



*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  
May 10<sup>th</sup>, 2022  
9:00 am**

**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. CONSENT AGENDAS**

**CDRPA:** Approval of Chelan Douglas Regional Port Authority Meeting Minutes of April 26<sup>th</sup>, 2022 and Check Register Pages #2022-14 through #2022-17, including Electronic Transfers

**POCC:** Approval of Port of Chelan County Check Register Pages #2022-03 through #2022-04

**V. PRESENTATIONS**

- Steven Wilkinson, Executive Director – Wenatchee Chamber of Commerce

**VI. CDRPA ACTION ITEMS**

- (1) Pangborn Airport Southside Hangar Pads – Adoption of Layout Plan, Capital Facility Charges, and Lease Terms & Conditions
- (2) Purchase & Sale Agreement with Santa Cruz Farms, LLC – Property Adjacent to Pangborn Airport
- (3) Ownership Allocation Memo – Marsha Hays Property in Malaga
- (4) Ownership Allocation Memo – Darlene Curtis Property in Malaga
- (5) Ownership Allocation Memo – GBI Property in Malaga
- (6) Authorization to advertise for bids – Pangborn Airport MALSR Project
- (7) Partners in Economic Development Project Applications
  - City of Bridgeport
  - Our Valley Our Future

**VII. CDRPA INFORMATIONAL ITEMS (Board may act on any items listed)**

- (8) Frito Lay Update
- (9) Malaga Water District Interlocal Agreement Update
- (10) Louws Truss, Inc – Land Transaction Update

**VIII. MISCELLANEOUS STAFF REPORTS**

- CEO
- Director of Finance & Administration
- Director of Airports
- Director of Economic & Business Development
- Public Works & Capital Projects Manager
- Property & Maintenance Manager
- CTC Manager

**IX. PUBLIC COMMENT**

**X. REVIEW CALENDAR OF EVENTS**

**XI. ITEMS FROM BOARD OF DIRECTORS**

**XII. 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))

**XIII. 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  
SUGGESTED MOTIONS  
May 10<sup>th</sup>, 2022**

**IV.**

**CDRPA CONSENT AGENDA**

To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of Minutes from the April 26<sup>th</sup>, 2022 Meeting and the Check Register Pages #2022-14 through #2022-17, including Electronic Transfers.

**POCC CONSENT AGENDA**

To approve the Port of Chelan County Consent Agenda consisting of Check Register Pages #2022-03 through #2022-04.

**VI.**

**CDRPA ACTION ITEMS**

**1. Pangborn Airport Southside Hangar Pads – Adoption of Layout Plan, Capital Facility Charges, and Lease Terms & Conditions**

To adopt the layout plan, approve the proposed Capital Facility Charge allocation, and approve the Lease Terms & Conditions for the Pangborn Airport Southside Hangar Pads.

**2. Purchase & Sale Agreement with Santa Cruz Farms, LLC – Property Adjacent to Pangborn Airport**

To authorize the CEO to enter into a Purchase & Sale Agreement with Santa Cruz Farms, LLC for property adjacent to Pangborn Memorial Airport.

**3. Ownership Allocation Memo – Marsha Hays Property in Malaga**

To approve the Ownership Allocation Memo concerning the Marsha Hays Property in Malaga.

**4. Ownership Allocation Memo – Darlene Curtis Property in Malaga**

To approve the Ownership Allocation Memo concerning the Darlene Curtis Property in Malaga.

**5. Ownership Allocation Memo – GBI Property in Malaga**

To approve the Ownership Allocation Memo concerning the GBI Property in Malaga.

**6. Authorization to advertise for bids – Pangborn Airport MALSR Project**

To authorize the CEO to solicit bids for the Pangborn Memorial Airport MALSR Project.

**7. Partners in Economic Development Project Applications**

City of Bridgeport

To approve the 2022 Partners in Economic Development Grant request from the City of Bridgeport in the amount of \$5,250.

Our Valley Our Future

To approve the 2022 Partners in Economic Development Grant request from the Our Valley Our Future in the amount of \$30,000.



**Board of Directors  
Chelan Douglas Regional Port Authority  
Meeting Minutes  
April 26, 2022  
9:00 am**

**Present:**

**Directors:**

JC Baldwin, Director  
Rory Turner, Director  
Donn Etherington, Director

Jim Huffman, Director  
W. Alan Loeb sack, Director  
Mark Spurgeon, Director

**Staff:**

Jim Kuntz, Chief Executive Officer  
Monica Lough, Dir. of Finance & Admin.  
Trent Moyers, Director of Airports  
Stacie de Mestre, Capital Projects Manager  
Ron Cridlebaugh, Director of Econ. Dev.  
Ron Russ, Property & Maint. Mngr.

Tricia Degnan, CTC Manager (Zoom)  
Craig Larsen, Bus. Dev. Mngr.  
Sarah Deenik, Comm. Specialist  
Bealinda Tidd, Acct. Specialist (Zoom)  
Laura Camarillo Reyes, Admin. Asst. (Zoom)

**Legal Counsel:**

Quentin Batjer, Davis Arneil Law Firm, LLP  
Peter Fraley, Ogden Murphy Wallace PLLC

**Guests:**

Flint Hartwig, Eider Construction  
Chris Widener, Eider Construction  
Ellyn Freed, Forte Architects  
Travis Hornby, Pybus Market  
Don Flick, Cascade Soaring Society  
Emily Thornton, Wenatchee World  
Jerrilea Crawford, Mayor, City of East Wenatchee (Zoom)  
Allen R Steele  
Richard DeRock

Kyle Lamb, KPQ (Zoom)  
Kalie Drago, KPQ (Zoom)  
Erik Howe, RH2 (Zoom)  
Kevin Vitulli, Banner Bank (Zoom)  
Mike Walker, Eagle Group (Zoom)  
David Hulse (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

**CDRPA CONSENT AGENDA:**

The CDRPA Consent Agenda consisting of Minutes of April 12<sup>th</sup>, 2022 Meeting; Minutes of April 19<sup>th</sup>, 2022 Special Meeting; and March 2022 Commission Calendar were presented.

**Motion No.**

Moved by:  
Seconded by:

**03-23-22 CDRPA**

Mark Spurgeon  
W. Alan Loeb sack  
To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of Minutes of April 12<sup>th</sup>, 2022 Meeting; Minutes of April 19<sup>th</sup>, 2022 Special Meeting; and the March 2022 Commission calendar.

Motion passed 6-0

**Motion No.**  
Moved by:  
Seconded by:

**03-24-22 CDRPA**  
Jim Huffman  
W. Alan Loeb sack  
To amend Motion 03-23-22 to reflect changes to April 12, 2022 minutes, changing "mutually" to "generally", correcting a name spelling, and adding Commissioner Etherington to the WVCC Banquet as an attendee on the March 2022 calendar.

Motion passed 6-0

## **PRESENTATIONS:**

### **SoCo Crossing Update – Flint Hartwig & Ellyn Freed**

Flint Hartwig presented changes to the proposed project in order to reduce the budget while still providing a similar concept and use by the community. Mr. Hartwig also discussed funding options, including the sale of other projects. Ellyn Freed presented architectural drawings of the proposed layout based on the changes.

### **Pybus Public Market – Travis Hornby**

Travis Hornby, General Manager/Foundation Director, proposed the Board consider options outside of tech incubator uses for the remainder of the lease term at Pybus Public Market. Discussion ensued among the Board and Mr. Hornby. The Board is flexible in renting the space to nonprofits or others in the community that would be a good fit with the market.

**Director Baldwin called for a 10-minute break at 10:10 a.m., meeting reconvened at 10:20 a.m.**

## **POCC ACTION ITEMS:**

### **Purchase & Sale Agreement with Microsoft – Malaga Property**

Kuntz reviewed the key terms and conditions included in the purchase & sale agreement. Discussion ensued.

**Motion No.**  
Moved by:  
Seconded by:

**03-25-22 POCC**  
Rory Turner  
Donn Etherington  
To authorize the Executive Director to enter into a Purchase & Sale Agreement with Microsoft Corporation for Port of Chelan County owned property in Malaga.

Motion passed 3-0

## **CDRPA ACTION ITEMS:**

### **Purchase & Sale Agreement with Microsoft – Malaga Property**

**Motion No.**  
Moved by:  
Seconded by:

**03-26-22 CDRPA**  
Jim Huffman  
Mark Spurgeon  
To approve the Port of Chelan County entering into a Purchase & Sale Agreement with Microsoft Corporation for the Port of Chelan County owned property in Malaga.

Motion passed 6-0



**POCC COMMISSIONER DISTRICT 3 INTERVIEWS (CONTINUED):**

**Richard DeRock**, Wenatchee, provided his background information to the Board. Commissioners asked interview questions and had a conversation with Mr. DeRock.

**CDRPA ACTION ITEMS (CONTINUED):**

**ALSC Architects Agreement – G.A. Terminal Building Project**

de Mestre presented the staff recommendation for retaining ALSC Architects for design and building services for the G.A. Terminal Building Project. The fee will be approximately \$474,258 and is in line with the State OFM Fee Schedule. Discussion ensued.

**Motion No.**  
Moved by:  
Seconded by:

**03-31-22 CDRPA**  
Mark Spurgeon  
W. Alan Loeb sack  
To authorize the CEO to enter into an agreement with ALSC Architects for the G.A. Terminal Building Project.

Motion passed 5-0  
\*Director Turner excused

**Amended Reimbursement Agreement with the FAA**

Kuntz discussed the existing Reimbursement Agreement with the FAA to provide design review services for the MALSR project. The FAA has requested an amendment to include the FAA providing the lighting supplies and equipment, with the Regional Port ordering replacement equipment from the single source vendor in order to replenish the FAA inventory.

**Motion No.**  
Moved by:  
Seconded by:

**03-32-22 CDRPA**  
Mark Spurgeon  
W. Alan Loeb sack  
To authorize the CEO to sign the Amended Reimbursable Agreement with the FAA in support of the Regional Port's efforts to install a Medium Intensity Approach Lighting System at Pangborn Airport.

Motion passed 5-0  
\*Director Turner excused

**CDRPA INFORMATIONAL ITEMS:**

- **Recap Army National Guard Visit.** Kuntz discussed the visit and thanked the Board Members for attending.
- **Business Lead – Confluence Technology Center Property.** Kuntz and Cridlebaugh discussed a lead for space in the CTC building. Cridlebaugh has provided the potential tenant a term sheet.
- **Chelan County PUD 5<sup>th</sup> Street RFP.** Kuntz discussed communications with the PUD and the approval of a 30-day extension for the RFP process. de Mestre reported she will be giving an additional tour to potential new interested parties.
- **Van Well – Phase I Environmental Site Assessment.** de Mestre reported the testing detected levels of DDT well below harmful levels. After work performed by RH2, Maul Foster reviewed the report and concurred that no further work is deemed necessary.



## **MISCELLANEOUS STAFF REPORTS**

### **Moyers provided information and updates including:**

- The Environmental Assessment comment period closed. We are currently waiting for the FAA to issue a Finding of No Significant Impact.
- Two weekends ago, the National Weather Service reporting equipment went down, requiring staff to be called in to provide on site weather observations. We are working with the National Weather Service to assist with requesting the FAA update the outdated equipment.
- Last Saturday, Horizon experienced a delay in a scheduled landing due to a glider landing prior to the commercial flight, and the need for the glider to be towed off the runway.
- May 19, 2022, the Army National Guard would like to take Port representatives to the new Guard facility in Wyoming for a tour of the type of facility they propose building at Pangborn Memorial Airport.

### **de Mestre provided information and updates including:**

- The Executive Flight carpet installation is complete. de Mestre is working with the vendor on punch list items.
- The Terminal Apron Project has entered Phase II. Weather had an impact, but the project is currently on schedule. Per Moyers, the FAA appears to be supportive of not closing the runway to Horizon during the project.

### **Cridlebaugh provided information and updates including:**

- Met with the City of Wenatchee regarding Confluence Parkway. Currently it appears IB #4, which is leased to Pregis, will lose the front parking lot. Survey work will be complete in three to four months, which will provide more thorough information on the affect to Port properties.
- A lease was signed with Marathon Digital Holdings for the available space in the 3306 building. The space will be used for research and development and will employ approximately five people.

### **Larsen provided information and updates including:**

- Larsen visited with Frito Lay and is proposing a land lease in the Pangborn Business Park for a private contractor to build a new facility.
- Larsen drove to Bridgeport to meet with the Mayor and the NCW Economic Development District, to discuss economic development projects in the area.

### **Degnan provided information and updates including:**

- The 2022 first quarter Video Conference Center activity was presented. Degnan reported interest and bookings continue to increase.
- Due to sound system failures, Degnan is researching options with Avidex regarding potential solutions, and will bring additional information back to the board.

**PUBLIC COMMENT** – An opportunity for public comment was provided; however, no public comments were received.

**REVIEW CALENDAR OF EVENTS:** Kuntz highlighted upcoming scheduled events.

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

**EXECUTIVE SESSION:**

Executive session was announced at 1:05 p.m. for a period of 15 minutes with no action anticipated at the conclusion of the session. The purpose consisted of RCW 42.30.100(1)(i)(ii) litigation that the agency reasonably believes may be commenced by or against the agency, the governing body, or a member acting in an official capacity; and 42.30.100(1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. The executive session concluded at 1:20 p.m.

Meeting reconvened in Regular Session and was immediately adjourned at 1:20 p.m. with no action taken.

Signed and dated this 10<sup>th</sup> day of May 2022.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

\_\_\_\_\_  
JC Baldwin, Director

\_\_\_\_\_  
Jim Huffman, Director

\_\_\_\_\_  
Donn Etherington, Director

\_\_\_\_\_  
Mark Spurgeon, Director

\_\_\_\_\_  
Chelan County District #3 (VACANT)

\_\_\_\_\_  
W. Alan Loeb sack, Director

Note: This was Commissioner Turner’s last Board Meeting as he resigned his position effective April 30, 2022.

**Chelan Douglas Regional Port Authority  
Check Register Listing  
2022-April**

<b>Date Issued</b>	<b>Register #</b>	<b>Reason</b>	<b>First #</b>	<b>Last #</b>	<b>Amount</b>
04/08/22		DOL - New Employee Status Check		ACH	\$13.00
04/15/22		Payroll Mid-month Draws		ACH	\$3,390.00
04/15/22	2022-14	Mid-Month Payables	9641	9718	\$1,169,226.43
04/27/22	2022-15	1Q 2022 Payroll Taxes - L&I/PFML	9719	9720	\$10,732.03
04/27/22		WA Dept of Revenue - Sales Tax		ACH	\$7,631.34
04/29/22	2022-16	April 2022 Payroll	9721	9723	\$255,565.13
04/29/22	2022-17	Month-end Payables	9724	9781	\$1,419,536.39
Transactions for approval May 10, 2022 total:					\$2,866,094.32

We, the undersigned Directors of the Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that the checks listed above are approved for payment.

Chief Executive Officer \_\_\_\_\_

Dir of Finance & Admin. Monica Kough \_\_\_\_\_

Director Baldwin \_\_\_\_\_

Director Etherington \_\_\_\_\_

Director Huffman \_\_\_\_\_

Director Loeb sack \_\_\_\_\_

Director Spurgeon \_\_\_\_\_

Director Turner \_\_\_\_\_

**Chelan Douglas Regional Port Authority  
Check Register  
2022-14**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval April 15, 2022 checks 9641 - 9718 in the amount of

**\$ 1,169,226.43**

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check Number	Amount
<b><u>CASHMERE MILL DISTRICT</u></b>				
04/15/2022	Chelan County PUD	Electricity	9659	1,848.26
04/15/2022	City of Cashmere	Water/Sewer	9661	355.46
04/15/2022	Lowe's	Maintenance Parts	9689	79.22
04/15/2022	Waste Management	Monthly Service	9710	405.24
<b>Net Cashmere Mill District</b>				<b><u>2,688.18</u></b>
<b><u>CONFLUENCE TECHNOLOGY CENTER</u></b>				
04/15/2022	Banner Bank	Coffee Service, Marketing Subscriptions	9655	51.82
04/15/2022	Chelan County PUD	Electricity/Water	9659	8,842.17
04/15/2022	City of Wenatchee	Wastewater/Sewer/Storm Water	9662	769.40
04/15/2022	Consolidated Electrical Distributors, Inc	Lights at CTC	9665	794.14
04/15/2022	Crown Paper & Janitorial Supply	Janitorial Supplies	9666	302.87
04/15/2022	Express Services, Inc.	Admin Asst	9671	980.04
04/15/2022	Fire Protection Specialists LLC	Replaced Aux Power in Fire Panel	9672	3,247.14
04/15/2022	Firefly	Security Desktop, HVAC Upgrade	9673	2,228.14
04/15/2022	GFC Services	Janitorial, Room Set-up & Anti Stat	9676	5,502.76
04/15/2022	Home Depot Pro	Landscaping Supplies	9680	33.88
04/15/2022	Kelley Connect	Copier Service	9717	249.58
04/15/2022	Lowe's	Landscape Supplies	9689	249.28
04/15/2022	North Cascades Heating & A/C, Inc	HVAC Maintenance	9692	6,299.35
04/15/2022	North Central ESD	Monthly Conferencing Services	9693	6,633.00
04/15/2022	Office Depot	Office Supplies	9718	56.21
04/15/2022	Stemilt Organic Recycling Center	Landscape Waste	9707	24.00
04/15/2022	Waste Management	Monthly Service	9710	1,083.71
<b>Net Confluence Technology Center</b>				<b><u>37,347.49</u></b>
<b><u>DOWNTOWN WENATCHEE SOUTH</u></b>				
04/15/2022	Chelan County PUD	Utilities	9659	1,096.17
04/15/2022	City of Wenatchee	Utilities	9662	728.62
04/15/2022	Stan's Merry Mart	Padlock	9706	31.68
<b>Net Downtown Wenatchee South</b>				<b><u>1,856.47</u></b>
<b><u>OLDS STATION BUSINESS PARK</u></b>				
04/15/2022	Chelan County PUD	Electricity/Water	9659	2,610.17
04/15/2022	City of Wenatchee	Sewer & Storm Drain	9662	877.19
04/15/2022	Home Depot Pro	Irrigation Supplies	9680	45.71
04/15/2022	Lowe's	Maintenance Parts	9689	4.69
04/15/2022	S & W Irrigation Supply	Irrigation Supplies	9703	74.64
04/15/2022	Stemilt Organic Recycling Center	Landscape Waste	9707	90.00
04/15/2022	Waste Management	Monthly Service	9710	134.45
<b>Net Olds Station Business Park</b>				<b><u>3,836.85</u></b>

**Chelan Douglas Regional Port Authority  
Check Register  
2022-14**

**PANGBORN AIRPORT**

04/15/2022	Ag Supply Co.	Airfield Maintenance, Propane	9641	49.46
04/15/2022	Airside Solutions, Inc.	LED Light Bar (6)	9642	342.13
04/15/2022	Avfuel Corp	Jet Fuel	9644	86,947.66
04/15/2022	Aviation Laboratories, Inc	De-icer	9645	1,358.95
04/15/2022	Banner Bank	Aviation & Equipment Maintenance Supplies	9646	902.85
04/15/2022	Banner Bank	Craigslist - Job Postings	9649	30.00
04/15/2022	Banner Bank	Terminal & Airfield Maintenance Supplies	9651	608.87
04/15/2022	Banner Bank	Transportation Security Clearinghouse	9654	1,200.00
04/15/2022	Banner Bank	Aviation & Airfield Maintenance	9656	845.61
04/15/2022	Banner Bank	Subscriptions, Conference Expense, Phone	9657	1,949.77
04/15/2022	Chandler Business Interiors, Inc.	Terminal Seating	9658	4,029.81
04/15/2022	Cintas Corporation	Uniforms	9660	128.86
04/15/2022	Colby Goodrich	Moving Expenses	9663	484.85
04/15/2022	Douglas County PUD	Airfield & Terminal Electricity	9669	3,529.00
04/15/2022	Firefly	Special Projects	9673	1,375.55
04/15/2022	FlashParking, Inc.	Monthly Parking Service	9674	16.30
04/15/2022	Haglund's Trophies	Security Signs (4)	9679	132.49
04/15/2022	Home Depot Pro	Janitorial & Maintenance Supplies	9680	974.01
04/15/2022	Jerry's Auto Supply	Batteries for Streetsweeper	9682	470.06
04/15/2022	John Deere Financial	Wheel Lugs (4)	9683	81.69
04/15/2022	Johnson Controls Fire Protection LP	Fire Alarm Panel Service	9715	4,642.77
04/15/2022	Keyhole Security Inc.	Key Copies & Tags	9686	149.79
04/15/2022	Les Schwab Tire Center	Trailer Tire Replacement	9687	155.99
04/15/2022	Lowe's	Maintenance Tools & Supplies	9689	897.18
04/15/2022	OmniPark, Inc	Monthly Parking Service	9695	366.05
04/15/2022	Oxarc Inc.	Gas Cylinder Rental	9696	85.56
04/15/2022	RH2 Engineering, Inc.	Commissioner Meetings	9701	600.00
04/15/2022	Safe Life Defense	Concealable Flexible Rifle Armor	9704	1,976.69
04/15/2022	Stan's Merry Mart	Non-Aviation Maintenance Supplies	9706	447.35
04/15/2022	T-O Engineers	PFC Funding Analysis	9708	47.50
04/15/2022	Voltaire Aviation Inc	Air Service Development Retainer	9709	4,000.00
04/15/2022	Waste Management	Monthly Service	9710	853.76
	<b>Net Pangborn Airport</b>			<b><u><u>\$119,680.56</u></u></b>

**PANGBORN AIRPORT BUSINESS PARK**

04/15/2022	Douglas County PUD	Electricity	9669	1,546.00
04/15/2022	Haglund's Trophies	Signage	9679	18.36
04/15/2022	Waste Management	Refuse Disposal	9710	120.76
04/15/2022	York Building Services, Inc.	Janitorial Service	9713	1,535.00
	<b>Net Pangborn Airport Business Park</b>			<b><u><u>\$3,220.12</u></u></b>

**RPA OFFICE/AVIATION CENTER**

04/15/2022	Ag Supply Co.	Maintenance Supplies	9641	7.59
04/15/2022	Stan's Merry Mart	Maintenance Supplies	9706	119.45
04/15/2022	Waste Management	Monthly Service	9710	359.91
	<b>Net RPA Office/Aviation Center</b>			<b><u><u>\$486.95</u></u></b>

**LAKE CHELAN AIRPORT**

04/15/2022	Banner Bank	Virtower Monthly Service -Feb & Mar	9657	800.00
	<b>Net Lake Chelan Airport</b>			<b><u><u>\$800.00</u></u></b>

**MANSFIELD AIRPORT**

04/15/2022	Douglas County PUD	Utilities	9669	41.00
04/15/2022	Banner Bank	Virtower Monthly Service -Feb & Mar	9657	800.00
	<b>Net Mansfield Airport</b>			<b><u><u>\$841.00</u></u></b>

**Chelan Douglas Regional Port Authority  
Check Register  
2022-14**

<b><u>WATERVILLE AIRPORT</u></b>				
04/15/2022	Banner Bank	Virtower Monthly Service -Feb & Mar	9657	800.00
	<b>Net Waterville Airport</b>			<b><u>800.00</u></b>
<b><u>ORONDO RIVER PARK</u></b>				
04/15/2022	Home Depot Pro	Janitorial & Maintenance Supplies	9680	412.08
	<b>Net Orondo River Park</b>			<b><u>412.08</u></b>
<b><u>PYBUS INCUBATOR</u></b>				
04/15/2022	Chelan County PUD	Utilities	9659	37.21
	<b>Net Pybus Incubator</b>			<b><u>37.21</u></b>
<b><u>PESHASTIN PROPERTY</u></b>				
04/15/2022	Apple Valley Pumping Service	Rental Fee	9643	12.84
	<b>Net Peshastin Property</b>			<b><u>12.84</u></b>
<b><u>ADMINISTRATIVE &amp; GENERAL</u></b>				
04/15/2022	Banner Bank	Conf. Registration, Flight and Meals	9648	6,384.18
04/15/2022	Banner Bank	Subscriptions, Conf Registration, Conf Meals	9649	3,798.11
04/15/2022	Banner Bank	Hotel - WEDA Conference	9650	268.74
04/15/2022	Banner Bank	The Seattle Times	9652	15.96
04/15/2022	Coleman Oil Company	Port Truck Fuel	9664	292.86
04/15/2022	Department of Retirement Systems.	OASI 2021 Tax Year	9668	25.00
04/15/2022	Firefly	Special Projects	9673	536.03
04/15/2022	Kelley Connect	Copier Toner	9716	344.86
04/15/2022	Local Tel Communications	Mitel Support Renewal	9688	729.13
04/15/2022	Office Depot	Office Supplies	9718	801.52
04/15/2022	Ron Cridlebaugh	Mileage	9702	70.20
04/15/2022	Sarah K. Deenik	Mileage	9705	85.94
04/15/2022	Wenatchee World	12 mos Subscription	9711	266.70
04/15/2022	Xerox Corporation	XC C60 Printer Service	9712	213.80
	<b>Net Administrative &amp; General</b>			<b><u>13,833.03</u></b>
<b><u>BUSINESS DEVELOPMENT &amp; MARKETING</u></b>				
04/15/2022	Banner Bank	Tenant Check-in Meal	9647	127.07
04/15/2022	Banner Bank	Subscriptions	9649	14.99
04/15/2022	Banner Bank	Subscriptions	9650	335.56
04/15/2022	Banner Bank	Subscriptions	9653	324.90
04/15/2022	Banner Bank	Logo Wear	9657	64.80
04/15/2022	Daily Journal of Commerce	5th St. Campus Ad	9667	840.00
04/15/2022	Go USA, Inc.	Logo Wear Shirt Embroidery	9677	20.36
04/15/2022	M & H Economic Consultants	Presentations March 23-24, 2022	9690	2,896.75
04/15/2022	McClatchy Company LLC	Legal Ad - RFP for 5th St. Campus Redev	9691	225.68
04/15/2022	Parsons Photography	Business Portrait - Goodrich	9698	119.46
04/15/2022	Port of Pasco	EWEDA Booth Redesign & 2022 World Ag Expo	9699	1,212.06
04/15/2022	Sarah K. Deenik	Chamber Banquet Decor	9705	173.47
	<b>Net Business Development &amp; Marketing</b>			<b><u>6,355.10</u></b>

**Chelan Douglas Regional Port Authority  
Check Register  
2022-14**

**CAPITAL PROJECTS**

04/15/2022	Banner Bank	USPS - Taxiway A return bid	9649	18.32
04/15/2022	Environmental Systems Design, Inc.	Malaga Site Due Diligence	9670	1,080.00
04/15/2022	GeoEngineers Inc	Environ & Geotech Services - Cashmere	9675	7,720.75
04/15/2022	Graham Baba Architects	Columbia Street Study	9678	26,162.60
04/15/2022	Hurst Construction LLC	Terminal Apron - Pay Request #1	9681	834,752.30
04/15/2022	Johnson Controls	Bldg Mgmt System Upgrade	9714	39,962.70
04/15/2022	Pacific Appraisal Associates, PLLC	VanWell Property Appraisal - Update	9697	7,875.00
04/15/2022	RACOM Corporation	Install and Program Dash Mounted Radios (2)	9700	3,469.63
04/15/2022	RH2 Engineering, Inc.	LOJO Property Phase 1 Planning	9701	1,679.46
04/15/2022	T-O Engineers	MALSR Final Design	9708	23,940.00
04/15/2022	T-O Engineers	Terminal Apron Reconstruction	9708	30,357.79
	<b>Net Capital Projects</b>			<b>\$977,018.55</b>

**TOTAL**

**\$1,169,226.43**

**Void: 9684, 9685, 9694**

**Chelan Douglas Regional Port Authority  
Check Register  
2022-15**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval April 27, 2022 checks 9719 - 9720 in the amount of **\$ 10,732.03**

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check Number	Amount
<b><u>ADMINISTRATIVE &amp; GENERAL</u></b>				
04/27/2022	Department of L&I	1Q22 Payroll Taxes	9719	8,347.71
04/27/2022	Employment Security Department	1Q22 Payroll Taxes - Paid Family Medical Leave	9720	2,384.32
<b>TOTAL</b>				<b><u><u>\$10,732.03</u></u></b>



**Chelan Douglas Regional Port Authority  
Check Register  
2022-16**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval April 29, 2022, checks 9721 - 9723 and electronic payments in the amount of:

\$ 255,565.13

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check Number	Amount
<b>Payroll</b>				
04/29/22	Baldwin, Janet L	April 2022 Payroll	EFT	1,424.68
04/29/22	Beidler, Camryn N	April 2022 Payroll	EFT	2,192.62
04/29/22	Camarillo Reyes, Laura	April 2022 Payroll	EFT	3,253.16
04/29/22	Chatriand, Bobbie J	April 2022 Payroll	EFT	3,407.91
04/29/22	Cridlebaugh, Ronald W	April 2022 Payroll	EFT	6,182.48
04/29/22	Day, Skylar	April 2022 Payroll	EFT	2,792.96
04/29/22	de Mestre, Stacie	April 2022 Payroll	EFT	5,834.11
04/29/22	Deenik, Sarah K	April 2022 Payroll	EFT	5,074.18
04/29/22	Degnan, Tricia E	April 2022 Payroll	EFT	4,588.67
04/29/22	Etherington, Donn	April 2022 Payroll	EFT	1,626.00
04/29/22	Flaget, Todd R	April 2022 Payroll	EFT	4,274.42
04/29/22	Goodrich, Colby	April 2022 Payroll	EFT	4,026.90
04/29/22	Huffman, James D	April 2022 Payroll	EFT	2,004.84
04/29/22	Kern, Dana	April 2022 Payroll	EFT	2,435.14
04/29/22	Kidder, Hunter M	April 2022 Payroll	EFT	1,927.74
04/29/22	Kuntz, James M	April 2022 Payroll	EFT	12,535.71
04/29/22	Lamb, Kenneth R	April 2022 Payroll	EFT	4,526.60
04/29/22	Lamb, Shane C	April 2022 Payroll	EFT	3,528.94
04/29/22	Larsen, Craig N	April 2022 Payroll	EFT	5,647.93
04/29/22	Loesack, W Alan	April 2022 Payroll	EFT	1,519.80
04/29/22	Lough, Monica D	April 2022 Payroll	EFT	7,761.95
04/29/22	Martin, Kole	April 2022 Payroll	EFT	1,704.55
04/29/22	Martinez, Rafael	April 2022 Payroll	EFT	2,847.47
04/29/22	McKivor, Esther S	April 2022 Payroll	EFT	4,168.69
04/29/22	Moyers, Trent D	April 2022 Payroll	EFT	7,614.39
04/29/22	Orr, Marcus J	April 2022 Payroll	EFT	3,942.75
04/29/22	Rumburg, Concetta	April 2022 Payroll	EFT	1,443.02
04/29/22	Russ, Ronald R	April 2022 Payroll	EFT	5,959.68
04/29/22	Russell, Justin L	April 2022 Payroll	EFT	3,687.10

04/29/22	Smith, Charles B	April 2022 Payroll	EFT	3,283.28
04/29/22	Spurgeon, Mark M	April 2022 Payroll	EFT	912.94
04/29/22	Tidd, Bealinda	April 2022 Payroll	EFT	3,586.48
04/29/22	Turner, Rory A	April 2022 Payroll	EFT	1,229.17
04/29/22	Vargas, Manuel A	April 2022 Payroll	EFT	3,998.28
04/29/22	Warren, Kole A	April 2022 Payroll	EFT	2,196.31
04/29/22	Bobbie Chatriand	March Sunshine fund	9721	135.00
04/29/22	Health Care Authority	April Insurance	9722	39,949.97
04/29/22	HRA VEBA Trust	March VEBA	9723	1,500.00
04/29/22	Department of Retirement Systems	March Retirement	ACH	34,641.53
04/29/22	US Treasury	March Payroll taxes	EFTPS	46,197.78
	<b>Net Payroll</b>			<b><u>255,565.13</u></b>

**Voided:**

**Chelan Douglas Regional Port Authority  
Check Register  
2022-17**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval April 29, 2022 checks 9724 - 9781 in the amount of

**\$ 1,419,536.39**

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check Number	Amount
<b><u>CASHMERE MILL DISTRICT</u></b>				
04/29/2022	Local Tel Communications	Fire Alarm Service	9751	181.94
04/29/2022	Schmitt Electric, Inc	Building Maintenance Supplies	9771	392.54
04/29/2022	Stan's Merry Mart	Landscape Irrigation Supplies	9774	5.84
<b>Net Cashmere Mill District</b>				<b><u><u>\$580.32</u></u></b>
<b><u>CONFLUENCE TECHNOLOGY CENTER</u></b>				
04/29/2022	Cascade Natural Gas	Natural Gas	9730	15.90
04/29/2022	Chelan County PUD	Water/Fire Sprinkler	9732	196.70
04/29/2022	Express Services, Inc.	Admin Assistant	9742	2,111.59
04/29/2022	Fire Chief Equipment Co, Inc.	Annual Fire System Test	9744	5,482.13
04/29/2022	Firefly	IT Managed Services	9745	2,070.59
04/29/2022	Keyhole Security Inc.	Loading Dock Camera	9750	3,538.38
04/29/2022	Local Tel Communications	Wastewater/Telephone	9751	942.30
04/29/2022	Lowe's	Landscape & Maintenance Supplies	9752	184.36
04/29/2022	North Cascades Heating & A/C, Inc	HVAC System Check & Repair	9759	3,512.34
04/29/2022	RiverCom 911	Deposit Refund	9766	1,592.94
04/29/2022	S & W Irrigation Supply	Landscape Supplies	9769	47.89
04/29/2022	TK Elevator	Annual Fire Inspection Test	9777	1,827.73
<b>Net Confluence Technology Center</b>				<b><u><u>\$21,522.85</u></u></b>
<b><u>DOWNTOWN WENATCHEE SOUTH</u></b>				
04/29/2022	Cascade Natural Gas	Utilities	9730	513.84
04/29/2022	Local Tel Communications	Utilities	9751	110.63
04/29/2022	Anderson Landscaping	Snow Removal	9726	92.31
<b>Net Downtown Wenatchee South</b>				<b><u><u>\$716.78</u></u></b>
<b><u>OLDS STATION BUSINESS PARK</u></b>				
04/29/2022	Cascade Natural Gas	Natural Gas	9730	13.78
04/29/2022	Chelan County PUD	Water	9732	553.89
04/29/2022	Home Depot Pro	Equipment Maintenance Supplies	9747	16.26
04/29/2022	Local Tel Communications	Alarm Systems	9751	573.42
04/29/2022	S & W Irrigation Supply	Landscape Irrigation Supplies	9769	24.27
<b>Net Olds Station Business Park</b>				<b><u><u>\$1,181.62</u></u></b>

**Chelan Douglas Regional Port Authority  
Check Register  
2022-17**

**PANGBORN AIRPORT**

04/29/2022	Ag Supply Co.	Fuel & Maintenance Supplies	9724	3,221.78
04/29/2022	Avfuel Corp	Jet Fuel & Refueler Rental	9728	94,848.85
04/29/2022	Cintas Corporation	Uniforms	9733	128.59
04/29/2022	East Wenatchee Water District	Domestic Water	9741	580.00
04/29/2022	Fastenal Company	Vehicle & Equipment Maintenance	9743	113.29
04/29/2022	Firefly	IT Managed Services	9745	1,756.08
04/29/2022	Local Tel Communications	Phone/Internet/Cable	9751	927.98
04/29/2022	Monte Houk	Hangar Wait List Deposit Refund	9756	25.00
04/29/2022	Moon Security Services, Inc	Commercial Monitoring	9757	47.65
04/29/2022	Office Depot	Office Supplies	9760	54.11
04/29/2022	OSHKOSH Airport Products, LLC	Vehicle & Equipment Maintenance	9763	1,513.12
04/29/2022	Oxarc Inc.	Oxygen Cylinders	9764	190.94
04/29/2022	Special Asphalt Products, Inc	Airfield Maintenance	9773	9,107.29
04/29/2022	USDA, APHIS	Inspection Service	9778	1,884.01
04/29/2022	Valley Tractor & Rentals, Inc.	Vehicle & Equipment Maintenance	9779	225.87
	<b>Net Pangborn Airport</b>			<b>\$114,624.56</b>

**PANGBORN BUSINESS PARK**

04/29/2022	Anderson Landscaping	Snow Removal	9726	1,018.02
04/29/2022	East Wenatchee Water District	Water	9741	464.50
04/29/2022	Local Tel Communications	Fire Alarm Service	9751	171.13
	<b>Net Pangborn Business Park</b>			<b>\$1,653.65</b>

**RPA OFFICE/AVIATION CENTER**

04/29/2022	Ag Supply Co.	Building Maintenance & Repairs	9724	4.33
04/29/2022	Cascade Natural Gas	Natural Gas	9730	3,482.95
04/29/2022	East Wenatchee Water District	Water	9741	245.50
	<b>Net RPA Office/Aviation Center</b>			<b>\$3,732.78</b>

**LAKE CHELAN AIRPORT**

04/29/2022	Chelan County PUD	Utilities	9732	23.67
04/29/2022	City of Chelan	2Q 2022 Airport Operations	9734	11,548.00
	<b>Net Lake Chelan Airport</b>			<b>\$11,571.67</b>

**WATERVILLE AIRPORT**

04/29/2022	Douglas County PUD	Utilities	9739	32.00
	<b>Net Waterville Airport</b>			<b>\$32.00</b>

**ORONDO RIVER PARK**

04/29/2022	Douglas County PUD	Utilities	9739	55.00
04/29/2022	Keyhole Security Inc.	Keys	9750	32.09
04/29/2022	Local Tel Communications	Internet	9751	65.90
	<b>Net Orondo River Park</b>			<b>\$152.99</b>

**ADMINISTRATIVE & GENERAL**

04/29/2022	Alan Loeb sack	Mileage	9725	113.49
04/29/2022	Bobbie Chatriand.	Mileage & Meeting Items	9729	190.16
04/29/2022	Cascade Quality Water	Bottled Water	9731	53.88
04/29/2022	Coleman Oil Company	Port Truck Fuel	9735	172.69
04/29/2022	Concourse Financial Group Securities	1Q 2022 Investment Management	9736	2,475.00
04/29/2022	Davis Arneil Law Firm, LLP	Legal Services	9737	10,642.00

**Chelan Douglas Regional Port Authority  
Check Register  
2022-17**

04/29/2022	Donn Etherington	Mileage	9738	68.21
04/29/2022	Firefly	IT Managed Services	9745	2,695.86
04/29/2022	J. C. Baldwin	Mileage	9749	215.28
04/29/2022	Local Tel Communications	Telephone	9751	1,003.79
04/29/2022	Mark M. Spurgeon	Mileage	9753	75.11
04/29/2022	Monica Lough	Mileage	9755	50.19
04/29/2022	Office Depot	Office Supplies	9760	57.89
04/29/2022	Ogden Murphy Wallace, PLLC	Legal Services	9761	2,482.50
04/29/2022	RH2 Engineering, Inc.	Engineering Services	9765	1,054.21
04/29/2022	Ron Criddlebaugh	Mileage	9781	73.71
04/29/2022	Rory Turner	Mileage	9768	6.32
04/29/2022	Sarah K. Deenik	Mileage	9770	65.64
04/29/2022	Shane Lamb	Mileage	9772	22.85
<b>Net Administrative &amp; General</b>				<b><u>\$21,518.78</u></b>

**BUSINESS DEVELOPMENT & MARKETING**

04/29/2022	Monica Lough	Nat'l Guard Meeting Supplies	9755	15.48
04/29/2022	NCW Tech Alliance	FlyWheel Sponsorship	9758	1,000.00
04/29/2022	Sarah K. Deenik	Chamber Banquet Decor	9770	44.40
04/29/2022	Wenatchee Valley Chamber	2022 Relocation Guide Ad	9780	200.00
<b>Net Business Development &amp; Marketing</b>				<b><u>\$1,259.88</u></b>

**CAPITAL PROJECTS**

04/29/2022	Asbestos Central LLC	EF Modular Building Inspection & Sampling	9727	182.00
04/29/2022	Eagle Transfer	Moving Costs - Lytle	9740	5,635.25
04/29/2022	Holiday-Parks, Inc.	Exec Flight Phase 2 Progress Billing	9746	218,187.16
04/29/2022	Hurst Construction LLC	Apron - Progress Payment No. 2	9748	830,999.44
04/29/2022	Maul Foster Alongi, Inc.	Brownsfield Consulting Services	9754	27,832.52
04/29/2022	Ogden Murphy Wallace, PLLC	PMA Instrument Lighting System	9761	6,305.50
04/29/2022	Ogden Murphy Wallace, PLLC	Hays Property Purchase	9761	59.00
04/29/2022	Ogden Murphy Wallace, PLLC	Malaga LAMIRD	9761	405.00
04/29/2022	Ogden Murphy Wallace, PLLC	GBI Holding Co. Property Purchase	9761	598.50
04/29/2022	Ogden Murphy Wallace, PLLC	Microsoft Documents	9761	3,481.00
04/29/2022	Ogden Murphy Wallace, PLLC	South End Utilities - LAMIRD	9761	9,499.00
04/29/2022	Olin Excavation, LLC	Release 5% Retainage	9762	2,045.00
04/29/2022	RH2 Engineering, Inc.	Van Well Nursery Property Phase 1 ESA	9765	5,250.28
04/29/2022	RH2 Engineering, Inc.	Cashmere Mill Site Wood Waste Removal	9765	4,220.42
04/29/2022	RH2 Engineering, Inc.	GBI Holding Co. Properties Phase 1 ESA	9765	1,578.67
04/29/2022	T-O Engineers	Pangborn Taxiway A Realignment	9776	124,709.77
<b>Net Capital Projects</b>				<b><u>1,240,988.51</u></b>

**TOTAL**

**\$1,419,536.39**

**Void: 9767, 9775**



Port of Chelan County  
Check Register  
2022-03

We, the undersigned Commissioners of Port of Chelan County, Chelan County, Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval April 8, 2022 - Check 5100 in the amount of \$ 1,486,182.90

Jim Kuntz, Executive Director

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check #	Amount
4/8/2022	Central Washington Title Services	Malaga Property Purchase (5351 Malaga Alcoa Hwy)	5100	\$ 1,486,182.90

VOID CHECKS: none

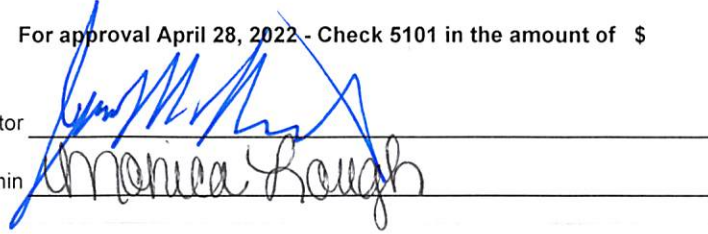
Port of Chelan County  
Check Register  
2022-04

We, the undersigned Commissioners of Port of Chelan County, Chelan County, Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval April 28, 2022 - Check 5101 in the amount of \$ 34,000.00

Jim Kuntz, Executive Director

Monica Lough, Director of Finance & Admin



Date Issued	Claimant	Purpose	Check #	Amount
4/28/2022	Central Washington Title Services	Earnest Money - 5101 Malaga Alcoa Highway (Hays)	5101	\$ 34,000.00

VOID CHECKS: none



# Memo

**To:** Board of Directors  
**From:** Monica Lough  
**cc:** Jim Kuntz  
**Date:** May 10, 2022  
**Re:** Pangborn Airport Southside Hangar Pads

---

Attached is an updated Capital Facility Charge allocation for tenants interested in building hangars. RH2 has updated their estimates based on conversations with the Douglas County PUD as well as bid openings related to similar projects. The total project cost, not including contractor yards, is currently estimated at \$4,471,160.

At this time, we are looking for the Commission to:

- Adopt the layout plan;
- Approve the proposed Capital Facility Charge allocation; and
- Approve the Lease Terms & Conditions

Once the above items are approved, we will then be able to have conversations with potential tenants to determine the level of interest in the project.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY  
SOUTH SIDE HANGAR PAD SITE FEE SCHEDULE  
DRAFT PROFORMA - NO CONTRACTOR YARDS  
5/10/2022**

**Phase I**

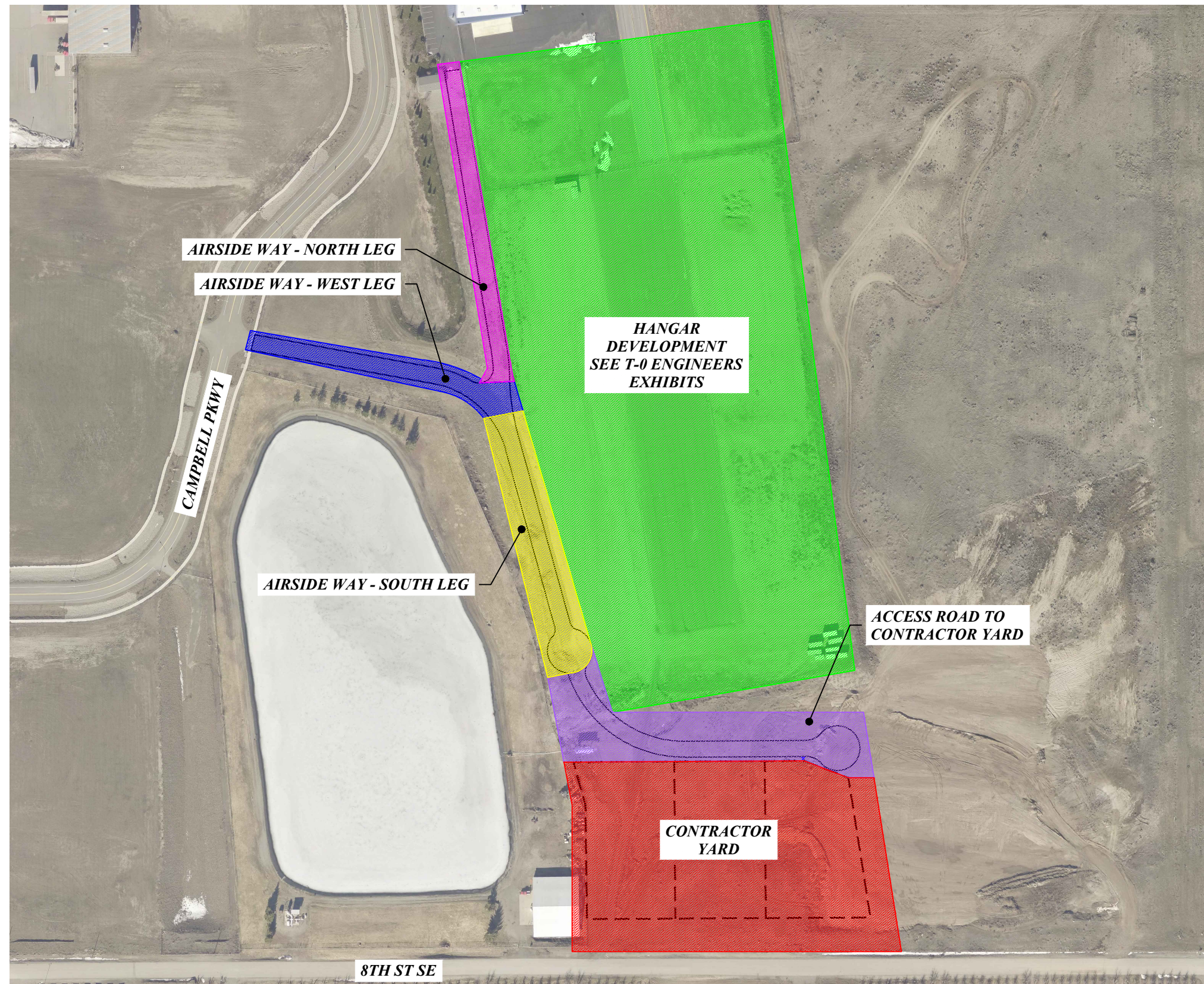
	Hangar Size	Hangar Square Footage	Parcel Square Footage	Current Land Lease Rate = \$0.35 per Sq Ft per Year		Airside Road Allocation	Land Development	Total
				per Month	Annually			
A	120x120	14,400	38,459	\$ 1,121.72	\$ 13,460.65	\$ 145,532.45	\$ 170,769.41	\$ 316,301.86
B	100X100	10,000	36,268	1,057.82	12,693.80	137,241.51	161,040.72	298,282.23
C	100X100	10,000	35,575	1,037.60	12,451.25	134,619.12	157,963.60	292,582.72
D	100X100	10,000	34,449	1,004.76	12,057.15	130,358.23	152,963.83	283,322.06
E	100X100	10,000	32,933	960.55	11,526.55	116,207.48	146,232.33	262,439.81
F	80x80	6,400	26,688	778.40	9,340.80	94,171.36	118,502.67	212,674.03
G	80x80	6,400	25,512	744.10	8,929.20	90,021.72	113,280.88	203,302.60
H	60x60	3,600	20,067	585.29	7,023.45	70,808.48	89,103.46	159,911.94
I	60x60	3,600	18,423	537.34	6,448.05	65,007.45	81,803.61	146,811.06
				<b>\$ 7,827.58</b>	<b>\$ 93,930.90</b>	<b>\$ 983,967.80</b>	<b>\$ 1,191,660.51</b>	<b>\$ 2,175,628.31</b>

**Phase II**

J	100X100	10,000	26,278	\$ 766.44	\$ 9,197.30	\$ 92,710.60	\$ 8,313.51	\$ 101,024.11
K	100X100	10,000	26,275	766.35	9,196.25	92,700.01	8,312.56	101,012.57
L	100X100	10,000	26,279	766.47	9,197.65	92,714.13	8,313.83	101,027.96
M	60x60	3,600	14,519	423.47	5,081.65	51,224.04	4,593.34	55,817.38
N	60x60	3,600	11,944	348.37	4,180.40	42,139.26	3,778.70	45,917.96
O	60x60	3,600	11,926	347.84	4,174.10	42,075.76	3,773.00	45,848.76
P	60x60	3,600	11,898	347.03	4,164.30	41,976.96	3,764.14	45,741.10
Q	60x60	3,600	11,925	347.81	4,173.75	42,072.23	3,772.69	45,844.92
R	60x60	3,600	11,918	347.61	4,171.30	42,047.53	3,770.47	45,818.00
				<b>\$ 4,461.39</b>	<b>\$ 53,536.70</b>	<b>\$ 539,660.52</b>	<b>\$ 48,392.24</b>	<b>\$ 588,052.76</b>

	<u>Benefit Area</u>	<u>Allocation %</u>	<u>Allocation with RPA Benefit</u>	<u>Cost Allocation:</u>
<b><u>Airside Way - West Leg</u></b>				<b>\$ 707,825.63</b>
Hangar Pads - Phase I	268,374	63.70%	47.78%	\$ 338,199.09
Hangar Pads - Phase II	152,962	36.30%	27.23%	192,740.92
Regional Port Benefit			25.00%	176,956.41
<b><u>Airside Way - North Leg</u></b>				<b>\$ 487,119.00</b>
Hangar Pads - A, B, C, D	144,751	100%	75.00%	\$ 365,339.25
Regional Port Benefit			25.00%	121,779.75
<b><u>Airside Way - South Leg</u></b>				<b>\$ 836,353.88</b>
Hangar Pads - E thru I	123,623	44.70%	33.53%	\$ 280,429.46
Hangar Pads - Phase II	152,962	55.30%	41.48%	346,919.59
Regional Port Benefit			25.00%	209,088.47
<b><u>Hangar Development Phase I - AIP Eligible</u></b>				<b>\$ 1,333,119.60</b>
Taxiway Extension - 90% Grant Eligible			10.00%	\$ 133,311.96
Hangar Pads - Phase I	268,374	63.70%		\$ 84,919.72
Hangar Pads - Phase II	152,962	36.30%		48,392.24
<b><u>Hangar Development - Phase I NonAIP Eligible</u></b>				
Hangar Pads - Phase I			100.00%	\$ 1,106,740.80
<b>Port Cost After Tenant Allocations</b>				<b>\$ 1,707,632.27</b>
<b>Included in Port Cost - Eligible for FAA Reimbursement</b>				<b>\$ 1,199,807.64</b>
<b>Net Port Cost</b>				<b>\$ 507,824.63</b>

2022 Project Estimate										
Item Number	Total Quantity	Unit	Item	Engr. Est. Airside Way - West Leg	Engr. Est. Airside Way - North Leg	Engr. Est. Airside Way - South Leg	Engr. Est. Contractor Yard	Engr. Est. Access Road to Contractor Yard	Engr. Est. Hangar Development Phase 1 (AIP Eligible)	Engr. Est. Hangar Development Phase 1 (Non AIP)
1	1	L.S.	MOBILIZATION	\$ 40,000.00	\$ 30,000.00	\$ 40,000.00	\$ 20,000.00	\$ 44,000.00	\$ 63,000.00	\$ 52,000.00
2	1	L.S.	REMOVAL OF STRUCTURES AND OBSTRUCTION	\$ -	\$ 10,000.00	\$ 20,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ -
3	1	L.S.	EARTHWORK	\$ -	\$ 26,000.00	\$ 27,000.00	\$ 103,000.00	\$ 27,000.00	\$ 45,000.00	\$ 450,000.00
4	1	L.S.	SANITARY SEWER SYSTEM	\$ 132,500.00	\$ -	\$ 110,800.00	\$ -	\$ 111,000.00	\$ -	\$ 100,000.00
5	1	L.S.	DOMESTIC WATER SYSTEM	\$ 80,700.00	\$ 115,000.00	\$ 114,300.00	\$ -	\$ 130,000.00	\$ -	\$ 50,000.00
6	1	L.S.	POWER SERVICE	\$ 69,000.00	\$ -	\$ 90,000.00	\$ -	\$ 105,000.00	\$ -	\$ 50,000.00
7	1	L.S.	STORMWATER DRAINAGE SYSTEM	\$ 26,300.00	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 50,000.00	\$ 62,000.00	\$ -
8	1	L.S.	SURFACING, HMA, PAVEMENT MARKING	\$ 81,000.00	\$ 86,600.00	\$ 89,200.00	\$ -	\$ 120,000.00	\$ 384,000.00	\$ -
9	1	L.S.	CONTRACTOR GRAVEL YARD	\$ -	\$ -	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -
10	1	L.S.	SECURITY FENCE	\$ -	\$ -	\$ -	\$ 103,000.00	\$ -	\$ 273,000.00	\$ -
11	1	L.S.	CONTRACTOR QUALITY CONTROL	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 7,000.00	\$ 15,000.00	\$ 10,000.00
12	1	L.S.	CONSTRUCTION SURVEY	\$ 12,000.00	\$ 11,000.00	\$ 13,000.00	\$ 8,000.00	\$ 15,000.00	\$ 22,000.00	\$ 18,000.00
13	1	L.S.	DUST, EROSION AND SEDIMENT CONTROL	\$ 12,000.00	\$ 11,000.00	\$ 13,000.00	\$ 8,000.00	\$ 15,000.00	\$ 22,000.00	\$ 18,000.00
<b>Construction Total</b>				<b>\$ 461,500.00</b>	<b>\$ 317,600.00</b>	<b>\$ 545,300.00</b>	<b>\$ 312,000.00</b>	<b>\$ 629,000.00</b>	<b>\$ 901,000.00</b>	<b>\$ 748,000.00</b>
<b>Contingencies</b>				<b>\$ 115,375.00</b>	<b>\$ 79,400.00</b>	<b>\$ 136,325.00</b>	<b>\$ 31,200.00</b>	<b>\$ 62,900.00</b>	<b>\$ 180,200.00</b>	<b>\$ 149,600.00</b>
<b>Sales Tax (8.3%)</b>				<b>\$ 47,880.63</b>	<b>\$ 32,951.00</b>	<b>\$ 56,574.88</b>	<b>\$ 28,485.60</b>	<b>\$ 57,427.70</b>	<b>\$ 89,739.60</b>	<b>\$ 74,500.80</b>
<b>Engineering</b>				<b>\$ 83,070.00</b>	<b>\$ 57,168.00</b>	<b>\$ 98,154.00</b>	<b>\$ 56,160.00</b>	<b>\$ 113,220.00</b>	<b>\$ 162,180.00</b>	<b>\$ 134,640.00</b>
<b>Project Total</b>				<b>\$ 707,825.63</b>	<b>\$ 487,119.00</b>	<b>\$ 836,353.88</b>	<b>\$ 427,845.60</b>	<b>\$ 862,547.70</b>	<b>\$ 1,333,119.60</b>	<b>\$ 1,106,740.80</b>



AIRSIDE WAY - NORTH LEG

AIRSIDE WAY - WEST LEG

CAMPBELL PKWY

AIRSIDE WAY - SOUTH LEG

HANGAR DEVELOPMENT  
SEE T-0 ENGINEERS EXHIBITS

ACCESS ROAD TO CONTRACTOR YARD

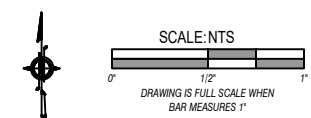
CONTRACTOR YARD

8TH ST SE

**PLAN VIEW**  
1" = 200'

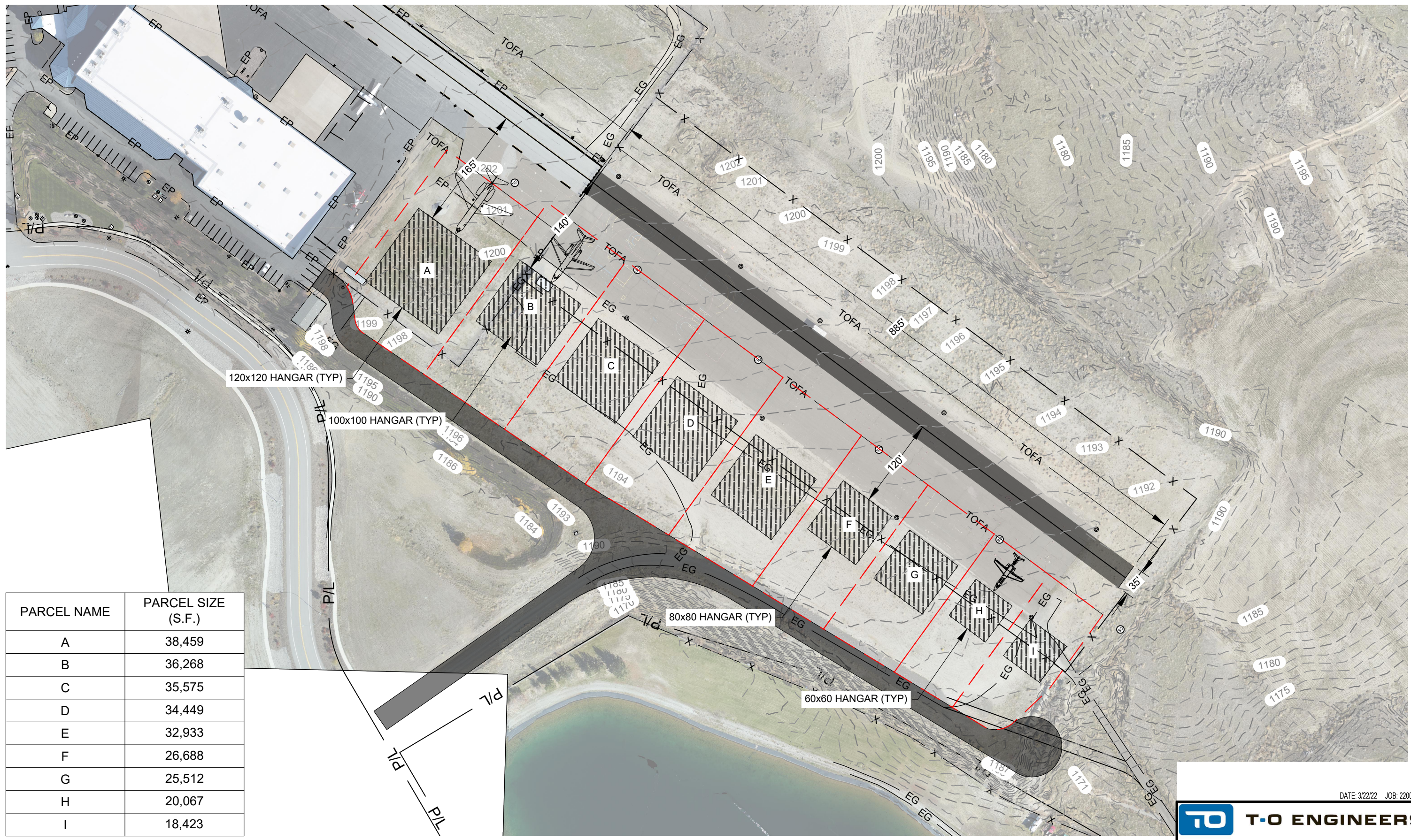
**OVERVIEW**

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



PLOT DATE: 3/31/2022  
FILE PATH: J:\chelan\PPA\20-0028\TA 99 Minor Requests\0099 99 Uncategorize\Airside Way - Hangar Development - Contractor Yard\pa-e-airside\_overview.dwg

N:\220095\Tasks\Task Order 22-01 - Exec Hangar West Site Dev\Exhibits\Hangar Dev Project Component Exhibit-Aerial 03.21.2022\_recover.dwg, 3/22/2022 10:54:22 AM, Conner Hansen, AutoCAD PDF (General Documentation).pc3  
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PARCEL NAME	PARCEL SIZE (S.F.)
A	38,459
B	36,268
C	35,575
D	34,449
E	32,933
F	26,688
G	25,512
H	20,067
I	18,423

PANGBORN PHASE 1 HANGAR DEVELOPMENT EXHIBIT



DATE: 3/22/22 JOB: 220095

**T-O ENGINEERS**

1717 S. RUSTLE STREET, SUITE 201  
 SPOKANE, WA 99224

509-319-2580 | WWW.TO-ENGINEERS.COM

N:\220095\Tasks\Task Order 22-01 - Exec Hangar West Site Dev\Exhibits\Hangar Dev Project Component Exhibit-Aerial 03.21.2022\_recover.dwg, 3/22/2022 10:59:28 AM, Conner Hansen, AutoCAD PDF (General Documentation).pc3  
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PARCEL NAME	PARCEL SIZE (S.F.)
J	26,278
K	26,275
L	26,279
M	14,519
N	11,944
O	11,926
P	11,898
Q	11,925
R	11,918

PANGBORN PHASE 2 HANGAR DEVELOPMENT EXHIBIT

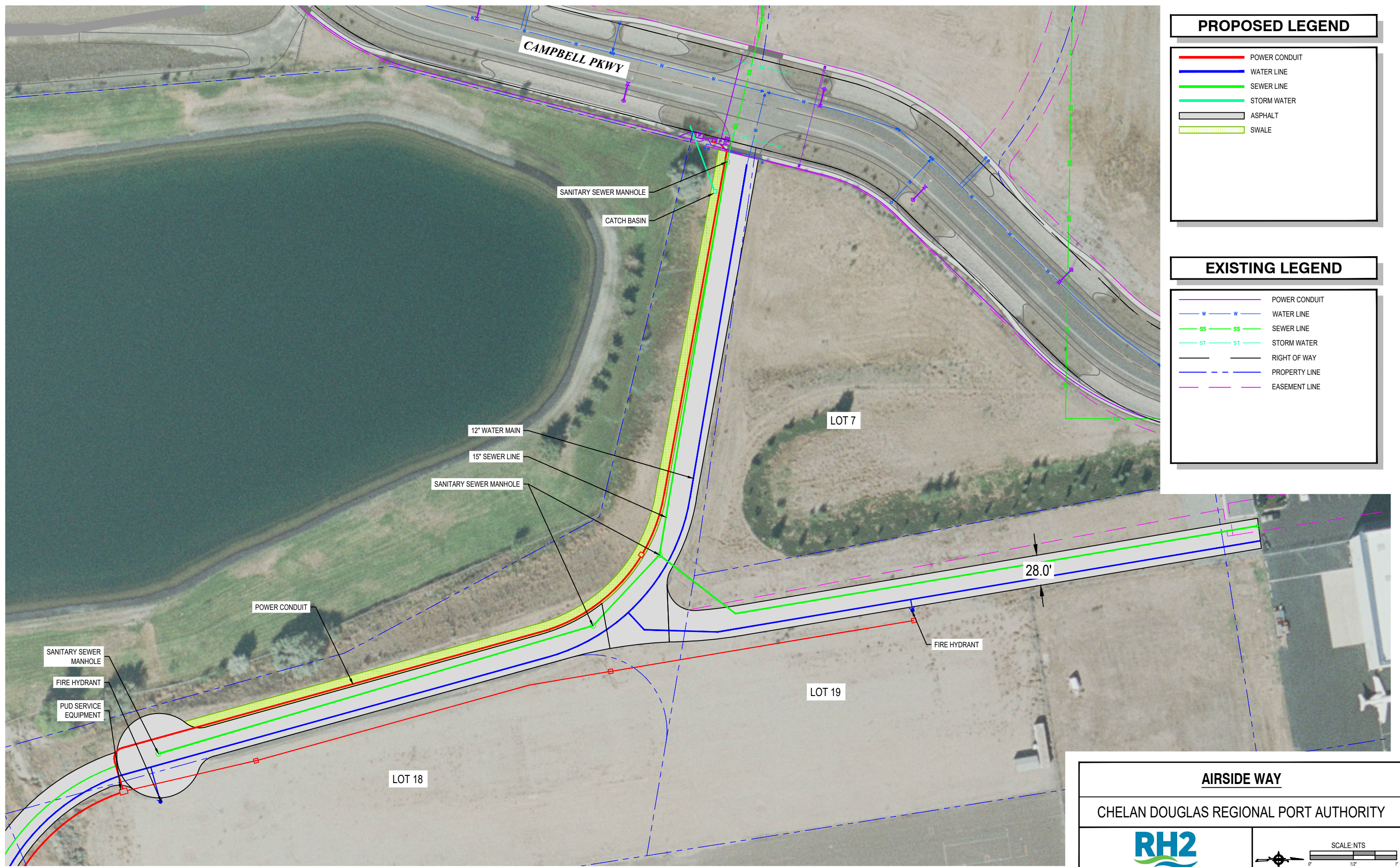


DATE: 3/22/22 JOB: 220095

**T-O ENGINEERS**

1717 S. RUSTLE STREET, SUITE 201  
 SPOKANE, WA 99224

509-319-2580 | WWW.TO-ENGINEERS.COM



**PROPOSED LEGEND**

- POWER CONDUIT
- WATER LINE
- SEWER LINE
- STORM WATER
- ASPHALT
- SWALE

**EXISTING LEGEND**

- POWER CONDUIT
- W WATER LINE
- SS SEWER LINE
- ST STORM WATER
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT LINE

**PLAN VIEW**  
1" = 80'

**AIRSIDE WAY**

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

**RH2**  
CHELAN DOUGLAS  
Regional Port  
AUTHORITY

SCALE: NTS

1" = 80'

DRAWING IS FULL SCALE WHEN BAR MEASURES 1"

PLOT DATE: 4/26/2022  
FILE PATH: U:\DATA\RP\2022\TA 99 MINOR REQUESTS\0999.99 UNCATEGORIZED\AIRSIDE WAY - HANGAR DEVELOPMENT -



**Pangborn Airport**  
**Southside Hangar Development**  
**Lease Terms & Conditions**

- **25-year lease**
  - **One option to renew for 25 years**
  - **Total lease term is 50 years**
  - **Hangar reverts to Pangborn Airport at end of lease**
  
- **Aviation uses only**
  
- **Land lease rate starting at \$0.35 per sq. ft. per year plus State Leasehold Tax (12.84%). Lease rates go up yearly per CPI**
  
- **Capital Facility Charge applies (see attachment)**
  - **Fee paid at the time lease is signed or**
  - **5-year repayment plan as part of annual lease payments**
    - **Interest Rate is Prime plus 2%**
  
- **Airport to approve hangar design**
  
- **Airport to determine finish floor height of hangar**
  
- **Security area compliance**
  
- **Outside lighting**
  
- **Tenant required paving (per Airport paving specifications) from hangar to taxiway**
  
- **Tenant responsible for snow plowing leased area**
  
- **Vehicle parking rules – inside and outside security fence**
  
- **Airport option to purchase hangar if ever sold prior to end of lease term**

**Pangborn Memorial Airport  
Southside Hangar Development**

**Regional Port Financial Considerations**

- Likely Holding costs of \$4,471,160
- CARB Loan \$750,000?
- FAA uncertainty on timing Taxiway Reimbursement

**Possible Next Steps**

1. **Board Adopts Land Rental Rates, Capital Facilities Charges, and Lease Terms & Conditions**
2. **Regional Port Marketing**
  - Lot Layouts, Capital Facilities Charges, Lease Terms & Conditions go on CDRPA Website
  - Staff Markets to Interested Parties
3. **Possible Board Actions**
  - a) **Authorize Phase I Utility Design & Bidding. Work to Commence Late Fall/Winter 2022/2023.**
  - b) **Authorize Design of Taxiway. Bid Taxiway Project in Spring 2023.**
  - c) **Authorize Design & Bidding of Access Road. Bid Project Same Time as Taxiway Project.**

**Note:      Design Fees: \$225,000**

4. **FAA Coordination – Notice of Construction**

## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (hereinafter "Agreement"), made this date, is by and between the CHELAN DOUGLAS REGIONAL PORT AUTHORITY, a Washington municipal corporation ("Purchaser"), and SANTA CRUZ FARM, LLC, a Washington limited liability company ("Seller"). Individually the Purchaser and Seller may be referred to herein as a "Party" or collectively as the "Parties."

**1. Agreement/Property.** Seller agrees to sell and Purchaser agrees to purchase Seller's interest in real property located in the county of Douglas, state of Washington and more particularly described as follows (the "Property"):

THE SOUTH 15 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 21, EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON.

EXCEPT THE SOUTH 150 FEET OF THE WEST 150 FEET OF THE EAST 180 FEET THEREOF.

AND EXCEPT RIGHT OF WAY FOR COUNTY ROAD AS CONVEYED BY AUDITOR'S NO. 131397 AND 136264.

Assessor's Parcel No. 22211530012

The Property is commonly known as 600 B S Van Well Ave, East Wenatchee, Washington 98802.

Together with all water rights, permits, claims, shares in irrigation districts, and the like appurtenant to or associated with the above-described property.

The Parties agree that the above legal description will be revised to be consistent with preliminary commitment for title insurance (please see Section 5.2, below).

The Parties acknowledge and agree that mobile home and improvements located on the Property are included in the transaction outlined in this Agreement. Seller shall be solely responsible for processing a vehicle title elimination associated with the mobile home as set forth in Section 9.1, below..

**2. Earnest Money.** Purchaser shall pay to Central Washington Title Services, Inc. earnest money in the amount of Fifty Thousand and No/100 Dollars (\$50,000.00), within three (3) business days of the effective date of this Agreement. Earnest money shall be in the form of a check made payable to Central Washington Title Services, Inc. and credited to the purchase price

at Closing, as defined herein. The earnest money shall be non-refundable, except in the event of default by the Seller or as set forth in Sections 9.1 and 10, below.

**3. Purchase Price.** The total purchase price shall be One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00 US), payable in cash at Closing, as defined herein.

**4. Deed.** At Closing, the Seller shall sign, execute, and deliver a Statutory Warranty Deed for the Property to Purchaser and/or Closing agent, subject to those matters set forth in Section 5, below.

**5. Title.**

**5.1** The following shall not be considered encumbrances or defects of title (hereafter "Permitted Exceptions"):

**5.1.1** Rights reserved in federal patents or state deeds, and building or use restrictions general to the area;

**5.1.2** Existing easements, conditions, restrictions, covenants, and matters of record not materially impacting Purchaser's intended use of the Property;

**5.1.3** General real estate taxes, special assessment, or other levies assessed against the Property not due and payable;

**5.2** Seller shall make available to Purchaser a preliminary commitment for title insurance ("Title Commitment") issued by Central Washington Title Services, Inc. Purchaser shall give written notice to Seller within thirty (30) calendar days of Purchaser's actual receipt of the Title Commitment of any defects or encumbrances, other than Permitted Exceptions specified in Section 5.1, in Seller's title to which Purchaser objects (the "Objection"). Seller shall exercise reasonable good faith to attempt to remove matters to which an objection is made. If Seller is unable to cure the defects objected to by Purchaser within twenty (20) calendar days after receipt of the Objection, unless the time is extended in writing, then Purchaser may elect, as its exclusive remedy, either to waive such defects, or to terminate this Agreement.

**5.3** Seller shall deliver to Purchaser at or within a reasonable period following Closing, a standard owner's policy of title insurance (the "Title Policy") containing no exceptions other than the customary form printed exceptions ("Standard Exceptions"), the exceptions in Section 5.1 (Permitted Exceptions), the exceptions listed in the Title Commitment that Purchaser has accepted pursuant to Section 5.2, if any ("Accepted Exceptions"). Seller shall pay the cost of the Title Policy at Closing.

**5.4** If this transaction does not close, and this Agreement is terminated, the Purchaser shall be responsible for the cancellation or other fee associated with the Title Commitment.

**6. Representations of Seller.** Effective as of the date of this Agreement and as of the date of Closing, Seller represents and warrants to Purchaser, as follows:

**6.1** That Seller is not aware of any material facts adversely affecting the Property which have not been disclosed to the Purchaser, except as set forth in this Agreement.

**6.2** To the best of Seller's knowledge, there are no underground storage tanks beneath the Property.

**6.3** To the best of Seller's knowledge, the septic system on the Property is in good working order, free of defects.

**6.4** That Seller shall maintain the Property in its present or better condition until Closing.

**6.5** That the Property contains no leased or encumbered personal property or fixtures.

**6.6** That there are no petroleum products or hazardous substances located, used, or spilled on the Property in violation of or exceeding the limits established by any local, state or federal law. The Seller advises the Purchaser that the property is a commercial orchard and trace amounts of pesticides, fertilizers, petroleum products, and other chemicals associated with sound and customary commercial orchard operations are expected to be found on the Property.

**6.7** That Seller owns good and marketable title to the Property. To the best of Seller's knowledge, there are no adverse or other parties in possession of the Property, or of any part thereof.

**6.8** There are no pending or threatened (in writing) actions, suits, arbitrations, claims, investigations or legal, administrative or other proceedings (a) with respect to or in any manner affecting the Property, including any condemnation action, proceeding to impose an assessment district, zoning change proceeding or development moratorium; or (b) to which Seller is or may be a party by reason of Seller's ownership, use, or operation of the Property.

**6.9** There are no leases, subleases, rental agreements, licenses or other agreements for the lease or occupancy of any portion of the Property (except for the Lease Agreement attached as Exhibit "A" hereto to be signed by the Parties at Closing).

**6.10** Seller is not a party to any agreements with respect to the ownership, operation, maintenance or repair of the Property that would encumber the Property or bind Purchaser after Closing.

**6.11** Seller has not received any written notices from any governmental authority with respect to any violation or alleged violation of any law relating to the use, condition or operation of the Property, which violation remains uncured.

**7. Disclosure Statement.** Seller shall provide Purchaser a complete and signed disclosure statement as required by Chapter 64.06 RCW within ten (10) calendar days of the effective date of this Agreement for Purchaser's review.

**8. Modification/Waivers.** To be effective and binding upon the Parties hereto, all modifications or waivers of any condition of this Agreement shall be in writing and signed by the Parties.

**9. Feasibility Contingency.** Purchaser (its agents, contractors, consultants, agents and business prospects, hereafter "Representatives") shall have ninety (90) days from the effective date of this Agreement to review the feasibility of purchasing the Property and to conduct whatever inspections and investigations the Purchaser or the Representatives deem appropriate. The Purchaser and the Representatives shall have the right to enter the Property (provided, Seller is given oral, written, or electronic notice prior to said entry), to conduct inspections and investigation, provided that Purchaser shall be solely responsible for restoring the Property to the condition that existed prior to said entry. The Purchaser shall be responsible for any and all damage to the Property caused by said inspection and investigation and agrees to indemnify and hold the Seller harmless in this regard. At any time during the 90 day feasibility period, the Purchaser may provide a written notice to Seller waiving this contingency. This contingency shall be deemed to have failed if Purchaser does not timely provide the written notice to Seller waiving this contingency; in which event, this Agreement shall terminate and be of no further force or effect between the Parties, and the earnest money shall be retained by the Seller.

**9.1** During the 90 day feasibility period, the Seller, at Seller's sole cost and expense, shall exercise good faith efforts to process a vehicle title elimination associated for each mobile home on the Property. If the conditions of this Section 9.1 are not timely met, then the Purchaser may (a) terminate this Agreement during the 90 feasibility period and receive a refund of the earnest money, or (b) proceed with closing and the Parties agree that \$10,000 shall be held back in escrow until Seller has completed the process to eliminate the vehicle title to each mobile home on the Property and upon completion of the elimination of the vehicle title, the \$10,000 held back in escrow shall be released to Seller (in which event, the Parties agrees to sign all documents reasonably necessary to effectuate the vehicle title eliminations).

**10. Closing Contingency.** This Agreement is expressly contingent on Seller simultaneously closing on a Purchase and Sale Agreement with SHIRLEY'S LLC, a Washington limited liability company, to purchase the property commonly known as 511 S Van Well Ave, East Wenatchee, Washington and legally described as Lot 4, TLC Short Plat #1 SS-07-12, recorded at Douglas County Auditor File No. 3146313, records of Douglas County, Washington (the "Purchase Agreement"). If this Agreement and the Purchase Agreement do not simultaneously close, then this Agreement shall automatically terminate and be of no further force or effect between the Parties and the earnest money shall be refunded to Purchaser, in its entirety if the reason the Purchase Agreement did not close is a result of a default by Seller.

**11. Leaseback.** At Closing, the Seller and Purchaser shall enter the Lease Agreement substantially in the form attached hereto as Exhibit "A" and incorporated herein by this reference, wherein the Seller will lease the Property back from Purchaser according to the terms and conditions set forth in the Lease Agreement.

**12. Time for Closing - Responsibilities of Parties – Costs.** The Closing of this transaction shall occur at Central Washington Title Services, Inc., upon the satisfaction of all contingencies, but, in no event, later than seventeen (17) calendar days following the waiver or satisfaction of the contingencies set forth in Section 9, above. The Purchaser and Seller shall deposit with Central Washington Title Services, Inc. all instruments, documents and monies necessary to complete the sale in accordance with this Agreement. The Purchaser and Seller agree to each pay one-half of the Closing fee. The Parties shall pay their own attorney's fees. Seller will pay for the cost of the Title Policy and the real estate excise tax. Purchaser shall pay for the preparation of the Statutory Warranty Deed and Excise Tax Affidavit to be prepared by Purchaser's attorney. Each party shall pay the prorated portion of real property taxes and irrigation assessments (based on the irrigation season) for the current year based on the date of Closing. Other items shall be paid according to the practice in Douglas County, Washington. For the purpose of the prorations, Purchaser will be deemed to be in title to the Property beginning at 12:01 a.m. on the closing date.

**13. Date of Closing.** For purposes of this agreement, the "date of Closing" or "Closing" shall be construed as the date upon which all appropriate documents are recorded and the proceeds of this sale are available for disbursement to Seller.

**14. Possession.** Seller shall deliver possession to Purchaser on Closing, subject to the terms and conditions of the Lease Agreement.

**15. Default.** Time is of the essence of this Agreement. If the Seller defaults (that is, fails to perform the acts required of it) in its contractual performance herein, the earnest money, without deduction or off-set, shall be refunded to the Purchaser as its sole and exclusive remedy. If the Purchaser defaults, the earnest money, upon demand, shall be forfeited and paid to Seller as Seller's sole and exclusive remedy.

**16. Independent Counsel.** Seller acknowledges, understands and agrees that Purchaser is represented by Ogden Murphy Wallace, P.L.L.C. Seller is represented by Michelle Green of Gatens Green Weidenbach, PLLC.

**17. Brokerage Fees.** The Seller represents and warrants that it will be solely responsible for any finder's fees, broker's fees or commissions, or similar obligations in connection with the Property which is the subject of this Agreement. The Purchaser represents and warrants that it will be solely responsible for any finder's fees, broker's fees or commissions, or similar obligations in connection with the Property which is the subject of this Agreement. Seller agrees to indemnify and hold the Purchaser, its agents, representatives, and advisors harmless from any claims or any such fees or commissions and all costs and expenses for defending any alleged claim therefor (including costs and attorney's fees on appeal, if any) arising out of the acts of the Seller, its agents or employees. Purchaser agrees to indemnify and hold the Seller, its agents, representatives, and advisors harmless from any claims or any such fees or commissions and all costs and expenses for defending any alleged claim therefor (including costs and attorney's fees on appeal, if any) arising out of the acts of the Purchaser, its agents or employees.

**18. Risk of Loss.** If prior to Closing, improvements on the Property shall be destroyed or materially damaged by fire or other casualty, this Agreement, at option of Purchaser, shall become null and void. If Purchaser elects to continue, all insurance proceeds, if any, shall be payable to Purchaser.

**19. Notices.** Notice hereunder shall be in writing and may be mailed or delivered. If mailed, such notices shall be sent postage prepaid, certified or registered mail, return receipt requested, and the date marked on the return receipt by the United States Postal Service shall be deemed to be the date on which the Party received the notice. Notices shall be mailed or delivered as follows:

TO PURCHASER: Chelan Douglas Regional Port Authority  
One Campbell Parkway, Suite A  
East Wenatchee, WA 98802  
Attn: James M. Kuntz, CEO

TO SELLER: Santa Cruz Farm, LLC  
c/o Jose Carlos Cruz  
1155 S Van Winkle Ave  
East Wenatchee, WA 98802

**20. Governing Law and Venue.** This Agreement shall be governed by and interpreted in accordance with Washington law. Any litigation arising out of or in connection with this Agreement shall be conducted in Douglas County, Washington.

**21. Successors.** This Agreement shall be binding upon and shall inure to the benefit of the respective successors, heirs and assigns of each of the Parties.

**22. Encumbrance During Interim.** Seller may not financially encumber the Property prior to Closing, unless the encumbrance is discharged or satisfied at Closing.

**23. Survival.** Except for Sections 6, 17, and 24, which shall survive Closing as binding representations, warranties, and commitments of the Seller, the terms and conditions of this Agreement shall not survive Closing and shall merge with the recordation of the Statutory Warranty Deed.

**24. Attorney's Fees.** If any suit or proceeding is instituted by the Seller or the Purchaser arising from or related to this Agreement, including, but not limited to, filing of suit or requesting an arbitration, mediation or alternative dispute resolution process (collectively "proceedings"), and appeals and collateral actions relative to such suit or proceedings, each Party shall be responsible for its own attorney fees and costs incurred.

**25. Counterpart/Facsimile/E-mail.** This Agreement may be executed separately or independently in any number of counterparts and may be delivered by manually signed counterpart, facsimile, e-mail or other electronic means. Each and all of these counterparts shall



be deemed to have been executed simultaneously and for all purposes to be one document, binding as such on the parties. The facsimile, e-mail or electronic transmission of any signed original document, and retransmission thereof, shall be the same as delivery of an original. At the request of either party, or the closing agent, the parties will confirm facsimile, e-mail or electronically transmitted signatures by signing an original document.

**26. Corporate Authority; Binding Signatures.** Each of the individuals executing this Agreement on behalf of Purchaser or Seller warrant that they are an authorized signatory of the entity for which they are signing, and have sufficient authority to execute this Agreement.

**27. General Provisions.** Time is of the essence. There are no verbal agreements which modify this Agreement. This Agreement constitutes the full understanding between Seller and Purchaser. Any and all modifications of this Agreement must be in writing and signed by both Parties in order to be binding on the Parties. Purchaser’s rights under this Agreement may not be assigned. The “effective date of this Agreement” shall mean the date of the last signature set forth below.

DATED: \_\_\_\_\_

DATED: \_\_\_\_\_

PURCHASER:

SELLER:

CHELAN DOUGLAS REGIONAL  
PORT AUTHORITY

SANTA CRUZ FARM, LLC

By: \_\_\_\_\_  
James M. Kuntz, CEO

By: \_\_\_\_\_  
Jose Carlos Cruz, Member

**EXHIBIT "A"**  
**Orchard Lease Agreement**

**ORCHARD LEASE AGREEMENT**

THIS ORCHARD LEASE AGREEMENT is entered into effective as of the date of the last signature hereto by and between CHELAN DOUGLAS REGIONAL PORT AUTHORITY, a Washington municipal corporation ("Landlord"), and SANTA CRUZ FARM, LLC ("Tenant"). The parties agree as follows:

**RECITALS**

- A. The Landlord owns real property located in Douglas County, Washington, and legally described on Exhibit "X", which is attached hereto and incorporated herein by this reference (the "Property" or "Leased Premises"). The Property includes approximately 14.12 acres, including an existing cherry orchard comprising 6.51 acres, mobile home, and existing structures. The Port purchased the Property from Tenant in a transaction closing of even date herewith.
- B. Tenant desires to lease the Leased Premises on the terms and conditions set forth herein.

**AGREEMENT**

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated into the Agreement by reference, and for other good and valuable consideration, the Parties agree as follows:

- 1. **Recitals and Exhibits.** The above-referenced recitals and all exhibits attached hereto are incorporated herein by this reference as binding commitments of the Parties.
- 2. **Leased Premises.** Landlord hereby leases to Tenant, and Tenant leases from Landlord, upon the terms and conditions included in this Lease, the Leased Premises.
- 3. **Term of Lease; Early Termination.** The term of this Lease shall commence on \_\_\_\_\_ 2022, and terminate following the customary steps to winterize the Leased Premises after harvest of the 2027 crop, but in no event later than October 31, 2027.

**3.1 Early Termination.** Landlord reserves the right, without the payment of any consideration to the Tenant, to terminate the Lease prior to the end of the term by providing Tenant written notice of termination effective on November 1, 2026 (i.e. following the end of the 2026 crop year); provided that the notice must be provided to Tenant no later than the September 30, 2026 in order for it to be effective on November 1, 2026. In the event Landlord terminates the Lease prior to the end of the term as set forth herein, the Tenant shall continue to be obligated under the terms

# EXHIBIT

and conditions of this Lease and to care for the Property consistent with this Lease until the early termination date.

**4. Rent.** Commencing as of the effective date of this Lease and for the balance of the 2022 calendar year, Tenant shall pay to Landlord as rent, the sum of \$1000 per month, or portion thereof, payable in advance on the first day of each month. Commencing January 1, 2023, Tenant shall pay to Landlord as rent for the term of this Lease an amount equal to Five Thousand Five Hundred Thirty-three and No/100 Dollars (\$5,533.00) for each crop year, due in two installments of \$2,766.50 each paid on or before January 1<sup>st</sup> and July 1<sup>st</sup> of each crop year. Rent shall in no manner be dependent upon, affected by or offset due to Tenant's return, or lack thereof, on crops grown on the Property.

**5. Net Lease.** This Lease is intended to be net to the Landlord. Tenant shall pay all costs and expenses related to the Leased Premises, including the farming of the orchard thereon, maintaining the Leased Premises, and the use of the mobile home and structures thereon, including without limitation all irrigation and water assessments, all maintenance, repair, replacement and winterization of the irrigation system (including the pump, irrigation and electrical service), all maintenance, repair and replacement of the mobile home and structures located on the Lease Premises, personal property taxes related to the activities on the Leased Premises, all utilities serving the Leased Premises, insurance required by Section 21, the cost of pruning, spraying, thinning, fertilizing, propping, harvesting, packing, storing, and selling the crops and other necessary expenses required to maintain the orchard and Leased Premises consistent with sound and accepted horticultural and farming practices. Tenant shall reimburse Landlord for property insurance as set forth in Section 21.5.7, below.

**5.1 Leasehold Tax.** In addition to all other charges called for in this Lease, including Rent, Tenant shall pay to Landlord such sums as may be required by law, and from which Tenant is not exempt, for payment of leasehold tax or required by the state of Washington or other tax entity, as such laws now exist or as they may hereafter be amended, such leasehold tax currently being 12.84%.

**6. Management and Use of Leased Premises.** The Tenant may use the Leased Premises for the purpose of operating and managing the orchard. Tenant specifically agrees to timely and properly care for and maintain the Leased Premises, including the orchard, mobile home and structures in a good and sound manner (management of the orchard shall be in accordance with the best horticultural and orchard management practices prevailing in central Washington). Tenant shall provide and maintain the equipment and materials for farming the Leased Premises. Tenant is prohibited from storing personal equipment or other personal property not necessary for the upkeep and maintenance of the orchard on the Leased Premises.

**7. Crops.** Tenant hereby grants to Landlord a security interest in all of the crops grown on the Leased Premises, and the products and proceeds thereof, which may now, or at any time hereafter, be located upon or in the Leased Premises or be harvested therefrom to secure its obligations to Landlord hereunder, including, without limitation, the obligation to pay rent.

# EXHIBIT

Tenant agrees, if requested by Landlord, to execute and record the necessary documents to evidence Landlord's security interest in said crops and the profits and proceeds thereof.

## **8. Utilities.**

**8.1** Tenant shall make all arrangements and be solely responsible for all utilities, including but not limited to, electricity, telephone, garbage, water, cable and fiber.

**8.2** Landlord does not warrant that any utility services or systems will be free from interruption. The Landlord shall not be liable to Tenant for any loss or damage caused by or resulting from any variation, interruption, or failure of electricity or any other utility services or systems due to any cause, other than Landlord's negligent or willful acts. No temporary interruption or failure of utility services due to the making of repairs, alterations, or improvements, or due to accident, strike or conditions or events beyond Landlord's control shall be deemed an eviction of Tenant or relieve Tenant from any of Tenant's obligations under this Lease.

**9. Spray and Chemical Application Records.** During the month of October of each calendar year, Tenant shall provide Landlord a record detailing the types of sprays, compounds, fertilizer, and chemicals used on the Leased Premises and the application rates for the prior year.

**10. Hunting.** Landlord expressly prohibits hunting on the Leased Premises. Further, Tenant agrees that Tenant or anyone acting by or through the Tenant shall not use, or allow the use of, the Leased Premises as access to other property (whether the other property is adjacent or not) for hunting or for any other purpose.

**11. Overnight Stays; Temporary Facilities.** Landlord hereby expressly prohibits any overnight stays at the Leased Premises except for the mobile home; provided, however, Tenant may have one person temporarily stay on the Leased Premises overnight during harvest (any other overnight use requires the express written approval of the Landlord). Tenant understands and acknowledges that the Leased Premises does not have a domestic water supply or a septic system (other than the mobile home). The Tenant is responsible for providing potable water supply and temporary portable toilets that may be required or necessary in furtherance of the agricultural activities on the Leased Premises (e.g. during harvest).

**12. Tenant's Acceptance: AS-IS NO WARRANTY.** Landlord has never operated the orchard on the Property. Tenant (as the prior owner) accepts the Leased Premises in AS-IS, WHERE IS condition without any representation or warranty, of any kind or nature, express or implied, either oral or written, made by Landlord or anyone acting on Landlord's behalf. Tenant's acceptance is based solely on Tenant's prior ownership, and his own inspection and investigation of the Leased Premises. Tenant releases Landlord from any responsibility for any representation that may have been made to the Tenant about the Leased Premises that is not specifically set out in this Lease. In no event shall the Landlord be liable for any defect, of any kind or nature, in the orchard or the Leased Premises, or any service or system related thereto. TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD HAS NOT MADE, AND DOES NOT MAKE, ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED,

# EXHIBIT

WITH RESPECT TO THE ORCHARD, IRRIGATION SYSTEM OR SUITABILITY FOR COMMERCIAL PURPOSES, MERCHANTABILITY, POTENTIAL USE OF THE LEASED PREMISES, OR FITNESS FOR A PARTICULAR PURPOSE OF THE LEASED PREMISES, ALL OF WHICH WARRANTIES AND REPRESENTATIONS LANDLORD HEREBY EXPRESSLY DISCLAIMS.

**13.** Reserved.

**14. Right of Entry.** The Landlord and its representatives (including business prospects) may enter the Leased Premises at any time, upon reasonable advance oral, written or electronic notice, for any purpose, including, but not limited to, (a) performing any work, investigation, test, or inspection which the Landlord or its representatives elect to perform, and (b) exhibiting the Leased Premises for sale, lease, or posting notices.

**15.** Default and Re-Entry.

**15.1** If Tenant defaults in any payment due under the terms of this Lease (including rent), and such default is not cured within ten (10) calendar days after written notice from Landlord, or within thirty (30) calendar days after written notice from Landlord if the default is other than the payment of money, Landlord may terminate this Lease and re-enter the Leased Premises.

**15.2** Notwithstanding any re-entry, the liability of the Tenant for the full amounts payable by the Tenant under this Lease shall not be extinguished for the balance of the Lease. Tenant shall make good to Landlord any deficiency arising from a reletting of the Leased Premises at a lesser rental or on different economic terms plus the reasonable costs and expenses of re-letting the Leased Premises including, but not limited, to commissions, advertising, attorney's fees, and the costs of maintaining the Leased Premises.

**15.3** The above remedies shall be in addition to and shall not preclude any other remedy available to Landlord under applicable law, including, but not limited to, all equitable remedies.

**15.4** Each of the following events is a default by Tenant and a breach of this Lease:

**15.4.1** Any failure by Tenant to make any payment required to be made by Tenant on or before the time the payment is due.

**15.4.2** The abandonment or vacation of the Leased Premises by the Tenant.

**15.4.3** A failure by Tenant to observe and perform any provision of this Lease which is to be observed or performed by the Tenant.

**15.4.4** The appointment of a receiver to take possession of all or substantially all the assets of the Tenant.

**15.4.5** A general assignment by Tenant for the benefit of creditors.

# EXHIBIT

**15.4.6** Any action taken or suffered by Tenant under any insolvency or bankruptcy act. If Tenant becomes insolvent, bankrupt, or if a receiver, assignee, or other liquidating officer is appointed for the Tenant's business, Landlord may cancel this Lease, subject to Section 365 of Bankruptcy Code, 11 U.S.C. 365.

**16. Landlord's Cure of Tenant's Default.** If the Tenant shall be in default hereunder, the Landlord may cure such default on behalf of the Tenant, in which event the Tenant shall reimburse the Landlord for all sums paid to effect such cure, together with interest at the rate of twelve percent (12%) per annum and reasonable attorney's fees. In order to collect such reimbursement, the Landlord shall have all the remedies available under this Lease for a default in the payment of rent.

**17. Alterations and Improvements.** Tenant shall not make changes, improvements and/or alterations to the Leased Premises without the advance written consent of the Landlord.

**18. Vacating Upon Termination.** Tenant covenants and agrees that upon the expiration of the Lease, or upon the termination of the Lease (including the early termination thereof), Tenant shall at once peacefully surrender and deliver the whole of the above-described Leased Premises together with all improvements, thereon to the Landlord or Landlord's agents or assigns, unless Tenant shall have expressly acquired from Landlord the right to remain through a written extension of this Lease.

**19. Damage or Destruction.** All damage or injury done to the Leased Premises by Tenant, or by Tenant's employees, agents, invitees, licensees, or anyone acting by, through, or with the permission of the Tenant, shall be paid for by Tenant. If the Leased Premises are partially destroyed or damaged by fire or any other casualty through no fault of Tenant to the extent that the cost of repairing the damage to the Leased Premises exceeds \$10,000, either Landlord or Tenant may terminate this Lease by notice in writing to the other within thirty (30) days after the destruction or damage. Notwithstanding the foregoing, Landlord may, in Landlord's sole discretion, agree in writing within thirty (30) days after the destruction to pay the uninsured portion of the cost of repair, in which case the Lease shall not terminate. The notice shall be effective thirty (30) days after receipt. If the damage or destruction by fire or any other casualty is less than \$10,000, then the Tenant shall pay for the costs to repair and restore and shall immediately commence said restoration and constantly continue the work with due diligence until completed; provided that all restoration work shall be approved by the Landlord in writing, in advance.

**20. Hold Harmless and Indemnity.**

**20.1** The Tenant shall indemnify, defend and hold the Landlord harmless from and against any and all claims, demands, cause of actions, suit or judgments, including attorney's fees, costs and expenses incurred in connection therewith and in enforcing the indemnity, for deaths or injuries to persons or for loss of or damage to property arising out of or in connection with the negligent or wrongful acts of Tenant, its agents, employees, officers, guests, representatives and invitees, or the condition of the Leased Premises (except for matters for which the Landlord is responsible), or the use and occupancy of the Leased Premises by Tenant; or by Tenant's non-observance or non-

# EXHIBIT

performance of any law, ordinance or regulation applicable to the Leased Premises; or incurred in obtaining possession of the Leased Premises after a default by the Tenant, or after the Tenant's default in surrendering possession upon expiration or earlier termination of the term of the Lease, or enforcement of any covenants in this Lease; provided, however that this clause shall not apply in the event the loss or damage arises from the sole negligence of the Landlord. This includes, without limitation, any liability for injury to the person or property of Tenant, its agents, officers, employees, or invitees. **The Tenant specifically waives any immunity provided by Washington's Industrial Insurance Act. This indemnification covers claims by Tenant's own employees.**

**20.2** In the event of any claims made to, or suits filed against Landlord, for which the above indemnity applies, Landlord shall give Tenant prompt written notice thereof and may demand that the Tenant defend or settle the same.

**20.3** Tenant, as a material part of the consideration to be tendered to Landlord, waives all claims against Landlord for (a) damages to goods, wares, crops, and merchandise, in upon or about the Leased Premises arising from any cause or condition, and (b) loss of business, expectancy or consequential damages arising from any reason, cause, or condition.

## **21.** Insurance.

**21.1 Tenant's Property.** Tenant is responsible for insuring all property, personal property, inventory made or owned by Tenant.

**21.2 Minimum Scope and Limit of Insurance.** Tenant shall procure and maintain for the duration of the Lease insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Tenant's operation and use of the Leased Premises and common areas. The cost of such insurance shall be borne by the Tenant, and coverage shall be at least as broad as:

**21.3 Commercial General Liability (CGL).** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000 per occurrence and a general aggregate limit of not less than \$2,000,000. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

**21.4 Property Insurance.** Property insurance against all risks of loss to any improvements or betterments to the full replacement cost with no coinsurance penalty provision.

If the Tenant maintains broader coverage and/or higher limits than the minimums shown above, the Landlord requires and shall be entitled to broader coverage and/or higher limits maintained. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Landlord.



# EXHIBIT

**21.5 Other Insurance Provisions.** The insurance policies are to contain, or be endorsed to contain, the following provisions:

**21.5.1 Additional Insured Status.** The Landlord, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Tenant, including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Tenant's insurance (at least as broad as ISO Form CG 20 10.)

**21.5.2 Primary Coverage.** For any claims related to this Lease, the Tenant's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the Landlord, its officers, officials, employees, or volunteers shall be excess of the Tenant's insurance and shall not contribute with it.

**21.5.3 Notice of Cancellation.** Each insurance policy required above shall provide that coverage shall not be cancelled, except with notice to the Landlord.

**21.5.4 Waiver of Subrogation.** Tenant hereby grants to Landlord a waiver of any right to subrogation which any insurer of said Tenant may acquire against the Landlord by virtue of the payment of any loss under such insurance. Tenant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Landlord has received a waiver of subrogation endorsement from the insurer.

**21.5.5 Acceptability of Insurers.** Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the Landlord.

**21.5.6 Verification of Coverage.** Tenant shall furnish the Landlord with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declaration and Endorsement Page of the CGL policy listing all policy endorsements to Landlord. However, failure to obtain the required documents prior to the work beginning shall not waive the Tenant's obligation to provide them. Landlord reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time. The Tenant agrees that if Tenant does not take out and maintain such insurance, Landlord may (but shall not be required to) procure such insurance on Tenants behalf and charge Tenant the premiums together with a twenty-five percent (25%) handling charge, payable upon demand.

**21.5.7 Property and Crop Insurance.** Landlord maintains an "all risk" or equivalent policy of property insurance for the Property. Upon written demand, Tenant shall reimburse Landlord for the costs of the property insurance maintained by the Landlord for the Property. Tenant shall be solely responsible for obtaining crop insurance, at Tenant's sole cost and expense.

# EXHIBIT

**21.5.8 Special Risks or Circumstances.** Landlord reserves the right to modify these requirements at any time, including limits, based on the nature of the risk, prior experience, insurer, coverage, the passage of time, or other special circumstances; provided, however, if Landlord's exercise of this right increased Tenant's costs of such insurance by more than ten percent (10%), then Tenant shall have the right to terminate this Lease effective at the end of the current crop year.

**22. Removal of Property.** If the Landlord, after Tenant's default, lawfully re-enters the Leased Premises, Landlord shall have the right, but not the obligation, to remove all personal property, located therein and to place such property in storage at the Tenant's expense and risk. If the Tenant does not pay the storage cost, after it has been stored for a period of thirty (30) calendar days or more and after giving Tenant ten (10) days written notice of sale, Landlord may, at its sole discretion, sell, or permit to be sold, any or all of the property at public or private sale, to the maximum extent permitted by law. Alternatively, at Landlord's option, title to such property shall be vested in the Landlord without any duty to account or pay to Tenant for the value of the property.

**23. Condemnation.** If the Leased Premises are taken by any public authority under the power of eminent domain, this Lease shall terminate as of the date of possession by said public authority, subject to the terms of this Section 23.

**23.1 Partial Taking.** A condemnation or taking by public authority shall not be grounds for terminating this Lease unless twenty-five percent (25%) or more of the Leased Premises is taken. In the event of a partial taking which does not result in the termination of this Lease, rent shall be proportionately abated based on the amount of the Leased Premises made unusable.

**23.2 Award.** No award for any partial or entire taking shall be apportioned. However, the Tenant will not be required to give or assign the Landlord any interest in any award made to the Tenant for the taking of personal property and fixtures belonging to the Tenant or for the interruption or damage to Tenant's business or for relocation.

**24. No Right to Assign or Encumber.** The Tenant shall not assign, sublet, or encumber the Leased Premises or any part thereof, without the Landlord's prior written consent.

**25. Holdover.** If Tenant, with the implied or expressed consent of Landlord, shall holdover after the expiration or termination of this Lease, Tenant shall remain bound by all the terms and conditions of this Lease, except that the Tenant shall be required to pay monthly rent in the amount of \$2,500 per month, due in advance on the first day of each month (prorated if the first or last month of the holdover is a partial month), unless otherwise agreed by the Parties in writing.

**26. Binding on Heirs, Successors and Assigns.** All the covenants, agreements and terms and conditions contained in this Lease shall apply to and be binding upon Landlord and Tenant and their respective heirs, executors, administrators, successors and assigns, except as may be provided to the contrary in other sections of the Lease.

# EXHIBIT

- 27. Successors and Assigns.** The covenants and conditions herein contained, including the provision as to assignments, apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Landlord may freely assign this Lease Agreement without the approval or involvement of the Tenant. Tenant shall not assign this Lease Agreement without the advance, written consent of the Landlord, which consent the Landlord may withhold in its sole discretion.
- 28. Attorney's Fees.** In the event it is necessary for either party to retain the services of an attorney to enforce the provisions of this contract, to pursue an unlawful detainer action, or in the event of litigation regarding the terms of this contract, the substantially prevailing party shall be entitled to recover from the other its costs and reasonable attorney's fees in addition to other relief.
- 29. TIME.** TIME IS OF THE ESSENCE IN THIS LEASE.
- 30. Non-Waiver of Covenants.** The Landlord's failure to insist upon the strict performance of any provision of this Lease shall not be construed as depriving the Landlord the right to insist on strict performance of such provision in the future. The subsequent acceptance of rent, whether full or partial payment, by the Landlord shall not be deemed a waiver of any preceding breach by the Tenant of any term, covenant, or condition of this Lease, other than the failure of the Tenant to pay the particular part of the rent accepted, regardless of the Landlord's knowledge of the proceeding breach at the time of the acceptance of that part of the rent.
- 31. Savings.** Nothing in this Lease shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provisions of this Lease and any statute, law, public regulation or ordinance, the latter shall prevail, but in such event, the provisions of this Lease affected shall be curtailed and limited only to the extent necessary to bring it within legal requirements.
- 32. Incorporation.** This agreement represents the entire agreement of the parties. Unless set forth herein in writing, neither party shall be bound by any statements or representations made and each agrees that there are no such statements or representations being relied upon in making this Lease.
- 33. Governing Law.** This Lease shall be governed by the law of the state of Washington and venue for any action arising from this Lease shall be Douglas County, Washington.
- 34. Amendment.** No alteration, changes or amendments to this Lease will be binding upon either party unless in a writing signed by both Parties.

# EXHIBIT

**35. Notices.** Any notices to be given hereunder shall be in writing and effective if personally served upon the other party or if mailed by registered or certified mail, return receipt requested, to the addresses set forth next to the party’s signature. Notices mailed shall be deemed given on the date of mailing. If any notice to Tenant is returned as undelivered/unclaimed, then ANY NOTICE HEREIN MAY BE PROVIDED BY LANDLORD AND SHALL BE DEEMED SERVED ON TENANT UPON POSTING THE NOTICE ON THE LEASED PREMISES. Notices shall be given to the following addresses, or such other addresses as the Parties may designate in writing to the other, in conformity with the terms of this Section 35:

Landlord:  
Chelan Douglas Regional Port Authority  
Attn: Chief Executive Officer  
One Campbell Parkway, Suite A  
East Wenatchee, WA 98802

Tenant:  
Santa Cruz Farm, LLC  
c/o Jose Carlos Cruz  
1155 S Van Well Ave  
East Wenatchee, WA 98802

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LANDLORD:

TENANT:

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

SANTA CRUZ FARM, LLC

By: **EXHIBIT**  
\_\_\_\_\_  
James M. Kuntz, Chief Executive Officer

By: **EXHIBIT**  
\_\_\_\_\_  
Jose Carlos Cruz, Member

# EXHIBIT

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 the Chief Executive Officer of Chelan Douglas Regional Port Authority to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2022.

## EXHIBIT

\_\_\_\_\_ (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 Jose Carlos Cruz 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 Member of Santa Cruz Farm, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2022.

## EXHIBIT

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

# EXHIBIT

## EXHIBIT "X" Legal Description of the Leased Premises

THE SOUTH 15 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 21, EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON.  
EXCEPT THE SOUTH 150 FEET OF THE WEST 150 FEET OF THE EAST 180 FEET THEREOF.  
AND EXCEPT RIGHT OF WAY FOR COUNTY ROAD AS CONVEYED BY AUDITOR'S NO. 131397 AND 136264.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY  
OWNERSHIP ALLOCATION MEMO  
HAYS REAL PROPERTY ACQUISITION  
REAL PROPERTY ACQUIRED AFTER JANUARY 1, 2020  
CHELAN COUNTY, WA PARCEL #222135240000**

On November 12, 2019, the Chelan Douglas Regional Port Authority Board of Directors adopted a policy governing capital investments. Section 3 of the policy addresses real property acquired after January 1, 2020. Under that section, the Board of Directors is required to adopt in advance an Ownership Allocation Memo as a means to allocate the percentage ownership of real property.

The Board of Directors has an interest in purchasing the Hays Property located in Malaga, Washington with a parcel number of 222135240000. The property encompasses approximately 23 acres with an anticipated acquisition price of \$685,650.

Because this property is located within Chelan County and the Port of Chelan County has the financial resources to acquire the property using its own resources, the Board hereby approves the acquisition of 100% of the Hays Property by the Port of Chelan County.

Once acquired, the Chelan Douglas Regional Port Authority shall manage the Hays Property pursuant to and consistent with CDRPA Resolution No. 2020-02.

Signed and dated this 10<sup>th</sup> day of May, 2022.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

\_\_\_\_\_  
JC Baldwin, Director

\_\_\_\_\_  
Jim Huffman, Director

\_\_\_\_\_  
Donn Etherington, Director

\_\_\_\_\_  
Mark Spurgeon, Director

\_\_\_\_\_  
Chelan County District #3 (VACANT)

\_\_\_\_\_  
W. Alan Loeb sack, Director

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY  
OWNERSHIP ALLOCATION MEMO  
CURTIS REAL PROPERTY ACQUISITION  
REAL PROPERTY ACQUIRED AFTER JANUARY 1, 2020  
CHELAN COUNTY, WA PARCEL #222135100072**

On November 12, 2019, the Chelan Douglas Regional Port Authority Board of Directors adopted a policy governing capital investments. Section 3 of the policy addresses real property acquired after January 1, 2020. Under that section, the Board of Directors is required to adopt in advance an Ownership Allocation Memo as a means to allocate the percentage ownership of real property.

The Board of Directors approved the purchase of the Curtis Property located in Malaga, Washington with a parcel number of 222135100072. The property encompasses approximately 20 acres with an acquisition price of \$1,500,000.

Because this property is located within Chelan County and the Port of Chelan County had the financial resources to acquire the property using its own resources, the Board hereby approves the acquisition of 100% of the Curtis Property by the Port of Chelan County.

The Chelan Douglas Regional Port Authority shall manage the Curtis Property pursuant to and consistent with CDRPA Resolution No. 2020-02.

Signed and dated this 10<sup>th</sup> day of May, 2022.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

\_\_\_\_\_  
JC Baldwin, Director

\_\_\_\_\_  
Jim Huffman, Director

\_\_\_\_\_  
Donn Etherington, Director

\_\_\_\_\_  
Mark Spurgeon, Director

\_\_\_\_\_  
Chelan County District #3 (VACANT)

\_\_\_\_\_  
W. Alan Loeb sack, Director



**CHELAN DOUGLAS REGIONAL PORT AUTHORITY  
OWNERSHIP ALLOCATION MEMO  
GBI HOLDING CO. REAL PROPERTY ACQUISITION  
REAL PROPERTY ACQUIRED AFTER JANUARY 1, 2020  
CHELAN COUNTY, WA PARCEL #222135225010; 222126595025; 222126595035;  
222127595110; 222126595115; 222126595120; 222126595125; and 222126595130**

On November 12, 2019, the Chelan Douglas Regional Port Authority Board of Directors adopted a policy governing capital investments. Section 3 of the policy addresses real property acquired after January 1, 2020. Under that section, the Board of Directors is required to adopt in advance an Ownership Allocation Memo as a means to allocate the percentage ownership of real property.

The Board of Directors has an interest in purchasing the GBI Holding Co. Property located in Malaga, Washington with parcel numbers of 222135225010; 222126595025; 222126595035; 222127595110; 222126595115; 222126595120; 222126595125; and 222126595130. This will also include the Reversionary Interest in parcel number 222126595135. The property encompasses approximately 66.95 acres with an anticipated acquisition price of \$1,900,000.

Because this property is located within Chelan County and the Port of Chelan County has the financial resources to acquire the property using its own resources, the Board hereby approves the acquisition of 100% of the GBI Holding Co. Property by the Port of Chelan County.

Once acquired, the Chelan Douglas Regional Port Authority shall manage the GBI Holding Co. Property pursuant to and consistent with CDRPA Resolution No. 2020-02.

Signed and dated this 10<sup>th</sup> day of May, 2022.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

\_\_\_\_\_  
JC Baldwin, Director

\_\_\_\_\_  
Jim Huffman, Director

\_\_\_\_\_  
Donn Etherington, Director

\_\_\_\_\_  
Mark Spurgeon, Director

\_\_\_\_\_  
Chelan County District #3 (VACANT)

\_\_\_\_\_  
W. Alan Loeb sack, Director

# Memo

**To:** Board of Directors

**From:** Stacie de Mestre

**Date:** May 5, 2022

**Re:** Authorization to Advertise for Bids – Pangborn Memorial Airport MALSR Project

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In the approved 2022 Budget a line item for \$2,264,116 was included for the Pangborn Memorial Airport MALSR System. The Medium Intensity Approach Lighting System with Runway Lighting Indicator Lights (MALSR) will be installed on the Runway 12 approach and consists of a threshold bar of steady green lights just off the end of the runway, plus seven five-light bars and five sequenced single light flashers located on the extended runway centerline. The lights are spaced at roughly 200' and are mounted on poles ranging from 6' – 40' tall. The visual guidance lighting system will reduce the required approach visibility from 1 mile to ½ mile and improve the operational safety of aircraft during approach and landing operations.

The MALSR equipment and shelter will be Owner supplied. As previously discussed, the FAA will be providing the MALSR equipment, but we must replenish their stock. Per FAA specifications and the Reimbursable Agreement, the MALSR equipment must be manufactured by Patriot Taxiway Industries. An itemized equipment list is attached and is estimated to cost \$215,000 per a quote from the GSA Advantage Website on 4/26/22. The MALSR shelter must be procured from an FAA preferred vendor and is estimated to cost \$95,000. If approved, staff will wait on final approval of the Environmental Assessment prior to ordering these items.

**The scope of work for the construction contract includes structure demolition, underground utilities, airfield lighting/signage, road work, and other site improvements. See attached for the site layout/utility plan as well as the overall construction phasing plan.**

**A final design review meeting was held on May 5, 2022. T-O Engineers is working to incorporate final comments from the FAA into the bidding documents as well as refining the engineer's estimate for the construction project which will be presented on Tuesday.**

**Below is the proposed project schedule:**

<b>Order Owner Furnished Items:</b>	<b>Pending EA</b>
<b>Advertise for Bids:</b>	<b>5/10/22</b>
<b>Pre-Bid Meeting:</b>	<b>5/24/22</b>
<b>Bids Due:</b>	<b>6/2/22</b>
<b>Start Construction:</b>	<b>7/18/22</b>
<b>Construction Complete:</b>	<b>9/24/22</b>

**Staff is seeking Board approval to purchase Owner furnished items and solicit bids for the construction of the Pangborn Memorial Airport MALSR Project.**

13. Investigate the feasibility of installing a Runway Visual Range (RVR) system to support operations on RWY 12 and relocating the Automated Surface Observing System (ASOS). This initial investigation will be limited to project scoping, site analysis, and cost estimating. The deliverable from this investigation will be a siting report detailing the feasibility, cost, and timeframe required for each.
14. Provide one FAA ATO approved FA-21000 Hybrid MALSR system. The system will be shipped by the FAA to the Pangborn Memorial Airport and will be provided at no cost to the Sponsor. Specifically, the following will be provided:

Equipment		Quantity
8200-00-003-1270-1	MALSR System ( <i>includes Aiming Device, Spares, 50 PAR-38 Lamps &amp; 20 PAR-56 Lamps</i> )	1
	Site Spares Kit	
	Control CCA (93001223-01)	1
	Snubber CCA (TSB-6-240-10-35-20-0)	1
	Sunbber CCA (TSB-2-240-10-35-20-0)	1
	DPDT Relay (PRD7DG024)	1
	Fuse (F03A250V1A)	5
	Fuse (F03A250V15A)	5
	Fuse (F02A250V5A)	5
	Fuse (312001)	5
	Relay, Solid State (HD48125)	1
	Relay, Solid State (HD48125-10)	1
	Power and Control Assembly (PCA) FA-21000 (93001307-01)	1
	Power Isolation Unit (PIU)- (35100-801)	1
	PAR-38 Lampholder Type FA-11506 (G1-23-1600)	45
	PAR-56 Lampholder Type FA-11508 (G1-23-1800)	18
	Flasher Light Type FA-11503 (G1-23-1500)	5
	Trigger Sense Spare (G1-23-1251)	1
	Junction Box FA-11509 (G1-23-1900)	5
	15KVA Transformer Type FA-11504 (G1-23-1400)	1
	Flashers Tester FA-11505 (G1-23-1500)	1
	PAR-56 300W Lamps	20
	PAR-38 150W Lamps	50
	Individual Control Cabinet (ICC) FA-11501 -(G1-23-2700)	5
6210-00-633-6887-1	GREEN FILTER (MS24489-2)	20

15. Provide shipping information to the Sponsor in advance of shipment of the FA-21000 Hybrid MALSR system to the FAA Equipment Storage Area in Oklahoma City.



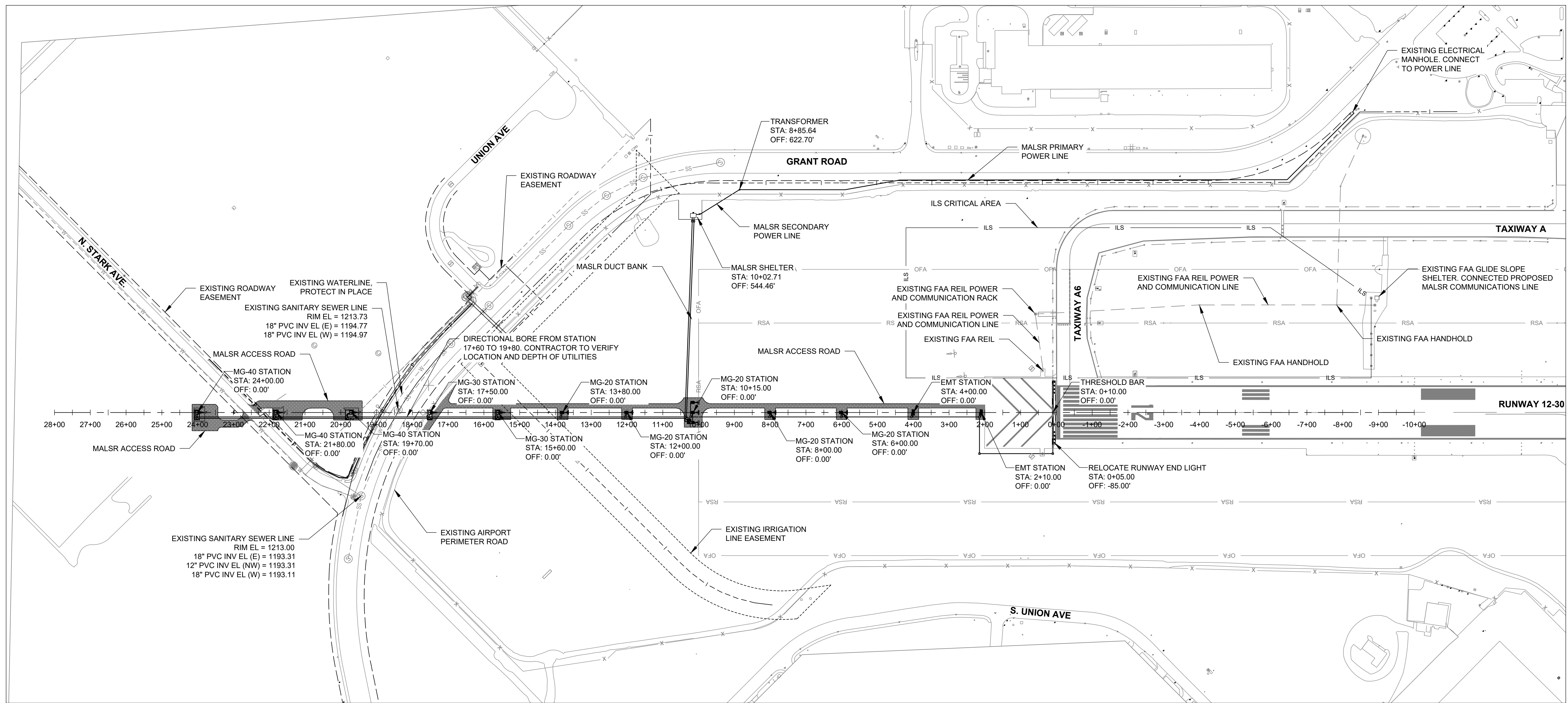
T-O ENGINEERS



These documents shall not be used for any purpose or project for which it is not intended. Mead & Hunt shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses, and expenses, including attorneys' fees and costs, arising out of such misuse or reuse of the documents. In addition, unauthorized reproduction of these documents, in part or as a whole, is prohibited.

PANGBORN MEMORIAL AIRPORT  
MALSR APPROACH LIGHTING SYSTEM

1 PANGBORN DRIVE  
EAST WENATCHEE, WA 98802



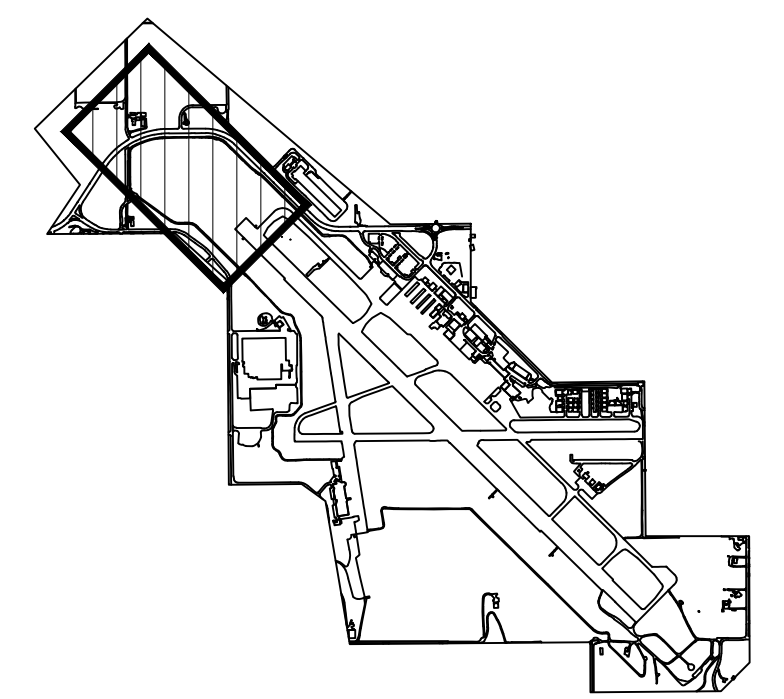
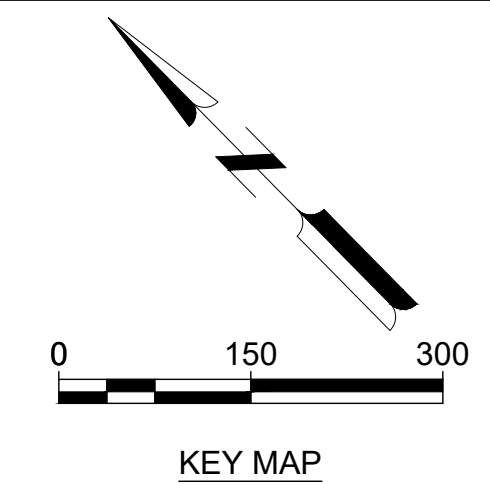
MALSR LAYOUT INFORMATION

MALSR STATION	FLASHING LIGHTS						STEADY BURNING LIGHTS						
	24+00	21+80	19+70	17+50	15+60	13+80	12+00	10+15	8+00	6+00	4+00	2+10	0+10
TYPE OF SUPPORT	MG-40	MG-40	MG-40	MG-30	MG-30	MG-20	MG-20	MG-20	MG-20	MG-20	EMT	EMT	EMT
APPROXIMATE HEIGHT	35.00	32.26	30.45	26.58	23.89	20.62	17.49	14.22	10.71	7.29	3.89	1*	1*
ELEV OF CL OF LIGHT PLANE	1247.11	1244.07	1241.16	1238.11	1235.48	1232.99	1230.50	1227.94	1224.97	1222.20	1219.43	1216.80	1216.82
APPROX TOP OF FOUNDATION	1212.11	1211.81	1208.91	1211.54	1211.59	1212.37	1213.01	1213.72	1214.26	1214.91	1215.54	1216.14	1216.82
AIMING ANGLE	6	6	6	6	6	3.7	3.6	3.5	3.4	3.4	3.3	3.2	3.1

\*ELEVATION MAY VARY FROM WHAT IS INDICATED. HEIGHT OF LIGHT MAY NOT EXCEED 14" ABOVE THRESHOLD ELEVATION.  
\*\* FOUNDATION ELEVATION GIVEN FROM STATION 19+80 TO 21+80 ARE APPROXIMATE. SET FOUNDATION HEIGHTS BASED ON SURROUNDING GRADE AT THE TIME OF CONSTRUCTION.  
ADJUST STATION HEIGHT AS NEEDED TO MAINTAIN GIVEN LIGHT PLANE ELEVATION.

UTILITY PURVEYOR TABLE

EXISTING UTILITY	CONTACT	TELEPHONE	EMAIL
DOUGLAS COUNTY PUD - ELECTRIC/COMMUNICATIONS	DENNIS BAKER	509-881-2234/2235	DENNIS@DCPID.ORG
DOUGLAS COUNTY SEWER DISTRICT NO. 1	BERNITA LANDERS	509-884-2484	BERNITA@DOCSEWER.ORG
EAST WENATCHEE WATER DISTRICT	COLBY THORPE	509-884-3569	CTHORPE@EWWWD.ORG
GREATER WENATCHEE IRRIGATION DISTRICT	MIKE MILLER	509-423-3109	MIKEM@GWID.ORG
ZIPLY FIBER	CHESNA KERN	509-859-3710	CHESNA.KERN@ZIPLY.COM
CASCADE NATURAL GAS	CHANTEL SCOTT	509-662-4960	CHANTEL.SCOTT@CNGC.COM
AIRPORT OPERATIONS	RON RUSS	509-884-4700	RONR@CDRPA.ORG
FAA/ATO	EVAN EDWARDS	509-742-2602	EVAN.D.EDWARDS@FAA.
DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES	MIKE NEER	509-884-7173	MNEER@CO.DOUGLAS.WA.US



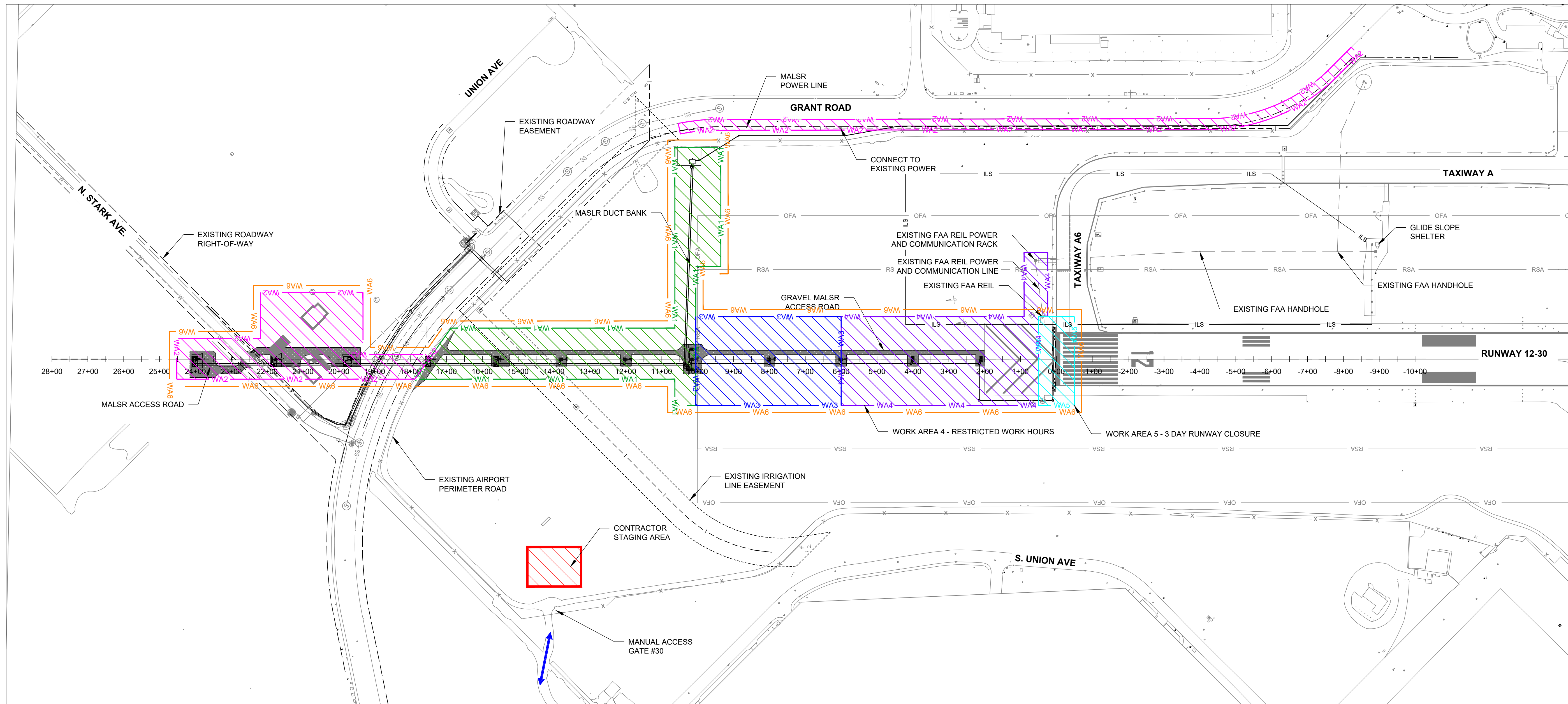
ISSUED: 95% DESIGN

NOT FOR CONSTRUCTION

AIP NO:  
M&H NO.: 1622900-220319.01  
DATE: MARCH 2022  
DESIGNED BY: TSG  
DRAWN BY: TSG  
CHECKED BY: TSG  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
SITE LAYOUT &  
UTILITY PLAN

SHEET NO.



**SAFETY AND SECURITY NOTES**

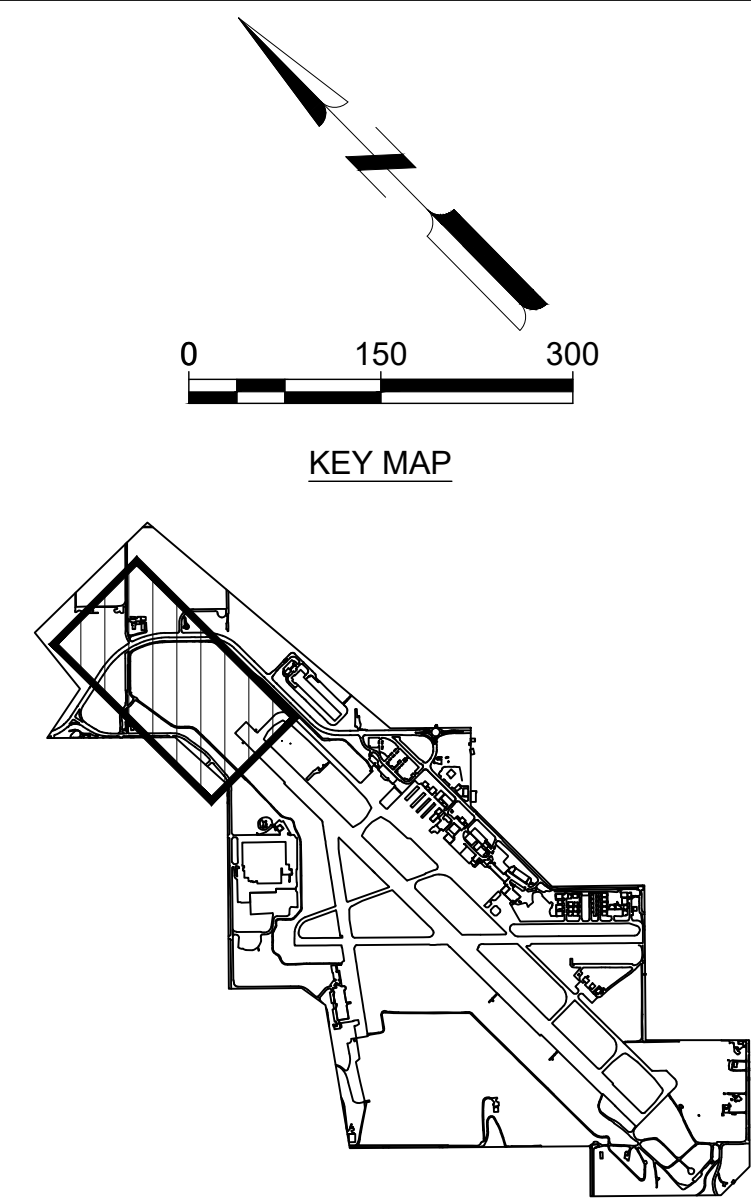
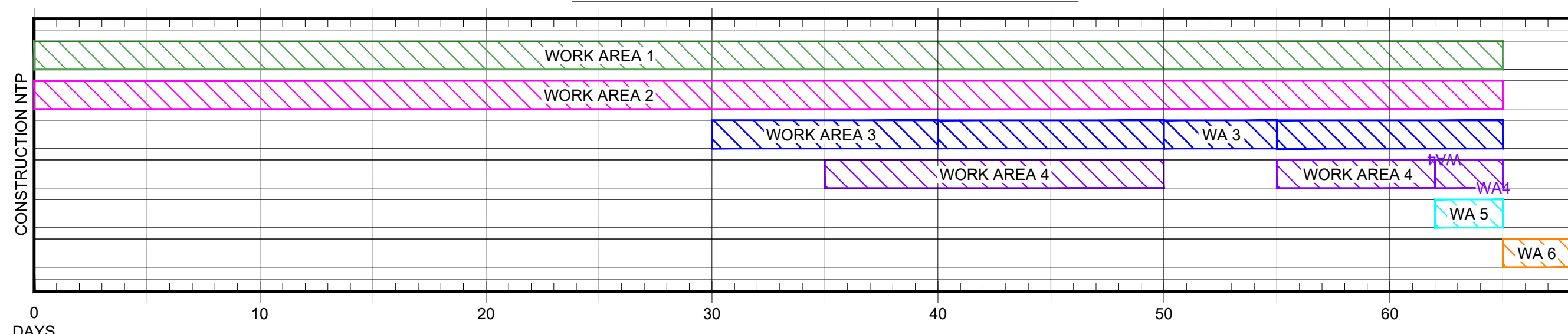
1. WORK ON THE PROJECT WILL NOT BE PERMITTED UNTIL THE AIRPORT HAS ISSUED A NOTICE TO PROCEED (NTP). THE CONTRACTOR SHALL COMPLETE THE PHASES AND WORK AREAS IN THE GENERAL SEQUENCE AND WITHIN THE TIME ALLOTTED FOR EACH PHASE AND WORK AREA AS SPECIFIED IN THE CONTRACT DOCUMENTS. SEPARATE NTP'S WILL BE ISSUED BY THE AIRPORT FOR EACH PHASE.
2. NO WORK SHALL BE PERFORMED INSIDE THE RSA WHEN THE RUNWAY IS ACTIVE. THE CONTRACTOR SHALL NOT ENTER INTO THE RSA WHILE THE RUNWAY IS ACTIVE UNLESS UNDER ESCORT BY AIRPORT OPERATIONS.
3. THE CONTRACTOR SHALL DELINEATE THE LIMITS OF THE RSA. DELINEATORS SHALL BE VISIBLE, STABLE, AND NOT SUSCEPTIBLE TO BEING BLOW OVER.
4. THE CONTRACTOR SHALL NOT ENTER ANY ACTIVE RSA, TSA, TOFA, OR ACTIVE AIRPORT MOVEMENT AREA WITHOUT AUTHORIZATION FROM THE AIRPORT.
5. DAILY SAFETY INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AS IDENTIFIED IN THE CSPP.
6. A PROJECT SUPERINTENDENT OR DESIGNATED PROJECT REPRESENTATIVE SHALL BE ON-SITE AT ALL TIMES WHILE CREWS ARE IN THE FIELD. THIS INCLUDES A PRIME CONTRACTOR REPRESENTATIVE DURING ALL WORK BEING PERFORMED BY SUBCONTRACTORS.
7. ALL COMPONENTS OF THE EXISTING AIRFIELD LIGHTING SYSTEM SHALL REMAIN OPERATIONAL WHILE THOSE FACILITIES ARE OPEN FOR AIRCRAFT USE.
8. THE AIRPORT WILL FURNISH AND PLACE TWO LIGHTED RUNWAY CLOSURE CROSSES AS SHOWN IN THE PLANS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY TEMPORARY DRAINAGE SYSTEMS WITHIN EACH PHASE AND WORK AREA LIMIT AS NECESSARY TO MAINTAIN EXISTING DRAINAGE PATTERNS. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW A PLAN FOR ANY PROPOSED DRAINAGE SYSTEMS. NO MODIFICATIONS TO THE DRAINAGE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER. ANY SUCH TEMPORARY DRAINAGE SYSTEMS AND MEASURES SHALL NOT IMPACT AOA OPERATIONS.
10. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE CSPP. CONTRACTOR IS REQUIRED TO SUBMIT A SPCD, AS OUTLINED IN THE CSPP, AT THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR SHALL MAINTAIN PERIMETER ACCESS FOR AIRPORT OPERATIONS AND ARFF DURING CONSTRUCTION.
12. MATERIAL STOCKPILES AND EQUIPMENT STORAGE IS PROHIBITED WITHIN THE RUNWAY AND TAXIWAY ROFA. EQUIPMENT SHALL BE LIMITED BASED ON THE PHASE. SEE PHASES FOR EQUIPMENT HEIGHT LIMITATIONS MATERIAL STOCKPILES SHALL NOT EXCEED 18FT IN HEIGHT UNLESS SPECIFICALLY APPROVED BY THE AIRPORT.
13. ESCORTS ARE REQUIRED FOR ALL UNBADGED PERSONNEL WHILE WITHIN THE SECURE AREA. CONTRACTOR SHALL PROVIDE BADGED PERSONNEL TO ESCORT ALL UNBADGE PERSONNEL. DURING HAULING OPERATIONS AN ESCORT VEHICLE AND/OR FLAGGERS MAY BE USED. ESCORTS OPERATIONS SHALL MEET THE REQUIREMENTS OF THE AIRPORT SECURITY GUIDELINES. FLAGGERS SHALL BE PLACED ALONG HAUL ROUTES AT INTERVALS TO PROVIDE A CONTINUOUS, UNOBSTRUCTED VIEW OF HAUL VEHICLES. ESCORT VEHICLES SHALL

14. PAVEMENT AREAS SHALL BE CONTINUOUSLY CLEANER TO PREVENT DUST AND OTHER FOD FROM IMPACTING AIRPORT OPERATIONS. FREQUENCY AND EQUIPMENT TYPE WILL BE DEPENDANT ON CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL USE A VACUUM SWEEPER WHEN UTILIZING CONTRACTOR HAUL ROUTE, IN ACCORDANCE WITH THE CSPP.
15. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING NECESSARY RIGHT-OF-WAY AND STORM DRAIN PERMITS FROM COUNTY, WSDOT, AND CITY JURISDICTIONS.
16. APPROVED WATER SOURCE IS LOCATED AT THE INTERSECTION OF THE ACCESS ROAD AND S UNION AVE. ANY REQUIRED PERMITS OR METERS SHALL BE OBTAINED BY THE CONTRACTOR. A WATERLINE TO HYDRANT MAY BE RUN BELOW THE FENCE LINE.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR ALL APPLICABLE PERMITS FOR CONSTRUCTION AND EQUIPMENT.
18. SITE ACCESS WILL BE THROUGH GATE 30 VIA S UNION AVE. THE GATE SHALL BE SECURED AND LOCKED WHEN NOT IN USE AND CONTINUALLY GUARDED WHEN OPEN.

**LEGEND:**

	CONTRACTOR ACCESS ROUTE
	WORK AREA 1
	WORK AREA 2
	WORK AREA 3
	WORK AREA 4
	WORK AREA 5
	WORK AREA 6
	STAGING AREA

**OVERALL WORK AREA SCHEDULE**



X:\1622900\2023\10\11\TECH\DRAWINGS\G-081\CONSTRUCTION SAFETY AND PHASING PLAN - PHASE B.DWG  
 4/10/2023 1:37:22 PM

# Memo

**To:** Board of Directors

**From:** Sarah Deenik

**Cc:** Jim Kuntz  
Ron Cridlebaugh

**Date:** May 5, 2022

**Re:** 2022 Partners in Economic Development

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Two applications have been submitted for the 2022 Partners in Economic Development Grant Program. Applications for the City of Bridgeport and Our Valley Our Future are included for your review.

Also, please find a summary recap sheet showing prior year commitments and available funding that has been set aside for both municipality and non-profit categories.



**2022 Partners in Economic Development  
Municipalities**

<b><u>Budget:</u></b>	\$	<b>150,000</b>
<b><u>Projects Approved:</u></b>		
City of Cashmere #1 (Prior Year Approval)	\$	20,000
City of Cashmere #2 (Prior Year Approval)	\$	12,582
Douglas County (Prior Year Approval - \$50,000 for 2024)	\$	-
Manson Parks & Rec (Prior Year Approval)	\$	25,000
Eastmont Metro Parks District (Prior Year Approval)	\$	8,125
	\$	<b>65,707</b>
<b><u>Available Funding:</u></b>	\$	<b>84,293</b>
<b><u>Pending Requests:</u></b>		
City of Bridgeport - Project slated for 2023	\$	5,250

**Selection Criteria**

Measurably contribute to the economic development of Chelan and Douglas Counties.  
Examples include projects that will:

- 1) Retain and/or create living-wage jobs.
- 2) Stimulate private sector capital investments.
- 3) Infrastructure investments that directly support economic development.
- 4) Strategic planning efforts which have a strong probability of achieving measurable economic development results.





**Partners in Economic Development Program  
Local Governments/Municipalities  
Application Form**

Organization Name: City of Bridgeport

Organization Address: P.O. Box 640, 1206 Columbia Ave. Bridgeport, WA 98813

Organization Phone Number: 509 686 4041

Program Title: Tree Sculpture Parking Area

Program Contact: Judy Brown

Contact Phone: 509 686 4041

Contact E-mail: Clerk@bridgeportwa.net

Contact Title/Position: City Clerk/Treasurer

Investment request is to fund:

Construction of Phase II of the Tree Sculpture Parking Area. This phase consists of installing a crosswalk across SR 173 with connecting ADA compliant sidewalks and a small plaza with landscaping for the installation of the new sign/kiosk acquired, in part, through previous Port funding.

Provide a project description, including: Justification (how this program/project will improve economic development in Chelan and Douglas Counties); Methodology, including if/how project will be sustainably maintained; Work to date (if any); Partners committed, if any (commitment letters required for partners); and Deliverables defined.

The economy in the City of Bridgeport, already heavily impacted by the COVID-19 pandemic, was further hit when a major wildfire in 2020 (Pearl Hill Fire) destroyed 15 homes, the City's wastewater treatment lab, telemetry and related controls at the City's sole water reservoir, and gateway "Welcome to Bridgeport" signage and features. These events were happening as the city was in the midst of preparing the Revitalization Plan for the SR 173 Corridor (See Attachment A). The Plan identified the City's 29 Tree Sculptures as an important attraction that resulted in creation of a "Tree Sculpture Brochure" as a guide for a walking tour of the art work and a parking area with informational signage as a point of departure. The parking area also addressed issues related to public safety resulting from visitors parking along SR 173 to photograph sculptures. Additionally, the Plan identified gateway signage and features as way to help "identify" the community and establish a theme that could be carried throughout the city so that visitors know what to look for as wayfinding guides. Surveys conducted of residents, visitors, and businesses revealed that respondents overwhelmingly view the attraction of customers from outside of Bridgeport as important; business owners indicated that 29% of their customer base is regional. Respondents also agreed that wayfinding signage to downtown businesses and other amenities such as the Columbia River, parks, boat launch, Tree Sculptures and RV park is an important area of focus for revitalization of the community.

Bridgeport has begun to work on establishing a wayfinding sign theme. The Douglas County PUD erected a kiosk at Conklin Landing that is the pattern for the new sign/kiosk that the city has had constructed for plaza to be constructed in Phase II of the Tree Sculpture Parking area. This sign, including a 42"x72" reproduction of the Tree Sculpture Brochure, is ready for installation as part of this project.

Project Start Date (if applicable): September 1, 2023

Project End Date (if applicable): September 1, 2023

Program timeline/milestones (by quarter):

Activities	Responsible Party	Start Date	End Date	
Establish administrative systems	City of Bridgeport	09/01/22	10/01/22	3 <sup>rd</sup> Qrt 2022
Negotiate and execute contract with USDA	City of Bridgeport	09/01/22	10/01/22	
Complete NEPA/SEPA exemption form	City of Bridgeport	09/01/22	10/15/22	
Complete design for Phase II improvements	City Engineer	10/01/22	01/15/23	1 <sup>st</sup> Qrt 2023
Advertise for bids	City of Bridgeport	02/01/23	03/01/23	
Select contractor to construct Phase II improvements	City of Bridgeport	03/15/23	04/01/23	2 <sup>nd</sup> Qrt 2023
Construction	Contractor	04/15/23	06/15/23	
Project inspection and acceptance	City Engineer	04/15/23	06/15/23	
Close out	City of Bridgeport	08/01/23	09/01/23	3 <sup>rd</sup> Qrt 2023

Total Project Cost: \$70,000

Requested CDRPA Funding: \$5,250

Budget total, broken out by category. (Note: Indirect costs are not allowed)

Activity #	Activity Name and Description	RBDG Funds	Applicant Cash Match	Applicant In-Kind Match	Port	Total Project Costs
1	Establish administrative systems	\$0	\$0	\$350	\$0	\$350
2	Negotiate and execute contract with USDA	\$0	\$200	\$200	\$0	\$400
3	Complete NEPA/SEPA exemption form	\$0	\$300	\$0	\$0	\$300
4	Complete design for Phase II improvements	\$4,000	\$3,800	\$0	\$0	\$7,800
5	Advertise for bids	\$0	\$400	\$0	\$0	\$400
6	Select contractor to construct Phase II improvements	\$0	\$0	\$200	\$0	\$200
7	Construction	\$42,000	\$5,000	\$0	\$5,250	\$52,250
8	Project inspection and acceptance	\$4,000	\$4,000	\$0	\$0	\$8,000
9	Close out	\$0	\$0	\$300	\$0	\$300
<b>Total</b>		<b>\$50,000</b>	<b>\$13,700</b>	<b>\$1,050</b>	<b>\$5,250</b>	<b>\$70,000</b>

Is this request for partial funding of a larger project? If so, identify other funding **requested** for this project (entity, amount requested and anticipated award date), and other funding **secured** for this project (source, amount secured).

As can be seen in the preceding budget, the project relies on three sources of funding; USDA Rural Business Development Grant; City; and CDRPA. The City has committed to the match amount with \$13,700 cash appropriation and \$1,050 in in-kind services. The USDA application for \$50,000 has been accepted and is presently under review with the funding decision due in the next month or so.

Is this a multi-year project? If yes, what are the anticipated funding needs for future years?

As noted in the project timeline, work will begin the fall of 2022 to complete design and prepare bid documents. Construction is slated for 2023 with project close-out anticipated no later than September 2023.

If this project is not funded at the full requested amount, how will the organization adjust for less funding?

The City will have to rely on increasing the local commitment to the project using ARPA or other funds that are tentatively committed to the City's reservoir and water system project.

Expenses are reimbursed after the project is completed by invoice/report; explain if another option is needed:

Reimbursement works just fine.

Definition of success of the project, including metrics used to evaluate success (may be quantitative and/or qualitative) and method for gathering metrics:

Success for the project will be completion of the project on time and under budget. The parking area will be monitored for use upon completion.

Has this organization received previous funding from the Port of Chelan County, Port of Douglas County, and/or Chelan Douglas Regional Port Authority? If so, list other funding received and when:

The City received funds in the amount of \$17,552 for the 2020 Partnership Project Community Revitalization Plan for the SR-173 Corridor and Sculpture Parking Area that was completed in 2021.



**2022 Partners in Economic Development  
Non-Profits**

<b><u>Budget:</u></b>	<b>\$ 150,000</b>
<b><u>Projects Approved:</u></b>	
WV Sports Foundation - Winter Special Olympics (Prior Year Approval)	\$ 7,000
Wenatchee Valley YMCA (Prior Year Approval)	\$ 10,000
Wenatchee Downtown Association	\$ 3,000
	<hr/>
	<b>\$ 20,000</b>
<b><u>Available Funding:</u></b>	<b>\$ 130,000</b>
<b><u>Pending Requests:</u></b>	
Our Valley Our Future	\$ 30,000

**Selection Criteria**

**Measurably contribute to the economic development of Chelan and Douglas Counties.**

**Examples include projects that will:**

- 1) Retain and/or create living-wage jobs.**
- 2) Stimulate private sector capital investments.**
- 3) Infrastructure investments that directly support economic development.**
- 4) Strategic planning efforts which have a strong probability of achieving measurable economic development results.**



**Partners in Economic Development Program  
Nonprofits Application Form**

**Organization Name:** Our Valley Our Future

**Organization Address:** 14 N. Wenatchee Ave., Suite 155, Wenatchee, WA 98801

**Organization Phone Number:** 509-630-2090

**Program Title:** OVOF's 2022 Implementation of Action Plan

**Program Contact:** Steve Maher

**Contact Phone:** 509-630-2090

**Contact E-mail:** [info@ourvalleyourfuture.org](mailto:info@ourvalleyourfuture.org)

**Contact Title/Position:** OVOF coordinator

**Is the Organization a dues paying entity (Do members pay dues as part of membership requirement)?** No

**Investment request is to fund:**

Starting, scaling, and/or improving program/project

Capacity Building (Investment in future sustainability)

Other (Please Specify Below)

**Provide a program description, including: Justification (how this program/project will improve economic development in Chelan and Douglas Counties); Methodology, including if/how program/project will be sustainably maintained; Work to date (if any); Partners committed, if any (commitment letters required for partners); and Deliverables defined.**

With Our Valley Our Future (OVOF) having released the community's new five-year Action Plan in March 2022, OVOF is now transitioning to assisting lead partners in the implementation of more than 80 projects, programs and game-changer initiatives that make up the new Action Plan.

This work in 2022 includes:

- Convening and facilitating conversations, meetings and other interactions of lead partner organizations — including a planned workshop for lead partners in June or July 2022 — to help move the community Action Plan forward;
- Engaging and collaborating in partnerships with people and organizations working to achieve the region’s shared long-range vision as articulated in the Action Plan;
- Reaching out extensively to the entire community to promote the ongoing engagement of people across the region;
- Seeking additional grant dollars for lead partners;
- Developing a reporting system for lead partners to denote milestones reached and to estimate the amount of resources they have devoted to action items and game-changers;
- Monitoring, tracking and communicating the progress and success of action items and game-changers;
- And updating the Action Plan in December 2022 to reflect which action items have had their objectives met and to add any new action items where appropriate.

This work will benefit the region’s economic development efforts. Dozens of the projects and programs in the Action Plan are designed to improve the economic vitality of communities and individuals. (Several are being co-led by the Chelan Douglas Regional Port Authority and by Chelan County).

While lead partner organizations are aware of what they have committed to in the Action Plan, many still need assistance in meeting with co-lead partners, determining roles, dedicating resources, and understanding how to utilize OVOF in their work.

In particular, the game-changer initiatives in the Action Plan need facilitation and guidance. The game changers are centered around weighty and complex issues that require deep thinking and problem solving.

Here are Action Plan projects, programs and initiatives with a strong economic development angle:

- **Technology Ecosystem (game changer initiative):** Build on the region’s ongoing efforts to establish a comprehensive technology “ecosystem” — an interconnected network of entities and individuals promoting tech-based innovation and enterprise, attracting private investment, enhancing economic diversity, and providing career opportunities and jobs.
- **Regional Housing Approach (game changer initiative):** Identify issues and solutions leading to an adequate housing supply that meets the needs of residents throughout the region. Conduct this work with the help of regional housing groups.
- **Post Carbon Economy (game changer initiative):** Transform Our Valley into a model for an innovative post-carbon economy that creates jobs, attracts businesses, improves the health and wellness of residents, retains the community’s natural environment, and builds regional resiliency by maximizing the value of hydropower, our principal renewable resource, along with other renewable energy resources.

- **Career Connected Learning (game changer initiative):** Prepare both youth and adults for new and emerging workforce opportunities, creating upward mobility and career development throughout our lives. Create equal respect for and understanding of all career and credential programs and pathways. Ensure that everyone has access and resources to learn.
- **New Industrial and Manufacturing Sites:** Identify properties in the region that can serve as new industrial and manufacturing sites, such as the old Alcoa site in Malaga and the old silicon smelter site in Rock Island
- **Support for Smaller Farms:** Provide technical assistance to small orchards as a way to assist them with crop diversification, value-added products, improved operations 'scalability,' and compliance issues
- **Support for Locally Owned Businesses:** Develop and conduct a bilingual community-wide campaign to encourage residents and visitors to spend their money at locally-owned businesses
- **Latino Small Business Growth:** Create pathways for Latino community members to become small business owners, including opening a Mercado, developing a commercial-quality kitchen, offering small business incubator sites, holding bilingual business classes, and offering technical assistance and a mentorship program
- **Riverfront Development:** Expand business opportunities along riverfront areas in the Greater Wenatchee Area and in other riverfront communities, including Rock Island, Entiat, Orondo, and Cashmere
- **Downtown Wenatchee Revitalization:** Improve downtown Wenatchee with a revitalization plan that incorporates the Lineage warehouse buildings, Chelan County PUD site, and South Wenatchee Avenue
- **Neighborhood Food + Drink:** Support the development of convenient shopping and services — such as eateries, food truck courts, coffee houses, and other businesses — that serve the daily needs of nearby residents
- **Latino Business & Cultural District:** Encourage the development of a Latino cultural district in the region, featuring Latino-themed businesses and shops that cater both to local residents and the region's visitors
- **Sustainable Tourism:** Create a more sustainable approach to tourism by balancing the needs of the industry and area residents, educating visitors on how to be responsible tourists, and developing infrastructure and alternative methods of travel to solve parking issues
- **WSU Tree Fruit Research and Extension Center Campus:** Expand the region's status as the investment and research and development center for the tree fruit industry by modernizing the WSU Tree Fruit Research and Extension Center facilities and campus in Wenatchee
- **Makers Spaces:** Expand makers spaces so there is more access for students, innovators and entrepreneurs to work on projects and share resources. Secure funding and qualified volunteers to run quality programs



- **Mission Ridge Expansion:** Expand Mission Ridge Ski & Board Resort into one of the premier winter ski destinations in Washington state
- **Business Cycle Resiliency:** Develop strategies to make our economy more resilient and immune to impacts of business cycles that periodically affect our major industries and employment sectors
- **Infrastructure Investment:** Explore financial opportunities to ensure that necessary infrastructure is in place to support a growing population and to maintain our quality of life. Encourage continued investment in infrastructure to support both new development and redevelopment projects

**OVOF also has agreed to provide the Chelan County Commission with a special report detailing the responses that Chelan County residents provided during OVOF's extensive outreach work in 2021.** About two-thirds of the more than 2,000 respondents are Chelan County residents. This report will provide decision-makers with an assessment of the county's challenges, strengths and weaknesses.

**In addition to this special report, OVOF is conducting a regional housing survey and a regional housing summit in late spring 2022 as part of the Regional Housing Approach game-changer initiative in the Action Plan.** The survey comes five years after OVOF conducted a similar survey, the results of which have helped guide planning and infrastructure investments in the region. The 2022 housing survey will be available in both English and Spanish and will be conducted with an equity lens and with the assistance of underrepresented groups in the community. The housing summit is being held in partnership with the Wenatchee Valley Chamber of Commerce, cities and counties, the Housing Authority of Chelan County and the City of Wenatchee, regional housing trusts, the builders association, and other nonprofits. The housing summit will focus on innovative and practical ways to add more housing inventory in the region.

**Deliverables:**

- Hold a workshop for lead partnering organizations so they can better understand the implementation process, converse with co-lead partners, and learn how to utilize the OVOF Action Plan in funding requests'
- Convene and facilitate meetings of lead partner organizations when and where appropriate;
- Develop a reporting system for lead partners to estimate resources devoted to Action Plan projects, programs and initiatives, and milestones reached with that work;
- Compile key findings from Chelan County residents who participated in OVOF's 2021 outreach work into a report, share that with Chelan County decision-makers;
- Conduct a Regional Housing Survey, compile key findings into a report, share that report with decision-makers and the overall community;

- Hold a Regional Housing Summit on innovative and practical ways to add more housing inventory in the region.

**Program Start Date (if applicable):** Jan. 1, 2022

**Program End Date (if applicable):** Dec. 31, 2022

**Program timeline/milestones (by quarter):**

2<sup>nd</sup> quarter 2022 — Conduct regional housing survey and compile results; hold regional housing summit; facilitate meetings of lead partner organizations

3<sup>rd</sup> quarter 2022 — Hold a workshop for lead partnering organizations; develop a report on Chelan County residents' input during OVOF's 2021 outreach work; facilitate meetings of lead partner organizations

4<sup>th</sup> quarter 2022 — Develop a reporting system for lead partner organizations; facilitate meetings of lead partner organizations

**Total Program Cost:** \$125,450 —

**Requested Port Funding:** \$30,000 (\$20,000 from Chelan County and \$10,000 from the CDRPA)

**Budget total, broken out by category. (Note: Indirect costs are not allowed)**

Please see the attached PDF file.

**Is this request for partial funding of a larger project? If so, identify other funding requested for this project (entity, amount requested and anticipated award date), and other funding secured for this project (source, amount secured).**

Yes, as of April 1, 2022, OVOF had received the following amounts from other organizations for its work in 2022:

- City of Wenatchee: \$20,000
- City of East Wenatchee: \$20,000
- Confluence Health: \$12,000
- Douglas County: \$10,000
- Contributions from businesses/individuals (Give NCW): \$8,300
- Columbia Valley Community Health: \$5,000
- Chelan-Douglas Community Action Council: \$5,000
- Wenatchee Valley College: \$2,000

**Is this a multi-year project? If yes, what are the anticipated funding needs for future years?**

The OVOF Action Plan covers a five-year period. Once the new plan is released (Year 1), OVOF focuses on stewarding the implementation of action items that are being championed by lead partner organizations and on engaging and collaborating with people and organizations working to achieve the region's shared long-range vision. (Years 2-5).

**If this program is not funded at the full requested amount, how will the organization adjust for less funding?**

We will need to pull back on helping steward the implementation of projects, programs and initiatives in the Action Plan.

**Expenses are reimbursed quarterly by invoice/report; explain if another option is needed:**

That will work fine for OVOF.

**Definition of success of the project/program, including metrics used to evaluate success (may be quantitative and/or qualitative) and method for gathering metrics:**

The success of the Action Plan is contingent on projects, programs and initiatives having met their objectives, as spelled out in their descriptions. Lead partners are key to that work.

During the duration of OVOF's first five-year Action Plan (2017-21), OVOF attached key statistics contained in the Chelan-Douglas Trends website to specific Action Plan projects, programs and initiatives. But the metrics utilized were too general to be of much use.

OVOF found greater clarity by spot surveying lead partner organizations about their work on projects, programs and initiatives in the community plan. With the release of the new five-year Action Plan, OVOF plans to expand that effort by developing a more robust reporting system for lead partners that will help them estimate the resources they devote to Action Plan projects, programs and initiatives, and the milestones they have reached with that work.

**Has this organization received previous funding from the Port of Chelan County and/or Port of Douglas County? If so, list other funding received and when:**

2021: \$10,000

2020: \$20,000

2019: \$20,000

**Chelan Douglas Regional Port Authority - Lease Report**  
**Leases & Renewals - Aviation Related**  
**Reporting Period - April 2022**

<b>New Leases</b>					
<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Starting</b>	<b>Term</b>	<b>Base Rent/Month</b>
Service Driven Transport	Executive Flight	Hangar	4/14/2022	M-2-M	\$1,500.00
Robert Wigington	PMA	Hangar A5	5/1/2022	M-2-M	\$205.00
Jake Lodato	PMA	Hangar B14	5/1/2022	M-2-M	\$205.00

<b>Lease Renewals</b>					
<b>Renewal Signed</b>	<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Term</b>	<b>Base Rent/Month</b>

None Reported for this Period

<b>Tenants Moving Out</b>					
<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Ending</b>	<b>Base Rent/Month</b>	
Brad Cazzanigi	PMA	Hangar A5	4/30/2022	\$205.00	
Casey Hayward	PMA	Hangar B14	4/30/2022	\$205.00	
Robert Wigington	PMA	Tie-Down	4/30/2022	\$64.00	

**Executive Director's Authority to Sign Leases**

Lease terms of five years duration or less.

Lease payments of \$5,000 per month or less.

**Chelan Douglas Regional Port Authority - Lease Report**

**Leases & Renewals - CTC**

**Reporting Period - April 2022**

<b>New Leases</b>					
<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Starting</b>	<b>Term</b>	<b>Base Rent/Month</b>

None Reported for this Period

<b>Jake Lodato</b>					
<b>Renewal Signed</b>	<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Term</b>	<b>Base Rent/Month</b>

None Reported for this Period

<b>Tenants Moving Out</b>					
<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Ending</b>	<b>Base Rent/Month</b>	

None Reported for this Period

**Executive Director's Authority to Sign Leases**

Lease terms of five years duration or less.

Lease payments of \$5,000 per month or less.

**Chelan Douglas Regional Port Authority - Lease Report**

**Leases & Renewals - CDRPA**

**Reporting Period - April 2022**

<b>New Leases</b>					
<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Starting</b>	<b>Term</b>	<b>Base Rent/Month</b>
Marathon Digital Holdings, Inc.	3306 5th St SE	2,892 SQFT	5/1/2022	5/1/2022 - 4/30/2024	\$2,458.20
(4) Mobile Home Lot Tenants	Darlene Curtis Property (Malaga)		4/8/2022	4/8/2022 - 10/31/2022	\$450/mo. each tenant

<b>Lease Renewals</b>					
<b>Renewal Signed</b>	<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Term</b>	<b>Base Rent/Month</b>
4/6/2022	Clayco, Inc.	Site Access - Grant Road		4/1/2022 - 3/31/2023	\$100/yr

<b>Tenants Moving Out</b>					
<b>Tenant</b>	<b>Building or Land</b>	<b>SQFT or Acres</b>	<b>Ending</b>	<b>Base Rent/Month</b>	
NCW Consulting (Miehe)	3306 5th St SE	Area 4	4/30/2022	\$2,106.00	

**Executive Director's Authority to Sign Leases**

Lease terms of five years duration or less.

Lease payments of \$5,000 per month or less.





Airport Operations Tracking

**VirTower LLC**

13721 Jetport Commerce Pkwy, Suite 2

Fort Myers FL 33913

Phone +1 888 31 70 747

virtower.com | info@virtower.com

Airport Operations

**Snapshot Local Time**

Start Date 04/01/2022 0:01 LT

End Date 04/30/2022 23:59 LT

Creation

05/02/2022 13:26

User

trent\_moyersS10

Customer ID

KS10

Single Engine		Multi Engine		Business Jet		Airline (2)		Airline (4)		Helicopter		Glider		UAV	
PA-28	14														
PA-32	2														
PA-46	2														
PC12	23														
SR22	4														
T206	2														

**Activity Summary**

LANDING RWY 02	20
LANDING RWY 20	132
T&G RWY 02	4
T&G RWY 20	12
TAKEOFF RWY 02	46
TAKEOFF RWY 20	96

*This report was generated using sensors monitoring aircraft operations at the selected airport and may not contain aircraft that do not have ADS-B. Airports that have multiple sensors deployed will also feature aircraft fitted with transponders only. The information presented is correct to the best of our knowledge from available sensors at the time: Les Goldsmith, President VirTower LLC*





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Airport Operations

**Snapshot Local Time**

Start Date 04/01/2022 0:01 LT  
 End Date 04/30/2022 23:59 LT

Creation 05/02/2022 13:13  
 User trent\_moyers  
 Customer ID KEAT

**Summary**

Landings		Take-Offs		Totals	
Airline (2)	56	Airline (2)	57	Airline (2)	113
Business Jet	40	Business Jet	38	Business Jet	78
Helicopter	16	Helicopter	16	Helicopter	32
Multi Engine	42	Multi Engine	40	Multi Engine	82
Single Engine	516	Single Engine	498	Single Engine	1014
<b>TOTAL</b>	<b>670</b>	<b>TOTAL</b>	<b>649</b>	<b>TOTAL</b>	<b>1319</b>

**Operations by Aircraft Type**

Single Engine	Multi Engine	Business Jet	Airline (2)	Airline (4)	Helicopter	Glider	UAV
108	38	B190 37	BE40 2	DH8D 113	A119 3		
A-1B	1	B55 1	C25B 2		AS50 2		
AG5B	2	B95 4	C25C 4		B06 7		
Aircam	10	BE20 14	C501 6		B407 6		
B23	4	BE99 4	C510 2		EC20 1		
B33	1	C414 18	C550 10		EC35 11		
B35	5	DH8D 4	C560 20		R66 2		
BELLANCA	18		C56X 6				
Bellanca	18		C68A 2				
C150	103		CL30 2				
C152	14		CL64 2				
C170	1		CL65 2				
C172	208		E50P 10				
C177	9		HDJT 1				
C182	117		LJ55 2				
C206	10		LJ60 2				
C208	75		PRM1 3				



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Start Date 04/01/2022 0:01 LT

End Date 04/30/2022 23:59 LT

Creation

05/02/2022 13:13

User

trent\_moyers

Customer ID

KEAT

Single Engine		Multi Engine	Business Jet	Airline (2)	Airline (4)	Helicopter	Glider	UAV
C210	7							
Jabiru	6							
KITFOX SUPERSPORT	2							
KODI	2							
Lancair	3							
M20	31							
M600	1							
P46T	2							
PA-22	17							
PA-28	48							
PC12	142							
RV-10	1							
RV-7	2							
SR20	6							
SR22	20							
T206	4							
Ventus 2	8							

**Activity Summary**

AIRPORT WAY HANGERS	26
ALPHA 1	191
ALPHA 2	9
ALPHA 3	54
ALPHA 4	189
ALPHA 5	96
ALPHA 6	159
ARRIVAL TERMINAL	57
CARGO RAMP	50
CORPORATE HANGERS	3
CROSS RWY 12 A4-CHARLIE	10



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Airport Operations

**Snapshot Local Time**

Start Date 04/01/2022 0:01 LT  
End Date 04/30/2022 23:59 LT

Creation

05/02/2022 13:13

User

trent\_moyers

Customer ID

KEAT

CROSS RWY 12 BRAVO-A5	17
CROSS RWY 12 CHARLIE-A4	59
EXECUTIVE FLIGHT	292
GA RAMP	177
LANDING RWY 12	314
LANDING RWY 30	356
PUSHBACK TERMINAL	56
RUN UP 30	56
TAKEOFF RWY 12	317
TAKEOFF RWY 30	332
TAXIWAY ALPHA	473
TAXIWAY BRAVO	207
TAXIWAY CHARLIE	153
TIE DOWN + T-HANGERS	86
USFS CLOSED RWY	5
USFS RAMP	21

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## Chelan Douglas Regional Port Authority Calendar of Events

Updated 5/4/22

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attends</i>	<i>RSVP arrangements if applicable</i>
<b>2022</b>				
<b>May 2022</b>				
May 9-11	Mon-Wed	WAMA 2022 Annual Conference; Sun Mt. Lodge, Winthrop	Moyers	
May 10	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
May 11	Wednesday	NCWEDD Meeting	Commissioner Huffman	
May 11-23rd	-	Commissioner Etherington Out of Area		
May 11-24th	-	Commisioner Huffman Out of Area		
May 12	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
May 17	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
May 18	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
May 19	Thursday	NCW Tech Alliance Flywheel Conference; Conv. Center	Commissioner Baldwin	CDRPA has a booth reserved
May 24	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
May 25	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
May 30	Monday	Memorial Day Holiday Office Closed		
<b>June 2022</b>				
June 5-8	Sun-Tuesday	AAAE 94th Annual Conference; Seattle	Baldwin, Etherington, Spurgeon, Huffman, J. Kuntz, Moyers	Rooms and Conference conference booked
June 8-10	Wed-Friday	WPPA Finance Seminar; Campbells Resort	Baldwin, M. Lough	M. Lough Registered
June 8	Wednesday	NCWEDD Meeting	Commissioner Huffman	
June 9	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
June 14	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
June 15	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
June 21	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
June 22	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
June 28	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
<b>July 2022</b>				
July 4	Monday	4th of July Holiday Office Closed		
July 12	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
July 13	Wednesday	NCWEDD Meeting	Commissioner Huffman	

## Chelan Douglas Regional Port Authority Calendar of Events

Updated 5/4/22

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attends</i>	<i>RSVP arrangements if applicable</i>
July 14	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
July 19	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
July 20	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
July 26	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
July 27	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
<b>August 2022</b>				
August 6	Saturday	Wings n' Wheels / Aviation Day		
August 9	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
August 10	Wednesday	NCWEDD Meeting	Commissioner Huffman	
August 11	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
August 16	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
August 17	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
August 23	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
August 24	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
<b>September 2022</b>				
September 5	Monday	Labor Day Office Closed		
September 8	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
September 13	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
September 14	Wednesday	NCWEDD Meeting	Commissioner Huffman	
Septembr 20	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
September 21	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
September 27	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
September 27-29	Tues - Thurs	NW AAAE - Jackson Hole, WY	Trent Moyers	
September 28	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
<b>October 2022</b>				
October 11	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	

## Chelan Douglas Regional Port Authority Calendar of Events

Updated 5/4/22

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attends</i>	<i>RSVP arrangements if applicable</i>
October 12	Wednesday	NCWEDD Meeting	Commissioner Huffman	
October 13	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
October 18	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
October 19	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
October 25	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
October 26	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)	Cancel???	
October 26	Wednesday	Partner Breakfast; Convention Center; 7:30am-9am	Center Confirmed	
October 27	Thursday	Ec. Dev. Lunch; Convention Center; 11:30am-1pm	Center Confirmed	
<b>November 2022</b>				
November 8	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
November 9	Wednesday	NCWEDD Meeting	Commissioner Huffman	
November 10	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
November 15	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
November 16	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
November 22	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
November 23	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
November 24	Thursday	Thanksgiving/Office Closed		
November 25	Friday	Thanksgiving/Office Closed		
<b>December 2022</b>				
December 8	Thursday	CDTC Board Meeting 9:00 AM	Commissioner Baldwin	
December 13	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
December 14	Wednesday	NCWEDD Meeting	Commissioner Huffman	
December 20	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioner Spurgeon & Etherington	
December 21	Wednesday	NCW Tech Alliance Board Meeting; 3:00 PM		
December 23	Friday	Christmas Eve Holiday Observed Office Closed	?	
December 26	Monday	Christmas Day Holiday Observed Office Closed	?	
December 27	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
December 28	Wednesday	DC Community Leadership Advisory Meeting - CTC; 2:30p (4th Weds)		
<b>2023</b>				

**Chelan Douglas Regional Port Authority Calendar  
of Events**

Updated 5/4/22

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attends</i>	<i>RSVP arrangements if applicable</i>
<b>January 2023</b>				
January 2	Monday	New Years Day 2023 Observed Office Closed	?	