



**PORT OF CHELAN COUNTY  
Board of Commissioners  
Minutes**

**238 Olds Station Rd, Suite A, Wenatchee, WA 98801  
January 27<sup>th</sup>, 2010  
8:30 am**

|                 |   |   |
|-----------------|---|---|
| <b>Present:</b> | Craig N. Larsen, President<br>JC Baldwin, Vice President<br>Michael H. Mackey, Secretary<br>Mark Urdahl, Executive Director<br>Pete Fraley, Legal Counsel<br>Monica Lough, Internal Auditor<br>Ron Johnston-Rodriguez, Dir Economic Dev | Dayle Rushing, Director Risk, Property & Facilities<br>Laura Jaecks, CTC Manager<br>Pat Moore, Airport Manager<br>Judy Bradford, Recording Secretary<br>Raylene Bradley, Executive Assistant<br>Jon Eberle, Real Estate Consultant<br>Ron Russ, Airport Operations Supervisor |
| <b>Others:</b>  | Yvette Davis, Wenatchee Business Journal<br>Lisa Corcoran, USKH<br>Lisa Parks, Alliance Consulting  | Steve Hair, KOHO Radio<br>Michele Mihalovich, Wenatchee World<br>Bruce Baguley, FANOPA  |

Port of Chelan County Commission President Craig Larsen called the meeting to order at 8:31 AM.

The meeting was immediately recessed to the Pangborn Airport Governing Board meeting. Regular session of the Port of Chelan County Board of Commissioners was reconvened at 10:32 am.

**CONSENT AGENDA**

The consent agenda was presented for consideration:

|                     |   |
|---------------------|---|
| <b>Motion No.</b>   | <b>01-13-10</b>   |
| <b>Moved By:</b>    | JC Baldwin  |
| <b>Seconded by:</b> | Michael H. Mackey   |
|                     | To approve the consent agenda consisting of the 2010 Cascade Foothills Farmlands Association Economic Development Agreement <span style="float: right;"><i>Motion carried unanimously.</i></span> |

**Port Legislative Day**

The three Port commissioners, Mark Urdahl and Aimee Pope will be in Olympia for the WPPA Port Legislative Day on February 1<sup>st</sup>.

**Executive Session**

Commissioners adjourned to executive session for approximately twenty minutes session at 10:43 am to discuss real estate matters pursuant to RCW 42.30.110 (b and c). Final action on selling or leasing public property shall be taken in a meeting open to the public.

Regular session reconvened at 11:06 am with the following discussion.

Mark Urdahl reported Port staff recently met with Bob Morse, neighboring property owners and Steve King. The timelines and amount of public process for the Pybus project to be successful were outlined in detail. There are several studies that still need to be completed. Urdahl explained this is a far from certain deal to close.

The signing of a purchase and sale agreement starts the process. The first week in May the Port will decide whether to terminate the agreement and be refunded the earnest money or to proceed to closing on May 25<sup>th</sup>. Or, the Port could extend closing and close anytime before

CNL JCB MHM

Aug 31. If the election is to extend the closing date beyond May 25<sup>th</sup>, the earnest money becomes non-refundable.

Purchase price is \$1.33 million dollars if the election on the 1<sup>st</sup> of May is to proceed to closing on May 25<sup>th</sup>. If the Port's election is to close on or before Aug 31, the purchase price increases by \$10,000 in June, July and August to a total purchase price of \$1.36 million.

The Port can terminate the agreement at any time before May 11<sup>th</sup>. If it elects to extend closing, the Port can still terminate at anytime, but would forfeit the \$40,000 earnest money.

**Motion No.**            **01-14-10**  
**Moved By:**            **JC Baldwin**  
**Seconded by:**        **Michael H. Mackey**  
                                  *To authorize the Executive Director to sign the purchase and sale agreement with MOCO Properties for the Morse Steel property in the form presented. Motion carried unanimously.*

**ITEMS FROM COMMISSIONERS**

Time allotted for Port Commissioners' topics. No topics were discussed.

**PUBLIC COMMENT**

Time allotted for public comment. There was not public comment.

**DIRECTOR'S REPORT**

***GWATA Economic Development Agreement\****

This item is deferred to next the commission meeting.

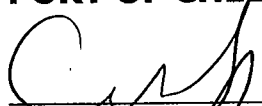
***Lake Chelan Airport Update***

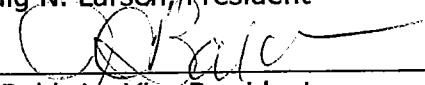
This item was tabled to next commission meeting.

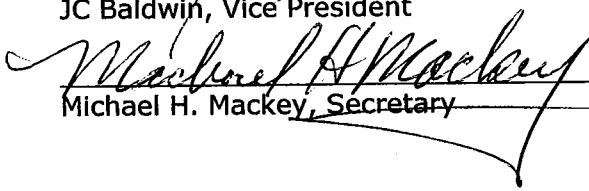
The meeting was adjourned at 11:12 am.



Approved and signed this 24<sup>th</sup> day of February, 2010.

**PORT OF CHELAN COUNTY**

  
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Craig N. Larsen, President

  
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JC Baldwin, Vice President

  
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Michael H. Mackey, Secretary

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