



MEETING MINUTES

Land Bank Commission Meeting May 21, 2010

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

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

Commission Members Absent: Tom Cowan.

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

Land Bank Staff Absent: Eliza Habegger, Ruthie Dougherty, Nick Hershenow, and Kerry Hartjen.

Public in Attendance: Michael Sullivan and Cinda Pierce.

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 April 23, 2010 regular meeting minutes were reviewed. There were corrections.	Jim Skoog moved to accept the April 23, 2010 regular meeting minutes. Mary Blackstone seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>May 15th Frazer Homestead</u> <u>Preserve Dedication</u> <u>Ceremony</u>	Amanda reported on the ceremony where the Land Bank, National Park Service and the San Juan Island Trails Committee (SJITC) acknowledged the efforts of volunteers and staff of these organizations. This segment of over 1.3 miles of trail constructed in 2009, is a portion of an effort by the SJITC to	Volunteer Phil Schoeber will receive a photograph of the preserve in appreciation of his efforts.

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<u>Frazer Homestead Preserve Dedication Ceremony</u> <u>continued</u>	construct a trail linking Friday Harbor with American Camp. At the ceremony, Amanda acknowledged volunteer Phil Schoeber for his countless hours and leadership dedicated to this effort. Cinda Pierce, CHITC Chairperson spoke about the importance of the connective trail and Mary Jane Anderson, whose family has been connected to the land for many generations, shared some of the land's history.	A Volunteer Thank You Letter to the Editor, will soon to be published on behalf of Amanda Azous and Cinda Pierce.
<u>Mitchell Bay Nursery</u>	San Juan commissioners Jim, Doug and Amanda viewed the operation and were very impressed by the quality of products produced by this twenty acre, highly varied agricultural farm - the only certified organic nursery in the state.	
<u>Finance Report</u>	<p>Judy Cumming gave an overview of the monthly Conservation Area Fund (CAF) and Stewardship Fund financial statements. There was discussion. CAF cell calculation error on REET percent change will be corrected. The "2010 Real Estate Sales by District by Month" produced by Judy was reviewed and gratefully received by the commission.</p> <p>Lisa Wolford gave a real estate overview – sales are picking up in district 2 – looking like a "medium" year compared to last year. There was discussion on dispensing the Turtleback endowment fund, received from the San Juan Preservation Trust (SJPT).</p>	<p>Mary Blackstone moved to accept the monthly financials as corrected.</p> <p>Jim Skoog seconded.</p> <p>The SJPT Endowment Fund financials will be included on the monthly Land Bank financial statements.</p>
<u>Director's Report</u> <u>Land Bank Events Calendar</u>	An internal events calendar of volunteer and public outreach events for 2009-10 was reviewed; calendar year beginning immediately after the yearly Land Bank Annual Retreat. Commissioners noted the second and third quarters of the calendar have dramatically increased from years past and thanked staff for their efforts. There was discussion on the calendar formatting.	Diane will revise the format of the calendar as instructed.
<u>Coffelt Farm management</u>	Lincoln reported that Vern Coffelt is asking the commission to consider allowing the non-profit Coffelt Farm Stewards (CFS) to manage Coffelt Farm into the future. CFS aims to provide continuity in management of the farm and also bring in new farmers to	

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<u>Coffelt Farm management continued</u>	undertake specific activities. It was noted that the Coffelths could turn over management of the property to CFS at any point.	
<u>Public Comments</u>	9:12 a.m. – Michael Sullivan of the Lopez Island Community Trails Network (LICTN) reported on recent efforts to obtain trail easements and/or permissive use agreements for trails on Lopez. There was discussion. Commission consensus: LICTN and Land Bank should have a more formal association.	Lincoln Bormann, Kirman Taylor and Michael Sullivan will look at defining how the Land Bank and LICTN can work together most efficiently.
	Cinda Pierce of the San Juan Island Trails Committee (SJITC) reported that the Fairway Homeowners Association (FHA) has agreed to execute a permissive use agreement for that segment of the Cattle Point Road trail. There was discussion.	Lincoln will work with SJITC and the FHA to finalize the permissive use agreement.
<u>Director’s Report continued</u> <u>Coffelt Farm Stewards (CFS)</u>	The Commission wanted to clarify Ruthie Dougherty’s role in CFS and as a Land Bank Steward. Lincoln noted that he had assigned Tim Clark to draft the management plan for Coffelt Farm and also monitor the property. Commission consensus: the Land Bank needs to clearly state how Coffelt Farm will be managed following the end of the real estate contract period.	CFS should present the Commission with a concrete proposal for managing the farm. Orcas commissioners will attend CFS board meetings if possible.
<u>Acquisition Projects</u> Lopez / Odlin South	Lincoln reported that Odlin South remains on the Trust Land Transfer list approved by the legislature. The well on the property which serves the Upright Head water system could be an issue. Tim Clark is working on an acceptable way to transfer the water system/well lease to homeowners on north Lopez. There was discussion.	Lincoln will continue moving forward with the Odlin South lease and Tim will continue his work on the water system transfer.
<u>Lopez / Lopez Island Vineyards Conservation Easement (CE)</u>	Lincoln reported that the WWRP farmland protection program grant process is proceeding. There was discussion. Lincoln is working with the vintner to craft a conservation easement for this working, organic farm.	Lincoln will present the Lopez Island Vineyards project to the Recreation and Conservation Office (RCO) review committee in June.
<u>Lopez / Buffum CE</u>	RCO notified the Land Bank that this 2008 farmland protection project had now been	Lincoln, Nancy and Tom Cowan will attempt to get the

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<u>Lopez / Buffum CE continued</u>	funded. As the project has never been approved as part of a Land Bank budget, an amended budget would be required to meet the match requirements for the grant. Nancy Greene stated this property is a top priority for Lopez. There was discussion.	landowner's approval of a conservation easement on the property.
<u>SJ / Guard</u>	Purchase offer extended. Awaiting response.	Lincoln will continue moving forward with this project.
<u>SJ / Mitchell Hill</u>	Proceeding – Department of Natural Resource is working on encroachment issue. There was discussion.	Lincoln will continue moving forward with this project.
<u>SJ / Taylor CE</u>	Under appraisal. Ducks Unlimited secured funding to purchase a conservation easement on this property through the federal North American Wetlands Conservation Act. Appraisal and survey are proceeding. There was discussion.	Lincoln will continue moving forward with this project.
<u>SJ / Mitchell Bay Farm</u>	The Washington State Conservation Commission has sponsored purchase of a CE on this property for a WWRP farmland protection grant. The Land Bank completed the application for Washington State Conservation Commission. If awarded, the Land Bank or other conservation group would need to match the grant funds. San Juan commissioners toured this property in advance of the Commission considering funding the project. There was discussion.	Lincoln will present the LIV project to the Recreation and Conservation Office (RCO) review committee in June. The Land Bank Commission will consider funding this project at a future meeting.
<u>SJ / Buck, Beaverton Marsh</u>	Currently in appraisal. The Land Bank is hoping to partner with San Juan Preservation Trust (SJPT). SJPT fee ownership / Land Bank CE. There was discussion.	Lincoln will continue moving forward with this project.
<u>SJ / Erickson HP & CE</u>	Land Bank is working on the details of the easement, appraisal process starting up again. May extend purchase and sale agreement with closing in August. There was discussion on the changing structure of the transaction. Amanda stated the HP & CE benefits the whole community by protecting historical values and open space in Friday Harbor.	Lincoln will vet the Historic Preservation and Conservation Easement with the Commission when it is complete.
<u>Stewardship Report</u>	American Hiking Society Volunteer Work Week, San Juan – Doug McCutchen reported on the group he is overseeing that will be	

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<u>Stewardship Report continued</u>	working on trails May 23-29 at various preserves.	
	Land Bank / National Parks Day June 5 th celebration “A Walk Through the Past” event at Limekiln State Park and Limekiln Preserve. Along with Nancy Larsen & Boyd Pratt of San Juan Historical Society, and Erin Corra of State Parks, Doug McCutchen is hosting an interpretive walk throughout the area.	
	Westside Parking – Doug reported the bid process is completed for parking expansion with construction set for the first week of June.	
<u>Alderman property</u>	Amanda inquired if there was a plan for this property which was purchased with the intent to resell as agricultural land with no development rights. Thor Black is currently grazing cattle on this property, his neighboring property, and the adjacent parcel owned by Albizedeh.	Doug McCutchen will revise the letter to Thor Black outlining expectations.
<u>Frazer Homestead Preserve</u>	Tim Clark reported that installation of the cornerpost fencing, pond pump and solar panel is taking place. Soon to be opened up for lessee use, after the June 18 th commission meeting.	
<u>General</u> <u>Lopez Weed Wrenches</u>	Tim encouraged folks to use the two weed wrenches on Lopez on hand to remove scotch broom. On each of the islands (Orcas, Lopez, San Juan) there are now two wrenches available.	
<u>Bureau of Land Management (BLM) Public Meetings</u>	Lincoln reported that BLM is meeting on San Juan on June 5 th to get public input on what would be preferred for BLM lands. This is the only general meeting that will be held; written comments are also accepted.	
<u>Meeting Adjourned</u>	10:51 a.m. - meeting adjourned.	Jim Skoog moved to close the meeting. Nancy Greene seconded. Motion passed unanimously.
NEXT MEETING	June 18, 2010 at Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	