



## MEETING MINUTES

### Conservation Land Bank Commission Meeting June 17, 2022 Virtual ZOOM Meeting

**Commission Members in Attendance:**

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

Mike Pickett, 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, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Tanja Williamson, Amanda Wedow, Jacob Wagner

**Land Bank Staff Absent:**

**County Council Liaison:** Christine Minney

**County Manager:** Absent

**Public in Attendance:** 8 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:34 am	Chair, Sandi Friel, called the meeting to order.
<b>Public Comment</b> 8:35 am	Kathy Morris interested in property on surplus list discussion and the process of how the Land Bank sells property.
<b>Adoption of Minutes</b> 8:37 am	The draft May 20, 2022, minutes were reviewed. There were corrections. Minutes were approved.
<b>Council Liaison</b> 8:39 am	Christine Minney shared that the County Council is currently accepting proposals for 2022 historic preservation projects; the County Fair will be in-person; and affordable housing applications are being solicited. She noted this is the third year the affordable housing funding is being made available and totals \$2M in 2022.

<p><b>Public Comment continued</b> 8:45am</p>	<p>Scott McKay is a neighbor to Crescent Beach Preserve on Orcas Island. He has noted an uptick of people taking driftwood from the beach and suggested educating the public with signage and a press release as to why leaving driftwood on the beach is important.</p>
<p><b>Chair and Commissioner's Report</b> 8:52am</p>	<p>Miles attended an arborists workshop in Seattle where a top researcher talked about a planting experiment for Garry oak establishment at Turtleback Mountain Preserve. Miles was happy to hear about the cooperation between the Land Bank and research institutions and wanted to highlight the work being done on the preserves is getting out there as well as being a good alternative use of Land Bank property.</p>
<p><b>Director's Report</b> 8:54 am  Orcas Island</p>	<p><b>Glenwood Inn Property – Background:</b> 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. <b>Current:</b> Lincoln said momentum is picking up rapidly and expects property to close on Tuesday (6/21/22). He went through the resolution hearing with the County Council last Tuesday (6/14/22) where the resolution was signed, and the deed accepted. San Juan Preservation Trust (SJPT) Executive Director, Angela Anderson, shared clarifying comments regarding the role of SJPT, and are waiting to hear if they won the Puget Sound Acquisition and Restoration (PSAR) grant.</p> <p><b>Resale of Northern Parcel of Entrance Mountain Property– Background:</b> The 10-acre property was initially purchased as part of the Conservation Buyer Program, to later be resold with a conservation easement. Lincoln recapped the history of the initial preserve acquisition. It was done in three parcels, two larger parcels with a third parcel that connected the two. There was a disconnected 10-acre parcel to the north which was included in the Conservation Buyer Program. <b>Current:</b> Lincoln shared a map highlighting the parcels owned by the Land Bank. There are three contiguous parcels that front the mountain and a fourth parcel, for potential resale, which is not contiguous to the other three. However, it is visible from Moran State Park, which is why a forever wild conservation easement (CE) would be retained if it were sold. It was also noted that the property is quite steep, with a lot of ecological significance, and the road leading to the parcel is private. The 10-acre parcel has never been considered a good fit for public access. Lincoln noted that if the neighbors and Land Bank can't come to an agreement on the CE, he doesn't see the property selling. There was discussion. Lincoln noted resales are discussed at the onset of an acquisition project proposal. Christa asked if there are any other resale properties that, given the current real estate climate, would be attractive for purchase. Lincoln said the only property that would allow for development is the 40-acre Anderson property across from Frazer Homestead Preserve on San Juan Island.</p>

<p>Orcas Island continued</p> <p>San Juan Island</p>	<p>There is a ridge that runs down the middle of it (north to south) and by restricting development to one side of the ridge it would conserve the view from the road.</p> <p><b>Hauschka Property (Cady Mountain) – Background:</b> This 40-acre parcel at the top of Cady Mountain adjacent to Cady Mountain Preserve. <b>Current:</b> Council has not voted to accept the deed as the PA’s office has raised questions about how seller financing should be incorporated. There was an issue about whether the Land Bank can use a deed of trust as a government entity, but the escrow company was not willing to close without a security instrument. Lincoln is currently re-figuring the deal as a real estate contract. He will update at July meeting.</p>
<p><b>Conservation Area Fund Cash Projections</b></p> <p>9:34 am</p>	<p>Lincoln highlighted REET (Real Estate Excise Tax) projections are conservative with 2021 actuals totaling \$6.7M. Acquisition expenditures projected for 2022 are \$9.9M with the Hauschka acquisitions scheduled for payments over time, as well as Glenwood loan from the Stewardship Fund. Ending cash projections projected should increase, with REET likely exceeding budgeted amounts.</p> <p>Lincoln asked for feedback on the Commission’s comfort level regarding the projected Ending Cash. After reviewing REET from 2010-2015, Mike asked if the market and REET percentage was similar and a good analog if we enter a recession. Lincoln believes context has changed since 2008, based on property value increase and development, and that \$3M remains a good minimum reserve amount for the Conservation Area Fund. Sandi noted real estate market prices are still very high. She also said inventory has increased and it’s a “cash buyers’ market,” therefore not impacted by interest rate increases. She believes we could see a more balanced market before a possible recession. Sandi feels the \$4M projection is a good conservative projection. Miles feels we are in range of the \$3M floor and is comfortable with the projection. Christa would like to keep an eye on the possible impact of grants and possible resale of Higgins to BLM (Bureau of Land Management) and adjust accordingly. Lincoln said we should get a better idea for direction after the Resource Management Plan comes out, possibly in September or October. Sandi asked about the repayment of the loan from Stewardship. Lincoln mentioned if we receive grant funds, those funds would apply to repayment of that loan. Brian feels ok with our level of risk. David agrees with Brian and Miles and feels the Land Bank is accomplishing some really great projects and should proceed.</p>
<p><b>Break</b></p> <p>9:56 am – 10:10 am</p>	
<p><b>Stewardship Report</b></p> <p>10:11 am</p> <p>Orcas Island</p>	<p>Erin provided a brief update on public comments to the Turtleback Mountain Preserve Stewardship and Management Plan (SMP). Thirteen individuals provided written comments centered around the following categories: mountain biking, land management in general, proposal to decommission the steep part of the road and reroute of the morning ridge trail, hunting, and south parking lot modifications and new trail. Peter and Erin have drafted responses and will share with the Commission prior to sharing with the public.</p>

	<p><b>Coffelt Farm Preserve Agricultural Lease Update</b> – Lincoln reported the lease application process closed June 1. The Land Bank received one application. Next step is to assemble a lease committee to discuss the application and sit down with the applicant to negotiate a lease. Lincoln hopes to do that over the next month or so. There was discussion regarding lease length and reimbursement for improvements.</p>
<p><b>Outreach and Volunteer Report</b> 10:27 am</p>	<p>Tanja reported the e-newsletter went out the day before and that the new Orcas field assistant, Andrew Jansen, would begin mid-July. She also noted that the 2021 Annual Report should arrive in PO Boxes at that time. Tanja reported on upcoming events, including Land Bank booths at July Farmer’s Markets (July 2<sup>nd</sup> on Orcas and Lopez and July 9<sup>th</sup> on SJI) and three monthly guided walks at the Watmough addition.</p>
<p><b>Future Agenda Items Discussion</b> 10:30 am</p>	<p>Resiliency/climate change and Non-traditional use of Land Bank properties. The commission decided direction would be shaped by what comes out of the new <a href="#">Climate and Sustainability Advisory Committee</a>. Sandi proposed removing the two topics from future agenda items for the time being.</p> <p>Sandi asked if there were any other future agenda items. There were none.</p>
<p><b>Meeting Adjourned</b> 10:38 am</p>	<p>Chair, Sandi Friel, adjourned the meeting.</p>
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting is scheduled to take place July 15, 2022.</p>