

CHELAN DOUGLAS  
*Regional*   
*Port* AUTHORITY

Regional  
Corporate Headquarters

A photograph of the Regional Port Authority building, a modern structure with a blue metal roof and light-colored walls. The building features a prominent tower section with a flat roof and louvered windows. The foreground shows a paved parking lot with some landscaping, including red bushes and trees. An American flag is visible on a tall pole to the right. The background shows a clear blue sky and distant mountains.

Regional Port Update  
October 2022

# What is the CDRPA?

- **Lead Economic Development Agency for Chelan & Douglas Counties**
- **We measure our success in terms of our ability to:**
  - **Create living wage jobs**
  - **Stimulate private sector capital investment**
  - **Facilitate transportation connectivity with strategic aviation investments**
  - **Enhance the economic well-being of families in the communities within Chelan & Douglas Counties**
- **First of its kind in Washington by functionally consolidating two county-wide port districts into one operating entity**

# Functional Consolidation

**While a river may physically separate us,  
the economies of Chelan and Douglas counties are  
intertwined as one.**



# It Takes Leadership, Vision, & Risk Taking

## Six Port Commissioners

### Douglas County

**Jim Huffman, District #1**

**Alan Loeb sack, District #2**

**Mark Spurgeon, District #3**

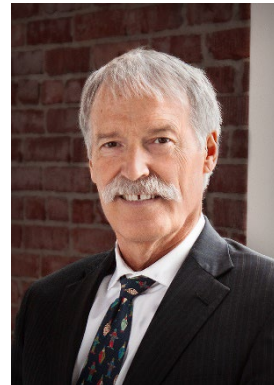


### Chelan County

**Donn Etherington, District #1**

**JC Baldwin, District #2**

**Richard DeRock, District #3**



# Historic New Investments for Chelan & Douglas Counties

# Douglas County



# Microsoft Campus - Douglas County

**Current Douglas County  
Assessed Value:**  
**\$8.6 Billion**

**Microsoft  
Projected Assessed Value  
(**if** Six Buildings are Constructed):**  
**Approximately \$3 Billion**

**Number of Jobs:  
Approximately 75 per Building**

# Douglas County Top Ten Taxpayers

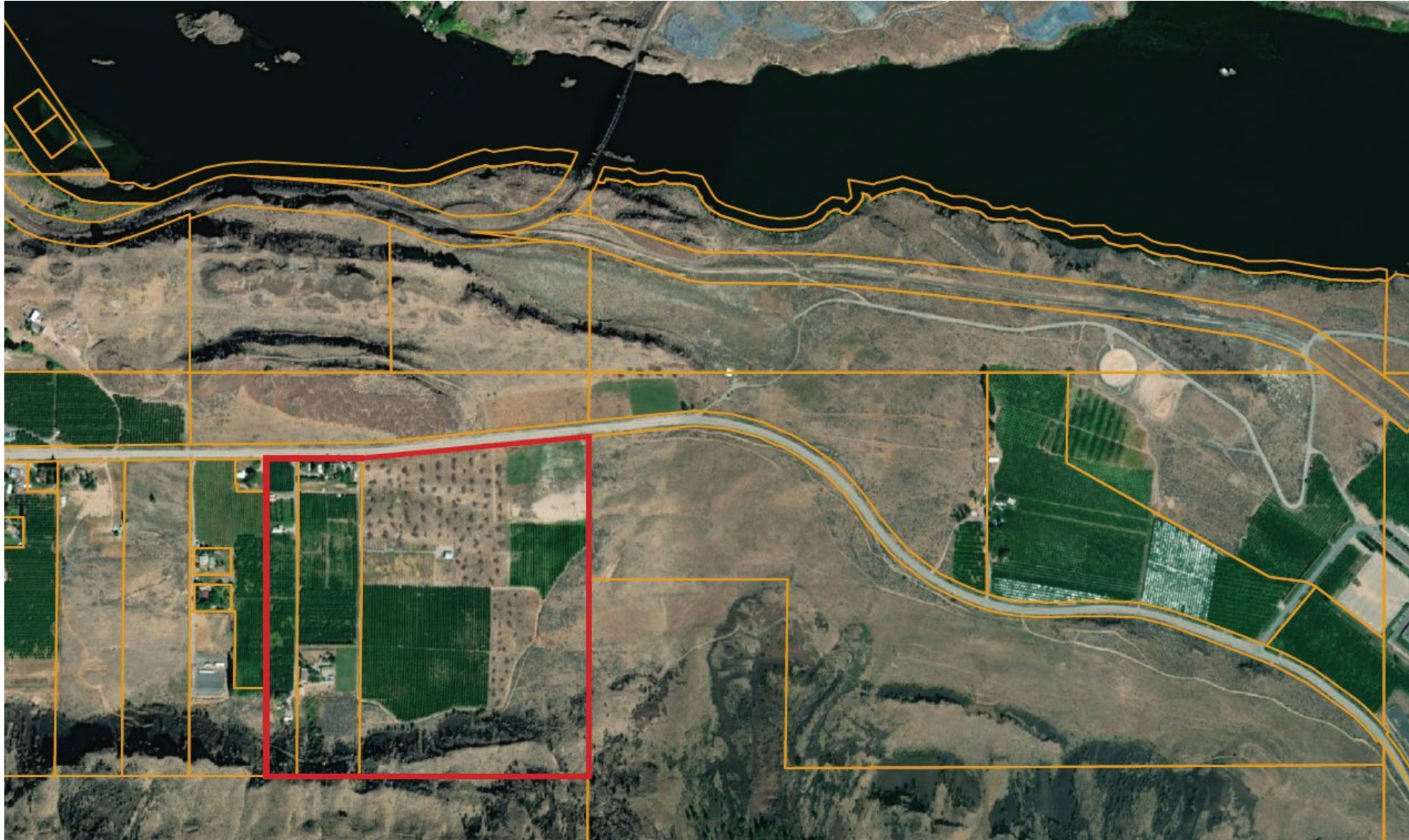
Taxpayer Name:	Taxable Value:	% Top
1. T-Mobile USA Inc.	\$ 463,105,257	6.40%
2. Intergate Columbia I LLC	\$ 271,791,200	3.76%
3. Intergate Columbia II LLC	\$ 118,300,000	1.63%
4. VMWARE Inc.	\$ 106,700,106	1.47%
5. Actapio Inc.	\$ 102,600,006	1.42%
6. Costco Wholesale Corp	\$ 61,124,337	0.84%
7. McDougall & Sons Inc.	\$ 49,510,100	0.68%
8. Northern Fruit Co. Inc.	\$ 25,361,512	0.35%
9. BNSF Railway Co-Tax Department	\$ 25,026,558	0.35%
10. Trout-Blue Chelan-Magi Inc.	\$ 22,208,958	0.31%
	<b>\$ 1,245,728,034</b>	

**Top 50 Taxpayers Taxable Value: \$1,676,746,953**

**Microsoft Building # 1 - Projected Assessed Value: \$500,000,000**



# Chelan County



# Microsoft Campus - Chelan County

## Microsoft

**Current Chelan County**

**Assessed Value:**

**\$19.6 Billion**

**Projected Assessed Value**

**(if Six Buildings are Constructed):**

**Approximately \$3 Billion**

**Number of Jobs:**

**Approximately 75 per Building**

# Chelan County Top Ten Taxpayers

Taxpayer Name:		Taxable Value:	% Top
1.	Stemilt Growers LLC	\$ 155,132,727	12.94%
2.	BNSF Railway Company	\$ 112,486,250	9.38%
3.	Trout Blue Chelan Inc.	\$ 99,340,886	8.29%
4.	Blue Bird Inc.	\$ 54,699,810	4.56%
5.	Stemilt Growers LLC	\$ 48,286,532	4.03%
6.	Crunch Pak LLC	\$ 47,753,001	3.98%
7.	Riverside and Ninth Apartments LLC	\$ 47,600,000	3.97%
8.	Campbell's Lodge Inc.	\$ 27,988,294	2.33%
9.	Willkommen Village Apartments LLC	\$ 26,689,643	2.23%
10.	Keyes Fibre Corporation	\$ 25,668,993	2.14%
		<b>\$ 645,646,136</b>	

**Top 50 Taxpayers Taxable Value:**

**\$1,198,989,994**

**Microsoft Building # 1 - Projected Assessed Value:**

**\$500,000,000**

# Regional Port's Role in New Data Center Investments

## Chelan County: Land Acquisition

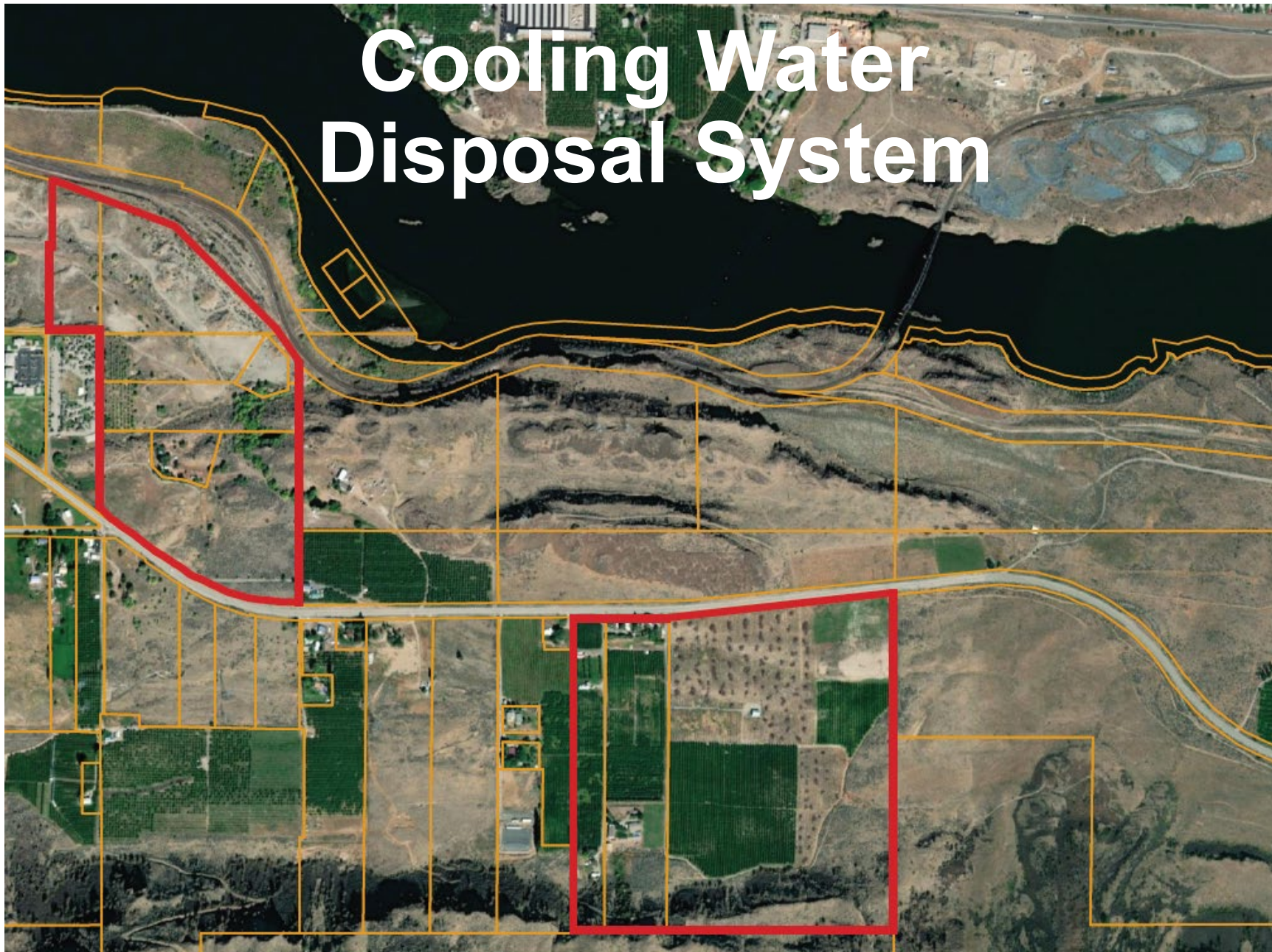
- Assembled properties for 1<sup>st</sup> Phase of Development
  - 102.5 Acres for Three Buildings

# Regional Port's Role in New Data Center Investments

## Chelan County: Water Infrastructure

- **Build Phase 1 of Water Infrastructure System**
- **Cost Estimate: \$10 Million Range**

# Cooling Water Disposal System





# **Regional Port's Role in New Data Center Investments**

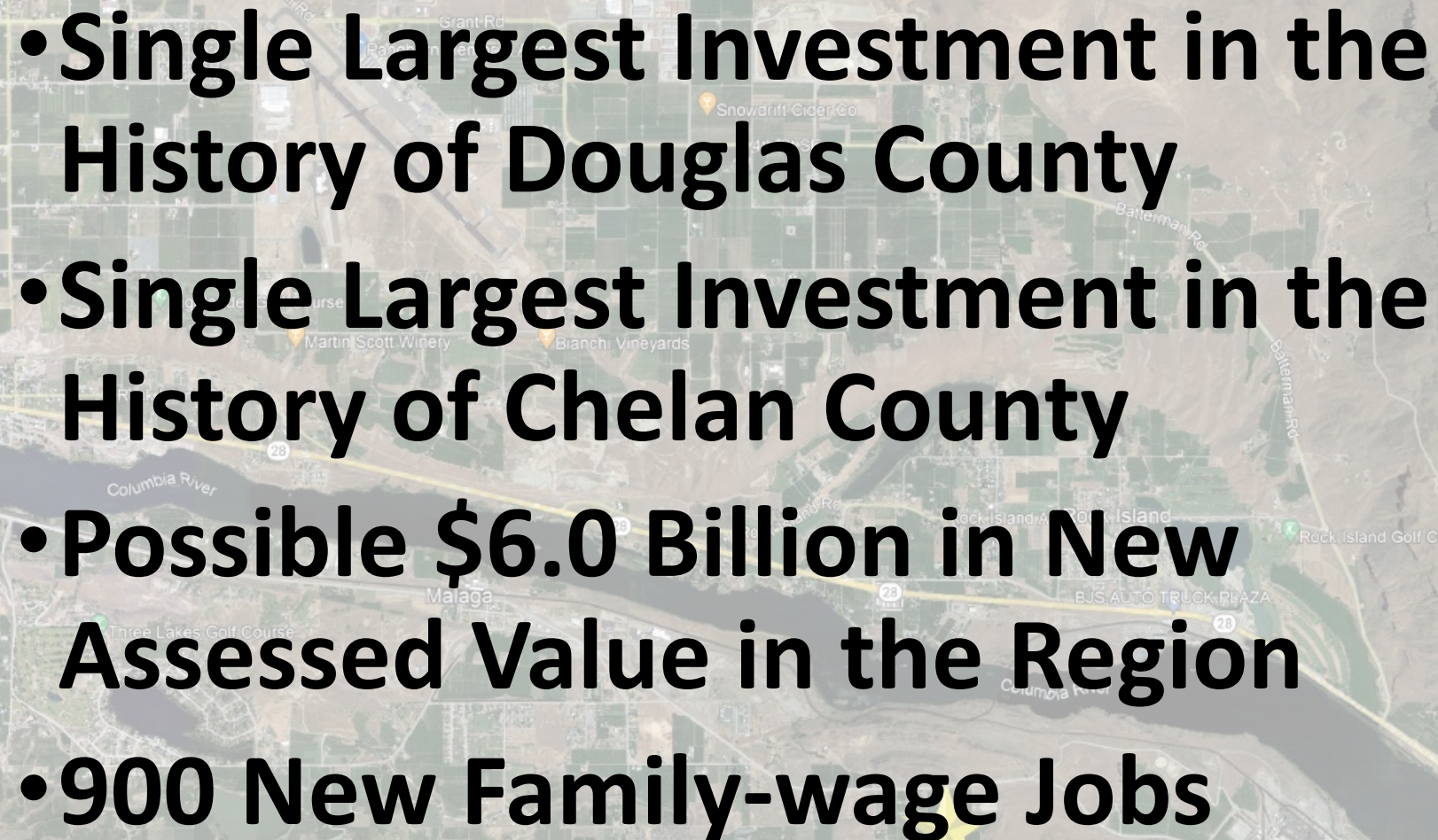
## **Chelan County: Cooling Water Disposal System**

- **Regional Port Builds, Operates, and Owns System**
- **Combined Lined Evaporation/Holding Basins & Spray Field Disposal**
- **Cost Estimate: \$15 Million**



Google Earth



- 
- **Single Largest Investment in the History of Douglas County**
  - **Single Largest Investment in the History of Chelan County**
  - **Possible \$6.0 Billion in New Assessed Value in the Region**
  - **900 New Family-wage Jobs**

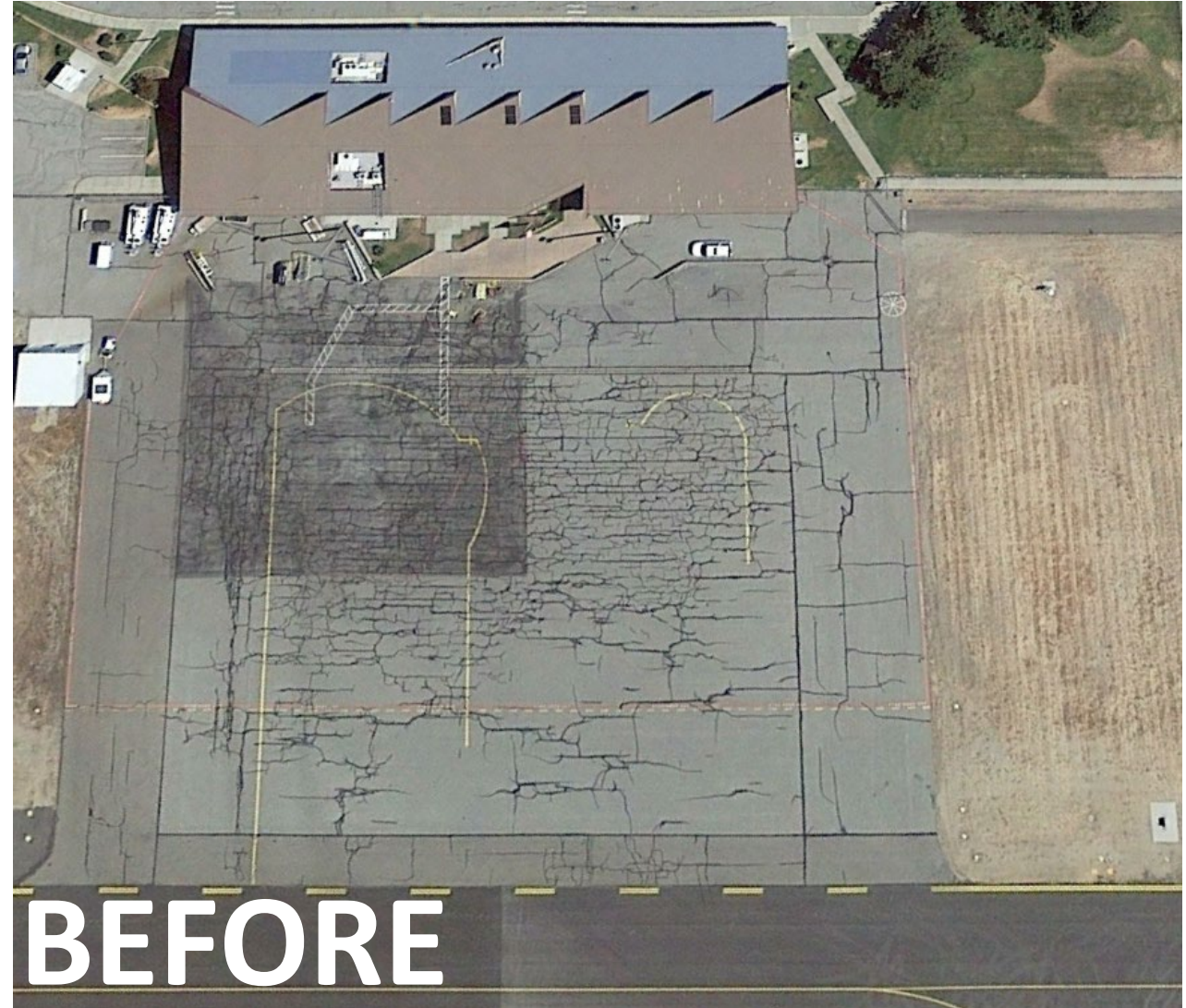


# Pangborn Memorial Airport Update

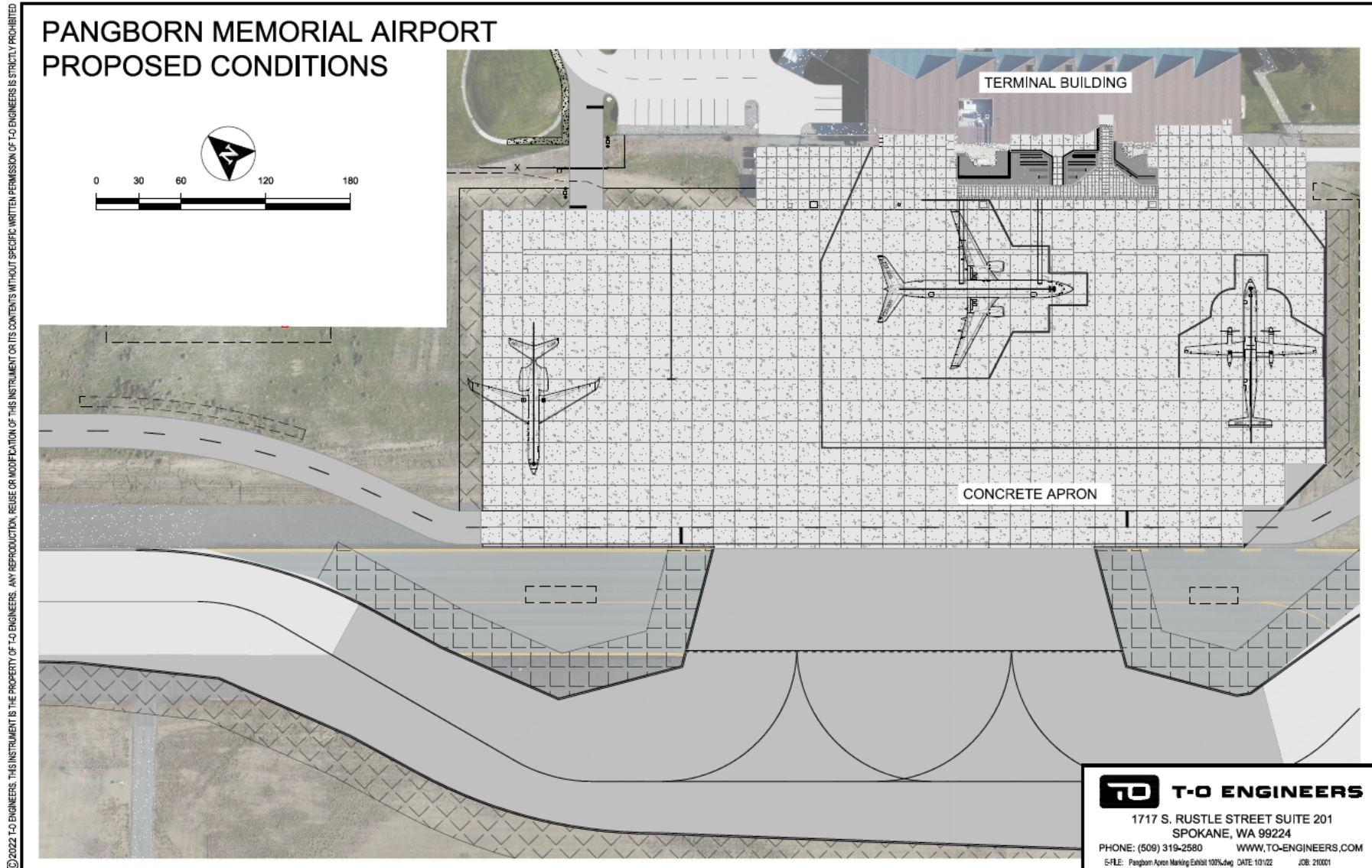
# Terminal Apron Reconstruction

**\$10.9 Million**

**Local Contractor:  
Hurst Construction**



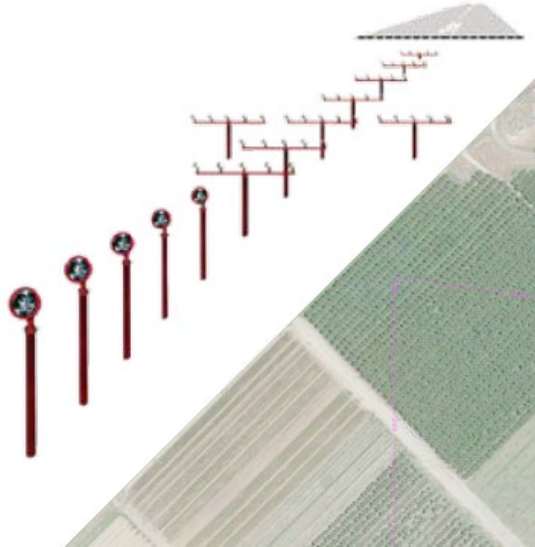
# Terminal Apron Reconstruction



# Terminal Apron Reconstruction

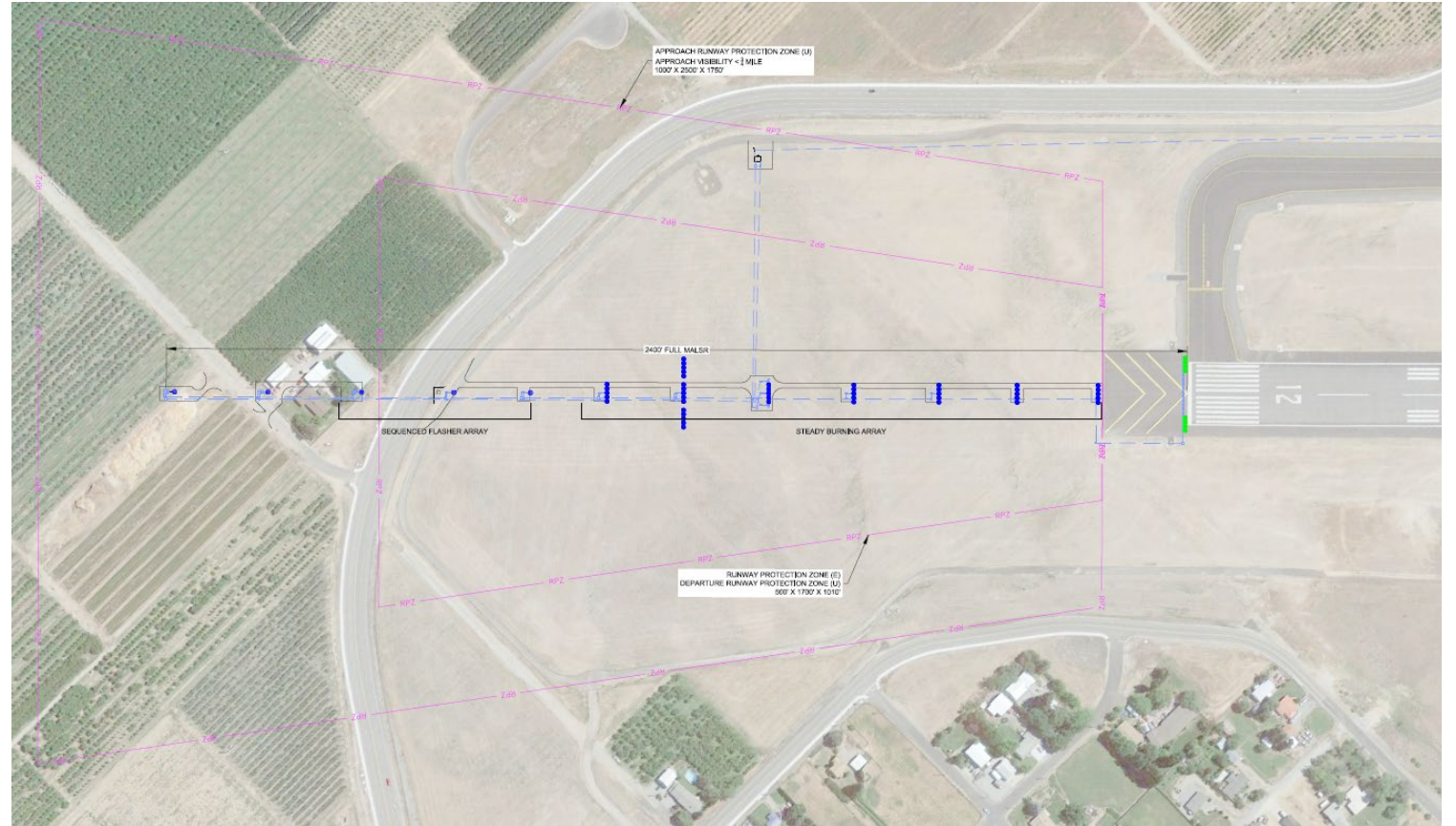
<https://vimeo.com/754059177>

# MALSR System



**Medium Intensity Approach  
Lighting System with Runway  
Alignment Indicator Lights**

**\$5.8 Million**



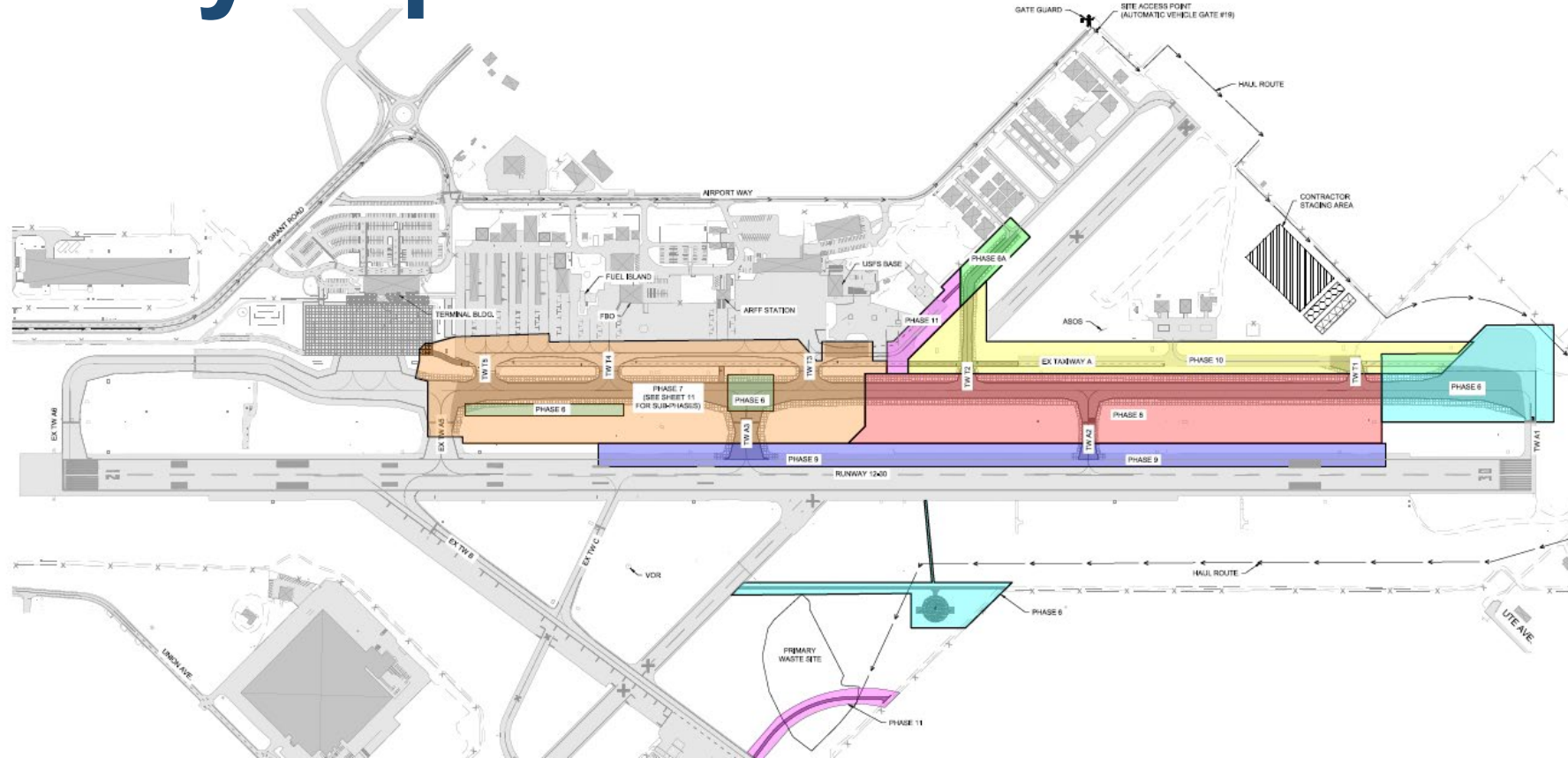
**Improve Commercial Air Service Reliability by 60%**



# Examples of MALSR Lights



# Taxiway Alpha Reconstruction



**\$20.5 Million**

**Local Contractor – Selland Construction**



# Successful Recruitment of Army National Guard to Wenatchee

# **WA State Army National Guard**

- **Relocation from Fairchild Air Force Base**
- **50 Full-Time Jobs for Greater Wenatchee Area**
- **100 Army National Guard Reserves**
  - **Training One Weekend Per Month at Pangborn Airport**

# WA State Army National Guard

- **Current Fleet**
  - 6 (UH-72 Lakota) Helicopters
  - 3 (UH-60 Blackhawk) Helicopters



# WA State Army National Guard

## Why Wenatchee?

- **Quicker Response Times to Fires in NCW**
- **Significant Cost Savings to DNR**
- **Proximity to:**
  - **Yakima Firing Range**
  - **JBLM Base**
- **Less Blade Hours**

# WA State Army National Guard

## Mid Term Goal:

- **Lease the Executive Flight Building**
  - **Starting Spring 2024**
- **10-Year Lease Agreement**
- **Purchase Land from CDRPA**
  - **28.1 Acre Parcel**
  - **Future Construction of a 60,000 Sq. Ft. Hangar**

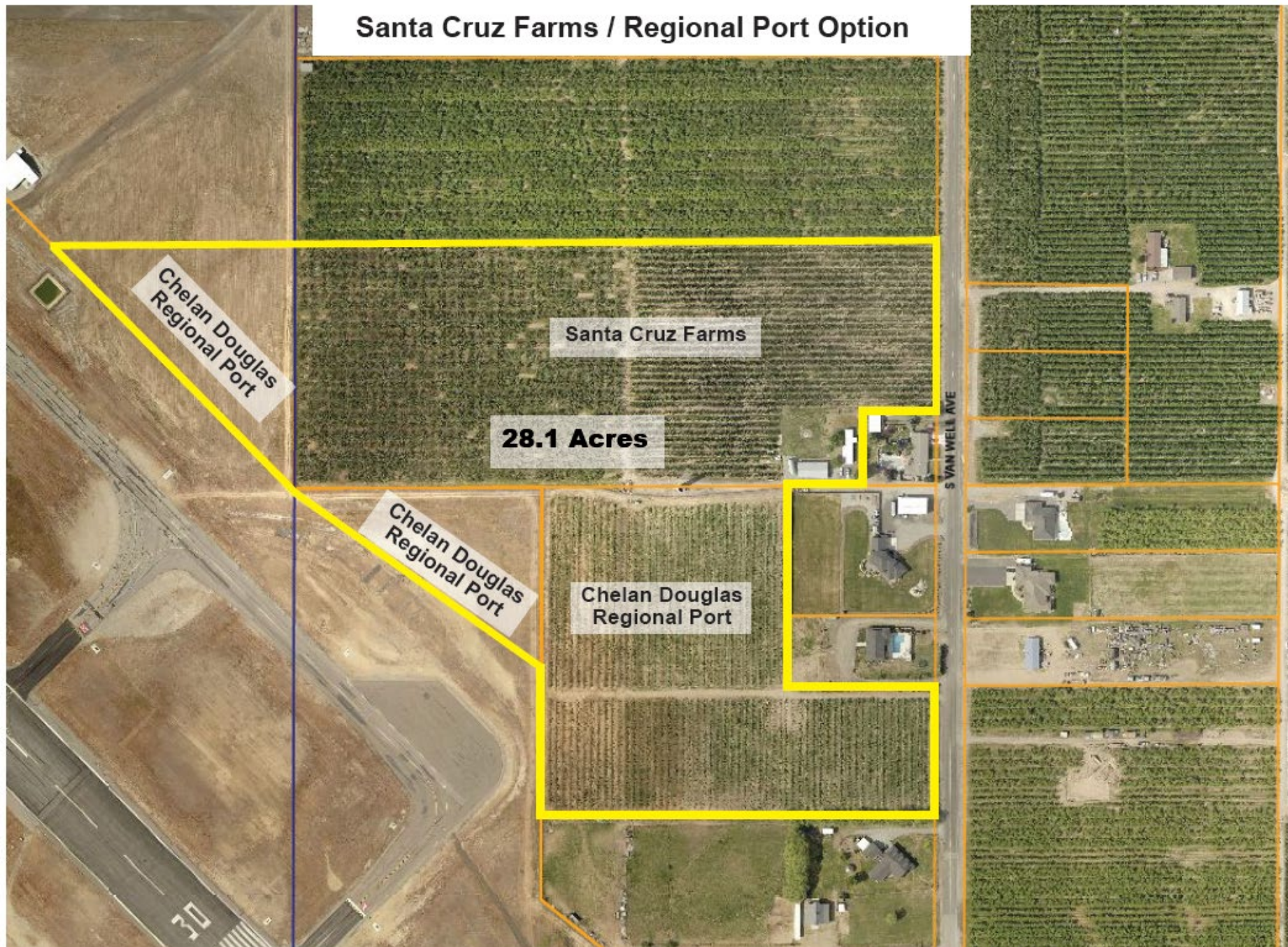
CHELAN DOUGLAS  
*Regional*  
*Port* AUTHORITY



# Wyoming Example



# Santa Cruz Farms / Regional Port Option







# Pangborn Memorial Airport General Aviation Terminal

# EXISTING CONDITIONS



**\$5.0 Million**  
**ALSC Architectural Firm Selected**



# AIRSIDE ENTRY



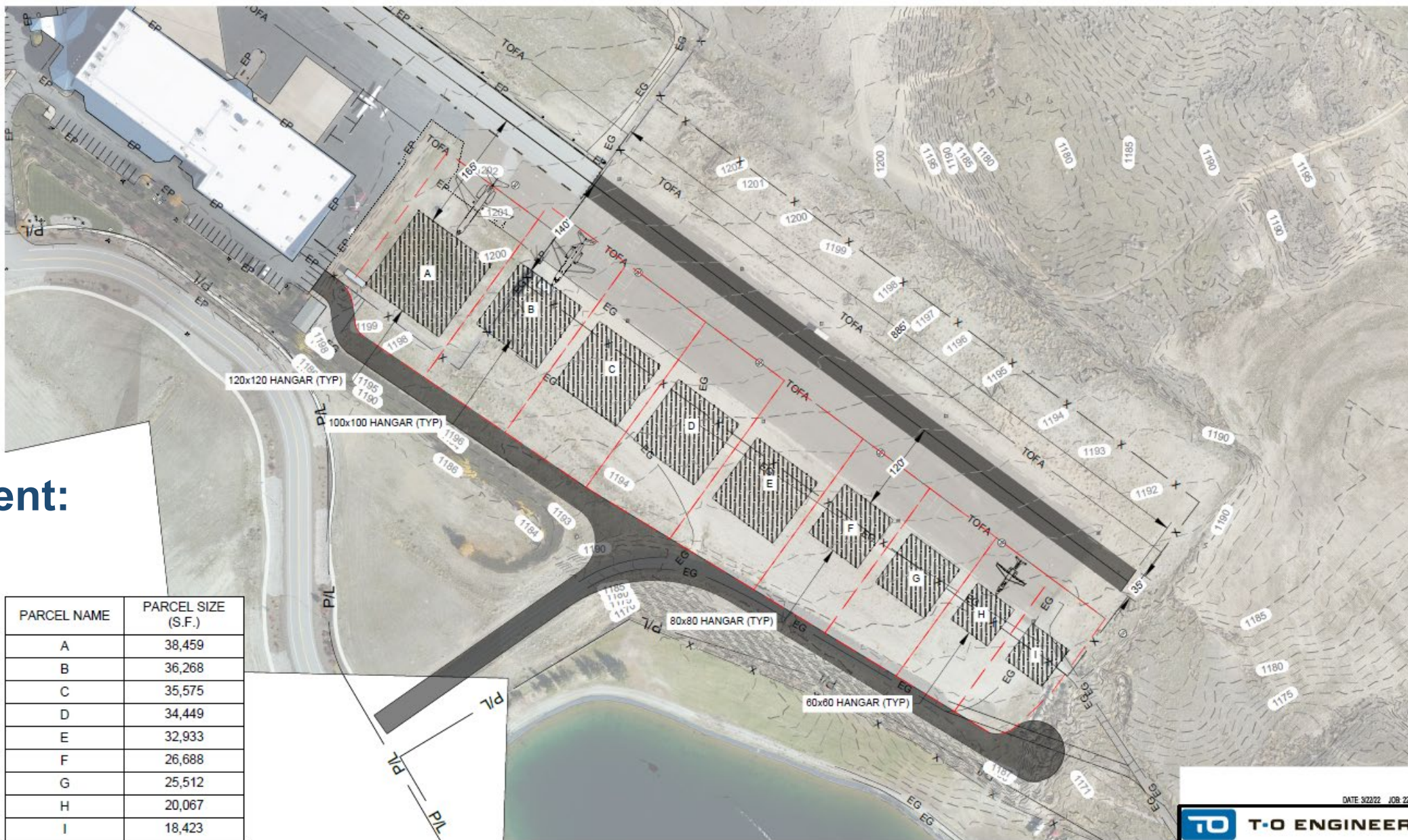




TERMINAL

# Pangborn Memorial Airport New Corporate Hangar Development

# Hangar Development: Phase 1



PARCEL NAME	PARCEL SIZE (S.F.)
A	38,459
B	36,268
C	35,575
D	34,449
E	32,933
F	26,688
G	25,512
H	20,067
I	18,423

PANGBORN PHASE 1 HANGAR DEVELOPMENT EXHIBIT



DATE 9/22/22 JOB 22006

**T-O ENGINEERS**

1717 S. RUSTLE STREET, SUITE 201  
SPOKANE, WA 99224

509-319-2580 | WWW.T-O-ENGINEERS.COM



# Hangar Development: Phase 2



PANGBORN PHASE 2 HANGAR DEVELOPMENT EXHIBIT

DATE: 3/22/22 JOB: 220065

**T-O ENGINEERS**  
 1717 S. RUSTLE STREET, SUITE 201  
 SPOKANE, WA 99224  
 509-319-2580 | WWW.TO-ENGINEERS.COM

# Future FAA Funded Capital Projects:

**Reconstruction of  
Runway 12/30**

**\$35 Million**

**Fiscal Year 2025**



# Trades District Pangborn Airport Business Park



# Trades District – Flex Space Concept



# Trades District

## Estimated Costs

**\$11,600,000**

## Financial Commitments

**EDA Grant**

**\$ 4,990,967**

**Regional Port**

**\$ 2,500,000**

**State Capital**

**\$ 3,000,000**

**\$10,490,967**

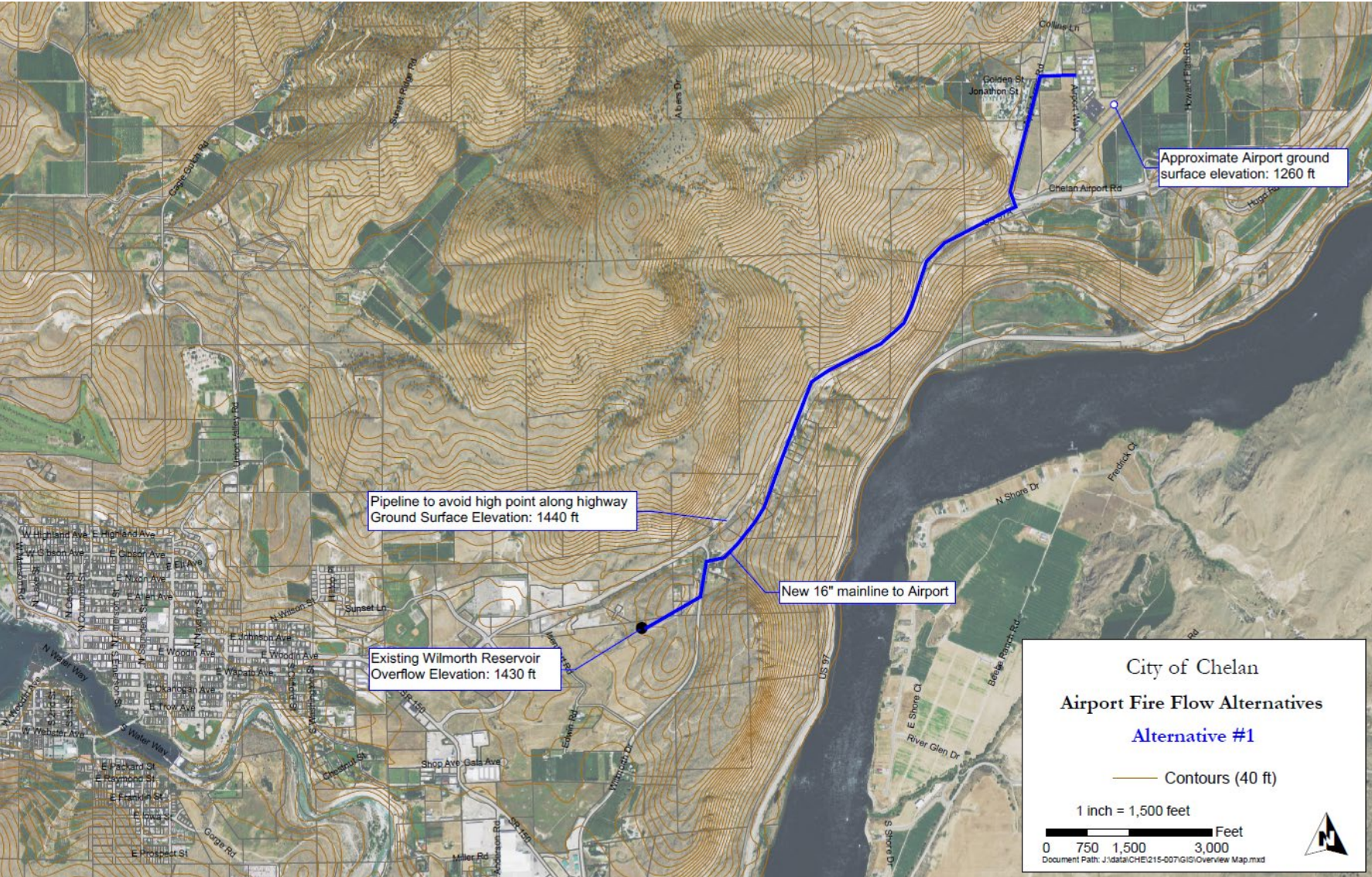
**Remaining Funding Needed**

**(\$ 1,109,033)**

## Preliminary Time Frame

- **Final Design Phase – Completed May/June 2023**
- **Bid Project – July 2023**
- **Construction Commences – Summer 2023**
- **Completion – Spring 2024**

# Chelan Water Line Project

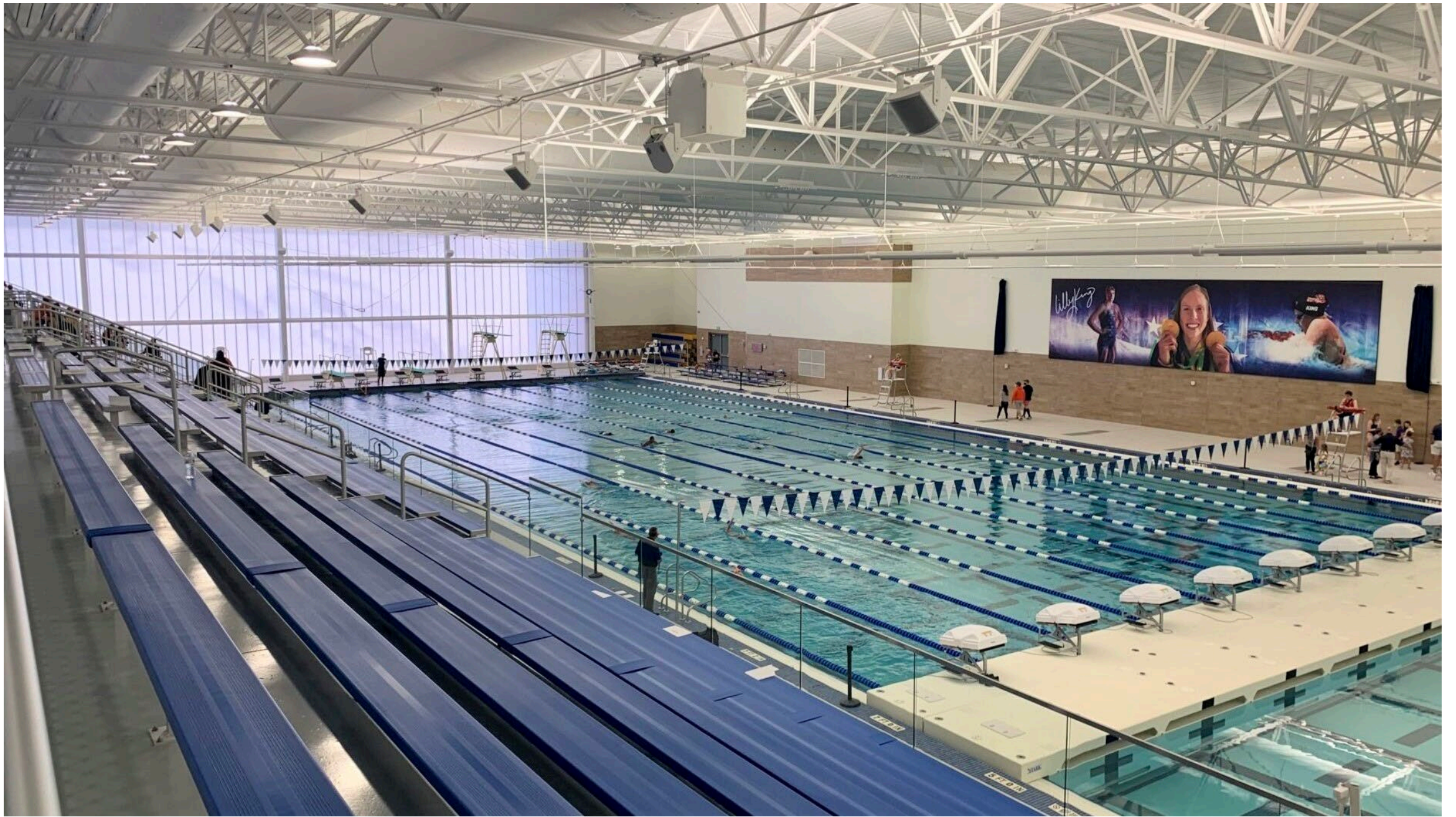


- Thank You Representative Mike Steele for securing the funding

# Regional Aquatic Center









# Washington State Department of Revenue

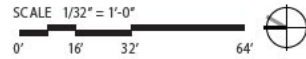
## Estimate – two tenths of 1% (0.2%)

1

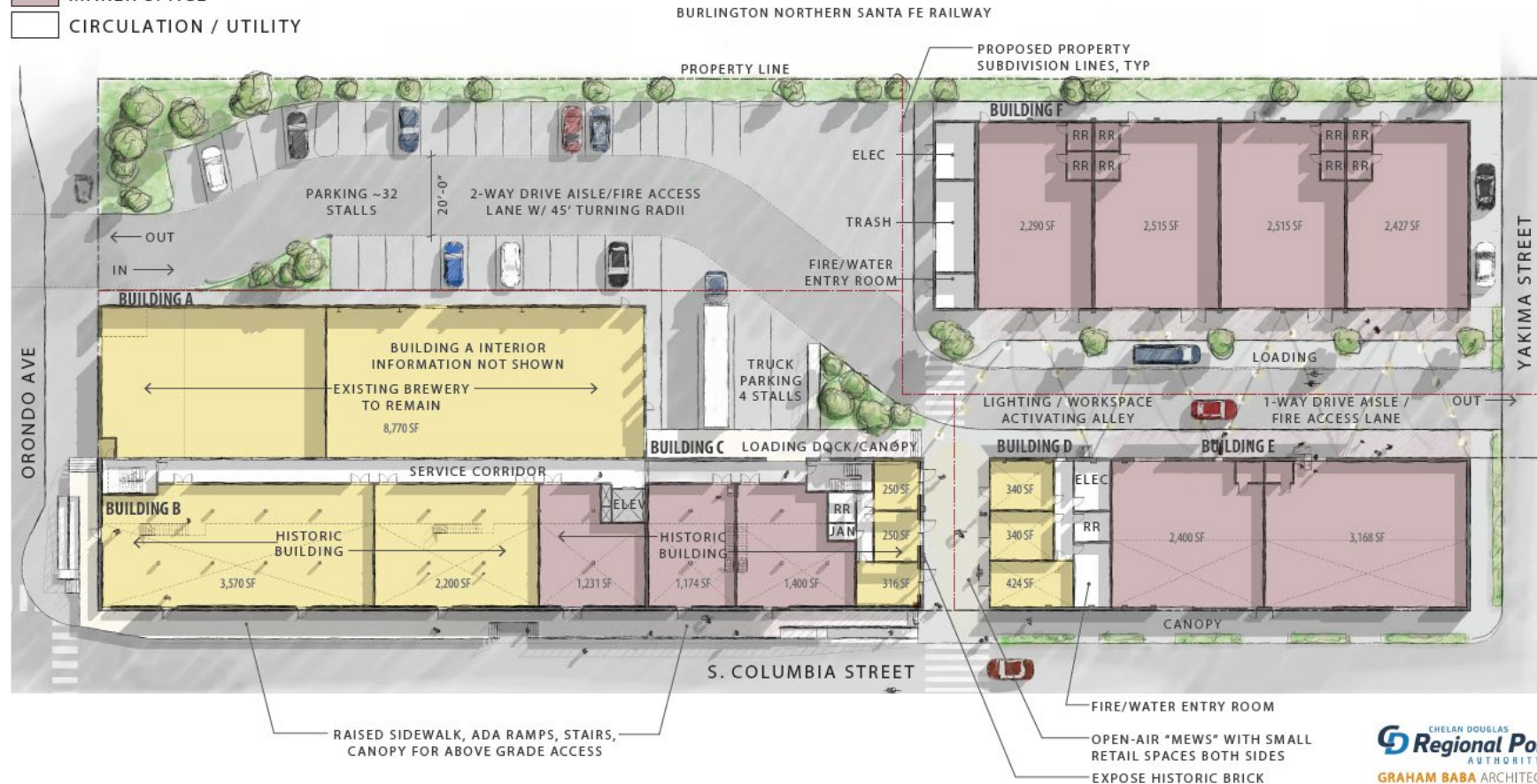
Location	FY 2025	FY 2026	FY 2027	FY 2028	FY 2028
<b>Unincorporated Chelan County</b>	1,756,500	1,812,200	1,874,200	1,941,200	2,000,200
<b>Cashmere</b>	175,200	180,800	187,000	193,600	199,500
<b>Chelan</b>	675,900	697,300	721,200	747,000	769,600
<b>Entiat</b>	57,100	58,900	60,900	63,100	65,000
<b>Leavenworth</b>	699,500	721,700	746,400	773,100	796,600
<b>Wenatchee</b>	3,533,100	3,644,700	3,769,700	3,904,500	4,023,100
<b>Unincorporated Douglas County</b>	2,199,100	2,268,800	2,346,500	2,430,400	2,504,100
<b>Bridgeport</b>	28,800	29,700	30,800	31,900	32,800
<b>East Wenatchee</b>	1,431,100	1,476,400	1,526,900	1,581,500	1,629,500
<b>Mansfield</b>	14,600	15,100	15,600	16,200	16,600
<b>Rock Island</b>	37,300	38,500	39,800	41,200	42,500
<b>Waterville</b>	33,800	34,900	36,000	37,300	38,500
<b>Totals</b>	<b>\$10,642,000</b>	<b>\$10,979,000</b>	<b>\$11,355,000</b>	<b>\$11,761,000</b>	<b>\$12,118,000</b>

# Lineage Redevelopment

## LEVEL 1 & SITE PLAN



- RETAIL SPACE
- MAKER SPACE
- CIRCULATION / UTILITY



# Lineage Redevelopment



# Working Together to Enhance the Economic Vitality of North Central Washington

Links to Today's Presentations Will be Available at:  
<https://www.cdrpa.org/latest-news>



# Today's Keynote: Jack Penning

**VOLAIRE**  
AVIATION CONSULTING

