



# Port of Chelan County Happenings

September 2018



Commission President  
Rory Turner



Commission Vice  
President JC Baldwin



Commission Secretary  
Donn Etherington



Executive Director  
Patrick Jones

Welcome to the Fall 2018 Port Newsletter. Our strong regional economy is keeping us very busy these days. Current Port projects include construction of two general purpose industrial buildings in the Cashmere

Mill District, completing construction of the Tech Incubator at Pybus Market and working to improve the airport facilities and infrastructure at Pangborn to support efforts to secure direct air service to the San Francisco Bay area.

## Cashmere Mill District Development Proceeds

On September 5<sup>th</sup>, Port of Chelan Commissioners joined with our partners at Chelan County and the City of Cashmere to celebrate the Port's Cashmere Mill District development with a groundbreaking. Construction has already begun on two 16,750 square foot general purpose industrial buildings which will be ready for lease in late winter 2019. Due to the strong economy and the limited supply of vacant space, the Port has received significant interest in these buildings



from expanding local companies and out of area companies looking to relocate to our region. We welcome your interest or questions regarding available space.

## Port and PUD Reach Tentative Agreement on Olds Station Properties

The Port District and Chelan Public Utility District have tentatively agreed to a PUD purchase of about 19 acres of Port-owned land in Olds Station and a sale of PUD ownership interests in the Confluence Technology Center (CTC) to the Port. The agreement puts now vacant land to work for community benefit, supports the PUD's strategic facilities plan designed to reduce costs and improve customer service across the county, and enhances the Port's ability to manage the CTC. Public comment is being taken in

advance of the transaction coming before the respective Commissions for approval.

Discussions between the Port and PUD began in late 2017. The proposed agreement includes three parcels of land to be purchased by the PUD, Port purchase and PUD leaseback of the PUD's current two CTC units and a lease by the PUD of another Port building in Olds Station. An outreach meeting with Olds Station businesses and stakeholders recently took place to discuss schedule and impacts.

## **Confluence Technology Center Experiencing Another Strong Year**

The CTC Conference Center continues to host more meetings (up 7.3%) and attendees (up 16.8%) in the first eight months of 2018 versus 2017. The next time you visit the conference center, please feel free to stop by the office and congratulate Tricia Degnan for her recent promotion to CTC Building Manager. In addition to being a great place to host your meeting, the CTC has several small office spaces available for lease to technology companies. Contact Tricia for more information at 509-661-3118.



## **Connect with the Port**

The Port is building its connections through this newsletter and social media. Please share this newsletter and connect with the Port through Facebook, Twitter, Instagram and LinkedIn.

## **City of Wenatchee, Port and PUD to Establish Interlocal Agreement to Support 5<sup>th</sup> Street Redevelopment**

The City of Wenatchee, Port and PUD will enter an Interlocal Agreement to collaborate on redevelopment options for the existing PUD headquarters complex at Fifth Street and N. Wenatchee Avenue. The three entities, downtown Wenatchee business interests and other citizen stakeholders will look to redevelopment experts to help define alternatives. The PUD will commit to establishing a revolving redevelopment

fund to prepare the land and building assets for reuse. The agreement provides the Port an opportunity to purchase the current PUD headquarters site and/or Hawley Street properties at market value. By the end of 2019, the partners plan to begin the assessment, analysis and planning process. Simultaneously, an Advisory Committee will be established to work with the Steering Committee and consulting team to provide community input.

## **Pangborn Airport Sets Record for Enplanements, Receives Federal Grant**

Pangborn has experienced a record summer for passenger enplanements in 2018. July set a record for the most passengers EVER in any single month. Alaska's 4<sup>th</sup> daily frequency, no crew shortages, cancellations, and strong demand were the drivers for these numbers. Year to date, total passengers are up over 8% from 2017.

Alaska has added a 4th daily frequency for Thanksgiving running from November 15<sup>th</sup> through November 26<sup>th</sup> and Christmas running from December 15<sup>th</sup> through January 6<sup>th</sup>. Go to [www.alaskaair.com](http://www.alaskaair.com) to see the full schedule.

Pangborn was recently awarded a \$750,000 small community air service grant to match local pledges to fund a revenue guarantee program for non-

stop, daily regional jet service between Pangborn and the San Francisco Bay Area. Pangborn is now talking with interested airlines about the route, with a goal of new service in the summer of 2019.

Pangborn's capital plan for the next five years includes several locally funded projects, including a terminal expansion to accommodate additional commercial air service. The capital improvement funding agreement between Pangborn co-owners Port of Chelan County and Port of Douglas County, used for the runway extension project, required a 70% share of local costs from Chelan and a 30% share of local costs from Douglas, based on the relative populations and property assessments of each county. Discussions between the Ports continue to focus on how the Port of Douglas will fund its share of the improvements.



## Port Continues to Build Relationships with Key Industries

The Port continues its efforts to create a strong partnership with private businesses around economic development in Chelan County. One of our strategies is regular meetings convened with key industries. Earlier in September, the Outdoor Recreation and Technology industry groups met. An outdoor recreation highlight was the presentation from Mission Ridge explaining the dynamics within the ski industry and their exciting plans to transform Mission Ridge into a destination resort in the decades ahead. After an introduction to the technology industry group by Subsplash, a great discussion ensued focused on unlocking creativity and innovation locally.



## ChooseChelanCounty.com is your Commercial Real Estate Resource

The Port's recruitment website, ChooseChelanCounty.com, not only lists the advantages of doing business in Chelan County, but also features powerful data tools, an inventory of all commercial properties, community information, and an available commercial real estate search tool. The Port's goal is to have all

commercial property for sale or lease throughout the county listed for easy searching. Listings are free and all searchers are directed to the property owner or listing agent for additional information. Usage on the site has increased in recent months with searches from entities within the region and state, as well as Oregon, Colorado, and Oklahoma.

## Port and Pangborn Airport Receive High Marks in State Audit

The Port of Chelan County and Pangborn Memorial Airport have achieved favorable audit results from the State Auditor's Office related to accountability, financial statements and federal grant compliance audits for 2017. The accountability report stated that in areas examined, the Port and Airport operations complied with applicable state laws, regulations, and its own policies, and provided adequate

controls over the safeguarding of public resources. "As a Port District, it is our duty to the community to be financially responsible and transparent in District operations. The positive, clean report from this independent annual audit is the result of the expertise and commitment of dedicated commissioners and staff to that responsibility," said Monica Lough, Port of Chelan County Director of Finance and Administration.

## Jim Fletcher Announces Retirement from Small Business Development Center

Jim Fletcher, who has served as a Small Business Development Advisor for nearly 16 years, has announced his retirement. Over those years he has provided invaluable service to start-ups and small businesses throughout the

region, helping create stronger local companies and supporting local jobs. The Port wishes him a long and happy retirement and good luck as he continues to serve as Mayor of Cashmere. We expect his replacement to be in place by this fall.

## Partners In Economic Development Breakfast October 11

Our next Partners in Economic Development Breakfast will feature West Mathison, of Stemilt Growers, Steve Wright, of the Chelan County PUD, and State Senator Brad

Hawkins. Each speaker will provide their perspective on the largest challenges facing our region. At the event you will also receive an update on Port activities and the opportunity to network with over 100 business and community leaders.

**Port of Chelan County**  
238 Olds Station Rd, Suite A  
Wenatchee, WA 98801  
509-663-5159  
[www.PortofChelanCounty.com](http://www.PortofChelanCounty.com)

**Confluence Technology Center**  
285 Technology Center Way  
Wenatchee, WA 98801  
509-661-3118  
[www.ncwctc.com](http://www.ncwctc.com)

**Pangborn Memorial Airport**  
One Pangborn Way  
East Wenatchee, WA 98802  
509-884-2494  
[www.FlyWenatchee.com](http://www.FlyWenatchee.com)