



MEETING MINUTES

Land Bank Commission Meeting

May 21, 2021

Virtual ZOOM Meeting

Commission Members in Attendance:

Jim Skoog, District 1, position 1
 Sandi Friel, District 2, position 2
 Brian Wiese, at large, position 4
 Miles Becker, District 3, position 3

Doug Strandberg, at large, position 5
 David Meiland, 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, Judy Cumming, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow

Land Bank Staff Absent: Tanja Williamson

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 17 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:32 am	Sandi Friel, chair, called the meeting to order.
Public Comment 8:32 am	Peggy Bill thanked the Land Bank for the quick response to getting involved in the potential acquisition on Lopez of the Higgins property at Watmough Bay and for working with the community on the Top of the World project. Steve Horn spoke in support of the Top of the World, focusing on the view as being the best on the island to see surrounding islands, as well as the trail system. Megan

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	Crandell appreciated Land Bank’s interest in the Top of the World property and acknowledged further discussion later in the Agenda.
Adoption of Minutes 8:39 am	The draft April 16, 2021 minutes were reviewed. There were corrections. Minutes were approved with corrections.
Chair and Commissioner’s Report 8:43 am	<p>Lincoln informed the Commission that Christine Minney would be late and provide the Council update later in the meeting.</p> <p>Jim Skoog joined SJI commissioners along with Doug McCutchen, Lincoln, and Michael Noonan to shoot scenes at Zylstra Lake Preserve. David Meiland asked if other commissioners had been approached about the filming.</p> <p>Sandi was approached by Kaj Litch, a Spring Street School student, wanting to do a project on public perception of the Land Bank based on using “POLIS,” an AI driven open source survey software. The POLIS structure allows respondents to actively participate in creating statements to share with the community and helps identify points of agreement and divergence. Brian Wiese asked for a presentation on the software from the Developer or Kaj, but Sandi did not think this was possible with the project’s time constraints. Christa Campbell asked about the timeline. Sandi mentioned the project needed to be completed by the beginning of August and that the outreach committee could discuss this as well. Jim commented that we should support our students any time we get the opportunity.</p> <p>ACTION: The commission came to consensus to move forward with the POLIS survey.</p>
Finance 9:00 am	<p>Aaron Rock reported that the 2nd Amendment to the 2021 budget was approved by the County Council on 5/6/2021 and the updates will be reflected in the 2nd quarter financial statements. The highlights to the amendment were the inclusion of the conservation easement (CE) sale on the Beaverton Marsh Preserve to the San Juan Preservation Trust (SJPT), the Barker donation, and the purchase of an addition to Cady Mountain Preserve.</p> <p>April Real Estate Excise Tax (REET) was \$672K, May to date is at \$381K and projected to end near \$600K. Jim questioned Sandi when she thinks the bubble will burst. Her response was that she wasn’t sure since more inventory is beginning to come onto the market. Aaron mentioned that even if the market slows at some point this year we continue to be on a great trajectory and outlook for the year. Jim would like to keep this in focus as months go by.</p>
Director’s Report 9:05 am San Juan Island Lopez	<p>Cady Mountain Development LLC Property (aka Buck): The Land Bank has closed on the purchase of this 142-acre property. Lincoln presented maps showing the overall context and new configuration of the Preserve, now encompassing roughly 430 acres.</p> <p>New project: The Higgins property is the last unprotected parcel on Watmough Bay. This 11.5-acre tract has over 2,000 feet of shoreline on the Bay and Rosario Strait, and is a high priority salmon recovery area. The upland area features the</p>

<p>Director’s Report continued Lopez</p>	<p>oldest house on Lopez dating back to the 1870s and a remnant homestead. This is also likely a significant cultural heritage site for the Coast Salish.</p> <p>The property is close to going on the market, and Lincoln has been speaking with the family’s representative. The asking price is likely to be \$2.5 million.</p> <p>Lincoln noted it would be important to get the property under contract prior to listing if possible, and that the Commission will need to look at cash flow projections. He also stated that there is a strong potential for salmon recovery funding, but these funds wouldn’t be received until mid-2022.</p> <p>Jim asked if a structured deal is possible, but Lincoln didn’t think so as the family is looking to settle the estate. He also raised the possibility of using stewardship funds for the purchase with repayment with interest. Brian asked if there was public access potential. Lincoln confirmed this but noted that there may be culturally sensitive areas. Christa asked about the possibility of a CE. Lincoln explained that some members of the family prefer this approach, but it seems unlikely they could purchase the shared interest from their other family members. In response to a question from Doug S., Lincoln confirmed this as high priority property. Doug noted that it would be tragic if we couldn’t protect this property. Sandi agreed and mentioned that a lot of sales are happening before they go on market making time of the essence. She and Christa also asked about a possible caretaker residence, but Lincoln questioned the condition of the house. Brian asserted that he thought public access would be essential. Lincoln would like to get it under contract and seek approval at the June LBC meeting. Doug M. brought up possibility of a management partnership with the Samish to share in the attention the property would require.</p>
<p>Council Liaison 9:32 am</p>	<p>Christine Minney commented that Doug M. had given her a two-hour tour of Zylstra Preserve, and that it was an amazing learning opportunity. She mentioned the Eagle’s nest in particular. She also congratulated the Land Bank on the Cady Mountain closing.</p> <p>Christine said she was attending the Salish Sea mural dedication at the Orcas ferry landing after the Commission meeting.</p> <p>She also noted that the County vaccination rate stands at 70% which is number one in the state.</p>
<p>Director’s Report Continued 9:37 am Lopez Island</p>	<p>Top of the World. This six-parcel plat is just south of Lopez Village and features views across the archipelago, with driving access to the top. Its acquisition would also create the potential for trail connections in multiple directions.</p> <p>This property has been marketed for some time and seen multiple offers come and go, but currently three parcels are under contract. A group of community members, in an effort to preserve most of the plat and create public access, has taken pledges, and is working with the seller’s agent and potential buyers. Sandi and Brian had questions about the plat and the individual lots. Lincoln noted that it was unlikely anyone other than the Land Bank would be in a position to accept the property should the community effort prevail. He continued to say that the situation was fluid and he would keep the Commission updated.</p>

<p>Director's Report Continued Orcas Island</p>	<p>Glenwood Inn. This 58-acre property has 1/3 of a mile of beachfront on the north shore of Orcas. A rudimentary road connects the upland to the beach with a high bluff/cliff running along much of the shoreline. Patos and Sucia Islands are prominently featured from the beach. There is also a public tidelands connection to Point Doughty, a 50-acre Department of Natural Resources (DNR) Natural Area Preserve, that currently has no land access. As a former inn, there are multiple structures including 5 cabins, and a main house and addition. Most of the structures are in poor condition.</p> <p>The property is in an estate situation, with the representative required to sell at top dollar for the 30 or so non-profit beneficiaries. A number of Land Bank staff and the Orcas Commissioners, as well as SJPT and Orcas Parks and Rec staff, visited the site with the representative.</p> <p>While there cannot be a bargain sale there are strong possibilities for partnerships and/or state grants through the Washington Wildlife and Recreation Program and salmon recovery funding opportunities.</p> <p>Lincoln noted that while the estate may take time to deal with this property (as there are many other properties they need to sell as well), we probably should work toward securing partners and making an offer in the next 2-3 months. Jim asked if Lincoln needed a consensus. Lincoln said we need to look at the cashflow projections and the potential to borrow from stewardship funds. Brian asked about bonding potential as well. David asked if the neighboring property had a shared driveway. Lincoln affirmed this, but noted their easement crossed the Glenwood property.</p> <p>Lincoln said he would continue efforts to look for funding and partners and report back to the Commission at the next meeting.</p>
<p>Break 10:00 am – 10:08 am</p>	
<p>Stewardship Report 10:08 am</p>	<p>Doug S. commented on how impressed he is with all the work that gets done in such a short amount of time.</p> <p>Doug M. reported that the Beaverton Marsh neighborhood meeting was lightly attended but the responses and engagement were good, with several people offering to assist with stewardship. Doug M. also complemented Field Assistants Jacob Wagner and Shauna Barrows for their hard work. Miles Becker mentioned there will be a Northwest Natural Resources Group (NNRG) free workshop at Beaverton Marsh Preserve the second week of June. Several neighbors have signed up for the workshop.</p>
<p>Outreach/Volunteer Report 10:14 am</p>	<p>Erin Halcomb mentioned that Tanja Williamson was not in attendance, but outreach materials are in written form in the Stewardship Report.</p> <p>Sandi asked about follow-up on questions from the Community Conversations. Lincoln noted that there is a list of questions they are being addressed in multiple ways. He also said a main focus currently is to finish the Annual Report.</p>
<p>CART-Coffelt Farm Discussion 10:16 am</p>	<p>It was noted that the Commission had submitted a list of questions to the Conservation Agriculture Resource Team – Coffelt Farm (CART) and received feedback on all of them. Brian commented that the answers were thorough and to the</p>

