



Pangborn Memorial Airport Executive Hangar Development Opportunity

The Chelan Douglas Regional Port Authority is in the process of developing executive hangar pad sites for private hangar development.

Phase One will incorporate 9 pad ready sites that can accommodate the following hangar sizes:

- 120' x 120'
- 100' x 100'
- 80' x 80'

The Regional Port will be developing all needed site infrastructure, including a new taxiway, access roads, and security fencing. Each hangar pad site will have water, sewer, power, and fiber.

The executive hangar pads will be located on the westside of Pangborn Memorial Airport, adjacent to the Executive Flight Corporate Hangar Complex. Additional project information is attached.

Chelan Douglas Regional Port Authority Contacts for More Information:

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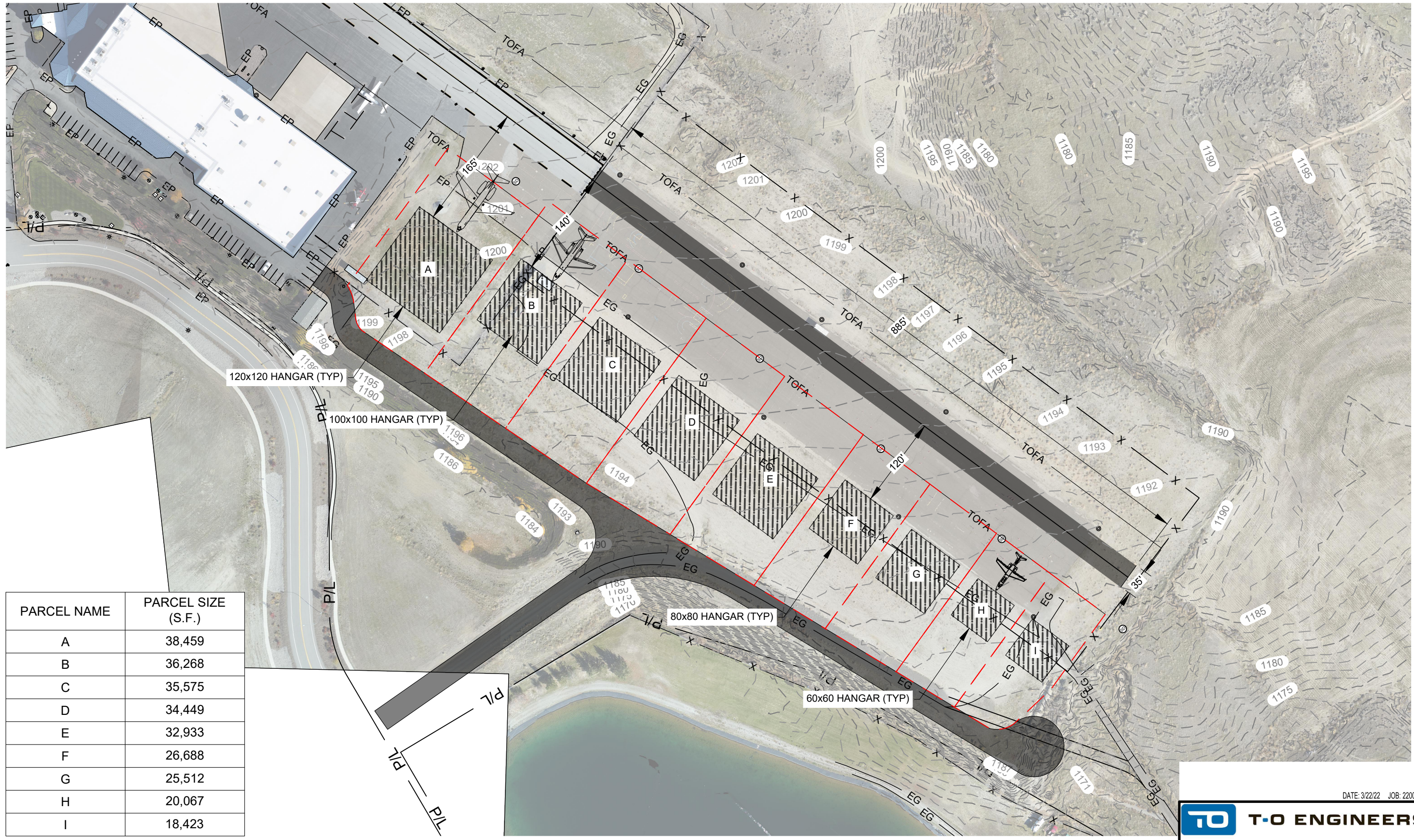
Executive Hangar Pads Available – Reserve Yours Today

Executive Hangar Pad Site Location

Westside of Pangborn Memorial Airport – Adjacent to Executive Flight Corporate Hangar Complex



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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: 3/22/22 JOB: 220095

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PARCEL NAME	PARCEL SIZE (S.F.)
J	26,278
K	26,275
L	26,279
M	14,519
N	11,944
O	11,926
P	11,898
Q	11,925
R	11,918

PANGBORN PHASE 2 HANGAR DEVELOPMENT EXHIBIT



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Pangborn Airport
Executive Hangar Development
Lease Terms & Conditions

- **25-year lease**
 - **One option to renew for 25 years**
 - **Total lease term is 50 years**
 - **Hangar reverts to Pangborn Airport at end of lease**

- **Aviation uses only**

- **Land lease rate starting at \$0.35 per sq. ft. per year plus State Leasehold Tax (12.84%). Lease rates go up yearly per CPI**

- **Capital Facility Charge applies (see attachment)**
 - **Fee paid at the time lease is signed or**
 - **5-year repayment plan as part of annual lease payments**
 - **Interest Rate is Prime plus 2%**

- **Airport to approve hangar design**

- **Airport to determine finish floor height of hangar**

- **Security area compliance**

- **Tenant required paving (per Airport paving specifications) from hangar to taxiway**

- **Tenant responsible for snow plowing leased area**

- **Airport option to purchase hangar if ever sold prior to end of lease term**

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY
EXECUTIVE HANGAR PAD SITE FEE SCHEDULE**

Phase I

Hangar Pad Site	Hangar Size	Hangar Square Footage	Parcel Square Footage	Current Land Lease Rate = \$0.35 per Sq Ft per Year		Airside Road Allocation	Land Development	Hangar Pad Capital Facilities Charge
				per Month	Annually			
A	120x120	14,400	38,459	\$ 1,121.72	\$ 13,460.65	\$ 145,532.45	\$ 170,769.41	\$ 316,301.86
B	100X100	10,000	36,268	1,057.82	12,693.80	137,241.51	161,040.72	298,282.23
C	100X100	10,000	35,575	1,037.60	12,451.25	134,619.12	157,963.60	292,582.72
D	100X100	10,000	34,449	1,004.76	12,057.15	130,358.23	152,963.83	283,322.06
E	100X100	10,000	32,933	960.55	11,526.55	116,207.48	146,232.33	262,439.81
F	80x80	6,400	26,688	778.40	9,340.80	94,171.36	118,502.67	212,674.03
G	80x80	6,400	25,512	744.10	8,929.20	90,021.72	113,280.88	203,302.60
H	60x60	3,600	20,067	585.29	7,023.45	70,808.48	89,103.46	159,911.94
I	60x60	3,600	18,423	537.34	6,448.05	65,007.45	81,803.61	146,811.06
				\$ 7,827.58	\$ 93,930.90	\$ 983,967.80	\$ 1,191,660.51	\$ 2,175,628.31

Board Approved: May 10, 2022