



San Juan County Land Bank  
2022-2023 Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor's 2022-2023 Preliminary Budget. Changes to amounts on this document may be made by the auditor's office and may be presented at the Public Hearing for the San Juan County 2022-2023 Budget. The Land Bank 2022-2023 First Amended Budget will reconcile to those on the SJC Auditor's 2022-2023 Budget.

<b>1.A Conservation Area Fund 1021</b>			<b>Proposed</b>		
<b>Revenue &amp; Expenditure 2019 - 2021 and</b>			<b>Amended</b>	<b>Proposed</b>	<b>Proposed</b>
<b>Proposed 2022-2023 Budget</b>			<b>2021</b>	<b>2022</b>	<b>2023</b>
	<b>2019 Actual</b>	<b>2020 Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenue</b>					
Beginning Operating Cash	3,277,853	2,379,848	5,322,617	4,563,139	6,124,304
Property Tax Revenue	324,595	332,830	329,563	336,540	336,540
1% RE Excise Tax (gross)	3,822,074	5,683,353	5,500,000	4,000,000	4,120,000
Land Bank 1% REET to General Fund	(37,842)	(56,270)	(55,000)	(40,000)	(41,200)
Federal Grants					
State Grants	-	1,000,000	916,473	250,000	
Payment In-Lieu of Property Tax (DNR)	175	161	200	200	200
Investment Interest	48,861	13,200	16,000	4,000	4,000
Donations from Private Sources	750,150	2,000,545	252,500	2,500	2,500
Interfund Loan from Stewardship		565,000			
Sale of Land	250,000	237,026	847,977	356,250	428,820
Reimbursement from CARES		4,091			
*Transfers in Lodging Tax	60066	15,175			
<b>Total Revenue</b>	<b>8,495,933</b>	<b>12,174,959</b>	<b>13,130,330</b>	<b>9,472,629</b>	<b>10,975,164</b>
Revenue net of Reserves	5,218,079	9,795,111	7,807,713	4,909,490	4,850,860
<b>Expenditures</b>					
**Restricted Acquisition Reserves	2,379,848	5,322,617	4,563,139	6,124,304	7,533,912
*Administrative Expenses	293,583	263,300	295,964	278,588	281,096
IT Services	15,145	13,742	14,144	26,925	27,500
GIS Services	6,813	4,780	6,935	5,874	6,828
Acquisition Costs	3,482,878	3,902,289	4,826,659	224,949	72,290
Bond Repayment	633,098	645,739	1,302,202	648,320	640,330
Interest on interfund Loan from Stew			6,450		
Transfers to Stewardship	1,684,568	2,022,491	2,114,836	2,163,309	2,413,208
<b>Total Expenditures</b>	<b>8,495,933</b>	<b>12,174,959</b>	<b>13,130,330</b>	<b>9,472,269</b>	<b>10,975,164</b>
Expenditures net of Reserves	6,116,085	6,852,341	8,567,190	3,347,965	3,441,252
Admin percentage of net revenue	5.92%	2.88%	4.06%	6.34%	6.50%
(after admin 1% collection fee has been deducted)					
<b>2022 &amp; 2023 Revenue notes:</b>					
* CE Sales to the San Juan Preservation Trust					
*RCO water rights to Cascade Creek					
<b>Expenditure Notes:</b>					
*2023 increase in transfer to Stewardship operations					

I. B. Conservation Area Fund Detail of Acquisition Proje		Proposed Acquisitions	Approved in prior Budgets	Proposed 2022 Budget	Proposed 2023 Budget
<b>District One</b>					
<b>District Two</b>		-			
<b>District Three</b>		-			
<b>RR Bar Ranch Conservation Easement</b>					
	Purchase Price & Closing Costs over 3 years (2022 final payment on Note)	600,000	600,000	150,000	-
	<b>Sub-total Acquisition Costs</b>	600,000	600,000	150,000	-
	Other Acquisition Costs			74,945	72,290
	<b>Total Acquisition Costs</b>	600,000	600,000	224,945	72,290

<b>I.C. Summary of Land Bank Conservation Area Fund Revenue and Administrative Expenditures</b>	<b>\$ Revenue*</b>	<b>Administrative Expenses</b>	<b>%</b>	<b>\$ to reach 10%</b>
<b>1991- 2020</b>				
1991	868,367	32,313	3.72%	54,524
1992	1,042,077	60,976	5.85%	43,232
1993	1,451,032	92,072	6.35%	53,031
1994	1,313,274	93,922	7.15%	37,405
1995	1,473,940	101,281	6.87%	46,113
1996	1,660,141	109,720	6.61%	56,294
1997	2,697,201	133,947	4.97%	135,773
1998	2,474,510	134,798	5.45%	112,653
1999	2,824,596	136,064	4.82%	146,396
2000	2,780,572	147,755	5.31%	130,302
2001	2,064,420	161,483	7.82%	44,959
2002	2,412,005	166,664	6.91%	74,537
2003	2,695,603	180,983	6.71%	88,577
2004	3,425,514	184,929	5.40%	157,622
2005	4,609,189	190,992	4.14%	269,927
2006	6,467,091	210,719	3.26%	435,990
2007	4,097,588	240,822	5.88%	168,937
2008	3,620,283	272,393	7.52%	89,635
2009	2,261,987	279,586	12.36%	-53,387
2010	2,311,079	291,468	12.61%	-60,360
2011	2,120,138	204,831	9.66%	7,183
2012	2,633,727	172,122	6.54%	91,250
2013	2,231,599	191,848	8.60%	31,312
2014	2,534,065	218,469	8.62%	34,937
2015	3,041,384	222,213	7.31%	81,925
2016	4,092,255	264,165	6.46%	145,061
2017	4,913,091	313,947	6.39%	177,362
2018	4,534,863	327,994	7.23%	125,492
2019	5,218,079	315,541	6.05%	206,267
2020	9,795,111	281,823	2.88%	697,688
<b>Total 1991- 2020:</b>	<b>93,664,780</b>	<b>5,735,841</b>	<b>6.12%</b>	<b>3,630,637</b>
2021 Projected	7,807,713	317,043	4.06%	463,728
<b>Total 1991 - 2021:</b>	<b>101,472,493</b>	<b>6,052,884</b>	<b>5.97%</b>	<b>4,094,365</b>
2022 Budgeted	4,909,490	311,387	6.34%	179,562
2023 Budgeted	4,850,860	315,424	6.50%	169,662
<b>Total 1991 - 2023:</b>	<b>111,232,843</b>	<b>6,679,695</b>	<b>6.01%</b>	<b>4,443,589</b>
Annual administration costs of the fund shall be held to the minimum required to administer efficiently and properly the land bank but shall not exceed 10 percent of revenues received, exclusive of bond proceeds. SJCC 2.120.090.3				

SAN JUAN COUNTY LAND BANK 1991 - 2020			
Summary of Fee Simple Acquisitions		Summary of Conservation Easements	
PROPERTY	ACRES	PROPERTY	ACRES
<b>SAN JUAN ISLAND</b>		<b>SAN JUAN ISLAND</b>	
*Beaverton Marsh Preserve (2001 - 2019)	468	Beaverton Valley Marsh (2010,2011)	42
Cady Mountain Preserve (2003 - 2007)(2018)	432	Cattle Point Road/Heritage Farm (2003)(2009)	39
Caines St. Historic Driggs Park (2018)	0.5	Cattle Point Road/Howard Farm(2009)	27
Cattlepoint/Woodbridge (2019)	30.0	Cattle Point Road/Mulno Cove Farm (1999)	78
Deadman Bay Preserve (1995)	18	Cattle Point Road/Portland Fair (2004)	21
False Bay Creek Preserve (2008)	40	Edwards Point (1998)	8
*Frazer Homestead Preserve (2003 & 2006)	113	Historic Roark House (2002)	1
Kellett Bluff Preserve (2016)	81	Ihiya (2020)	30
*King Sisters Preserve( 2005)	60	Mt. Ben (2004)	21
Limekiln Preserve (1995 - 2000)	189	North Neck Point Cove I & II (1995 & 2002)	6
Mt. Ben Preserve (2005)	22	Oak Knoll Farm (2004)	30
*Mount Grant Preserve (2000 - 2017 )	252	San Juan Historical Society (2010) HPE	1
*San Juan Valley (1998)	10	San Juan Valley (1997)	155
Third Lagoon Preserve (2000)	20	W. Sundstrom Farm (2008)*(2009)	120
Westside Scenic Preserve (1993 - 2015)	46		
Zylstra Lake Preserve (2015)	284	<b>ORCAS ISLAND</b>	
		Buck Bay West (2003)	0.5
<b>ORCAS ISLAND</b>		Cayou Key (1997)	5
Coffelt Farm Preserve (2008)	190	Cayou Valley (1995)	109
Coho Preserve (2016)	24	Crow Valley (1995 & 2008)	9
*Crescent Beach Preserve (1998 - 2005)	129	Crow Valley (1996)	134
Deer Harbor Preserve (2006)	2	Crow Valley (1997)	31
Diamond Hill Preserve 2005 - 2014)	52	Crow Valley (1998)	55
Eastsound Waterfront Park (1993 - 2004)	2	Goliithon Preserve Buck Bay (2002)	0
*Entrance Mountain Preserve (1996 & 2008)	128	Hogback Mountain (1998)	50
Fowler's Pond Preserve (1994, 2006)	51	North Shore (1996)	67
Judd Cove Preserve (2002 - 2010)	12	Olga Community Park (2005)	0
Orcas Village Tidelands (2001)		Orcas Artworks (2006)	1
President Channel Shoreline Preserve (2012)	20	Stonebridge Farm (2006)	34
*Stonebridge-Terrill Preserve (2005)	60	Warm Valley Farm (1993)	78
Turtleback Mountain Preserve (2006 & 2020)	1,610	West Sound (1999)	159
<b>LOPEZ ISLAND</b>		<b>LOPEZ ISLAND</b>	
Fisherman Bay Preserve:Weeks Wetland (1993)	24	Aleck Bay (1997)	245
Fisherman Bay Preserve: The Spit (2002)	29	Aleck Bay (2003)	12
Fisherman Bay Preserve: The Tombolo (2000 & 2017)	6	Central Valley (2000, 2001 & 2005)	126
Hummel Lake Preserve (1996 & 2000)	79	Iceberg Point (1998)	40
Lopez Channel Preserve (2017)	9	Kjargaard Farm (2012)	95
Lopez Hill (2018)	475	South End (1993) (2013)	8
Spencer Spit Parcel(2019 &2020)	20	Strachan (2009)	44
*Upright Head Preserve (1998)	23	Spencer Spit (2019)	20
Watmough Bay Preserve (1993 - 2009)	12	Double R Bar Ranch (2020)	130
		<b>BLAKELY ISLAND</b> Crowley (SJPT) donation (2011)	80
<b>TOTAL</b>	<b>5,023</b>	<b>CRANE ISLAND</b> Pole Pass (2005)	1
<b>CONSERVATION BUYER SALES</b>		<b>HENRY ISLAND</b> Mosquito Pass Preserve (2003)	21
*Historic Lower Argyle Lots (2002 & 2003)	2	<b>SHAW ISLAND</b>	
Odlin South managed by SJC Parks	100	Tharald Historic Homestead (2002)	
<b>SHAW ISLAND</b>		<b>WALDRON ISLAND</b>	
*Shaw Island (2005) sold with a forever wild	30	Pt. Disney (2000)	171
<b>ORCAS ISLAND</b>		Waldron Community Land Trust (2004)	13
Guthrie Cove Reserved Life Estate (2004)	80	<b>TOTAL</b>	<b>2315</b>
*Acquired for full or partial inclusion in the Conservation Buyer Program			

<b>II.A. Stewardship &amp; Management Fund 1031</b>			<b>Proposed</b>		
<b>Revenue and Expenditures 2019 - 2021 and</b>			<b>Amended</b>	<b>Proposed</b>	<b>Proposed</b>
<b>Proposed 2022 and 2023 Budgets</b>			<b>2021</b>	<b>2022</b>	<b>2023</b>
	<b>2019 Actual</b>	<b>2020 Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Revenue</b>					
Beginning Operating Cash	1,074,901	1,060,877	858,526	1,261,526	933,852
Beginning Endowment Funds	3,480,232	4,079,007	4,624,055	5,128,555	5,633,055
Investment Interest	80,775	45,048	23,000	4,500	4,750
Interest on interfund Loan to CAF			6,450		
Grant Revenue	17,238	2,423	15,533	170,641	66,735
Sale of Plant Materials	8,822	8,697	12,000	12,000	12,000
Judgments & Settlements	30,000				
Lease Income	15,116	28,982	18,600	27,400	27,400
Refund Prior Year Expenditures	7	124			
Private Gifts, Bequests	2,350	8,935	2,000	2,500	2,500
Sales Tax Remittances	469	698			-
Reimbursement from CARES		795			
Interfund Principal from CAF			565,000		
Endowment transfers Conservation Area Fund	518,000	500,000	500,000	500,000	500,000
Operations transfers Conservation Area Fund	1,166,568	1,522,491	1,614,863	1,663,309	1,913,208
<b>Total Revenue</b>	<b>6,394,477</b>	<b>7,258,078</b>	<b>8,240,027</b>	<b>8,770,431</b>	<b>9,093,500</b>
Revenue net of reserves & investment interest	1,839,345	2,073,145	2,734,446	2,375,850	2,521,843
<b>Expenditures</b>					
Ending Operating Cash	1,060,877	858,526	1,261,526	933,852	141,751
*Ending Endowment Funds	4,079,007	4,624,055	5,153,505	5,633,055	6,137,805
Land Bank Stewardship & Management	960,050	1,410,276	1,064,745	1,116,711	1,198,226
Information Technology Services	33,293	41,904	55,042	51,475	52,476
GIS Services	6,812	4,779	6,934	5,873	6,827
Management & Maintenance	207,566	226,863	428,275	556,465	744,415
Site Enhancement	46,872	91,675	270,000	473,000	812,000
<b>Total Expenditures</b>	<b>6,394,477</b>	<b>7,258,078</b>	<b>8,240,027</b>	<b>8,770,431</b>	<b>9,093,500</b>
Expenditures net of reserves	1,254,593	1,775,497	1,824,996	2,203,524	2,813,944
*Ending Endowment Funds provide for the stewardship, care, restoration and maintenance of acquired real property interest. (SJCC 2.120.090.B.2)					
<b>Expenditure Notes:</b>					
Management & Maintenance and Site Enhancement are costs to evaluate preserves prior to restoration projects or public access					

District 1	2022	2023
<b>Professional Services</b>		
<b>Beaverton Marsh</b>		
Engineer for Culvert Removal	10,000	
Engineer for Dam Assessment and Plans	65,000	20,000
Ecologist for reservoir/riparian restoration	5,000	
<b>Kellet Bluff</b>		
Cultural Resource Assessment		10,000
<b>Repairs &amp; Maintenance</b>		
<b>Beaverton Marsh</b>		
Fence Removal	2,200	
RH Road Culvert extension	1,200	
Taylor Way Rd	5,000	
Forestry	10,000	
<b>Cady Moutain</b>		
Woodland/Forest Restoration	10,000	
<b>Limekiln</b>		
Forest/Woodland Restoration		5,000
<b>Mount Grant</b>		
Wolf Tree Ridge (LSR Grant) Restoration	5,000	5,000
West Basin road repairs	20,000	
<b>Zylstra</b>		
Entrance road ditching, shaping, repair	10,000	
Riparian restoration	12,500	10,000
<b>Capital Improvements</b>		
<b>Beaverton Marsh</b>		
Taylor Road Maintenance	5,000	5,000
Phase II Trail	40,000	
Phase III Trail	4,000	12,000
Phase IV Trail		250,000
<b>Cady Mountain</b>		
Phase II Access	6,200	20,000
North Neighborhood Trail & Bridge	2,250	
<b>Office/Drigg's</b>		
Native Plant Project	15,000	2,000
Parking		
Mower and tool shed		
Shop Electrical	2,500	
Upstairs Remodel		
Bathroom Conversion		15,000
Office conversion		3,850
Storage		
<b>Mount Grant</b>		
Base Parking/Trailhead	30,000	20,000
Mid Mountain Trailhead	25,000	
Summit interpretive project	20,000	
Accessible trails at summit	5,000	
<b>Zylstra</b>		
Bridge		10,000
Bird Blinds		12,000
King Sister Trail Connection	2,500	
Toilet/Tech Restroom		25,000
South Trail Connections		
NW Culvert Repair or Remediation		100,000
<b>Mt Ben</b>		
Road		8,000
Trail Construction	1,500	1,500
Fence	2,250	
Signage	6,000	
View Easement	5,000	5,000
Staff Parking	7,500	

District 2	2022	2023
<b>Professional Services</b>		
<b>Coffelt Farm</b>		
Water system	2,500	
Wetland Deliniation	8,000	
Cultural resources survey	7,000	
<b>Judd Cove</b>		
Wetland Deliniation	5,000	
Cultural resources survey	5,000	
<b>Stonebridge</b>		
Restoration Concept	3,000	
restoration design		5,000
<b>Turtleback</b>		
culvert assessment, design, permitting	15,000	15,000
Cultural resources survey	8,000	
<b>*</b>		
<b>Forest Assesment acorss all preserves</b>	29,000	
<b>Repair and Maintenance</b>		
<b>Coffelt Farm</b>		
contracted veg mngt	5,000	
fencing repairs	5,000	5,000
<b>Coho</b>		
directional felling		10,000
<b>Crescent</b>		
contracted veg mngt	5,000	10,000
<b>Deer Harbor</b>		
contracted veg mngt	5,000	5,000
<b>Eastsound Waterfront Park</b>		
concrete demolition		5,000
<b>Turtleback</b>		
contracted veg mngt	5,000	10,000
<b>*</b>		
<b>Forest Mgmt across all preserves</b>		265,000
<b>Capital Improvments</b>		
<b>Coffelt Farm</b>		
trail, perimeter fencing, building improvments	45,000	25,000
<b>Deer Harbor</b>		
Split rail fencing	10,000	
<b>Fowlers Pond</b>		
dam control repairs	15,000	
<b>Judd Cove</b>		
channel stabilization		60,000
<b>Turtleback</b>		
S and N entrance restrooms		80,000

District 3	2022	2023
<b>Professional Services</b>		
<b>Channel Preserve</b>		
forest assessment	3,000	
<b>FB Spit</b>		
Tree removal	1,200	
<b>Richardson Marsh</b>		
wetland survey	5,000	
<b>Repairs and Maintenance</b>		
<b>FB Spit</b>		
Driveway repair	6,000	
<b>Lopez Hill</b>		
Driveway repair	3,000	
<b>Watmough Bay</b>		
Bouy repair	1,800	1,800
<b>Capital Improvments</b>		
<b>Channel Preserve</b>		
interpretive sign	1,500	
<b>FB Spit</b>		
entry work and split rail	4,000	
Signs		2,000
<b>Lopez Hill</b>		
Parking lot upgrade		6,000
Signs, trail	2,500	
<b>Richardson Marsh</b>		
Signs, trail	500	
parking lot		5,000
<b>Weeks Wetland</b>		
Boardwalk	4,500	