



MEETING MINUTES

Land Bank Commission Meeting

July 17, 2020

Virtual Skype 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

Doug Strandberg, at large, position 5

David Meiland, at large, position 6

Commission Members Absent: Christa Campbell, at large, position 7

Land Bank Staff in Attendance:, Lincoln Bormann, Judy Cumming, Peter Guillozet, Erin Halcomb, Doug McCutchen, Eric Nelson, Kayla Seaforth, Tanja Williamson

Land Bank Staff Absent: Charlie Behnke, Sarah Benson, Eliza Habegger, Amanda Wedow

County Council Liaison: Bill Watson, Council Member, District 1

County Manager: Mike Thomas

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

Topic	Key Discussion Points & Agreements
Call to Order 10:00 am	Vice-Chair, Jim Skoog, called the meeting to order.
Public Comment 10:00 am	Jim asked for public comments. Marcia deChadenedes stated she was appreciative of the Land Bank, and supports our projects with the San Juan Preservation Trust (SJPT). She thanked the staff for their investigation of trespass on Henry Island.
Adoption of Minutes 10:04 am	The June 19, 2020 minutes were reviewed. There were corrections.

Topic	Key Discussion Points & Agreements
	<p><u>ACTION:</u> David Meiland moved to accept the June 19, 2020 LBC meeting minutes with corrections. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p>Chair and Commissioner’s Report 10:09 am</p>	<p>Jim opened the discussion on the topic of how to respond to public comment questions. Suggestions included posting answers in multiple places (i.e.: Facebook page and FAQ website page) and submitting Op/Ed pieces to the media. Lincoln said opinion pieces are good, but should be used judiciously. Sandi noted that opinion pieces are fleeting and that a personal response to public comment/questions would be better.</p> <p>Doug S. reported he attended the mediation with the Amaros. There was no resolution at the end of the day, but attorneys for both parties are continuing discussion for common ground. David asked if Doug could elaborate on what issues were left to be resolved. Doug noted he would rather not discuss items that are under negotiation. Once there is an agreement, the attorneys will come to the Commission for a decision. Lincoln agreed with Doug’s assessment.</p>
<p>Council Update 10:24 am</p>	<p>Bill Watson was not on the call. Mike Thomas gave an update in Bill’s absence. Mike reported the council has been spending a bulk of its time on the budget process and Covid-19 response. He noted that Governor Inslee froze all counties from moving forward a phase until July 28th.</p>
<p>Finance 10:27 am</p>	<p>Doug S. noted that the three charts provided by Judy summed up the year so far. On the “plus” side, half way through the year we are at 51.1% of the \$3M in Real Estate Excise Tax (REET) budgeted for 2020. Doug felt that was remarkable considering the current pandemic. On the “minus” side, the Local Government Investment Pool (LGIP) funds took a nosedive from January’s rate of 1.7309% interest to its current rate of \$.7345%. Jim feels the real estate market will remain strong and that we will make budget; Sandi agreed. Lincoln said it’s likely there will be budget process modifications due to Covid-19 and may be necessary to do projects differently. As an example, Land Bank has been using County Parks staff to fill the vacant position duties. Now that Parks is open, Public Works staff might be an alternative. It’s also possible the Prosecuting Attorney’s office will start billing the Land Bank. Jim asked if there would be a quarterly report. Judy said yes, these reports reflect the first and second quarter activity so far. The auditor’s office has been experiencing staffing changes and some items such as charges from SJC Parks, are still outstanding. Judy will update the Commission once those expenditures post to the Stewardship and Management fund.</p>
<p>Public Comment 10:35 am</p>	<p>Since the meeting was ahead of schedule, Jim opened up public comment again in case anyone new had joined the meeting. There were no comments.</p>
<p>Director’s Report 10:35 am</p> <p>Orcas Island</p>	<p>Haida Point, West Sound – Background: The property includes five parcels totaling over 42 acres as well as adjacent tidelands and roughly .85 miles of shoreline along West Sound and Massacre Bay. On its upland side, it lies adjacent to Turtleback Mountain Preserve with a shared .43-mile boundary line. Deer Harbor Road runs through all but one of the parcels. This property has long been thought of</p>

<p>Orcas Island continued</p>	<p>as a critical conservation priority, especially since the adjacent Turtleback Mountain was purchased in 2006. In April of this year, the Land Bank was notified that all five parcels were going to be offered for sale with an asking price of \$7.5 million. At that time, neither the Land Bank nor SJPT had the financial capacity to attempt a purchase. However, an anonymous donor has offered to provide the funds to make the purchase possible. SJPT will close on the shoreline piece, work out a CE with the Lummi Nation, and then transfer the property to them. The Land Bank will receive the mostly uphill parcels that connect directly to Turtleback Mountain Preserve.</p> <p>Current: The Land Bank will be deeded two parcels, valued at \$1M each, and pay the affordable housing REET on the acquisition of those two parcels. SJPT is working on the CE with the Lummi Nation and Lincoln believes each transaction should be complete by the end of July. He noted the current CE at Turtleback Mountain Preserve will extend to the two new deeded parcels and will allow for a new trail down to the road near West Sound. There was discussion. Brian said the proposed trail would be on a very steep side of the new parcel and asked about a parking area along the road. Lincoln said staff would need to assess that. Brian asked if there were any proactive measures that could help facilitate public access to the shoreline. Lincoln will keep the conversation going with the Lummi Nation. He thought they may be receptive to public access, but there may also be some fear and concern from previous access issues at Madrona Point. Brian thought it would be productive to have a conversation in developing a strategy. Lincoln said he could do that with Brian and Sandi offline to discuss next steps. Sandi stated “word on the street” is that people are unaware that the Lummi Nation is involved. She is concerned that after closing, people may start accessing the property. She suggested the Land Bank meet with the Lummi Nation now in order to help it put a plan place for trespass. Lincoln agreed. He will bring it up with the Trust and the Lummi Nation. There was discussion about a press release. Lincoln said the donor wants former SJPT director, Tim Seifert, to write the release. Lincoln will call Tim, Angela and the Lummi Nation and craft a joint press release.</p> <p>Olga Store Historic Preservation Easement – Background: The group that bought the Olga Store would like to put a historic preservation easement (HPE) on the property. Boyd Pratt will be researching the historical elements of the structure and staff will determine next steps following the assessment. Current: Lincoln will resend video presentation to commissioners and then they can have a discussion. Brian commented that the switch to virtual meetings due to Covid-19 has disrupted how documents are presented and viewed. He suggested sending items to the commission ahead of time and/or posting to the website.</p>
<p>Lopez Island</p>	<p>Hunter Bay CE – Background: This 4-acre parcel has 600 feet of beach shoreline and is in an area with a high priority for protection to assist with salmon recovery efforts. The Land Bank applied for a salmon recovery grant. Current: The grant went to statewide review. Lincoln reminded the commission the project is not budgeted, but if the grant is awarded, he will bring it back to the commission for consideration.</p>

<p>Zylstra Lake Preserve – White Swan Environmental Proposal continued</p>	<p>previously. Sam highlighted a trip to Henry Island with San Juan Island Steward Doug McCutchen and working with previous Lopez Island Steward, Tim Clark, at Hummel Lake Preserve, with a focus on cultural resources. Sam also highlighted special qualities about the property – there is an archeologically significant site close to Zylstra, which ties together the geological story and the traditional path from the beach to the mountain.</p> <p>The Commission found Sam’s proposal interesting and would like to keep the conversation open and hear a more detailed proposal.</p>
<p>Outreach Report 11:20 am</p>	<p>Jim really liked the annual report. He appreciated the large section highlighting the impact on taxes.</p> <p>Tanja added that she has been working on the virtual fair page, building videos, and has an appointment with Darin Leong to discuss website update. Nature notes are continuing as well as green crab monitoring with Erin.</p> <p>Brian remarked that he has been enjoying the nature notes.</p>
<p>Future Agenda Items</p>	<p>Miles – invite Sam Barr back to present a more detailed proposal Lincoln – Zylstra interim SMP and engaging CART Brian – emails regarding hunting</p>
	<p><u>ACTION:</u> Staff to provide a review on hunting program and identify other properties where hunting could be allowed. <u>ACTION:</u> Lincoln will send out video proposal regarding Olga Store Historic Preservation Easement</p>
<p>Meeting Adjourned 11:33 am</p>	<p>Vice-Chair, Jim Skoog, adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting is scheduled to take place August 21, 2020 via Skype.</p>