



**Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
November 22nd, 2022
9:00 am**

Present:

Directors:

*Donn Etherington, Director
Jim Huffman, Director
JC Baldwin, Director*

*W. Alan Loeb sack, Director
Mark Spurgeon, Director
Richard DeRock, Director*

Staff:

*Jim Kuntz, Chief Executive Officer
Monica Lough, Director of Finance & Admin.
Ron Cridlebaugh, Director of Econ. Dev.
Trent Moyers, Director of Airports
Craig Larsen, Bus. Dev. Mngr.
Ron Russ, Property & Maintenance Mngr. (Zoom)
Stacie de Mestre, Capital Projects Mngr.
Tricia Degnan, CTC Manager (Zoom)*

*Sarah Deenik, Comm. Specialist (Zoom)
Julie Avis, Acct. Specialist (Zoom)
Lorena Amador, Acct. Specialist (Zoom)
Brooke Lammert, Executive Assistant
Laura Camarillo-Reyes, Admin Asst. (Zoom)
Colby Goodrich, FBO Manager (Zoom)*

Guests:

*John Alt (Zoom)
Chris Mansfield, T-O Engineers (Zoom)
Jason Taylor, KPQ Radio (Zoom)
Susan Purvis (Zoom)
Linda Haglund, Wenatchee Downtown Assoc.*

*Laura Jaecks, Premier One Properties
Kalie Worthen, Wenatchee World (Zoom)
Emily Thornton, Wenatchee World (Zoom)
Jerri Barkley, Visit Chelan County (Zoom)
Mike Walker (Zoom)*

The Chelan Douglas Regional Port Authority (CDRPA) Meeting was called to order at 9:00 am.

Introductions were made.

Conflict of Interest: None

Presentation: Linda Haglund presented on the Wenatchee Downtown Association. She spoke on the well-attended Revitalize Washington event that drew over 300 participants, discussed upcoming events and was recognized for her upcoming retirement and thanked for her service and dedication to Wenatchee.

PUBLIC COMMENTS: An opportunity for public comment was provided; however, no public comments were received.

Authorization to Acquire a Compact Excavator

Russ updated the Board on the CDRPA’s need to rent a compact excavator multiple times a year, for use on multiple sites, and reviewed the cost and benefits of purchasing one for permanent Port use. Russ noted that bid prices all came back similar, and that John Deere was chosen due to the availability of the equipment. DeRock requested it be noted that, while we are not required to follow the bid process used for this piece of equipment, the Port did correctly follow the process required by State procurement guidelines.

Motion No. *10-23-22 CDRPA*
Moved by: *Mark Spurgeon*
Seconded by: *Richard DeRock*
To authorize the CEO to acquire a Compact Excavator in an amount not to exceed \$63,781.32.

Motion passed 6-0

Authorization to Amend Overall Terminal Apron Project Budget

The Board was presented with an update on the Terminal Apron Project and a request was made to amend the overall project, including T-O Engineers’ Amendment 1 to Task Order 21-01. Kuntz noted that this project has been completed and that it was largely funded through the FAA. de Mestre reviewed the original budget and noted that the budget increase was due to updating the scope of work from using concrete instead of asphalt. The updated budget was reviewed by the FAA and an outside engineer, and both agreed that the price change is reasonable for the work complete. Moyers stated that this was a very complex project and highlighted the importance of executing it successfully.

Motion No. *10-24-22 CDRPA*
Moved by: *W. Alan Loeb sack*
Seconded by: *Mark Spurgeon*
To authorize the CEO to amend the Terminal Apron Project Budget from \$10,954,085.68 to \$11,656,628.00 and further authorizing the CEO to enter into a T-O Engineers’ Amendment #1 in the amount not to exceed \$398,201.01.

Motion passed 6-0

Authorization to Amend Overall MALSR Project Budget

de Mestre presented the Board with an update on the MALSR Project process and budget. The original budget amount, agreed upon in June 2022, was reviewed at \$4,039,435. Due to additional grading and seeding work needed, and approved by the Board, most of the contingency funds for the project were used. Additionally, extended contract time/work hours along with design changes have caused T-O Engineers to request Amendment 1 to Task Order 22-11. de Mestre asked for approval to update the project budget to \$4,186,819 (a net increase of \$147,384.05). Commissioner Spurgeon amended the Motion to add an overall \$50,000 in contingency funding for the project.

Motion No. *10-25-22 CDRPA*
Moved by: *Mark Spurgeon*
Seconded by: *W. Alan Loeb sack*
To authorize the CEO to amend the MALSR Project Budget from \$4,039,435 to \$4,186,820 and further authorizing the CEO to enter into a T-O Engineers’ Amendment 1 in the amount not to exceed \$149,000 and to add \$50,000 in contingency funding.

Motion passed 6-0

Public Comment: Sarah Deenik, Communications Coordinator, read a question provided via Zoom messaging: Susan Purvis asked, “Can you let me know the status of the Mansfield Airport?” Moyers noted the airplane VIR tower count as very low. Kuntz reported he sent a letter to the Mansfield Mayor regarding the future of the airport. He has not received a reply.

The Value of Data Centers – Kuntz shared with the Board that a kick-off meeting was held with leaders from Grant, Douglas and Chelan counties to discuss the creation of a website to showcase the value of data centers. He noted that the meeting was positive and there was a consensus to fund the site locally and not accept funding from Microsoft or any other major Data Center developers.

GA Terminal Building – Kuntz shared that staff has continued to revise the project plans to ensure that it is a FAA eligible project. The application for the BIL has been submitted to the FAA. Work continues with ALSC Architects and T-O Engineers to ensure FAA eligibility, however the project will not move forward until we receive an update on the grant.

MISCELLANEOUS STAFF REPORTS:

Kuntz provided information and updates including:

- Salcido Enterprises has expressed an interest in acquiring property at the Olds Station Business Park for a new office/warehouse.

Lough provided information and updates including:

- Provided information on FBO activity and noted that we are operating at a net-profit.
- Updated the Board on the Port credit cards. Lough asked that everyone keeps a close eye on their transactions.
- Shared on behalf of Ron Russ that we received a letter with a grievance over the period the Port was unable to open the Executive Flight Display Hangar. We are formalizing a response and it was noted that the aircraft in question was not present at Executive Flight during the 3 days the door was unable to be opened.

Moyers provided information and updates including:

- Moyers updated the Board on the status of the jet fuel truck and shared that Colby Goodrich will be traveling to inspect it in Ohio before delivery.
- Reminded the Board that there will be a screening at the Liberty Theater of *Devotion* and twenty-four Veterans will be in attendance.

de Mestre provided information and updates including:

- Gave an update on the 5th Street project. Reported the Chelan County PUD Commission elected not to select GTS as the project developer at this time.

Degnan provided information and updates including:

- Degnan shared that the entrance work at the CTC is almost complete and noted the updated lighting.

REVIEW CALENDAR OF EVENTS: Several dates and events were reviewed.

ITEMS FROM BOARD OF DIRECTORS: Board of Directors provided various updates.

PUBLIC COMMENTS: An opportunity for public comment was provided. No public comments were received.

EXECUTIVE SESSION: NONE

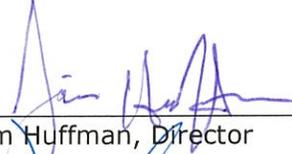
Meeting adjourned at 12:03pm.

Signed and dated this 13th day of December 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



JC Baldwin, Director



Jim Huffman, Director



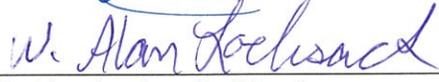
Donn Etherington, Director



Mark Spurgeon, Director



Richard DeRock, Director



W. Alan Loebisack, Director

CDRPA RESOLUTION NO. 2022-12

RESOLUTION OF THE CHELAN DOUGLAS REGIONAL PORT AUTHORITY
APPROVING THE 2022 SUPPLEMENTAL BUDGET #2

Whereas, the proposed 2022 Supplemental Budget #2 has been presented to and reviewed by the Chelan Douglas Regional Port Authority Board of Directors; and

Whereas, the proposed 2022 Supplemental Budget #2 was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law.

Be It Resolved by the Board of Directors of the Chelan Douglas Regional Port Authority that the proposed 2022 Supplemental Budget #2 in the form submitted to the Directors on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Board of Directors at a regular meeting thereof held this 22nd day of November, 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



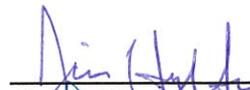
JC Baldwin, Director



Donn Etherington, Director



Richard DeRock, Director



Jim Huffman, Director



W. Alan Loeb sack, Director



Mark Spurgeon, Director

**Chelan Douglas Regional Port Authority
2022 Supplemental Budget #2**

	Approved Supplemental #1 Supplemental #2	
OPERATING REVENUES		
BUSINESS PARKS		
<u>CASHMERE MILL DISTRICT</u>		
Building A - Blue Spirits	\$ 163,588	\$ 163,588
Building B - Hurst International & Blue Spirits	133,017	135,358
Utility & Operating Reimbursements	56,650	59,495
Louws Property Sale	85,500	89,135
Misc. Income	2,178	2,278
TOTAL CASHMERE MILL DISTRICT	\$ 440,933	\$ 449,854
<u>CONFLUENCE TECHNOLOGY CENTER</u>		
Office Space Leases	\$ 468,000	\$ 468,000
CTC South Office Space Leases	14,108	14,108
Video Conference/Meeting Room Rentals	120,000	150,000
Utility & Operating Reimbursements	32,450	32,450
Misc. Income	1,500	500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 636,058	\$ 665,058
<u>COLUMBIA STREET PROPERTIES</u>		
Buildings A/B - Badger Mtn Brewing	\$ 45,360	\$ 45,360
Buildings G/I - Streamline	131,736	131,736
Building E - Streamline	-	11,366
Building F - Streamline	3,000	19,167
Misc. Rents	4,250	1,250
Utility & Operating Reimbursements	23,500	24,205
TOTAL COLUMBIA STREET PROPERTIES	\$ 207,846	\$ 233,084
<u>MALAGA INDUSTRIAL SITE</u>		
Lojo Property Sale	\$ 6,568,848	\$ 6,559,740
Curtis/Torres Property Sale	2,601,403	2,674,324
Farm/Land Rents	98,745	101,150
TOTAL MALAGA INDUSTRIAL SITE	\$ 9,268,996	\$ 9,335,214
<u>OLDS STATION BUSINESS PARK</u>		
IB 2 - Synergy Food Solutions	\$ 49,290	\$ 49,290
IB 3 - Confluence Health	69,957	71,696
IB 4 - Pregis Corporation	210,630	210,630
IB 5 - Chelan County PUD	296,400	310,797
IB 6 - ABC Early Learning	14,094	14,094
IB 7 & 8 - Pacific Aerospace & Electronics	732,919	732,919
IB 9 - Sinclair Systems & Frito Lay	247,950	288,450
Utility & Operating Reimbursements	116,350	169,825
Misc. Income	2,500	500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,740,090	\$ 1,848,201

**Approved
Supplemental #1 Supplemental #2**

PANGBORN AIRPORT

Landing Fees	\$ 40,000	\$ 53,950
Parking Income	300,000	282,500
Aircraft Parking	4,500	10,250
Rental Income - Aviation Land	99,716	100,868
Rental Income - NonAviation Land	67,805	66,199
Rental Income - Terminal/Aviation Building	61,675	63,062
Rental Income - NonAviation Buildings	96,090	96,097
Rental Income - Hangars	165,200	165,379
Car Rental Concession Fees	59,500	87,750
Fuel Flowage Fees	20,000	20,940
FBO Fuel Income	1,400,000	2,110,000
FBO Income (After hours)	25,000	27,750
FBO Misc. Income	10,000	12,225
Misc. Fees and Permits	15,000	28,000
TOTAL PANGBORN AIRPORT	\$ 2,364,486	\$ 3,124,970

PANGBORN BUSINESS PARK

<u>Land Leases</u>		
Lot 4 - Coca-Cola	\$ 85,778	\$ 85,778
Lot 17 - Salcido	32,490	32,490
<u>Building Leases</u>		
3306 - Multi-Tenant	115,790	115,790
3310 - Accor Building	355,167	355,167
CWICC	199,343	199,343
Utility & Operating Reimbursements	10,350	10,150
Misc. Income	2,500	500
TOTAL PANGBORN BUSINESS PARK	\$ 801,418	\$ 799,218

REGIONAL PORT OFFICE/AVIATION CENTER

Rental Income - Offices	\$ 25,180	\$ 25,453
Rental Income - Aviation/Hangar Uses	175,000	182,887
Misc. Income	2,500	500
TOTAL RPA OFFICE/AVIATION CENTER	\$ 202,680	\$ 208,840

LAKE CHELAN AIRPORT

Rental Income - Kelly Property	\$ 4,095	\$ 4,095
TOTAL LAKE CHELAN AIRPORT	\$ 4,095	\$ 4,095

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>MANSFIELD AIRPORT</u>		
Lease Income	\$ -	\$ -
TOTAL MANSFIELD AIRPORT	\$ -	\$ -
<u>WATERVILLE AIRPORT</u>		
Lease Income	\$ 3,370	\$ 3,428
TOTAL WATERVILLE AIRPORT	\$ 3,370	\$ 3,428
<u>ORONDO RIVER PARK</u>		
Chelan County PUD	\$ 30,750	\$ 30,750
Misc. Income	-	200
TOTAL ORONDO RIVER PARK	\$ 30,750	\$ 30,950
<u>PYBUS INCUBATOR</u>		
Office Space Lease	\$ 17,430	\$ 25,893
Misc. Income	-	-
TOTAL PYBUS INCUBATOR	\$ 17,430	\$ 25,893
TOTAL BUSINESS PARK REVENUE	\$ 15,718,152	\$ 16,728,805
<u>TAX RECEIPTS</u>		
Current Levy	\$ 4,375,292	
1.0% of Prior Year Tax	-	
New Construction	84,242	
Tax Refunded (receipts)	11,043	
TOTAL TAX RECEIPTS	\$ 4,470,577	\$ 4,470,577

**Approved
Supplemental #1 Supplemental #2**

NON-OPERATING REVENUES

Cashmere Mill District

Chelan County CPIF Grant - Cashmere Wood Debris	\$ 200,000	\$ 200,000
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Confluence Technology Center

Sale of Surplus Equipment	950,000	-
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Columbia Street Properties

Chelan County PUD Lighting Rebate - G & I	41,950	41,950
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Malaga Industrial Sites

Dept of Com - Malaga Waterline Ext (\$1,498,650)	300,000	-
Client Contr - Malaga Waterline Ext (\$8,501,350)	1,700,000	235,000
Client Contribution - GBI Property	1,470,610	-
Client Contribution - Wastewater System	500,000	90,000
Client Contribution - Hayes Property Acquisition	698,650	-
Malaga Property Due Diligence - Client Reimbursement	175,085	175,085
Malaga Utility Study - Client Reimbursement	100,000	100,000
Malaga Curtis/Torres Property Clearing - Client Reimb.	-	165,000
Client Contribution - Property Acqu. (Misc.)	2,000,000	-

Pangborn Airport

FAA AIP Grant Proceeds - Env Assessment	56,011	53,763
WSDOT Aviation - Environmental Assessment	-	2,046
FAA AIP Grant Proceeds - Terminal Capacity	-	24,289
FAA Grant Proceeds (Apron Rehab)	9,391,247	8,515,215
FAA Grant Proceeds (Phase I - Taxiway A Relocation)	1,410,000	1,298,787
WSDOT - Taxiway A Relocation	-	8,694
FAA AIP CARES Act Grant (\$18,120,860)	771,411	762,390
PFC Capital Funds	515,126	549,872
TSA Operating Grant	14,600	12,250

Pangborn Business Park

Douglas County Payment - PWTF	80,000	80,000
Trades District EDA Grant (\$4,990,967)	-	-
Trades District State Capital Grant (\$2,950,000)	-	115,000
Trades District Financing	200,000	-

	Approved	
	Supplemental #1	Supplemental #2
<u>Waterville Airport</u>		
WSDOT Aviation - Lighting Design	51,210	30,890
WSDOT Aviation - Lighting Construction	387,000	14,648
<u>Economic Development</u>		
ADO Contracts - Dept. of Commerce	150,000	150,000
Chelan County .09 Grant - Partnership Projects	20,000	20,000
<u>Other</u>		
EPA Brownsfield Grant (\$600,000)	225,000	200,000
PUD 5th Street - Marketing/Legal Reimbursement	75,000	2,550
Other Tax Income (LHT & Timber Dist.)	8,625	9,365
Interest Income	95,060	91,750
Other Income	25,000	5,000
Sale of Fixed Assets	-	-
TOTAL NON-OPERATING REVENUES	\$ 21,611,585	\$ 12,953,544
TOTAL REVENUES	\$ 41,800,314	\$ 34,152,926

Approved
Supplemental #1 Supplemental #2

BUSINESS PARK EXPENSES

CASHMERE MILL DISTRICT

Debt Service - Buildings A & B (2035)	\$ 219,134	\$ 219,134
CERB Loan (2031)	75,781	75,781
Property Insurance	19,350	20,624
Building Maintenance	4,000	7,500
Property Maintenance	25,000	20,000
Utilities	32,500	32,500
Misc. Expenses	2,500	7,900
TOTAL CASHMERE MILL DISTRICT	\$ 378,265	\$ 383,439

CONFLUENCE TECHNOLOGY CENTER

Salaries	\$ 95,000	\$ 98,615
Employee Benefits	27,085	27,335
Payroll Taxes	8,300	8,750
Contract Labor	15,000	12,000
Building Operational Expenses	436,000	436,000
CTC South Building Operational Expenses	23,500	17,500
Video Conference Center/Meeting Room Expenses	123,000	131,000
Debt Service (2023)	48,529	48,529
Misc. Expenses	5,000	500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 781,414	\$ 780,229

MALAGA INDUSTRIAL SITE

Lojo Property Maintenance	\$ 5,000	\$ 50
Curtis Property Maintenance	5,000	-
Torres Property Maintenance	5,000	-
Property Insurance	5,000	5,000
Utilities	2,500	1,500
Misc. Expenses	20,000	500
TOTAL MALAGA INDUSTRIAL SITE	\$ 42,500	\$ 7,050

OLDS STATION BUSINESS PARK

Building Maintenance & Repairs	\$ 10,000	\$ 15,000
Property & Grounds	40,000	40,000
Small Equipment	2,500	2,500
Utilities	54,000	54,000
Fire Protection in lieu of taxes	9,590	9,590
Property Insurance	62,075	64,637
Misc. Expenses	10,000	7,500
TOTAL OLDS STATION BUSINESS PARK	\$ 188,165	\$ 193,227

**Approved
Supplemental #1 Supplemental #2**

COLUMBIA STREET PROPERTIES

Building Operational Expenses	\$ 46,675	\$ 59,750
Fire Protection in lieu of taxes	-	9,150
Property Insurance	53,315	56,825
Misc. Expenses	12,500	1,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 112,490	\$ 127,225

PESHASTIN PROPERTY

Property Maintenance (thru 02/2022)	\$ 250	\$ 200
TOTAL PESHASTIN PROPERTY	\$ 250	\$ 200

PANGBORN AIRPORT

Salaries	\$ 807,500	\$ 807,500
Salaries - Overtime	63,565	63,565
Employee Benefits	267,475	262,500
Payroll Taxes	95,905	95,905
Engineering/Professional Fees	105,000	90,000
Non-Aviation Maintenance	15,000	10,000
Aviation Maintenance	18,000	18,000
Terminal Maintenance	50,000	50,000
Airfield Maintenance	65,000	50,000
Vehicle & Equipment Maintenance	35,000	35,000
Small Tools & Equipment	5,000	5,000
Utilities	149,350	149,350
Security Expenses	21,500	17,500
Property/Liability Insurance	123,650	123,650
FBO Expenses	65,000	70,000
Fuel (Resale)	1,120,000	1,688,000
Fuel (M&O)	45,000	65,000
Regulatory Compliance	42,500	42,500
Winter Operations	32,500	32,500
Memberships & Subscriptions	7,500	5,500
Marketing	25,000	7,500
Conferences, Training & Meetings	15,000	30,000
Information Technology	51,915	51,915
Parking Lot Expenses	36,000	36,000
Credit Card Fees	53,750	47,500
COVID-19 Compliance	5,000	5,000
Misc. Expenses	15,000	10,000
TOTAL PANGBORN AIRPORT	\$ 3,336,110	\$ 3,869,385

**Approved
Supplemental #1 Supplemental #2**

PANGBORN BUSINESS PARK

Maintenance	\$ 98,500	\$ 89,500
Utilities	27,500	27,500
Storm Water	3,668	3,668
Property Insurance	38,375	40,901
Debt Service (2023)	82,673	82,673
Misc. Expenses	2,000	500
TOTAL PANGBORN BUSINESS PARK	\$ 252,716	\$ 244,742

REGIONAL PORT OFFICE/AVIATION CENTER

Maintenance	\$ 40,500	\$ 34,500
Utilities	45,000	52,500
Insurance	30,750	34,585
Landscape Maintenance	12,000	12,000
Misc. Expenses	5,000	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 133,250	\$ 138,585

LAKE CHELAN AIRPORT

Maintenance & Operations Subsidy (City of Chelan)	\$ 46,192	\$ 46,192
Capital Contribution (City of Chelan)	5,000	-
Aircraft Counter/Operations Report	4,800	4,800
Environmental Assessment	11,735	-
Maintenance (Kelly Property)	8,500	8,500
Insurance	705	812
Utilities	305	500
Misc. Expenses (Kelly Property)	1,500	500
TOTAL LAKE CHELAN AIRPORT	\$ 78,737	\$ 61,304

MANSFIELD AIRPORT

Property Maintenance	\$ 7,500	\$ 10,500
Supplies	2,750	-
Repairs	1,000	-
Utilities	600	600
Aircraft Counter/Operations Report	-	4,800
Property Insurance	4,500	4,500
Virtower Installation	10,000	4,800
Misc. Expenses	6,300	1,500
TOTAL MANSFIELD AIRPORT	\$ 32,650	\$ 26,700

**Approved
Supplemental #1 Supplemental #2**

WATERVILLE AIRPORT

Property Maintenance	\$ 7,000	\$ 2,500
Supplies	2,750	-
Repairs	500	-
Utilities	600	600
Aircraft Counter/Operations Report	-	4,800
Property Insurance	4,500	4,500
Misc. Expenses	6,300	1,500
TOTAL WATERVILLE AIRPORT	\$ 21,650	\$ 13,900

ORONDO RIVER PARK

Outside Services		
Consulting	\$ 6,000	\$ 3,000
Labor/Maintenance	50,000	40,000
Other	2,500	6,050
Supplies	2,500	1,000
Repairs	2,500	1,000
Utilities	2,750	2,750
Property Insurance	1,500	1,653
Misc. Expenses	1,000	1,500
TOTAL ORONDO RIVER PARK	\$ 68,750	\$ 56,953

PYBUS INCUBATOR

Misc. Expenses	\$ 4,000	\$ 2,500
TOTAL PYBUS INCUBATOR	\$ 4,000	\$ 2,500

CDRPA BUSINESS PARK MAINTENANCE

Salaries	\$ 134,750	\$ 138,475
Employee Benefits	17,250	17,250
Payroll Taxes	15,850	15,850
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 167,850	\$ 171,575

TOTAL BUSINESS PARK EXPENSES	\$ 5,598,797	\$ 6,077,014
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**Approved
Supplemental #1 Supplemental #2**

ADMINISTRATIVE & GENERAL EXPENSES

Salaries	\$ 1,101,500	\$ 1,085,000
Commissioners' Compensation, Benefits & Taxes	250,000	251,560
Employee Benefits	325,000	335,000
Payroll Taxes	95,500	95,500
Internship Opportunities	10,000	-
Professional Services		
Legal	220,000	150,000
Engineering/Architectural	117,500	25,000
WA State Audit Costs	55,000	35,500
Government Affairs Representative	-	12,000
Other Professional Services	40,000	15,000
Conferences, Training, and Meetings	10,000	15,000
Commission Conferences & Travel	15,000	27,500
Memberships and Subscriptions	50,000	50,000
Travel (Reimbursement)	15,000	15,000
Office Expense		
Supplies	32,500	25,000
Telephone	14,250	14,250
Computers/Hardware	9,805	12,000
Software/Backup/Internet	26,950	26,950
Managed Services/Maintenance	36,435	36,435
Insurance (Public Officials, General Liability, etc)	110,250	102,714
Auto Expense	7,500	9,000
Misc. Expenses	10,000	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 2,552,190	\$ 2,348,409

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>BUSINESS DEVELOPMENT & MARKETING EXPENSES</u>		
Marketing & Communications	\$ 75,000	\$ 55,000
Business Recruitment & Trade Shows	20,000	20,000
Real Estate Marketing	25,000	15,000
Douglas County GIS	10,500	11,150
Chelan-Douglas Trends	7,000	7,000
Chelan Douglas Transportation Council - Trans. Study	-	10,000
Small Business Development Center (WSU)	80,000	80,000
Promotional Hosting	7,000	5,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 224,500	\$ 203,150
<u>ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)</u>		
Our Valley, Our Future	\$ 30,000	\$ 28,312
WV Sports Foundation - Winter Special Olympics	7,000	7,000
Wenatchee Downtown Association	3,000	3,000
Wenatchee Valley YMCA	10,000	10,000
Lake Chelan Wine Valley Alliance	-	3,708
Leavenworth Museum	-	1,700
Community Nonprofit ED Projects	100,000	50,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 150,000	\$ 103,720
<u>COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)</u>		
City of Bridgeport	\$ 5,250	\$ 5,250
City of Cashmere #1	12,582	4,079
City of Cashmere #2	20,000	6,711
Eastmont Metropolitan Park District	8,125	8,125
Manson Park & Recreation District	25,000	22,600
Opportunity Placeholder	79,043	50,000
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 150,000	\$ 96,765
<u>OTHER EXPENDITURES</u>		
EPA Brownsfield Grant - Consultant Services	\$ 225,000	\$ 200,000
PUD 5th Street Campus - Marketing & Legal	75,000	2,550
TOTAL OTHER EXPENDITURES	\$ 300,000	\$ 202,550
TOTAL EXPENSES	\$ 8,975,487	\$ 9,031,608
LESS OPERATING REVENUES	\$ 41,800,314	\$ 34,152,926
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 32,824,827	\$ 25,121,318

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
CAPITAL PROJECTS		
<u>CASHMERE MILL DISTRICT</u>		
Brender Creek Management	\$ 110,000	\$ -
North Sunset Lot (1.49 Acres) Site Prep	370,000	387,000
Capital Projects - Other	10,000	10,000
TOTAL CASHMERE MILL DISTRICT	\$ 490,000	\$ 397,000
<u>Confluence Technology Center</u>		
Building Entrance Enhancement	\$ 25,000	\$ 25,000
Actapio Restoration	3,624,000	54,100
Building Management System Upgrade	39,963	39,963
VCC - Sound System	130,000	10,000
VCC - Ceiling Microphones	15,000	7,500
VCC - Quad Back Monitors	6,178	6,178
Capital Projects - Other	10,000	-
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 3,850,141	\$ 142,741
<u>MALAGA PROPERTIES</u>		
Malaga Waterline Extension - Phase I	\$ 2,000,000	\$ 235,000
Malaga Wastewater System	500,000	90,000
Property Acquisition - Curtis	1,529,683	1,614,683
Property Acquisition - Torres Agreement	-	97,200
Property Acquisition - GBI Holding	1,960,813	1,918,000
Property Acquisition - Hayes	698,650	686,495
Property Acquisition - Miscellaneous	2,000,000	-
Second Source Water Study - Chelan County PUD	300,000	-
Malaga Utility Study	100,000	100,000
Property Due Diligence	123,789	123,789
Capital Projects - Other	15,000	10,000
TOTAL MALAGA PROPERTIES	\$ 9,227,935	\$ 4,875,167
<u>OLDS STATION BUSINESS PARK</u>		
IB #9 Emergency Power Shut Off	\$ 65,000	\$ -
Capital Projects - Other	10,000	10,000
TOTAL OLDS STATION BUSINESS PARK	\$ 75,000	\$ 10,000

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>PANGBORN AIRPORT - CAPITAL</u>		
FAA Sponsored Projects		
Environmental Assessment	\$ 61,266	\$ 70,910
Apron Rehab & Expansion	10,294,000	11,123,350
RPZ Land Acqu/Reloc - Lytle	761,697	780,000
RPZ Land Acqu/Reloc - VanWell	873,900	873,900
Taxiway Alpha Reconstruction - Phase I	1,566,666	859,000
CDRPA Funded Projects		
Land Acquisition - Santa Cruz	1,212,800	1,228,960
Airport-Wide Wireless Network	19,500	22,000
Jet-A Reclaim Tank	75,000	73,120
Terminal Radio Repeater	150,000	-
Maintenance/Operations Equipment	140,500	155,000
Construction of MALS System	3,485,000	4,067,025
Jet-A Fuel Truck (5,000 gallon)	300,485	300,485
Commercial Air Service Support/Equipment	150,000	-
GA Building - Design Fees	474,258	493,084
Baggage Screening Retrofit	75,000	-
Fencing Damage Repair	25,000	26,000
Taxiway B/Hangar Site Development	225,000	242,000
GWID Irrigation Improvements	55,000	55,000
AGIS Terrain Survey	-	10,800
Alternative Landing Strip Analysis	40,000	28,580
Capital Projects Other	10,000	7,500
TOTAL PANGBORN AIRPORT - CAPITAL	\$ 19,995,072	\$ 20,416,714
<u>PANGBORN BUSINESS PARK - CAPITAL</u>		
Trades District	\$ 200,000	\$ 115,000
3306 Building Gutters/Siding Project	45,721	48,574
3310 Building HVAC Assessment	200,000	-
TOTAL PANGBORN BUSINESS PARK - CAPITAL	\$ 445,721	\$ 163,574
<u>REGIONAL PORT OFFICE/AVIATION CENTER</u>		
Modular Building Roof	\$ 15,000	\$ 8,846
Carpet Replacement	90,050	90,175
Surveillance Camera System	50,000	30,125
Roof Repair/Gutter Modification	50,000	-
Hangar Door Repairs	-	45,000
HVAC Replacement Phase II	482,900	472,525
Total RPA OFFICE/AVIATION CENTER	\$ 687,950	\$ 646,671
<u>LAKE CHELAN AIRPORT - CAPITAL</u>		
Capital Projects - Other	\$ 10,000	\$ -
TOTAL LAKE CHELAN AIRPORT - CAPITAL	\$ 10,000	\$ -

	Approved	
	Supplemental #1	Supplemental #2
<u>MANSFIELD AIRPORT - CAPITAL</u>		
Capital Projects Other	\$ 10,000	\$ -
TOTAL MANSFIELD AIRPORT - CAPITAL	\$ 10,000	\$ -
<u>WATERVILLE AIRPORT - CAPITAL</u>		
Runway Lighting - Design	\$ 56,916	\$ 34,322
Runway Lighting - Construction	430,000	16,275
Purchase Parcell's Hangar	-	190,210
Capital Projects Other	10,000	5,000
TOTAL WATERVILLE AIRPORT - CAPITAL	\$ 496,916	\$ 245,807
<u>ORONDO RIVER PARK - CAPITAL</u>		
Fuel Dock Removal	\$ 10,000	\$ -
Dock Deck Repair	25,000	-
Furnishing Replacements (Picnic tables, etc.)	15,000	12,856
Capital Projects Other	10,000	-
TOTAL ORONDO RIVER PARK - CAPITAL	\$ 60,000	\$ 12,856
<u>COLUMBIA STREET PROPERTIES - CAPITAL</u>		
Columbia Street Properties Adaptive Reuse	\$ 89,050	\$ 89,050
Buildings G & I - Lighting	42,000	11,756
Building H - Fire Sprinkler/Upgrades	250,000	-
Capital Projects Other	25,000	-
TOTAL COLUMBIA STR PROPERTIES - CAPITAL	\$ 406,050	\$ 100,806
<u>OTHER CAPITAL</u>		
Maintenance Pickup	\$ 37,378	\$ 37,378
Regional Port Office Relocation Planning	50,000	-
Opportunity Fund - Other	100,000	25,000
TOTAL OTHER CAPITAL	\$ 187,378	\$ 62,378
TOTAL CAPITAL PROJECTS	\$ 35,942,163	\$ 27,073,714
NET RESULTS AFTER CAPITAL PROJECTS	\$ (3,117,336)	\$ (1,952,396)

CDRPA RESOLUTION NO. 2022-13

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHELAN DOUGLAS
REGIONAL PORT AUTHORITY APPROVING THE 2023 FINAL BUDGET

Whereas, the proposed 2023 final budget has been presented to and reviewed by the Board of Directors; and

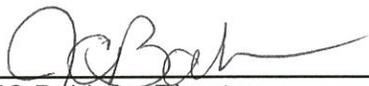
Whereas, the proposed 2023 final budget, including the current expense budget for the Chelan Douglas Regional Port Authority was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law.

Be It Resolved by the Board of Directors of the Chelan Douglas Regional Port Authority that the proposed 2023 final budget in the form submitted to the Board on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Board of Directors of the Chelan Douglas Regional Port Authority at a regular meeting thereof held this 22nd day of November, 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



JC Baldwin, Director



Jim Huffman, Director



Donn Etherington, Director



W. Alan Loeb sack, Director



Richard DeRock, Director



Mark Spurgeon, Director

**Chelan Douglas Regional Port Authority
2023 Final Budget**

	<u>2023 Preliminary</u>
OPERATING REVENUES	
BUSINESS PARKS	
<u>CASHMERE MILL DISTRICT</u>	
Building A - Blue Spirits	\$ 163,588
Building B - Hurst International & Blue Spirits	137,700
Utility & Operating Reimbursements	57,750
Misc. Income	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 361,538
<u>CONFLUENCE TECHNOLOGY CENTER</u>	
Office Space Leases	\$ 592,890
CTC South Office Space Leases	22,667
Video Conference/Meeting Room Rentals	200,000
Utility & Operating Reimbursements	35,796
Misc. Income	1,500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 852,853
<u>COLUMBIA STREET PROPERTIES</u>	
Buildings A/B - Badger Mtn Brewing	\$ 45,360
Buildings G/I - Streamline	143,712
Building F - Streamline	36,000
Misc. Rents	1,200
Utility & Operating Reimbursements	23,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 249,772
<u>MALAGA INDUSTRIAL SITE</u>	
Farm/Land Rents	\$ -
TOTAL MALAGA INDUSTRIAL SITE	\$ -

2023
Preliminary

OLDS STATION BUSINESS PARK

IB 2 - Synergy Food Solutions	\$ 54,871
IB 3 - Confluence Health	76,456
IB 4 - Pregis Corporation	216,949
IB 5 - Chelan County PUD	356,631
IB 6 - ABC Early Learning	13,307
IB 7 & 8 - Pacific Aerospace & Electronics	754,907
IB 9 - Sinclair Systems & Frito Lay	262,278
Utility & Operating Reimbursements	167,500
Misc. Income	2,500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,905,399

PANGBORN AIRPORT

Landing Fees	\$ 20,000
Parking Income	150,000
Aircraft Parking	5,000
Rental Income - Aviation Land	102,575
Rental Income - NonAviation Land	60,565
Rental Income - Terminal/Aviation Building	63,930
Rental Income - NonAviation Buildings	98,045
Rental Income - Hangars	179,175
Glycol Discharge Reimbursement	50,000
Car Rental Concession Fees	59,500
Fuel Flowage Fees	20,000
Misc. Fees and Permits	25,000
TOTAL PANGBORN AIRPORT	\$ 833,790

2023
Preliminary

PANGBORN FBO

FBO Fuel Income	\$ 1,600,000
FBO Income (After hours)	12,500
FBO Misc. Income	10,000
TOTAL PANGBORN FBO	\$ 1,622,500

PANGBORN BUSINESS PARK

Land Leases

Lot 4 - Coca-Cola	\$ 85,778
Lot 17 - Salcido	33,140

Building Leases

3306 - Multi-Tenant	119,675
3310 - Accor Building	360,489
CWICC	202,318
Utility & Operating Reimbursements	9,975
Misc. Income	2,500
TOTAL PANGBORN BUSINESS PARK	\$ 813,875

REGIONAL PORT OFFICE/AVIATION CENTER

Rental Income - Offices	\$ 31,495
Rental Income - Aviation/Hangar Uses	169,500
Misc. Income	2,500
TOTAL RPA OFFICE/AVIATION CENTER	\$ 203,495

LAKE CHELAN AIRPORT

Rental Income - Kelly Property	\$ 3,840
TOTAL LAKE CHELAN AIRPORT	\$ 3,840

	2023
	Preliminary
<u>MANSFIELD AIRPORT</u>	
Lease Income	\$ -
TOTAL MANSFIELD AIRPORT	\$ -
<u>WATERVILLE AIRPORT</u>	
Lease Income	\$ 2,490
Parcell Hangar	6,000
TOTAL WATERVILLE AIRPORT	\$ 8,490
<u>ORONDO RIVER PARK</u>	
Chelan County PUD	\$ 45,750
Misc. Income	-
TOTAL ORONDO RIVER PARK	\$ 45,750
<u>PYBUS INCUBATOR</u>	
Office Space Lease	\$ 24,863
Misc. Income	-
TOTAL PYBUS INCUBATOR	\$ 24,863
TOTAL BUSINESS PARK REVENUE	\$ 6,926,165
<u>TAX RECEIPTS</u>	
Current Levy	\$ 4,476,575
1.0% of Prior Year Tax	44,766
New Construction	96,765
Tax Refunded (receipts)	5,806
TOTAL TAX RECEIPTS	\$ 4,623,912

2023
Preliminary

NON-OPERATING REVENUES

Cashmere Mill District

Property Sales \$ 50,000

Confluence Technology Center

Sale of Surplus Equipment 1,210,000

Malaga Industrial Sites

Dept of Com - Malaga Waterline Ext (\$1,498,650) 1,198,650

Client Contr - Malaga Waterline Ext (\$8,501,350) 4,070,821

Client Contribution - Cooling Water System 1,700,000

Client Contribution - Hayes Property Acquisition 853,765

Client Contribution - Property Acqu. (Misc.) 5,000,000

Pangborn Airport

FAA Grant Proceeds (Apron Rehab) 1,912,602

FAA Grant Proceeds (Foam Testing Equipment) 25,000

FAA Grant Proceeds (Phase I - Taxiway A Relocation) 10,044,464

FAA Grant Proceeds (Phase II - Taxiway A Relocation) 6,174,214

WSDOT - Taxiway A Relocation 591,306

FAA Grant Proceeds (Taxiway B to Site Development) 1,723,802

Bond Proceeds - GA Terminal 3,000,000

Douglas County .09 - GA Terminal 250,000

National Guard Land Sale 2,473,500

Airlift NW - Capital Facilities Charge 316,300

PFC Capital Funds 85,000

TSA Operating Grant 7,300

	2023
	<u>Preliminary</u>
<u>Pangborn Business Park</u>	
Douglas County Payment - PWTF	80,000
Trades District EDA Grant (\$4,990,967)	3,087,500
Trades District State Capital Grant (\$2,950,000)	2,885,000
Trades District CERB Financing (\$2,500,000)	-
<u>Waterville Airport</u>	
WSDOT Aviation - Lighting Construction	498,354
<u>Economic Development</u>	
ADO Contracts - Dept. of Commerce	150,000
Chelan County .09 Grant - Partnership Projects	20,000
<u>Other</u>	
EPA Brownsfield Grant (\$600,000)	200,000
Dept of Commerce - Chelan PUD Surface Water Study	300,000
PUD 5th Street - Marketing/Legal Reimbursement	10,000
Regional Aquatic Center Study	290,000
Other Tax Income (LHT & Timber Dist.)	10,125
Interest Income	91,750
Other Income	5,000
Sale of Fixed Assets	-
TOTAL NON-OPERATING REVENUES	<u>\$ 48,314,453</u>
TOTAL REVENUES	\$ 59,864,530

2023
Preliminary

BUSINESS PARK EXPENSES

CASHMERE MILL DISTRICT

Debt Service - Buildings A & B (2035)	\$ 219,134
CERB Loan (2031)	75,781
Property Insurance	22,250
Building Maintenance	5,000
Property Maintenance	20,000
Utilities	34,000
Misc. Expenses	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 378,665

CONFLUENCE TECHNOLOGY CENTER

Salaries	\$ 98,500
Employee Benefits	32,600
Payroll Taxes	9,165
Contract Labor	20,000
Building Operational Expenses	461,420
CTC South Building Operational Expenses	23,500
Video Conference Center/Meeting Room Expenses	170,650
Debt Service (2023)	48,529
Misc. Expenses	5,000
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 869,364

MALAGA INDUSTRIAL SITE

GBI Property Maintenance	\$ 5,000
Hayes Property Maintenance	5,000
Property Insurance	1,500
Utilities	1,000
Misc. Expenses	5,000
TOTAL MALAGA INDUSTRIAL SITE	\$ 17,500

2023
Preliminary

OLDS STATION BUSINESS PARK

Building Maintenance & Repairs	\$ 12,000
Property & Grounds	42,500
Utilities	54,000
Fire Protection in lieu of taxes	11,030
Property Insurance	71,385
Misc. Expenses	7,500
TOTAL OLDS STATION BUSINESS PARK	\$ 198,415

COLUMBIA STREET PROPERTIES

Building Maintenance & Repairs	\$ 10,000
Property & Grounds	7,500
Fire Protection in lieu of taxes	10,520
Property Insurance	61,300
Misc. Expenses	50,000
TOTAL COLUMBIA STREET PROPERTIES	\$ 139,320

2023
Preliminary

PANGBORN AIRPORT

Salaries	\$ 592,500
Salaries - Overtime	30,000
Employee Benefits	188,500
Payroll Taxes	73,245
Engineering/Professional Fees	65,000
Air Service Development	48,000
Non-Aviation Maintenance	10,000
Aviation Maintenance	16,000
Terminal Maintenance	35,000
Airfield Maintenance	60,000
Vehicle & Equipment Maintenance	35,000
Small Tools & Equipment	3,500
Utilities	170,735
Aviation Ramp Glycol Disposal	50,000
Security Expenses	20,000
Property/Liability Insurance	136,750
Fuel (M&O)	65,000
Regulatory Compliance	45,000
Winter Operations	35,000
Memberships & Subscriptions	5,500
Marketing	25,000
Conferences, Training & Meetings	30,000
Information Technology	57,500
Parking Lot Expenses	20,000
Credit Card Fees	30,000
COVID-19 Compliance	5,000
Misc. Expenses	15,000
TOTAL PANGBORN AIRPORT	\$ 1,867,230

2023
Preliminary

PANGBORN FBO

Salaries	\$ 271,500
Salaries - Overtime	20,000
Employee Benefits	117,810
Payroll Taxes	39,250
FBO Building Maintenance	10,000
FBO Building Utilities	10,000
FBO Expenses	50,000
Fuel (Resale)	1,200,000
Supplies (Resale)	10,000
TOTAL PANGBORN FBO	\$ 1,728,560

PANGBORN BUSINESS PARK

Building Maintenance & Repairs	\$ 32,500
Property & Grounds	57,500
Utilities	29,000
Storm Water	4,220
Property Insurance	47,050
Debt Service (2023)	82,264
Misc. Expenses	2,000
TOTAL PANGBORN BUSINESS PARK	\$ 254,534

REGIONAL PORT OFFICE/AVIATION CENTER

Building Maintenance & Repairs	\$ 45,000
Property & Grounds	12,000
Utilities	52,500
Insurance	39,775
Misc. Expenses	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 154,275

2023
Preliminary

LAKE CHELAN AIRPORT

Maintenance & Operations Subsidy (City of Chelan)	\$ 47,116
Aircraft Counter/Operations Report	4,800
Environmental Assessment	11,735
Maintenance (Kelly Property)	8,500
Insurance	810
Utilities	350
Misc. Expenses (Kelly Property)	1,500
TOTAL LAKE CHELAN AIRPORT	\$ 74,811

MANSFIELD AIRPORT

Property Maintenance	\$ 10,500
Utilities	1,000
Property Insurance	4,500
Aircraft Counter/Operations Report	4,800
Misc. Expenses	1,500
TOTAL MANSFIELD AIRPORT	\$ 22,300

WATERVILLE AIRPORT

Property Maintenance	\$ 7,500
Utilities	1,000
Property Insurance	4,750
Aircraft Counter/Operations Report	4,800
Misc. Expenses	1,500
TOTAL WATERVILLE AIRPORT	\$ 19,550

2023
Preliminary

ORONDO RIVER PARK

Building Maintenance	\$ 3,000
Property Maintenance	30,000
Water System Management	3,000
Security Patrol	6,500
Utilities	2,750
Property Insurance	1,900
Misc. Expenses	1,500
TOTAL ORONDO RIVER PARK	\$ 48,650

CDRPA BUSINESS PARK MAINTENANCE

Salaries	\$ 138,475
Employee Benefits	18,570
Payroll Taxes	16,900
Auto Expenses	7,500
Small Equipment	5,000
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 186,445

TOTAL BUSINESS PARK EXPENSES **\$ 5,959,619**

2023
Preliminary

ADMINISTRATIVE & GENERAL EXPENSES

Salaries	\$ 1,210,300
Commissioners' Compensation, Benefits & Taxes	262,175
Employee Benefits	402,395
Payroll Taxes	108,220
Professional Services	
Legal	220,000
Engineering/Architectural	75,000
WA State Audit Costs	72,630
Government Affairs Representation - State	80,000
Government Affairs Representation - Federal	80,000
Other Professional Services	30,000
Conferences, Training, and Meetings	15,000
Commission Conferences & Travel	25,000
County Election Expenses	75,000
Memberships and Subscriptions	55,000
Travel (Reimbursement)	15,000
Office Expense	
Supplies	25,000
Telephone	14,250
Computers/Hardware	13,100
Software/Backup/Internet	22,030
Managed Services/Maintenance	40,546
Insurance (Public Officials, General Liability, etc)	118,120
Misc. Expenses	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	<u>\$ 2,968,766</u>

2023
Preliminary

BUSINESS DEVELOPMENT & MARKETING EXPENSES

Marketing & Communications	\$ 50,000
Business Recruitment & Trade Shows	20,000
Real Estate Marketing	25,000
Douglas County GIS	11,150
Chelan-Douglas Trends	7,000
Small Business Development Center (WSU)	80,000
Promotional Hosting	7,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 200,150

ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)

Our Valley, Our Future	\$ 20,000
WV Sports Foundation - Winter Special Olympics	7,000
Lake Chelan Wine Valley Alliance	11,123
Leavenworth Museum	5,100
Community Nonprofit ED Projects	50,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 93,223

COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)

Opportunity Placeholder	\$ 40,000
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 40,000

	2023
	Preliminary
	<hr/>
<u>OTHER EXPENDITURES</u>	
EPA Brownsfield Grant - Consultant Services	\$ 200,000
Chelan County PUD - Surface Water Study	300,000
Regional Aquatic Center Study	300,000
PUD 5th Street Campus - Marketing & Legal	10,000
TOTAL OTHER EXPENDITURES	<hr/> \$ 810,000 <hr/>
 TOTAL EXPENSES	 \$ 10,071,758
 LESS OPERATING REVENUES	 \$ 59,864,530 <hr/>
 NET RESULTS BEFORE CAPITAL PROJECTS	 \$ 49,792,771

2023
Preliminary

CAPITAL PROJECTS

Confluence Technology Center

Avidex Audio System (Approved in 2022)		120,000
Salvage, Demo & Restoration	-	4,257,257
CDRPA Office Build Out		130,000
Meeting Center Cameras		74,000
Cameras/Security System		64,000

Malaga Industrial Site

Waterline Extension Project	5,269,471	5,269,471
Cooling Water Disposal Project	1,700,000	1,700,000
Property Acquisition	5,000,000	5,000,000

Olds Station Business Park

IB #9 Emergency Power Shut Off		45,000
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Pangborn Airport

Terminal Apron Change Order	400,000	533,278
Taxiway A	16,809,984	18,678,699
Taxiway B/Hangar Site Development	2,040,102	4,229,156
GA Terminal Remodel	4,523,500	5,140,742
MALSR Carryover & Equipment		252,705
Foam Testing Equipment	25,000	30,000
Snow Removal Equipment A&E		35,000
Commercial Air Service Support/Equipment		150,000
Baggage Screening Remodel		82,500
Terminal Radio Repeater		150,000
Removal of Underground Storage Tanks		160,000
FBO - Deice Truck (Used)		90,000

Pangborn Business Park

Trades District	5,972,500	5,972,500
CWICC Carpet Replacement		95,000
Accor HVAC Design Phase I		50,000

		2023
		<u>Preliminary</u>
<u>Regional Port Office/Aviation Center</u>		
Roof Repair/Gutter Modification		50,000
Hangar Foam Suppression System Conversion		50,000
Surveillance Camera System		19,875
<u>Chelan Airport</u>		
Waterline Extension		670,000
<u>Waterville Airport</u>		
Lighting Project Construction	498,354	555,003
<u>Orondo River Park</u>		
Well Pump/Chlorination System		150,000
<u>Vehicles/Equipment</u>		
Engine for Elgin Vac Truck		18,000
Subcompact Tractor w/Mower Deck		50,000
SxS UTV		15,000
Small to Mid-size Pesticide Sprayer		5,000
Mower with 72" Deck , Blower, Broom		40,000
Fleet Vehicle		45,000
<u>Other</u>		
Administrative - Copier		15,000
Opportunity Fund - Other		250,000
TOTAL CAPITAL PROJECTS		<u>\$ 54,242,186</u>
NET RESULTS AFTER CAPITAL PROJECTS		<u><u>\$ (4,449,415)</u></u>

POCC RESOLUTION NO. 2022-07

**RESOLUTION OF THE PORT COMMISSION OF THE PORT OF CHELAN COUNTY
APPROVING THE 2023 FINAL BUDGET**

Whereas, the proposed 2023 final budget has been presented to and reviewed by the Port Commission; and

Whereas, the proposed 2023 final budget, including the current expense budget for the Port of Chelan County, was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law. Possible increases in property tax revenues, as permitted by law were considered at the hearing;

Be It Resolved By The Commissioners Of The Port Of Chelan County that the proposed 2023 final budget in the form submitted to the Commissioners on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission of the Port of Chelan County at a regular meeting thereof held this 22nd day of November, 2022.

PORT OF CHELAN COUNTY



JC Baldwin, President



Donn Etherington, Vice President



Richard DeRock, Secretary

**Port of Chelan County
2023 Final Budget**

TAX RECEIPTS

Current Levy	\$ 3,357,883
1.0% of Prior Year Tax	33,579
New Construction	69,386
Tax Refunded (receipts)	5,806
TOTAL TAX RECEIPTS	<u><u>\$ 3,466,654</u></u>

NON-OPERATING REVENUES

Other Tax Income (LHT & Timber Dist.)	\$ 10,125
Interest Income	-
TOTAL NON-OPERATING REVENUES	<u><u>\$ 10,125</u></u>

TOTAL REVENUES

\$ 3,476,779

DEBT SERVICE

Cashmere Mill District - Buildings A & B	\$ 219,134
Cashmere Mill District - CERB Loan	75,781
Confluence Technology Center - CERB Loan	48,529
TOTAL DEBT SERVICE	<u><u>\$ 343,444</u></u>

NET REVENUES TRANSFERRED TO CDRPA

\$ 3,133,335

PORT OF CHELAN COUNTY RESOLUTION NO. 2022-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PORT OF CHELAN COUNTY DECLARING A SINGLE WIDE MOBILE HOME SURPLUS TO THE NEEDS OF THE PORT OF CHELAN COUNTY

Whereas, the Port of Chelan County (the "POCC") owns certain personal property consisting of a 1995 CHMN Champion VIN#16955103122 located on parcel #22 21 35 240 000, and

Whereas, the Directors have determined that retaining the Property is not absolutely necessary or needed for the Port's purposes and concluded that the Property should be disposed of in the manner determined by the Executive Director;

Now, Therefore, be it resolved by the Board of Directors of the Port of Chelan County as follows:

1. The Property is no longer needed or necessary for the POCC's purposes and is hereby declared to be surplus.
2. The Executive Director is hereby authorized to dispose of the Property, including through sale, transfer, or disposal/destruction, on such terms and conditions as the Executive Director deems appropriate.
3. The Executive Director is hereby authorized to execute all documents necessary to dispose of the Property.

This Resolution shall become effective immediately upon its adoption

ADOPTED by the Port of Chelan County Board of Directors at a regular meeting thereof held this 22nd day of November 2022.

PORT OF CHELAN COUNTY



JC Baldwin, President



Donn Etherington, Vice President



Richard DeRock, Secretary

PODC RESOLUTION NO. 2022-06

**RESOLUTION OF THE PORT COMMISSION OF THE PORT OF DOUGLAS COUNTY
APPROVING THE 2023 FINAL BUDGET**

Whereas, the proposed 2023 final budget has been presented to and reviewed by the Port Commission; and

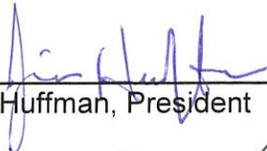
Whereas, the proposed 2023 final budget, including the current expense budget for the Port of Douglas County was reviewed at an open public hearing held on November 8, 2022, notice of which was published as required by law. Possible increases in property tax revenues, as permitted by law were considered at the hearing;

Be It Resolved By The Commissioners Of The Port Of Douglas County that the proposed 2023 final budget in the form submitted to the Commissioners on this date, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved.

This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission of the Port of Douglas County at a regular meeting thereof held this 22nd day of November, 2022.

PORT OF DOUGLAS COUNTY



Jim Huffman, President



W. Alan Loeb sack, Vice President



Mark Spurgeon, Secretary

**Port of Douglas County
2023 Final Budget**

TAX RECEIPTS

Current Levy	\$ 1,118,692
1.0% of Prior Year Tax	11,187
New Construction	27,379
State Assessed Property Value	-
TOTAL TAX RECEIPTS	<u><u>\$ 1,157,258</u></u>

OTHER REVENUES

Douglas County .09 PWTF Sewer Construction	\$ 80,000
Interest Income	-
TOTAL NON-OPERATING REVENUES	<u><u>\$ 80,000</u></u>

TOTAL REVENUES

\$ 1,237,258

DEBT SERVICE

PWTF Sewer Construction	\$ 82,264
TOTAL DEBT SERVICE	<u><u>\$ 82,264</u></u>

NET REVENUES TRANSFERRED TO CDRPA

\$ 1,154,994