



## MEETING MINUTES

### Land Bank Commission Meeting

July 10, 2009

Council Hearing Room, San Juan County Legislative Building

Commission Members in Attendance: Amanda Azous, Nancy Greene, Nancy Jones, Mary Blackstone, Tom Cowan, Lisa Wolford and Jim Skoog.

Commission Members Absent: None.

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

Land Bank Staff Absent: Eliza Habegger, Judy Cumming and Ruthie Dougherty.

Public in Attendance: Jim Higgins, Jamie & Lee Schiff, Alice Hurd, Louise Dustrude, Eileen Drath, and Debra Clausen.

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>	The June 12, 2009 minutes were reviewed. An error made with the minutes resulted with the consensus agreeing to review the minutes at the August 14 <sup>th</sup> , 2009 commission meeting.	The June 12, 2009 meeting minutes will be reviewed at the August 14 <sup>th</sup> , 2009 Land Bank commission meeting.
<u>Chair's Report</u> <u>Land Trust Alliance (LTA) Rally</u>	Amanda Azous led the discussion on the upcoming LTA Rally in Portland, OR. Attending commissioners and staff will register through Judy Cumming by the end of July. Next year the Rally is in Hartford, CT.	Deadline for commissioners and staff to submit registrations to Judy is July 31 <sup>st</sup> .
<u>New Commissioner</u>	Amanda officially welcomed new district one commissioner, Jim Skoog. Jim gave an overview of his professional background and	

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	extensive public service experience.	
<u>Current Real Estate Trends</u>	Lisa Wolford spoke about the real estate market picking up and that the islands are experiencing a somewhat regular summer economically.	
<u>Howard CE</u>	Purchase of the Howard Conservation Easement closed May 20 <sup>th</sup> , 2009. Press release celebrates the protection of this 27 acre parcel next to Heritage Farm. In conjunction with easements on the east side of the road, nearly 175 contiguous acres of farmland, forest and shoreline are protected while remaining in private ownership.	
<u>Meeting Locations</u>	Amanda reported on the possibility for upcoming commission meetings to be held in the fire station training room, Friday Harbor downtown station, San Juan Island.	Diane will research availability for Land Bank meetings.
<u>Meeting Agenda Amendment</u>	Mary Blackstone asked for an Executive Session to be added to the agenda today to discuss Coffelt's Farm Conservation Easement.	.
<u>Annual Retreat</u>	Commission consensus is to combine the regular monthly Land Bank Commission meeting with the Annual Retreat on November 13, 2009. Preferred location is Port Stanley School, Lopez Island. Tom Cowan noted this location facilitates reflection on current projects including the neighborhood open space area; hopefully the Conservation Easement will be in place by then.	Diane will secure the Port Stanley school for November 13 <sup>th</sup> , 2009 Annual Retreat.
<u>Finance Report</u>	Monthly reports - Mary Blackstone reviewed the Conservation Area Fund and Stewardship reports and memo prepared by Judy Cumming. There was discussion. Noteworthy was that June's REET came in at \$155K, a much needed increase over May's \$66K. Recent investments of Land Bank funds into the Local Government Investment Pool (LGIP) was also discussed.	
<u>Turtleback Stewardship Fund Investment Policy</u>	The San Juan Preservation Trust's (SJPT) investment policy statement for the Turtleback	Nancy Jones moved the Turtleback Stewardship Fund

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<u>Turtleback Stewardship Fund Investment Policy continued</u>	Stewardship Fund was reviewed. There was concern over investment objectives. Lincoln and Tim Seifert will discuss the SJPT outline of investment objectives and will work together to draft a memorandum of understanding (MOU) clearly outlining the Land Bank's preferences.	Investment Policy be accepted. Nancy Greene seconded. No discussion. Motion carried unanimously.  Lincoln will report to the commission on the status of the MOU in August.  Judy will incorporate the fund's financial statements into the Land Bank's quarterly financial statements for review.
<b><u>Public Comments</u></b>  <u>Proposed Ordinance Amending San Juan County Code Chapter 12.08, County Parks</u>	Eileen Drath – of San Juan Trails Committee thanked the Land Bank for recent work parties.  Jim Higgins – shared concerns regarding the status of a proposed ordinance amending San Juan County Code, Chapter 12.08 scheduled for public hearing July 14 <sup>th</sup> , 2009. There was discussion. The commission's consensus was to take the proposed ordinance off of the County Council agenda on the 14 <sup>th</sup> and to bring Jim's concerns to Karen Vedder for consideration and feedback prior to moving forward.	Lincoln will work with Karen Vedder and remove the proposed ordinance from the July 14 <sup>th</sup> 2009 agenda. A copy of Jim Higgins' statement will be sent out to commissioners and staff. Lincoln will work with Karen to insert language differentiating Land Bank and Parks and consider Jim's concerns outlined in his statement.
<b><u>Stewardship Report</u></b>	Doug McCutchen reported that the Trails Committee is leading the effort at Frazer Homestead Preserve, with great success. The Land Bank is receiving a National Park Service grant for site enhancements (fencing) at Frazer.  Doug also reported that the split rail fencing on the Westside has been very effective with wildflowers bounding back; shooting stars appearing after blackberry removal.  Tim Clark reported on another successful 4 <sup>th</sup> of July at the Tombolo and the dedicated folks who picked up all the fireworks debris from festivities.	

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<p><b><u>Director's Report</u></b> <u>Lopez Hill</u></p>	<p>Lopez Hill 50 year lease was concluded and the question remains on whether SJC Parks or Land Bank will manage property.</p> <p>Given current budget shortfalls for SJC Parks, Tom Cowan recommended that the Land Bank offer to manage Lopez Hill, at least temporarily. There was discussion.</p>	<p>Tom Cowan moved to recommend to the County Council that the Land Bank should manage Lopez Hill – subject to a five year review for possible transfer to SJC Parks.</p> <p>Nancy Greene seconded. No discussion. Motion passed unanimously.</p>
<p><u>Land Bank Stewardship Program</u></p>	<p>Doug suggested determining the future of the stewardship program and its needs should be focused on at Annual Retreat, November 13<sup>th</sup>, 2009.</p>	<p>The consensus of the commission is to list the stewardship program future goals as agenda topic for Nov. 13<sup>th</sup> meeting.</p>
<p><u>Forest Management Certification (FMC)</u></p>	<p>Lincoln gave an overview of the FMC process and requested commission feedback in order to proceed. There was discussion. Commissioners agreed they are comfortable with concept and directed Lincoln to move forward.</p>	<p>Lincoln will proceed with certification.</p>
<p><b><u>Acquisition Projects</u></b> <u>Lopez / Strachan CE</u></p>	<p>This donated conservation easement currently is in progress. Lincoln is waiting to receive a revised building envelope design from Mr. Strachan.</p>	<p>Lincoln will continue moving forward with this project.</p>
<p><u>SJ / Mitchell Hill</u></p>	<p>Appraiser is being selected. Appraisal to be done by end of October 2009. Federal funding outlook is very positive. The project is among the top priorities for National Park Service acquisition.</p>	
<p><u>SJ / Cattle Point Road Trail Easements</u></p>	<p>Three easements are almost ready to go to Council for approval. The Easements allow construction of a public trail on a 15 foot-wide strip along the road. While not connected, it is something to build on. There was discussion.</p>	<p>Lincoln will continue moving forward with these projects.</p>
<p><u>SJ / Sundstrom Conveyance and Conservation Easement</u></p>	<p>SJPT will acquire ownership of the property with the Land Bank retaining a Conservation Easement eliminating residential development and allowing for public access. Slated for approval by the County Council on August 11<sup>th</sup>, 2009.</p>	<p>Lincoln will work to complete the conveyance and Conservation Easement.</p>
<p><u>SJ / Historical Museum</u></p>	<p>Waiting to hear back.</p>	
<p><u>SJ / Mar Vista</u></p>	<p>Madrona Institute interest in partnering on acquisition and protection of the property discussed.</p>	<p>Tim Seifert and Lincoln to develop a site plan.</p>

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<u>SJ / Mar Vista continued</u>	A proposed memorandum of understanding from San Juan Preservation Trust (SJPT) for partnering on the acquisition of Mar Vista was presented for the Land Bank Commission's consideration. There was discussion. The memo requests a \$1 million commitment from the Land Bank, coupled with \$1.7 million in Golden Paintbrush grant funding. Part of this grant funding expires in September 2009 unless a case for an extension can be made. There was more discussion about the need for private donations to the acquisition effort. The need for a concept public access plan was also discussed.	Consensus of the commission is to work with Madrona and/or SJPT.
<u>Whale Museum</u>	Lincoln responded to a proposal from the Whale Museum Board Chair, but further discussions have not occurred to date.	
<u>Executive Session</u>	11:05 am - Pursuant to RCW 42.30.110, a fifteen minute Executive Session was called "To consider the selection of a site or the acquisition of real estate by lease or purchase when the public knowledge regarding such consideration would cause a likelihood of increased price.	
<u>Meeting Adjourned</u>	11:20pm - meeting adjourned.	
<b>NEXT MEETING</b>	August 14, 2009 at Fire Station Training Room, Friday Harbor Downtown Station, 260 West Street, San Juan Island.	