



Working Together to Enhance the Economic Vitality of North Central Washington

Chelan Douglas Regional Port Authority

**Confluence Technology Center
285 Technology Center Way, Wenatchee WA
Methow & Teanaway River Rooms
or
Zoom Virtual Conference Room Option**

**Meeting Agenda
April 9th, 2024
9:00 a.m.**

I. CALL TO ORDER

**Note: When the Chelan Douglas Regional Port Authority meeting is called to order, the Port of Chelan County and Port of Douglas County meetings are simultaneously called to order.*

II. INTRODUCTIONS

III. CONFLICT OF INTEREST

IV. PUBLIC COMMENT

V. CONSENT AGENDA

- CDRPA: Approval of the March 26th, 2024 CDRPA Meeting Minutes, March 26th, 2024 Tri-Commission Meeting Minutes, Check Register Pages #2024-10 through #2024-12, including Electronic Transfers, March 2024 Commission Calendar, and Calendar of Events.

VI. PRESENTATION:

- Army National Guard Executive Flight Building Update
 - Taylor Payne CPT, AV, HHC Commanding, AASF 2 Commander
 - Mr. David Caporicci Aviation Safety Officer
- Craft Brewing District Initial Design Concepts
 - Ellyn Freed, Forte Architects

**VII. CHELAN DOUGLAS REGIONAL PORT AUTHORITY ACTION ITEMS
(Public Comment Opportunity)**

- (1) First Amendment to Option to Purchase- Microsoft Phase II Malaga Property
- (2) The Trades District- Financial Plan
- (3) Authorization to Bid Malaga Production Wells 7 & 8
- (4) Authorization to Award Malaga Tree Removal Contract

- (5) Authorization to Sign Letter of Intent- Helion Energy

VIII. SUGGESTED BREAK: 10 MINUTES

IX. INFORMATIONAL ITEMS (Board may act on any item listed)

- (6) Pangborn Airport Runway 12-30 Existing Conditions Report
- (7) Pangborn Airport Underground Storage Tank Removal Project Update
- (8) Partner In Economic Development Breakfast/ Lunch Event Recap
- (9) CDRPA Budget vs. Actual 2023 Review
- (10) Pangborn Airport Financial Budget Recap
- (11) CTC Surplus Property List

I. MISCELLANEOUS STAFF REPORTS

- CEO
- Director of Finance & Administration
- Director of Airports
- Director of Economic Development & Capital Projects
- Construction Project Manager
- Property & Maintenance Manager
- CTC Manager
- Economic Development Specialist

II. PUBLIC COMMENT

III. REVIEW CALENDAR OF EVENTS

IV. ITEMS FROM BOARD OF DIRECTORS

- V. EXECUTIVE SESSION:** An Executive Session may be called during the meeting. The purpose must be announced and is limited by RCW 42.30.110. Examples include: (1) to discuss with legal counsel litigation, potential litigation and/or legal risks (RCW 42.30.110(1)(i)); (2) to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b)); and (3) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price (final action selling or leasing public property shall be taken in a meeting open to the public)(RCW 42.30.110(1)(c)); and (4) to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee(RCW 42.30.110(1)(g))

XVII. ADJOURN

PLEASE NOTE: The agenda is tentative only. The Board of Directors may add, delete, or postpone items and may take action on any item not on the agenda (This does not apply during a Special Meeting). The Directors may also move agenda items during the meeting. If you wish to address the Regional Port Authority on a non-agenda or an agenda item, please raise your hand to be recognized by the President. When you have been recognized, give your name and address before your comments. The Board of Directors are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principal.

The Port Authority office is ADA compliant. Please contact the Administrative Office at 509-884-4700 at least three (3) days in advance if you need any language, hearing or physical accommodation.



**Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
March 26, 2024
9:00 a.m.**

Present:

Directors:

*Donn Etherington, Director
Jim Huffman, Director
JC Baldwin, Director*

*W. Alan Loeb sack, Director
Richard DeRock, Director
Mark Spurgeon, Director*

Staff:

*Jim Kuntz, Chief Executive Officer
Monica Lough, Dir. of Finance & Admin.
Trent Moyers, Director of Airports
Stacie de Mestre, Dir. of Econ. Dev.
Nick Rohrbach, Project Manager
Ron Russ, Maint. & Properties Manager
Sarah Deenik, Accounting &
Administrative Manager*

*Brooke Lammert, Economic Dev. Specialist (Zoom)
Mikenna Scott, Executive Assistant
Colby Goodrich, FBO Manager (Zoom)
Laura Camarillo Reyes, Admin. Asst. (Zoom)
Tricia Degnan, CTC Building Manager (Zoom)
Julie Avis, Accounting Specialist (Zoom)*

Legal Counsel:

*Quentin Batjer, Davis Arneil Law Firm LLP
Jennifer Sands, Ogden Murphy Wallace PLLC*

Guests:

*Bob Goedde, Chelan City Council
Jeff Richey, Executive Director Airlift Northwest
Caleb Lindquist, Ardurra
Jason Taylor, KPQ (Zoom)
Emily Thornton, Wentachee World (Zoom)
Kevin Vitulli, Banner Bank (Zoom)
Maria Alanis, Bloom- UW Project Mgr. (Zoom)
Andrew Behm (Zoom)
JR Norvell, Ardurra (Zoom)
Chris Mansfield, Ardurra (Zoom)
Paul Coppock, The DOH Associates (Zoom)*

The Chelan Douglas Regional Port Authority Board Meeting was called to order at 9:00 a.m.

Introductions were made.

Conflicts of Interest: None.

Public Comment: An opportunity for public comment was provided. No public comments were received.

EXECUTIVE SESSION:

Executive Session was announced at 9:05 a.m. for a period of fifteen minutes. The purpose consisted of RCW 42.30.110(1)(i) to discuss with legal counsel litigation, potential litigation and/or legal risks. Executive Session was extended at 9:20 a.m. for a period of five minutes. Executive Session concluded at 9:25 a.m.

Meeting reconvened in Regular Session at 9:26 a.m.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY CONSENT AGENDA:

The Chelan Douglas Regional Port Authority Consent Agenda consisting of the February 27th, 2024 Meeting Minutes, March 7th, 2024 Special Meeting Minutes, March 18th, 2024 Special Meeting Minutes, CDRPA Check Register Pages #2024-07 through #2024-09, including Electronic Transfers, CDRPA Resolution 2024-05 voiding check #12466, February 2024 Commission Calendar, and Calendar of Events was presented.

Motion No.

Moved by:

Seconded by:

03-04-24 CDRPA

JC Baldwin

Mark Spurgeon

To approve the Chelan Douglas Regional Port Authority Consent Agenda as presented.

Motion Passed 6-0

CHELAN DOUGLAS REGIONAL PORT AUTHORITY ACTION ITEMS:

The Trades District Project Update

Kuntz reviewed the Trades District Project goals, objectives, and financial projections. The Board reviewed the five construction bids received. Kuntz reviewed with the Board three bid award options. Discussion ensued, and the following action was taken:

Motion No.

Moved by:

Seconded by:

03-05-24 CDRPA

Mark Spurgeon

Richard DeRock

To reject all bids for construction of the Trades District project as all bids submitted exceed the available funds for construction announced prior to bid opening.

Motion Passed 6-0

Airlift Northwest Hanger Project

Kuntz introduced Jeff Richey, Executive Director of Airlift Northwest to the Board. Jeff gave background on Airlift Northwest and discussed the importance of having Airlift Northwest in the Wenatchee Valley. Kuntz then reviewed Hangar Project options as full funding for the project has not been secured. A discussion was had regarding the proposed options. The Board and staff favored Option B, which is a partial buildout of the core & shell of the hangar. The Board directed Kuntz and staff to move forward with updating the budget for Option B for the Board to review and approve.

Terminal Apron Reconstruction Project Settlement Agreement - Pangborn Airport

Kuntz gave a brief recap of the project. De Mestre discussed the final settlement agreement between Chelan Douglas Regional Port Authority, T-O Engineers/ Ardurra Group, Inc, and Mead

and Hunt, Inc for the Terminal Apron Reconstruction Project. The Board was also presented with a document displaying the Projects Approved vs Final Budget. The project came in under budget. Discussion ensued and the following action was taken:

Motion No.
Moved by:
Seconded by:

03-06-24 CDRPA

Mark Spurgeon
JC Baldwin

To authorize the CEO to sign the final settlement agreement between the CDRPA, T-O Engineers/ Ardurra Group, Inc., and Mead & Hunt, Inc. for the Terminal Apron Reconstruction Project

Motion Passed 6-0

2024 Landscape Maintenance Contract- Pangborn Airport Business Park/ Orondo River Park/ Kelly Property

Ron Russ discussed the solo bid from Young Bucks Landscaping. The Board discussed with staff the bid total and ideas on how to receive more bids for this contract in the future. Discussion ensued and the following action was taken:

Motion No.
Moved by:
Seconded by:

03-07-24 CDRPA

JC Baldwin
Jim Huffman

To authorize the CEO to award the 2024 Landscape Maintenance Contract to Young Bucks Landscaping.

Motion Passed 6-0

Strategic Planning Consulting Services Contract- Moss Adams

Kuntz reviewed Moss Adam's proposal with the Board. Discussion ensued and the following action was taken:

Motion No.
Moved by:
Seconded by:

03-08-24 CDRPA

Richard DeRock
Jim Huffman

To authorize the CEO to execute a Strategic Planning Consulting Services Contract with Moss Adams.

Motion Passed 6-0

WSU/ SBDC Contract Extension

de Mestre reviewed the 2-year amendment for the Small Business Development Center with the Board. Discussion ensued and The following action was taken:

Motion No.
Moved by:
Seconded by:

03-09-24 CDRPA

Mark Spurgeon
JC Baldwin

To authorize the CEO to execute an amendment to the Washington State University and Chelan Douglas Regional Port Authority Cooperative Agreement, concerning the Small Business Development Center.

Motion Passed 6-0

Authorization to Solicit Request for Proposals- Pangborn Airport Fuel Provider

Goodrich provided the Board with details on the current fuel contract. Additionally, Goodrich discussed awarding a 5-year contract rather than a 2-year contract. Discussion ensued regarding the details of the contract and the following action was taken:

Motion No. **03-10-24 CDRPA**
Moved by: JC Baldwin
Seconded by: Mark Spurgeon
To authorize the CEO to solicit Request for Proposals for the Pangborn Airport Fuel Provider Contract.

Motion No. **03-11-24 CDRPA**
Moved by: JC Baldwin
Seconded by: Jim Huffman
To amend the previous motion to authorize the CEO to solicit requests for proposals for the Pangborn Airport fuel provider contract for a period of 5 years.

Motion Passed 6-0

Motion No. **03-12-24 CDRPA**
Moved by: JC Baldwin
Seconded by: Jim Huffman
To authorize the CEO to award a five-year contract for the Pangborn Airport Fuel Supplier, subject to accepting a fuel provider that Provides the lowest cost aviation fuels and required support services.

Motion was rescinded

PUBLIC COMMENT: An opportunity for public comment was provided. No public comments were received.

At 11:03 a.m. Commissioner Etherington called for a 10-minute break.

INFORMATIONAL ITEMS:

G.A. Airport Terminal Funding Update- Pangborn Airport- Kuntz shared that de Mestre was able to obtain \$500,000 in additional funding from the Department of Commerce for the project. A revised budget was presented to the Board.

Diamond Foundry Option Extension – Kuntz and de Mestre reported Diamond Foundry’s Option agreement for 17 acres at the corner of the Urban Industrial & Grant Road expires March 31st, 2024. The Board discussed other options for renewing the Option agreement. The Board agreed for the CEO to move forward with extension negotiations.

Department of Natural Resources Lease Agreement – Moyers discussed a proposed lease with the DNR during fire season and presented documents/maps showing placement of DNR planes, waterlines, and a power layout. The DNR has agreed to pay \$30,000 for the electrical extension. The Board directed the CEO to move forward with the lease and bidding of the electrical improvements.

Financial Planning- Capital Projects- Lough reviewed with the Board projected 2024 Capital Projects. Also discussed was next year’s Pangborn Airport’s runway rehabilitation project and the need to plan for its capital allocation. Kuntz shared that as these projects receive Board approval a financial plan will need to be developed regarding the use of cash reserves versus debt financing.

New State Legislative Districts – Kuntz shared new State legislative districts with the Board.

Washington DC/ Congressional Outreach Meetings Update- Kuntz reported that meetings were productive and insightful. Attendees from Port were Kuntz, Lough, and

Commissioner DeRock. Attendees for the City of Wenatchee were Mayor Poirier and city administrator Laura Gloria.

MISCELLANEOUS STAFF REPORTS:

Kuntz provided information and updates including:

- ClimaVison presentation during Tri-Commission Meeting
- RSVP numbers and attendees for Partners Breakfast/ Lunch on Thursday March 28th, 2024
- Will be reviewing Regional Port Organizational Chart at next meeting

Moyers provided information an update including:

- Coring of runway took place and awaiting results

de Mestre provided information and updates including:

- Shared there will be a preliminary design meeting for the Firing Range Project on April 3rd
- Trades District traffic study update

Russ provided information and updates including:

- Russ shared with the Board that the shower repair in the Forest Service Building needed a larger shower pan and a contract was awarded to Hildebrand Construction for \$14,000 to move out the wall and replace the shower.
- Reviewed potential structural concerns with several Airport hangars. A structural engineer has been hired to investigate.

PUBLIC COMMENT: An opportunity for public comment was provided. No public comments were received.

REVIEW CALENDAR OF EVENTS: Several dates and events were reviewed.

ITEMS FROM BOARD OF DIRECTORS: Board of Directors provided various updates.

Meeting went to recess at 12:25 p.m. and moved to the Wenatchee Convention Center for the Tri-Commission meeting.

Signed and dated this 9th day of April 2024.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

Donn Etherington, Director

Jim Huffman, Director

JC Baldwin, Director

W. Alan Loeb sack, Director

Richard DeRock, Director

Mark Spurgeon, Director

**Tri-Commission Meeting
Special Meeting Minutes
Wenatchee Convention Center and Zoom Virtual Conference
March 26th, 2024 1:00 pm**

Present:

| | |
|--|--|
| Chelan Douglas Regional Port Authority | Chelan County PUD |
| JC Baldwin, POCC Commissioner | Randy Smith, Commissioner |
| Donn Etherington, POCC Commissioner | Andrew Grassell, Mng. Energy Dev. & Conservation |
| Jim Huffman, PODC Commissioner | Steve McKenna, Commissioner |
| Mark Spurgeon, PODC Commissioner | Carnan Bergren, Commissioner |
| W. Alan Loeb sack, PODC Commissioner | Kelly Allen, Commissioner |
| Richard DeRock, POCC Commissioner | Kirk Hudson, General Manager |
| Jim Kuntz, Chief Executive Officer | Justin Erickson, Mng. Director District Services |
| Monica Lough, Director of Finance | Kelli Scott, Gov. Affairs Program Manager |
| Mikenna Scott, Executive Assistant | Rebekah Neumann, Clerk of the Board |
| Sarah Deenik- Accounting & Administrative Manager | |
| Trent Moyer- Director of Airports | |
| Brooke Lammert- Economic Development Specialist | |

Chelan County

Kevin Overbay, Commissioner
Shon Smith, Commissioner
Tiffany Gering, Commissioner
Anabel Torres, Deputy Clerk of the Board
Ron Cridlebaugh, Chelan County
Mike Kaputa, Director

Elected Officials

Carl Florea, Mayor, City of Leavenworth
Jerrilea Crawford, Mayor, City of East Wenatchee
Jim Fletcher, Mayor, City of Cashmere
Erin McCardle, Mayor, City of Chelan
Mike Poirier, Mayor, City of Wenatchee

Guests

Steve Wilkinson, Wenatchee Chamber
Malachi Salcido, Salcido Group Inc.
Ruby Gaston, Rep Schrier's Office
Nick Covey, Link Transit
Emily Thornton, Wenatchee World
Brandt Coppel, Office of St. Rep. Keith Goehner
Steve Keene Peshastin WD & Com. C.
Kasey Safford, NCW life
David Marten, Elevate Governmental Affairs
Tara Goode, ClimaVision
Apoorva Bajaj, ClimaVision
Ian Alexander, ClimaVision

The Tri Commission Meeting and respective Special Commission Meetings were called to order and/or reconvened at 1:09 p.m. The Pledge of Allegiance was conducted and roll call was taken. Justin Erickson, Chelan County PUD, facilitated the meeting.

PRESENTATION:

- Tara Goode V.P. of ClimaVison gave a presentation regarding the weather radar system ClimaVison has to offer and how it will help bridge the radar gap in

Northcentral Washington. Tara told commissioners and guests that ClimaVison's top priority is securing sites to install the radar systems.

UPDATES:

- **Chelan County Commission**
 - Community Meetings taking place with county commissioners and county department officials throughout Chelan County.
 - Mike Kaputa & Ron Cridlebaugh provided an update on Stehekin Sustainability Plan

- **Chelan Douglas Regional Port Authority**
 - Malaga Economic Development
 - Firing Range Update
 - The G.A. Terminal Building
 - The Trades District
 - Regional Sports Complex
 - Economic Development Partners Breakfast & Lunch
 - Second flight brought back to Pangborn

- **Chelan County PUD**
 - 50-year Strategic plan- Imagine 2075
 - Commissioner McKenna invited everyone to participate in strategic plan process on April 23rd.
 - Project update on substation buildout

CHELAN COUNTY MAYORS UPDATE – Chelan County Mayors/staff provided updates and information.

OPPORTUNITY FOR PUBLIC COMMENT: No comments were made.

COMMISSIONER COMMENTS: No comments were made.

OTHER COMMENTS: None.

The Tri Commission Meeting and respective Special Commission Meetings adjourned at 2:34 p.m.

Signed and dated this 9th day of April 2024.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Richard DeRock, Director

Mark Spurgeon, Director

Donn Etherington, Director

W. Alan Loeb sack, Director

Memo

To: Board of Directors

From:  Jim Kuntz

Date: April 3, 2024

Re: First Amendment To Option To Purchase- Microsoft
Purchase of Malaga Properties Phase II

With the recent rezoning of properties in Malaga, Microsoft would like to proceed with closing on several properties.

Please find attached a First Amendment To Option To Purchase Agreement for your review. Pete Fraley has helped prepare this agreement. He will review with the Board on Tuesday.

**FIRST AMENDMENT TO
OPTION TO PURCHASE**

THIS FIRST AMENDMENT TO OPTION TO PURCHASE (the "Amendment"), is entered into by and between the Port of Chelan County, a Washington municipal corporation ("POCC"), and Microsoft Corporation, a Washington corporation ("Microsoft"). POCC and Microsoft are sometimes collectively referred to in this Amendment as the "Parties", or singularly as a "Party", or by their individual names. This Amendment is effective as of date as of which both POCC and Microsoft have executed this Amendment, as evidenced by the dates shown under their respective signatures below (the "Effective Date").

RECITALS

WHEREAS, POCC and Microsoft are parties to that certain Option to Purchase dated as of September 17, 2023 (the "Agreement").

WHEREAS, following the signing of the Agreement, the POCC acquired the Adcock Property and the Malaga Springs Property and now owns all of the Real Property, as originally defined in the Agreement.

WHEREAS, POCC entered an agreement to purchase the "Baker Property", legally described on attached Exhibit "X", and upon acquisition by the POCC, the Baker Property will become part of the Real Property subject to the Agreement.

WHEREAS, the Parties desire to provide for closing in two stages at the election of Microsoft.

WHEREAS, the Parties now desire to amend the Agreement as more particularly described in this Amendment.

WHEREAS, all capitalized terms used but not otherwise defined in this Amendment shall have the meanings provided to such terms in the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals set forth above, and the mutual covenants and undertakings set forth herein, the mutual receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Exhibits to Option. The Parties agree that the Real Property is legally described on Exhibit "X" attached to this Amendment, which shall replace Exhibit "A" to the

Agreement. Upon closing of the transaction involving the Baker Property, the Parties agree that the Real Property will be deemed to include the Baker Property, as legally described on Exhibit "X". In addition, the Adcock Property and the Hayes Property now have a combined legal description as a result of a boundary line adjustment recorded as part of the acquisition of the Adcock Property and shall be hereafter referred to as the "Hayes/Adcock Property". The legal description for the Hayes/Adcock Property is set forth on Exhibit "X" to this Amendment. The Purchase Price has been modified to include the Baker Property and is set forth on Exhibit "Y" attached to this Amendment, which shall replace Exhibit "B" to the Agreement.

2. Option Term. Section 3 of the Agreement is hereby deleted in its entirety and replaced with the following:

"The time frame for exercising the Option as set forth in Section 6 below shall commence on the Acquisition Date and expire on the date that is sixty (60) days following the later of (x) the date on which all applicable appeal periods for the Rezone expire, (y) the date the POCC enters an agreement to acquire fee simple title to the Firing Range Property, and (z) the occurrence of the Removal Date as described in Section 14.10.5 (the "Option Term")."

Notwithstanding the addition of clause (y) in the new Section 3, above, Section 1.5 of the Agreement, as amended by Section 4 of this Amendment, shall remain in full force and effect and, at the time of this Amendment, the Firing Range Property is not part of the Real Property as described in the Agreement. The Parties also agree that the leaseback to the Bakers associated with the Baker Property is an Interim Right as described in Section 5.1 of the Agreement.

3. Election to Close on Part of the Real Property. Notwithstanding Section 3 of the Agreement, as amended in this Amendment, Microsoft shall have the right to close on the Kemah Property, the Shaffer Property, the Hayes/Adcock Property, and the Malaga Springs Property (collectively the "First Closing Properties") on the following terms and conditions:

- A. Microsoft must provide written notice to the POCC on or before April 30, 2024 of its election to close on the First Closing Properties ("First Closing Notice");
- B. If the First Closing Notice is timely provided, then the Parties agree to proceed with closing on the First Closing Properties as soon as reasonably possible, but in no event later than May 31, 2024;
- C. The purchase price for the First Closing Properties shall be based on Exhibit "Y" to this Amendment; and

D. Fifty percent (50%) of the Option Payments made by Microsoft to the POCC shall be credited against the purchase price for the First Closing Properties.

4. Firing Range Property. Section 1.5 of the Agreement is hereby deleted in its entirety and replaced with the following:

Firing Range. The Parties acknowledge that the Firing Range Property is not part of the Real Property set forth in this Agreement. The POCC is in discussion to acquire the Firing Range Property. At such time as the POCC has executed an agreement to acquire the Firing Range Property, then the Parties agree promptly to negotiate an amendment to this Agreement to include the Firing Range as a part of the Real Property to be subject to the terms and conditions of this Agreement and such other terms and conditions as may be mutually agreed upon regarding timing, purchase price, and any environmental condition located on the Firing Range Property; provided, however, that the execution of an agreement to acquire the Firing Range Property as described in this Section 1.5 shall not be a condition to the effectiveness of this Option Agreement or any obligation hereunder, and the non-execution of such agreement shall not be a default by the POCC or entitle Microsoft to a refund of any Option Payment.”

5. Exercise of Option. Section 6 of the Agreement is hereby deleted in its entirety and replaced with the following:

“Microsoft may exercise this Option to purchase the Property at any time during the Option Term, by delivering written notice to POCC formally exercising the Option and designating the Closing Date (the “Exercise Notice”); provided, the Closing Date must be a date not more than forty-five (45) calendar days after delivery of the Exercise Notice, unless such time is extended by written agreement of POCC; provided further, however, in no event shall Closing occur later than March 31, 2025 (the “Outside Closing Date”).” The Purchase Price will be payable in cash at Closing as adjusted by any prorations set forth in this Option and any modification pursuant to the Option, as amended. The Option Payments will be applied against the Purchase Price at Closing.”

The Parties agree that the above Section 6 of the Agreement shall apply to all of the Real Property if the First Closing Notice is not timely provided by Microsoft. If Microsoft timely provides the First Closing Notice, then Section 6 above shall apply to the Real Property remaining after closing on the First Closing Properties.

6. Option Payment. The Parties agree that if the First Closing Notice is not timely provided by Microsoft, then Microsoft shall make an additional payment to the POCC in the amount of \$880,000 on or before May 15, 2024, and said payment shall be deemed to be an Option Payment for all purposes set forth in the Agreement.

7. Malaga Springs Property. Microsoft conducted environmental studies of the Malaga Springs Property and identified some matters that may require removal or remediation. Microsoft agrees as follows: (a) if Microsoft provides the First Closing Notice, the environmental matters will be addressed during Microsoft's redevelopment of the Malaga Springs Property after Closing (otherwise the Parties may enter into a separate agreement to address any pre-Closing remediation matters); (b) the costs associated with addressing the environmental matters on the Malaga Springs Property will be at Microsoft's sole expense and responsibility following Closing; and (c) the POCC shall have no obligation or responsibility to address the environmental matters prior to Closing.

8. Interim Rights /Orchard Removal. Costs associated with the Interim Rights are in addition to and shall be added to the Purchase Price. As of the date of this Agreement, Microsoft approved the early termination of the orchard lease involving the Adcock Property in the amount of \$45,000, which cost shall be added to the Purchase Price to be paid at Closing (if Microsoft timely provides the First Closing Notice, then this cost shall be included in the closing associated with the First Closing Properties). The POCC is in the process of obtaining bids to demolish and remove the existing mobile homes on the Real Property, which costs, if approved by Microsoft, shall be added to the Purchase Price to be paid at Closing. There are several orchards on the Real Property. In light of the accommodation set forth in this Amendment, the trees associated with the orchards will need to be removed and stockpiled prior to Closing ("Orchard Removal"). If the POCC removes orchards associated with the First Closing Properties and Microsoft timely provides the First Closing Notice, then the costs incurred shall be included in the closing associated with the First Closing Properties. The POCC agrees to undertake the Orchard Removal prior to Closing and Microsoft agrees to reimburse the POCC for the actual costs incurred associated with the Orchard Removal at Closing; provided that if the orchards have not been removed prior to closing of the First Closing Properties, then Microsoft shall be responsible for the removal of the orchards on the First Closing Properties.

9. Controlling Document; No Other Amendment. In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall control. Except as amended by this Amendment, all terms of the Agreement shall remain in full force and effect.

10. Counterparts. This Amendment may be signed by POCC and Microsoft in different counterparts and the signature pages may be sent via electronic mail or facsimile and combined to create one document binding on both parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have duly executed this Amendment as of the Effective Date.

POCC:

PORT OF CHELAN COUNTY, a
Washington municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

MICROSOFT:

MICROSOFT CORPORATION, a
Washington corporation

By: _____

Name: _____

Its: _____

Date: _____

STATE OF WASHINGTON)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that James M. Kuntz is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Executive Director of the Port of Chelan County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2024.

(Printed name)
NOTARY PUBLIC, state of Washington
My appointment expires _____

STATE OF WASHINGTON)
) ss.
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of Microsoft Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2024.

(Printed name)
NOTARY PUBLIC, state of Washington
My appointment expires _____

EXHIBIT X
Legal Descriptions

Parcel No. 222135240000 (Hays and Adcock Properties)

The West one-third of the East two-thirds of the East half of the Northwest quarter of Section 35 Township 22 North, Range 21, E.W.M., EXCEPT that portion thereof lying Northerly of the Southerly right of way line of the existing County road.

Together with the South 1713.1 feet of the following tract:

The West one-third of the East half of the Northwest quarter of Section 35, Township 22 North, Range 21, E.W.M., EXCEPT that portion thereof lying Northerly of the Southerly right of way line of the existing County road.

EXCEPT the North 215 feet of the East 245 feet and EXCEPT the West 20 feet of the North 365 feet and EXCEPT the South 200 feet of the West 220 feet of the North 565 feet.

ALSO EXCEPT a parcel of land beginning at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 35, Township 22 North, Range 21, E.W.M., Thence East along the quarter section line 32 feet, thence South parallel to the quarter section line 735 feet, thence West to the Easterly boundary of the quarter section line 32 feet, thence North along the quarter section line 735 feet to the POINT OF BEGINNING.

Parcel No. 222135100070 (Kemah Management Property)

Lot 2, Schoenwald Short Plat No. 1673, Chelan County, Washington, according to the plat thereof recorded in Book 5 of Short Plats, Page 52.

Parcel No. 222135120200 (Schoenwald Property)

Lot 3, Schoenwald Short Plat No. 1673, Chelan County, Washington, according to the plat thereof recorded in Book 5 of Short Plats, Page 52.

Parcel No. 222135230000 (Malaga Springs Property)

Parcel A: Southwest quarter of the Northwest quarter; West half of the Northwest quarter of the Southwest quarter; Southwest quarter of the Southwest quarter; all in Section 35, Township 22 North, Range 21, E.W.M.

Parcel B: Beginning at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 35, Township 22 North, Range 21, E.W.M., and running North on the West boundary line of the said Northwest quarter of the Northwest quarter, a distance of 80 feet; thence turning an angle of 90 deg. To the right and running East parallel with the South boundary line of said Northwest quarter of the Northwest quarter a distance of 260 feet; thence turning an angle of 90 deg. To the right and running South parallel with the West boundary line of said Northwest quarter of the Northwest quarter a distance of 80 feet; thence turning an angle of 90 deg. To the right and running West on the South boundary line of said Northwest quarter of the Northwest quarter to the place of beginning, excepting therefrom a strip of land 30 feet in width along the West boundary line for road purposes.

Parcel C: A parcel of land beginning at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 35, Township 22 North, Range 21 E.W.M., thence East along the quarter section line 32 feet, thence South parallel to the quarter section line 735 feet, thence West to the Easterly boundary of the quarter section line 32 feet, thence North along the quarter section line 735 to the point of beginning.

Parcel No. 222135120150 (J. & M. Quilter Property)

Lot 1, as delineated on Schoenwald Short Plat No. 1673, Chelan County, Washington, recorded May 4, 1988 in Book SP-5 of Sort Plats, Page 52.

Parcel No. 222135130175 (C. & C. Quilter Property)

Lot 4, as delineated on Schoenwald Short Plat No. 1673, Chelan County, Washington, recorded May 4, 1988 in Book SP-5 of Short Plats, Page 52.

Parcel No. 222135240050 (Shaffer Property)

The East one-third of the East half of the Northwest quarter of Section 35; Township 22 North; Range 21, E.W.M, Chelan County, Washington, EXCEPT that portion thereof lying Northerly of the Southerly right-of-way line of the existing county road.

Parcel No. 222135210175 (Baker Property)

The West 20 feet of the North 365 feet and the South 200 feet of the West 220 feet of the North 565 feet of the following described tract:

The West one-third of the East half of the Northwest quarter of Section 35, Township 22 North, Range 21, East of the Willamette Meridian, Chelan County, Washington.

EXCEPT that portion thereof lying Northerly of the Southerly right of way line of the existing County Road.

Also known as Parcel B of Chelan County Short Plat No. 531, recorded May 14, 1979 under Auditor's File No. 797671.

**EXHIBIT “Y”
Purchase Price**

The total Purchase Price for the Real Property described in Exhibit “X” is as follows:

| Real Property | Purchase Price |
|-----------------------------|------------------------|
| C. and C. Quilter Property | \$ 945,227.00 |
| J. and M. Quilter Property | \$ 775,227.00 |
| Schoenwald Property | \$ 675,227.00 |
| Kemah Management Property | \$ 1,511,136.00 |
| Shaffer Property | \$ 2,380,760.00 |
| Adcock Property | \$ 1,527,496.00 |
| Malaga Springs Property | \$ 5,503,742.00 |
| Baker Property | \$ 880,000.00 |
| Hays Property | \$ 1,707,043.25 |
| Total Purchase Price | \$15,905,858.25 |

Memo

To: Board of Directors

From:  Jim Kuntz

Date: April 4, 2024

Re: The Trades District Financial Plan

Please find attached the following documents for your review.

1. Suggested Revised Project Budget
2. Proposed Trades District Rent Recovery Schedule Options
3. Public/ Private Sector Lease Rate Chart
4. Trades District Bid Tab Analysis

Staff will review these documents with the Board at Tuesday's meeting.

Suggested Revised Budget

Costs:

| | |
|--|---------------------|
| Construction Budget w/ tax | \$12,600,000 |
| Construction Contingency (5% of Construction Budget) | \$630,000 |
| Design Work | \$1,100,000 |
| Inspection | \$230,000 |
| Total: | \$14,560,000 |

Funding:

| | |
|---------------|---------------------|
| EDA | \$4,990,961 |
| SBIF Grant | \$1,160,000 |
| State Grant | \$2,950,000 |
| CERB Loan | \$2,500,000 |
| Regional Port | \$2,959,039 |
| Total | \$14,560,000 |

Tenant Lease Rent Structure

Rental Payments to cover CERB Loan- 20 year at 3%

Rental Payments to cover Regional Port's additional investment- 15 year payback no interest

Chelan Douglas Regional Port Authority
Trades District Rent Recovery Schedule

CERB Loan: \$2,500,000 3.0%, 20 year payback
Regional Port Funds: \$2,959,039 0%, 15 year payback

| Year | Annual Rents | 10% Vacancy | Net Rents | CERB Loan | Return of Capital | Net Result | Cumulative | Lease Rate |
|-----------|---------------|--------------|---------------|---------------|-------------------|-----------------|-----------------|----------------|
| 1 | \$ 139,154.40 | \$ 13,915.44 | \$ 125,238.96 | \$ 170,000.00 | \$ 197,270.00 | \$ (242,031.04) | \$ (242,031.04) | \$ 0.55 |
| 2 | 164,455.20 | 16,445.52 | 148,009.68 | 170,000.00 | 197,270.00 | (219,260.32) | (461,291.36) | 0.65 |
| 3 | 189,756.00 | 18,975.60 | 170,780.40 | 170,000.00 | 197,270.00 | (196,489.60) | (657,780.96) | 0.75 |
| 4 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (831,499.84) | 0.85 |
| 5 | 240,357.60 | 24,035.76 | 216,321.84 | 170,000.00 | 197,270.00 | (150,948.16) | (982,448.00) | 0.95 |
| 6 | 247,947.84 | 24,794.78 | 223,153.06 | 170,000.00 | 197,270.00 | (144,116.94) | (1,126,564.94) | 0.98 |
| 7 | 255,538.08 | 25,553.81 | 229,984.27 | 170,000.00 | 197,270.00 | (137,285.73) | (1,263,850.67) | 1.01 |
| 8 | 263,128.32 | 26,312.83 | 236,815.49 | 170,000.00 | 197,270.00 | (130,454.51) | (1,394,305.18) | 1.04 |
| 9 | 270,718.56 | 27,071.86 | 243,646.70 | 170,000.00 | 197,270.00 | (123,623.30) | (1,517,928.48) | 1.07 |
| 10 | 278,308.80 | 27,830.88 | 250,477.92 | 170,000.00 | 197,270.00 | (116,792.08) | (1,634,720.56) | 1.10 |
| 11 | 285,899.04 | 28,665.81 | 257,992.26 | 170,000.00 | 197,270.00 | (109,277.74) | (1,743,998.30) | 1.13 |
| 12 | 293,489.28 | 29,525.78 | 265,732.03 | 170,000.00 | 197,270.00 | (101,537.97) | (1,845,536.27) | 1.16 |
| 13 | 301,079.52 | 30,411.55 | 273,703.99 | 170,000.00 | 197,270.00 | (93,566.01) | (1,939,102.28) | 1.19 |
| 14 | 311,199.84 | 31,323.90 | 281,915.11 | 170,000.00 | 197,270.00 | (85,354.89) | (2,024,457.17) | 1.23 |
| 15 | 321,320.16 | 32,263.62 | 290,372.56 | 170,000.00 | 197,270.00 | (76,897.44) | (2,101,354.61) | 1.27 |
| 16 | 331,440.48 | 33,231.53 | 299,083.74 | 170,000.00 | - | 129,083.74 | (1,972,270.87) | 1.31 |
| 17 | 341,560.80 | 34,228.48 | 308,056.25 | 170,000.00 | - | 138,056.25 | (1,834,214.62) | 1.35 |
| 18 | 351,681.12 | 35,255.33 | 317,297.94 | 170,000.00 | - | 147,297.94 | (1,686,916.68) | 1.39 |
| 19 | 361,801.44 | 36,312.99 | 326,816.88 | 170,000.00 | - | 156,816.88 | (1,530,099.80) | 1.43 |
| 20 | 371,921.76 | 37,402.38 | 336,621.39 | 170,000.00 | - | 166,621.39 | (1,363,478.41) | 1.47 |
| 21 | 382,042.08 | 38,524.45 | 346,720.03 | - | - | 346,720.03 | (1,016,758.38) | 1.51 |
| 22 | 394,692.48 | 39,680.18 | 357,121.63 | - | - | 357,121.63 | (659,636.75) | 1.56 |
| 23 | 407,342.88 | 40,870.59 | 367,835.28 | - | - | 367,835.28 | (291,801.47) | 1.61 |
| 24 | 419,993.28 | 42,096.71 | 378,870.34 | - | - | 378,870.34 | 87,068.87 | 1.66 |

| | | | | | | | | |
|-----------|-------------------|------------------|-------------------|---------------|---------------|-------------------|------------------|-------------|
| 1 | \$ 151,804.80 | \$ 15,180.48 | \$ 136,624.32 | \$ 170,000.00 | \$ 197,270.00 | \$ (230,645.68) | \$ (230,645.68) | \$ 0.60 |
| 2 | 177,105.60 | 17,710.56 | 159,395.04 | 170,000.00 | 197,270.00 | (207,874.96) | (438,520.64) | 0.70 |
| 3 | 202,406.40 | 20,240.64 | 182,165.76 | 170,000.00 | 197,270.00 | (185,104.24) | (623,624.88) | 0.80 |
| 4 | 227,707.20 | 22,770.72 | 204,936.48 | 170,000.00 | 197,270.00 | (162,333.52) | (785,958.40) | 0.90 |
| 5 | 253,008.00 | 25,300.80 | 227,707.20 | 170,000.00 | 197,270.00 | (139,562.80) | (925,521.20) | 1.00 |
| 6 | 260,598.24 | 26,059.82 | 234,538.42 | 170,000.00 | 197,270.00 | (132,731.58) | (1,058,252.78) | 1.03 |
| 7 | 268,188.48 | 26,818.85 | 241,369.63 | 170,000.00 | 197,270.00 | (125,900.37) | (1,184,153.15) | 1.06 |
| 8 | 275,778.72 | 27,577.87 | 248,200.85 | 170,000.00 | 197,270.00 | (119,069.15) | (1,303,222.30) | 1.09 |
| 9 | 283,368.96 | 28,336.90 | 255,032.06 | 170,000.00 | 197,270.00 | (112,237.94) | (1,415,460.24) | 1.12 |
| 10 | 290,959.20 | 29,095.92 | 261,863.28 | 170,000.00 | 197,270.00 | (105,406.72) | (1,520,866.96) | 1.15 |
| 11 | 298,549.44 | 29,854.94 | 268,694.50 | 170,000.00 | 197,270.00 | (98,575.50) | (1,619,442.46) | 1.18 |
| 12 | 308,669.76 | 30,866.98 | 277,802.78 | 170,000.00 | 197,270.00 | (89,467.22) | (1,708,909.68) | 1.22 |
| 13 | 318,790.08 | 31,879.01 | 286,911.07 | 170,000.00 | 197,270.00 | (80,358.93) | (1,789,268.61) | 1.26 |
| 14 | 328,910.40 | 32,891.04 | 296,019.36 | 170,000.00 | 197,270.00 | (71,250.64) | (1,860,519.25) | 1.30 |
| 15 | 339,030.72 | 33,903.07 | 305,127.65 | 170,000.00 | 197,270.00 | (62,142.35) | (1,922,661.60) | 1.34 |
| 16 | 349,151.04 | 34,915.10 | 314,235.94 | 170,000.00 | - | 144,235.94 | (1,778,425.66) | 1.38 |
| 17 | 359,271.36 | 35,927.14 | 323,344.22 | 170,000.00 | - | 153,344.22 | (1,625,081.44) | 1.42 |
| 18 | 369,391.68 | 36,939.17 | 332,452.51 | 170,000.00 | - | 162,452.51 | (1,462,628.93) | 1.46 |
| 19 | 379,512.00 | 37,951.20 | 341,560.80 | 170,000.00 | - | 171,560.80 | (1,291,068.13) | 1.50 |
| 20 | 392,162.40 | 39,216.24 | 352,946.16 | 170,000.00 | - | 182,946.16 | (1,108,121.97) | 1.55 |
| 21 | 404,812.80 | 40,481.28 | 364,331.52 | - | - | 364,331.52 | (743,790.45) | 1.60 |
| 22 | 417,463.20 | 41,746.32 | 375,716.88 | - | - | 375,716.88 | (368,073.57) | 1.65 |
| 23 | 430,113.60 | 43,011.36 | 387,102.24 | - | - | 387,102.24 | 19,028.67 | 1.70 |

| | | | | | | | | |
|-----------|---------------|--------------|---------------|---------------|---------------|-----------------|-----------------|----------------|
| 1 | \$ 164,455.20 | \$ 16,445.52 | \$ 148,009.68 | \$ 170,000.00 | \$ 197,270.00 | \$ (219,260.32) | \$ (219,260.32) | \$ 0.65 |
| 2 | 189,756.00 | 18,975.60 | 170,780.40 | 170,000.00 | 197,270.00 | (196,489.60) | (415,749.92) | 0.75 |
| 3 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (589,468.80) | 0.85 |
| 4 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (763,187.68) | 0.95 |
| 5 | 265,658.40 | 26,565.84 | 239,092.56 | 170,000.00 | 197,270.00 | (128,177.44) | (891,365.12) | 1.05 |
| 6 | 273,248.64 | 27,324.86 | 245,923.78 | 170,000.00 | 197,270.00 | (121,346.22) | (1,012,711.34) | 1.08 |
| 7 | 280,838.88 | 28,083.89 | 252,754.99 | 170,000.00 | 197,270.00 | (114,515.01) | (1,127,226.35) | 1.11 |
| 8 | 288,429.12 | 28,842.91 | 259,586.21 | 170,000.00 | 197,270.00 | (107,683.79) | (1,234,910.14) | 1.14 |
| 9 | 296,019.36 | 29,601.94 | 266,417.42 | 170,000.00 | 197,270.00 | (100,852.58) | (1,335,762.72) | 1.17 |
| 10 | 306,139.68 | 30,613.97 | 275,525.71 | 170,000.00 | 197,270.00 | (91,744.29) | (1,427,507.01) | 1.21 |
| 11 | 316,260.00 | 31,626.00 | 284,634.00 | 170,000.00 | 197,270.00 | (82,636.00) | (1,510,143.01) | 1.25 |
| 12 | 326,380.32 | 32,638.03 | 293,742.29 | 170,000.00 | 197,270.00 | (73,527.71) | (1,583,670.72) | 1.29 |
| 13 | 336,500.64 | 33,650.06 | 302,850.58 | 170,000.00 | 197,270.00 | (64,419.42) | (1,648,090.14) | 1.33 |
| 14 | 346,620.96 | 34,662.10 | 311,958.86 | 170,000.00 | 197,270.00 | (55,311.14) | (1,703,401.28) | 1.37 |
| 15 | 356,741.28 | 35,674.13 | 321,067.15 | 170,000.00 | 197,270.00 | (46,202.85) | (1,749,604.13) | 1.41 |
| 16 | 366,861.60 | 36,686.16 | 330,175.44 | 170,000.00 | - | 160,175.44 | (1,589,428.69) | 1.45 |
| 17 | 376,981.92 | 37,698.19 | 339,283.73 | 170,000.00 | - | 169,283.73 | (1,420,144.96) | 1.49 |
| 18 | 387,102.24 | 38,710.22 | 348,392.02 | 170,000.00 | - | 178,392.02 | (1,241,752.94) | 1.53 |
| 19 | 399,752.64 | 39,975.26 | 359,777.38 | 170,000.00 | - | 189,777.38 | (1,051,975.56) | 1.58 |
| 20 | 412,403.04 | 41,240.30 | 371,162.74 | 170,000.00 | - | 201,162.74 | (850,812.82) | 1.63 |
| 21 | 425,053.44 | 42,505.34 | 382,548.10 | - | - | 382,548.10 | (468,264.72) | 1.68 |
| 22 | 437,703.84 | 43,770.38 | 393,933.46 | - | - | 393,933.46 | (74,331.26) | 1.73 |
| 23 | 450,354.24 | 45,035.42 | 405,318.82 | - | - | 405,318.82 | 330,987.56 | 1.78 |

| | | | | | | | | |
|----|--------------|-------------|--------------|---------------|---------------|-----------------|-----------------|---------|
| 1 | \$ 14,898.00 | \$ 1,489.80 | \$ 13,408.20 | \$ 170,000.00 | \$ 197,270.00 | \$ (353,861.80) | \$ (353,861.80) | \$ 0.70 |
| 2 | 189,756.00 | 18,975.60 | 170,780.40 | 170,000.00 | 197,270.00 | (196,489.60) | (550,351.40) | 0.80 |
| 3 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (724,070.28) | 0.90 |
| 4 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (897,789.16) | 1.00 |
| 5 | 265,658.40 | 26,565.84 | 239,092.56 | 170,000.00 | 197,270.00 | (128,177.44) | (1,025,966.60) | 1.10 |
| 6 | 285,899.04 | 28,589.90 | 257,309.14 | 170,000.00 | 197,270.00 | (109,960.86) | (1,135,927.46) | 1.13 |
| 7 | 293,489.28 | 29,348.93 | 264,140.35 | 170,000.00 | 197,270.00 | (103,129.65) | (1,239,057.11) | 1.16 |
| 8 | 301,079.52 | 30,107.95 | 270,971.57 | 170,000.00 | 197,270.00 | (96,298.43) | (1,335,355.54) | 1.19 |
| 9 | 311,199.84 | 31,119.98 | 280,079.86 | 170,000.00 | 197,270.00 | (87,190.14) | (1,422,545.68) | 1.23 |
| 10 | 321,320.16 | 32,132.02 | 289,188.14 | 170,000.00 | 197,270.00 | (78,081.86) | (1,500,627.54) | 1.27 |
| 11 | 331,440.48 | 33,144.05 | 298,296.43 | 170,000.00 | 197,270.00 | (68,973.57) | (1,569,601.11) | 1.31 |
| 12 | 341,560.80 | 34,156.08 | 307,404.72 | 170,000.00 | 197,270.00 | (59,865.28) | (1,629,466.39) | 1.35 |
| 13 | 351,681.12 | 35,168.11 | 316,513.01 | 170,000.00 | 197,270.00 | (50,756.99) | (1,680,223.38) | 1.39 |
| 14 | 361,801.44 | 36,180.14 | 325,621.30 | 170,000.00 | 197,270.00 | (41,648.70) | (1,721,872.08) | 1.43 |
| 15 | 371,921.76 | 37,192.18 | 334,729.58 | 170,000.00 | 197,270.00 | (32,540.42) | (1,754,412.50) | 1.47 |
| 16 | 382,042.08 | 38,204.21 | 343,837.87 | 170,000.00 | - | 173,837.87 | (1,580,574.63) | 1.51 |
| 17 | 394,692.48 | 39,469.25 | 355,223.23 | 170,000.00 | - | 185,223.23 | (1,395,351.40) | 1.56 |
| 18 | 407,342.88 | 40,734.29 | 366,608.59 | 170,000.00 | - | 196,608.59 | (1,198,742.81) | 1.61 |
| 19 | 419,993.28 | 41,999.33 | 377,993.95 | 170,000.00 | - | 207,993.95 | (990,748.86) | 1.66 |
| 20 | 432,643.68 | 43,264.37 | 389,379.31 | 170,000.00 | - | 219,379.31 | (771,369.55) | 1.71 |
| 21 | 445,294.08 | 44,529.41 | 400,764.67 | - | - | 400,764.67 | (370,604.88) | 1.76 |
| 22 | 457,944.48 | 45,794.45 | 412,150.03 | - | - | 412,150.03 | 41,545.15 | 1.81 |

| | | | | | | | | |
|----|--------------|-------------|--------------|---------------|---------------|-----------------|-----------------|---------|
| 1 | \$ 12,402.00 | \$ 1,240.20 | \$ 11,161.80 | \$ 170,000.00 | \$ 197,270.00 | \$ (356,108.20) | \$ (356,108.20) | \$ 0.75 |
| 2 | 189,756.00 | 18,975.60 | 170,780.40 | 170,000.00 | 197,270.00 | (196,489.60) | (552,597.80) | 0.85 |
| 3 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (726,316.68) | 0.95 |
| 4 | 215,056.80 | 21,505.68 | 193,551.12 | 170,000.00 | 197,270.00 | (173,718.88) | (900,035.56) | 1.05 |
| 5 | 265,658.40 | 26,565.84 | 239,092.56 | 170,000.00 | 197,270.00 | (128,177.44) | (1,028,213.00) | 1.15 |
| 6 | 298,549.44 | 29,854.94 | 268,694.50 | 170,000.00 | 197,270.00 | (98,575.50) | (1,126,788.50) | 1.18 |
| 7 | 308,669.76 | 30,866.98 | 277,802.78 | 170,000.00 | 197,270.00 | (89,467.22) | (1,216,255.72) | 1.22 |
| 8 | 318,790.08 | 31,879.01 | 286,911.07 | 170,000.00 | 197,270.00 | (80,358.93) | (1,296,614.65) | 1.26 |
| 9 | 328,910.40 | 32,891.04 | 296,019.36 | 170,000.00 | 197,270.00 | (71,250.64) | (1,367,865.29) | 1.30 |
| 10 | 339,030.72 | 33,903.07 | 305,127.65 | 170,000.00 | 197,270.00 | (62,142.35) | (1,430,007.64) | 1.34 |
| 11 | 349,151.04 | 34,915.10 | 314,235.94 | 170,000.00 | 197,270.00 | (53,034.06) | (1,483,041.70) | 1.38 |
| 12 | 359,271.36 | 35,927.14 | 323,344.22 | 170,000.00 | 197,270.00 | (43,925.78) | (1,526,967.48) | 1.42 |
| 13 | 369,391.68 | 36,939.17 | 332,452.51 | 170,000.00 | 197,270.00 | (34,817.49) | (1,561,784.97) | 1.46 |
| 14 | 379,512.00 | 37,951.20 | 341,560.80 | 170,000.00 | 197,270.00 | (25,709.20) | (1,587,494.17) | 1.50 |
| 15 | 392,162.40 | 39,216.24 | 352,946.16 | 170,000.00 | 197,270.00 | (14,323.84) | (1,601,818.01) | 1.55 |
| 16 | 404,812.80 | 40,481.28 | 364,331.52 | 170,000.00 | - | 194,331.52 | (1,407,486.49) | 1.60 |
| 17 | 417,463.20 | 41,746.32 | 375,716.88 | 170,000.00 | - | 205,716.88 | (1,201,769.61) | 1.65 |
| 18 | 430,113.60 | 43,011.36 | 387,102.24 | 170,000.00 | - | 217,102.24 | (984,667.37) | 1.70 |
| 19 | 442,764.00 | 44,276.40 | 398,487.60 | 170,000.00 | - | 228,487.60 | (756,179.77) | 1.75 |
| 20 | 455,414.40 | 45,541.44 | 409,872.96 | 170,000.00 | - | 239,872.96 | (516,306.81) | 1.80 |
| 21 | 468,064.80 | 46,806.48 | 421,258.32 | - | - | 421,258.32 | (95,048.49) | 1.85 |
| 22 | 483,245.28 | 48,324.53 | 434,920.75 | - | - | 434,920.75 | 339,872.26 | 1.91 |

Chelan Douglas Regional Port Public/ Private Lease Rates

| <u>Olds Station Business Park</u> | <u>Lease Square Footage</u> | <u>Lease Rate per Square Foot</u> |
|--|------------------------------------|--|
| IB2 Synergy Food Solutions | 5,033 | \$0.93 |
| IB4 Pregis | 30,616 | \$0.61 |
| Pacific Aerospace & Electronics | 81,302 | \$0.80 |
| Sinclair Systems International | 15,000 | \$0.79 |
| Chelan PUD IB5 | 38,000 | \$0.80 |
| Rolling Frito-Lay | 15,000 | \$1.00 |
| | | |
| <u>Cashmere Mill District</u> | <u>Lease Square Footage</u> | <u>Lease Rate per Square Foot</u> |
| Blue Spirits Distilling - Bldg A Cashmere, WA | 16,537 | \$0.82 |
| Hurst International Cashmere, WA | 6,885 | \$0.97 |
| | | |
| <u>Pangborn Airport Business Park 3306 Building</u> | <u>Lease Square Footage</u> | <u>Lease Rate per Square Foot</u> |
| Marathon Digital Holdings | 2,892 | \$0.88 |
| North Central ESD | 8,193 | \$0.89 |
| | | |
| <u>Space Leases</u> | <u>Lease Square Footage</u> | <u>Lease Rate per Square Foot</u> |
| Jade Mint Forge | 3,600 | \$0.99 |
| Vamonos Junk Haulers | 2,300 | \$0.96 |
| | | |
| <u>Private Sector</u> | <u>Lease Square Footage</u> | <u>Lease Rate per Square Foot</u> |
| 2698 Methow Street Wenatchee | 1,810 | \$1.15 |
| 4 Fifth Street Wenatchee | 2,400 | \$1.15 |
| 18 North Mission Wenatchee | 3,000 | \$1.33 |
| 1434 Sunset Hwy East Wenatchee, WA | 896 | \$1.34 |
| 104 11th Street NE East Wenatchee, WA | 3,665 | \$1.08 |

Trades District Bid Tab- To Establish A New Construction Budget

| | Eng Est | Halme | Schuchart | Cascade Centra | Absher | Lydig | Avg | New Bid | |
|--------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-------------------------|---|
| Base Bid | \$ 10,221,528 | \$ 11,450,000 | \$ 11,900,000 | \$ 12,100,000 | \$ 12,590,000 | \$ 12,037,000 | \$ 12,156,750 | \$ 12,156,750 | \$ 12,012,333 Note: Avg with high and low deleted |
| w/ WSST | \$ 11,080,136 | \$ 12,411,800 | \$ 12,899,600 | \$ 13,116,400 | \$ 13,647,560 | \$ 13,048,108 | | | |
| Alt 1 Decorative Fence | \$ (21,635) | \$ (400,000) | \$ (45,700) | \$ (275,000) | \$ (322,000) | \$ (71,500) | | \$ (21,635.00) | |
| Subtotal | | \$ 11,050,000 | \$ 11,854,300 | \$ 11,825,000 | \$ 12,268,000 | \$ 11,965,500 | | | |
| w/ WSST | \$ - | \$ 11,978,200 | \$ 12,850,061 | \$ 12,818,300 | \$ 13,298,512 | \$ 12,970,602 | | | |
| Alt 2 Aluminum Feeders | \$ (22,060) | \$ (4,000) | \$ (109,800) | \$ (105,000) | \$ (115,000) | \$ (56,000) | | \$ (22,060.00) | |
| Subtotal | | \$ 11,046,000 | \$ 11,744,500 | \$ 11,720,000 | \$ 12,153,000 | \$ 11,909,500 | | | |
| w/ WSST | \$ - | \$ 11,973,864 | \$ 12,731,038 | \$ 12,704,480 | \$ 13,173,852 | \$ 12,909,898 | | | |
| Alt 3 Site Receptacles | \$ (29,781) | \$ (4,000) | \$ (4,600) | \$ (4,500) | \$ (4,800) | \$ (1,700) | | | delete option |
| Subtotal | | \$ 11,042,000 | \$ 11,739,900 | \$ 11,715,500 | \$ 12,148,200 | \$ 11,907,800 | | | |
| w/ WSST | \$ - | \$ 11,969,528 | \$ 12,726,052 | \$ 12,699,602 | \$ 13,168,649 | \$ 12,908,055 | | | |
| Alt 4 Resinous Flooring | \$ (379,627) | \$ (147,000) | \$ (272,500) | \$ (200,000) | \$ (215,000) | \$ (178,000) | \$ (202,500) | \$ (202,500) | |
| Subtotal | | \$ 10,895,000 | \$ 11,467,400 | \$ 11,515,500 | \$ 11,933,200 | \$ 11,729,800 | | | |
| w/ WSST | \$ - | \$ 11,810,180 | \$ 12,430,662 | \$ 12,482,802 | \$ 12,935,589 | \$ 12,715,103 | | | |
| Alt 5 Gypsum Ceilings | \$ (180,368) | \$ (64,000) | \$ (55,100) | \$ (100,000) | \$ (59,000) | \$ (64,000) | \$ (68,420) | \$ (68,420) | |
| Subtotal | | \$ 10,831,000 | \$ 11,412,300 | \$ 11,415,500 | \$ 11,874,200 | \$ 11,665,800 | | | |
| w/ WSST | \$ - | \$ 11,740,804 | \$ 12,370,933 | \$ 12,374,402 | \$ 12,871,633 | \$ 12,645,727 | | | |
| Alt 6 Glass OH Doors | \$ (7,169) | \$ (47,000) | \$ (600) | \$ (1) | \$ (6,900) | \$ 10,500 | | | delete option |
| Subtotal | | \$ 10,784,000 | \$ 11,411,700 | \$ 11,415,499 | \$ 11,867,300 | \$ 11,676,300 | | | |
| w/ WSST | \$ - | \$ 11,689,856 | \$ 12,370,283 | \$ 12,374,401 | \$ 12,864,153 | \$ 12,657,109 | | | |
| Alt 7 Site Planters | \$ (45,134) | \$ (42,000) | \$ (40,200) | \$ (40,000) | \$ (43,000) | \$ (36,000) | \$ (40,240) | \$ (40,240) | Additive Alt |
| Subtotal | | \$ 10,742,000 | \$ 11,371,500 | \$ 11,375,499 | \$ 11,824,300 | \$ 11,640,300 | | | |
| w/ WSST | \$ - | \$ 11,644,328 | \$ 12,326,706 | \$ 12,331,041 | \$ 12,817,541 | \$ 12,618,085 | | | |
| Alt 8 Shade Structures | \$ (99,270) | \$ (55,000) | \$ (130,000) | \$ (132,000) | \$ (116,000) | \$ (302,000) | \$ (147,000) | \$ (147,000) | Additive Alt |
| Subtotal | | \$ 10,687,000 | \$ 11,241,500 | \$ 11,243,499 | \$ 11,708,300 | \$ 11,338,300 | | | |
| w/ WSST | \$ - | \$ 11,584,708 | \$ 12,185,786 | \$ 12,187,953 | \$ 12,691,797 | \$ 12,290,717 | | | |
| Alt 9 Union Landscaping | \$ (279,798) | \$ (58,000) | \$ (61,200) | \$ (60,000) | \$ (33,000) | \$ (37,500) | | | delete option |
| Subtotal | | \$ 10,629,000 | \$ 11,180,300 | \$ 11,183,499 | \$ 11,675,300 | \$ 11,300,800 | | | |
| w/ WSST | \$ - | \$ 11,521,836 | \$ 12,119,445 | \$ 12,122,913 | \$ 12,656,025 | \$ 12,250,067 | | | |
| | | | | | | | Delete Gas | \$ (60,000.00) | |
| | | | | | | | Delete Doors | \$ (30,000.00) | |
| | | | | | | | Subtotal | \$ 11,564,895 | |
| | | | | | | | w/ tax | \$ 12,536,346.18 | |

Memo

To: Board of Directors

From: Stacie de Mestre

Date: April 3, 2024

Re: Authorization to Seek Bids – Malaga Vicinity Wells 7 and 8

The Phase I Development and Reimbursement Agreement between the CDRPA and Microsoft, was recently modified to include outfitting the existing test well that was drilled in 2023 (MWD Well No. 6) with a small pump to provide enough water for Microsoft's first building and drilling two new larger diameter wells (MWD Well No. 7 and MWD Well No. 8) on the same parcel. The Reimbursement Agreement states Wells No. 7 and No. 8 must be drilled and tested by December 31, 2024.

RH2 Engineers has prepared plans and specifications which defines the project as follows:

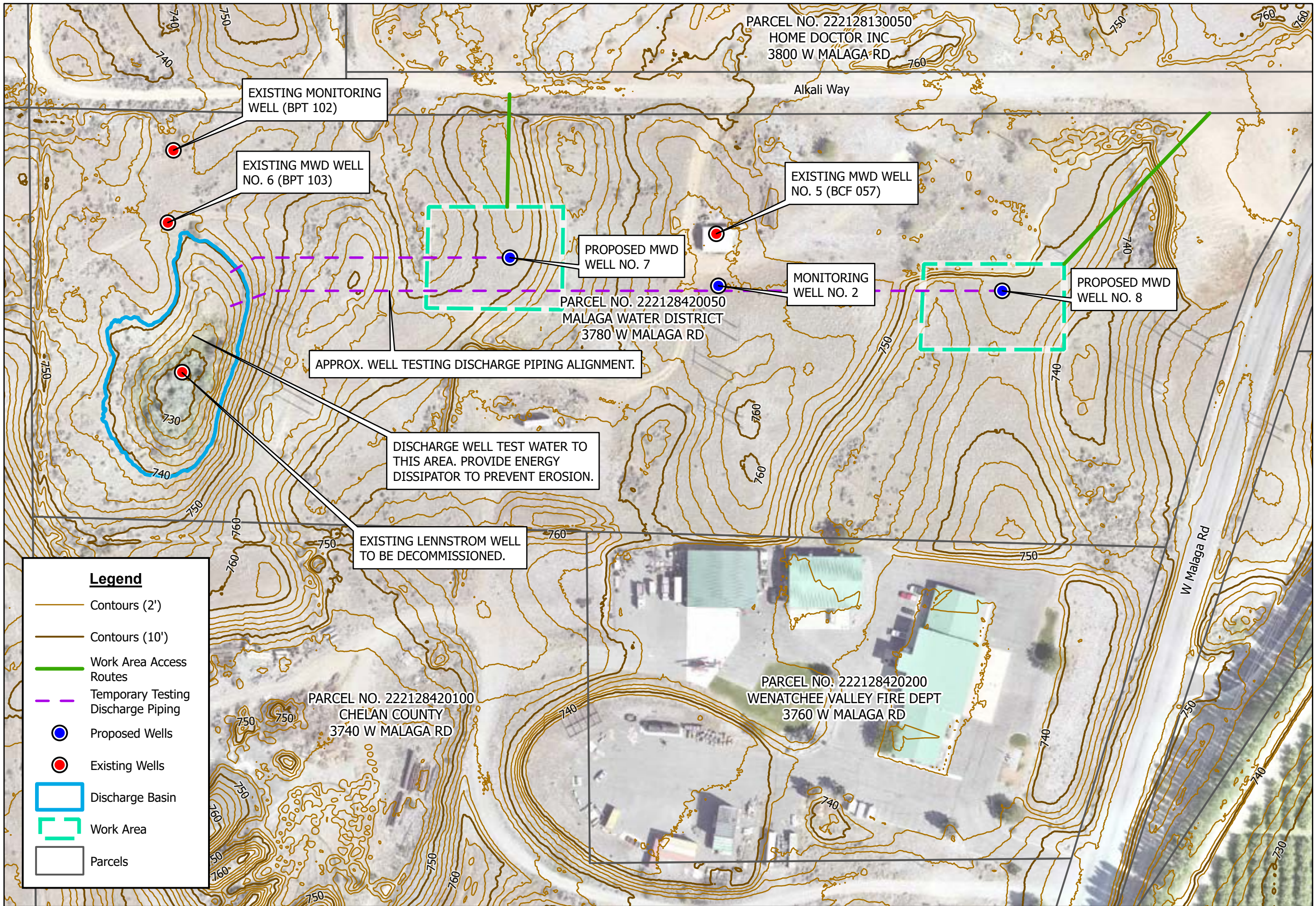
- Drilling, developing, and testing two (2) 16-inch diameter wells (MWD No. 7 and MWD Well No. 8).
- Drilling and developing one (1) 2-inch diameter monitoring well (Monitoring Well No. 2).
- Decommissioning an existing hand dug well (Lennstrom Well) and wellhouse building.

See attached for the project site plan. The current engineer's estimate (also attached) is \$708,715.20 including WSST. As a reminder, this project is covered by the Phase I Development and Reimbursement Agreement between the CDRPA and Microsoft.

Below is the proposed project schedule:

| | |
|------------------------------------|----------------------|
| Advertise for Bids: | 4/11/24 |
| Bids Due: | 4/30/24 |
| Award Contract: | 5/14/23 |
| Start Construction: | Summer 2024 |
| Construction/Test Complete: | Early Q4 2024 |

Staff is seeking Board approval to seek bids for the Malaga Vicinity Wells 7 and 8 Project.



This map is a graphic representation derived from the Chelan Douglas Regional Port Authority (Port) Geographic Information System. It was designed and intended for Port staff use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map.

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Vicinity Map

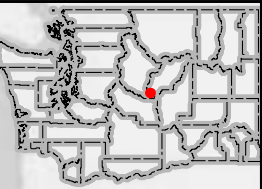
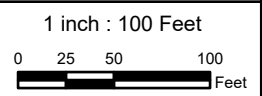


Figure 1
MWD Wells No. 7 & No. 8
Chelan Douglas Regional Port Authority

J:\DATA\PA20-0026-17\GIS\WELL 2\WELL 2.APRX BY: CZACHOW PLOT DATE: MAR 12, 2024 COORDINATE SYSTEM: NAD 1983 STATEPLANE WASHINGTON NORTH FIPS 4601 FEET



DRAWING IS FULL SCALE WHEN BAR MEASURES 2"



Chelan Douglas Regional Port Authority

Malaga Vicinity Wells 7 & 8

| Chelan Douglas Regional Port Authority | | | | | |
|---|---|------|----------|--------------------|----------------------|
| Malaga Vicinity Wells 7 & 8 | | | | | |
| Item | Description | Unit | Quantity | Engineers Estimate | |
| | | | | Unit Price | Total Price |
| 1 | Mobilization | L.S. | 1 | \$ 60,000.00 | \$ 60,000.00 |
| 2 | Furnish and Install 16-inch Well | L.F. | 500 | \$ 420.00 | \$ 210,000.00 |
| 3 | Furnish and Install 20-inch Sanitary Seal | E.A. | 2 | \$ 25,000.00 | \$ 50,000.00 |
| 4 | Furnish, Assemble, and Install 14-inch Telescoping Well Screen | L.F. | 100 | \$ 850.00 | \$ 85,000.00 |
| 5 | Well Development and Other Authorized Work | H.R. | 100 | \$ 1,200.00 | \$ 120,000.00 |
| 6 | Furnish, Install, and Remove Test Pump, Discharge Pipe and Meters | E.A. | 2 | \$ 18,000.00 | \$ 36,000.00 |
| 7 | Pump Test Operation | H.R. | 16 | \$ 975.00 | \$ 15,600.00 |
| 8 | Monitoring Well Installation and Completion | L.S. | 1 | \$ 50,000.00 | \$ 50,000.00 |
| 9 | Decommissioning Lennstrom Well | L.S. | 1 | \$ 25,000.00 | \$ 25,000.00 |
| 10 | Standby Time | Hr. | 8 | \$ 350.00 | \$ 2,800.00 |
| Construction Subtotal | | | | | \$ 654,400.00 |
| Sales Tax (8.3%) | | | | | \$ 54,315.20 |
| Total Construction Cost Estimate | | | | | \$ 708,715.20 |

Memo

To: Board of Directors

From: Stacie de Mestre

Date: April 4, 2024

Re: Authorization to Award and Establish an Overall Project Budget – Malaga Orchard Removal

The approved 2024 budget includes \$150,000 for orchard and mobile home removal on newly acquired property in Malaga. Due to the impending growing season, staff proceeded with seeking bids for only the orchard removal which included roughly 35 acres.

On April 3, 2024 six bids were received – see attached for the bid tab. Staff has determined Advantage Dirt Contractors is the lowest, responsible bidder and is proposing the following total project budget be established:

| | |
|-------------------------------------|---------------------|
| Advantage Dirt Contractors Contract | \$145,581.66 |
| 10% Contingency | <u>\$ 14,558.00</u> |
| Total Project Budget (rounded) | <u>\$160,140.00</u> |

Staff is seeking Board approval to:

- To authorize the CEO to award and sign the contract with Advantage Dirt Contractors in the amount of \$145,581.66 including Washington State Sales Tax, upon receipt of and acceptance of all necessary deliverables required by the contract documents.
- Establish an overall project budget for the Malaga Orchard Removal Project in the amount not to exceed \$160,140.00.

BID TABULATION



Malaga Orchard Removal

Bid Due: April 3, 2024 at 3:00 pm

Project Location: Malaga

CONTRACT #: 2024-23

OPENED BY: Stacie de Mestre

| Bidder Name City, State | Bid Total |
|--|------------------|
| Advantage Dirt Contractors Kittitas, WA | \$145,581.66 |
| Selland Construction Inc. Wenatchee, WA | \$181,570.00 |
| Smith Excavation Cashmere, WA | \$334,766.30 |
| Pennington Construction Wenatchee, WA | \$334,956.00 |
| Hurst Construction East Wenatchee, WA | \$349,969.40 |
| Pipkin Construction Inc. East Wenatchee, WA | \$400,069.71 |

Disclaimer: Bid tabulation is considered preliminary and subject to change until the CDRPA awards a contract to the low, responsive bidder

Memo

To: Board of Directors

From: Stacie de Mestre

Date: April 4, 2024

Re: Authorization to Sign LOI – Helion Energy

In December of 2023, Chelan PUD hosted a Clean Energy Expo which staff and two commissioners attended. More information on the expo can be found here - <https://www.chelanpud.org/learning-center/clean-energy-expo>

One of the presenting companies, Helion Energy, had recently signed a contract with Microsoft to provide fusion power to the “Mid-C” grid by 2028 for Microsoft to purchase. Helion Energy has been working with Chelan PUD to determine if their first fusion generation facility could be in Chelan County. The initial phase of the interconnection feasibility study had positive results and determined Malaga would be the best location. For Chelan PUD to move to the next phase of the study, Helion Energy must have site control of a potential location.

In March, staff and two commissioners visited Helion Energy’s Everett facility to learn more about the company and their needs. They are looking for 20-30 acres of land where they would build up to a 200-megawatt generation facility. They are also interested in building a capacitor manufacturing facility nearby. They estimate the total investment would be \$600 million and result in 100+ new jobs.

The upper bench of the former GBI property is just shy of 25 acres and is in the transmission corridor. Helion Energy agrees this could

be a potential site and would like a one-year feasibility period to conduct due diligence and for the Chelan PUD to complete their interconnect study. Please see attached for a proposed letter of intent which staff is seeking approval to sign.

LETTER OF INTENT TO LEASE PROPERTY (“LOI”)

Parties: Chelan Douglas Regional Port Authority (the “Port”)

Helion Energy (“Helion Energy”)

Non Binding LOI: Nothing herein obligates either Party to negotiate or sign a Lease Agreement setting forth the material terms of a potential Lease Agreement between the Parties. Further, nothing herein obligates the Port to lease the Property to Helion Energy, or Helion Energy to lease the Property from the Port. In the event a Lease Agreement is not successfully negotiated and signed by the Parties during the Feasibility Period (as defined below), this LOI shall terminate and be of no further force or effect between the Parties, without recourse or liability to either Party arising from said termination. The intent of the Parties is to resolve several matters during Feasibility Period so that a Lease Agreement can be considered and negotiated. Both Parties will be committing time and incurring expense with the goal of entering a Lease Agreement. The Parties waive all claims, of any kind or nature, against one another if this LOI expires or is terminated as provided herein (i.e. the Parties are unable to enter a binding Lease Agreement for any reason prior to the expiration of the Feasibility Period). Notwithstanding the foregoing, Helion Energy shall have the exclusive right to negotiate a Lease Agreement during the Feasibility Period, defined below.

Property: The Property as further described and depicted in Exhibit A (the “Property”).

Improvements: Helion Energy shall use the Property to construct generation and support facilities consistent with the Chelan County Code. Upon the expiration of the Lease Agreement, the improvements shall either be surrendered to the Port, or the Port may require removal of the improvements and restoration of the Property. Adequate security for the removal of the improvements upon Lease termination (if selected by the Port) shall be set forth in the Lease Agreement.

Property Reservation/ Feasibility Period:

The Port shall not enter any transaction for the sale, lease or occupancy of the Property for a period 1 (one) year from signature hereof or until a Lease Agreement is signed by the Parties, whichever is the earliest (the “Feasibility Period”). Subject to the terms of this paragraph, Helion Energy will inspect, investigate, and conduct a feasibility analysis of the Property addressing environmental, zoning, utilities, redevelopment, access, the condition of title to the Property and the like. Helion Energy’s inspection and investigation may include, at Helion Energy’s option, an inspection of the Property for hazardous materials. At any time, Helion Energy may terminate this LOI if, in Helion Energy’s sole and absolute discretion, the Property is not suitable for Helion Energy’s intended use, does not meet Helion Energy’s intended objectives, or Helion Energy is not satisfied with the feasibility review. All inspections shall be

(a) ordered by Helion Energy, (b) performed by an inspector of Helion Energy's choice, (c) completed at Helion Energy's expense, and (d) subject to the terms of this paragraph. Prior to gaining access to the Property for any purpose during the Feasibility Period, Helion Energy shall name the Port as additional insureds on a commercial general liability insurance policy in an amount not less than \$1 million per occurrence and provide a certificate of insurance in this regard. The form of the certificate of insurance and the coverage provided by the insurance policy shall be approved by the Port prior to entry onto the Property by Helion Energy. Helion Energy shall notify Stacie de Mestre (Director of Economic Development and Capital Projects), by phone call or email, at least 24 hours prior to each entry onto the Property. Any kind of invasive testing, including borings or samples taken of any kind, must be approved by the Port prior to the test occurring (in writing or email to Helion Energy). Helion Energy shall be solely responsible for the restoration of the Property as a result of any activities conducted by or on behalf of Helion Energy on the Property.

Reservation Fee: As a condition of this LOI and, in particular, Helion Energy's exclusive right to negotiate the Lease Agreement during the Feasibility Period, Helion Energy shall pay the Port, within three (3) business days of entering this LOI, the sum of \$1. The Parties agree that the Reservation Fee is non-refundable.

Lease Agreement: The Parties intend to negotiate a Lease Agreement on the Property, along the terms generally set forth below:

A. Lease Term:

Initial term of 30 years with two 10-year options for a total possible term of 50 years.

B. Rent:

35 cents per year, per square foot with an increase of 3% annually. Every 10 years an MAI appraisal shall be performed to set market rent, which will thereafter increase at 3% annually; provided that the appraisal shall not result in a rent increase less than 3% of previous rental rate. Rent payments to the Port shall commence when the Lease is signed.

C. Security Deposit:

If the Lease Agreement is entered by the Parties, the security deposit shall be equal to 6-months of lease payments, the return of which to Helion Energy shall be governed by the terms to be negotiated and included in the Lease Agreement.

D. Leasehold Tax:

In addition to the base rent, the Helion Energy shall pay to the Port a leasehold excise tax, which is currently 12.84% of taxable rent.

E. Utilities/Substation:

The Helion Energy shall pay charges for all utilities associated with the Property and the improvements to be constructed by Helion Energy. In the event Helion Energy must locate an electrical substation on the Property, Helion Energy shall purchase the property necessary for the substation, at a price to be agreed upon and set forth in the Lease Agreement.

F. Insurance:

Helion Energy shall procure and maintain for the duration of the Term, all risk and commercial general liability insurance policies against claims for injuries to persons or damage to property which may arise from or in connection with the operation and use of the Property, in amounts and coverage acceptable to the Port and as may be recommended by its insurance carrier; including a clause allowing for an increase in the amounts of insurance or the types of coverage, over the term of the Lease Agreement, consistent with industry standards

Chelan Douglas Regional Port Authority

Helion Energy

TITLE: _____
DATE: _____

TITLE: _____
DATE: _____

Exhibit A

Property Legal Description

Parcel 222135225010

Northwest Quarter of the Northwest Quarter of Section 35, Township 22, North, Range 21, E.W.M., Chelan County, Washington, lying North of the right of way for Malaga-Alcoa Highway.

TOGETHER WITH lot 17, Block 3, Gulick's Orchard Tracts, according to the plat thereof recorded in Volume 2 of 21 Plats, Page 73, EXCEPT that portion thereof conveyed to Chelan County, Washington for road purposes by Deed recorded September 8, 1952, in volume 493 of Deed, Page 341, under Auditor's File Number 463348.

EXCEPT that portion of Lot 17, Block 3, Gulick's Orchard Tracts, according to the plat thereof recorded in Volume 2 of 21 Plats, Page 73 records of Chelan County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 3 which bears North 0°31'27" West a distance of 654.45 feet from the Southeast corner thereof a 3.5 brass cap monument set in case; thence North 89°33'00" East along the North line of said Lot 3 a distance of 340.64 feet to the True Point of Beginning; thence South 1°13'13" East a distance of 226.07 feet; thence South 43°00'10" East a distance of 108.49 feet; thence South 82°14'11" East a distance of 155.93 feet; thence South 71°54'11" East a distance of 145.61 feet; thence North 14°46'57" East a distance of 388.20 feet to the North line of said Lot 3; thence South 89°33'00" West along said North line a distance of 470.78 feet to the True Point of Beginning.

Exhibit A-1
Property Map





April 9, 2024

Chelan Douglas Regional Port Authority
Mr. Trent Moyers
One Pangborn Drive
East Wenatchee, Washington 98802

SUBJECT: Runway 12-30 Reconstruction – Existing Conditions Memorandum

Dear Mr. Moyers,

Data collection efforts in service of the Runway Reconstruction Project at Pangborn Memorial Airport have concluded. This memorandum serves to summarize our findings and analyze existing geometry and soil conditions of Runway 12-30 and compare them to current FAA standards.

Two separate data collection efforts have taken place. Ardurra's survey team performed a topographic survey of the project area and STRATA's team performed a subsurface geotechnical investigation in the project area. This memorandum only serves to summarize existing conditions and does not imply preferred design alternatives.

Geotechnical Investigation & Analysis

Geotechnical field investigation was performed from the night of February 27 to the morning of February 29, 2024. Included were 17 borings, 3 shoulder asphalt thickness cores, and 8 test pits to investigate the site subsurface conditions along Runway 12-30 and closed crosswind Runway 7-25. See attached *Exploration Location Plan* for locations of the above borings, cores, and test pits.

Existing asphalt encountered along Runway 12-30 ranged from 4 inches to 6 inches. Asphalt cores exhibited weathering and surface wearing.

Washington State Department of Transportation (WSDOT) conducted a Pavement Condition Index (PCI) survey of Pangborn in 2018. Overall, pavement conditions are split into three regions. The northwest end of Runway 12-30 was reconstructed in 2016 and has healthy pavement requiring preventative maintenance. The southeast end of Runway 12-30 was extended in 2006 and is in poor condition requiring major rehabilitation such as reconstruction or overlay. The middle section of Runway 12-30 between the two extensions is in poor condition requiring major rehabilitation such as reconstruction or overlay. See the attached *WSDOT 2025 Predicted Pavement Condition Index* for Pangborn Airport.

Gravel and soils encountered under the runway conform with FAA specifications. Based on this data, we feel that a mill and overlay is feasible to repair the runway.



Site Survey & Analysis

Geometric standards for Airports are described in FAA Advisory Circular 150/5300-13B, *Airport Design*. Seven criteria of existing runway geometry were evaluated for compliance with 150/5300-13B geometry standards:

1. Transverse grades must be between 1.0% and 1.5%.
2. Longitudinal grades must be between -1.5% and 1.5%.
3. No longitudinal grade changes are allowed in the first and final quarter of the runway.
4. Max longitudinal gradient in first and final quarter of runway is 0.80%.
5. Vertical curves must be adequately sized and spaced apart.
6. Runways are to be crowned in cross section.
7. Runways are to be higher in elevation than parallel taxiways.

The following table evaluates existing conditions against the above criteria:

| Criteria | Description | Percent Out-Of-Compliance | Notes |
|----------|--|---------------------------|---|
| 1 | Transverse grades 1.0% to 1.5% | 18% | Notable "flat spot" identified near Runway 12-30 & crosswind runway intersection. |
| 2 | Longitudinal grades -1.5% to 1.5% | 0% | No violations observed. |
| 3 | No grade changes in first and final quarter of runway | 50% | Runway 30 approach end has vertical curve within first quarter of runway, although curve is close to end of that quarter. |
| 4 | Max longitudinal gradient in first and final quarter of runway below 0.80% | 0% | No violations observed. |
| 5 | Vertical curves must be adequately sized and spaced apart. | 0% | No violations observed. |



| | | | |
|---|---|-----|---|
| 6 | Runways are to be crowned in cross-section | 91% | Majority of surface either "shed" section or "transition" section between "shed" and "crown". |
| 7 | Runways are to be higher than parallel taxiways | 77% | Runway 12-30 is up to five feet lower than Taxiway A in some areas. |

Pangborn Airport currently operates under a Modification of Standards (MOS) as described in the 2019 Airport Layout Plan (ALP) Update. Sheet 3 of the ALP notes, "MOS #1 Taxiway-To-Runway Elevation Crossslope - following the runway extension project and prior to any major rehabilitation or reconstruction of the runway, the sponsor will perform further planning and engineering efforts in support of meeting runway standards. Taxiway 'A' to be relocated to 400' runway separation and lowered to approximate runway elevation". The 2023 Taxiway A Realignment project at Pangborn partially rectified this MOS; however, additional runway grading is required to fully meet FAA standards and eliminate the MOS.

As always, if you have any questions, don't hesitate to contact me at dmitchell@ardurra.com.

Sincerely,

Dave Mitchell, P.E.
Aviation Services Manager, Northwest

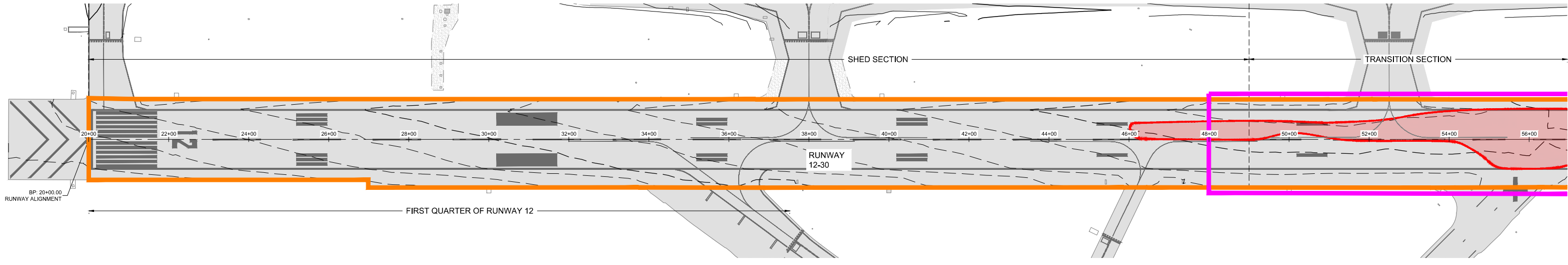
Attachments:

Exhibits 1 and 2

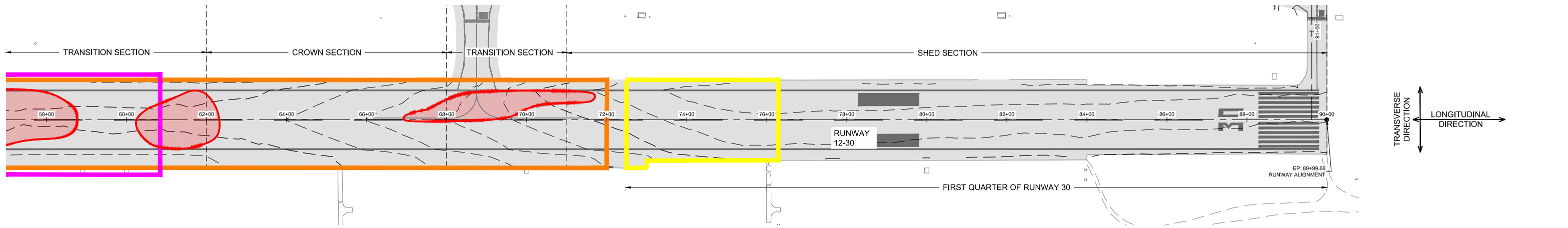
Exploration Location Plan

WSDOT 2025 Projected Pavement Condition Index

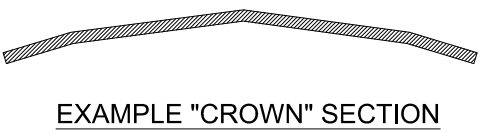
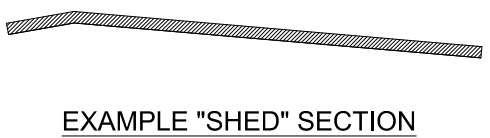
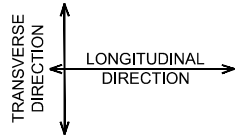
cc: Tom Richards, FAA Project Manager



STA 20+00 TO STA 57+00



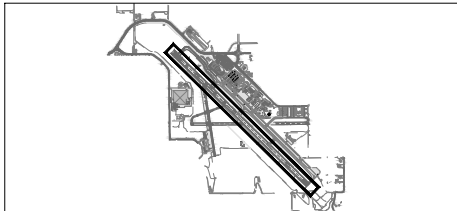
STA 57+00 TO STA 90+00



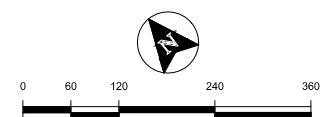
LEGEND

- TAXIWAY HIGHER THAN RUNWAY
- NOTABLE FLAT SPOT IN RUNWAY
- NON-COMPLIANT GRADE CHANGE
- NON-COMPLIANT CROSS SLOPES

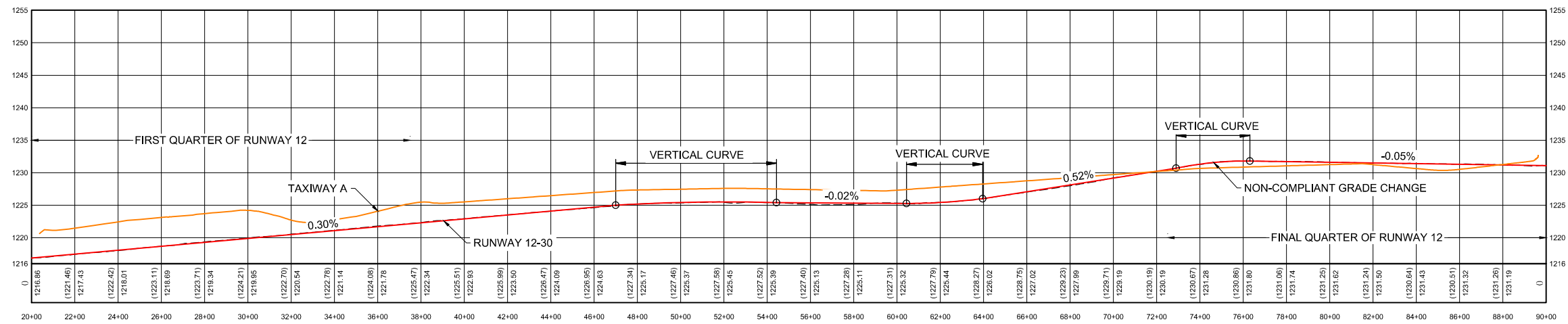
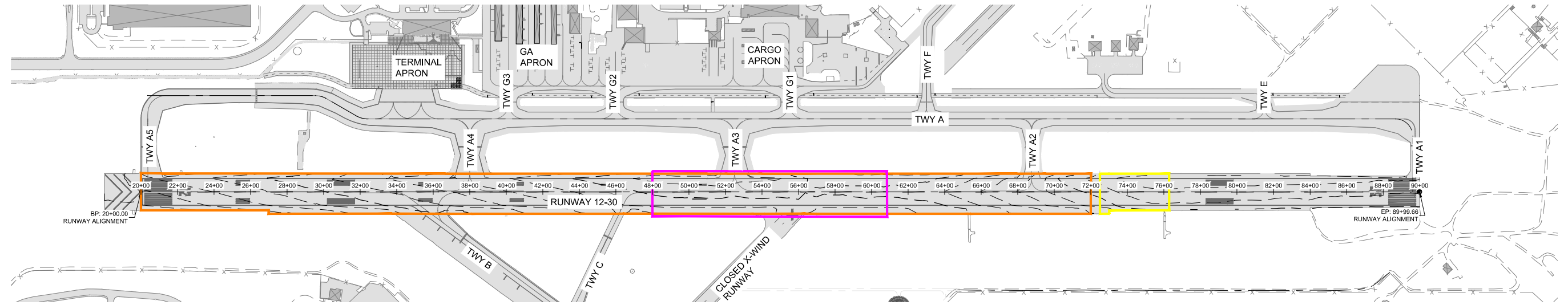
KEY MAP
N.T.S.



EXISTING CONDITIONS ANALYSIS - EXHIBIT 1
 PANGBORN MEMORIAL AIRPORT (EAT)
 RECONSTRUCT RUNWAY 12-30
 4/9/2024



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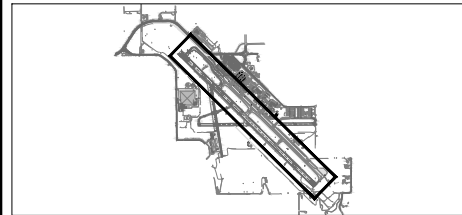


LEGEND

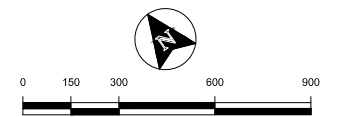
- TAXIWAY HIGHER THAN RUNWAY
- NOTABLE FLAT SPOT IN RUNWAY
- NON-COMPLIANT GRADE CHANGE
- NON-COMPLIANT CROSS SLOPES

KEY MAP

N.T.S



EXISTING CONDITIONS ANALYSIS - EXHIBIT 2
PANGBORN MEMORIAL AIRPORT (EAT)
RECONSTRUCT RUNWAY 12-30
4/9/2024



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PANGBORN MEMORIAL AIRPORT

Predicted Data (2025)



Chelan Douglas Regional Port Authority

Current Available Space for Lease

Meeting: April 9, 2024

| Current Available Space for Lease | | |
|-----------------------------------|------------------------------------|---|
| Space Available | SQFT or Acres | Details |
| CTC South Suite A-103 | 138 sq ft \$26 per sq ft 2024 | Unfurnished |
| CTC South Suite A-106 | 98 sq ft \$26 per sq ft 2024 | Unfurnished |
| CTC – South Suite A-107 | 126 sq ft \$26 per sq ft 2024 | Unfurnished |
| CTC South Suite A-108 | 1070 sq ft \$26 per sq ft 2024 | Unfurnished & Windowless |
| CTC Suite #110 | 319 sq ft \$26 per sq ft 2024 | Unfurnished or Furnished with TWO work-stations |
| CTC Suite #133 | 290 sq ft \$26 per sq ft 2024 | Unfurnished |
| CTC Suite #137 | 130 sq ft \$26 per sq ft 2024 | Unfurnished |
| CTC Suite 138 | 130 sq ft \$26 per sq ft 2024 | Unfurnished |
| CTC Suite LL1 | 9,430 sq ft \$14 per sq ft 2024 | Unfinished |
| CTC Suite #202 | 8,810 sq ft \$28 per sq ft 2024 | Potential CDRPA Admin Space |
| Cashmere Mill District Building B | 3,056 sq ft | Demising wall may be needed |
| Kelly Property Barn Chelan, WA | 7,200 sq ft | Barn |

Chelan Douglas Regional Port Authority

Space Available Soon for Lease

Meeting: April 9, 2024

| Space Available Soon for Lease | | |
|--------------------------------|------------------------------------|---|
| Space Available | SQFT or Acres | Details |
| CTC Suite LL2 | 9,240 sq ft \$14 per sq ft 2024 | Unfurnished / TI Needed Available June 1, 2024 |

Note: : For CTC Spaces, if less than the full floor is leased a building load factor of 13% will be added to the square feet.



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March 27, 2024

The Honorable Dan Newhouse
504 Cannon House Office Building
Washington, D.C. 20515

Dear Congressman Newhouse,

The Chelan Douglas Regional Port Authority Board of Directors would like to express our sincere appreciation for your strong support of the General Aviation Terminal Building Modernization project. Your dedication to improving our region's infrastructure and economic vitality is truly commendable.

Your advocacy has played a crucial role in securing the funding needed for this important project. The General Aviation Terminal Building Modernization project will not only enhance the functionality and appearance of our airport but also stimulate economic growth and job creation in our community.

We are grateful for your unwavering commitment to advancing projects that benefit our region. Your support has been instrumental, and we look forward to continuing to work with you to ensure the continued prosperity of our community.

BOARD OF DIRECTORS

Donn Etherington, Commissioner, Chelan County Dist. 1 | Jim Huffman, Commissioner, Douglas County Dist. 1 | JC Baldwin, Commissioner, Chelan County Dist. 2
W. Alan Loebbeck, Commissioner, Douglas County Dist. 2 | Richard DeRock, Commissioner, Chelan County Dist. 3 | Mark Spurgeon, Commissioner, Douglas County Dist. 3

Thank you once again for your outstanding support.

Sincerely,

Donn Etherington, Director

Jim Huffman, Director

JC Baldwin, Director

W. Alan Loeb sack, Director

Richard DeRock, Director

Mark Spurgeon, Director

BOARD OF DIRECTORS

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March 27, 2024

The Honorable Kim Schrier
1110 Longworth HOB
Washington, D.C. 20515

Dear Congresswoman Schrier,

The Chelan Douglas Regional Port Authority Board of Directors would like to express our deepest gratitude for your steadfast support of the General Aviation Terminal Building Modernization project at Pangborn Airport. Your commitment to enhancing our community's infrastructure and economic prospects is truly commendable.

Your advocacy has been pivotal in securing the necessary funding for this critical project. The General Aviation Terminal Building Modernization initiative will not only elevate the functionality and aesthetics of our airport but also serve as a welcoming gateway for companies visiting the Valley via private aircraft, as well as for the broader general aviation population.

By modernizing our General Aviation Terminal Building, we aim to create a lasting and positive first impression for companies considering investments in our region. Your support of this endeavor demonstrates your dedication to fostering economic growth and prosperity in our community.

We deeply appreciate your ongoing efforts to champion projects that benefit our region. Your support has been invaluable, and we are eager to continue collaborating with you to ensure the continued success of our community.

BOARD OF DIRECTORS

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W. Alan Loebbeck, Commissioner, Douglas County Dist. 2 | Richard DeRock, Commissioner, Chelan County Dist. 3 | Mark Spurgeon, Commissioner, Douglas County Dist. 3

Thank you once again for your unwavering support.

With sincere appreciation,

Donn Etherington, Director

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March 27, 2024

The Honorable Maria Cantwell
511 Hart Senate Office Building
Washington, D.C. 20510

Dear Senator Cantwell,

The Chelan Douglas Regional Port Authority Board of Directors would like to extend our heartfelt thanks for your steadfast support of the General Aviation Terminal Building Modernization project. Your dedication to our community's growth and prosperity is truly appreciated.

Your advocacy and leadership have been instrumental in securing the necessary funding for this vital project. The General Aviation Terminal Building Modernization project will not only enhance the functionality and efficiency of our airport but also create new opportunities for economic development and job creation in our region.

We are grateful for your unwavering commitment to improving our infrastructure and fostering a climate of growth and prosperity in our community. Your support has been invaluable, and we look forward to continuing our partnership to make our region an even better place to live and work.

BOARD OF DIRECTORS

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Thank you once again for your outstanding support.

Sincerely,

Donn Etherington, Director

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CHELAN DOUGLAS
Regional Port
AUTHORITY

285 Technology Center Way, Suite 202 | Wenatchee, WA 98801 | Phone: 509.884.4700 | Fax: 509.662.5151 | www.cdrpa.org

March 27, 2024
The Honorable Patty Murray
154 Russell Senate Office Building
Washington, D.C. 20510

Dear Senator Murray,

The Chelan Douglas Regional Port Authority Board of Directors would like to express our deepest gratitude for your unwavering support and dedication to securing funding for the Trades District project in Douglas County. Your commitment to our community and your efforts in advocating for this vital project have not gone unnoticed, and we are incredibly grateful for your continued support.

Your leadership and advocacy have been instrumental in securing the necessary resources and funding for the Trades District project, which will have a transformative impact on our community and economy. The Trades District project will enable us to create new opportunities for local small businesses, entrepreneurs, and residents, and we are confident that the Trades District will serve as a model for economic development and innovation for years to come.

Thank you once again for your steadfast support. We look forward to continuing our close working relationship as we work together to build a stronger, more prosperous future for Wenatchee and the surrounding communities.

With sincere appreciation,

Donn Etherington, Director

Jim Huffman, Director

JC Baldwin, Director

W. Alan Loeb sack, Director

Richard DeRock, Director

Mark Spurgeon, Director

BOARD OF DIRECTORS

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**Chelan Douglas Regional Port Authority
2023 Supplemental #1 Budget vs Actual**

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|---------------------|
| OPERATING REVENUES | | |
| BUSINESS PARKS | | |
| <u>CASHMERE MILL DISTRICT</u> | | |
| Building A - Blue Spirits | \$ 129,507 | \$ 163,588 |
| Building B - Hurst International & Blue Spirits | 126,765 | 144,928 |
| Utility & Operating Reimbursements | 57,750 | 70,090 |
| Misc. Income | 2,500 | 2,000 |
| TOTAL CASHMERE MILL DISTRICT | \$ 316,522 | \$ 380,606 |
| <u>CONFLUENCE TECHNOLOGY CENTER</u> | | |
| Office Space Leases | \$ 583,930 | \$ 599,597 |
| CTC South Office Space Leases | 26,968 | 24,169 |
| Video Conference/Meeting Room Rentals | 210,000 | 296,696 |
| Utility & Operating Reimbursements | 35,796 | 41,076 |
| Misc. Income | 1,500 | 50 |
| TOTAL CONFLUENCE TECHNOLOGY CENTER | \$ 858,194 | \$ 961,588 |
| <u>COLUMBIA STREET PROPERTIES</u> | | |
| Building A - Badger Mtn Brewing | \$ 45,360 | \$ 45,360 |
| Buildings G/I - Streamline | 143,712 | 145,708 |
| Buildings C/D - Streamline | 41,648 | 42,695 |
| Building E - Streamline | 24,300 | 24,993 |
| Building F - Streamline | 48,000 | 50,200 |
| Building B - Streamline | 25,090 | 25,091 |
| Misc. Rents | 1,200 | 2,167 |
| Utility & Operating Reimbursements | 35,150 | 47,013 |
| TOTAL COLUMBIA STREET PROPERTIES | \$ 364,460 | \$ 383,227 |
| <u>MALAGA INDUSTRIAL SITE</u> | | |
| Farm/Land Rents | \$ - | \$ - |
| TOTAL MALAGA INDUSTRIAL SITE | \$ - | \$ - |

| | 2023 | | 2023 Actuals |
|--|------------------------|-----------|---------------------|
| | Supplemental #1 | | |
| <u>OLDS STATION BUSINESS PARK</u> | | | |
| IB 2 - Synergy Food Solutions | \$ 54,871 | \$ | 55,259 |
| IB 3 - Confluence Health | 76,456 | | 76,256 |
| IB 4 - Pregis Corporation | 216,949 | | 216,949 |
| IB 5 - Chelan County PUD | 356,631 | | 356,638 |
| IB 6 - ABC Early Learning | 13,565 | | 15,089 |
| IB 7 & 8 - Pacific Aerospace & Electronics | 754,907 | | 754,907 |
| IB 9 - Sinclair Systems & Frito Lay | 300,600 | | 305,100 |
| Utility & Operating Reimbursements | 167,500 | | 169,730 |
| Misc. Income | 2,500 | | 9,774 |
| TOTAL OLDS STATION BUSINESS PARK | \$ 1,943,979 | \$ | 1,959,702 |
| <u>PANGBORN AIRPORT</u> | | | |
| Landing Fees | \$ 28,500 | \$ | 57,321 |
| Parking Income | 155,000 | | 237,344 |
| Aircraft Parking | 8,500 | | 10,984 |
| Rental Income - Aviation Land | 101,362 | | 102,550 |
| Rental Income - NonAviation Land | 69,995 | | 70,005 |
| Rental Income - Terminal/Aviation Building | 79,640 | | 92,550 |
| Rental Income - NonAviation Buildings | 97,850 | | 96,105 |
| Rental Income - Hangars | 168,905 | | 163,878 |
| Glycol Discharge Reimbursement | 25,000 | | - |
| Car Rental Concession Fees | 59,500 | | 78,215 |
| Fuel Flowage Fees | 20,000 | | 20,498 |
| Festival of Flight | 19,840 | | 19,840 |
| Misc. Fees and Permits | 51,250 | | 77,381 |
| TOTAL PANGBORN AIRPORT | \$ 885,342 | \$ | 1,026,671 |
| <u>PANGBORN FBO</u> | | | |
| FBO Fuel Income | \$ 1,600,000 | \$ | 2,000,054 |
| FBO Income (After hours) | 12,500 | | 16,025 |
| FBO Misc. Income | 10,000 | | 13,643 |
| TOTAL PANGBORN FBO | \$ 1,622,500 | \$ | 2,029,722 |

| | 2023 Supplemental #1 | 2023 Actuals |
|--|---------------------------------|---------------------|
| <u>PANGBORN BUSINESS PARK</u> | | |
| <u>Land Leases</u> | | |
| Lot 4 - Coca-Cola | \$ 85,778 | \$ 85,778 |
| Lot 17 - Salcido | 33,140 | 33,140 |
| <u>Building Leases</u> | | |
| 3306 - Multi-Tenant | 119,750 | 120,428 |
| 3310 - Accor Building | 360,489 | 360,489 |
| CWICC | 202,318 | 214,126 |
| Utility & Operating Reimbursements | 14,650 | 17,717 |
| Misc. Income | 2,500 | - |
| TOTAL PANGBORN BUSINESS PARK | \$ 818,625 | \$ 831,678 |
| <u>REGIONAL PORT OFFICE/AVIATION CENTER</u> | | |
| Rental Income - Offices | \$ 148,248 | \$ 148,658 |
| Rental Income - Aviation/Hangar Uses | 168,500 | 175,849 |
| Misc. Income | 2,500 | - |
| TOTAL RPA OFFICE/AVIATION CENTER | \$ 319,248 | \$ 324,507 |
| <u>LAKE CHELAN AIRPORT</u> | | |
| Rental Income - Kelly Property | \$ 3,840 | \$ 4,821 |
| TOTAL LAKE CHELAN AIRPORT | \$ 3,840 | \$ 4,821 |
| <u>MANSFIELD AIRPORT</u> | | |
| Lease Income | \$ - | \$ - |
| TOTAL MANSFIELD AIRPORT | \$ - | \$ - |
| <u>WATERVILLE AIRPORT</u> | | |
| Lease Income | \$ 2,544 | \$ 2,545 |
| Parcell Hangar | 6,900 | 7,044 |
| TOTAL WATERVILLE AIRPORT | \$ 9,444 | \$ 9,589 |
| <u>ORONDO RIVER PARK</u> | | |
| Chelan County PUD | \$ 45,750 | \$ 33,355 |
| Misc. Income | - | 1,128 |
| TOTAL ORONDO RIVER PARK | \$ 45,750 | \$ 34,483 |

| | 2023 Supplemental #1 | 2023 Actuals |
|------------------------------------|---------------------------------|----------------------|
| <u>PYBUS INCUBATOR</u> | | |
| Office Space Lease | \$ 24,863 | \$ 24,863 |
| Misc. Income | - | - |
| TOTAL PYBUS INCUBATOR | \$ 24,863 | \$ 24,863 |
| | | |
| TOTAL BUSINESS PARK REVENUE | \$ 7,212,767 | \$ 7,971,457 |
| | | |
| <u>TAX RECEIPTS</u> | | |
| Current Levy | | |
| 1.0% of Prior Year Tax | | |
| New Construction | | |
| Tax Refunded (receipts) | | |
| TOTAL TAX RECEIPTS | \$ 4,628,462 | \$ 4,588,866 |
| | | |
| TOTAL OPERATING REVENUES | \$ 11,841,229 | \$ 12,560,323 |

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|---------------------|
| <u>NON-OPERATING REVENUES</u> | | |
| <u>Cashmere Mill District</u> | | |
| Property Sale - City of Cashmere | \$ 52,697 | \$ 52,697 |
| Property Sale - North Parcels | 259,185 | 259,185 |
| <u>Confluence Technology Center</u> | | |
| Sale of Surplus Equipment | 1,210,000 | 1,210,000 |
| <u>COLUMBIA STREET PROPERTIES</u> | | |
| JAB Investors - Letter of Intent | 10,000 | 10,000 |
| <u>Malaga Industrial Sites</u> | | |
| Dept of Com - Malaga Waterline Ext (\$1,498,650) | 1,498,650 | - |
| Client Contr - Malaga Waterline Ext (\$8,501,350) | 3,001,350 | 2,951,554 |
| Client Overhead Reimb. - Waterline Ext (\$300,000) | 150,000 | 164,707 |
| Client Contribution - Cooling Water System | 2,263,053 | 2,155,129 |
| Client Overhead Reimb. - Cooling Water System | 16,800 | 11,674 |
| Option to Purchase Deposits | 3,783,306 | 3,783,306 |
| Surplus Property | 10,200 | 10,200 |
| <u>Pangborn Airport</u> | | |
| FAA Grant Proceeds (Apron Rehab) | - | 805,408 |
| Engineering Settlement (Apron Project) | - | - |
| FAA Grant Proceeds (Phase I - Taxiway A Realignment) | 9,062,387 | 9,062,387 |
| FAA Grant Proceeds (Phase II - Taxiway A Realignment) | 5,718,793 | 5,718,793 |
| WSDOT - Taxiway A Realignment | 594,881 | 594,881 |
| FAA Grant Proceeds (Taxiway B to Site Development) | 1,874,971 | 1,874,971 |
| Taxiway B - CARB Loan | 1,200,000 | 1,200,000 |
| Douglas County .09 - GA Terminal | 250,000 | 250,000 |
| PFC Capital Funds | 97,500 | 134,900 |
| TSA Operating Grant | 14,160 | 17,120 |
| Air Service - Minimum Revenue Guarantee Support | 60,000 | 60,000 |
| Misc. - Insurance Settlement for Perimeter Fencing | 20,306 | 20,306 |
| <u>Pangborn Business Park</u> | | |
| Douglas County Payment - PWTF | 80,000 | 80,000 |
| Trades District EDA Grant (\$4,990,967) | - | - |
| Trades District State Capital Grant (\$2,950,000) | - | - |
| Trades District CERB Financing (\$2,500,000) | - | - |
| Trades District SBIF Grant (\$1,000,000) | 750,000 | 750,000 |

| | 2023 Supplemental #1 | 2023 Actuals |
|--|---------------------------------|----------------------|
| <u>Waterville Airport</u> | | |
| WSDOT Aviation - Lighting Construction | 506,264 | 513,597 |
| <u>Economic Development</u> | | |
| ADO Contracts - Dept. of Commerce | 150,000 | 150,000 |
| Dept of Commerce - Statewide Disaster Relief Grant | 84,796 | 84,796 |
| Dept of Commerce - Evergreen Manuf. Growth Grant | 185,212 | 185,212 |
| <u>Other</u> | | |
| EPA Brownsfield Grant (\$600,000) | 200,000 | 157,827 |
| Regional Aquatic Center Study | 270,000 | 15,630 |
| Other Tax Income (LHT & Timber Dist.) | 14,050 | 12,595 |
| Interest Income | 129,750 | 278,998 |
| Other Income | 5,000 | 532 |
| Diamond Foundry - Letter of Intent | 130,000 | 130,000 |
| Sale of Fixed Assets | - | 60 |
| TOTAL NON-OPERATING REVENUES | \$ 33,653,311 | \$ 32,706,465 |
| TOTAL REVENUES | \$ 45,494,540 | \$ 45,266,788 |

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|---------------------|
| BUSINESS PARK EXPENSES | | |
| <u>CASHMERE MILL DISTRICT</u> | | |
| Debt Service - Buildings A & B (2035) | \$ 219,134 | \$ 219,134 |
| CERB Loan (2031) | 75,781 | 75,781 |
| Property Insurance | 22,002 | 22,002 |
| Building Maintenance | 15,000 | 36,322 |
| Property Maintenance | 20,000 | 5,020 |
| Utilities | 37,500 | 38,529 |
| Misc. Expenses | 2,500 | 1,311 |
| TOTAL CASHMERE MILL DISTRICT | \$ 391,917 | \$ 398,099 |
| <u>CONFLUENCE TECHNOLOGY CENTER</u> | | |
| Salaries | \$ 128,000 | \$ 116,029 |
| Employee Benefits | 42,500 | 35,500 |
| Payroll Taxes | 11,795 | 10,526 |
| Contract Labor | 20,000 | 14,070 |
| Building Operational Expenses | 461,420 | 409,584 |
| CTC South Building Operational Expenses | 23,500 | 17,069 |
| Video Conference Center/Meeting Room Expenses | 192,650 | 168,866 |
| Debt Service (2023) | 48,529 | 48,529 |
| Misc. Expenses | 5,000 | - |
| TOTAL CONFLUENCE TECHNOLOGY CENTER | \$ 933,394 | \$ 820,173 |
| <u>MALAGA INDUSTRIAL SITE</u> | | |
| GBI Property Maintenance | \$ 5,000 | \$ - |
| Hayes Property Maintenance | 5,000 | 256 |
| Property Insurance | 560 | 560 |
| Utilities | 1,000 | 766 |
| Misc. Expenses | 5,000 | 27 |
| TOTAL MALAGA INDUSTRIAL SITE | \$ 16,560 | \$ 1,609 |

| | 2023 | | 2023 Actuals |
|--|------------------------|-----------|---------------------|
| | Supplemental #1 | | |
| <u>OLDS STATION BUSINESS PARK</u> | | | |
| Building Maintenance & Repairs | \$ 20,000 | \$ | 16,038 |
| Property & Grounds | 42,500 | | 18,607 |
| Utilities | 54,000 | | 63,725 |
| Fire Protection in lieu of taxes | 13,397 | | 13,397 |
| Property Insurance | 68,885 | | 68,885 |
| Misc. Expenses | 7,500 | | 11,919 |
| TOTAL OLDS STATION BUSINESS PARK | \$ 206,282 | \$ | 192,571 |
| <u>COLUMBIA STREET PROPERTIES</u> | | | |
| Building Maintenance & Repairs | \$ 15,000 | \$ | 12,890 |
| Property & Grounds | 7,500 | | 2,924 |
| Fire Protection in lieu of taxes | 12,779 | | 14,261 |
| Property Insurance | 60,622 | | 60,622 |
| Utilities | 35,000 | | 33,489 |
| Misc. Expenses | 15,000 | | - |
| TOTAL COLUMBIA STREET PROPERTIES | \$ 145,901 | \$ | 124,186 |

| | 2023 | | 2023 Actuals |
|--|------------------------|-----------|---------------------|
| | Supplemental #1 | | |
| <u>PANGBORN AIRPORT</u> | | | |
| Salaries | \$ 610,000 | \$ | 610,772 |
| Salaries - Overtime | 37,500 | | 39,504 |
| Employee Benefits | 192,500 | | 192,102 |
| Payroll Taxes | 77,500 | | 69,924 |
| Engineering/Professional Fees | 25,000 | | 46,370 |
| Real Estate Commission (Lease Negotiation) | 15,000 | | - |
| Air Service Development | 48,000 | | 48,000 |
| Non-Aviation Maintenance | 15,000 | | 12,832 |
| Aviation Maintenance | 10,000 | | 6,997 |
| Terminal Maintenance | 55,000 | | 57,986 |
| Airfield Maintenance | 60,000 | | 67,532 |
| Vehicle & Equipment Maintenance | 35,000 | | 54,066 |
| Small Tools & Equipment | 4,000 | | 4,322 |
| Utilities | 70,000 | | 62,392 |
| Irrigation | 60,785 | | 69,745 |
| Stormwater | 44,460 | | 44,460 |
| Aviation Ramp Glycol Disposal | 25,000 | | 6,803 |
| Security Expenses | 12,000 | | 14,663 |
| Property/Liability Insurance | 130,505 | | 130,505 |
| Fuel (M&O) | 65,000 | | 46,009 |
| Regulatory Compliance | 25,000 | | 37,487 |
| Winter Operations | 60,000 | | 89,396 |
| Memberships & Subscriptions | 5,000 | | 499 |
| Marketing | 20,000 | | 20,757 |
| Conferences, Training & Meetings | 30,000 | | 18,356 |
| Information Technology | 57,500 | | 51,305 |
| Parking Lot Expenses | 20,000 | | 24,776 |
| Credit Card Fees (Parking/Fuel Sales) | 30,000 | | 41,450 |
| ARFF Expenses | - | | 11,903 |
| Line of Credit - Interest Expense | 20,833 | | - |
| Misc. Expenses | 15,000 | | 8,674 |
| TOTAL PANGBORN AIRPORT | \$ 1,875,583 | \$ | 1,889,587 |

| | 2023 Supplemental #1 | 2023 Actuals |
|--|---------------------------------|---------------------|
| <u>PANGBORN FBO</u> | | |
| Salaries | \$ 275,500 | \$ 284,490 |
| Salaries - Overtime | 20,000 | 8,059 |
| Employee Benefits | 105,000 | 103,935 |
| Payroll Taxes | 39,750 | 37,144 |
| FBO Building Maintenance | 10,000 | - |
| FBO Building Utilities | 10,000 | 2,942 |
| FBO Expenses | 50,000 | 52,698 |
| Fuel (Resale) | 1,200,000 | 1,489,058 |
| Supplies (Resale) | 10,000 | 3,765 |
| TOTAL PANGBORN FBO | \$ 1,720,250 | \$ 1,982,091 |
| <u>PANGBORN BUSINESS PARK</u> | | |
| Building Maintenance & Repairs | \$ 32,500 | \$ 36,808 |
| Property & Grounds | 57,500 | 27,395 |
| Utilities | 29,000 | 36,190 |
| Storm Water | 3,668 | 3,668 |
| Property Insurance | 43,635 | 43,635 |
| Debt Service (2023) | 82,264 | 82,264 |
| Misc. Expenses | 2,000 | - |
| TOTAL PANGBORN BUSINESS PARK | \$ 250,567 | \$ 229,960 |
| <u>REGIONAL PORT OFFICE/AVIATION CENTER</u> | | |
| Building Maintenance & Repairs | \$ 55,000 | \$ 58,727 |
| Property & Grounds | 12,000 | 14,640 |
| Utilities | 70,000 | 70,796 |
| Insurance | 36,897 | 36,897 |
| Misc. Expenses | 5,000 | 162 |
| Total RPA OFFICE/AVIATION CENTER | \$ 178,897 | \$ 181,222 |

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|---------------------|
| <u>LAKE CHELAN AIRPORT</u> | | |
| Maintenance & Operations Subsidy (City of Chelan) | \$ 47,116 | \$ 47,116 |
| Aircraft Counter/Operations Report | 4,800 | 4,800 |
| Environmental Assessment | 11,735 | - |
| FAA Pavement Maintenance Project | 15,632 | 14,104 |
| Emergency Airport HVAC Replacement | - | 3,498 |
| Maintenance (Kelly Property) | 8,500 | 8,767 |
| Insurance | 810 | 866 |
| Utilities | 350 | 269 |
| Misc. Expenses (Kelly Property) | 1,500 | - |
| TOTAL LAKE CHELAN AIRPORT | \$ 90,443 | \$ 79,420 |
| <u>MANSFIELD AIRPORT</u> | | |
| Property Maintenance | \$ 10,500 | \$ 808 |
| Utilities | 1,000 | 410 |
| Property Insurance | 4,500 | - |
| Aircraft Counter/Operations Report | 4,800 | 4,800 |
| Misc. Expenses | 1,500 | 1,177 |
| TOTAL MANSFIELD AIRPORT | \$ 22,300 | \$ 7,195 |
| <u>WATERVILLE AIRPORT</u> | | |
| Property Maintenance | \$ 10,000 | \$ 11,654 |
| Utilities | 1,000 | 1,034 |
| Property Insurance | 4,750 | 1,227 |
| Aircraft Counter/Operations Report | 4,800 | 4,800 |
| Misc. Expenses | 1,500 | 1,668 |
| TOTAL WATERVILLE AIRPORT | \$ 22,050 | \$ 20,383 |

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|---------------------|
| <u>ORONDO RIVER PARK</u> | | |
| Building Maintenance | \$ 3,000 | \$ 3,743 |
| Property Maintenance | 30,000 | 38,165 |
| Water System Management | 3,000 | 2,839 |
| Security Patrol | 6,500 | 5,738 |
| Utilities | 2,750 | 3,180 |
| Property Insurance | 1,765 | 1,764 |
| Misc. Expenses | 1,500 | 1,579 |
| TOTAL ORONDO RIVER PARK | \$ 48,515 | \$ 57,008 |
| <u>CDRPA BUSINESS PARK MAINTENANCE</u> | | |
| Salaries | \$ 155,000 | \$ 161,387 |
| Employee Benefits | 21,250 | 37,773 |
| Payroll Taxes | 18,250 | 22,570 |
| Auto Expenses | 7,500 | 15,151 |
| Small Equipment | 5,000 | 4,262 |
| TOTAL CDRPA BUSINESS PARK MAINT. | \$ 207,000 | \$ 241,143 |
| TOTAL BUSINESS PARK EXPENSES | \$ 6,109,659 | \$ 6,224,647 |

| | 2023 | 2023 Actuals |
|--|------------------------|---------------------|
| | Supplemental #1 | |
| <u>ADMINISTRATIVE & GENERAL EXPENSES</u> | | |
| Salaries | \$ 1,215,000 | \$ 1,162,753 |
| Commissioners' Compensation, Benefits & Taxes | 262,175 | 238,009 |
| Employee Benefits | 408,500 | 382,200 |
| Payroll Taxes | 110,500 | 100,066 |
| Professional Services | | |
| Legal | 220,000 | 233,276 |
| Engineering/Architectural | 75,000 | 23,407 |
| WA State Audit Costs | 72,630 | 73,025 |
| Government Affairs Representation - State | 72,000 | 72,000 |
| Government Affairs Representation - Federal | 93,500 | 93,500 |
| Other Professional Services | 40,000 | 10,150 |
| Conferences, Training, and Meetings | 20,000 | 21,486 |
| Commission Conferences & Travel | 30,000 | 47,954 |
| County Election Expenses | 100,000 | 129,073 |
| Memberships and Subscriptions | 55,000 | 48,882 |
| Travel (Reimbursement) | 25,000 | 21,283 |
| Office Expense | | |
| Supplies | 25,000 | 22,864 |
| Telephone | 14,250 | 11,598 |
| Computers/Hardware | 13,100 | 11,451 |
| Software/Backup/Internet | 22,030 | 13,744 |
| Managed Services/Maintenance | 40,546 | 55,031 |
| Insurance (Public Officials, General Liability, etc) | 116,100 | 116,031 |
| Line of Credit - Interest Expense | 20,750 | 3,500 |
| Misc. Expenses | 10,000 | 11,268 |
| TOTAL ADMINISTRATIVE & GENERAL EXPENSES | \$ 3,061,081 | \$ 2,902,551 |

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|---------------------|
| <u>BUSINESS DEVELOPMENT & MARKETING EXPENSES</u> | | |
| Marketing & Communications | \$ 50,000 | \$ 83,184 |
| Business Recruitment & Trade Shows | 20,000 | 12,903 |
| Real Estate Marketing | 25,000 | 17,604 |
| Douglas County GIS | 11,193 | 11,193 |
| Chelan-Douglas Trends | 7,000 | 7,325 |
| Small Business Development Center (WSU) | 60,000 | 60,000 |
| Promotional Hosting | 7,000 | 3,101 |
| TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES | \$ 180,193 | \$ 195,310 |
| <u>ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)</u> | | |
| Cashmere Chamber of Commerce | \$ 12,000 | \$ 12,000 |
| Lake Chelan Wine Valley Alliance | 11,123 | 11,123 |
| Leavenworth Museum - 2022 Carryover | 6,800 | 6,800 |
| Leavenworth Museum - 2023 | 6,500 | 6,500 |
| TREAD | 20,000 | 6,197 |
| Wenatchee Downtown Association | 4,000 | 4,000 |
| WV Sports Foundation - Winter Special Olympics | 7,000 | 7,000 |
| Community Nonprofit ED Projects | 5,800 | - |
| TOTAL ECONOMIC DEVELOPMENT CONTRACTS | \$ 73,223 | \$ 53,620 |
| <u>COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)</u> | | |
| City of Entiat | \$ 15,000 | \$ 4,207 |
| City of Leavenworth | - | 10,000 |
| Opportunity Placeholder | 25,000 | - |
| TOTAL COMMUNITY PARTNERSHIP PROJECTS | \$ 40,000 | \$ 14,207 |

| | 2023 Supplemental #1 | 2023 Actuals |
|---|---------------------------------|-----------------------------|
| <u>OTHER EXPENDITURES</u> | | |
| EPA Brownsfield Grant - Consultant Services | \$ 200,000 | \$ 157,827 |
| Chelan County PUD - Surface Water Study | 300,000 | 264,454 |
| Regional Aquatic Center Study | 300,000 | 100,939 |
| Statewide Disaster Relief Grant - Tall Timber Ranch | 82,326 | 82,326 |
| Evergreen Manuf. Growth Grant - Beta Hatch | 185,212 | 185,212 |
| TOTAL OTHER EXPENDITURES | <u>\$ 1,067,538</u> | <u>\$ 790,758</u> |
| TOTAL EXPENSES | \$ 10,531,694 | \$ 10,181,093 |
| LESS OPERATING REVENUES | <u>\$ 45,494,540</u> | <u>\$ 45,266,788</u> |
| NET RESULTS BEFORE CAPITAL PROJECTS | <u>\$ 34,962,846</u> | <u>\$ 35,085,695</u> |

| | 2023 Supplemental #1 | 2023 Actuals |
|--|---------------------------------|---------------------|
| CAPITAL PROJECTS | | |
| <u>Cashmere Mill District</u> | | |
| South Parcels Infrastructure - Design | 82,000 | - |
| <u>Confluence Technology Center</u> | | |
| Avidex Audio System (Approved in 2022) | 130,000 | 97,424 |
| Salvage, Demo & Restoration | 4,257,257 | 4,099,339 |
| CDRPA Office Planning/Study | 96,000 | 19,609 |
| Meeting Center Cameras | 74,000 | 68,430 |
| Cameras/Security System | 71,229 | 64,895 |
| <u>Malaga Industrial Site</u> | | |
| Waterline Extension Project | 4,500,000 | 4,392,961 |
| Cooling Water Disposal Project | 336,000 | 157,416 |
| Property Acquisition | | |
| Adcock | 41,096 | 1,118,205 |
| Kemah | 923,186 | 915,145 |
| Malaga Springs | 2,276,242 | 2,291,074 |
| Quilter, C | 890,227 | 881,750 |
| Quilter, J | 720,227 | 712,384 |
| Schoenwald | 620,227 | 611,606 |
| Shaffer | 1,419,660 | 1,415,811 |
| Baker | 850,000 | 21,064 |
| Other (Peace Officers Assoc) | 54,945 | 56,962 |
| Additional Legal on Prior Land Purchases/Contracts | - | 64,915 |
| <u>Olds Station Business Park</u> | | |
| IB #9 Emergency Power Shut Off | 30,325 | 30,325 |
| IB #9 Roof Repairs | 50,000 | 5,021 |
| Irrigation Projects | 55,850 | 55,850 |
| IB #6 Exterior Improvements - Design | 20,000 | - |

| | 2023 Supplemental #1 | 2023 Actuals |
|--|---------------------------------|---------------------|
| <u>Pangborn Airport</u> | | |
| Terminal Apron | 1,307,095 | 1,246,369 |
| Taxiway A | 19,912,152 | 18,520,847 |
| Taxiway B/Hangar Site Development | 4,023,412 | 3,546,122 |
| GA Terminal Remodel | 195,000 | 179,071 |
| MALSR Carryover & Equipment | 270,055 | 326,953 |
| MALSR Land Purchase (Relocation Assistance) | 33,667 | 33,667 |
| Airlift NW Hangar - Design | 125,000 | 102,936 |
| Snow Removal Equipment A&E | 34,500 | 37,607 |
| 1996 Snow Blower (City of Pullman) | 56,378 | 56,378 |
| Jet A Fuel Truck - Sales Tax/Title Transfer | 23,034 | 23,034 |
| Removal of Underground Storage Tanks - Design | 146,000 | 101,756 |
| FBO - Deice Truck (Used) | 90,000 | - |
| GWID Annexation | 1,765 | 1,765 |
| National Guard Land Costs | 25,000 | 32,543 |
| Poly Tanks - Liquid Deicer Fluid | 15,000 | 12,036 |
| Lytle Property Purchase - Phase II | 304,950 | 306,436 |
| Cornelius Holdings Property Purchase | - | 776,465 |
| AGIS Terrain Study | 4,133 | 4,133 |
| VAISALA Pavement Sensor | 50,000 | - |
| Maintenance Office HVAC | 20,000 | - |
| Jet A - Overfill Protection Unit | - | 12,703 |
| Boss 92" Snowplow/Installation (2022) | - | 14,244 |
| <u>Pangborn Business Park</u> | | |
| Trades District | 700,000 | 777,577 |
| CWICC Carpet Replacement | 95,000 | 894 |
| 3310 HVAC Compressor Replacement | - | 40,398 |
| <u>Regional Port Office/Aviation Center</u> | | |
| Roof Repair/Gutter Modification | 20,000 | 8,907 |
| Hangar Foam Suppression System Conversion | 150,000 | 27,389 |
| Surveillance Camera System | 19,875 | 23,077 |
| Hangar Door Repairs | 9,984 | 9,984 |
| Apron Repair (Design) | 31,000 | 37,078 |
| Fire Sprinkler System | 50,000 | - |
| HVAC - Phase II | - | 7,143 |

| | 2023 Supplemental #1 | 2023 Actuals |
|--|---------------------------------|-----------------------|
| <u>Chelan Airport</u> | | |
| Waterline Extension (\$670,000 total contribution) | - | - |
| <u>Waterville Airport</u> | | |
| Lighting Project Construction | 557,857 | 572,740 |
| <u>Orondo River Park</u> | | |
| Well Pump/Chlorination System | 45,000 | 5,095 |
| <u>Vehicles/Equipment</u> | | |
| Engine for Elgin Vac Truck | 21,550 | 21,550 |
| Subcompact Tractor w/Mower Deck | 46,351 | 46,351 |
| SxS UTV | 19,522 | 19,561 |
| Small to Mid-size Pesticide Sprayer | 7,462 | 7,462 |
| Mower with 72" Deck, Blower, Broom | 47,410 | - |
| Fleet Vehicle | 65,000 | - |
| <u>Other</u> | | |
| Administrative - Copier | 13,671 | 13,671 |
| Opportunity Fund - Other | - | - |
| TOTAL CAPITAL PROJECTS | \$ 46,035,294 | \$ 44,034,128 |
| NET RESULTS AFTER CAPITAL PROJECTS | \$ (11,072,448) | \$ (8,948,433) |

CTC Surplus Items

| | | | | | | | |
|---|--------------------|---------------------|----------------------|----------------|--|---|---|
| 1 | HITACHI | Projector | CP-X5022WN | Working | 673 hours | | x |
| 1 | HITACHI | Projector | CP-X5022WN | Working | 1158 hours | | x |
| 1 | HITACHI | Projector | CP-AW3003 | Working | 754 Hours | | x |
| 1 | HITACHI | Projector | WX-0421n | Working | 2611 Hours. Needs new bulb. | | x |
| 1 | HITACHI | Projector | CP-X4022WN | Working | 2237 Hours. Needs new bulb. | | x |
| 1 | HITACHI | Projector | CP-X4022WN | Working | 2236 Hours. Needs new bulb. | | x |
| RANDOM | | | | | | | |
| 1 | DELL | 17 Monitor | unknown | working | Turns on, starts up, display "Ready", connects to laptop | x | |
| 1 | HID | Badge Maker | Fargo DTC4500e | Working | original box included | | x |
| 1 | VADDIO | camera | ClearVIEW HD-20 | untested | | | x |
| 1 | HP | Monitor | w2082a | n/a | | x | |
| 1 | Tandberg | Flight Case 3000 | | n/a | Made for a specific system. Rack rails on rear of case. | x | |
| 1 | Computer | Nobilis | DESKTOP 9B6K3D2 | working | Windows 10 was in 2021 | x | |
| 1 | Computer | Nobilis | | Working | | x | |
| 1 | Computer | Nobilis | | Working | | x | |
| 1 | APC | UPS Power Supply | 1400XL | not working | battery is dead and acid has leaked, | x | |
| Misc. OLD | | | | | | | |
| 2 | DELL Monitor | 17" Unknown | MX02Y3114760543ADKZS | | Surplussed from NCESD Sale | x | |
| 3 | DELL Monitor | 17" Unknown | MX02Y3114760543ADLSR | | Surplussed from NCESD Sale | x | |
| 4 | DELL Monitor | 17" Unknown | MX02Y3114760543ADLST | | Surplussed from NCESD Sale | x | |
| 5 | DELL Monitor | 17" Unknown | MX02Y3114760543ADLWG | | Surplussed from NCESD Sale | x | |
| 1 | DV Camcorder | Sony | DCR-DVD108 | Working | April 2005 (1st M-date), Original box and cat | x | |
| 1 | DV Camcorder | Sony | DCR-DVD108 | Working | April 2005 (1st M-date), Original box and cat | x | |
| 1 | unknown | Sony | dvd-r handycam | 15 new, 2 used | | x | |
| 1 | Dual Monitor Stand | Ergotron for HP | AVV664AA | used | | x | |
| 1 | Dual Monitor Stand | Dell | na | used | | x | |
| 1 | Rolling Cart | Tandberg | AV / TV rolling cart | used | | x | |
| 1 | Box of Blank | CD and DVD | Supplies | | | x | |
| 1 | Camera Tripod | Kodak | | | | x | |
| 3 | Dell | Computer speakers | untested | | | x | |
| 2 | AVerMedia | game capture hd c28 | untested | | power supply and remote | x | |
| 1 | Blue-ray Burner | Pioneer | BDR-XD05W | | untested | x | |
| 50 | Mice | Mostly wired | untested | | | x | |
| 17 | Random | Computer Keyboards | Mostly Wired | | | x | |
| Misc Furniture & Appliances | | | | | | | |
| 1 | Heating Plate Rack | | 0402036000240M | | Never used. | | x |
| 65 | Privacy Panels | | | Damaged/unsafe | Sell for scrap metal locally | x | |
| Reviewed by Regional Port Board on April 9, 2024 | | | | | | | |

CHELAN DOUGLAS
Regional Port
AUTHORITY



Regional Port Update
March 2024



Special Announcement

Amazon Last Mile Distribution Center
Greater Wenatchee Valley

The Amazon logo is displayed in a dark blue, sans-serif font. Below the text is a curved arrow that starts under the letter 'a' and ends under the letter 'n', pointing to the right. The arrow is a golden-yellow color.

WM IN THE WENATCHEE VALLEY

Community investor



CONFIDENTIAL AND PROPRIETARY
INFORMATION OF WM



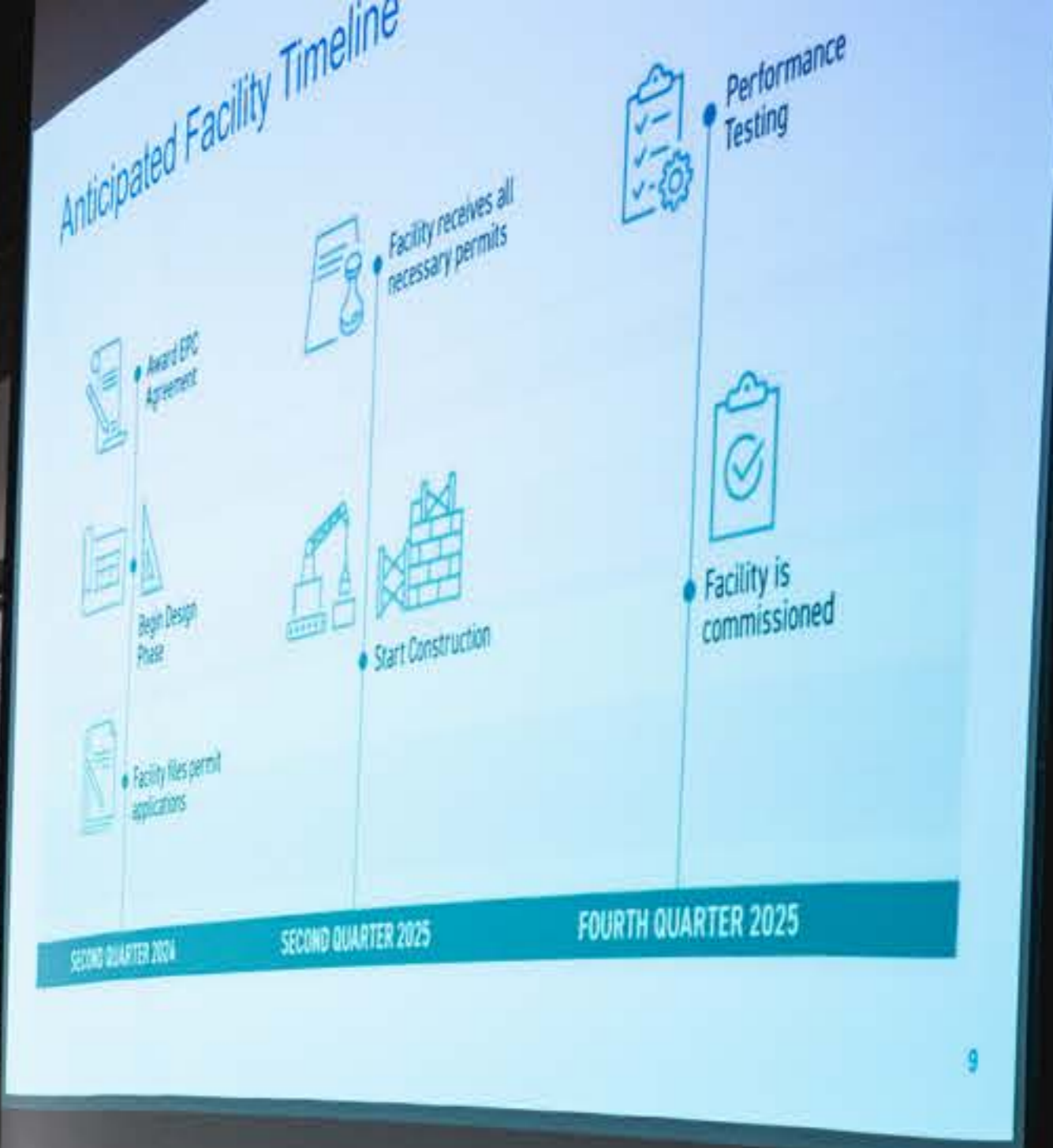


CONFIDENTIAL AND PROPRIETARY
INFORMATION OF WM

WM







Some observations of the economic
landscape of Chelan & Douglas Counties

*Presentation to Chelan Douglas Regional Port Authority
Economic Partner Meetings*

March 28, 2024





About the Institute

Institute for Public Policy and Economic Analysis

The Institute for Public Policy and Economic Analysis

ABOUT US

The Institute for Public Policy and Economic Analysis is a non-profit organization that provides research and analysis to inform public policy and economic development. The Institute is a part of Eastern Kentucky University and is located on the campus in Richmond, Kentucky.

Our History

The Institute was founded in 1980 and has since become a leading research and analysis organization in the region. It has a long history of providing research and analysis to inform public policy and economic development.

Quick Links

- Executive Health Program
- Public Policy
- Economic Development
- Energy & Environment
- The Institute's Role in the Region
- Research & Reporting

Explore

- Executive Health Program
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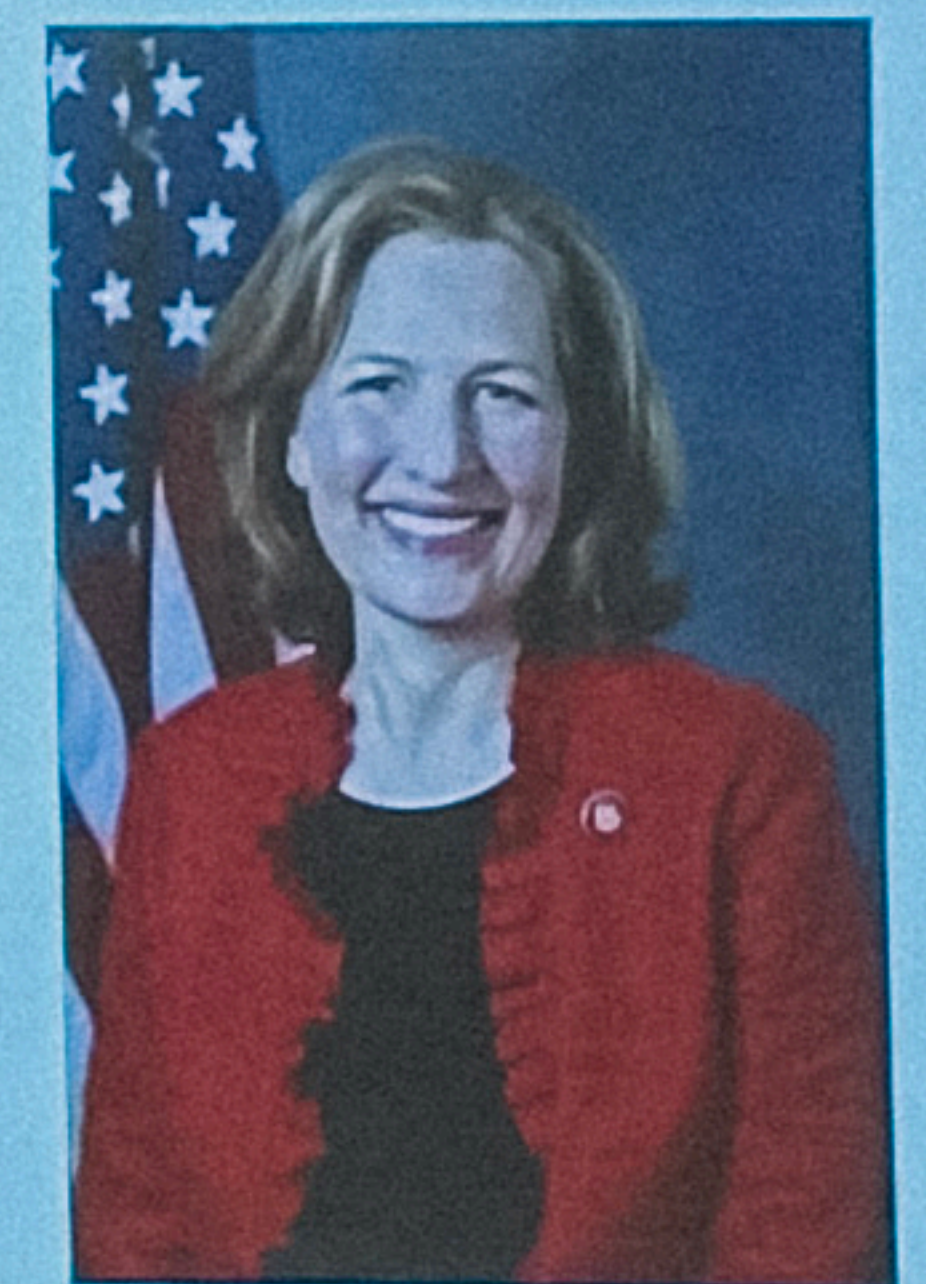
EASTERN
KENTUCKY UNIVERSITY
Lead. Connecting. Big.





Special Announcement

Congresswoman Kim Schrier, M.D.
Washington – 8th Congressional District





Special Announcement

Congresswoman Kim Schrier, M.D.
Washington - 8th Congressional District

