



# Economic Development Breakfast

March 23, 2022

# It Takes Leadership, Vision, & Risk Taking

## Six Port Commissioners

### Douglas County

**Jim Huffman, District #1**

**Alan Loeb sack, District #2**

**Mark Spurgeon, District #3**

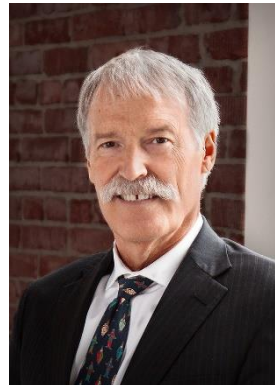


### Chelan County

**Donn Etherington, District #1**

**JC Baldwin, District #2**

**Rory Turner, District #3**



# Pangborn Memorial Airport Update



# Terminal Apron Reconstruction

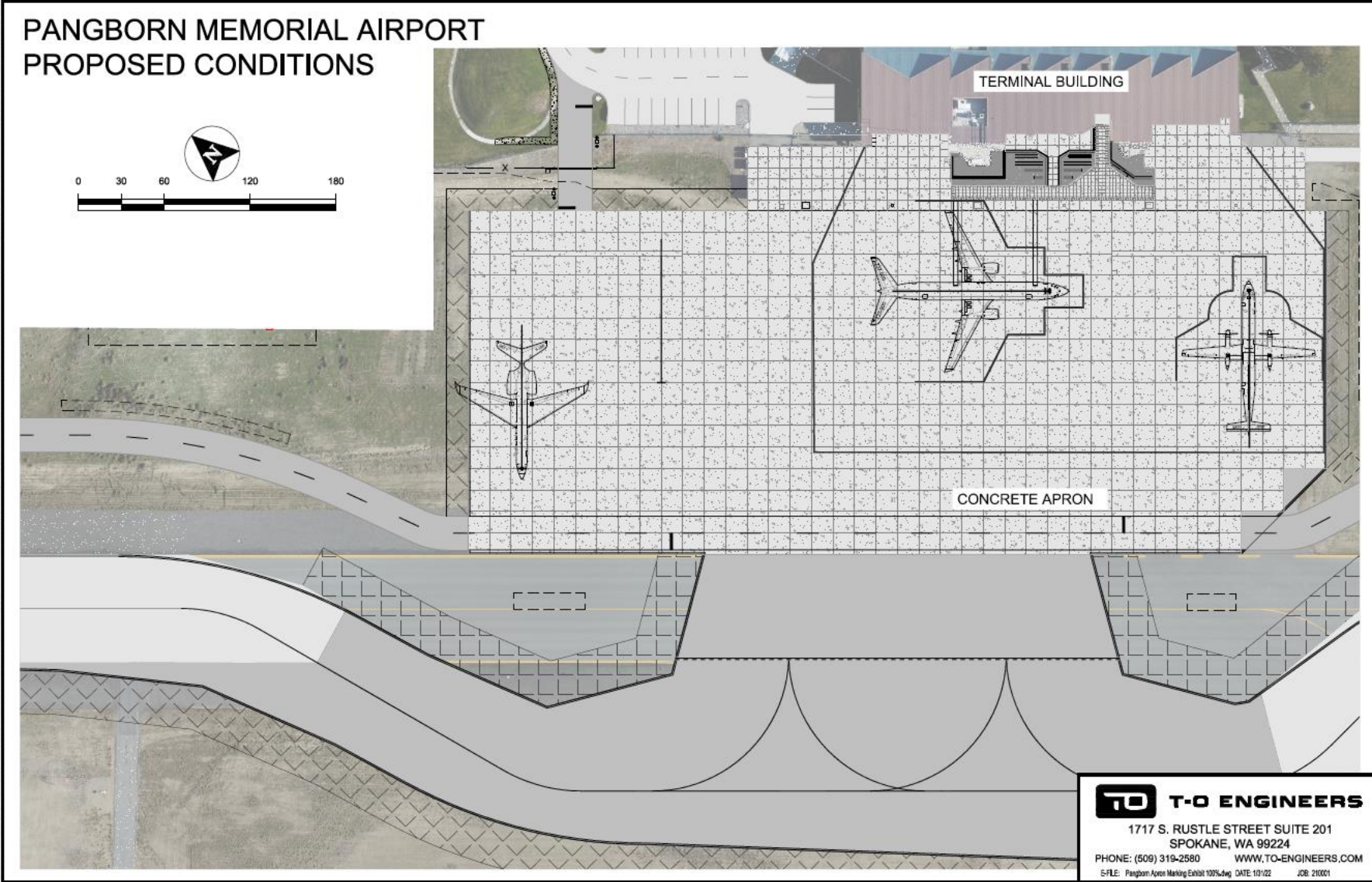
**\$10.9 Million**

**Local Contractor:  
Hurst Construction**



# Terminal Apron Reconstruction

© 2022 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

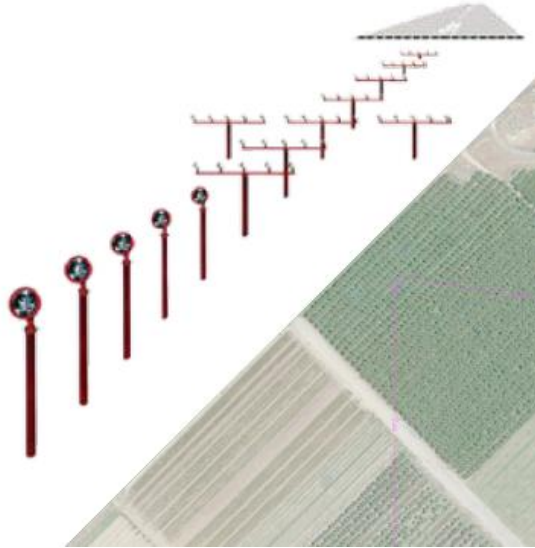


# Terminal Apron Reconstruction



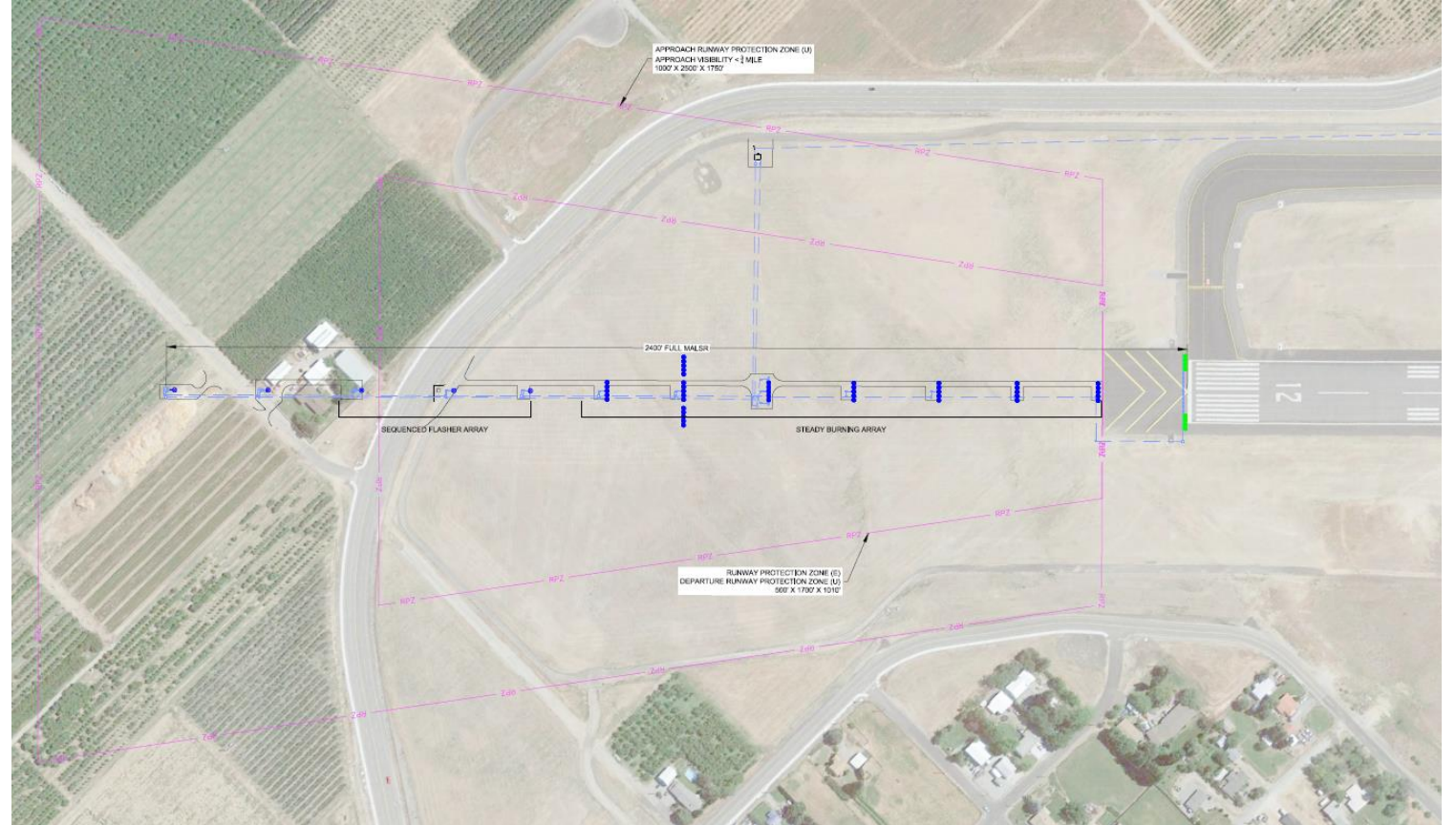
	
PROJECT NO.	1000000000
DATE	10/15/10
PROJECT NAME	PANGBORN MEMORIAL AIRPORT
CLIENT	WENATOCHE COUNTY
SCALE	AS SHOWN
DESIGNED BY	T-D ENGINEERS
CHECKED BY	
APPROVED BY	
<b>T-D ENGINEERS</b> CONSULTING ENGINEERS, SURVEYORS & PLANNERS 1171 S. BROADWAY, SUITE 100 WENATOCHE, WA 98790 PHONE: 509.725.1000    WWW.T-DENGINEERS.COM BRIDGE & ROAD DESIGN DIVISION, 1171 S. BROADWAY, SUITE 100, WENATOCHE, WA 98790	
<b>PANGBORN MEMORIAL AIRPORT          TERMINAL APRON RECONSTRUCTION          TERMINAL APPROACH RENDERING</b>	
ATTENTION: IF THIS DRAWING IS TO BE REPRODUCED OR COPIED IN ANY MANNER, THE USER MUST OBTAIN THE WRITTEN PERMISSION OF T-D ENGINEERS.	
DATE:	10/15/10
PROJECT:	1000000000
SHEET:	2 OF 2

# MALSR System



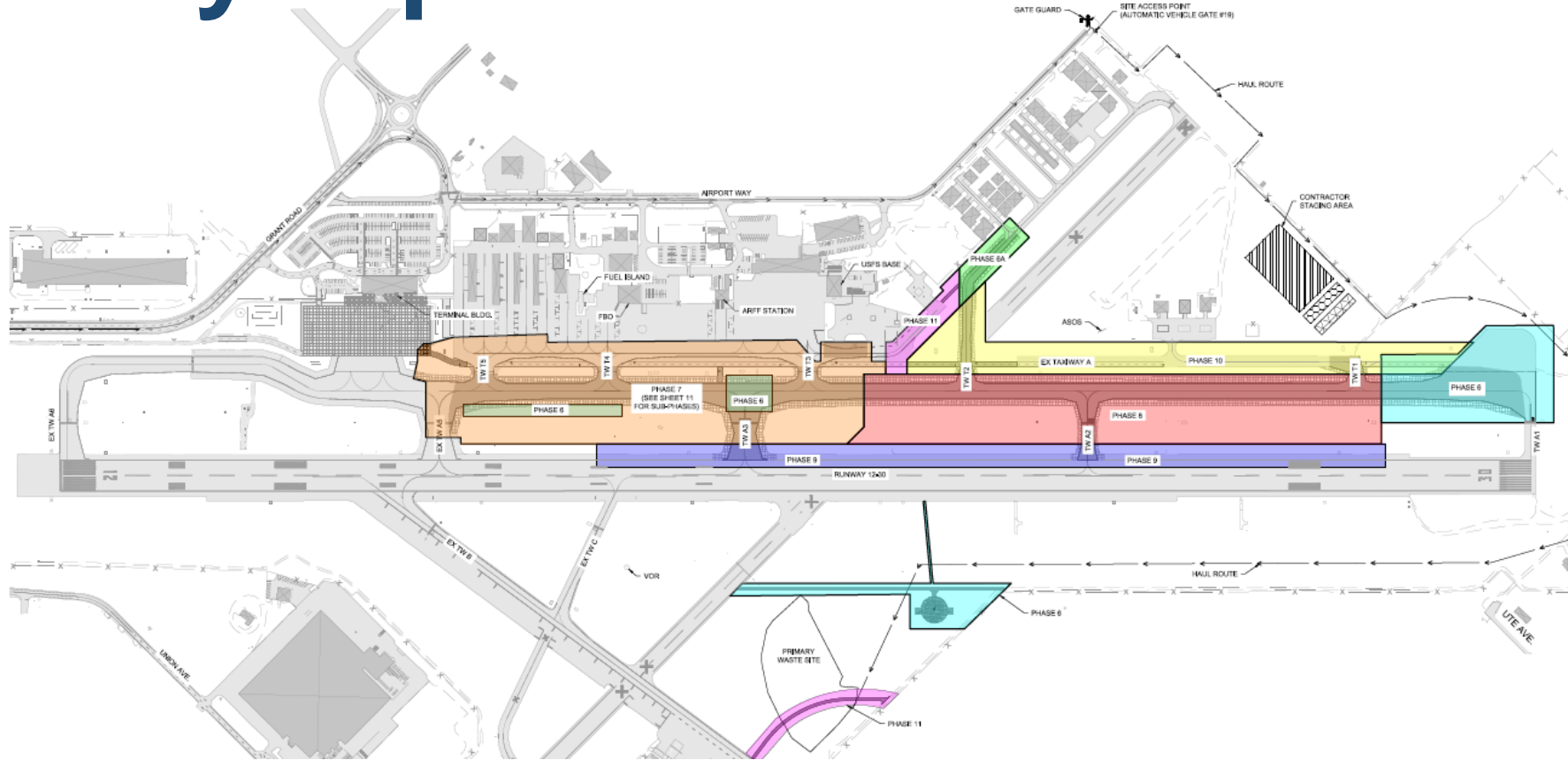
**Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights**

**\$4.4 Million**



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

# Taxiway Alpha Reconstruction



**\$20.5 Million**

**Local Contractor – Selland Construction**



# Future FAA Funded Capital Projects:

**Reconstruction of  
Runway R12/R30**

**\$35 Million**

**Fiscal Year 2025**



# GA Terminal Building - Current



# GA Terminal Building - Rendering

**\$4.5 Million**

**In Process of  
Selecting  
Architectural Firm**

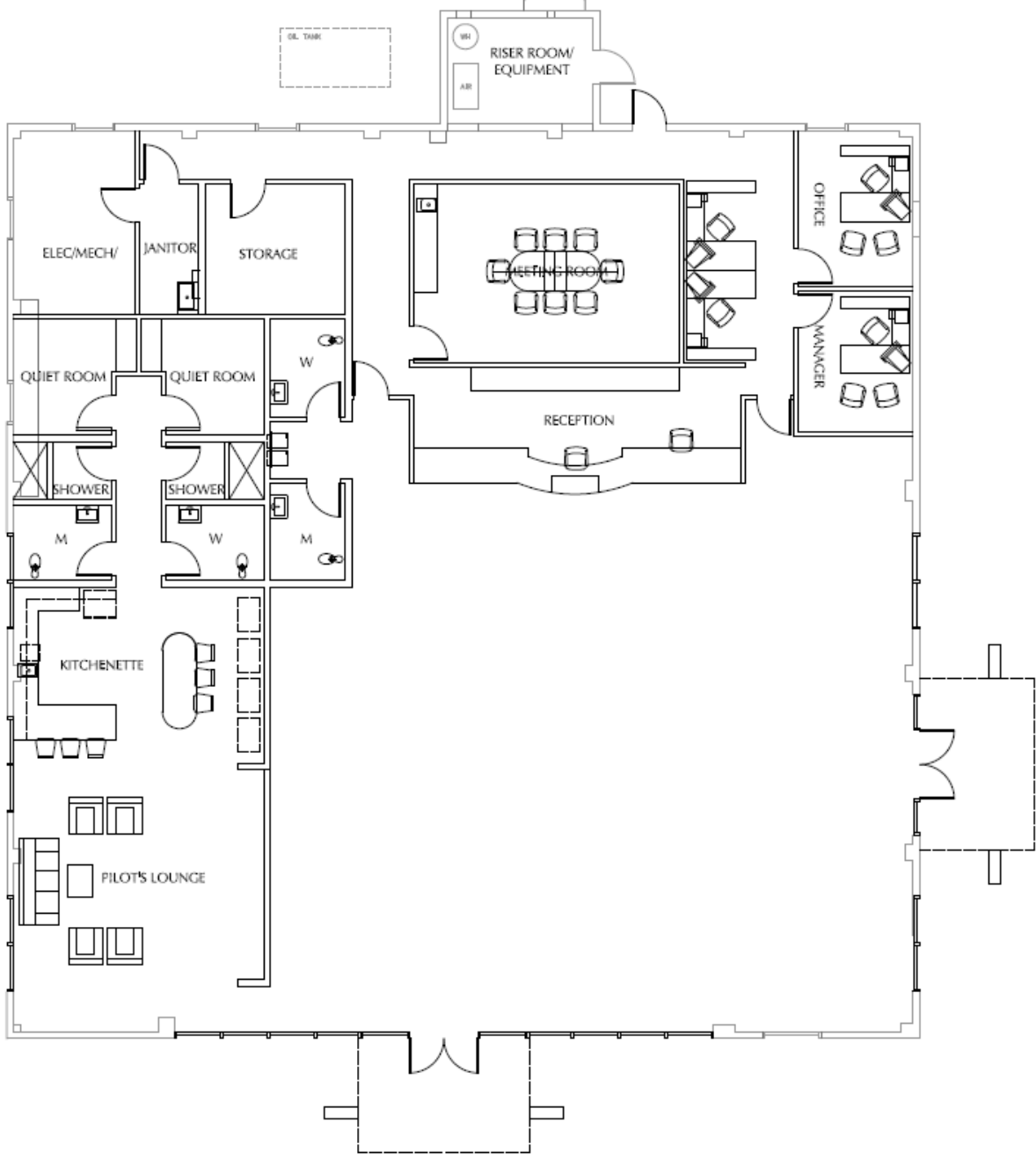
**Bid Project Fall  
2022**



# GA Terminal Building - Rendering



# GA Terminal Building Layout



# WA State Army Air National Guard

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

# Executive Flight Building Washington State Army National Guard



# WA State Army Air National Guard

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





# WA State Army Air 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**

# Trades District Pangborn Airport Business Park



# Trades District

**Repurposing 25 former Giga Watt pods into small business production space**

**Each Building: 1,350 Sq. Ft.**

## **Funding:**

<b>Regional Port</b>	<b>\$2.5 Million</b>
<b>State Capital Budget</b>	<b>\$3.0 Million</b>
<b>EDA Grant – Pending</b>	<b>\$5.0 Million</b>

## **Special Thanks to:**

- Wenatchee Valley Chamber of Commerce – Hispanic Business Council**
- Rep. Mike Steele, Rep. Keith Goehner, & Sen. Brad Hawkins**
- Douglas County Commissioners**

# Trades District – Flex Space Concept





# Commercial Air Service Updates

- **Alaska Airlines**

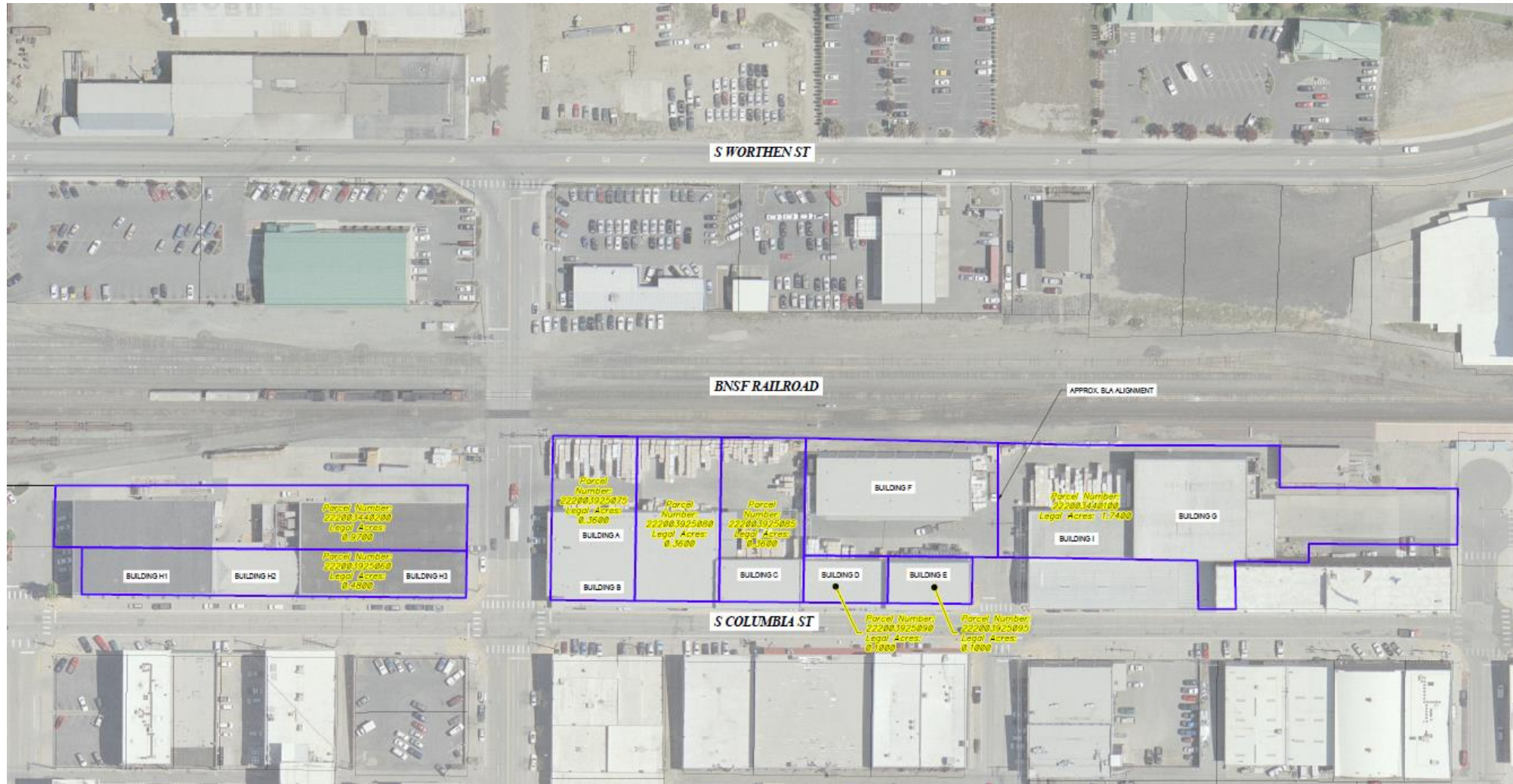
# Passenger Enplanements

Passenger Enplanements: Jan. - Dec.			
	<u>2021</u>	<u>2020</u>	<u>2019</u>
January	2,465	4,957	4,831
February	2,789	4,640	4,331
March	3,744	2,235	5,173
April	3,795	186	4,624
May	4,120	517	5,168
June	4,770	1,031	5,888
July	5,599	1,503	6,180
August	4,987	2,297	5,701
September	4,593	2,001	5,213
October	4,150	2,596	5,413
November	3,404	2,548	5,674
December	3,922	2,497	6,494
<b>Total</b>	<b>48,338</b>	<b>27,008</b>	<b>64,690</b>

# Lineage Adaptive Reuse Project Update

# Lineage Adaptive Reuse Project

## 9 Buildings 100,656 Sq. Ft.





# Lineage Redevelopment



# Lineage Redevelopment

**SoCo Crossing – Private  
Sector Redevelopment**

**Future Key Dates:**

**City of Wenatchee Building  
Permit & Proof of  
Financing- June 1, 2022**

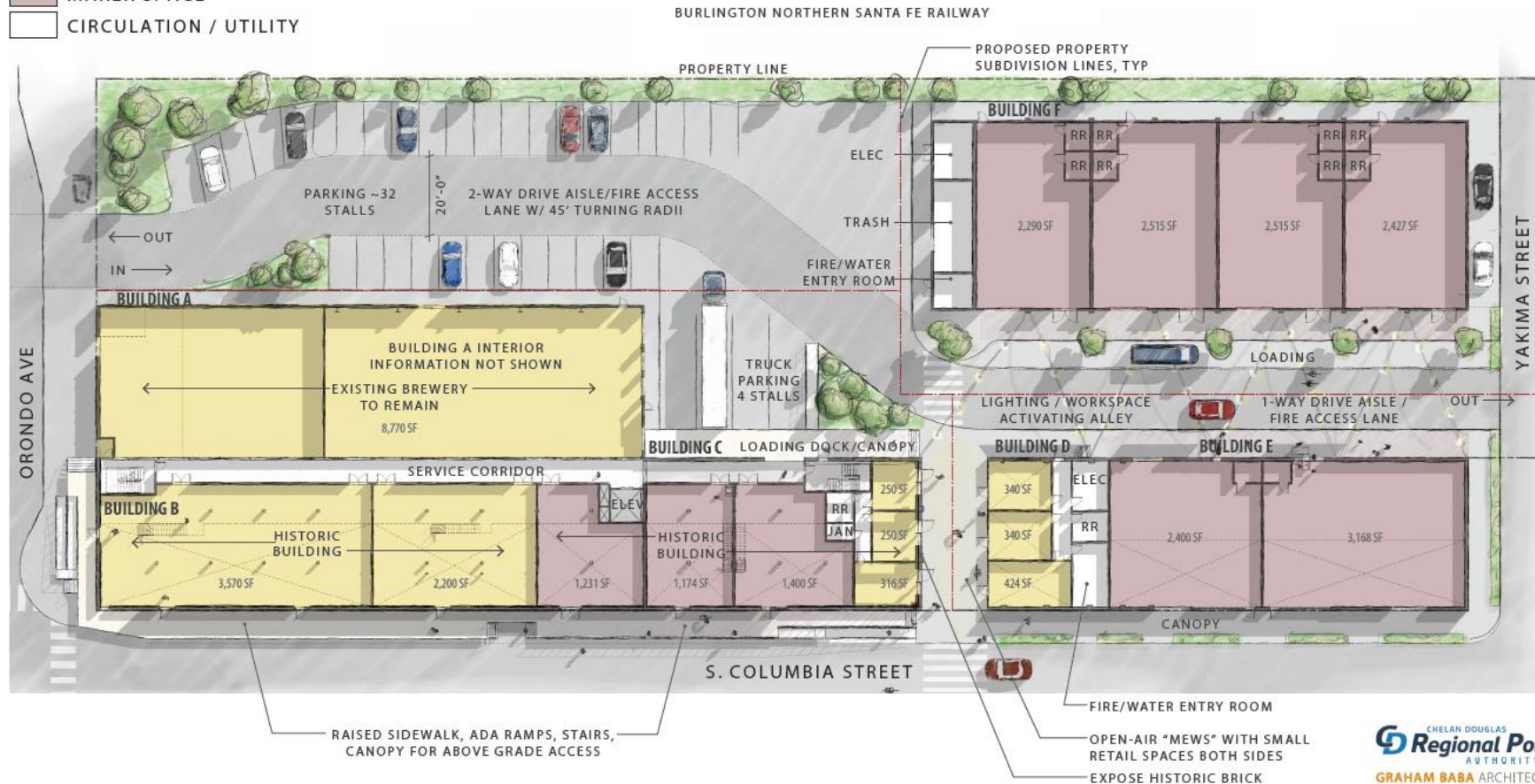


# Lineage Redevelopment

## LEVEL 1 & SITE PLAN



- RETAIL SPACE
- MAKER SPACE
- CIRCULATION / UTILITY



# Lineage Redevelopment

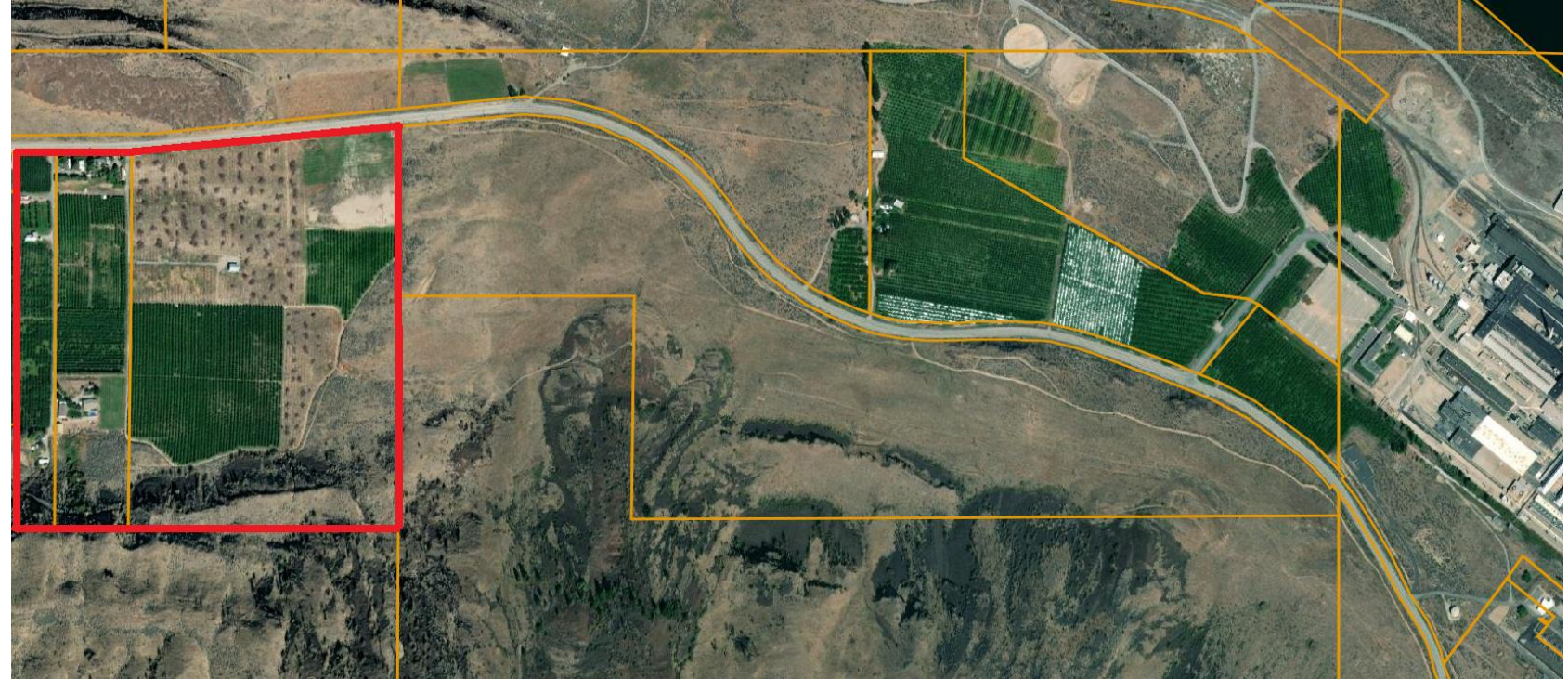


# Malaga – Industrial Site

**102.5 Acres**

**Strong Demand  
for Large  
Industrial Zoned  
Parcels**

**Thank you to  
Chelan County  
for their support**



# Community Projects

# Chelan P.U.D. 5<sup>th</sup> St. Campus Redevelopment RFP

## Key Dates:

**Proposals due: April 14,  
2022 10:00 am**

**Preferred Developer  
Identified: May 31, 2022**

**Mutual Acceptance of  
Definitive Agreement:  
September 6, 2022**



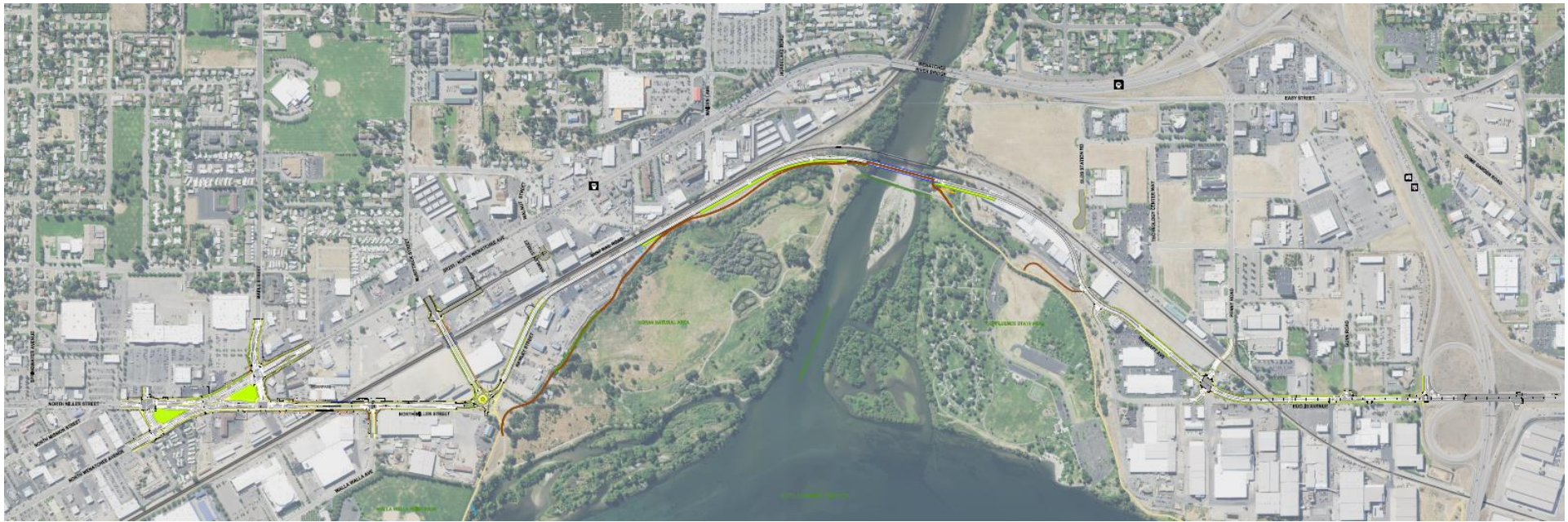
# Confluence Parkway Project

**Congratulations to the City of Wenatchee and its partners on the  
Confluence Parkway Transportation Project**

**\$92 Million      INFRA Grant**

**\$85 Million      State Transportation Package**

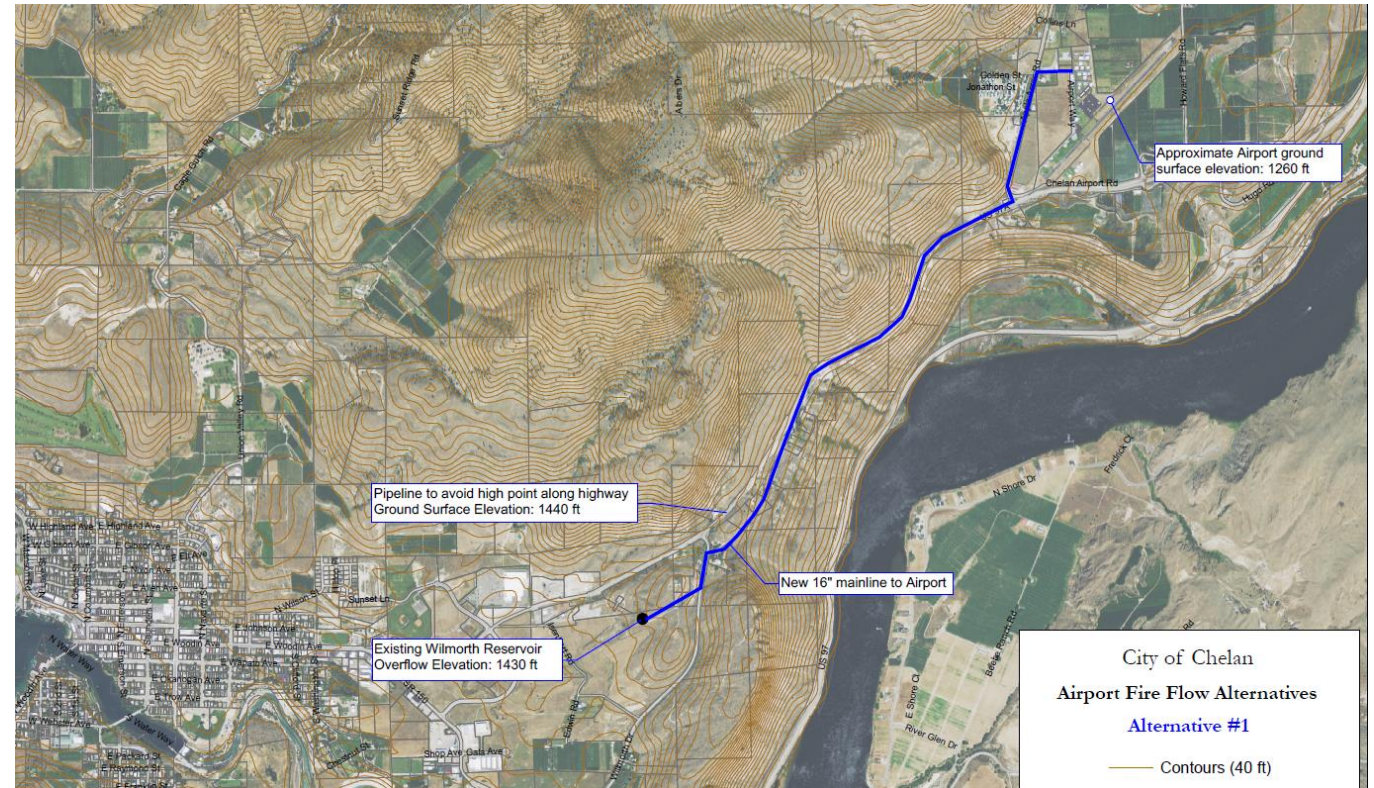
**\$177 Million      Total**





# Lake Chelan Airport Waterline Extension

**Congratulations to the City of Chelan on the Waterline Extension Funding of \$5.7 Million**



# EPA Brownfield Grant

- In 2020 the CDRPA was awarded a \$600,000 EPA Brownfield grant
- A brownfield site is an underused piece of land that is known or thought to have environmental contamination
- Over \$250,000 in grant funding remains
- Funding can be used to identify/investigate contamination and create a clean-up/redevelopment plan
- Visit [Valleybrownfields.org](https://valleybrownfields.org) for more information and to submit a project inquiry



# Special Thanks to: Commissioner Rory Turner



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

# 2022 Economic Outlook Keynote Speaker: John W. Mitchell



**John Mitchell received his B.A. degree from Williams College and his M.S. and Ph.D. degrees from the University of Oregon. He is a fellow of the College of Arts and Sciences at the University of Oregon and a member of Phi Beta Kappa. He was a professor of economics at Boise State University for 13 years, before joining U.S. Bancorp in July of 1983. He was Chief Economist of U.S. Bancorp until July of 1998 and served as Economist Western Region for US Bank until July of 2007 and was a columnist for Oregon Business Magazine. He served as Sterling Bank's economist from 2007 to 2012. He currently speaks to conventions and business groups around the nation. He was a business analyst for KPTV in Portland. He has been making economic presentations on the nation and the region for more than 50 years.**

**John was a member of the Western Blue Chip Forecast Panel, the ABA's Panel of Economists, a Trustee of the Aquila Tax Free Trust of Oregon, and a Board member of Oregon Mutual Insurance. He is a Board member of Northwest Bank. John was Chairman of the Oregon Council of Economic Advisors from 1992 to 1998 and a member from 1984 to 1998. He currently serves on the Association of Washington Business's Council of Economic Advisors.**

**John and his wife, Carol live in Coeur d'Alene, Idaho. He enjoys biking, railroading, sea kayaking and his granddaughters.**