



MEETING MINUTES

Land Bank Commission Meeting December 17, 2010

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

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

Commission Members Absent: None

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

Land Bank Staff Absent: Ruthie Dougherty and Eliza Habegger.

Public in Attendance: Eileen Drath

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:34 am the meeting was called to order.	
<u>Adoption of Minutes</u>	The November 19, 2010 minutes were reviewed. There were corrections.	Tom Cowan moved to accept the November 19, 2010 minutes. Jim Skoog seconded. No discussion. Motion passed unanimously.
	The November 19, 2010 Notes from the Annual Retreat were reviewed. There were corrections.	Nancy Greene moved to accept the November 19, 2010 Notes from the Annual Retreat. Lisa Wolford seconded. No discussion. Motion passed unanimously.

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<u>Realtor Support</u>	<p>Discussion on designing Real Estate Excise Tax (REET) glossy informational brochure for general outreach and separate handbook for purchasers to reference at closing.</p> <p>A guided tour of Land Bank preserves for realtors was also discussed.</p> <p>The possibility of creating an accredited course for association of realtors was raised – Lisa Wolford will research requirements. Curriculum might include “Conservation in the San Juans” outlining the many benefits for land owners who put their lands into conservation. Commission consensus: education should include all local lands & agencies, including the San Juan Preservation Trust and public lands is a priority.</p>	<p>Lisa Wolford and Amanda Azous will assist staff in developing realtor and public informational publications.</p> <p>Lisa Wolford will research requirements necessary to create an accredited course for the Association of Realtors on REET.</p>
<u>Land Bank Commission Meeting Agenda Addition</u>	<p>Lincoln reported that an Executive Session would take place at 11:00 a.m. to discuss the Taylor conservation easement (CE).</p>	
<u>Chair’s Report</u> <u>Land Trust Alliance</u>	<p>Amanda reported that the tax incentive for conservation donations has been extended. Opportunity has also increased for landowners, where they may deduct up to 50% of their income for conservation easements. Farmers and ranchers may deduct up to 100% of their income. These deductions may be taken for 6-16 years.</p> <p>Commission consensus: Op ed should be drafted to report this information to citizens in local new outlets.</p>	<p>Amanda will craft an opinion piece to be edited by staff on the tax benefits of conservation and farming.</p>
<u>Thanks to Commission and Staff</u>	<p>Amanda acknowledged commissioners and staff for their hard work with a fun overview of accomplishments and noteworthy events in 2010, as this was her last meeting as Commission Chair. Amanda also highlighted Jim Skoog’s recent participation at the County Council’s November 30th budget hearing, where Jim shared the commission’s views on the County’s proposed inter-fund loan.</p>	
<u>Land Bank Commission 2011 Officers</u>	<p>Nancy Green reported on the election committee’s recommendation of officers: Tom Cowan, Chair</p>	<p>Lincoln will prepare a press release announcing the 2011 officers.</p>

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	<p>Doug Strandberg, Vice-Chair Jim Skoog, Financial Officer</p> <p>Commission consensus: Nominated commission officers are approved.</p>	
<u>Public Comments</u>	<p>Eileen Drath thanked the commission and staff for all of their efforts and explained how the Land Bank is the example she uses when she talks about “working commissions”.</p> <p>Eileen feels Land Bank commissioners and staff work on behalf of citizens and the communities as a whole always in a thoughtful, honorable and respectful manner. For that she is most grateful.</p> <p>Eileen volunteered to draft and op ed piece on the many Land Bank work parties held in 2010 and suggested it run in all three papers.</p>	
<u>Real Estate Excise Tax (REET) Renewal Committee</u>	<p>Jim Skoog reported on the renewal committee meeting held December 16th. There was discussion.</p>	
<u>County Council Outreach</u>	<p>Discussion on Land Bank commissioners from each district meeting with County Council members to review 2011 priorities.</p> <p>Incoming County Council Members Patty Miller and Jamie Stevens will tour the Land Bank offices December 22nd and receive an overview of 2011 acquisitions and budget.</p> <p>Lincoln worked with Prosecuting Attorney Randy Gaylord to clarify the County Council’s acquisition approval process. This work will continue.</p>	
<u>Finance Report</u>	<p>Judy Cumming reviewed the November 30, 2010 Conservation Area Fund and Stewardship & Management Fund financial statements. REET collections for November were \$134,046. There was discussion.</p> <p>Discussion on creating a spreadsheet of sales by voting district. Judy will create.</p> <p>Lisa Wolford gave an overview of the current real estate market trends: 2010 barely matching 2009 sales.</p>	<p>Jim Skoog moved to accept the November 30, 2010 financial statements.</p> <p>Tom Cowan seconded.</p> <p>There was no discussion.</p> <p>Motion passed unanimously.</p>
<u>Director’s Report</u>	<p>Lincoln reported on the San Juan Preservation</p>	

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	Trust's recent acquisition of 200-acre Vendovi Island in Whatcom County. There was discussion.	
<u>Lopez / Odlin South</u>	County Council signed off on letter of intent for the project. There was discussion. Background: Trust Land Transfer lease – working with Department of Natural Resources on issue of well property. DNR is currently working on appraisal and are seeking to exclude the three acres where the well resides. DNR is looking to have San Juan County purchase those three acres in a separate transaction.	Lincoln will continue moving forward with this project.
<u>Lopez / Buffum Conservation Easement (CE)</u>	Buffum appraisal currently in process. Background: Project was included in the Land Bank's 2011 Expenditure and Acquisition Plan to meet the match requirements for the Recreation and Conservation Office (RCO) Farmland Protection Grant. Lopez Land Bank commissioners identified the property as a top priority for the island. Additionally, Mitchell Bay Farm (San Juan) and Lopez Island Vineyards have been included in the Governor's budget request for the proposed Puget Sound Wildlife and Recreation Program (PSWRP). There was discussion.	Lincoln will continue with the Buffum project.
<u>San Juan / Mulno Cove Amended Conservation Easement (CE)</u>	County Council has approved the amended CE for Mulno Cove. Scheduled to be recorded in January 2011.	Mulno Cove amended CE will be recorded in January 2011.
<u>SJ / Smith/Weil Trail Easement</u>	The Smith/Weil trail easement was finalized and will be brought to the County Council for acceptance of the deed. Tom Cowan inquired about costs associated with donated trail easements. There was discussion.	
<u>Stewardship Report</u> Shaw / Tharald Historic Homestead	Fifteen members of the public toured the Tharald Historic Homestead on Shaw Island, which took place Saturday, Nov. 20 from 1 p.m. to 3:30 p.m. Boyd Pratt, architectural historian, provided historical background on the homestead, which appears in the National Register of Historic Places and is protected by a Historic Preservation Easement held by the Land Bank.	
<u>Draft Lopez Hill Management and</u>	Tim Clark reported the public hearing for final approval of the draft Lopez Hill Management	Public Hearing to approve Draft Lopez Hill Management and

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<u>Stewardship Plan</u>	and Stewardship plan will take place at the January 21 st Land Bank Commission meeting. There was discussion.	Stewardship Plan scheduled for January 21 st Land Bank Commission meeting.
<u>Lopez / Tim Clark</u>	The Friends of Lopez Hill organized a work party to clear storm debris on December 5 th .	
	Tim met with science teachers at Lopez school to discuss outdoor classroom opportunities on Land Bank preserves.	
	During the month of December, locals were treated with a Land Bank photo display at the Lopez post office. Tim reported the effort was well received.	
<u>San Juan / Doug McCutchen</u>	Ongoing - Mt. Ben Preserve view easement maintenance. Oak seedlings have been found on property. Discussion on forming subcommittee to examine Mt. Ben management issues. Subcommittee members: Doug Strandberg, Lisa Wolford and Amanda Azous.	Subcommittee members will meet to discuss management issues and report back to the commission.
	Cady Mountain Garry oak restoration ongoing: project will be completed end of 2011.	
	False Bay Creek: Army Corp of Engineers will not require further monitoring of the creek as the Land Bank has fulfilled their requirements. Department of Fish and Wildlife have not weighed in yet.	Staff will report back to the commission when word comes in from the Dept. of Fish and Wildlife.
	Beaverton Marsh Preserve: native plantings to continue in Feb/March 2011.	Eliza and Diane will coordinate volunteer efforts and promotion.
	Third Lagoon Preserve lost trees in last storm; Doug is in process of removing.	
	Ongoing Westside trail work including burrito drains, trail repair, prairie maintenance work, egg leaf spurge removal (over 200 plants showing in past few weeks).	
	New volunteer/intern Ashley Chapman will assist with preserve research and web site updates.	
<u>General Stewardship</u>	Nancy Greene reported on the December 16 th Lopez Island Community Trails Network (LICTN) meeting. LICTN is appreciative to have license agreement and is currently working with National Parks Service and Jones & Jones on trail planning.	

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<u>General Housekeeping</u>	Lance Evans requested permission to use Land Bank preserve photos in an upcoming Orcas Chamber of Commerce publication. Commission consensus: Approved.	
<u>Executive Session</u> <u>11:00 – 11:15 am</u> <u>SJ / Taylor Conservation Easement CE</u>	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” per RCW 42.30.110 Washington State Legislature.	
<u>Extended Executive Session</u> <u>11:15 – 11:20 am</u>	At 11:15 am the Executive Session was extended for another five minutes.	
<u>Meeting Adjourned</u>	11:20 am - meeting adjourned.	Nancy Greene moved to close the meeting. Tom Cowan seconded. Motion passed unanimously.
NEXT MEETING	January 21 st , 2010 - The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	