



## MEETING MINUTES

### Land Bank Commission Meeting April 15, 2011

Main Meeting Room, Orcas Island Fire Department Station 21, 45 Lavender Lane, Eastsound, Orcas Is.

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

Commission Members Absent: Lance Evans (briefly).

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Ruthie Dougherty, and Tim Clark.

Land Bank Staff Absent: Eliza Habegger, Doug McCutchen, and Diane Kinnaman.

Public in Attendance: Kirman Taylor and Harvey Himelfarb.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:30 am the meeting was called to order.	
<u>Adoption of Minutes</u>	The March 25, 2011 minutes were reviewed. There were corrections.	<b>Motion:</b> Amanda Azous moved to accept the March 25, 2011 minutes.  Nancy Greene seconded. No discussion. <b>Motion passed unanimously.</b>
<u>Chair's Report</u> <u>Renewal Committee</u>	Tom Cowan explained how he participates in weekly conference calls with the renewal committee and reported on their latest efforts: <ul style="list-style-type: none"> <li>The renewal campaign effort became public when County Council member Patty Miller mentioned it at a recent County Council meeting and was subsequently reported in the local</li> </ul>	

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<p><u>Renewal Committee continued</u></p>	<p>media.</p> <ul style="list-style-type: none"> <li>• Renewal committee is creating Land Bank preserve brochures for Lopez, Orcas and San Juan Island for handouts. The Lopez brochure is completed and Orcas and San Juan brochures are still in process.</li> <li>• Renewal fundraising has begun and donations are coming in.</li> <li>• Frequently asked questions &amp; facts sheet about the Land Bank has been completed.</li> <li>• Lopez petition drive meeting was held; it was determined petitions will be placed at select businesses for signing and volunteers will also go to the Farmer’s Market to gather signatures.</li> </ul> <p>Tom observed the six co-chairs are doing a terrific job and are very well organized.</p> <p>Orcas co-chair Harvey Himelfarb explained the committee is waiting for final sign-off from the County Auditor &amp; Prosecuting Attorney on the form of the petition. Once approved, the committee will send out a formal press release announcing the effort. Website <a href="http://www.renewourlandbank.org">www.renewourlandbank.org</a> will also be activated at that time.</p> <p>There was discussion.</p> <p><b>Committee co-chairs:</b></p> <p>San Juan - Dave Zeretzke &amp; Pam Gross  Orcas - Harvey Himelfarb &amp; Dave Zoeller  Lopez - Tom &amp; Sally Reeve</p> <p><b>Land Bank Commission liaisons to the renewal committee:</b></p> <p>Jim Skoog, Lisa Wolford, and Tom Cowan will provide a communications conduit so the renewal effort is well informed of Land Bank priorities and vice versa.</p>	
<p><u>Public Comments</u></p>	<p>Kirmin Taylor of the Lopez Trails Community Network (LCTN) reported that Mike Sullivan has stepped down from the LCTN. Steering committee members will rotate representation</p>	

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<u>Public Comments Continued</u>	<p>at monthly LBC meetings.</p> <p>LITCN will create an event to celebrate National Trails Day on June 4<sup>th</sup>, and asked if the Land Bank is interested in collaborating.</p> <p><b>Commission consensus:</b> Tim Clark will work with the LITCN on their event.</p>	
<u>Land Bank Event Calendar</u>	<p>Upcoming scheduled events:</p> <ul style="list-style-type: none"> <li>• April 23 – Turtleback, Bird the Mountain (Ruthie, Kim Middleton)</li> <li>• April 23 – Coffelt Farm, Tour of the Farm (Coffelt Farm Stewards)</li> <li>• April 27 – Westside WSU BeachWatchers class (Doug)</li> <li>• April 30 – Cady Mountain, Earth Day Garry Oak Restoration (Doug)</li> <li>• May 1 – Lower Argyle Historic Home Tour - 7 buildings (Sandy S./Lincoln)</li> <li>• May 9 – Watmough &amp; Chadwick Marsh WSU BeachWatchers class (Tim, Sarah Waugh of Bureau of Land Management)</li> </ul>	
<u>Finance Report</u>	<p>Jim Skoog reviewed the March 31, 2011 Conservation Area Fund (CAF) and Stewardship &amp; Management Fund financial statements. REET collections for March were \$109,655.</p> <p>2011-2014 CAF Revenue and expenditure projections, Stewardship cash projections, and CAF Revenue and expenditure projections with new acquisition and bond were reviewed.</p> <p>There was discussion.</p> <p>Lisa Wolford asked for volume graphs for projections to assist in analysis.</p> <p>Taylor Phase II acquisition and bonding scenario in forecasting cash flow projections (3 scenarios) to be reviewed later in the day.</p>	<p><b>Motion:</b> Amanda Azous moved to accept the March 31, 2011 financial statements.</p> <p>Doug Strandberg seconded.</p> <p>No discussion.</p> <p><b>Motion passed unanimously.</b></p>
<u>Lance Evans exits meeting</u>	9:30 am	
<u>Director's Report</u> <u>County Council/ Land Bank Acquisition Approval Process</u>	<p>Lincoln reported the County Council has unanimously adopted the proposed resolution outlining the Council's approval process on Land Bank acquisitions. There was discussion.</p> <p><b>Commission consensus:</b> Resolution is a good solution.</p>	

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<u>2011 Annual Work Plan</u>	The Land Bank’s annual work plans for administration and stewardship was presented to the County Council. Though no action was necessary, the Council ratified the workplan unanimously.	
<u>Washington State Recreation and Conservation Office (RCO) Grant Proposals</u>	Washington Wildlife and Recreation Program (WWRP) funding remains unclear. <b>Background:</b> Lincoln lobbied the Legislature for funding WWRP projects and keeping the existing prioritization process. If the revenue forecast is poor WWRP will likely not be funded.	
<u>Realtor Support</u>	Lincoln and Jim Skoog presented to Coldwell Banker realtors on San Juan and were well received. It was a very productive meeting.  An informational brochure on the Land Bank and the Real Estate Excise Tax (REET) is in the final stages of production for distribution to realtors as a tool to educate purchasers on the Land Bank program, and as a general handout.	
<u>2010 Annual Report</u>	Land Bank staff and commissioners are in the final stages of preparing the 2010 Annual Report set for distribution to San Juan County resident boxholders in May 2011. There was discussion.	
<b><u>Break</u></b>	9:50 am – 10:00 am	
<u>Blakely / SJPT (Crowley) Conservation Easement (CE) donation</u>	Crowley CE was accepted by the San Juan County Council and has been recorded. Lincoln thanked the San Juan Preservation Trust (SJPT) for their partnership. <b>Background:</b> This forever wild easement protects 80 acres of pristine shoreline on Blakely Island. The San Juan Preservation Trust will retain ownership.	
<u>San Juan / Buck (CE) Conveyance of fee interest to SJPT</u>	Lincoln reported the transaction is nearly complete. SJPT will take ownership with the Land Bank retaining a forever wild conservation easement. This property is part of the Beaverton Marsh system and an important site for future restoration work and possibly agricultural leasing.	

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<u>Lopez / Odlin South</u>	Lincoln explained the Odlin South appraisals have been completed and are currently under review. Purchase price assigned to the three acre parcel which encompasses the well is a concern. Lincoln is negotiating with the Department of Natural Resources on the lease terms. County Council will review lease in June and closing of the transaction will take place by the end of June. There was discussion.	Lincoln will continue moving forward on this project.
<u>Lance Evans rejoins meeting</u>	10:05 am - Lance rejoined meeting.	
<u>Lopez / Buffum CE</u>	Two appraisal scenarios were provided: A. 100 acre with two residences within forested acres, 8 residences existing. B. Option would look the same but allows for the ability to transfer four units across the road to their existing property. This would require the Buffums' to apply for a Boundary Line Modification with Planning Dept. Both options in consideration with Lopez commissioners. Nancy Greene asked for a review of prior appraisal comparisons, back to 2007. There was discussion.	Lincoln will continue moving forward on this project.
<u>San Juan / Taylor Phase II</u>	Taylor purchase and sale agreement has not been executed. Discussion on acquisition and bonding scenarios in forecasting cash flow projections (3 scenarios). <b>Commission consensus:</b> table the discussion until the May 20 Land Bank Commission meeting.	Lincoln will continue moving forward on this project.
<u>Stewardship Report</u> <u>Orcas</u>	Ruthie reported the San Juan Preservation Trust has requested using the lower field at Turtleback for their summer social. There was discussion. <b>Commission consensus:</b> Preliminary approval for the SJPT request. Tom Cowan requested information be given to Land Bank Commissioners with some lead time prior to meetings.  <b>Upcoming Coffelt Farm Stewards (CFS) events at Coffelt Farm:</b> April 23 – Coffelt Farm Tour May 21 – Bird the Farm w/Kim M.	Final approval for SJPT Turtleback use will be considered at the May 20 <sup>th</sup> meeting.

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<u>Lopez</u>	<p>Tim reported that King Sisters Preserve lessees are planting a 2-3 acre vegetable garden this year as well as erecting a small hoop house.</p> <p>Weeks Wetland – Ongoing work with State Environmental Policy Act (SEPA) on trail reconstruction.</p> <p>Lopez Hill – Ongoing sign installation.</p>	
<u>San Juan</u>	<p>Lincoln reported the Beaverton Marsh Preserve restoration project is nearing completion. There was discussion.</p> <p>Amanda thanked stewardship staff for their detailed, lengthy report on their very busy spring season.</p>	
<b><u>Meeting Adjourned</u></b>	11:20 am - meeting adjourned.	Tom Cowan adjourned the meeting.
<b>NEXT MEETING</b>	May 20 <sup>th</sup> , 2011 – The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	