



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

**Confluence Technology Center – 285 Technology Center Way
Wenatchee, WA
February 18th, 2010
8:30 am**

- Present:**
- | | |
|---------------------------------|---|
| Craig N. Larsen, President | Ron Johnston-Rodriguez, Dir Economic Dev |
| JC Baldwin, Vice President | Dayle Rushing, Director Risk, Property & Facilities |
| Michael H. Mackey, Secretary | Laura Jaecks, CTC Director |
| Mark Urdahl, Executive Director | Judy Bradford, Recording Secretary |
| Pete Fraley, Legal Counsel | Jon Eberle, Real Estate Consultant |
| Monica Lough, Internal Auditor | Karen Kornher, Engineering Consultant |
- Others:**
- | | |
|--|---------------------------------------|
| Yvette Davis, Wenatchee Business Journal | Steve Hair, Icicle Broadcasting |
| Jeff Wilkens, WVTC Director | Nick Manzano, WVTC Planner |
| Greg Eastman, Property Counselors | Jerry Litt, Alliance Consulting Group |
| Allison Williams, City of Wenatchee | Steve King, City of Wenatchee |
| Claire Eberle, WHS Student | Christine Pratt, Wenatchee World |
| Roger Clute, WVVB Director | |

Commission President Craig Larsen called the meeting to order at 8:31 am. Commissioner Larsen then introduced all present in the room.

CONSENT AGENDA*

The consent agenda was presented for consideration:

Motion No. **02-08-10**
Moved By: *JC Baldwin*
Seconded By: *Michael H. Mackey*
To approve the consent agenda as presented consisting of minutes for the February 4th, 2010 regularly scheduled meeting, Pangborn Register Pages (#1231-#1235) and Port Register Pages (#2317-#2324) consisting of:

<u>Register Page:</u>	<u>Date Issued</u>	<u>Voucher:</u>	<u>Total</u>
#2317 -Jan 2009 Payroll	01/31/10	#1001-# 1009 & electronic payroll deposits	85,682.81
#2318-- Jan Month End	01/31/10	#13725-13743	155,660.79
#2319—Special Reg Pg	02/04/10	#13744	2,000.00
#2320- Capital	02/18/10	#13745-13748	48,991.12
#2321-- CTC	02/04/10	#13749-13762	58,434.00
#2322-- Jan bills paid	02/04/10	#13763-13783	81,400.19
#2323-- Same	02/04/10	#13784-13799	70,892.49
#2324-Jan Expns Reimbrs.	02/04/10	#13800-13806	1,509.13
			\$ 504,570.53

82 warrants totaling \$504,570.53 for approval February 18, 2010.

Motion Carried Unanimously.

PUBLIC COMMENT

There was no comment from the public on items not related to agenda items.

C. L. JCB MHM MM

DIRECTORS REPORT

North Wenatchee Avenue Corridor Update

Mark Urdahl introduced Jeff Wilkens and Nick Manzano of the Wenatchee Valley Transportation Council. Wilkens distributed printed copies of a powerpoint presentation on the options identified in the North Wenatchee Avenue traffic study to address existing and future traffic congestion on North Wenatchee Avenue through the Olds Station area. The study will be going out for more public feedback at the end of the month.

It was noted Chelan County's comprehensive plan encourages higher density residential land uses. The challenge for the WVTC is to figure out how to move people around in these higher densities.

The highway function of North Wenatchee Avenue is the greatest asset of the region. Chelan County needs to keep it at the forefront of all land use planning by preserving the focus of what is in this highway corridor now.

Manzano and Wilkens reviewed and discussed with port commissioners options in the north for highway redevelopment in the Olds Station area.

The impact these options would have on the Port properties to the east of the realigned highway would be to maintain and improve access in and out of Olds Station. Functionally, both options maintain and somewhat improve the ability to get into and out of Olds Station safely.

Steve King who sits on technical advisory committee of the WVTC noted the two north options would preserve the functionality so that people can see and anticipate where they need to go. There is more predictability in the first option. US 2 would become a straight shot through Olds Station area. However, the perception is that to get up the valley would be more difficult. The proposed options will go to a public workshop on February 25th.

Discussion ensued. Commissioner Baldwin requested a copy of the report. No action was taken.

Pybus Project Feasibility Study

Jerry Litt provided a brief history of the Pybus project and the feasibility study. The guiding principles for the port's involvement were for the project to fit the mission of the port and need to evaluate the economic feasibility of the project. The project needs to provide jobs, and to act as a catalyst for downtown Wenatchee. The study needs to show if there is reasonable expectation of a financial return on the investment for the Port. Port publicly sought requests for qualifications from firms to complete an economic assessment and evaluation of the proposed project. Property Counselors was chosen as the contractor to handle the project.

Greg Eastman briefly reviewed a summary of his findings and conclusions of his report with commissioners. (Copy of Eastman's summary is attached.)

Discussion with commissioners ensued. Discussion was opened for public comment.

Roger Clute commented on the income projected for the anchor tenant seems a little high. Only one restaurant in area is drawing that type of income and it is a chain. Allison Williams answered that the anchor restaurant is planned to be a locally owned operation. The revenue projections are a little aggressive, but not far off.

Yvette Davis asked question about the square footage of the building and anticipated usage. She questioned rental rate options for vendors and whether capital costs could be lowered.

Steve Hair inquired on the status of activity on the neighboring properties to the north.

Discussion ensued. The commissioners stated their preference to allow time for the public review and comment on the study itself prior to taking any action. Staff will continue to work with the City of

Wenatchee on a memorandum of understanding that will serve as the basis for the lease with the City should the Port decide to acquire the former Morse Steel property.

The meeting recessed for a break at 10:00 for ten minutes. Regular session reconvened at 10:10 am.

Lake Chelan Airport Layout Plan*

Mark Urdahl explained in the past the Port has adopted the Lake Chelan Airport Layout Plan. The plan was updated in February 2009. Staff recommends adoption of plan but for the record notes **"adoption of the updated Lake Chelan Airport Layout Plan does not constitute a funding commitment by the Port to any of the projects contained in it, but rather to move the plan forward in the FAA process"**.

Motion No. 02-09-10
Moved By: Michael H. Mackey
Seconded By: JC Baldwin
To adopt the Lake Chelan Airport Layout Plan Update, prepared by Century West Engineering Corporation, dated February, 2009. Motion Carried Unanimously.

ITEMS FROM COMMISSIONERS

Commissioner Mackey reported he will be attending a meeting and tour with the City of Entiat and Congressman Doc Hastings later in the day for a review of the Entiat waterfront plan.

Commission Larsen, Port of Douglas County Commissioner Mark Spurgeon, Mark Urdahl and Pat Jones will be meeting next Tuesday with regards to finalizing a strategy for dealing with the implementation issues mentioned in Jones Strategic report to the Pangborn Airport Governing Board.

Urdahl recommended another workshop session with the Pangborn Airport Governing Board regarding issues identified in the Jones Strategic report.

Discussion ensued on a trip to Washington DC in early March by Commissioners Larsen and Baldwin outlining with whom they will be meeting.

Urdahl provided a brief update on the RH2 Engineers recommendation of a meeting with the Chelan Douglas Health District regarding the District's position on asbestos disposal in landfills. Randy Asplund will setup a meeting with the necessary people at the Chelan Douglas Health District to further discuss the issue.

Commissioner Larsen asked for public notice for the City of Wenatchee Charette on the Pybus market. Commissioners Larsen and Mackey will both be participating.


Executive Session

Regular session adjourned to executive session at 10:25 am for an hour 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. No action anticipated.

The meeting was reconvened at 11:20 am. A brief discussion ensued on the benefits and limitations of master leases.

The meeting was adjourned at 11:25 am with no action taken.

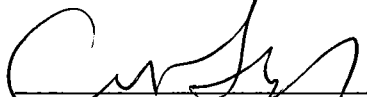
Signed and dated this 24th February, 2010.

CN  JCB  MHM 


February 18, 2010

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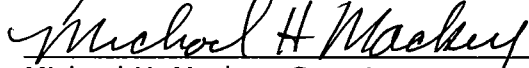
PORT OF CHELAN COUNTY



Craig N. Larsen, President



JC Baldwin, Vice President



Michael H. Mackey, Secretary