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 Actuals	2025 Actuals	2026 BUDGET Adopted	2026 BUDGET Amended	2027 BUDGET Decision Package	2027 BUDGET 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 Actuals	2025 Actuals	2026 BUDGET Adopted	2026 BUDGET Amended	2027 BUDGET Decision Package	2027 BUDGET 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
Llcenses 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 Actuals	2025 Actuals	2026 BUDGET Adopted	2026 BUDGET Amended	2027 BUDGET Decision Package	2027 BUDGET 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

PROPERTY	ACRES
SAN JUAN ISLAND	
*Beaverton Marsh Preserve: 2001, '02, '06, '18, '19, '22	473
Cady Mountain Preserve: 2003, '05, '07, '18, '21	472
Caines St. Historic Driggs Park: 2018	1
Deadman Bay Preserve:1995	18
False Bay Creek Preserve: 2008	40
*Frazer Homestead Preserve: 2003, '06	113
Kellett Bluff Preserve, Henry Island: 2016	81
*King Sisters Preserve: 2005	60
Limekiln Preserve: 1995, 2000	189
Middlewood Preserve: 2019	30
Mt. Ben Preserve: 2005	22
*Mount Grant Preserve: 2000, '15, '17	252
*San Juan Valley: 1998	10
Third Lagoon Preserve: 2000	20
Westside Scenic Preserve: 1993, '94, 2007, '15	46
Zylstra Lake Preserve: 2015	284
ORCAS ISLAND	
Blakely Island Preserve	225
Coffelt Farm Preserve: 2008	190
Coho Preserve: 2016	24
*Crescent Beach Preserve 1998, 2005	129
Deer Harbor Preserve: 2006	2
Diamond Hill Preserve: 2005, '12, '14	52
Dolphin Bay Rd: 2025	24
Eastsound Waterfront Park: 1993 - 2004)	2
*Entrance Mountain Preserve: 1996, 2008	128
Fowler's Pond Preserve: 1994, 2006	51
Judd Cove Preserve: 2002, '10	12
Orcas Village Tidelands: 2001	
President Channel Preserve: 2012	20
*Stonebridge-Terrill Preserve: 2005	60
Turtleback Mountain Preserve: 2006, '20	1,610
Glenwood Inn - North Shore Preserve: 2022	58
LOPEZ ISLAND	
Fisherman Bay Preserve:Weeks Wetland: 1993	24
Fisherman Bay Preserve: The Spit : 2002	29
Fisherman Bay Preserve: The Tombolo: 2000, '17	6
Hummel Lake Preserve: 1996, 2000	79
Channel Preserve: 2017	9
Lopez Hill Preserve: 2018, '21	475
Richardson Marsh Preserve: 2021	24
Spencer Spit Preserve: 2019, '20	20
*Upright Head Preserve:1998	23
Watmough Bay Preserve: 1993; 2007, '09, '22*	24
TOTAL	**5,411**
CONSERVATION BUYER SALES	
*Historic Lower Argyle Lots: 2002, '03	2
Odlin South managed by SJC Parks	100
SHAW ISLAND	
*Shaw Island: 2005 sold with a forever wild	30
ORCAS ISLAND	
Guthrie Cove Reserved Life Estate: 2004	80

Summary of Conservation Easements

PROPERTY	ACRES
SAN JUAN ISLAND	
Beaverton Valley Marsh: 2010, '11	42
Cattle Point Road/Heritage Farm: 2003, '09	39
Cattle Point Road/Howard Farm: 2009	27
Cattle Point Road/Mulno Cove Farm: 1999	78
Cattle Point Road/Portland Fair: 2004	21
Edwards Point: 1998	8
Historic Roark House: 2002 HPE	1
Ihiya: 2020	30
Mount Ben West: 2026	31
North Neck Point Cove I & II:1995, 2002	6
Oak Knoll Farm: 2004	30
San Juan Historical Society: 2010 HPE	1
San Juan Valley: 1997	155
W. Sundstrom Farm: 2008,* 2009	120
ORCAS ISLAND	
Buck Bay West: 2003	1
Cayou Key: 1997	5
Cayou Valley: 1995	109
Crow Valley: 1995, 2008	9
Crow Valley Schaffer Stretch: 1996	134
Crow Valley Gudgell: 1997	31
Crow Valley Plum Tree Farm: 1998	55
Crow Valley Plum Tree Woodland: 1999	10
Goliithon Preserve Buck Bay: 2002	0
Hogback Mountain:1998	50
North Shore: 1996	67
Olga Community Park: 2005	0
Orcas Artworks: 2006 HPE	1
Stonebridge Farm: 2006	34
Warm Valley Farm: 1993	78
West Sound:1999	159
LOPEZ ISLAND	
Aleck Bay: 1997	245
Aleck Bay: 2003	12
Central Valley: 2000, '01, '05	126
Iceberg Point: 1998	40
Kjargaard Farm: 2012	95
South End: 1993, 2013	8
Strachan: 2009	44
Double R Bar Ranch: 2020	130
BLAKELY ISLAND Crowley donation: 2011	80
CRANE ISLAND Pole Pass: 2005	1
HENRY ISLAND Mosquito Pass Preserve: 2003	21
SHAW ISLAND	
Tharald Historic Homestead: 2002 HPE	
WALDRON ISLAND	
Huntley: 2018	34
Pt. Disney: 2000	171
Waldron Community Land Trust: 2004	13
TOTAL	**2,349**

*Acquired for full or partial inclusion in the Conservation Buyer Program

1031 Land Bank Stewardship Fund

2027 Budget Worksheet

	2024 Actuals	2025 Actuals	2026 BUDGET Adopted	2026 BUDGET Amended	2027 BUDGET Decision Package	2027 BUDGET 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
	District 1		
	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**
	District 2		
	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**
	District 3		
	Upright Head	Overlook replacement	10,000
	Watmough	Pumphouse	10,000
	Lopez Hill	Parking upgrade	15,000
		Capital Improvements Total	**35,000**
	Agriculture		
	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. These include shell middens, hearths, and grave sites. 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

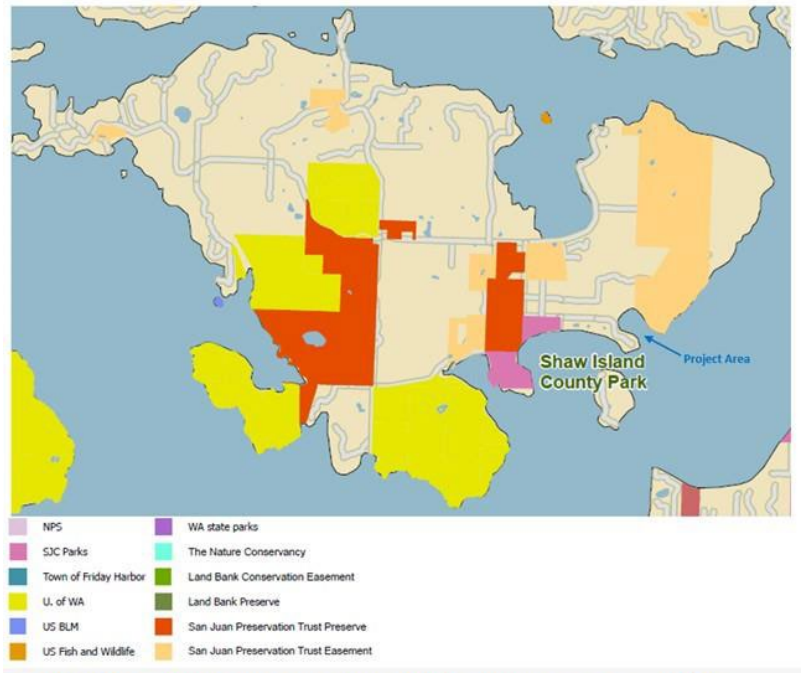
The Land Bank has secured a $933,799 grant from the State’s Salmon Recovery Funding Board, which covers most of the cost of the conservation easement.

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

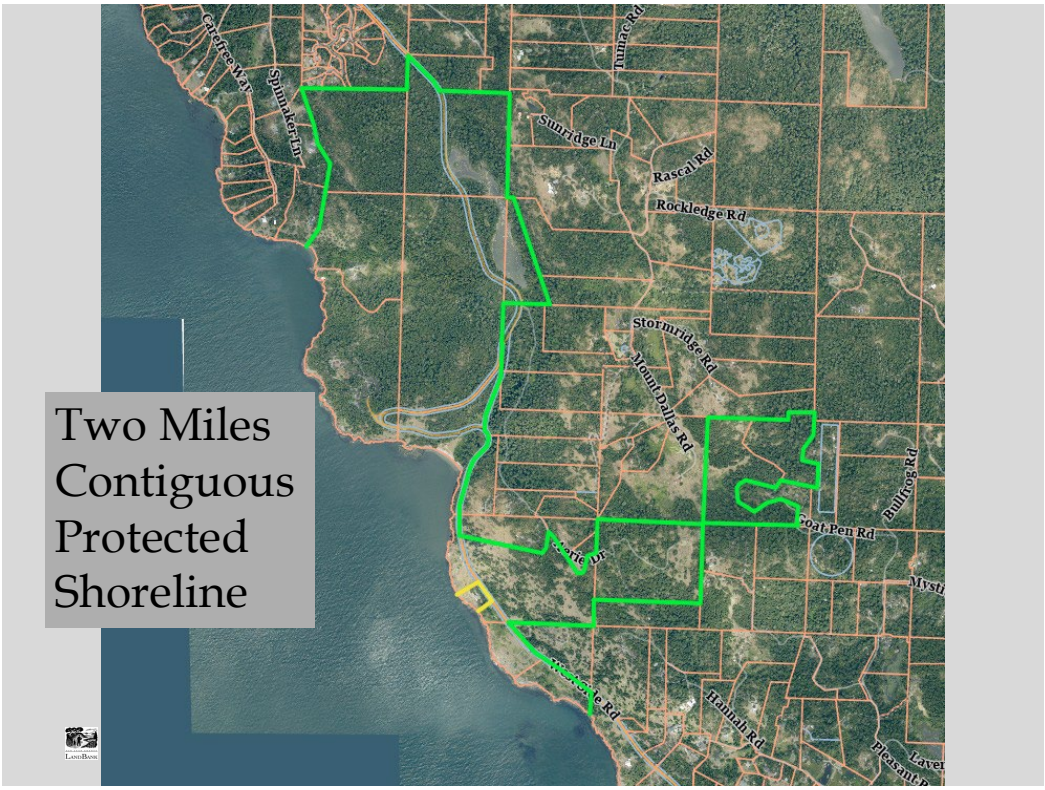


Djarf Property



- PP $2.4M
- $1.2M Donation
- Potential Option Contract

- 1.85 acres
- 400 feet shoreline
- Trail License



Two Miles Contiguous Protected Shoreline