



MEETING MINUTES

Land Bank Commission Meeting September 17, 2010

The Orcas Landing Meeting Room, 4643 Orcas Road, Orcas Island

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

Commission Members Absent: None

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

Land Bank Staff Absent: Nick Hershenow, and Kerry Hartjen.

Public in Attendance: Mary Blackstone, Eileen Drath, Louise Dustrude, and Pete Rose.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:30 a.m. the meeting was called to order.	
<u>Adoption of Minutes</u>	The August 20, 2010 minutes were reviewed. No corrections.	Jim Skoog moved to accept the August 18, 2010 minutes. Doug Strandberg seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>Letter of Support</u>	Amanda reported that Dan Selak, longtime supporter and former Land Bank commission Chair (1994-2001) wrote a letter of support to the County Council for the Erickson acquisition. Dan asked Amanda to give his regards to the commission; sharing his time with the Land Bank was some of the best work he has ever done.	
<u>Commission Seat Vacancy</u>	Amanda reported on Mary Blackstone's	

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<u>Commission Seat Vacancy continued</u>	resignation from her position as District 2 Commissioner effective September 13 th , having served since 2007. Amanda thanked Mary for her years of service and dedication, serving as Financial Officer for the commission until 2009. Mary thanked the commission and promised to be present whenever possible - her passion and support for the Land Bank will continue wherever her travels take her.	
<u>Open Public Meetings Act</u>	Amanda reminded commissioners to not use the “reply to all” option, to eliminate email quorum conversations pursuant to chapter 42.30.010 RCW.	
<u>LTA Rally - Hartford, CT</u>	Lincoln Bormann and Douglas Strandberg will be attending the rally October 2 – 6, 2010.	A report will be given by attendees at the October 22 nd Land Bank Commission meeting.
<u>San Juan County Council Three Touch Process</u>	Discussion on the County Council’s three touch project approval process for Land Bank acquisitions and the Land Bank’s responsibilities to ensure it complies with the process. There was discussion.	Lincoln will work with the County’s Prosecuting Attorney’s office and report back to the commission at the October 22 nd Land Bank Commission meeting.
<u>Finance Report</u>	Judy Cumming reviewed the August 31, 2010 Conservation Area Fund and Stewardship & Management Fund financial statements. Real Estate Excise Tax (REET) collections for August were \$97,880. There was discussion.	Jim Skoog moved to accept the August 31, 2010 financial statements. Nancy Greene seconded. There was no discussion. Financials were approved.
<u>Public Comments</u> <u>Pete Rose, San Juan County Administrator</u>	Pete Rose presented a report to the Land Bank Commission on a proposed Land Bank loan to San Juan County’s Solid Waste Funds. The County is recommending using Stewardship funds. There was discussion. Land Bank Commission consensus: Prosecuting Attorney’s office should review request and provide information back to the Commission.	Karen Vedder will review request and Lincoln will coordinate a Land Bank Commission decision to work within the County’s time constraints.
<u>Eileen Drath, San Juan</u>	Eileen Drath thanked the Land Bank Commission for its efforts on the proposed Erickson acquisition and expressed interest in reviewing a breakdown of professional service costs associated with the project.	

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<p><u>Public Hearing</u> Proposed 2011 Expenditure and Acquisition Plan</p>	<p>10:30 a.m. - The Proposed 2011 Expenditure and Acquisition Plan (EAP) was reviewed. Buffum Farm Conservation Easement acquisition proposal was reviewed. There was discussion. Commission consensus: Adjust Real Estate Excise Tax (REET) levels on page two of the Proposed 2011 Expenditure and Acquisition Plan. The Land Bank Commission finance committee (Amanda Azous, Jim Skoog, and Lisa Wolford) will determine the new REET level.</p>	
<p><u>Public Comments for Public Hearing</u></p>	<p>No public comments.</p>	
<p>Proposed 2011 Expenditure and Acquisition Plan</p>	<p>Amanda called for any further discussion before a motion could be made. Nancy Greene inquired about Stewardship site enhancements. There was discussion.</p>	<p>Tom Cowan moved to accept the Proposed 2011 Expenditure and Acquisition Plan subject to REET adjustment determined by the finance subcommittee. Jim Skoog seconded. Motion passed unanimously.</p>
<p><u>Break</u></p>	<p>10:55 a.m. – ten minute break.</p>	
<p><u>Director's Report</u> <u>Draft Land Bank Fact Sheet</u></p>	<p>Lincoln crafted a draft Land Bank Fact sheet for commission/staff review.</p>	<p>Commission/staff to get comments back to Lincoln.</p>
<p><u>Bureau of Land Management (BLM) Committee</u></p>	<p>Lincoln gave a report of the committee for managing BLM properties striving for the National Conservation Area Designation. A presentation by Tom Reeve was given to the County Council on September 14th. There was discussion. County Council is looking for more public education on the matter prior to their consideration for approval. Looking for County Council acceptance by the end of 2010. There was more discussion.</p>	
<p><u>Commission Terms Expiring</u></p>	<p>Nancy Greene, Jim Skoog and Amanda Azous's terms will expire 12/31/10. Mary Blackstone resigned 9/13/10. Discussion on application process.</p>	
<p><u>Land Bank Renewal Campaign</u></p>	<p>Lincoln reported that a reauthorization committee is to be formally created. The local renewal sub group, which formed earlier in 2010, has determined the 2011 general election is the appropriate time to get reauthorization on the ballot via petitions.</p>	

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<u>Land Bank Renewal Campaign continued</u>	There was discussion. Current subgroup members include: Tom Cowan, Marilyn O'Connor, Carolyn Haugen, Gene Knapp, Lovel Pratt, and Peggy Bill.	
<u>Lopez / Buffum Conservation Easement (CE)</u>	Buffum appraisal currently in process. Lincoln will continue moving forward.	Lincoln will continue moving forward.
<u>Trails / Recreational License Agreements</u>	Mike Sullivan of the Lopez Island Community Trails Network is currently working on draft recreational license agreement. Once received it will be submitted to Karen Vedder for review. The Land Bank Commission will approve before submission to the San Juan County Council for acceptance.	Lincoln will continue moving forward.
<u>Lopez / Odlin South</u>	Survey and appraisal is underway. Currently nothing new to report.	Lincoln will continue moving forward.
<u>Washington Wildlife and Recreation Coalition (WWRP) Grants</u>	Two grants were presented – Mitchell Bay Nursery CE by Tim Clark and Lopez Island Vineyards CE by Nancy Greene at the Farmland Preservation Review Committee, Recreation Conservation Office on August 24 th . Both did not do well with scoring. There was discussion. No further action is required.	
<u>SJ / Mitchell Hill</u>	Proceeding – Department of Natural Resources is working on a boundary encroachment issue. Closing date now pushed back to October.	Lincoln will continue moving forward.
<u>SJ / Buck – Beaverton Valley Marsh</u>	County Council approved acceptance of Deed for the Buck property – a combination fee title and conservation easement on August 24 th . This property is part of the Beaverton Marsh system and an important site for future restoration work and possibly agricultural leasing.	Lincoln will work with the SJ Preservation Trust to take ownership of the property with a conservation easement held by the Land Bank. This step is contingent on successfully completing a CE on the adjacent Taylor property.
<u>SJ / Erickson (Historic Preservation and Conservation Easement)</u>	Ag Guild provided a letter requesting removal from the Land Bank budget. No further action is required.	
<u>SJ / Smith/Weil Trail Easement</u>	Lincoln will meet with owners on September 27 th to finalize the Cattle Point trail easement for this property, then bring to the Land Bank Commission for their approval.	Lincoln will continue moving forward.
<u>Stewardship Report</u> <u>Eliza Habegger</u>	Eliza reported on the Beaverton Valley Marsh Restoration project currently underway. Volunteer work parties took place in the spring	

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<u>Stewardship Report continued</u>	of 2010 and are scheduled for Fall 2010 and Winter 2011, along with interpretive walks. A press release on the restoration project was issued on September 16 th . There was discussion.	
<u>Scientific Research on Land Bank Preserves</u>	Eliza reported on the increase of requests for scientific research on Land Bank preserves, including the rare western bumble bee, small mammal research, diet of native mammals, and purple varnish clams and pea crabs. The Land Bank is supporting and encouraging researchers by allowing them access to the preserves for their studies within Land Bank guidelines.	
<u>Volunteer Work Parties</u>	Doug McCutchen reported that San Juan Island Trails Committee and Land Bank volunteers completed the King Sisters trail. Trail celebration takes place October 23. Key volunteers Alan Rosenberg, Jamie Radkley-Schiff and Lee Schiff's work on King Sisters, Deadman trail, Tansy Ragwort removal, and Cady Mtn oak restoration were acknowledged.	
<u>Draft Lopez Hill Management Plan</u>	Tim Clark reviewed the preserve's management plan process. Public meetings are the next step. There was discussion. Commission consensus: Tim will craft a memorandum of understanding (MOU) with the Friends of Lopez Hill outlining historic use issues for the preserve. Interim hunting approved in draft plan.	Tim will craft a MOU outlining historic use issues for the preserve. Public meetings will be scheduled on Lopez.
<u>October Land Bank Commission (LBC) Meeting Rescheduled</u>	It was determined the October 15 th LBC meeting would be rescheduled for October 22 nd to facilitate a commission quorum.	Diane will make the necessary arrangements.
<u>Meeting Adjourned</u>	12:32 am - meeting adjourned.	Jim Skoog moved to close the meeting. Doug Strandberg seconded. Motion passed unanimously.
NEXT MEETING	October 22 nd , 2010 The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	