



## MEETING MINUTES

### Conservation Land Bank Commission Meeting April 15, 2022 Virtual ZOOM Meeting

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1

Mike Pickett, at large, position 5

Miles Becker, District 3, position 3

Christa Campbell, at large, position 7

**Commission Members Absent:** Sandi Friel, District 2, position 2, David Meiland, at large, position 6, Brian Wiese, at large, position 4

**Land Bank Staff in Attendance:** Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Kayla Seaforth, Amanda Wedow, Jacob Wagner,

**Land Bank Staff Absent:** Tanja Williamson

**County Council Liaison:** Christine Minney

**County Manager:** Absent

**Public in Attendance:** 5 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:31 am	Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:32 am	Bruce Robinson confirmed there would be opportunity to comment on the Ag policy later in the meeting. Christa said yes.
<b>Adoption of Minutes</b> 8:33 am	The draft March 18, 2022, minutes were reviewed. There were no corrections. Minutes were approved.
<b>Chair and Commissioner's Report</b> 8:40 am	San Juan Island Community Conversation Recap – Lincoln thought the April 6 event went well. The series theme is the evolution of stewardship. He noted not as many people as hoped showed up, about 12, although there was a good Q&A session. Mike thought it was well done; his first! He was disappointed there weren't more people in

<p><b>Chair and Commissioner's Report continued</b></p>	<p>attendance as lots of great information was shared. Steve Ulvi agreed with Mike's comments. Steve has participated in 100's of zoom meetings and agreed that both Lincoln and Doug's presentations were excellent and brought everyone to a good point for commenting. He was also disappointed on the lack of participants.</p> <p>Miles asked about a Commission liaison with the County Climate and Sustainability Advisory Committee. Lincoln noted that Jim Skoog had volunteered. Miles will check in with Jim regarding next steps.</p>
<p><b>Council Liaison</b> 8:45 am</p>	<p>Christine Minney also shared about the newly formed Climate and Sustainability Advisory Committee, which will be managed by the Environmental Stewardship Department. Christine noted there were a lot of applications and a vetting process with interviews. Staff made recommendations to fill all the seats of the committee. All recommendations were approved by Council.</p> <p>The County is constructing a building on Beaverton Valley Rd which will house multiple departments. Based on the size of the building, County is pursuing a second story to create meeting spaces and further optimize building consolidations.</p> <p>Great Islands Clean Up is scheduled for Saturday, April 23<sup>rd</sup>. She noted Public Works got involved in 2016 – fun fact!</p> <p>The Lodging Tax Advisory Committee (LTAC) met and reviewed 27 applications. Christine shared, although not approved by Council yet, 26 out of the 27 applications were approved for some amount of funding and most for full funding request. Recommendations go before Council at the April 19 meeting.</p> <p>Friday, April 22, Council is hosting a roundtable meeting with State Office of USDA Rural Developments. Council hopes to highlight upcoming projects, including the Town's new sewer plant and solar projects. She also believes the USDA will be funding new projects on the horizon.</p> <p>Christa asked what the process will be around Sustainable Tourism Master Plan meetings. Christine said the Land Bank liaison for the Climate and Sustainability committee will be involved in the process. Christine noted Christa could always call Kendra Smith from Environmental Stewardship with any questions.</p> <p>Lincoln highlighted LTAC is funding the next iteration of the Parks, Trails and Natural Areas Plan, which will be wrapped up early next year. The plan keeps the Land Bank eligible for grant funding. He noted there may also be a vote for a Roads and Trails Levy next fall.</p>
<p><b>2022 Q1 Financial Report</b> 8:57 am</p>	<p><b>CONSERVATION AREA FUND FINANCIAL STATEMENT</b></p> <p>Aaron Rock highlighted the financial report with the following: Total Current Assets have decreased by \$2,125,866 to just under \$5.5M. The Local Government Investment Pool (LGIP) interest rate increased to 0.2343%, compared to 0.1193% at the end of March 2021. Real Estate Excise Tax (REET) revenue was \$1,159,321, 4.42% higher than Q1 2021 and 28.98% of the 2022 budget. The first quarter Transfer to Stewardship was made in March. Acquisition Costs totaled \$2,744,030 including final RR Bar Ranch note payment and Higgins Acquisition. Bond/Loan</p>





<p><b>Future Agenda Items</b> <b>Discussion continued</b></p>	<p><u>Dog free zone/day/preserve</u>: Some want dogs on preserves, some do not. Dog parks are on the fringe of the Land Bank mandate and Lincoln doesn't see more in the organization's future.</p> <p>Mike noted a couple items relate to tribal issues; he remarked that the mandate includes cultural resources and, as such, whether those topics naturally rise to the top. Doug noted there had been some good discussion in the past and move from archeological to use and co-management. Christa agreed.</p> <p>Peter brought up <u>non-traditional uses of properties</u>. (i.e.: wetland mitigation; solar; composting)</p> <p>Christa asked for input on the following topics for further in-depth conversation.</p> <p><b>*Resiliency/climate change</b> - Mike: suggested guiding statement of what Land Bank will support around climate change; Christa asked to hold off on a solutions discussion until such a statement comes back to the Commission.</p> <p>Cultural resources Eastsound UGA critical areas protection</p> <p><b>*Non-traditional use of Land Bank properties</b> – Christa found this intriguing, and Miles thought it warranted discussion and potentially a policy level decision. He also noted that it ties into <b>*tribal access</b> and climate change as well (i.e., wetland mitigation).</p> <p><b><u>ACTION: Bolded and starred topics were chosen for further discussion</u></b></p>
<p><b>Stewardship – Final Review of Draft Agriculture: Overview Objectives and Policy</b> 10:11 am</p>	<p>Charlie stated that he had shared all public feedback with commissioners last month, save a last comment around the climate change section. He has incorporated Sandi's suggestions into a future final draft, and also reviewed the climate change section based on the additional comment received.</p> <p>Bruce Robinson commented as a rep from the SJI Grange. They would like to see more food grown and consumed locally. Bruce asked is the Land Bank able to lease ag land to an outside agency (i.e., nonprofit) which would in turn be able to sub lease that land to farmers for agricultural use. Lincoln responded yes, that is possible. Bruce had a second question regarding housing for farmers and good agency partners. Lincoln noted the Land Bank has worked with the Lopez Community Land Trust and would be happy to explore future appropriate projects.</p> <p>Jim queried Bruce if he knew how many folks are looking to farm and/or live on leased farmland. Bruce noted that the Grange has been meeting with some young farmers interested in homesteading and farming. He doesn't know "how many" but knows there are interested parties. The Grange hopes to encourage a multi-generational aspect to the island and more resiliency.</p> <p>Mike commented the cost of land is a large prohibitor for farmers to make a sustainable living. He asked if the Land Bank mandate restricts providing low rent ag property for lease. Charlie commented that part of the policy is to establish fair market value and it is a challenging number to land on. He said landed on \$30/acre per year for pasture and \$200/acre per year for irrigated crop land. There was discussion regarding grant opportunities and programming such as the Beginning</p>

<p><b>Stewardship – Final Review of Draft Agriculture: Overview Objectives and Policy continued</b></p>	<p>Farmer/Rancher Program, a tax-exempt bond program designed to assist beginning farmers and ranchers in the state of Washington acquire agricultural property at lower interest rates.</p> <p>Christa opined that she thinks this is a great document. She asked what is envisioned coming out of the phrase “support pathways for affordable, equitable and long-term access to farmland.” She also asked about the potential for rent adjustment in exchange for maintenance, and how this was treated in County code.</p> <p>Before approving, Charlie noted he has a couple edits to incorporate from Sandi and include climate change comments. Lincoln thought it was okay to approve today’s draft with an addendum to review.</p> <p><b><u>ACTION:</u></b> Miles moved to accept the 2022 Agriculture: Overview Objectives and Policy pending minor editorial changes. Mike Pickett seconded the motion. There was no further discussion. Motion passed unanimously.</p> <p>Peter updated the Commission on the Coffelt Farm electrical upgrades. The Coffelt Reserve Study estimated the upgrades at 65,500. Peter put out a request for quotes via the County’s approved contractors list and received only one proposal from Pickett Spring Electric. It was quite high, more than twice the estimate. He then reached out to a few others on the mainland, whose estimates were substantially higher. The current estimate is \$134k partly due to the rapid increase of materials cost, and higher labor costs. Peter advocated for moving forward with the contract to hedge against further inflation. He noted he had shared the proposal with Lincoln and also David due to his contractor background. David is supportive of moving forward with the current quote pending assurance can get materials at the current price.</p>
<p><b>Outreach/Volunteer Report</b> 10:33 am</p>	<p>Erin reported on behalf of Tanja who was out of town. Erin highlighted upcoming events: Lopez and Orcas Community Conversations April 20<sup>th</sup> and 27<sup>th</sup> respectively; Third Thursdays Work Parties kick off at Salish Seeds Project Nursery, April 21<sup>st</sup>; Reimagining Gardening with Natives and Near-Natives on San Juan Island April 24<sup>th</sup>; Ride the Rock April 30<sup>th</sup> on Lopez. Full list of events can be found on the online calendar.</p>
<p><b>Meeting Adjourned</b> 10:40 am</p>	<p>Christa Campbell, adjourned the meeting.</p>
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting is scheduled to take place May 20, 2022.</p>