



SAN JUAN COUNTY

LAND BANK

MEETING MINUTES

Land Bank Commission Meeting December 16, 2011

The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island

Commission Members in Attendance: Tom Cowan, Nancy Greene, Amanda Azous, Jim Skoog, Lisa Wolford, Doug Strandberg, and Lance Evans.

Commission Members Absent: none.

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Doug McCutchen, Eliza Habegger, and Tim Clark.

Land Bank Staff Absent: Ruthie Dougherty

Public in Attendance: Louise Dustrude and Eileen Drath

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	The meeting was called to order by Chair Tom Cowan at 8:35 am	
<u>Adoption of Minutes</u>	The November 18, 2011 minutes were reviewed. There were corrections.	Motion: Nancy Greene moved to accept the November 18, 2011 minutes as corrected. Amanda Azous seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> Media	Tom Cowan reviewed recent articles in local publications: <ul style="list-style-type: none"> • Thank You advertisement paid for by the Land Bank Commission members in all three county papers • San Juan Preservation Trust Places 	

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<u>Chair's Report, cont.</u>	<p>Second in the Nation, mentions SJC Land Bank partnering on projects</p> <ul style="list-style-type: none"> • Political cartoon published in the Journal of the San Juans • Economists Say Preserve Public Lands for Western Jobs & Vitality 	
Annual Retreat Notes	Comments from the Annual Retreat held in November are still in the transcription process.	The Notes from the November 2011 Annual Retreat will be presented at the January meeting for approval.
Agenda Modification	The agenda for this meeting was modified by the Chair.	Following the Stewardship Report there will be discussion on meetings held with the Renew Our Land Bank (ROLB) committee members, Land Bank Commission members and the Land Bank Director.
Land Bank Commission 2012 Meeting Schedule	The calendar of 2012 Land Bank Commission meetings was discussed.	The calendar for 2012 Land Bank Commission meetings will be circulated by mail for approval by Commission members and posted on the Land Bank web site.
Election of Officers	Tom Cowan appointed Nancy Greene and Amanda Azous to serve on the election sub-committee.	The election sub-committee will present a slate of officers at the January meeting.
<u>Finance Report</u>	<p>Jim Skoog presented the November 30, 2011 Conservation Area Fund (CAF) and Stewardship & Management Fund financial statements. Real Estate Excise Tax (REET) collections for November were \$89,799. Interest rates on investments for both funds and other investment opportunities were discussed.</p>	<p>Bonding discussion and updated projected revenue and expenditure scenarios will be reviewed by the finance committee and presented at the January meeting if possible.</p> <p>Motion: Amanda Azous moved to accept the November 30, 2011 financial statements.</p> <p>Doug Strandberg seconded.</p> <p>There was no discussion.</p> <p>Motion passed unanimously.</p> <p>Monthly financial statements will be made available on the website.</p>

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<p><u>Public Comments</u></p>	<p>Eileen Drath of Friday Harbor, from the San Juan Island Trails Committee (SJITC) noted that the 2012 Know Your Island Walks schedule is available on their website and features two walks Land Bank properties. In April, Doug McCutchen and Boyd Pratt will lead a walk at Lime Kiln Point State Park. In August, Eliza Habegger will lead at walk at King Sisters Preserve. Farmer Rob Waldron will talk about his farm operation there.</p> <p>During Historic Preservation Month in May Sandy Strehlou and Kevin Loftus will lead a walk on the San Juan Historical Museum grounds where Land Bank funds enabled restoration of the King Farmhouse and other structures.</p> <p>Louise Dustrude thanked Lincoln and Eliza for attending the Trails meeting and talking about the collaboration between the SJITC and the Land Bank.</p>	
<p><u>Directors Report -- Updates</u> Mt. Baker Road Improvement Project/ Orcas – Public Works</p>	<p>Background: Public Works is improving Mt. Baker Rd. to provide greater safety. The project will require widening the road and include creation of a new roadside trail. Public Works will be mitigating for wetland impacts on the Stonebridge-Terrill Preserve. Staff and Commissioners are reviewing all aspects of the project.</p>	<p>Staff and Commissioners will work with Public Works to better define the public access component, and address the need for greater public awareness of the project, particularly in advance of any tree cutting. Staff will examine possible tree replacement and come back to the Commission with a recommendation. Lance and Lisa will be kept informed.</p>
<p>Agricultural Leasing</p>	<p>A portion of the Beaverton Marsh Preserve could be a candidate for agricultural leasing. There was discussion by Commissioners of agricultural lease issues.</p>	<p>Agricultural Leasing sub-committee will reconvene. Staff will discuss at January staff meeting. Tim Clark will provide an inventory of lands available for agricultural leases.</p>
<p><u>10:15 am</u></p>	<p>Break</p>	<p>Tom Cowan called for a break.</p>
<p><u>10:30 am</u></p>	<p>Reconvene</p>	<p>Tom Cowan called the meeting back to order.</p>

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<u>Acquisition Projects</u> Lopez/Bufum Conservation Easement	Lincoln reported that the closing is moving forward following agreement on Easement details with the granting agency (Washington Recreation and Conservation Office). Nancy Greene commented that this project has been on the priority list since 1994.	Project is expected to close by December 30, 2011.
Lopez/Lopez Island Vineyards Conservation Easement	Background: The Land Bank applied for grant funding from the Washington Wildlife and Recreation Program (WWRP) farmland preservation account for this project in 2010. The owner has indicated renewed interest in protecting the property. A new WWRP grant round will begin in early 2012.	Lincoln will report back to the commission on progress.
Orcas/Hardman, Buckhorn	Lincoln reported that this project might be a good candidate for WWRP funding in the water access category. There was discussion regarding the benefit to Orcas Island residents. Neighbors are supportive. The commission came to a consensus.	The Commission authorized Lincoln to move forward in discussions with the owners contingent on available matching grant funds.
San Juan/Webb	Lincoln reported that the appraisal is in process on this project. He is discussing the nature of Land Bank participation with Tim Seifert of the San Juan Preservation Trust.	Project will continue moving forward.
San Juan/Taylor	Lincoln did not have anything new to report.	Project will continue moving forward
Other projects with the San Juan Preservation Trust	There was discussion of other potential projects with the San Juan Preservation Trust on Orcas Island, Lopez Island and San Juan Island.	Lincoln will report back on these potential projects.
San Juan/ Djarf Trail Easement Donation	Discussions will continue with the property owner in 2012.	Project will continue moving forward.
San Juan/Fairway Drive Homeowner's Assn. Trail License	Lincoln did not have anything new to report.	Project will continue moving forward.
<u>Stewardship Report</u>	The staff has completed a proposed Wetland Mitigation Policy	The Wetland Mitigation Policy will be considered by the Land Bank Commission at the February meeting.
	Tim Clark provided more detail to items in his written report to the commission	

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<u>Stewardship cont.</u>	Doug McCutchen reported on collaboration with County Parks and Public Works to address the erosion on the beach at Eagle Cove, a highly used public beach on San Juan Island. This project would be low cost to implement, but with a high cost for planning and permitting. Amanda Azous suggested participants try and secure external funding.	Doug will report back to the Land Bank Commission.
11:30 am	Lunch Break	Tom Cowan adjourned the meeting for a one hour lunch break.
12:35 pm	Reconvene	Tom Cowan called the meeting back to order.

Lance Evans absent. All others present as listed above.

<u>Outreach Discussion</u>	Tom Cowan started the discussion to follow up on topics brought before the Land Bank Commission at the Annual Retreat. The Land Bank Commissioners from each District met to come up with goals and a initial ideas to reach out to each unique community.	
Discussion of Goals	Lincoln led this discussion: Short term objectives <ul style="list-style-type: none"> • Correct misinformation • Seek broader community input Longer term objectives <ul style="list-style-type: none"> • Broaden awareness • Leave people with positive impression, feeling of goodwill • Allow people to participate more in Land Bank decision-making (project ideas, input about management) 	
Initial Outreach Ideas District 1 – San Juan Island and northwestern outer islands.	<ul style="list-style-type: none"> • Conduct media tours on Land Bank Preserves. • Encourage other groups to ‘Adopt-A-Preserve.’ • Make more presentations to service groups. • Meet with key individuals to hear concerns and find opportunities for collaboration. 	

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<u>Initial Outreach Ideas</u> <u>General Discussion</u>	<ul style="list-style-type: none"> • Conduct ADA accessible preserve tours, such as are currently held on Turtleback annually. • Put more information on the website and make it easier to navigate. • Put stewardship reports on website. • Tell interesting & unique LB stories. • Create weekly blog. • Send email blasts. • Update the history of the Land Bank. • Provide property maps to new owners. • Raise visibility on personal facebook accounts. 	
<u>2:00 pm</u>	Meeting Adjourned	Tom Cowan adjourned the meeting.
<u>Next Meeting</u>	January 20, 2011 ~ 8:30 am at the Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island	