



MEETING MINUTES

Land Bank Commission Meeting September 16, 2011

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

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

Commission Members Absent: Lisa Wolford.

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

Land Bank Staff Absent: Doug McCutchen and Ruthie Dougherty.

Public in Attendance: Dave Zeretzke and Alice Hurd.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:53am the meeting was called to order late due to a ferry delay.	
<u>Adoption of Minutes</u>	The August 19, 2011 minutes were reviewed. There were corrections.	Nancy Greene moved to accept the August 19, 2011 minutes. Amanda Azous seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>328 Caines Street Pocket Park</u>	Tom Cowan passed around a thank you letter from Mayor Carrie Lacher sent in appreciation for the opening of Historic Driggs Park. The Land Bank partnered with the Kilpatricks, the property owners, to allow public access at the corner of Caines Street and Argyle Avenue.	

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<p><u>Chair's Report continued</u> <u>Media</u></p>	<p>Tom Cowan reviewed recent articles in local publications:</p> <ul style="list-style-type: none"> • Historic Driggs Park opening. • Land Bank Renewal Committee co-chairs editorial - Thanking voters for signing the petition to get the Land Bank renewal measure on the November general election ballot. • Julie Van Camp editorial – Importance of Land Bank on Lopez Island. • Guided Walk at Judd Cove – Article promoting the public walk which explores Judd Cove Preserve's natural and cultural history including the lime quarry and kiln located on the property. 	
<p><u>Land Bank Reauthorization Update</u></p>	<p>Dave Zeretzke reported the Renew Our Land Bank (ROLB) committee co-chairs are working hard on community outreach.</p> <p>Important dates:</p> <p>October 5th – Co-chairs are interviewed by media.</p> <p>October 19th – Ballot mailed out to voters.</p> <p>There was discussion.</p>	
<p><u>Chair's Report continued</u> <u>Land Bank Event Calendar</u></p>	<p>Tom Cowan proposed the idea of Land Bank guided walks on San Juan, Orcas and Lopez islands on October 22nd. There was discussion.</p> <p>Commission consensus: to host guided walks on Land Bank Preserves and lands which the Land Bank holds conservation easements.</p>	<p>Diane and Judy will organize with preserve stewards and organizations that will partner in hosting (San Juan Preservation Trust, San Juan Island Trails Committee) and promote via media, flyers, and online outreach resources.</p>
<p><u>Finance Report</u></p>	<p>Jim Skoog and Judy Cumming presented the August 31, 2011 Conservation Area Fund (CAF) and Stewardship & Management Fund financial statements. Real Estate Excise Tax (REET) collections for August were \$98,408. REET collections for 2011 to date have dropped to 4.05% less than this time last year. There was discussion.</p> <p>Lopez steward Tim Clark presented research on the value of purchasing a tractor with mower attachment for preserve maintenance.</p>	<p>Motion: Amanda Azous moved to accept the August 31, 2011 financial statements.</p> <p>Lance Evans seconded.</p> <p>There was no discussion.</p> <p>Motion passed unanimously.</p>

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<u>Finance Report continued</u>	There was discussion. Commission consensus: to purchase the tractor with mower attachment.	
<u>Bonding Scenarios</u>	<p>Background: As it has become clear the Land Bank will need to bond against future revenues to take on any new conservation projects in the near future, the Commission has wrestled with finding a comfort zone to provide adequate revenue and not overly burden the program as it starts (hopefully) another 12-year cycle in December of 2014. The Commission has also started to confront the problem that the Land Bank’s current stewardship funding model is being sorely tested by interest rates close to zero percent.</p> <p>Lincoln Bormann and Judy Cumming presented additional bonding scenarios to the commissioners with a recommendation. The Commission has been reviewing alternative scenarios to better plan future Land Bank finances. There was discussion.</p> <p>Commission consensus: The Commission was satisfied with the variety of scenarios presented by staff.</p> <p>Nancy Greene stated the need for outlining a list of priority properties for conservation.</p> <p>Commission consensus: great topic for the commission’s Annual Retreat meeting November 18, 2011 on Orcas Island.</p>	
<u>Director’s Report</u>	Peggy Bill, San Juan County Agricultural Resources Coordinator will present “Growing Our Future” – An Agricultural Strategic Action Plan for San Juan County, WA published June 2011 to the Land Bank Commission at the October 21, 2011 Land Bank Commission meeting on Lopez.	
<u>Island Maps</u>	Eliza Habegger distributed draft maps showing Land Bank Preserves and Conservation Easement properties and asked the Commission to get their comments back to her for final revisions. There was discussion.	
<u>Break</u>	10:03 – 10:10am	

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<p><u>Director's Report continued</u> <u>Orcas / Jolley</u></p>	<p>Lincoln reported he needed Land Bank Commission consensus: to move forward on the Jolley acquisition, acknowledging the project meeting Land Bank acquisition criteria.</p> <p>Lincoln also reported the property is now listed for sale. There was discussion.</p> <p>Doug Strandberg stated he had worked for the Jolley family in his law practice previously and would recuse himself from the discussion.</p> <p>Background: Lincoln was successful at obtaining a minimum grant of \$250,000 from the Salmon Recovery Funding Board (SRFB) for acquisition of the Jolley property on the west shore of Orcas. More funds will be required to complete the purchase. Lincoln will apply to other sources as they become available.</p> <p>If successful, this acquisition could be part of an effort to protect up to 6,000 feet of undeveloped shoreline. There was discussion.</p>	<p>Lincoln will continued moving forward with this project.</p>
<p><u>Orcas / Hardman, Buckhorn</u></p>	<p>Background: Potential acquisition on the northeast shoreline of Orcas. The property includes over 200' of shoreline and tidelands, and could be a significant shoreline access point for the public. Previously discussed at the June 17, 2011 Land Bank Commission meeting.</p> <p>Lincoln gave an informational presentation about the property. He explained he was not looking for action from the Commission at this time. If the Commission decides to proceed with the project in the future, Lincoln will look to secure potential grant funding in 2012. There was discussion.</p>	
<p><u>Lopez / Buffum</u></p>	<p>Lincoln and Nancy Greene met with the Buffums. Appraisal has been completed and the Buffums are currently considering two scenarios for a Land Bank conservation easement.</p>	

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<u>Public Hearing on Proposed 2012 Expenditure and Acquisition Plan</u>	<p>10:33am Hearing began. Lincoln reviewed the Proposed 2012 Expenditure and Acquisition Plan with the Commission. There was discussion.</p> <p>Public Comments: There were no public comments.</p> <p>Doug Strandberg recused himself from voting on the proposed plan due to his prior involvement with the Jolley property.</p>	<p>Jim Skoog moved to accept the Proposed 2012 Expenditure and Acquisition Plan.</p> <p>Nancy Greene seconded.</p> <p>No discussion.</p> <p>Motion passed:</p> <p>Five YES votes</p> <p>Zero NO votes</p> <p>Doug Strandberg abstained.</p>
San Juan / Taylor phase II	<p>Lincoln led the discussion on the proposed Taylor phase II acquisition.</p> <p>Commission consensus: Strong interest in project and the Commission approved moving forward.</p>	Lincoln will continued moving forward with this project.
<u>Stewardship Report</u>	Commissioners thanked Stewardship staff for the detailed report.	
<u>Meeting Adjourned</u>	11:17am - meeting adjourned.	Tom Cowan adjourned the meeting.
NEXT MEETING	October 21, 2011 ~ 8:30am at Community Meeting Room, Lopez Public Library, Lopez Island.	