



MEETING MINUTES

Land Bank Commission Meeting February 18, 2011

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

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

Commission Members Absent: Amanda Azous

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

Land Bank Staff Absent: Doug McCutchen and Ruthie Dougherty.

Public in Attendance: Michael Sullivan, Dan Vekved, Pamela Gross, Scott Rosenbaum, Rachel Dietzman, Eileen Drath, Alice Hurd and Jeff Roberson.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:32 am the meeting was called to order.	
<u>Adoption of Minutes</u>	The January 21, 2011 minutes were reviewed. There were no corrections.	Nancy Greene moved to accept the January 21, 2010 minutes. Jim Skoog seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>Media</u>	Tom Cowan acknowledged recent media attention the Land Bank has received: <ul style="list-style-type: none"> • The Journal of the San Juan Islands (online) & Island Scene: Take a Hike • San Juan Update: same article • San Juan County News website: article on CE purchases at Beaverton Marsh 	

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<u>Public Meetings to Discuss Land Bank Priorities</u>	Lopez Commissioners will host their public meeting on March 8 th gathering citizen input for planning. Orcas and San Juan public meetings also to take place in March.	Diane will organize advertising, details.
<u>Renewal Committee</u>	<p>Tom reported he attended the Lopez renewal committee meeting. There was discussion. Orcas co-chair Dave Zoeller is overseeing the layout of the framework for the effort on Orcas and San Juan co-chair Pamela Gross explained the effort to formally establish a ballot initiative campaign with petitions. There was discussion.</p> <p>Commissioner liaisons to the renewal committee are Jim Skoog, Lisa Wolford, and Tom Cowan. They will provide a communications conduit so the renewal effort is well informed of Land Bank priorities and vice versa.</p>	
<u>Washington State Transportation Commission</u>	Commissioners and staff congratulated Tom Cowan for his appointment to the Washington State Transportation Commission by Governor Christine Gregoire. Tom explained that prior to accepting he assured his Land Bank responsibilities would not be neglected.	
<u>Finance Report</u>	<p>Judy Cumming reviewed the January 31, 2011 Conservation Area Fund and Stewardship & Management Fund financial statements. REET collections for January \$110,826 – 25.75% higher than in January 2010. There was discussion.</p> <p>Discussion on outlining three year projections.</p> <p>Commission consensus: Finance committee will meet and work through three year projections. Judy will create outline.</p> <p>December 31, 2010 final year end financial statements were also reviewed.</p>	<p>Motion: Lisa Wolford moved to accept the January 31, 2011 financial statements and the December 31, 2010 year-end financial statements.</p> <p>Nancy Greene seconded.</p> <p>No discussion.</p> <p>Motion passed unanimously.</p>
<u>Real Estate Trends</u>	Lisa Wolford observed high end buyers are currently active in the market, and remained hopeful the amount of sales in 2011 would be equal to 2010.	
<u>Director's Report Washington State</u>	Lincoln lobbied the Legislature for funding Land Bank grant projects from the \$20 million Governor Gregoire put into the Puget Sound	Lincoln will report back to the commission at the next Land

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<u>Recreation and Conservation Office (RCO) Grant Proposals</u>	WWRP. There was discussion on the March 17 th revenue forecast. Conclusion: if the forecast is poor WWRP will likely not be funded.	Bank Commission meeting.
<u>Public Comments</u>	Alice Hurd, San Juan Island Trails Committee (SJITC) extended an invitation for the annual SJITC potluck on March 9 th . Special feature: slideshow on trail bridges, paths & signage.	
	Eileen Drath, SJITC, submitted an op ed she wrote about the Land Bank. The San Juan Journal will run it in next week's edition. Eileen suggested citizens from other islands also write in to their island specific papers about the Land Bank. There was discussion.	
	Michael Sullivan, Lopez Island Community Trails Network (LICTN), encouraged commissioners to review the revenue numbers for 2011 and beyond again, examining worst case scenarios. Tom thanked Michael for his excellent suggestions.	
Mt. Baker Road and Trail Improvement Project	<p>Rachel Dietzman and Dan Vekved, San Juan County Public Works gave a presentation on the proposed Mt. Baker Road and Trail Improvement Project, Eastsound, Orcas Island. Scott Rosenbaum of Rozewood Environmental gave a power point presentation of the proposed wetland mitigation for the project which would include ten years of monitoring. Lisa Wolford and Lance Evans walked the property with Scott and were supportive of the proposed enhancements. There was discussion.</p> <p>Nancy Greene suggested Land Bank staff look into crafting a general policy for Land Bank preserve mitigation, outlining project specific criteria to determine if mitigation fits. There was discussion.</p> <p>Commission consensus: Staff to research creating mitigation general policy.</p>	<p>Land Bank staff will research creating mitigation general policy and report back to the commission.</p> <p>Once Public Works submits proposal to Land Bank, Land Bank staff will prepare recommendation for commission.</p>
<u>Director's Report continued</u> <u>Realtor Support</u>	<p>Lincoln and Tom Cowan will give an informational talk with Windermere realtors on Orcas.</p> <p>An informational brochure on the Land Bank and the Real Estate Excise Tax (REET) is being produced for distribution to realtors as a tool to educate purchasers on the Land Bank program.</p>	

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<u>County Council/ Land Bank Acquisition Approval Process</u>	Lincoln reported that he and Doug Strandberg met with the General Government subcommittee. The committee is tasked to help determine the most efficient way for the Council to approve acquisition plans. (Committee members: Rich Peterson, Lovel Pratt, Howie Rosenfeld) The memorandum of understanding approach was preferred. Karen Vedder prepared a draft resolution as instructed by the County Prosecutor. Draft resolution was distributed to commissioners for review. There was discussion.	Lincoln will report back to the commission at the next Land Bank Commission meeting.
<u>Lopez / Odlin South</u>	Lincoln reported the appraisal is currently in process. There was discussion.	Lincoln will continue moving forward on this project.
<u>Lopez / Buffum CE</u>	Appraisal is still underway. There was discussion.	Lincoln will forward the appraisal to commissioners once received.
<u>SJ / Buck</u>	Lincoln reported that the San Juan Preservation Trust will purchase the underlying fee on the 2010 Buck purchase, allowing a forever wild easement. Land Bank should receive payment in April. Third touch scheduled for County Council on March 1 st .	
<u>Lopez / Blakely CE</u>	Forever wild easement, no public access for eighty acres of pristine shoreline on Blakely Island. The San Juan Preservation Trust will retain ownership and donate the Conservation Easement to the Land Bank. Discussion on attributes of property and conditions of stewardship. Commission concensus: Lincoln to move forward with project and present to commission for consideration at March meeting.	Lincoln will continue moving forward on this project.
<u>SJ / Taylor Phase II</u>	Phase two will not close until 2012 therefore it is not in the 2011 budget. Principal condition: contingent on Land Bank renewal. Lincoln will begin County Council three touch process beginning in April.	Lincoln will continue moving forward on this project.
<u>Trail Easements</u>	Michael Sullivan, Lopez Island Community Trails Network (LICTN), reported two recreation license agreements have been signed with a third in progress. Currently exploring avenues south to the village.	

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<u>Stewardship Report</u> San Juan	Mt. Ben – An interim management plan has been drafted by Doug McCutchen. A subcommittee has been created to work on public access issues, including Doug Strandberg, Lisa Wolford, and Amanda Azous.	The Commission decided it was more appropriate to proceed with a full management plan rather than issuing an interim plan.
<u>Meeting Adjourned</u>	11:11 am - meeting adjourned.	Tom Cowan adjourned the meeting.
NEXT MEETING	March 25 th , 2011 - The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	