



MEETING MINUTES

Conservation Land Bank Commission Meeting

April 21, 2023

Hybrid Meeting

Craft Room @ Mullis Community Senior Center & Zoom

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1
 Sandi Friel, District 2, position 2
 Peggy Bill, District 3, position 3
 Brian Wiese, at large, position 4

Mike Pickett, at large, position 5
 Amy Trainer, at large, position 6
 Christa Campbell, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Andrew Jansen, Doug McCutchen, Aaron Rock, Jacob Wagner, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: None

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 30 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:36 am	Chair, Christa Campbell, called the meeting to order.
Public Comment 8:36 am	No public comment
Adoption of Minutes 8:39 am	The draft March 17, 2023, minutes were reviewed. There were no corrections. Minutes were approved.

<p>Chair and Commissioner's Report 8:39 am</p>	<p>Sandi stated the Orcas Community Conversation was well attended and she felt it went very well, new technology included. Marilyn agreed - the information shared was great, and noted her disappointment that the San Juan Island meeting did not have as many attendees.</p> <p>Christa met with Mike Thomas, Jon Cain, and Grant Carlton and discussed a couple procedural items: 1) an acquisition procedure – Grant is taking the lead and will get a draft to Christa and Lincoln for review before bringing to the full Commission for input; 2) streamlining the budget approval process between the Commission and County. She also noted that the County has requested more discussion regarding the Land Bank's renewal request to be included on the 2024 ballot. Christa will invite Mike Thomas to the May meeting for further dialogue.</p> <p>Mike Pickett asked if anyone attended the Clean Water Advisory Committee (CWAC) meeting CWAC meeting. Lincoln said he logged on for part of it, and had shared Doug's presentation from the March meeting with the committee in advance. They were supportive of the Commission's decision. CWAC board member, Judy Meyer, was online and reported that CWAC was very appreciative of Doug's presentation and would like a Land Bank liaison to attend future meetings where Land Bank preserves are on the agenda.</p> <p>ACTION: Christa will invite Mike Thomas to May meeting to discuss 2024 ballot.</p>
<p>Partner Update – San Juan Preservation Trust (SJPT) 8:46 am</p>	<p>Stewardship Manager, Kathleen Lewis, reported working with Land Bank staff on an interim management plan for the North Shore Property. SJPT is still waiting to hear if the PSAR grant will be fully funded. Background: The Governor's budget didn't include enough funding for the North Shore CE request. SJPT and conservation advocates are asking the legislature to fully fund PSAR at \$60M. If that doesn't happen, SJPT will begin fundraising with private donors.</p> <p>Fundraising for Cady Mountain CE is fully underway and asked that everyone "spread the word!"</p> <p>Lastly, she commented on a remarkable experience attending a Qwlhó7el (Camas) Bake on Whidbey Island, hosted by the Coast Salish Youth Stewardship Corps, the weekend prior.</p>
<p>Council Liaison 8:51 am</p>	<p>Christine Minney highlighted:</p> <ul style="list-style-type: none"> • County's annual Hazard Waste Round-Up kicks off in May. Households can drop of items from 10am – 2pm at the solid waste facilities on Orcas (5/6), San Juan (5/20), and Lopez Islands (6/3). The San Juan Island event for businesses is on May 19 from 1pm – 3pm. • The Beaverton Valley Campus is open and several County departments have moved into the building. • Dr. James reinstated mask requirements in patient-facing facilities. • The county debuted its new "Engage San Juan County" platform to "gather feedback, discuss topics, and inform the public about important policy, planning, programs, and projects taking shape in the San Juan Islands. • Public Works is seeking public input regarding projects via an online survey. • Council received, and reviewed, two Request for Qualifications (RFQ's) for future affordable multiple housing rental units to be placed at the corner of Argyle Avenue and Malcolm Street. Council voted to accept the Housing

<p>Council Liaison continued</p>	<p>Advisory Committee’s recommendation of selecting the San Juan Community Home Trust as the chosen applicant from the RFP submittals received and further directs staff to begin negotiating a developer agreement with the Home Trust. Next step – Home Trust will work with the Town of Friday Harbor on development.</p> <p>Christa noted she and Christine defined the role of the County Council Liaison to the Land Bank, which is the liaison brings information from Council to the Land Bank – “one way communication.” The County Manager and Land Bank Director bring information back and forth – “two-way communication.”</p>
<p>Financial Update – Quarterly Report 9:02 am</p>	<p>The budget figures in these reports reflect the 2nd amended 2023 Budget, approved by the SJC Council on 11/29/2022. Other items to note:</p> <p><u>CONSERVATION AREA FUND FINANCIAL STATEMENT</u></p> <p>Total Current Assets increased by \$893,049.48 in the 1st quarter of the year, bringing the total to over \$5.6M. LGIP interest rate has increased to 4.7691%, compared to 0.2343% at the end of March 2022. Real Property will continue being reconciled to include 2022 transactions as part of the long-term debt reclassification on the general ledger. General Obligation Bonds Payable now at \$4.34M to begin the year with the first payments scheduled for June 1st. 1% REET at \$847,386 and 21.19% of the 2023 budget. LGIP interest earning at \$41,765. Conservation Buyers Program \$354,811 for the Lopez Hill CE sale to the San Juan Preservation Trust was completed in March. 1st Quarter Transfer to Stewardship Site Enhancement was made in March \$618,363. Administration Expenditures are 6.05 % of Total Revenue.</p> <p><u>STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT</u></p> <p>Cash in the Stewardship & Management Fund increased by \$303,410 over the 4th quarter 2022. Total Current Assets at \$4.58M. LGIP for the year at \$18,978. The 1st quarter Site Enhancement Transfer from the Conservation Area Fund was made in March. Property Management and Maintenance totaling \$83,699 at 9.89% of budget.</p>
<p>Director’s Report 9:17 am</p> <p>San Juan Island</p>	<p>Hauschka Property (Prohaska) – Background: 40-acre parcel adjacent to Mount Grant Preserve and the Town of Friday Harbor’s Trout Lake property. Current: The lawsuit the neighbor to the south filed against Public Works and the Hauschka’s regarding the validity of access via Prohaska Road continues to go on. The Hauschka’s feel they are running out of time and, although they’d prefer to sell to the Land Bank for conservation, they have entered into a contract with a buyer interested in developing property. Lincoln hopes to know by the end of May if the deal goes through or not. There was discussion regarding the contested access.</p> <p>Resale of Alderman Property – Background: The Land Bank purchased this ten-acre parcel to further its goal to preserve farmland in San Juan Valley, with the intention to be resold in the future encumbered by a conservation easement (CE) protecting its agricultural and open space value. It is located in San Juan Valley, fronting Bailer Hill Road. The property has been grazed or hayed for a number of</p>

	years. Current: There are multiple parties interested in purchasing the land. Lincoln noted next steps include writing the CE, getting an appraisal, then submittal to Council for approval to sell. There was discussion.
Outreach and Volunteer Report 9:27 am	<p>Tanja reported at the April Communications Workgroup discussion centered around the upcoming Community Conversation, determining format and how to use new technology (OWL!).</p> <p>Upcoming events include District 3 Community Conversation on April 25; a second field trip to the LSR site on Mount Grant Preserve on April 29; County Great Islands Clean Up is April 22; Lawn Be Gone on May 1; Mother’s Day Wildflower and Wildlife Walk on May 14; Island Marble Butterfly Tour on May 21, San Juan Island</p> <p>She continues to work on the annual report. There was a request to post Lincoln’s PowerPoint presentation (PDF format) to the website. Discussion regarding options to advertise community conversations, and other events. A suggestion was made to have Lincoln’s presentation (video format) embedded on the website.</p> <p>ACTION: Make video recording of Lincoln presenting a general version of the information presentation to post to website.</p>
Future Agenda Items Discussion 9:38 am	<ul style="list-style-type: none"> • May meeting - Mike Thomas to attend meeting to talk about 2024 ballot placement • July meeting – integrating Land Bank and County budgeting process • Staffing • Traditionally important landscapes and flora and fauna, and access for tribes of the region within current and future preserves • The Land Bank’s collective big dream/goal for the overall resiliency of the islands and the bioregion • Wetland mitigation
Break 9:50 am – 10:00 am	
Panel Discussion 10:02 am – 12:15 pm	Informal discussion with Tribal Member guests Sam Barr, Samish; Andrew Gobin, Tulalip; Tino Villaluz, Swinomish
Working Lunch 12:15 pm – 12:45 pm	
Stewardship 12:45 pm – 12:56 Orcas Island North Shore Property Interim Stewardship and Management Plan	Peter presented an overview of the North Shore Property Interim Stewardship and Management Plan. There was discussion. Edits and suggestions will be forwarded to staff. Brian Wiese moved to accept the North Shore Property Interim Stewardship and Management Plan and Sandi Friel seconded. The motion passed unanimously.
Meeting Adjourned 12:56 pm	Chair, Christa Campbell, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place May 19, 2023.