



MEETING MINUTES

Land Bank Commission Meeting

March 19, 2010

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

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

Commission Members Absent: None.

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

Land Bank Staff Absent: Ruthie Dougherty, Nick Hershenow.

Public in Attendance: Michael Sullivan, Louise Dustrude, Alice Hurd, Jeff Roberson, Jack Cory, and Katie Hover.

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 February 26, 2010 regular meeting minutes were reviewed. There were corrections.	Nancy Greene moved to accept the February 26, 2010 regular meeting minutes. Jim Skoog seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>San Juan County Parks, Trails, and Natural Areas Plan</u>	Lincoln reported on the upcoming community meetings; the last round of workshops prior to draft Plan distribution in May, 2010. April 22 – San Juan April 23 – Orcas Island April 26 – Lopez	Lincoln will represent the Land Bank at each meeting and report back to the commission on April 23 rd .

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<u>Preservation Oral Histories</u>	Amanda reported Land Bank commissioners and staff are currently working with the Farrington Foundation, who is recording local conservation stories at the San Juan Preservation Trust offices.	
<u>Finance Report</u>	Judy Cumming gave an overview of the monthly Conservation Area Fund (CAF) and Stewardship Fund financial statements. Judy's new balance sheet format was gratefully received by the commission. There was discussion on dispensing the Turtleback endowment fund, received from the San Juan Preservation Trust (SJPT).	The SJPT Endowment Fund financials will be included on the monthly Land Bank financial statements.
<u>San Juan County Land Bank / San Juan Preservation Trust (SJCLB / SJPT) Commission Subcommittee</u>	The first quarterly meeting for this subcommittee is scheduled for April 8, 2010. There was discussion. Nancy Greene, Jim Skoog, Amanda Azous, and Lincoln will represent the Land Bank.	Land Bank SJCLB/SJPT subcommittee will report back to the commission April 23 rd .
<u>Real Estate Trends</u>	Lisa Wolford reported the market is showing signs of rebounding with more homes sitting in escrow this year than in 2009 - patience is beginning to pay off.	
<u>Public Hearing</u> Proposed Revised 2010 Expenditure and Acquisition Plan	9:00 a.m. - The Proposed Revised 2010 Expenditure and Acquisition Plan was reviewed. Buck and Guard acquisition proposals were reviewed. There was discussion.	
<u>Public Comments for Public Hearing</u>	9:15 a.m. Jack Corey, San Juan Island – Inquired if the proposed Buck and Taylor acquisitions were conservation easement (CE) or fee simple purchase. Lincoln reported the proposed Buck property acquisition was part fee-simple and part CE. The proposed Taylor acquisition is a CE throughout the wetland / buffer area.	
Proposed Revised 2010 Expenditure and Acquisition Plan	Amanda called for any further discussion before a motion could be made. Commission consensus: approve the Proposed Revised 2010 Expenditure and Acquisition Plan.	Lisa Wolford moved to accept Proposed Revised 2010 Expenditure and Acquisition Plan. Jim Skoog seconded. No discussion. Motion passed unanimously.

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<u>Finance Report</u>	<p>Judy reviewed the monthly District Analysis review and cash projection. Additional review of 1991 – 2009 actual revenue expenditures.</p> <p>There was discussion. Commission consensus: include Turtleback endowment fund and Judd Cove grant figures in district analysis.</p>	<p>Judy will include the Turtleback endowment fund and Judd Cove grant in district analysis as accounts receivable.</p>
<u>General Public Comments</u>	<p>Joe Buckler, San Juan, gave a presentation to the commission on successfully controlling noxious weeds with goat herds and offered his services for weed control on Land Bank preserves.</p> <p>Commission consensus: staff will work with Joe to determine how this service could benefit Land Bank preserves.</p>	<p>Eliza will meet with Joe and report back at the April 23rd commission meeting.</p>
	<p>Mike Sullivan, Lopez, reported on the Lopez Island Trails Committee recent efforts. There was discussion. The committee is creatively working towards a connective trail system. Permissive use agreements with property owners may help realize this goal. San Juan County Parks will be attending their next committee meeting. Mike encouraged folks to register their comments on recreation and preservation and priorities on the San Juan Preservation Trust’s website www.sjpt.org.</p>	
	<p>Jeff Roberson, San Juan, inquired if the Land Bank was due to sunset in 2014. Amanda Azous confirmed that was the date and that the commission is currently looking at renewal strategies. There was discussion.</p> <p>Jeff also inquired about how the Land Bank allocates its funds for stewardship and management, particularly historical percentages. There was discussion.</p>	
<u>Director’s Report</u> 2010 Annual Work Plans	<p>Lincoln reported the Land Bank administration and stewardship annual work plans were submitted to the County Administrator and approved by the County Council.</p>	
2009 Annual Report	<p>Lincoln gave an overview of the publication layout. Land Bank staff and commissioners are currently working on articles. There was</p>	

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<u>Director's Report continued</u>	discussion. Anticipating post boxholders will receive the report June 1 st , 2010.	
<u>Carbon Neutral Program</u>	The Land Bank is learning how it might help private forest land owners tap into the carbon credit market. A well established forest plan is a part of the carbon credit process. The Land Bank is currently inventorying and creating a forest plan for Turtleback Mountain Preserve. Lincoln will attend a national meeting on the developing carbon credit market in April.	
<u>Acquisition Projects</u> <u>Lopez / Lopez Island Vineyards Conservation Easement (CE)</u>	Lincoln is currently working towards a conservation easement for this working, organic farm. Three, ten acre parcels may be included in the CE. Lincoln will investigate opportunities for the state Conservation Commission to submit Lopez Island Vineyards in the WWRP farmland protection program. There was discussion.	Lincoln will continue moving forward with this project.
<u>San Juan / Mitchell Bay Nursery CE</u>	This twenty acre, highly varied agricultural farm is the only certified organic nursery in the state. Lincoln explained how the state conservation commission is looking for projects they might sponsor and that Mitchell Bay could be a good fit. District one commissioners were asked to view the property.	Lincoln and District one commissioners will view the property and report back to the commission April 23 rd .
Lopez / Odlin South	Lincoln explained that Odlin South remains in on the Trustland Transfer list approved by the legislature. No action required as the Department of Natural Resources (DNR) is not ready to move forward with the lease proposal at this time. Tom Cowan reminded commissioners and staff how County Council approval timelines require extra coordination and asked Land Bank staff to be proactive to accommodate those timelines. Commission consensus: conservation values should be identified on the property.	Land Bank staff will identify conservation values at Odlin South and review with Land Bank commissioners. Lincoln will continue moving forward with this project.
San Juan / Mitchell Hill	Lincoln is currently preparing the purchase and sale agreement. Looking to finalize the transaction in July 2010.	Lincoln will continue moving forward with this project.
<u>Break</u>	10:25 – 10:35 a.m.	
<u>Volunteer Honored</u>	Longtime volunteer and preservationist Katherine Mottola, preserve steward of	

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	<p>Weeks Wetland, was recognized for her - and late-husband Mat's - many years of service to the Land Bank. Kat's unsurpassed expertise, attention, and detail will continue to benefit these lands for all to enjoy.</p>	
<p><u>Stewardship Report</u></p>	<p>Commissioners and staff welcomed back Eliza Habegger from her six month leave.</p> <p>Kerry Hartjen, the Land Bank's new seasonal field assistant on San Juan was welcomed as well.</p> <p>Doug McCutchen gave a brief overview on the Boundary Line Modification research on the Limekiln property. There was discussion.</p> <p>Commission consensus: Boundary Line Modification is recommended.</p>	<p>Doug will move forward with the Limekiln Boundary Line Modification and report back at the April 23rd meeting.</p>
<p><u>San Juan Island Community Foundation</u></p>	<p>Lincoln shared a letter from the Community Foundation, asking commissioners to consider partnering with them to support increasing local food production in the county.</p> <p>Commission consensus: Lincoln will work with the Community Foundation to research how Land Bank involvement would help the Food & Ag Workgroup reach their objectives.</p>	<p>Lincoln will continue to work with the Community Foundation and report back to the commission.</p>
<p><u>Frazer Agricultural Lease</u></p>	<p>Tim Clark reported that a recommendation was not made by the ag lease committee. The committee reviewed the ag lease proposals and will continue to re-evaluate as different program models are being evaluated. There was discussion. Commission consensus: The ag lease committee will continue to research options and re-evaluate applicants.</p>	<p>The Land Bank ag lease committee will continue to research options and re-evaluate applicants.</p>
<p><u>Upright Head Preserve</u></p>	<p>Tim Clark reported on the latest findings regarding the water system.</p> <p>Background: The existing water association has agreed to take on the Land Bank's system, and has allocated money for the startup costs of a unified water system covering all of Upright Head. The Land Bank may retain three water shares and gain access to a lot that could be included in the conservation buyer program, while getting water to approximately two dozen households that are currently operating on very little water.</p>	

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<u>Meeting Adjourned</u>	11:14 a.m. - meeting adjourned.	Mary Blackstone moved to close the meeting. Nancy Greene seconded. Motion passed unanimously.
NEXT MEETING	April 23, 2010 at The Main Meeting Room, Orcas Island Fire Department Station 21, 45 Lavender Lane, Eastsound, Orcas Island	