



MEETING MINUTES

Land Bank Commission Meeting

February 13, 2009

Conference Room, Whidbey Island Bank, San Juan Island

Commission Members in Attendance: Amanda Azous, Nancy Jones, Nancy Greene, and Thom Pence.

Commission Members Absent: Tom Cowan, Mary Blackstone, and 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: Alice Hurd, Louise Dustrude, Jim Higgins, and Rob Waldron.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:30am the meeting was called to order.	
<u>Adoption of Minutes</u>	<p>The January 9, 2009 minutes were reviewed. There were corrections.</p> <p>The October 24, 2008 notes from the retreat were reviewed. There were corrections.</p>	<p>Thom Pence moved to accept the January 9, 2009 minutes with corrections.</p> <p>Nancy Greene seconded. No discussion. Motion passed unanimously.</p> <p>Nancy Greene moved to accept the October 24, 2008 notes from the retreat with corrections.</p> <p>Thom Pence seconded. No discussion. Motion passed unanimously.</p>

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<p><u>Chair's Report</u> <u>New Commissioner</u></p>	<p>Amanda Azous reported that Lisa Wolford, 20-year Orcas Island resident, will join the Commission as an at-large member. Lisa is very involved in the community and is also a real estate agent.</p>	
<p><u>Salmon Recovery Funding Board (SRFB) Workshop</u></p>	<p>Lincoln, Amanda, and Tom Cowan attended a SRFB workshop; summary presentations were given of the latest salmon research in the San Juan Islands. There is a general impression that salmon are not very present in the islands and do not reside in local streams. Research presented proved otherwise with mapped creeks on Orcas and San Juan islands. Examples of the connection between terrestrial wetland, near shore, and Puget Sound environments; salmon concentrations located both outside and within the islands were given. Study available for review on the Marine Resources Committee website.</p>	
<p><u>Salmon Study</u></p>	<p>Also, a Friends of San Juans recent study looks at shoreline conditions, whether salmon species are present in the area, and their behaviors. As a result high priority properties have been targeted for conservation easements in an effort to protect habitat for the future and the Land Bank is being asked to help obtain these easements. Tina Whitman will present the Friends' findings to the Land Bank commission in May. There was discussion.</p>	<p>Land Bank staff will continue supporting salmon research in an effort to increase funding opportunities from SRFB grants.</p> <p>Tina Whitman of the Friends will present findings to the Land Bank commission in May.</p>
<p><u>Land Trust Alliance (LTA)</u></p>	<p>Rally 2009; National Land Conservation Conference; October 11-14, Portland, OR. Commissioners were encouraged to attend.</p> <p>Amanda shared an LTA article discussing preventing future liability problems on Land Bank properties.</p>	<p>Staff will ensure Karen Vedder receives a copy of the LTA article.</p>
<p><u>Finance Report</u></p>	<p>Final balances of 2008 Conservation Area Fund and Stewardship Fund were reviewed by Judy Cumming, as Mary Blackstone was not present. There was discussion.</p>	<p>As previously decided, there was agreement to increase the Stewardship Fund by \$214,991 bringing the fund's 2009 beginning balance to \$400K.</p>

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<u>Finance Report continued</u>	<p>Amanda inquired about current King Sisters expenses and suggested an analysis be prepared for future agriculture projects.</p> <p>Nancy Greene inquired about tracking staff hours for Turtleback and other preserves. Judy reported that for 2009 staff now has the capability of reporting hours worked according to preserves.</p>	<p>Staff will prepare a financial report for the March commission meeting. An additional in-depth overview of the King Sisters project will be prepared for reference in future ag projects.</p>
<u>Public Comments</u>	<p>9:00 am – Alice Hurd, representing the San Juan Trails Committee (SJTC), invited the commission and staff to join their March 4th gathering. Alice reported that Eileen Drath of SJTC and Ruthie Dougherty are hosting the Friday Walkers group today on Turtleback.</p> <p>Nancy Jones inquired of the Bill that allows revenue collected to be used on recreational trails; Alice will forward that information on to Lincoln Bormann.</p>	
<u>Director's Report Annual Work Plan</u>	<p>Lincoln Bormann reported that all county departments are now required to produce an annual work plan. Land Bank commission reviewed draft plan and summary memo. There was discussion.</p>	<p>Nancy Jones moved to approve the 2009 annual work plan as presented.</p> <p>Thom Pence seconded. No discussion. Motion passed unanimously.</p>
<u>Annual Report</u>	<p>Scheduled to go out in the mail May 1st, staff is currently working on their assignments and everything is on track.</p>	
<u>Turtleback Endowment Fund</u>	<p>The Turtleback Stewardship Fund agreement with the San Juan Preservation Trust (SJPT) was discussed. Lincoln and Tim Seifert have met and Fund specifics have been outlined for the commission in an investment plan.</p> <p>Nancy Jones inquired about distribution rules from the fund. There was discussion.</p>	<p>A SJPT quarterly report will be given and attached to the Stewardship Fund financials to be reviewed by commission.</p> <p>Tracking time spent on Turtleback and resources will be reported by Land Bank to SJPT.</p>
<u>Photography Contest</u>	<p>Switching from young adult essay contest to a photography contest this year. Three age categories for entrants: 12 and under, 13-18, and adult.</p>	<p>Photography contest rules will be reviewed at March LBC meeting.</p>
<u>County Council</u>	<p><u>King Sisters</u> – Council will take a field trip to King Sisters preserve February 24th.</p>	

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<u>Grants Update</u>	<p>Land Bank has one hopeful project for funding by Washington Wildlife & Recreation Program grant: \$300K request for conservation easement for Buffum, Lopez.</p> <p>Trestle & Transfer Program – Odlin South, Lopez \$600K grant request. There was discussion.</p>	
Acquisition Projects <u>Lopez Island</u>	<p><u>Jones, Strachan</u> – Jones in negotiation with Strachan, 70 acres, Land Bank total costs \$112,500.</p> <p><u>Warin</u> – potential easement donation over an open field in Fisherman Bay.</p>	
<u>San Juan Island</u>	<p><u>Heritage Farm</u> – Conservation easement scheduled to close first week in March.</p> <p><u>Howard</u> – Continue moving forward with appraisal.</p> <p><u>F.H. Brick & Tile/Erickson</u> – Feasibility study provided by SJI Agricultural Guild. There was discussion.</p> <p><u>SJI Historical Museum</u> – Will accept \$200K appraised value. Lincoln will begin process, should be complete in about 3 months. There was discussion.</p> <p><u>MarVista</u> – Currently in a holding pattern. Grant funding is being pursued. There was discussion.</p>	<p><u>Howard</u> - Lincoln will proceed with appraisal procedures.</p> <p><u>F.H. Brick</u> - Lincoln will ensure feasibility study is provided to owners of F.H. Brick & Tile.</p>
<u>Break</u>	10:00 15-minute break.	
<u>Stewardship Report</u> <u>Draft Fisherman Bay Dock Management Plan</u>	Fisherman Bay Dock Meeting – Well attended public meeting on January 13th, very productive, good participation. Considering proposal; Port of Lopez to build and maintain dock, and lease dock from Land Bank. There was discussion.	
<u>King Sisters Lease</u>	<p><u>King Sisters Lease</u> – Staff report was prepared by Eliza Habegger. Nancy Greene suggested an overview of the agriculture lease process and project analysis be compiled for future use.</p> <p>Nancy Greene suggested an amendment to the lease be prepared, outlining the necessity for lessee efforts to demonstrate sustainability.</p> <p>Thom Pence spoke of the importance of tying</p>	<p>Thom Pence moved to recommend the lease between the San Juan County Land Bank and Rob Waldron to the County Council.</p> <p>Nancy Jones seconded. No discussion. Motion passed unanimously.</p>

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<u>King Sisters Lease Continued</u>	<p>in the Conservation District with inspections, whose practices are sustainable practices.</p> <p>Rob Waldron, lessee, thanked the Land Bank for the opportunity and spoke about their hopes for the King Sisters property. He acknowledged utilizing Bruce Gregory of the Conservation District as a major resource. Rob will outline sustainable practices for the commission to be incorporated into an amendment to the lease.</p>	Eliza will prepare amendment to lease; quantifying expectations for the lessees demonstrated efforts for sustainability.
General <u>Public Display Schedule</u>	Judy reviewed the Land Bank picture display schedule including local markets and fairs. Upcoming display at San Juan Public Library, March 6 th . There was discussion.	
<u>Climate Change Monitoring</u>	Amanda suggested setting up a long-term monitoring program, inviting researchers to set up or assist Land Bank in formulating a plan. Focus on long-term monitoring of habitat conditions; animal and plant species, changes in water cycle, wetland systems, and old growth forest climate change effects.	Amanda and Eliza will establish feasibility of students and/or researchers documenting climate change on preserves with existing monitoring/management project and report to the commission.
<u>Lopez Lions Club</u>	Nancy Greene gave an overview of the Land Bank and current projects at a recent Lions Club meeting. Public response was positive and somewhat surprised to hear that San Juan County is the only county in Washington state to embrace the Land Bank concept.	
<u>Neighborhood Concept</u>	Tom Cowan and Nancy Greene encouraged spotlighting Neighborhood Concept; an effort to build on already established conservation easements on agriculturally important areas on Lopez.	Outreach ideas for Neighborhood Concept idea for community input; public display schedule, commission meetings, Land Bank website.
<u>Meeting Adjourned</u>	11:15 am meeting adjourned.	
NEXT MEETING	March 13, 2009 at the Community Meeting Room, Lopez Public Library, Lopez Island	Field Trip - Hummel Lake and Upright Head walks; flyers to be distributed.