

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY
RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHELAN DOUGLAS
REGIONAL PORT AUTHORITY REGARDING 2024 RATES AND CHARGES**

Whereas, Regional Port Staff has reviewed the existing Rates and Charges for Regional Port Properties; and

Whereas, the Rates and Charges at other airports and similar type properties have been reviewed for comparison purposes; and

Whereas, after said review, modest rental increases are being recommended for 2024.

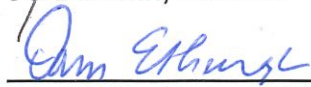
Now, Therefore, Be It Resolved by the Board of Directors that the Chelan Douglas Regional Port Authority adopts the 2024 Rates and Charges attached hereto as Exhibit "A" and incorporated herein by this reference.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

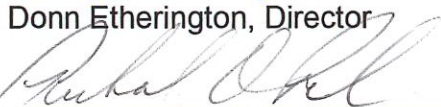
DATED this 24th day of October, 2023




JC Baldwin, Director




Donn Etherington, Director



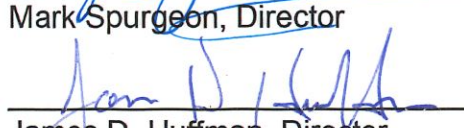
Richard DeRock, Director



W. Alan Loebisack, Director



Mark Spurgeon, Director



James D. Huffman, Director

Exhibit A



Rates & Charges

Rates Effective January 1, 2024 – December 31, 2024

**Approved by the
Chelan Douglas Regional Port Authority Board of Directors
on October 24, 2023.**

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PANGBORN MEMORIAL AIRPORT

FBO Services

Service	Price	Per/unit
100LL	Market	per gallon
Jet A	Market	per gallon
Prist	\$ 0.08	per gallon of fuel
Deicing Service Fee	\$ 50.00	per aircraft
Deicing Fluid	\$ 28.00	per gallon
After Hours Call Out Fee	\$ 80.00	per hour (1 hour minimum; see note below)
Oxygen Service Fee	\$ 100.00	per aircraft
Oxygen Service Fee	\$ 50.00	portable bottle
Lavatory Service Fee	\$ 65.00	per aircraft (empty & fill)
Lavatory Fill	\$ 45.00	per aircraft
Catering Fee	\$ 50.00	plus actual costs & call out fee if applicable
Aircraft Interior Vacuum	\$ 65.00	per hour
Crew Car	\$ 20.00	1 hour use, waived with fuel purchase
Coffee	\$ 5.00	per pot
Ice	\$ 1.00	per bag
Linens/Dishes	\$ 25.00	per service
Axillary Power Unit (GPU)	\$ 50.00	for first hour, \$25 each additional hour
Pilot Supplies	Market	market price
Across Field Towing Service	\$ 50.00	each way

Note: Plus Applicable Taxes

After Hours Note: After Hours Call Out Fee applies to anytime outside the hours of 8:00 AM to 6:00 PM, seven days a week, excluding federal holidays. The Airport reserves the right to alter these hours.

PANGBORN MEMORIAL AIRPORT

Aviation Ramp Parking Fees

Aircraft Type	Ramp Fee (per visit)	Minimum Fuel Purchase to Waive Ramp Fee (gal.)	Overnight Fee (per night)
Helicopter (Avgas/Jet A)	\$ 10.00	15 (or top off)	\$ 5.00
Single Engine Piston (Avgas) - Aircraft under 4,000 lbs. MTOW	\$ 10.00	15 (or top off)	\$ 5.00
Multi-Engine Piston (Avgas) - Aircraft 4,000 lbs. or over MTOW	\$ 20.00	40 (or top off)	\$ 5.00
Single Engine Turbo Prop (Jet A) - Aircraft under 9,000 lbs. MTOW	\$ 20.00	75	\$ 10.00
Multi-Engine Turbo Prop (Jet A) - Aircraft 9,000 lbs. or over MTOW	\$ 35.00	100	\$ 15.00
Light Jet (Jet A) - Aircraft under 17,000 lbs. MTOW	\$ 35.00	100	\$ 20.00
Medium Jet (Jet A) Aircraft between 17,001 and 25,000 lbs. MTOW	\$ 60.00	300	\$ 25.00
Super Medium Jet (Jet A - Aircraft between 25,001 and 35,000 lbs. MTOW	\$ 80.00	350	\$ 30.00
Large Jet (Jet A) - Aircraft between 35,001 and 60,000 lbs. MTOW	\$ 100.00	400	\$ 35.00
Heavy Jet (Jet A) - Aircraft over 60,000 lbs. MTOW	\$ 150.00	450	\$ 50.00

Note: Plus Applicable Taxes

PANGBORN MEMORIAL AIRPORT

Hangar & Tie Down Lease Rates

Pangborn Flight Center

Monthly Rates

Hangar	Lease Rate	
Tee Hangars A & B	\$ 226.00	per month (16 UNITS)
Tee Hangar B-13	\$ 245.00	per month
Tee Hangar C	\$ 238.00	per month (8 UNITS)
Tee Hangars C-17 & C-24	\$ 285.00	per month
Tee Hangar D	\$ 285.00	per month (7 UNITS)
Tee Hangar H	\$ 207.00	per month (7 UNITS)
Tee Hangars H-1 & H-10	\$ 244.00	per month
Hangar 3734	\$ 491.00	per month
Hangar 3738	\$ 539.00	per month
Storerooms	\$ 74.00	per month (6 UNITS)
Tie-Down Lease	\$ 70.00	per month
Fed Ex Hangar Bay - Suite A	\$ 14,084.10	per month (17,992 square feet)
Fed Ex Hangar Bay - Suite B	\$ 4,160.00	per month (6,400 square feet)

Note: Plus Applicable Taxes

PANGBORN MEMORIAL AIRPORT

Pangborn Flight Center

T-Hangar Nightly Rates

Aircraft Type	Single-engine piston	Multi-engine piston or Turbo Prop	Light Jet Aircraft under 17,000 lbs. MTOW	Medium Jet Aircraft between 17,001 and 35,000 lbs. MTOW	Large Jet Aircraft over 35,001 lbs. MTOW
Nightly/Daily Rate	\$ 27.00	\$ 27.00	N/A	N/A	N/A

Executive Flight

Hangar Rates

Aircraft Type	Single-engine piston	Multi-engine piston or Turbo Prop	Light Jet Aircraft under 17,000 lbs. MTOW	Medium Jet Aircraft between 17,001 and 35,000 lbs. MTOW	Large Jet Aircraft over 35,001 lbs. MTOW
Monthly Rate	\$ 404.00	\$ 693.00	\$ 1,733.00	\$ 2,541.00	\$ 3,465.00
Nightly/Daily Rate	\$ 173.00	\$ 173.00	\$ 173.00	\$ 347.00	\$ 578.00

Rate includes the following services: Ground handling, refueling, and Ground Power Unit (GPU) usage, plus applicable taxes and fees. Subject to space availability.

Aircraft Liability Insurance Coverage Minimums

Aircraft Type	Multi- or Single-engine piston	Turbo Prop	Light Jet Aircraft under 17,000 lbs. MTOW	Medium Jet Aircraft between 17,001 and 35,000 lbs. MTOW	Large Jet Aircraft over 35,001 lbs. MTOW
Minimum Coverage	\$1 million	\$2 million	\$20 million	\$25 million	\$25 million

Insurance coverage required on all monthly aircraft lease agreements. Minimum coverage includes combined single limit bodily injury (including pax. liability and death) and property damage liability.

Annual Pre-Payments

Annual pre-payment of hangar and tie-down leases will be discounted by 5% if payment for the year is received by January 31st.

PANGBORN MEMORIAL AIRPORT

Airfield Charges

Landing Fees

Year	Rate per 1,000 pounds
2024	\$ 1.15
2025	\$ 1.20
2026	\$ 1.25

Applies to revenue and transient flights with Maximum Gross Landing Weight over 12,500 pounds. Plus Applicable Taxes.

Fuel Flowage Fees

Year	Rate per Gallon
2024	\$ 0.09
2025	\$ 0.10
2026	\$ 0.11

Applies to non Regional Port owned fuel. Plus Applicable Taxes.

Into Plane Contract Fuel Pricing Rates

Contract Fuel Into Plane Rates	
Transient	
Quantity Tiers (Gallons)	Rate Per Gallon
1-200	\$2.05
201-400	\$1.90
401-700	\$1.75
701-1000	\$1.65
1001+	\$1.55
Based Tenants	
Rate Per Gallon	
Air Cargo	\$0.90
Business Aircraft	\$0.90
Commercial Carriers	\$0.90

Terminal Building Aviation Ramp: Wastewater Collection & Treatment

Base Month Ready to Serve Charge Without Any Discharge
\$335.34 Per Month Divided by Number of Commercial Air Service Carriers
Monthly Treatment Fees
Billed to Commercial Air Service Carriers based on their published landing schedule for the month the treatment service was provided (percentage of published landings).
Adjustment to Fee Schedule
Pangborn Airport does not collect a processing fee for managing the bill. However, all costs charged by the Douglas County Sewer District will be passed along to the users of the Aviation Ramp as the Sewer District adjusts their rates and charges from time to time.

PANGBORN MEMORIAL AIRPORT

Badge Fees

Type	AOA	SIDA
New Badge	\$ 12.00	\$ 12.00
Badge Renewal	\$ 6.00	\$ 6.00
Fingerprint Fee (In Addition to New/Renewal Charge)	N/A	\$ 72.00
Lost/Stolen (Immediately Reported)	\$ 60.00	\$ 60.00
Failure to Renew/Failure to Return Fee	\$ 120.00	\$ 120.00
Failure to Promptly Report Lost Badge or Cancellation	\$ 120.00	\$ 120.00

Badge Types:

AOA – Airport Operations Area (Regular & Routine Access)

SIDA – Security Identification Display Area

PANGBORN MEMORIAL AIRPORT

Terminal Parking Fees

Type	Rate Per 24 Hours
Short Term Parking	\$ 13.00
Long Term Parking	\$ 10.00
Long Term Parking - Economy Lot	\$ 7.00

Extended Stay Parking - Monthly	Rate
Non-Airline Related	\$ 150.00
Airline Related	\$ 50.00
Oversized Parking	\$ 200.00

Note: Plus Applicable Taxes.

Month-to-Month Parking Agreements available upon request.

Oversized Parking is available for any vehicle requiring more than one standard long term parking stall.

Ticket Fee Schedule	Rate
Daily Non-Payment Fee + Cost of Parking	\$ 10.00
Non-Payment Fee after 15 days	\$ 25.00

PANGBORN MEMORIAL AIRPORT

Terminal Building Rates: General

Type	Rate	
Car Rental Service Desk	\$ 35.10	per sq. ft. per year (plus 10% of gross receipts)
Café	\$ 360.50	per month
Secure Area Food Services	\$ 100.00	per month
Terminal Office Space: Base Rate	\$ 37.64	per sq ft. per year
Terminal Office Space: Full-Service Rate	\$ 50.38	per sq ft. per year
Car Wash Facility	\$ 750.00	per month (non-exclusive use)
Commercial Vehicles	\$ 25.00	One-time application fee plus per passenger charge
Hotel Courtesy Shuttles	\$ 25.00	One-time application fee only
Commercial Shuttles Passenger Charge	\$ 2.00	per passenger picked up or dropped off
Taxis/Other Passenger Charge	\$ 1.00	per trip picked up or dropped off
Advertising	Varies	please inquire about available advertising space

Note: Plus Applicable Taxes. Commercial Shuttles have capacity of 7 or more passengers. Taxis/Other vehicles have capacity of 6 or less passengers.

Terminal Office Space: Full-Service Rate includes janitorial services.

PANGBORN MEMORIAL AIRPORT

Terminal Building Rates: Airlines

Signatory Airlines

2024 & 2025 Proposed Rates

Subject to consultation with airlines.

Exclusive Area	Annual Lease Rate - Per Sq. FT.	
	2024	2025
Ticketing, Baggage, & Office Areas	\$ 12.00	\$ 14.00
Ground Equipment Storage Area	\$ 7.50	\$ 10.00
Non-Exclusive Area		
Passenger Holding Area Pre-Screening	\$ 7.50	\$ 10.00
Passenger Screening Area	\$ 7.50	\$ 10.00
Passenger Holding Area	\$ 7.50	\$ 10.00
Baggage Claim Area	\$ 7.50	\$ 10.00

Note: Plus Applicable Taxes

Non-Signatory Airlines

Per Turn Fee of \$250 and \$26.79 per sq. ft. for exclusive use areas in terminal building.

Incentive Program: New Commercial Air Service to New Destination

Landing fees waived for a period of two years.
Fuel flow fees waived for a period of two years.
For signatory airlines rent for non-exclusive use areas will be waived for a period of two years. For non-signatory airlines the per turn fee will be waived for two years. Excludes ticketing, baggage, office, and ground equipment storage areas.
The Regional Port will consider offering ground handling services for a fee.
The Regional Port will provide marketing funds to support new service in the amount of \$50,000 over a 12-month period.

PANGBORN MEMORIAL AIRPORT

GA Terminal Building Rates

Rates will be determined upon completion of GA Terminal Building.

Non-Aeronautical Buildings

Address	Square Footage	Annual Rate
3835 8th St SE	3,300	\$9.31 per sq. ft. per year
3351 2nd St SE	2,300	\$11.48 per sq. ft. per year (10/01/23 – 09/30/24)
		\$11.82 per sq. ft. per year (10/01/24 – 09/30/25)
3355 2nd St SE	3,600	\$11.90 per sq. ft. per year (6/1/23 - 5/31/24)
		\$12.00 per sq. ft. per year (6/1/24 - 5/31/25)
3800 Airport Way #1	3,000	\$11.14 per sq. ft. per year (non-aeronautical rate)
3800 Airport Way #2	3,250	\$3.18 per sq. ft. per year (aeronautical rate)

Note: Plus Applicable Taxes

Land Leases

Type	Annual Rate Per Sq. Ft.
Pangborn Business Park	\$ 0.37
Aviation Ground	\$ 0.34

Note: Plus Applicable Taxes

Executive Hangar Site Development

Hangar Pad Site	Hangar Size	Hangar Square Footage	Parcel Square Footage	Current Land Lease Rate = \$0.35 per Sq Ft per Year		Capital Recovery Fee
				per Month	Annually	
A	120x120	14,400	36,310	\$ 1,059.04	\$ 12,708.50	\$ 272,161.46
B	100X100	10,000	31,209	\$ 910.26	\$ 10,923.15	\$ 233,926.94
C	100X100	10,000	31,314	\$ 913.33	\$ 10,959.90	\$ 234,713.97
D	100X100	10,000	31,146	\$ 908.43	\$ 10,901.10	\$ 233,454.72
E	100X100	10,000	29,526	\$ 861.18	\$ 10,334.10	\$ 221,312.02
F	80x80	6,400	23,495	\$ 685.27	\$ 8,223.25	\$ 176,106.68
G	80x80	6,400	22,036	\$ 642.72	\$ 7,712.60	\$ 165,170.76
H	60x60	3,600	16,887	\$ 492.54	\$ 5,910.45	\$ 126,576.44

Note: Plus Applicable Taxes. Land lease terms shall be twenty-five years with an option to extend for an additional five successive five-year terms. Annual base rent increases will be 3% over the rent of the previous year, except in years in which the Landlord elects to adjust the annual base rent.

THE TRADES DISTRICT: PANGBORN AIRPORT BUSINESS PARK

Lease Rates

Year	Monthly Rate per Sq. Ft.
1	\$ 0.55
2	\$ 0.65
3	\$ 0.75
4	\$ 0.85
5	\$ 0.95

Note: After Year 5, lease rates increase by 3.5% annually.

MANSFIELD AIRPORT

Lease Rates

Type	Rate	
Tie-Down Lease	\$ 10.00	per month
Tie-Down Transient	\$ 2.00	per night
Aviation Ground Lease	\$ 0.07	annual per sq. ft.
Divided Site	\$ 0.09	annual per sq. ft.
Authorization to Do Business	\$ 150.00	annual fee

Note: Plus Applicable Taxes

Hangar Rates

Hangar Site Number	Dimension	Square Feet	Annual Lease Rate
H1	76 x 505	38,361	\$ 2,685.27
H2	100 x 155	15,500	\$ 1,085.00
H3	100 x 155	15,500	\$ 1,085.00
H4	100 x 155	15,500	\$ 1,085.00
H5	130 x 155	20,150	\$ 1,410.50
H6	80 x 150	12,000	\$ 840.00
H7	80 x 150	12,000	\$ 840.00
H8	80 x 170	13,600	\$ 952.00
H9	80 x 170	13,600	\$ 952.00
	50' x 70'	3,500	\$ 315.00
	50' x 76'	3,920	\$ 352.80

Sites H6 & H7 can be divided into 3 50' x 70' hangar sites each

Sites H8 & H9 can be divided into 3 56' x 70' hangar sites each

To divide the sites a taxiway would have to be created to provide access to the runway.

The cost would be divided by 6 and paid by the tenants as the sites were leased.

Note: Plus Applicable Taxes

WATERVILLE AIRPORT

Lease Rates

Type	Rate	
Tie-Down Lease	\$ 25.00	per month
Tie-Down Transient	\$ 2.00	per night
Aviation Ground Lease	\$ 0.10	annual per sq. ft. or FMV
GA Hangar Space	\$ 100.00	per month
Authorization to Do Business	\$ 200.00	annual fee

Note: Plus Applicable Taxes

Hangar Rates

Hangar Site	Dimension	Square Feet	Annual Lease Rate
H1	58 x 72.5	4,205	\$ 482.03
H2	54 x 72.5	3,915	\$ 391.50
H3	54 x 72.5	3,915	\$ 391.50
H4	58 x 72.5	4,205	\$ 482.03
H5	58 x 72.5	4,205	\$ 482.03
H6	55 x 72.5	3,988	\$ 398.75
H7	55 x 72.5	3,988	\$ 398.75
H8	58 x 72.5	4,205	\$ 482.03
H9	58 x 72.5	4,205	\$ 482.03
H10	55 x 72.5	3,988	\$ 398.75
H11	55 x 72.5	3,988	\$ 398.75
H12	58 x 72.5	4,205	\$ 482.03
H13	70 x 75	5,250	\$ 525.00
H14	63 x 75	4,725	\$ 472.50
H15	60 x 75	4,500	\$ 450.00
H16	60 x 75	4,500	\$ 450.00
H17	50 x 75	3,750	\$ 375.00
H18	50 x 75	3,750	\$ 375.00
H19	Beacon/Vault	N/A	N/A

Note: Plus Applicable Taxes

Parcels Hangar	Rate	
Suite A (48' x 58')	\$ 420.00	per month
Suite B (48' x 38')	\$ 315.00	per month
Entire Building	\$ 683.00	per month

Note: Plus Applicable Taxes. Published rate is the minimum amount charged per hangar site. For existing leases, rates will be adjusted as allowed by lease terms.

CONFLUENCE TECHNOLOGY CENTER

Video Conferencing Center

Meeting Rooms		
Rates include setup & clean up		
Type	Half Day	Full Day
Single Meeting Room	\$ 330.00	\$ 600.00
Double Meeting Room	\$ 660.00	\$ 1,200.00
Quad Meeting Room	\$ 1,320.00	\$ 2,400.00
Executive Board Room	\$ 307.00	\$ 614.00
Small Conference Room	\$ 175.00	\$ 350.00

Other Spaces		
Exclusive Use		
Type	Rate Per Hour	
Indoor Patio	\$	40.00
Kitchen	\$	40.00

Staff Fees		
One hour minimum Tech Fee for all meetings using technology		
Type	Rate Per Hour	
Staff (Outside 8-5, M-F)	\$	50.00
Technician (8-5, M-F)	\$	80.00
Technician (Outside 8-5, M-F)	\$	115.00

Advanced Services			
Type	Service Fee	Recurring Fee	Video Tech Fee
Audio Conference	\$ 40.00	N/A	N/A
Basic Virtual Meeting (no cameras)	\$ 40.00	N/A	N/A
Static Virtual Meeting (static camera view)	\$ 77.00	\$ 40.00	N/A
Advanced Virtual Meeting (camera operator)	\$ 77.00	\$ 40.00	Yes
Audio Recording	\$ 77.00	N/A	N/A
Audio/Video Recording	\$ 112.00	N/A	Yes
Audio Visual Equipment - Included in Facility Contract			

Beverage Services		
Capacity	Half Day	Full Day
Up to 50 guests	\$ 45.00	\$ 90.00
51-100 guests	\$ 90.00	\$ 180.00
101-150 guests	\$ 135.00	\$ 270.00
151-200 guests	\$ 180.00	\$ 360.00

Note: Plus Applicable Taxes

Full Day: M-F, between 8:00AM – 5:00PM and 5 or more hours

Half Day: M-F, 8:00AM – 12:30PM or 12:30PM – 5:00PM

After Hours: Anytime outside of M-F 8:00AM – 5:00PM

20% Discount on Room Rental Fees for CTC Building Tenants, Educational, Governmental & Non-profits entities.

Office Leases

Confluence Technology Center - Office Leases		
Base Rate per Sq. Ft.		
Suite	2023	2024
Confluence Technology Center - 1st Floor	\$ 25.00	\$ 26.00
Confluence Technology Center - 2nd Floor	N/A	\$ 28.00
Confluence Technology Center - 3rd Floor	N/A	\$ 28.00
Confluence Technology Center - Lower Level	N/A	\$ 14.00
Confluence Technology Center - South (IB3)	\$ 25.00	\$ 26.00

Note: A discounted rate may be available when leasing more than 5,000 sq. ft. of space or if tenant improvements are a permanent improvement to the building.

CHELAN AIRPORT

Type	Monthly Rate
Open Field Storage	\$ 55.00
Bay Storage	\$ 80.00

Note: Plus Applicable Taxes

Important Note

The Regional Port reserves the right to review and adjust all rates on an annual basis. For leased space that requires Regional Port investments, the Regional Port reserves the right to negotiate lease rates with the tenant.