



MEETING MINUTES

Land Bank Commission Meeting

May 20, 2011

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

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

Commission Members Absent: Tom Cowan, Nancy Greene, and Lisa Wolford.

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

Land Bank Staff Absent: Ruthie Dougherty.

Public in Attendance: Eileen Drath, Charlie Janeway, Jeff Roberson, Dave Zeretke, and Louise Dustrude.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:32 a.m. The meeting was called to order. Doug Strandberg, Vice-Chair, noted there was a quorum with four commission members present and that the meeting would proceed.	
<u>Adoption of Minutes</u>	The April 15, 2011 minutes were reviewed. There were corrections.	Motion: Lance Evans moved to accept the April 15, 2011 minutes. Amanda Azous seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>Renewal Committee</u>	Doug Strandberg, gave the chair's report on Tom Cowan's behalf. Jim Skoog reviewed the renewal committee's petition efforts; signatures will be collected until August 1st.	

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<u>Renewal Committee continued</u>	<p>Dave Zeretzke gave a budget report for the renewal effort and passed around flyers currently in distribution. There was discussion.</p> <p>Lance Evans commended the committee's outreach efforts, stating petitions were readily available on Orcas.</p> <p>Committee co-chairs:</p> <p>San Juan - Dave Zeretzke & Pam Gross Orcas - Harvey Himelfarb & Dave Zoeller Lopez - Tom & Sally Reeve</p> <p>Land Bank Commission liaisons to the renewal committee:</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>	
<u>Media</u>	<p>Doug acknowledged recent media attention the Land Bank has received:</p> <ul style="list-style-type: none"> • The Journal of the San Juan Islands and the online paper Island Guardian published an article on 4/26/11 about the Land Bank Renewal Committee's ongoing petition drive to renew the Land Bank. • National Geographic's article "The Ten Best Trips of Summer 2011" lists the San Juan Islands as the #3 top pick of out-of-the-ordinary destinations. A link in the article to the Land Bank's Turtleback Mountain Preserve is provided. • San Juan Update reported on the Great Island Clean Up effort on San Juan Island. Along with many island locations, Land Bank preserves Third Lagoon and Deadman Bay were cleaned up by volunteers. • Lincoln reported that he attended when Secretary of the Interior Ken Salazar met with state and "local leaders" in Anacortes on April 25th regarding community-driven efforts to "conserve and protect the San Juan Islands" by 	<p>Land Bank staff will continue to assist in the NCA effort.</p>

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	designating Bureau of Land Management lands in the county as a National Conservation Area (NCA). There was discussion.	
<u>Realtor Outreach Meetings</u>	Doug and Lincoln will schedule a meeting with Windermere Realtors and give a power point presentation & handouts in an effort to educate purchasers on the Land Bank program.	
<u>San Juan County Land Bank / San Juan Preservation Trust (SJCLB / SJPT) Commission Subcommittee</u>	Amanda reported the subcommittee met in May and the SJPT intends to write an article for local media on the importance of the SJCLB/SJPT relationship, to be published late August/early September. The Land Bank renewal effort was also announced at the SJPT Annual Meeting on May 14 th .	
<u>Finance Report</u>	<p>Jim Skoog reviewed the April 30, 2011 Conservation Area Fund (CAF) and Stewardship & Management Fund financial statements. Real Estate Excise Tax (REET) collections for April were \$101,706.</p> <p>Interest rate for the LGIP funds in March was incorrectly reported, it was actually .2688%. The LGIP rate for April was .2068%.</p> <p>There was discussion.</p>	<p>Motion: Amanda Azous moved to accept the April 30, 2011 financial statements.</p> <p>Jim Skoog seconded.</p> <p>No discussion.</p> <p>Motion passed unanimously.</p>
<u>Public Comments</u>	<p>Eileen Drath of the San Juan Island Trails Committee inquired further about the Salazar meeting. Lincoln explained that Land Bank staff will support the Secretary's efforts by drafting legislation and working as liaison between County & Federal communities. No SJCLB monies will be spent, only staff time.</p> <p>Eileen suggested articles on "Know Your Land Bank Land Stewards" & "Know Your Land Bank Commissioners" specific for Orcas and Lopez community papers, similar to what was published earlier this year for San Juan.</p> <p>Eileen also reported on past and upcoming Know Your Island Walks which take place the fourth Friday of each month @ 1pm. May 28th the walk will explore downtown Friday Harbor to celebrate May 2011 National Historic Preservation Month.</p> <p>Dave Zeretzke of San Juan commented on the</p>	

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<u>Public Comments continued</u>	<p>appreciated volunteer efforts at Lopez Bureau of Land Management (BLM) properties, stating that volunteer reports are carefully tracked by the BLM and have established a valuable sustained public interest in those properties.</p> <p>Louise Dustrude of San Juan noted their family canoed the islands in 1972 and have come to deeply value preserving these lands for future generations.</p>	
<u>Land Bank Event Calendar</u>	<p>Upcoming scheduled events:</p> <ul style="list-style-type: none"> • May 22-28 American Hiking Society Work Week (Doug) • May 22-26 – Washington Conservation Corps, Turtleback (Ruthie, Doug) • May 24 – Native Plant Society Hike on Turtleback • May 30 – Weed Pull @ 328 Caines St. (Diane) • June 1-30 – Orcas Island Library Land Bank photo display (Ruthie) • June 3 – Deer Harbor 4th Grade Beach Seine (Ruthie, Tina Wyllie-Echeverria) • June 4 – Nat’l Trails Day Event; Hummel Lake, Lopez Hill (Tim) <p>Commissioners commended staff on their highly productive Spring efforts and for the detailed stewardship report.</p> <p>Jim Skoog reported on the annual Golden Paintbrush count on the south side of San Juan. He and Eliza assisted Department of Natural Resources staff.</p>	
<u>Director’s Report</u> <u>2010 Annual Report</u>	<p>The 2010 Annual Report has been distributed on Lopez and is set for distribution on other islands now. There is an effort to recycle annual reports that are being thrown out at the post office.</p>	
<u>Realtor Brochures</u>	<p>An informational brochure on the Land Bank and the Real Estate Excise Tax (REET) has been printed and is currently in distribution for realtors to use as a tool to educate purchasers on the Land Bank program. It is also appropriate for a general handout.</p>	

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<u>Maps</u>	Lincoln reported staff is close to completing the island by island maps of preserves and conservation easements.	
<u>Washington State Recreation and Conservation Office (RCO) Grant Proposals</u>	Lincoln attended a board meeting in Olympia and Washington Wildlife and Recreation Program (WWRP) funding remains unclear. Background: 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>San Juan County Council Budget Subcommittee</u>	Lincoln, Judy, and Jim met with the subcommittee consisting of Richard Fralick, Patty Miller and Jamie Stevens to review the projected Land Bank budget figures to 2014.	
<u>Break</u>	9:30 am – 9:47 am	
<u>Director’s Report</u> <u>Commission Meeting Schedule</u>	The July – December meeting schedule was reviewed. Commission consensus: calendar stays as is.	
<u>Orcas / Jolley</u>	Lincoln outlined the desirable land on the west shore of Orcas Island and the timeline for applying for a Salmon Recovery Funding Board (SRFB) grant that could be used for acquisition. Lincoln would present to SRFB and hopefully have a final decision by the end of July. Doug Strandberg recused himself from any action regarding the Jolley property as he has represented the family in his legal practice.	Lincoln will continue moving forward on this project.
<u>Lopez / Odlin South</u>	Lincoln has finalized the lease terms with the Department of Natural Resources. 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>Lopez / Buffum CE</u>	A new appraiser will complete the appraisal by the end of June. Lincoln will report back to the commission in July.	Lincoln will continue moving forward on this project.
<u>San Juan / Middleton Trail Easement</u>	Cattle Point road trail easement was signed by the land owner on May 19 th . Only five pieces remain for completion of the trail that would lead from Friday Harbor to American Camp.	Lincoln will continue moving forward on the Cattle Point Road Trail Easement project.

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<u>San Juan / Webb</u>	The San Juan Preservation Trust is working with the National Parks Service on purchasing this historical property. One goal of the acquisition will be to keep the oyster farm operational. There was discussion.	
<u>328 Caines Street, Friday Harbor</u>	Lincoln presented the idea of entering into a revocable license agreement with the Land Bank's office property landlord. The agreement would allow public access in exchange for Land Bank volunteers and staff restoring and maintaining the grounds. Work will begin in June, creating a small pocket park and removing invasive noxious weeds.	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). Commission consensus: Concerns about the bonding necessity for acquisition of this property. Property is a great value for the community as well as good will with the Taylor family. Table further discussions until the June 17 Land Bank Commission meeting.	Lincoln and Judy will create bonding scenarios for discussion at June 17 th Land Bank Commission meeting.
<u>Stewardship Report</u> <u>Orcas</u>	Ruthie reported the San Juan Preservation Trust (SJPT) has requested using the lower field at Turtleback for their summer social. There was discussion. Commission consensus: Approval for the SJPT request. Upcoming Coffelt Farm Stewards (CFS) events at Coffelt Farm: <ul style="list-style-type: none"> • May 21 – Coffelt Farm, Bird the Farm (Ruthie, Kim Middleton) • June 4 – Coffelt Farm Introduction to Beekeeping (Ruthie) 	Motion: Jim Skoog moved to allow the SJPT use of the lower field on Turtleback for their annual summer social. Doug Strandberg seconded. There was discussion on parking. Motion passed unanimously.
<u>Public Hearing on Proposed 2011 Amended Expenditure and Acquisition Plan</u>	Public Hearing began at 10:27am. Lincoln reviewed the principal changes listed on the proposed plan: <ul style="list-style-type: none"> • Increase the projections for the Real Estate Excise Tax (REET) to \$1.4 million (same as 2010 actual). • Addition of \$486K in Federal Grants for Beaverton Marsh project received in January. • Interest earnings reduced • Last payment on the Coffelt Farm real 	Motion: Jim Skoog moved to accept the Proposed 2011 Amended Expenditure and Acquisition Plan. Lance Evans seconded. There was discussion on CAF \$900K Buyer Program listing in the proposed budget. There was discussion on suspending the stewardship

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<p><u>Public Hearing on Proposed 2011 Amended Expenditure and Acquisition Plan continued</u></p>	<p>estate contract deferred to 2012.</p> <ul style="list-style-type: none"> • Addition of the Odlin South Well Area acquisition project <p>Public Comments: Charlie Janeway inquired if North Lopez had any alternative water services at this point.</p> <p>Lincoln and Tim Clark explained the only alternative would be to drill another well. Retaining the well on Odlin South is a much more feasible option at this point.</p> <p>There was discussion. No further questions.</p> <p>Doug Strandberg closed the public hearing.</p> <p>Discussion by commissioners.</p>	<p>payments into the stewardship fund.</p> <p>No further discussion.</p> <p>Motion passed unanimously.</p>
<p><u>Stewardship Report continued</u> <u>Lopez</u></p>	<p>Tim Clark reported that the Lopez Community Trails Network (LCTN) will host the National Trails Day Walk Your Rock event at many Lopez parks and preserves. Tim will manage the walks at Hummel Lake and Lopez Hill.</p> <p>Tim introduced Charlie Janeway of the LCTN. Tim reported that the Land Bank, San Juan County Public Works, and the LCTN are working together on a trail easement along the south side of the old County land fill.</p>	
<p><u>San Juan</u></p>	<p>Eliza reported on the Beaverton Marsh Preserve restoration effort: the project is at a quiet point with over 1,000 plantings in the ground, mulched, protected and an initial 95-99% survival rate. All bare root plantings except Salmonberry have survived as well.</p> <p>Most of the \$40K has been spent of the Ducks Unlimited grant.</p> <p>Doug McCutchen reported on the Friday Harbor high school students who have completed their community project at Beaverton Marsh Preserve. Jim Skoog has also been working with the students on their class presentation and field efforts.</p>	

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<u>San Juan continued</u>	<p>American Hiking Society volunteers will arrive on the island May 22nd with a full agenda to accomplish.</p> <p>There was discussion.</p>	
<u>Meeting Adjourned</u>	11:07 am - meeting adjourned.	Doug Strandberg adjourned the meeting.
NEXT MEETING	June 17 th , 2011 – The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	