



MEETING MINUTES

Land Bank Commission Meeting

June 18, 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

Doug Strandberg, at large, position 5

David Meiland, at large, position 6

Christa Campbell, at large, position 7

Commission Members Absent: Miles Becker, District 3, position 3

Land Bank Staff in Attendance: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Judy Cumming, Peter Guillozet, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Eliza Habegger, Erin Halcomb

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 10 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	Megan Crandell thanked the Lincoln for his guidance in the “Top of the World” acquisition. Although the Lopez community was able to raise the funds in the short window of time, the seller was unwilling to sell. Megan noted that it was great to see the public galvanized.
Adoption of Minutes 8:35 am	The draft May 21, 2021 minutes were reviewed. There were corrections. Minutes were approved with corrections.

<p>Chair and Commissioner's Report 8:37 am</p>	<p>Nothing new to report.</p>
<p>Finance 8:38 am</p>	<p>May Real Estate Excise Tax (REET) was \$552k with 58 sales, and as of June 15, \$454k for the month. Aaron referenced the budget calendar and noted the addition of Commission meetings, but he is waiting for more information from the auditor's office. He'll share with the Commission once it's updated. Jim queried Sandi about the current real estate market. Sandi said inventory is increasing with buyers waiting in the wings. Sandi thanked Aaron for the budget timeline and noted it was helpful.</p>
<p>Council Liaison 8:53 am</p>	<p>Christine Minney reported the auditor's office financial review revealed that the County is in better financial shape than was expected even with the impact of Covid on tax revenue. She said Milene Henley reported the County ended 2020 quite strong, and 2021 is looking stronger than 2019 (pre-Covid) and the County will receive approximately \$1.7M in Covid relief funding.</p> <p>Christine had an update from the Ferry Advisory Committee (FAC) stating it's not just San Juan County that is feeling the effects of downed/late ferries; it's a system wide issue. Currently WA State Ferries is running a 19-vessel system with only one back up vessel available for the entire system.</p> <p>Christine encouraged everyone to check out the new mural at the Orcas ferry landing. She also highlighted the groundbreaking ceremony for the Public Works Operations Center on Beaverton Valley Rd. The project has been 31 years in the making.</p> <p>Lastly, Christine shared that County Administrator, Mike Thomas, will be leaving his position at the end of the year to take over for Duncan Wilson, who is retiring as Town of Friday Harbor Administrator.</p>
<p>Director's Report 8:55 am</p> <p>Lopez Island</p>	<p>Top of the World – Background: 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. The property had been marketed for some time and seen multiple offers come and go, and three parcels were under contract. A group of community members, in an effort to preserve most of the plat and create public access, took pledges, and was working with the seller's agent and potential buyers. Current: Lincoln reiterated what Megan had said – the community had the money lined-up, but the seller decided to retain three lots. Lincoln thanked Megan for her efforts.</p>
<p>Stewardship Report 8:58 am</p> <p>San Juan Island</p>	<p>Sandi asked Doug M. about the Westside incident that was included in the Stewardship Report. Doug responded that yes, he had spoken with the Sherriff and will provide a small, laminated map of the SJI preserves and relevant enforcement codes. The Sherriff will distribute to deputies to have on hand as a reference. Doug also offered to visit the Sherriff's Office and answer questions. Sandi asked if there was any update regarding water rights and irrigation at Zylstra Lake Preserve. Lincoln replied that the property came with two water rights, but because the Land Bank only purchased a portion of the Tomas estate and neighbors purchased other</p>

<p>San Juan Island continued</p> <p>Preserve Naming Policy</p>	<p>portions there is confusion. The Land Bank is allowing previous use until the legal situation is clarified. Sandi asked if the limiting downstream flow is detrimental to the False Bay watershed. Lincoln responded affirmatively and noted farming effects water quality quantity. The Land Bank is working with Clean Water Utility and the Conservation District for solutions.</p> <p>David asked if the removal of stop logs from the dam was an issue. Lincoln said the log removal was recommended by the State Dam Safety Office. This summer will be somewhat of an experiment with no logs and less water. Staff will evaluate later this year and go from there.</p> <p>Background: As a result of discussion in the Justice, Equity, Diversity, Inclusion (JEDI) committee, a new policy for naming preserves was created and presented to the Commission for approval. The draft policy was well received, and the Commission asked that the proposed policy come back for another look after being revised with suggested edits. Current: The Commission liked the revised policy. Sandi asked about the usage of the term Native American. Erin noted that “Indigenous Peoples” was more appropriate.</p> <p>ACTION: Erin will update policy using phrase Indigenous Peoples.</p> <p>Brian noted that demonstrating effort to engage the Tribes in naming preserves might prove difficult. There was discussion.</p> <p>ACTION: Christa Campbell moved to accept the Preserve Naming Policy. Doug Strandberg seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p>Outreach/Volunteer Report 9:50 am</p>	<p>Tanja announced Sound Publishing’s annual visitor’s guide and Coldwell Banker’s summer showcase are now out, both of which have contributions from the Land Bank. There are noxious weed removal volunteer work parties scheduled for June on SJI. And the Land Bank is collaborating with a Spring Street International Student on a school project during the month of July – a innovative and interactive new way to poll the community using artificial intelligence software to aid analysis.</p>
<p>Break 9:35 am – 9:45 am</p>	
<p>Coffelt Farm Preserve Update</p>	<p>Sandi will lead the interview with the current lessee. She asked if other commissioners wanted to participate. Christa and Doug indicated yes, they would. The interview will take place via Zoom and will be recorded. The recording will be included in the July LBC meeting materials.</p> <p>Peter said about a month ago he found an appraiser, Fred Strickland, who appraises ag property. Peter is still refining the scope with a goal of having a report to the Commission in September but will depend upon when the County contract with Strickland is finalized.</p> <p>Doug S. has been reviewing Coffelt Farm’s history (including the Coffelt Farm Stewards) and would like the appraiser to also provide a market value price. Doug noted the Commission has not made a decision regarding the six different</p>

Coffelt Farm Preserve Update continued	<p>recommendations CART provided in their report. Sandi agreed with Doug’s suggestion and noted that while in the information gathering mode, a rough estimate would be good to have. Lincoln noted that the whole analysis could run around \$20k. The Commission felt the information is important and worth the cost. David would like to discuss the Commission’s overall ag goals.</p> <p>Christa noted this topic keeps coming up and thinks it best to wait until <u>all</u> information gathering has happened. She suggested a meeting with ag as the only topic. For now, she asked if there is consensus to follow the general provided timeline for Coffelt? There was consensus.</p>
Executive Session 10:29 am – 11:10 am	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.
Future Agenda Items 11:16 am	Lock down Coffelt questions In-person and/or hybrid meetings discussion
Meeting Adjourned 11:19 am	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place July 16, 2021.