likely.

B. Stewardship Costs: One of the conditions of the donor's contribution is to take down the structure, which cannot be moved due to its location the terrain. Estimated demolition costs would likely be roughly \$100,000. Following demolition, some restoration would be required as well as re-routing of the existing trail that runs along the road. It could also be used as alternative parking, or potentially as a site for a seasonal Preserve host similar to the approach used by the National Park Service. Restoration costs would likely be less than \$20,000. Annual monitoring of the site would be an incremental increase from our existing obligations for the Westside Preserve.

AERIAL MAP OF THE DJARF PROPERTY

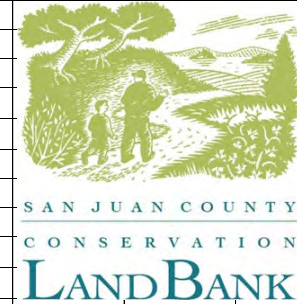


Djarf Property



SJC Conservation Land Bank
DRAFT Combined Financial Statement
9 Months End of September 2026

	A	B	C	D	E	F	G	H	I	J
1	Balance Sheet									
2		Q2 2026	Q3 2026	\$ Change						
3	Cash									
4	Conservation Area Fund	7,671,069	7,610,751	(60,318)						
5	Stewardship M&M Fund	678,282	647,530	(30,752)						
6	Endowment Fund	9,114,308	9,114,308	0						
7	Total	17,463,659	17,372,590	(91,069)						
8										
9	Assets									
10	LBRC Fund -Restricted*	20,000	20,000	-						
11	Real Property/Total Value*	68,319,000	68,319,000	-						
12	Total	68,339,000	68,339,000	-						
13										
14	Liabilities									
15	Long Term Debt	2,725,000	2,725,000	-						
16	Total	2,725,000	2,725,000	-						
17										
18	Revenues & Expenditures					REET	2026	2025	2024	2023
19		Q3	2026 YTD	% of Budget		Jan	217,921	230,612	110,845	329,863
20	Revenues					Feb	133,665	149,471	140,709	170,409
21	1% Real Estate Excise Tax (REET)	1,389,107	3,412,135	97%		Mar	520,910	187,758	251,487	347,114
22	Other Tax's*	12,438	236,730	65%		Apr	361,521	282,989	343,717	262,422
23	LGIP Interest	156,182	427,475	122%		May	272,571	401,336	241,615	342,814
24	Conservation Buyers Program*	-	2,600	3%		Jun	516,440	338,433	290,134	620,587
25	Donations*	1,901	1,859,971	74395%		Jul	551,124	530,491	338,485	339,411
26	Grants*	184,623	584,230	44%		Aug	420,695	600,709	495,314	384,040
27	Nursery Sales	4,609	11,722	78%		Sept	417,288	487,680	325,214	383,036
28	Leased Property	7,980	26,315	69%		YTD	3,412,135	3,209,479	2,537,520	3,179,696
29	Total	1,756,840	6,561,178	91%		Oct		438,189	333,762	450,583
30						Nov		308,713	347,296	428,180
31	Expenditures					Dec		361,924	282,656	285,566
32	CAF Administration	94,110	274,256	64%		Total	3,412,135	4,318,304	3,501,234	4,344,025
33	STEW Wages and Operations	412,458	1,213,047	75%						
34	Acquisition Costs*	288,319	380,689	41%						
35	Debt Payment	293	34,641	5%						
36	Property Management & Maintenance	520,647	1,150,322	60%						
37	Site Enhancement	10,825	22,021	4%						
38	Total	1,326,653	3,074,976	51%						
39	Revenue over Expenditures	430,186	3,486,202							
40										
41	*Footnotes									
42	LBRC Fund - Land Bank Renewal Committee restricted donation.									
43	Real Property/Total Value - The taxable value of property is significantly lower. See "Impact on your tax's" statement									
44	Other Tax's - Conservation Futures, Timber, Leasehold									
46	Grants - Q3 184,623 Beaverton Marsh									
47	Donations - 1,857,040 Dolphin Bay Rd									
48	Acquisition Cost: Q3 Mount Ben West CE \$235,000									



Camas Commons Proposal for Acquisition of 40 acre parcel of Talking Horse Ranch

Executive Summary

Camas Commons proposes to acquire 40 acre “Parcel A” of Talking Horse Ranch and place the property into a durable nonprofit ownership structure that preserves its agricultural, ecological, and community values for generations in partnership with The Farmers Land Trust and On Sacred Ground. The proposal brings together conservation, regenerative agriculture, affordable access to farmland and housing, ecological restoration, education, and community stewardship in a single long-term vision.

The proposed purchase price is \$1,000,000, based on the assumed value of the conservation easement, trail easement and building envelope to be created, the condition of and anticipated investment in the property's buildings and infrastructure, and the alignment of the proposed ownership structure with San Juan County Conservation Land Bank objectives. Funding will combine fundraised donations and mission-aligned loan capital, including financing through DIRT Capital Partners, and personal capital. A \$20,000 refundable earnest money deposit will be provided when the Partial Assignment and Assumption Agreement is signed (**see Attachment A**). All transaction steps and closing will be within the time frame of the existing Land Bank purchase contract.

A defining feature of the proposal is its collaborative, durable and mission aligned nonprofit ownership model. The Farmers Land Trust, a national 501(c)(3) land trust, will acquire and carry title through the acquisition process, after which ownership will be transferred to the San Juan Islands Farmland Commons, a locally forming 501(c)(25) nonprofit land-holding entity supported by the alliance of Camas Commons, The Farmers Land Trust, On Sacred Ground, and other mission aligned local nonprofits (**see Attachment J - The Farmers Land Trust Letter**). This structure is intended to ensure that the property's agricultural and conservation values remain protected while providing secure, long-term tenure for farmers through a direct and primary 99-year leasehold to Camas Commons.

Camas Commons will transition Talking Horse Ranch into a regenerative agricultural living laboratory, integrating productive farming with ecological restoration, research, education, and community engagement. Initial activities will include conservation and rotational grazing, pasture restoration, market gardening, fruit and nut production, food forests, pastured poultry, and development of a certified goat dairy. Camas Commons aims to build on these operations and add more in through both non-residential and residential agricultural operations to provide greater productivity to the farm as a whole, and more local provisions for the local food system.

The farming operations are intended to improve soil health, increase water retention, support biodiversity, reduce wildfire risk, strengthen local food production, and build climate resilience.

The project also addresses a critical challenge for the next generation of farmers: affordable and secure access to both land and housing. The property contains four development rights, two of which are already utilized by the two existing homes. The long-term vision is to connect remaining development opportunities with 99-year agricultural ground leases, allowing additional farmers to build and own homes while establishing viable agricultural enterprises. Multiple farm enterprises can share infrastructure, knowledge, and resources while keeping the property dedicated to agriculture. (**See Attachment G - Site Map**)

Camas Commons will also function as a community resource, providing opportunities for youth and adults through outdoor education, workshops, internships, mentorships, volunteer days, farmer-to-farmer exchanges, seasonal events, and ecological stewardship programs. Partnerships with local schools, community organizations, and Indigenous organizations will expand opportunities for agricultural learning, food sovereignty, and community connection.

The Camas Common's proposal is led by Ally Rugge and Guiseppi Spadafora, current residents and land stewards of Talking Horse Ranch in collaboration with local, On Sacred Ground Land Trust, and the national non-profit, The Farmers Land Trust as a partner and advisor for establishing a land trust. Together, Guiseppi and Ally bring nearly four decades of complementary experience in organic agriculture, livestock care, land stewardship, sustainable infrastructure, construction, homesteading, project management, and community organizing, along with direct knowledge of the property and its agricultural potential. There are several known hazards and maintenance requirements across parcels that have been identified under current tenancy that need to be addressed, and this institutional knowledge is a key asset that no other applicant has, nor will have access to as a new owner.

Through the land trust model, Camas Commons offers the Land Bank a collaborative conservation opportunity to also include the 40 acres in conjunction with the 80 acres, ensuring all 120 acres are preserved beyond a single generation. The model also offers a durable pathway to keep the land working, restore its ecological health, create secure opportunities for farmers to live and farm, and ensure that the benefits of the property remain connected to the San Juan Island community for generations.

Terms

Price is \$1,000,000 based on viable funding secured and in recognition of:

- Value of the to-be-conveyed agricultural conservation easement and included to be created building envelopes and trail easement (*see Additional Material and Attachment H - Valuation Considerations*)
- Condition of and consideration of repair and maintenance of buildings and infrastructure
- Values alignment with Land Bank objectives and preservation of such values through unique, durable, mission aligned and sustainable nonprofit land ownership structure proposed.
- Institutional Knowledge Asset: Ally and Guiseppi's firsthand knowledge of the entire 120-acre property, infrastructure, and systems is a value-added asset that reduces transition and maintenance costs, time and workload for the Land Bank's ownership of the 80-acres.
- Realistic and viable funding structure for acquisition, project costs, long-term endowment and stewardship, and operational needs going forward.

Financing is comprised of fundraised donations and mission aligned and supportive loan capital:

\$206,000 in fundraised donations, as of September 30th - secured through direct donations and pledges held by nonprofit fiscal sponsor - fundraising will continue and will also accelerate upon successful securing of the Option to Purchase through RFP process

\$300,000 of personal capital comprised of \$100,000 from Guiseppi Spadafora and Ally Rugge and \$200,000 from their families.

Up to \$600,000 in debt financing through DIRT Capital Partners - an impact-first investment firm founded in 2014 to acquire and fund acquisition of farmland in partnership with partner organizations and regenerative farmers to provide secure land access and a clear path to ownership for farmers and community structures

Refundable Earnest Money Escrow Deposit of \$20,000 provided when Partial Assignment and Assumption Agreement is signed. (*see Attachment A*).

Due Diligence will be completed within 30 days of accepted RFP proposal and signing of Partial Assignment and Assumption Agreement, and completed on November 15th, or before.

Purchase would be completed within the timeframe of the existing Purchase Contract held by the Land Bank.

Terms also include the negotiating and completion of an agricultural conservation easement and trail easement prior to closing (*See *Additional Materials provided by legal counsel* to Lincoln*).

Introduction

Talking Horse Ranch is currently the only farm that offers the conditions, landscape, infrastructure, housing and development rights that integrate critical community needs being met through a timely solution.

The islands have a history of setting precedents. Establishing the Land Bank was one of them. Becoming the only county in Washington state to prohibit the propagation of GMOs was another. Creating the Lopez Island Community Land Trust over thirty years ago when the cost of housing rose 190% in a single year, which has now served as a nationwide model, was yet another. These innovative examples considered together bring forward the values of how land is held and preserved, how regenerative farming is valued to steward the land, and how affordable housing for agrarian land based residents is important. Camas Commons is our proposal for the future of these 40 acres of Talking Horse Ranch to become a shining example of all three of these values. **Bringing ownership of these 40 acres into a land trust, the San Juan Islands Farmland Commons, through the alliance of Camas Commons, The Farmers Land Trust, a national nonprofit, and On Sacred Ground, an established local non-profit, is an opportunity to set another precedent in a pivotal time for the islands to address land access for farmers using regenerative practices, affordable residential opportunities for those stewarding the land and the community, and preserving the land in ways that align deeply with Land Bank's mandate and values.**

Facing the loss of places they loved, a diverse group of locals sought a way to save treasured lands and maintain quality of life. Their vision led to the creation of the San Juan County Conservation Land Bank. (as stated on Land Bank's Community Foundation page).

We, too, are now facing the loss of a place we love, and with a diverse group of locals and national support, are creating a way to save this treasured land and maintain quality of life for our local community. The island has been facing the loss of critical farmland following suit to a nationwide problem. Our vision has led to the creation of Camas Commons - a regenerative farming organization to ensure the 40 acres of Talking Horse Ranch's 120 acres not only maintains agriculture, but is granted the opportunity to take agriculture on the islands to a new level that meets the needs of our time. Regenerative agriculture is the future of farming and our islands are perfectly poised to adopt this practice as the standard in our region. Camas Commons provides multifaceted solutions now for long overdue community needs. These include, but are not limited to: affordable farmland access and housing opportunities for young farmers, reviving agricultural skills & knowledge, food security, wildfire mitigation, drought tolerance and water conservation. Regenerative agriculture focuses on soil health as the foundation to healthy, thriving ecosystems that produce greater yields in pasture, pollination, livestock fodder, fruits & veggies, and even in recharging watersheds. Improving our island soils to produce more and

better food for ourselves and support the health of our ecosystem grounded in a stewardship model that blends the strengths of conservation and agriculture is at the core of Camas Commons founding principles.

As current land stewards of Talking Horse Ranch, we have gathered a diverse group of locals from corresponding fields and backgrounds to join together and save this treasured farm as a community asset. We have come together to form Camas Commons to create a path to establish quality of life for young farmers seeking access to farmland, housing, and viable agricultural income and in doing so grows the quality of life for our island community as a whole for the long term, while also contributing to the local food system.

Camas Commons Mission Statement

To preserve and protect farmland and natural resources through stewardship of productive agricultural lands, open spaces, rural heritage, and natural ecosystems. We strive to strengthen our community by keeping land and housing opportunities accessible and affordable for farmers and producers, while fostering meaningful community partnerships and endeavors. Through education, research, and hands-on engagement, we support regenerative farming, ecological stewardship, traditional skills, and deeper connections to nature. We provide a living space for scientific research and innovation that advances understanding of soil health and creating resilient ecosystems.

The Farmers Land Trust

A Delaware nonstock 501(c)(3) nonprofit land trust working nationally to transact farmland (real estate, fundraising, legal) into community ownership through the Farmland Commons, which are local land holding nonprofit entities that then give 99-year, secure, affordable, and equitable lease tenure to next generation farmers using chemical free, regenerative agriculture. The San Juan Islands Farmland Commons is the locally forming affiliate 501(c)(25). **(See Attachment B Intro to the Farmland Commons)**

Goals for Farm

1. To transition Talking Horse Ranch into a regenerative farm that establishes a model for farming that nurtures soil health and climate change resilience that results in a variety of benefits that meet important needs of our time. (*Regenerative Farming principles, link: <https://regenerativefarmingpractices.com/5-principles-of-regenerative-agriculture/>*)

Operations that will reflect these principles in the initial year include, but are not limited to:

- a. Conservation/adaptive/rotational grazing
- b. Market garden

- c. Preparations for certification of goat dairy
 - d. Pastured chickens
 - e. Pasture Restoration Project (completed Ag. Guild Grant & February Report)
 - f. Fruit Tree & Berry Production (already have begun)
 - g. Fruit & Nut Tree Nursery for future Orchard Site
 - h. Design of Food Forest plan
2. To provide affordable access to land and housing opportunities for young farmers to live on the land they farm through affordable home site equity buy-in and long-term affordable ground lease tenure.
 3. To establish a thriving farm with a variety of agricultural operations that helps provide an abundance of diverse local, healthy foods for the islands.
 4. Economic development for the islands through reducing costs for the on-site farmers and helping establish diversification of income streams that the unique landscape, micro-climates and infrastructure of Talking Horse Ranch offers. These key ingredients are not present on any other local historic farmland that is currently available to offer the integrated solutions that Camas Commons provides for the community's long overdue needs of affordable land access, housing and growing the island's food security.
 5. Climate Change resilience through Regenerative farming practices:
 - a. restore and build soil health to sequester carbon and grow healthy food
 - b. recharge water sources, increase water storage in soils and movement of water on land for natural irrigation
 - c. cultivate and steward diverse and healthy farm ecosystem
 - d. grow food for the local community to both create abundance and lower food miles and be part of increasing the percent of locally grown food
 6. Educational opportunities and programs for kids K-12, as well as adults to ensure important farming knowledge and skills are getting passed on to future generations, and stewardship places humans in an essential role in contributing to the vitality of our local environment.
 7. Maintain the land of Talking Horse Ranch as a community asset to contribute to local resilience in all the ways a true working farm can provide as a resource center of knowledge, enterprise, food production, education and social engagement that meet not only our basic human needs of the physical, but our needs that are unseen – deeply felt– social, emotional, mental needs that encompass how quality of life impacts health.

Goals for Land

Establish a living laboratory for regenerative farming that positions the farm as a long-term site for scientific research, applied learning, and community stewardship. The laboratory will provide a real-world setting to study how regenerative agricultural and conservation practices can work together as a holistic approach to land management, to build a body of credible, place-based knowledge that demonstrates what works, why it works, and how those practices can be adapted and replicated. In doing so, the farm becomes more than a place where agriculture occurs; it becomes a living repository of knowledge and stewardship, demonstrating the interconnectedness of productive agriculture, healthy ecosystems, and community well-being while creating a lasting legacy for the farm and the island it serves.

Goals for Restoration are:

1. To repair and enrich soils in the pasture, paddocks, and garden.
 - To Increase organic matter
 - To Increase water absorption, and reduce water consumption
 - To Increase soil microbes
2. To mitigate wildfire risk.
3. To find a balance between restoring and preserving natural ecology, and cultivating non-native species used in agriculture.
4. To act as a regional hub for education regarding regenerative agriculture, sustainability, and traditional skills.
5. To work with a team from corresponding fields of conservation and agriculture to aid in the quest of restoring pastures into healthy, living ecosystems that provide greater food security for the soil, essential livestock, plants & pollinators, and the island community as a whole, which offer a larger return on investment for the farming operations in the long term.

Previous Farming Experience

Ally Rugge and Guisepi Spadafora bring a combined background of nearly four decades of organic agriculture, land stewardship, sustainable infrastructure, homesteading, animal husbandry, project management, construction, volunteer coordination, and community organizing. Their experience is rooted in hands-on work with land and farms, with an emphasis on ecological practices, local food systems, resource conservation, and community resilience.

Ally Rugge – Relevant Experience

Ally's experience spans organic farming, land stewardship, animal raising, project management, fundraising, volunteer coordination, and community-based agricultural work.

Ally has extensive experience in coordination & management, which she often either steps into naturally to fill the need, or is hired, often on the spot to do so. She began her professional career as a project manager with Communicatus Design firm in Virginia, developing skills in organization, coordination, scheduling, and project implementation. She went on to be hired as the manager of Miro Tea in Seattle, Washington when it first opened. She subsequently pursued extensive hands-on agricultural experience, including work at Talking Horse Ranch in its flagship season in 2010, and continued seasonal farm and market garden support through 2013. Ally also volunteered at a Demeter Biodynamic Farm in Germany and has worked or volunteered on numerous farms, homesteads and agricultural organizations throughout the United States until returning to San Juan Island in 2018.

Her agricultural experience includes organic food production, farm labor, gardening, animal care, homesteading, and working within diverse small-scale farming systems. She has also developed experience in community food and ecological organizations, including serving as a volunteer fundraiser for Brickworks, coordinating volunteers and organizational activities at The Ecology Center in San Juan Capistrano, California. She served as a Lead Volunteer with Common Vision's Fruit Tree Tour, working with under-served schools providing hands-on education of fruit tree care and planting alongside students at chosen orchard sites on schoolgrounds.

As the start-up manager, Ally led legal administrative work and operations management in the renovation and opening of a natural food store in West Virginia, giving her experience beyond production itself and into the broader infrastructure and community context of local food systems.

From 2019–2022, Ally maintained a homestead and garden on San Juan Island, including personal gardening and beginner chicken keeping. This period strengthened her familiarity with island conditions, seasonal growing, self-sufficiency, and small-scale livestock care.

Since 2022, Ally has served as Land Steward at Talking Horse Ranch, where she is currently practicing holistic animal management and traditional herding techniques, implementing rotational grazing practices, and developing a dairy goat herd with the long-term goal of establishing a certified goat dairy on the farm. Her dairy operation includes an intentional breeding program focused on developing a specialty San Juan Island heavy-milking Mini Nubian goat line, adapted to the local environment and suited to productive, sustainable small-scale dairy production. She is currently in the initial year of this breeding program, laying the foundation for a locally adapted herd through careful selection, and hands-on management.

In 2024, Ally founded the Women Who Stare at Goats Collective, a community centered around goats, holistic animal care, and shared agricultural knowledge. The Collective intends to grow into a multigenerational mentoring and educational program organized around concentric circles of care, learning, and leadership. The program envisions a “little sister–big sister–grandmother” model in which participants of different ages learn from and support one another through shared agricultural activities, animal care, and common goals. Rather than separating generations, the model creates opportunities for knowledge and responsibility to move in multiple directions—connecting youth, adults, and elders through meaningful work and relationships. Through hands-on activities with animals, gardens, land, and one another, the program aims to cultivate leadership, confidence, practical skills, social connection, and intergenerational belonging. Ally's vision is to create a setting where agricultural knowledge is not only taught but practiced collectively, while relationships across generations become an integral part of the learning process.

Through her work raising animals and assisting with Rob Waldron’s livestock operation over the years, Ally has developed extensive, hands-on experience in animal care and crisis management. Her training has included learning and administering life-saving treatments in situations where veterinary care was not immediately available. She has also personally financed and completed coursework in holistic goat care, including the use of natural and herbal treatments, preventative care, and supportive practices. These approaches have contributed to the overall health of her herd and have been associated with higher milk production and milk quality.

Through both formal coursework and extensive experiential learning, Ally has become a trusted resource among fellow farmers and animal keepers. She is often sought out to help assess sick or injured animals and provide guidance on treatment when veterinary services are unavailable. From her experience, she has also advised others on preventative-maintenance practices that have contributed to improvements to other herds on the island. She has consistently provided this assistance at no cost, reflecting the longstanding agricultural tradition of farmers-helping-farmers and sharing practical knowledge within their community.

Together, these experiences provide Ally with a broad practical foundation in crop production, livestock, animal health and birthing, pasture-based systems, gardening, land stewardship, farm organization, and community engagement. This work builds upon Ally's extensive experience in organic agriculture, homesteading, animal care, and land stewardship, and reflects her long-term commitment to developing an integrated agricultural operation rooted in responsible livestock management, rotational grazing, local food production, and ecological stewardship.

Guisepi Spadafora – Relevant Experience

Guisepi brings 20 years of experience designing, building, maintaining, and improving sustainable infrastructure, along with extensive hands-on experience on farms and homesteads. He tends to see things as whole systems rather than isolated objects and follows a Systems Thinking approach in his design work. He focuses on how objects interact to create connections and evaluating how the outputs of one object can become the input for another. His work centers on mapping these interactions and making deliberate plans to situate objects—whether plants, buildings, water systems, components, animals, or others—in relative location to one another to help facilitate the efficiency and efficacy of systems. This skill is essential to the foundation of permaculture and regenerative practices that are rooted in holistic agriculture.

His technical background includes solar energy systems, greywater, rainwater catchment, reclaimed materials, natural building, farm infrastructure, maintenance, alternative fuels/energy, and resource-efficient systems design. He has worked on infrastructure and maintenance projects at farms throughout the country, giving him experience adapting systems and solving practical problems in working agricultural environments.

Guisepi served as Lead Builder for the earth-friendly renovation of a natural food store in West Virginia and worked in facilities and small-scale building at The Ecology Center in San Juan Capistrano, California, doing both agricultural and educational projects. He also participated in Common Vision's Fruit Tree Tour for two years, and has approximately four years of organic farming experience in California.

For ten years, Guisepi operated the Free Tea Bus, a nationwide community-oriented project requiring substantial logistical planning, mobile infrastructure, maintenance, transportation, and community engagement. His bus was powered by waste vegetable oil and solar systems that he built. This experience strengthened his ability to manage complex projects independently and work collaboratively with diverse communities.

From 2019–2022, Guisepi maintained a personal homestead and garden on San Juan Island, developing direct experience with island-specific growing, homesteading, and resource-management conditions.

Since 2022, Guisepi has served as Land Steward, handyman, builder and been in charge of facilities management at Talking Horse Ranch. He has also served as a board member of Alchemy Art Center since 2019 (Secretary 2023-present), contributing to organizational development, community programming, and collaborative decision-making, including participating in the growth of the organization from one campus to two – with the acquisition and transformation of the Lavender Farm.

Complementary Capacity

Ally and Guisepe's experience is complementary: Ally's primary strengths are in agriculture, animal husbandry, gardening, land stewardship, project coordination, and community organizing, while Guisepe brings extensive expertise in infrastructure, construction, sustainable systems, maintenance, and practical problem-solving.

Together, they have experience with both the living systems and the physical infrastructure required to operate a working farm. Their background includes growing food, caring for livestock, managing pasture and gardens, maintaining land, designing and repairing infrastructure, conserving water and other resources, coordinating volunteers, and building community around agricultural and ecological projects.

Their experience on San Juan Island, including their homesteading and gardening work from 2019–2022 and their land stewardship at Talking Horse Ranch since 2022, has also given them direct familiarity with the local landscape and the practical realities of farming and land management in the San Juan Islands.

This combination of agricultural, ecological, technical, organizational, and community experience provides a strong foundation for maintaining the property's agricultural heritage while developing a resilient, productive, and locally connected farm operation.

Qualifications: Current residents of Talking Horse Ranch and have been preparing the way for the next chapter of the farm.

Guisepe and Ally have direct knowledge of the property and its agricultural potential. They also have a long-standing relationship with Rob Waldron, who has farmed the land for the last twenty years, whose intimate, historical knowledge of the land, infrastructure and systems surpasses any living person at present. Combined, these are vital aspects to taking on a historic agricultural property that no other applicant has, nor will have access to as a new owner. To the Land Bank's benefit, Ally and Guisepe can be available to support needs and information to support Land Bank's staff for the remaining eighty acres. Through this role, it will reduce costs, workload and time for the Land Bank that will provide a judicious use of tax-payer resources and staff productivity as a result. This institutional knowledge is an intangible asset which no other applicant can offer.

Ally and Guisepe are both natural problem solvers and enjoy applying solutions that are rooted in alternative pathways, creative thinking and applied knowledge based on experience. Their observations from past work on a variety of farms, homesteads and agricultural organizations laid the groundwork for their vision for Camas Commons. Their findings involve the following:

- 1) Homesteads and farms often consisted of 1-2 people doing every part of the farmwork, some even working full-time jobs as well. Land-based work and living needs capable, enthusiastic, hard-working, committed people, year-round.
- 2) Often help was seasonal and lacked the necessary housing/facilities to offer year-round/full-time help. There was often a revolving door of transient, young workers who couldn't commit beyond the summer season due to this, even though they wanted to and the farmers wanted them to. Long-term housing opportunities are an essential ingredient to facilitating commitment to the year-round work that agricultural operations require.
- 3) Farmers were spread thin over many areas that required daily attention and care. Production suffered, livestock's well-being suffered and resources were wasted due to farmers trying to provide everything or "do it all" which resulted in haphazard operations that depleted resources. In order to farm well, focusing on a few niche operations and diversifying income from these areas of focus allowed the operation to not only be run better, but generated viable income and interest due to the quality of product(s) produced from this approach that resulted in customer loyalty.
- 4) People in the community desire to support local farms, spend time on them and learn where their food comes from and desire to participate on farms in a more personal way beyond being a customer. Farm hospitality, seasonal events, agriculture & land based education were an untapped reservoir of community support and income generation for farmers.
- 5) Many farmers were spending a lot of money on outside inputs to build greater productivity. Farming that focused on permaculture, regenerative practices and biodynamic farming didn't need as many (or any) outside inputs but utilized the outputs of one operation as an input for another, reducing costs and building soil that produced greater crop yields. Food forests also helped develop habitat for pollinators which contributed to greater honey yields and ensured greater success of winter survival for producing honeybees.
- 6) Farms are untapped resource centers of abundance beyond food for the community that not only have the ability to be a hub for social engagement, food-based education, life skills and land connection, but provide a number of by-products from the operations for at-home gardening and land-based needs that result in easy, viable income.
- 7) Due to lack of affordable land access and housing opportunities, many farming operations that require higher demands of care are treated like an office job rather than a producing home to be nurtured. This often results in unfortunate accidents or preventable deaths in many livestock operations, as well as crop issues from malfunctioning irrigation systems and waste of resources with water being left running. Also the commute adds more time, energy and fuel being used by the farmer. When available multiple farmers need to be on farmland to create a thriving farm, as well as build a network of interconnected operations to reduce costs and be able to rely on one another to be an effective use of

time, energy, and resources, which results in greater success for the farming operations and therefore the community's food security as a whole. Living on the land prevents the dual-overhead costs associated with having to have a separate residence and agricultural operation.

How proposed agricultural activities will contribute to the local agricultural food system:

The 2025 San Juan County Community Food Assessment identified numerous challenges facing our island communities and local food system, including issues related to agricultural capacity, food access, local food production, and long-term food security. ([*See the assessment: 2025 San Juan County Community Food Assessment*](#))

Camas Commons is designed to directly contribute to strengthening the local agricultural and food system in response to many of the needs identified in the assessment. Just a few of the initiatives outlined below represent specific ways our proposed plan seeks to address these challenges and support a more resilient, accessible, and locally-based food system.

As outlined in **The 2025 San Juan County Community Food Assessment**, the full proposed plan for Camas Commons is intended to address a significant majority of the needs and opportunities identified through the assessment, while creating additional community benefits that support local agriculture, food security, education, and long-term resilience.

:

1. With silvo-pastures, livestock operations following conservation grazing methods, food forests, market gardens and a variety of cottage industries the farm can produce thousands of pounds of farm products for local consumption — from vegetables to meat to dairy to honey, and other products, including specialty goods that can only be found at our farm. Utilizing our local food hub, farmers market and food co-op as options for re-sale of our products. We also see our farm store and the farm itself as a destination site for locals and tourists given that the farm will be the only farm located along a non-motorized trail from town as a result of the plans for extending the Beaverton Marsh trail.
2. Through educational programs, workshops, mentorships, learning exchanges and 4-h opportunities, we'll grow agricultural skills for growers outside the farm, empowering the community to engage their own homes, backyards and landscapes as places of production through regenerative practices. This will support community members in being able to contribute to soil & water restoration around the island, ensuring that other parts of the island benefit from the practices developed on the farm. Based on the success that high schools around the nation have had in offering farming related programs and curriculum,

we plan to partner with island schools and the Family Resource Center to offer outdoor, farming education and mentorships to also ensure that children of all ages who are interested in agriculture have access to these skills.

(for data see links:

- a. <https://www.ffa.org/97th-national-ffa-convention-expo/membership-mile-stone-ffa-one-million/>,
 - b. <https://www.cfra.org/blog/farm-school-movement-has-exploded-across-country>)
3. The 40 acres of Talking Horse Ranch includes four development rights. Two of those rights have already been utilized for the existing homesites, which includes our home, and another house that will be available for occupancy following the purchase. The long-term vision is to use the remaining development opportunities to create 99-year agricultural leases associated with the individual homesites, providing farmers with the opportunity to build and own their own homes, while establishing and operating their own agricultural enterprises on the property. This model is intended to create more than a place for us to farm. It is an opportunity in which multiple farmers can establish independent enterprises while sharing land-based resources, infrastructure and knowledge. By creating secure, long-term tenure for additional farmers, the project can help address one of the significant challenges facing small-scale agriculture: access to land and a stable place from which to build a farm business. Farmers will have the opportunity to invest in their homes and agricultural operations with the security of a 99-year lease, while the property as a whole will remain connected to its agricultural purpose. The result would be the potential for several additional farming enterprises to operate on the property, increasing the amount and diversity of agricultural activity within the local community. These enterprises will complement one another, create opportunities for collaboration and shared infrastructure, and contribute to a more resilient local food and agricultural system. Camas Commons is therefore not simply to acquire and operate a farm, but to create a long-term framework for additional farmers to establish themselves, build meaningful livelihoods, and contribute to the agricultural community of San Juan County.

The goal is not only to provide accessibility, but to empower future generations with the knowledge, know-how and business savvy to develop viable agricultural operations in the future. The youth programs may also offer a clear pathway to ensuring there are young, capable farmers to pass Camas Commons farming operations and housing onto when older farmers are ready to retire. With these objectives at the core of our educational programming for all-ages, we will support the island's culture of productive farming. A model that through balancing the combined strengths of conservation and agriculture, meets the needs of our modern times, including the effects of climate change.

Funding Plan

Camas Commons has developed a diversified funding strategy to support the **\$1,000,000 acquisition of Talking Horse Ranch** and the associated project costs, as noted in the attached Acquisition Budget (**See Attachment C**), combining significant personal and family investment, committed philanthropic support from individual donors and community organizations, continued fundraising, and acquisition financing.

The strategy demonstrates substantial financial commitment while providing the flexibility needed to manage the timing of fundraising and acquisition requirements.

Sources of Funding

<u>TOTAL REVENUE</u>		FUNDING	STATUS
Donations as of 9.30.26	\$	206,000.00	raised
G & A home purchase funds	\$	100,000.00	funded
G & A family home purchase funds	\$	200,000.00	funded
FUNDRAISE TOTAL	\$	506,000.00	
LOW END NEED - Donations 10.1.26 to 1.10.27	\$	240,000.00	needed
DIRT Capital Mortgage Capital Need	\$	597,000.00	pre-approval
TOTAL REVENUE	\$	1,343,000.00	
<u>TOTAL COST</u>			
Farm Purchase		\$1,000,000	
Transaction Costs and Endowment Reserves		\$343,000	
TOTAL	\$	1,343,000.00	

Guisepi and Ally have committed **\$300,000 of their own and family funds** toward fundraising and to acquire and own their home and limited accessory structures at Talking Horse Ranch. This substantial personal investment reflects their long-term commitment to the property while the broader fundraising effort focuses on the acquisition and stewardship of the ranch as a community resource.

Camas Commons has also secured **\$206,000 in committed donations** in less than seven weeks. This early response demonstrates meaningful community support and provides a strong foundation for the next stage of the campaign.

For up-to-date fundraising numbers, please visit camascommons.org and see the thermometer to see our fundraise total.

Continued Fundraising

Beginning **October 16, Camas Commons will have approximately 11 weeks to pursue an additional \$240,000 in donations prior to acquisition.** This goal builds directly on the momentum already established.

We believe that **selection of our proposal by the Land Bank will be a significant catalyst for this next phase of fundraising.** Selection will give current and prospective donors greater confidence that Camas Commons has a viable path toward acquiring and stewarding Talking Horse Ranch. It will also allow us to approach a broader circle of supporters with a compelling story: that the community has rallied around the property, that substantial funding is already in place, and that the project has a credible path toward acquisition.

Acquisition Financing

In partnership with The Farmers Land Trust, Camas Commons has received pre-approval from DIRT Capital for up to **\$600,000** in acquisition financing (***See Attachment D - Funding Approval Letter***).

This pre-approval provides an important financing backstop for the project. The availability of up to **\$600,000** gives Camas Commons the flexibility needed to move forward with the acquisition while fundraising continues.

A Clear Path to Acquisition

Together, these funding sources provide Camas Commons with a strong and flexible pathway toward completing the **\$1,000,000 acquisition of Talking Horse Ranch.**

Most importantly, this funding strategy reflects a shared commitment to making Talking Horse Ranch a lasting community asset. Guiseppi and Ally's personal investment, the early generosity of donors, the opportunity to build additional support following Land Bank selection, and the DIRT Capital financing backstop together create a solid financial foundation for Camas Commons to move from proposal to acquisition and long-term stewardship.

Buyer and Ownership Structure

The Farmers Land Trust (an agricultural 501(c)(3)) will carry title to the property through the purchase process. Upon establishment and completion of all necessary legal requirements, title will be transferred to the San Juan Islands Farmland Commons as a 501(c)(25) land trust, a local entity that will be connected to and supported by local, regional, and national nonprofits.

Proposed Actions after Closing

First 6-12 months.

- The Farmers Land Trust will carry title to the property through the purchase process.
- **Develop Regenerative Agriculture Lease Program:** a clear application and selection process for both non-residential and residential leases that establishes the expectations and commitments necessary to transition the property into regenerative agriculture.
- **Develop Farm Operations Documents:** Create the legal and operational documents governing Camas Commons' use and management of the property, including a long-term ground lease which includes operating responsibilities, Operations Budget (**See Attachment E**), land stewardship requirements, maintenance obligations, insurance requirements, and procedures for addressing changes or disputes.
- **Establish the Farm Advisory Board:** Establish the Camas Commons Farm Advisory Board and its membership, roles, responsibilities, decision-making authority, meeting procedures. The Advisory Board will provide ongoing guidance and support for farm operations, ecological stewardship, community engagement, and long-term decision-making. This will include some of our Acquisition Advisory Board members but is not limited to those members. Farm Advisory Board will include representatives from on-site farming operations, developed partnerships with Indigenous organizations through On Sacred Ground, and other local organizations that specialize in complimentary fields that meet the holistic farm plan of Camas Commons vision.
- **Develop Land Trust Governance Documents:** Working with The Farmers Land Trust, nonprofit partners and legal counsel – develop the San Juan Island Farmland Commons shared agreements and governance documents, including bylaws, policies, and other documents necessary to incorporate the entity and establish clear and accountable stewardship of the land.
- **Develop Volunteer Program:** Establish a structured volunteer program with incentive-based participation tiers, roles, scheduling, training, safety protocols, and recognition. Volunteers will support farm operations, seasonal events, agricultural learning experiences, youth programs, and community activities while building opportunities for hands-on education and meaningful long-term engagement.
- **Design & Prep Market Garden for Initial Productive Season:** Develop a productive 2027 market garden plan, including assignment of a Market Garden Manager, site and garden-bed design, soil preparation, irrigation planning, equipment and supplies, and selection of an initial crop plan. The project will establish first-year production systems, planting schedules, harvest and market plans, and the infrastructure needed for long-term garden success. Support will also include development and submission of a 2027 Farm Fund grant application to the Agricultural Guild to secure start-up funding.
(**See Attachment I - Market Garden**)

- **Design Food Forest Plan:** Partner with Regenerative Earthworks, SPC, to guide, map and implement our long-term vision for food forests and design for pond pasture sites (Pond Commons) in preparation for long-term farm plan in conjunction with conservation district.
- **Horse Boarding & Tenant Development:** Develop and implement horse boarding agreements, establish boarding rates, operating policies, and secure initial tenants to create a reliable earned-income stream supporting long-term operations. The boarding program will also establish a foundation for first-year youth educational programming focused on horse and livestock care, responsible animal stewardship, conservation grazing and hands-on agricultural-conservation learning.
- **Develop Maintenance & Safety Plan:** Continue to locate and inventory potential hazard sites and infrastructure improvements to establish needed maintenance, repairs and safety protocols. There are several known hazards and maintenance requirements across parcels that have been identified under current tenancy that need to be addressed.
- **Seasonal Events & Agritourism:** Develop an annual calendar and operating plan for seasonal farm events that build community engagement, provide hands-on agricultural experiences, and create new agritourism-based revenue. Initial activities may include seasonal harvest events, farm tours, workshops, youth programming, and community gatherings.
- **Research and Develop Dairy Certification Requirements:** Proceed with plan to develop a certified goat dairy site for Women Who Stare at Goats Collective.
- **Continued Fundraising:** Research and apply for grants specific to the nature of farm goals through partnered non-profits. **Example:** Agricultural Guild's annual Farm Fund for start-up of market garden. Meet with The Community Foundation about establishing an active fundraiser campaign for Camas Commons. Plan the first Spring Equinox 'Donor Day' fundraiser celebration.

Initial Stages of Long-term Goals and Regenerative Agriculture Development

The long-term farm goals will establish Camas Commons as an integrated regenerative landscape where housing, agriculture, ecological restoration, education, and community partnerships reinforce one another. Leaseholders and partners will participate in a shared stewardship framework designed to ensure that development and productive use of the property contribute to the health and resilience of the land and the community in which the farm serves.

1. Infrastructure and Site Development

- Develop a comprehensive long-term farm and site plan through Regenerative Earthworks, SPC, establishing the framework for agricultural production, residential sites, ecological restoration, infrastructure, education, and community use.

- Extend power, water, and driveway access to each designated residential home-site while minimizing impacts on agricultural soils, water systems, habitat, and existing ecological features.
- Design infrastructure improvements that align with the farm's regenerative goals, incorporating conservation, water stewardship, soil health, energy efficiency, and low-impact development practices wherever feasible.
- Assess octagon barn for necessary improvements in preparation for dairy certification requirements through Women Who Stare at Goats Collective.

2. Regenerative Agriculture Lease Program

- **Year 1 — Initial Productive Season:** Prioritize non-residential agricultural leases for farm operations that meet Camas Commons' stewardship standards while contributing to the farm's intended products, services, and overall economic viability. These ongoing agricultural leases will support the productive use of the land, strengthen farm operations, and maintain the long-term capacity of the property to function within a regenerative farming model.
- **January 2028 — Residential Trial Program:** Begin the initial stages of the residential application process for carefully structured two-year residential trial periods. This phased approach will allow the agricultural operations and land stewardship systems to become established before introducing residential components, while providing an opportunity to evaluate how residential participation can complement the farm's broader goals and ensure commitment to these goals.

3. Trial Production Season 2027-2028

- Map conservation and adaptive grazing paddocks and timeline.
- Prioritize establishing core regenerative enterprises and demonstrating the farm's capacity for production and ecological restoration.
- Establish and plant the market garden, prioritizing crops suited to the site, soil-building practices, and the farm's long-term production goals.
- Continue the pasture restoration project using regenerative grazing, monitoring productivity and tending growth of Alfalfa, and living willow fence.
- Move forward with the design and implementation of a food forest. Plant fruit and nut trees from the nursery to create guilds with a variety of herbs, natives and pollinator plants to integrate perennial food production in pond pasture (Pond Commons) that will establish the first demonstration garden for the public to enjoy.
- Evaluate additional non-residential lease opportunities based on their ability to meet land stewardship requirements while contributing to the farm's desired products and services.
- Establish plan & schedule for seasonal events to build community engagement and agricultural activities that develop agritourism-based income.

4. Outdoor Education and Learning Exchange Programs

- Connect educational programming directly to active farm enterprises—including the market garden, pasture restoration, beekeeping, and ecological projects—so participants can learn through direct engagement with the land.
- Develop outdoor education and learning exchange programs for the late spring and summer seasons, using the farm as a living classroom.
- Create opportunities for workshops, seasonal events, open farm days, hands-on learning, youth programs, internships, volunteer days, farmer-to-farmer exchanges, and other experiential education.

5. Community Partnerships and Collaborative Programs

- Develop on-site collaborations and programming with Overmarsh Commons, local Indigenous organizations (with support of On-Sacred Ground's established partnerships), creating opportunities for cultural learning, youth leadership, food sovereignty, and community-building.

6. Establish Certified Goat Dairy for Women Who Stare at Goats

- Begin barn renovations and facility improvements to support Women Who Stare at Goats Collective and future dairy operations.
- Pursue state certification and licensing requirements for a small-scale goat dairy.
- Meet with the county planning department to review zoning, permitting, and compliance requirements for on-site dairy operations.

In Conclusion

Camas Commons is an ownership model for preserving active farmland to support farmers, housing and regenerative stewardship. Camas Commons proposes the acquisition and long-term stewardship of the 40-acre agricultural portion of Talking Horse Ranch as a permanently protected, community-oriented working farm. Our proposal brings together regenerative agriculture, conservation, affordable farmer housing, local food production, ecological restoration, education, and community stewardship within a durable nonprofit ownership structure. The islands have a history of creating innovative models for land conservation and community resilience. The establishment of the San Juan County Conservation Land Bank, the creation of the Lopez Island Community Land Trust, and other locally developed approaches to protecting land and community are examples of island communities responding creatively to challenges that affect both land and people. Camas Commons builds on that tradition.

As the current land stewards of Talking Horse Ranch, we have experienced firsthand both the potential of this property and the challenges facing farmers seeking secure access to land and housing. Together with a diverse group of local participants, organizations and national nonprofit

partners, we have developed a proposal that seeks not simply to preserve the 40 acres, but to establish a long-term model in which agriculture, conservation, housing, and community benefit reinforce one another. **Talking Horse Ranch is currently the only property on San Juan Island that offers these overlapping benefits that cross-pollinate to meet essential needs of our time, positioning San Juan County to set yet another precedent – a model of farming that could provide stability in an unstable time, when given the chance.**

Attachments

- A. [Partial Assumption & Assignment Agreement to Talking Horse Ranch PSA](#)
- B. [Intro to The Farmland Commons](#)
- C. [Acquisition Budget](#)
- D. [Funding Approval Letter](#)
- E. [Operations Budget](#)
- F. [Code Analysis](#)
- G. [Site Map](#)
- H. [Valuation Considerations](#)
- I. [Market Garden](#)
- J. [The Farmers Land Trust Letter](#)
- K. [Signed Letter of Recommendation_ Greg Ingram_ current owner](#)
- L. [Letters of Support](#)

Additional Material Provided to Land Bank Director through Legal Counsel

- M. **Agriculture Conservation Easement**
- N. **Trail Easement**



October 9, 2026

Guiseppe Spadafora
Ally Rugge
Camas Commons
652 Halvorsen Rd.
Friday Harbor, WA 98250

Dear Guiseppe and Ally,

As you know, the Land Bank Commission met in executive session yesterday to discuss proposals for partnering on the Talking Horse Farm acquisition. While there was one other proposal, it stopped short of making an offer, leaving yours as the only one on the table.

No decisions were made in the executive session, but the Commission did want to articulate what would be required to fully consider your submission.

The main issues identified as deficient were as follows:

1. Purchase price. We now have a preliminary appraisal number for the property with the two encumbrances of restricting residences to the northeastern corner of the property and allowing for a public easement to reach the 82 acres the Land Bank would retain. Unencumbered, the appraiser agreed that the asking price of \$1.65M reflected market value for the property. He felt that the restrictions would not do much to reduce that value, setting the encumbered value at \$1.55M. This is a preliminary number, but I don't expect it to be significantly different in the completed appraisal.

Your offer of \$1M is unacceptable to the Commission (the result would be for the Land Bank to pay roughly 30% over appraised value for the 82 acres). The Commission does appreciate the public benefit that would come from a non-profit owning the 40 acres, but feels that a discount of \$100K is the most they could concede given the fact that the Land Bank is supported by an excise tax paid by the public. This sets the purchase price at \$1.45M.

2. The potential loan from Dirt Capital. I had an opportunity to correspond with Amanda Zakharov, their Director of Investments, and while she was very positive about previous transactions involving Farmer's Land Trust, she stated that they would not be able to evaluate the potential for this loan until the Land Bank selected them to continue negotiations. Please

consider this letter as an affirmation that the Land Bank is negotiating with Camas Commons only. A guaranteed loan will be essential for us moving forward.

3. Earnest money. The Land Bank would need to see at least \$50,000 in earnest money becoming non-refundable after a due diligence period not to extend past November 13, 2026.
4. Clear understanding of chain of title and accompanying legal documents. As far as we understand it, the proposal specifies that Farmer's Land Trust would be the purchasing entity. Subsequent to sale title would pass to SJI Farmlands Commons, a to-be-formed 501(c)(25). SJI Farmlands would then provide a 99-year lease to "Camas Commons" which is not defined as an entity anywhere in the proposal. As the goal seems to be to convey 99-year leases to four farmers, it is unclear how this works. As written, it appears the lease goes to whoever is representing Camas Commons and stops there. We hope to see Camas Commons defined as an entity and to understand the pathway for individuals to secure leases.
5. Boundary line modification agreement. The Land Bank is also seeking a boundary line modification to create a fee-owned connection to Halvorsen Road. The Land Bank would provide a non-exclusive access easement on the northern property road to the owner of the 40 acres. The western property boundary of the 40 could be extended to ensure whoever owns the farm would have at least that much acreage.
6. Continuance in the Agricultural Open Space program. This is the purview of the purchaser. If Camas Commons cannot secure a continuance, the sale will proceed with back taxes to be paid by Camas Commons.
7. Access for use of portion of adjoining Land Bank land. The Land Bank may consider a future lease of a portion of the adjoining 80 acres. Assuming Camas Commons is successful in its purchase of the 40 acres, this lease will be addressed separately at a future time.

The Commission looks forward to hearing from you concerning these items. As you know, we do have a Commission monthly meeting next week at the Mullis Center on San Juan. Anything you could provide prior to that meeting would be most helpful. Understandably, it won't be possible to address the loan question by then, but having a timetable would help. In any case, we will need all aspects addressed no later than Friday November 6.

Please don't hesitate to contact me with any questions.

Sincerely,

Lincoln Bormann
SJC Conservation Land Bank Director

STEWARDSHIP & OUTREACH REPORT

OCTOBER 2026

Outreach

Staff: Tanja Williamson, Margo Thorp

Tanja managed online logistics for the annual Fall Native Wildflower Sale, highlighted stewardship accomplishments and outreach events via social media, and is currently focused on the Fall 2026 Newsletter and 2026 Annual Retreat.

Salish Seeds Nursery

Staff: Eliza Habegger, Margo Thorp

Staff have shifted into high gear for fall. Greenhouse construction is nearing an end, with a big final push planned for late October, weather permitting. Volunteers put in a lot of time over the past month, and Jacob helped out by moving and spreading gravel on the ground surface. The Fall Native Wildflower Sale event was completed with around 1,200 potted plants finding new homes (Photos 1 and 2). Staff have been busy filling numerous bulk seed orders from conservation groups and island residents. Other customers are starting to stop by to pick up their special orders of plugs and bulbs. An unusual request came from a Harvard University graduate student seeking death camas bulbs for her study of the species. The Salish Seeds Project was the only nursery she could find that propagates bulbs of this plant. We were able to help her out thanks to a good bulb harvest this year.

Conservation Easements

Charlie has begun scheduling annual monitoring visits of conservation easements throughout the county, beginning with the outer islands, Waldron, Blakely, Henry, and Crane.

District 1

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

Beaverton Marsh: The second round of water quality and hydrologic monitoring of the bogs was completed, including revisions to monitoring wells and testing equipment (Photo 3). A portion of the bog, lagg, and surrounding marsh on the south side was mowed as an ongoing experiment to try to maintain associated herbaceous habitat, as well as support waterfowl.

Overmarsh Farm Commons: Charlie joined the Grange for the annual farm tours. The farm looked fantastic and abundant, there was a great turn out (Photos 4 and 5).

Beaverton Trail Project: We continue to move forward. There are still many steps needing completion. The construction timeline has been fleshed with the caveat that everything is subject to change.

9/16/26	CN fund obligation	We owe WSDOT some revisions, then we can advertise
10/30/26	CN Bid Ad - 1st publication	2nd advertisement in a week
11/10/26	Mandatory pre-bid conference	Site walk of the entire trail
12/1/26	bid opening	To be held in Council Meeting Rm
12/14/26	Bid Award	Once bid is awarded, CN funds become available
1/12/27	NTP	Notice to Proceed - for contractor to order materials with long lead time (crossing structure)
1/19/27	Suspension of Work	No construction work until Resume Work Order
5/31/27	Resume Work Order	Expected work to begin in earnest

Cady Mountain: Volunteers began preparation for the restroom foundation. This and the Mt Grant project are on a brief pause while volunteers are on vacation. Project will resume in mid-October.

False Bay Creek: Public Works has begun site preparation for plantings along the stream that were part of the mitigation requirement for the Bailor Hill Road project.

Frazer Homestead: Interior fence work is underway by the lessee.

Kellett Bluff: Charlie accompanied Ben Hallowell from the Preservation Trust on their annual monitoring of the conservation easement as well as completing the monitoring of the Land Bank's easement on the Mosquito Pass Preserve.

King Sisters: Charlie crawled under the old granary barn to do some minor repairs and improvements to the supports. Sheep are being more actively rotationally grazed with fall growth, and the assistance of CJ, Rob's new mentee with his sheep flock.

Limekiln: Neighbors have expressed concern over the re-introduction of bass in the lake. Doug is developing a scope of work for an assessment of the earthen dam and associated infrastructure. The dam was installed in the 1970s and there are concerns that water control mechanism and conveyance may be reaching end of serviceable life.

Mount Ben: Staff was accompanied by Blackcap Restoration, ICC, Samish DNR, and Coast Salish Youth Stewardship Coalition to work on thinning projects within the vicinity of the proposed trail corridor between Westside Preserve and Mount Ben (Photo 6). The goal has been to complete forestry work in these sections prior to opening of public access, should this be approved. The trail corridor was also lightly brushed to facilitate access and aid floristic and hydrologic evaluation of the draft alignment through winter/spring. Activities also included invasive plant control, removing small trees from view easement zones, and creation of habitat and burn piles. Rainshadow Consulting is scheduled to provide additional climbing work in the next few weeks.

Mount Grant: Early season archery and muzzleload season wrapped up on October 4th with light usage. "Microchecks," intended to disperse floodwater and encourage slowing, were installed by the ICC as part of their RGP grant project in the West basin as well as completing thinning of hyper-dense stand of Douglas-fir. Work on the restroom has paused while volunteers are on vacation.

Westside: See Mt Ben.

Zylstra Lake: Part of the Emmerling restoration site was mowed in preparation for planting later this winter (Photo 7). Staff are working with ICC on final site plan elements with initial work scheduled for October 13. The trail went through its seasonal signage change and its annual partial closure. Many birds (ducks in particular) are present. Staff plan to deploy a water level and temperature monitoring device

which is anticipated to provide more accurate data than the current visual water staff (Photo 8). The device will record data every four hours whereas the data on the staff was typically captured every few weeks. Doug is developing scope of work with a consultant for assessment of failing culvert at the entrance to the reservoir (Photo 9). The scope of work will provide 3-4 options which will include assessment of environmental impacts (near and long term), regulatory issues, and costs.

District 2

Staff: Peter Guillozet, Tyler Goodman, Scot Devereaux

Coffelt Farm: Jason Ontjes (Noxious Weed Program) joined staff for half a day in an ongoing effort to eliminate English hawthorn from fencelines at the Preserve (Photo 10). Construction has begun on a heavy-use-area improvement cost-share project at the site of the former mobile slaughter facility.

Lum's hosted the annual Farm Tour for three days over a beautiful fall weekend. There was a great turnout and so much to see, from sheep shearing to cheese making.

Coho: The Phase I Environmental Assessment required by the RCO acquisition grant is complete and the acquisition continues to advance towards closing.

Crescent Beach: Tyler and Scot led the ICC in two days of minor thinning in areas adjacent to last year's DNR-funded thinning project. Following the one-year anniversary that project, English hawthorn, blackberry, holly and tansy infestations have been reduced dramatically and planted shrubs and trees are establishing well (Photo 11). Recent feedback from trail users is overwhelmingly positive, and staff think the Preserve looks better than ever.

Deer Harbor Waterfront: Tyler and Scot brushed the Preserve boundaries and trail and flagged a kayak left on the beach. The kayak owner thanked us for the notice and removed it promptly.

Dolphin Bay Property: Peter led a well-attended tour of the future preserve. The last tour of the season is scheduled for Thursday, October 15th. With the Stewardship and Management Plan awaiting approval, clearance on cultural resources, and a long-awaited permit in hand, staff are preparing to remove the deck and bridge from the lower creek area and to begin work on the trail.

Fowler's Pond: Planning continues for a small project to remove beaver-placed muck and debris from around the dam outlet and to install a beaver deceiver. Pending successful permitting, we will complete this work this fall.

Judd Cove: With federal and state permit applications under review, Peter is now working on SJC permit applications to support next summer's planned culvert replacements and stream restoration work.

Turtleback Mountain: Peter joined photographer Erika Schultztz, Dean Dougerty (SJPT) and Orcas resident Anita Orne to capture images for an upcoming magazine article on the 20th anniversary of the Preserve (Photo 12). Staff and the ICC are collaborating on a small project to add downed trees to five headwater streams on Turtleback Mountain Preserve (Photos 13 and 14). Thanks to grant funding secured by the ICC, this effort to slow streamflow during increasingly strong winter downpours may help restore balance to sediment transport processes. By retaining organic debris and associated moisture, these small streams can contribute freshwater inputs to the Salish Sea later into the summer.

District 3

Staff: Amanda Wedow, Katherine McDermott

Hummel Lake: Staff completed various small projects. Amanda and Katherine removed a section of plastic deer fencing from a habitat planting where Nootka rose was growing vigorously through the fence. Katherine weed wacked tall grass around the planted trees and shrubs. The plants are several years old and growing well. Katherine installed a new gate post for the field gate, as the previous one had cracked at the lock attachment. Staff mowed and brushed sections of the trail. Amanda and Katherine completed annual monitoring. Staff completed follow-up holly removal from a tree-sized holly that was cut last spring.

Amanda flagged a proposed shaded fuel break work area along the driveway, and drafted material about the proposed project. Cost share funding from DNR is available for a portion of the cost.

Lopez Hill: Hunting season is underway. One hunter left a voicemail expressing their appreciation for the opportunity. Amanda is working on updating the Stewardship and Management Plan.

The Spit at Fisherman Bay Preserves: Volunteers picked up beach trash for the Great Islands Cleanup.

Amanda and Katherine tackled various small projects (Photos 16 and 17). They prepared the fall sowing of field mustard in the island marble butterfly plots. Amanda and Katherine removed a long section of old field fence and barbed wire fencing from the forest. The old fencing was bundled up and recycled. An old camp in the forest was deconstructed and the material hauled out. They also re-tarped a section of Italian arum near the parking area. Amanda had removed the road fabric last winter to see if the arum was still active and found that the tubers sprouted once uncovered.

Annual monitoring was completed. Staff found that someone had cut a trail and installed beach stairs on a pocket beach. Staff removed the stairs and are working on signage denoting that the area is not open for public access due to shoreline erosion.

The Tomolo at Fisherman Bay Preserves: Staff removed part of an old float - two large styrofoam filled tires attached to two 2x6s. Volunteers pulled it up to the road during the Great Islands cleanup.

Weeks Wetland at Fisherman Bay Preserves: Katherine removed blackberries that are spreading along the edges of the wetland.

Watmough: Amanda and Katherine brushed sweetbrier rose along the road. Around the house, staff cut back vinca and seeded grass to have the area mowable for easier maintenance.



Photos 1 and 2. Plants being distributed for the annual Fall Native Wildflower Sale at the Salish Seeds Project.



Photo 3. Water quality monitoring during a squall at Beaverton Marsh Preserve.



Photos 4 and 5. Overmarsh Commons Farm Tour booth and garden



Photo 6. Super crew including the new ICC pro crew, Samish DNR, and CSYC have a group lunch together in between restoration thinning and trail corridor work on the upper Westside Preserve.



Photo 7. Mowing prep for Zylstra habitat restoration.



Photo 8. Zylstra water level staff to be replaced with data logger.



Photo 9. Failing culvert at Zylstra Lake Preserve.



Photo 10. English hawthorn control at Coffelt Farm Preserve.



Photo 11. Crescent Beach trail one year after thinning.



Photo 12. 20th anniversary photography outing on Turtleback.

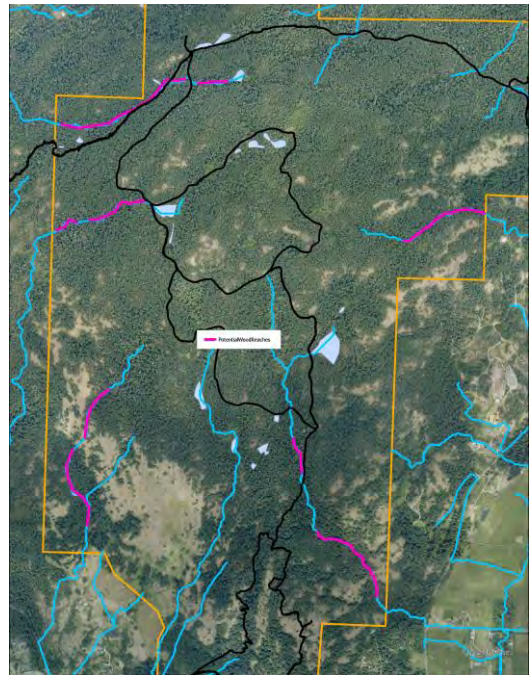


Photo 13. Map of wood installation reaches on Turtleback.



Photo 14. One of many 'jams' installed in Turtleback streams.



Photo 15. Seen from the ferry!



Photo 16. Katherine removing old fencing from the forest.



Photo 17. Preparing plots for seeding field mustard for island marble butterfly habitat.