Members Present: County Council Member Stephanie Wright, County Council Member Jared Mead, County Executive Representative Lacey Harper, Community Representative 2 Mark Craven.

Members Absent: Large City Representative Kyoko Matsumoto-Wright, Small City Representative Mike Quinn.

Community Representative 1: Vacant.

Board Staff: Kye Iris, Sharon Swan, and David McConnell.

Guests Present: Tom Teigen, Director, Snohomish County Department of Conservation and Natural Resources; Karen Anderson, Executive's Office Administrator; Jeremy Husby, Director, Parks Division, Department of Conservation and Natural Resources.

1. CALL TO ORDER

   The meeting was called to order by 2021 Board Chair Stephanie Wright at 5:35 p.m.

   Roll call was taken. 4 of 7 board members present. Board Chair Stephanie Wright shared that Community Representative Position 1 formerly occupied by Mark Spada is currently vacant.

2. ELECTION OF 2021 BOARD CHAIR & VICE-CHAIR

   2021 Board Chair Stephanie Wright opened the floor for nominations for 2022 Board Chair and Vice Chair.

   Board Member Lacey Harper nominated Board Member Stephanie Wright for 2022 Board Chair. The nomination was seconded by Board Member Mark Craven and motion carried 4/0, 0 abstained.

   Board Member Jared Mead nominated Board Member Lacey Harper for 2022 Board Vice Chair. The nomination was seconded by Board Member Mark Craven and motion carried 4/0, 0 abstained.

   The new 2022 Board Chair and Vice Chair are Stephanie Wright and Lacey Harper, respectively.

3. INTRODUCTION OF BOARD MEMBERS

   Board Chair Stephanie Wright asked each board member & staff member to introduce themselves.
4. APPROVAL OF MINUTES

1) September 15, 2021, Regular Meeting Minutes (Attachment 1)

   Board Chair Stephanie Wright asked for additions or corrections to the September 15, 2021, regular meeting minutes (Attachment 1). None were offered.

   Board Member Mark Craven moved to approve the minutes as written. Board Member Lacey Harper seconded, and the motion carried 4/0.

5. PUBLIC COMMENT

   Board Chair Stephanie Wright opened the floor for public comments. No public present.

6. ADMINISTRATIVE

   1) Request updated contact information for Board Members

      Staff Member Dave McConnell asked the Board for any updates to their contact information. Staff Member Dave McConnell said he would confirm information with Board Members Jared Mead and Lacey Harper and will ask them if they want to add cellular numbers to contact information.

7. STATUS OF CURRENT PROJECTS

   Board Staff Kye Iris summarized the status of ongoing projects (Attachment 2).

   1) **CF18-03 Reiner Farm, Washington Farmland Trust** - Formerly PCC Farmland Trust. The project should close in 2022. The Tulalip Tribes is completing a boundary line adjustment for Tulalip to purchase over a mile of riverfront. The remaining land will likely be sold to a farmer. This has been a complicated and challenging acquisition.

   2) **CF19-03 French Slough Farm, Washington Farmland Trust** – The Bartelheimer farm located in Snohomish. A death in the seller’s family delayed the process, but now moving forward. Probably not closing in 2022 but may close in 2023.

   3) **CF19-06 Clark Acquisition, City of Everett** – A small, less than an acre acquisition. The City has closed on the acquisition, but paperwork is still outstanding, so reimbursement has not been made by the County.

   4) **CF20-02 Catherine Creek-Centennial Trail Connection, Parks Division of DCNR** – A wetland parcel that will connect Centennial Trail to Department of Fish and Wildlife property. The seller has been working through some title issues and the acquisition has been delayed but hopefully will close in 2022.

   5) **CF20-08 Regional Trail Inholdings, Parks Division of DCNR** - Inholdings from Duvall to Monroe and Snohomish to Everett. One target acquisition, owned by Patrick Sugg, has closed. The other target acquisitions are not moving forward at present.

   6) **CF21-02 Flowing Lake Addition- Laz, Parks Division of DCNR** - Survey completed of 20 acres of the site. Appraisal process is moving forward in the next couple of weeks. This acquisition should move forward quickly once the appraisal is completed.
7) **CF21-04 Bear Creek Headwaters, Parks Division of DCNR** - Adjacent to Paradise Valley Conservation area. The site is 10 acres, survey has been completed, and the acquisition is moving forward and should close in 2022.

8) **CF21-05 Little Bear Creek Acquisition, SWM Division of DCNR** – There are two properties at the site and the landowner needs to develop property before they are willing to sell the wetland portion. The other property is too small to consider alone. This acquisition will probably close in 2023.

9) **CF21-06 Sprague’s Pond Acquisition, City of Lynnwood** – This acquisition is moving forward quickly, and the ILA is ready for signature and entry to Legistar. This project will close in 2022.

10) **CF21-07 Ventures Property Site, City of Monroe** - This project is moving forward quickly, and the ILA is ready to be entered into Legistar. This acquisition will close soon.

The floor was opened to board members for discussion or questions. Lacey offered her appreciation.

8. **LAND CONSERVAION INITIATIVE**

Board Staff Sharon Swan presented the Land Conservation Initiative (LCI) (Attachment 3). This effort has been underway since beginning of year to develop the Land Conservation Initiative (LCI). LCI will align with priorities and decisions on how to fund projects. It’s a three-part process: TDR Bank, Healthy Forest Initiative (how do we take care of natural space lands considering diversity, climate, etc. and development of a, Strategic Acquisition Plan (over defined timeline).

The formation of DCNR has driven development of the LCI as priorities were set for the new Department. These priorities have a sense of urgency to act now to preserve land for habitat, farmland or park space or it would be a lost opportunity. Additionally, federal funding is expected to become available for actions that would help offset climate change (including potentially land acquisition), so the County needs to be in a strategic position to receive potential funding. $4 million has been allocated for the process. An RFP is in process to identify a consultant to set up a self-supporting TDR “credits” bank, identify barriers to utilization of the TDR program and implement the TDR bank recommendations. Outreach to the Tribes, cities, and towns and others by the consultant is also part of the plan. The consultant will identify O&M needs for future of program.

The Healthy Forest program will also be part of the Initiative. Snohomish County has been coordinating with King County, which has an existing LCI program and staff have shared suggestions for success and lessons learned. Board Staff Sharon Swan identified the desired outcomes of the initiative. One priority that was not included on slide show was the access to lands by underserved populations, such as for recreation.

Board Staff Sharon Swan asked the board to identify a board member to represent the Conservation Futures program on the Land Conservation Initiative to marry the priorities of the board and the initiative. DCNR Director Tom Teigen expanded on how King County has developed a similar program which the Snohomish County proposed program is modeled after. There is connectivity to LCI works with Forterra and King County, but it needs to be adapted to Snohomish County. Similarities and opportunities are great. Board Chair Stephanie Wright suggested that a citizen representative or city leadership representative should be included on the initiative. Board Member Mark Craven volunteered to be on the initiative. He thanked the County Council and Executive’s Office for funding and recognizing the need.

Board Member Lacey Harper moved to nominate Board Member Mark Craven as LCI representative. Board Chair Stephanie Wright seconded. Discussion followed. Motion carried 4/0.
Board Chair Stephanie Wright requested that the LCI PowerPoint be shared to all absent board members. Board Staff David McConnell will send board members in meeting minutes as well as a separate document.

**FUND BALANCE/2021 BOND UPDATE**

Board Staff Sharon Swan walked the board through the Balance/Budget Spreadsheet. The projected year-end fund balance of $16,707,363.84. The board may choose to recommend allocation of some or all that amount.

**12. 2022 GRANT ROUND**

Board Staff Sharon Swan said usually grant rounds are done one a year. Board Chair Stephanie Wright said she discussed with DCNR Director Tom Teigen the benefits of accepting applications and meeting to review before summer. Board Member Mark Craven said he agreed and that the earlier date would allow for a second meeting if needed. In discussion the board agreed that an early meeting in July would work best for board members. Board Chair Stephanie Wright discussed with DCNR Director Tom Teigen having an open-ended amount for distributions. Board Member Lacey Harper said that with the LCI, it could create some excitement about the round and projects aligning with the LCI. Board Staff Sharon Swan said eight weeks may be better than six weeks to get project applications that meet criteria.

Board Chair Stephanie Wright questioned staff’s ability to get packets out. The Board proposed a May 2nd grant opening date and a June 15th closing date, leaving 2 weeks for the Board to review and score grant applications. Two meeting dates the week of June 29th shall be selected for grant presentations and for deliberations. Board Staff Sharon Swan said staff could work with those dates. Board Staff David McConnell will verify this.

Board Staff David McConnell has put together a distribution list of contacts for sharing the application grant round as well as a press release, letter to prospective applicants, and an updated grant application package.

**13. SCHEDULE NEXT MEETING**

The board agreed by consensus to hold the next 2 meetings of the CFPA Board on the last week of June. The two meetings may have a late afternoon start time and end longer, depending on the number of applications received. Board Staff David McConnell will send out a Doodle survey for two back-to-back meetings.

**12. COMMENTS FROM THE BOARD**

1) Board Member Lacey Harper commented her excitement to be involved and expressed appreciation for all the staff.
13. ADJOURN

The meeting was adjourned at 6:22 p.m.

ATTACHMENTS
Attachment 1 – September 15, 2021, Regular Meeting Minutes
Attachment 2 – Project Status Report
Attachment 3 – Land Conservation Initiative PowerPoint

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS: Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Parks and Recreation, Reception Desk, 6705 Puget Park Drive, Snohomish. For more information, call Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE: Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.
1. CALL TO ORDER

The meeting was called to order by Board Chair Stephanie Wright at 5:35pm.

2. INTRODUCTION OF BOARD MEMBERS

Board Chair Stephanie Wright asked each board member & staff member to introduce themselves.

3. APPROVAL OF MINUTES

Board Chair Stephanie Wright asked for additions or corrections to the March 24, 2021, regular meeting minutes. None were offered. Board Member Ken Klein moved to approve the minutes as written. Board Member Sam Low seconded, and the motion carried 7/0.

4. PUBLIC COMMENT

Board Chair Stephanie Wright opened the floor for public comments.

1) Micky Gunderson, Community Member: Expressed gratitude for all the hard work in support of the Board’s conservation efforts, attending to support Little Bear Creek project as well.

2) Celia Jensen, Community Member: Expressed that her attendance is to answer questions and provide background for conservation efforts to preserve Little Bear creekfront lots.

5. STATUS OF CURRENT PROJECTS

Board Staff Kye Iris summarized the status of ongoing projects (Attachment 2).

Staff Member Kye Iris updated the Board on the status of ongoing Conservation Futures funded projects. There were no questions on the status of current projects from the Board.
6. GRANT PRESENTATIONS

Board Chair Stephanie Wright began formal presentations and explained to presenters and board members that presentations were 5 minutes in length and that there would be 5 minutes for questions from board members after each presentation.

1) CF21-02, Flowing Lake, Laz Addition, Thomas Hartzell, Senior Planner, Parks Division, DCNR (Attachment 3)

Thomas Hartzell, Senior Planner from the Parks, Recreation and Tourism Division of the Snohomish County Department of Conservation and Natural Resources presented the Flowing Lake, Laz Addition.

2) CF21-04, Bear Creek Headwaters, Emily Griffith, Senior Planner, Parks Division, DCNR (Attachment 4)

Emily Griffith, Senior Planner from Parks, Recreation and Tourism Division of the Snohomish County Department of Conservation and Natural Resources presented the Bear Creek Headwaters project.

3) CF21-05, Little Bear Creek Acquisition, Adam Jackson, Watershed Steward, SWM Division, DCNR (Attachment 5)

Adam Jackson, Watershed Steward from the Surface Water Management Division of Snohomish County Department of Conservation and Natural Resources presented the Little Bear Creek Acquisition.

4) CF21-06, Sprague’s Pond Acquisition, Monica Thompson, Senior Park Planner, City of Lynnwood (Attachment 6)

Monica Thompson, Senior Park Planner, City of Lynnwood presented the Sprague’s Pond Acquisition. Summarize presentation & questions.

5) CF21-07, Ventures Property Site, Monroe, Megan Darrow, Surface Water Program Analyst, City of Monroe (Attachment 7)

Megan Darrow, Surface Water Program Analyst, City of Monroe presented the Ventures Property Site.

7. BOARD DELIBERATIONS

1) Review of Program Fund Balance

After the presentations, Board Chair Stephanie Wright asked board staff to review the available funding for this grant round. Board staff Sharon Swan reviewed the Conservation Futures Program fund balance report with the board and reported that there is approximately $4.5 million dollars in available funding available. Discussion followed.

2) Project Scoring & Funding Recommendation

The board deliberated. After discussion, Board Chair Stephanie Wright asked for a motion to fund recommended projects. Board Member Sam Low moved to fund all projects at the requested amounts. Stephanie Wright explained that the board recommendation would need to be ratified by the County Council.

The projects to be funded included (Attachment 8):

1) CF21-02, Flowing Lake, Laz Addition, Funding Request -

2) CF21-04, Bear Creek Headwaters
3) CF21-05, Little Bear Creek Acquisition

4) CF21-06, Sprague’s Pond Acquisition

5) CF21-07, Ventures Property Site, Monroe

Board Member Kyoko Matsumoto Wright seconded, Board Member Ken Klein concurred, and the motion carried unanimously.

12. SCHEDULE NEXT MEETING
   1) The board agreed by consensus to schedule the spring meeting in early February of 2022.

12. COMMENTS FROM THE BOARD

Stephanie opened the topic of a conservation futures bond and asked staff member Sharon Swan to present a summary for discussion:

Staff Member Sharon Swan presented a summary of discussions with Division Manager Bridgid Smith regarding projected yearly revenue projections and expenditures that takes into consideration the cost savings for refinancing of the existing current bond debt and considering additional bond opportunity. Staff Member Sharon Swan provided a spreadsheet with the estimates. The current projected yearly income for Conservation Futures is approximately $4,100,000.00 per year with debt service at $2,030,000.00, operating costs at 15% or $615,000.00, and indirect costs at $60,000.00. Estimates were provided for a new bond at $16,000,000.00 at 2.25% that would cost approximately $1,000,000 per year.

Refinancing the existing bond debt at a lower rate of approximately 1.5%, would result in $125,000.00 per year cost savings, leaving approximately $1,500,000 net per year in additional bonding capacity. The net yearly available funds for new projects would be approximately $500,000.00 per year. This estimate considers the increased additional Operation and Maintenance funding currently under consideration and allows additional buffer in case of an economic downturn and subsequent low tax collection year. DCNR Director Tom Teigen provided comments regarding the 2.25% bond rate, believing that the rate could potentially be lower, and provided additional background and goals for additional bonding for enterprise-based projects that have potential to generate revenue throughout DCNR, including the Fair Park. Board Member Ken Klein commented that the timing is consistent with the bond programs that the County Council will be considering shortly during this time of very cheap money.

Board Chair Stephanie Wright expressed support for the bond proposal and commented on the ability regarding strategic use of funds to be considered. She stated that refinancing makes sense and advocates for taking advantage of the opportunity to preserve properties in jeopardy while rates are low.

Board Members Ken Klein and Sam Low expressed support for the opportunity to make significant strategic impacts now, even though future bond rounds would be limited to approximately $500,000.00 per year. Board Member Mike Quinn expressed concerns about competing priorities for low-income housing and developer interest in buildable lands. He asked how the County Council weighs competing priorities? Board Chair Stephanie Wright and Staff Member Sharon Swan responded with comments regarding collaboration with developers and their support for parks and trails that support higher property values.

Board Chair Stephanie Wright called for a motion to pursue bond funding for additional conservation futures funds. Board Member Mike Quinn moved to advise the County Council to fund a bond with a payback amount of $1,000,000 per year, up to $16,000,000 total bond amount. Board Member Ken Klein seconded the motion, which carried unanimously.
The meeting was adjourned at Adjourned at 7:27 p.m.

ATTACHMENTS
Attachment 1 – March 24, 2021, Regular Meeting Minutes
Attachment 2 – Project Status Report
Attachment 3 – CF21-02, Flowing Lake, Laz Addition, Thomas Hartzell, Senior Planner, Parks Division, DCNR
Attachment 4 – CF21-04, Bear Creek Headwaters, Emily Griffith, Senior Planner, Parks Division, DCNR
Attachment 5 – CF21-05, Little Bear Creek Acquisition, Adam Jackson, Watershed Steward, SWM Division, DCNR
Attachment 6 – CF21-06, Sprague’s Pond Acquisition, Monica Thompson, Senior Park Planner, City of Lynnwood
Attachment 7 – CF21-07, Ventures Property Site, Monroe, Megan Darrow, Surface Water Program Analyst, City of Monroe
Attachment 8 – Board Funding Recommendation Table

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS: Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Parks and Recreation, Reception Desk, 6705 Puget Park Drive, Snohomish. For more information, call Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE: Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.
Attachment 2 – Project Status Report
<table>
<thead>
<tr>
<th>Project</th>
<th>Sponsor</th>
<th>FUNDING</th>
<th>FUND MOTION</th>
<th>ILA/CONTRACT STATUS</th>
<th>Current Status 04/20/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reiner Farm</td>
<td>Washington Farmland Trust</td>
<td>$424,250</td>
<td>Motion 18-229</td>
<td>Waiting for Project Sponsor</td>
<td>Purchase completed by PCC, Working on survey/ boundary issues. Should close 2022</td>
</tr>
<tr>
<td>French Slough Farm</td>
<td>Washington Farmland Trust</td>
<td>$625,040.00</td>
<td>Motion 20-249</td>
<td>Waiting for Project Sponsor</td>
<td>Match funding secured/ waiting for NRCS</td>
</tr>
<tr>
<td>Clark Acquisition</td>
<td>City of Everett</td>
<td>$200,000.00</td>
<td>Motion 19-193</td>
<td>ILA to City for Signature</td>
<td>City Closed/ Waiting for City to record Easement</td>
</tr>
<tr>
<td>Catherine Creek-Centennial Trail</td>
<td>Snohomish County Parks Division</td>
<td>$341,250.00</td>
<td>Motion 20-249</td>
<td>N/A</td>
<td>Seller to clear title prior to negotiations</td>
</tr>
<tr>
<td>Regional Trail Inholdings</td>
<td>Snohomish County Parks Division</td>
<td>$300,000.00</td>
<td>Motion 20-249</td>
<td>N/A</td>
<td>Sugg-Duvall easement closed/ Additional inholdings need to be contacted</td>
</tr>
<tr>
<td>Flowing Lake Addition-Laz</td>
<td>Snohomish County Parks Division</td>
<td>$643,000.00</td>
<td>Motion 21-370</td>
<td>N/A</td>
<td>Survey Complete- Appraisal next step</td>
</tr>
<tr>
<td>Bear Creek Headwaters</td>
<td>Snohomish County Parks Division</td>
<td>$381,250.00</td>
<td>Motion 21-370</td>
<td>N/A</td>
<td>Survey Complete- Appraisal next step</td>
</tr>
<tr>
<td>Little Bear Creek Acquisition</td>
<td>Snohomish County Surface Water</td>
<td>$650,000.00</td>
<td>Motion 21-370</td>
<td>N/A</td>
<td>Waiting for Seller’s development project</td>
</tr>
<tr>
<td>Sprague’s Pond Acquisition</td>
<td>Management Division</td>
<td>$1,000,000.00</td>
<td>Motion 21-370</td>
<td>Signed</td>
<td>Contract signed/ Should close 2022</td>
</tr>
<tr>
<td>Ventures Property Site</td>
<td>City of Lynnwood</td>
<td>$215,700.00</td>
<td>Motion 21-370</td>
<td>Drafted</td>
<td></td>
</tr>
</tbody>
</table>
Land Conservation Initiative
Land Conservation Initiative

STRATEGIC ACQUISITION PLAN * TDR BANK * HEALTHY FOREST INITIATIVE
Land Conservation Initiative – Why NOW?

DCNR visioning process identified the following long-term priorities for the County:

- Having healthy, thriving watersheds and working landscapes: Staff answers 6.78, Stakeholder answers 6.89
- Greater health and well-being for county residents: Staff answers 6.25, Stakeholder answers 5.74
- Positive environmental impact that addresses the urgency of climate change: Staff answers 5.53, Stakeholder answers 6.67
- Greater connection between communities and the outdoors: Staff answers 5.33, Stakeholder answers 4.92
- Greater community engagement (volunteering, advocacy, awareness): Staff answers 4.77, Stakeholder answers 4.65
- Greater fiscal operational efficiency for the county: Staff answers 4.47, Stakeholder answers 3.28
- Economic prosperity driven by the value of natural resources: Staff answers 4.24, Stakeholder answers 3.92
- Greater social equity across diverse communities: Staff answers 4.18, Stakeholder answers 4.71
- Increased regional food security for county residents: Staff answers 3.88, Stakeholder answers 4.78
Land Conservation Initiative – Why NOW?

- **Cost of inaction:** The cost of preservation increases the longer we wait

- **Urgency:** The health and future of our natural ecosystems and community is at stake

- **Support:** Council members and the public want more action

- **Momentum:** DCNR was formed to maximize synergy between divisions and make significant strides in resource conservation

- **Federal Investment:** Biden climate funds are coming - we want to be prepared to invest in natural capital solutions
LCI Implementation

**PHASE 1**
2022

- Initiate TDR Bank Program
- Strategic Plan 2022-2023
- Healthy Forest Project/Forestry Program

**PHASE 2**
2023+

- Expand Conservation Futures
- New Forest Carbon Program
- Public Private Partnerships
Phase 1: Initiate TDR Bank

Farmland conservation priorities already identified
Land Conservation Initiative

A strategic approach to **scale-up and accelerate the pace of** preservation and management of priority natural resource lands in Snohomish County

**Desired Outcomes:**

- Food security
- Urban green space
- Ecosystem protection and enhancement
- Greenhouse gas emission reduction
- Climate adaptation and resiliency
- Reinforce urban density in UGAs
- Equitable access to natural systems and recreation
- Protect air quality and human health
- Enhance quality of life for current and future residents
LCI: The HUB connecting the SPOKES

- Land Conservation Initiative
- TDR
- Farmland
- Water Quality & Salmon
- Parks & Open Space
- Equity
- Healthy Ecosystems
- Climate Change
- Healthy Forest Project
- Healthy Communities
- Forest Carbon Credits
- REET 1
- SRFB Funds
- Floodplains by Design
- Park Mitigation Fees
- Conservation Futures
- Public, Private, Partnerships
Land Conservation Initiative and Conservation Futures