



MEETING MINUTES

Conservation Land Bank Commission Meeting July 15, 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, Lincoln Bormann, Peter Guillozet, Doug McCutchen, Aaron Rock, Tanja Williamson, Amanda Wedow

Land Bank Staff Absent: Charlie Behnke, Eliza Habegger, Erin Halcomb, Jacob Wagner

County Council Liaison: Christine Minney

County Manager: Mike Thomas

Public in Attendance: 21 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:36 am	Chair, Sandi Friel, called the meeting to order.
Public Comment 8:36 am	Barbara Sharp, Pegeen White, Dana Roberts, Alexandra Gayek, Kevin Ranker
Adoption of Minutes 8:44 am	The draft June 17, 2022, minutes were reviewed. There were corrections. Minutes were approved.
Chair and Commissioner's Report 8:45am	Jim Skoog stated the Climate and Sustainability Advisory Committee has not met recently, and no news to report.

<p>Council Liaison 8:47 am</p>	<p>A new Human Resources Director has been hired, Angie Baird. County Council met on Waldron Island; the first outer island meeting since the onset of Covid-19. County Public works, along with MEM Enterprise completed a road culvert project along Beaverton Valley Road on San Juan Island. A small celebration of the solar panel installation at the Fairgrounds will be held on Friday, July 22nd at noon. The historic log cabin at the Fairgrounds will get a facelift and renovation next summer thanks to SJI Historical Museum Director, Kevin Loftus, and Parks and Fair Director, Brandon Cadwell. Christine, along with Mike Thomas, Mark Tompkins, and Ryan Page had a joint meeting with the Town of Friday Harbor to formalize a request for proposal for affordable housing complex on the Argyle Lots.</p>
<p>Finance – 2022 2nd Quarter Financial Update 8:52 am</p>	<p><u>CONSERVATION AREA FUND FINANCIAL STATEMENT</u></p> <p>Total Current Assets decreased by \$613,782 in the 2nd quarter of the year, bringing the total to \$5.4M. LGIP interest rate has increased to 0.3160%, compared to 0.0804% at the end of June 2021.</p> <p>1% REET at \$2,905,631 received is 9.7% lower than Q2 2021 and 72.64% of the 2022 budget. Interfund Loan from Stewardship \$3.0M for the Glenwood Inn acquisition and is part of a 3-year debt repayment schedule. 2nd Quarter Transfer to Stewardship Site Enhancement was made in May. June Acquisition Cost reflect the closing of the Glenwood Inn purchase. Bond/Loan Repayment in the amount of \$65,467 is the first payment of the biannual Long Term Debt schedule. Administration Expenditures are 2.29 % of Total Revenue year to date.</p> <p><u>STEWARDSHIP & MANAGEMENT FUND FINANCIAL STATEMENT</u></p> <p>Cash in the Stewardship & Management Fund increased by \$164,109 over the 1st quarter 2022. LGIP balance at \$1.7M after selling \$3.0M investment funds for the interfund loan to CAF.</p> <p>The 2nd quarter Site Enhancement Transfer from the Conservation Area Fund was made in May in the amount of \$512,256. Stewardship Management totaling \$3,511,476 making up 84.58% of budget to date. Property Management and Maintenance totaling \$147,636 at 23.16% of budget to date.</p>
<p>Director’s Report 9:00 am</p> <p>San Juan Island</p>	<p>Hauschka Property (Cady Mountain) – Background: 40-acre parcel at the top of Cady Mountain adjacent to Cady Mountain Preserve. Current: Lincoln is working with Prosecuting Attorney’s (PA) office to complete the purchase. There were some questions over formatting, particularly because it’s a seller financed transaction. The PA’s office has a hired a neutral attorney who will act as closing agent. Seller will receive a down payment of \$200k and seller will finance the remaining \$600k over a 4-year period, with a promissory note guaranteeing payment. The acquisition increases Cady Mountain Preserve to a total of about 460 acres - a significant area for ecological resiliency in the face of climate change.</p>
<p>Stewardship Report 9:34 am</p>	<p>Charlie Behnke reported on the Coffelt Farm Preserve Agricultural Lease. The lease committee reviewed the one received proposal and followed up with questions.</p>

San Juan Island	<p>During a volunteer weed pull at Mount Grant Preserve the day before, Doug McCutchen discovered an Indian Valley brodiaea (<i>brodiaea coronaria rosea</i>) in bloom. He said the plant was believed to have been extirpated from the islands until a group of botanists affiliated with University of Washington discovered populations on the east side of the archipelago growing in serpentine soils.</p>
Lopez Island	<p>Amanda Wedow reported on activities behind the scenes and on the ground at Watmough addition. Amanda led a guided hike in June and another is scheduled for next week. She noted she is still waiting on a quote to remove the lead paint in the house, for feedback for the electrical systems, and that we are on a waitlist to have the well repaired before making any decisions on whether to make improvements to the pump house. Kwiáht is working on resource assessments. We are looking to complete the cultural resource assessment. Amanda noted the Bureau of Land Management may take that on. Still pursuing two sources of state grant funding – 1) Salmon Recovery Funding Board (SRFB) and 2) Aquatic Lands Enhancement Account (ALEA) or the resale to the BLM. Trying to align activities with those possible funding sources. Lots of general site work including clean up, mowing and noxious weed work. Amanda as met with neighbors and also decommissioned a previous social trail that extended onto a neighbor’s property. Lincoln noted ALEA’s main focus is shoreline protection. He also said that should the Land Bank win the ALEA grant, it would mean carving out the cabin and probably the garage/shop structure as well, as well as giving up the development right associated with the cabin.</p>
Orcas Island	<p>Peter Guillozet is spending a lot of time working on assessments for the new Glenwood Inn (Orcas North Shore) property. He’s been meeting with the neighbors and had good responses to the “Good Neighbor” letter that he mailed out. Peter has been working with Tanja on a splash page for the website, including information on guided tours and how to register. Peter noted mainly doing clean up and that things are going well.</p> <p>Miles Becker asked about the Forest Health Workshop that took place on Mount Grant Preserve in June. Doug was not in attendance. WSU North Sound Extension and the SJI Conservation District hosted the workshop, with a focus on health and diversity within the islands’ grassland-savanna-woodland complexes. Doug said although 20 people had signed up, 5 attended.</p>
	<p>ACTION – Brian Wiese offered the following motion: “Based on their well-prepared proposal and their successful operation during the current, 2-year interim lease, I move that the Commission accept the application of Eric and Amy Lum, operating as Lum Farm LLC, to continue operating the Coffelt Farm, and direct staff to move forward with negotiating a five-year lease, with a five-year rollover provision, to be brought back to the Commission for approval.” Christa Campbell seconded the motion. There was discussion. Motion passed unanimously.</p>
<p>Break 9:26 am – 9:35 am</p>	
<p>Glenwood Inn Acquisition Discussion 9:35 am Statement from the Chair</p>	<p>Sandi read a prepared statement. Click here to read full statement.</p> <p>Commissioners asked if Council could amend the resolution to one development unit to conform with the Land Bank mandate and, if so, next steps. There was discussion.</p>

Discussion (1.18 on video)	Sandi volunteered to draft a letter to County Council outlining the Commission's recommendations to an amended resolution. She asked that two other Commissioners proofread before sending a final. David Meiland and Brian Wiese volunteered to help Sandi with the letter.
	<u>ACTION:</u> Sandi will compose a letter to County Council with Land Bank Commission recommendations to amend the resolution.
Break 10:37 am – 10:45 am	
Public Comment on Glenwood Inn Acquisition 10:45 am	Kathy Morris, Orcas Island; Vickie Edwards, SJPT; Dana Roberts, San Juan; Ron Zee, Madrona Institute; Alexandra Gayek, Orcas; Pegeen White, Orcas; Amanda Azous, San Juan; Maureen See, San Juan; Nancy Green, Lopez.
Outreach and Volunteer Report 11:10 am	Tanja reported Annual Reports arrived in postal boxes, upcoming events including an Intertidal Walk at Deadman Bay Preserve the next day and plugging away on the County Fair Green Village Committee. She is also working with Peter on the Glenwood Inn property informational webpage.
Future Agenda Items Discussion 11:15 am	None.
Meeting Adjourned 11:20 am	Chair, Sandi Friel, lost internet connection and dropped off the call. Vice-chair, Christa Campbell, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place August 19, 2022.