



**Board of Directors  
Chelan Douglas Regional Port Authority  
Meeting Minutes  
October 24<sup>th</sup>, 2023  
9:00 am**

**Present:**

**Directors:**

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

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

**Staff:**

*Jim Kuntz, Chief Executive Officer  
Monica Lough, Dir. of Finance & Admin.  
Trent Moyers, Director of Airports  
Stacie de Mestre, Dir. of Econ. Dev.  
Ron Russ, Maint. & Properties Manager  
Craig Larsen, Community Rel. Mngr.*

*Sarah Deenik, Comm. Coordinator  
Brooke Lammert, Executive Assistant  
Colby Goodrich, FBO Manager (Zoom)  
Laura Camarillo-Reyes, Admin. Asst. (Zoom)  
Tricia Degnan, CTC Manager (Zoom)  
Lorena Amador, Acct. Specialist (Zoom)*

**Legal Counsel:**

*Quentin Batjer, Davis Arneil Law Firm LLP*

**Guests:**

*Dave Mitchell, Ardurra  
Josh Fedora, Ardurra  
Caleb Lindquist, Ardurra  
Alan Holiman, T.S.A.  
Salvador Quintoriano, T.S.A.  
Phil Foshee, Streamline Fulfillment  
Carl Skerlong, Streamline Fulfillment*

*Kirk Duncan, Small Business Dev. Center  
Randy Rantz, Douglas County Community Member  
Mike Mackey, Community Member  
Chris Mansfield, Ardurra (Zoom)  
Jason Taylor, KPQ (Zoom)  
Emily Thorton, Wenatchee World (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

Jim Kuntz requested a moment from the Board for Trent Moyers to recognize TSA agents, Alan Holiman and Salvador Quintoriano, as well as Regional Port staff member, Marcus Orr, for their quick response in reviving a Pangborn Airport passenger in distress. Board members expressed their appreciation.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY CONSENT AGENDA:**

The Chelan Douglas Regional Port Authority Consent Agenda consisting of the October 10<sup>th</sup>, 2023 Meeting Minutes and September 2023 Commission Calendar was presented.

*Motion No.*                                 **10-07-23 CDRPA**  
*Moved by:*                                 JC Baldwin  
*Seconded by:*                             Richard DeRock  
To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of October 10<sup>th</sup>, 2023 Meeting Minutes and September 2023 Commission Calendar.

Motion Passed 6-0

**PUBLIC COMMENTS:** Randy Rantz, a Douglas County community member, made the request that the Board explain why a community member should vote in support of Proposition No. 1, which would unify the tax levies of Chelan and Douglas counties. Regional Port legal counsel, Quentin Batjer, shared that the Board cannot legally share any positive or negative comments on the ballot proposition per Washington State election laws. Commissioner DeRock provided the factual data regarding the decision to place the Unified Tax Levy on the ballot.

**WORK SESSION:** Dave Mitchell, Ardurra, presented on the upcoming reconstruction of the main runway. Kuntz shared rough estimates on cost and the potential schedule for FAA funding. The Board reviewed various options to move forward with and examples of other runway reconstructions.

**At 10:32 a.m. Commissioner Spurgeon called for a 10-minute break.**

**PRESENTATION:**

- **Streamline Fulfillment:** Phil Foshee and Carl Skerlong presented to the Board on the immense growth their fulfillment business has seen. The team discussed plans to build an additional facility in the future.
- **Small Business Development Center Quarterly Report:** Kirk Duncan gave a brief presentation to the Board on the third quarter and year-to-date small business counseling activities.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY ACTION ITEMS:**

**CDRPA Resolution No. 2023-09 – Adoption of Chelan Douglas Regional Port Authority 2024 Rates and Charges**

Kuntz shared with the Board that as a best business practice, Regional Port staff review Rates and Charges each year to ensure that they are competitive with the market rate. The Board reviewed all suggested changes in detail. Discussion occurred and the following action was taken:

*Motion No.*                                 **10-08-23 CDRPA**  
*Moved by:*                                 W. Alan Loeb sack  
*Seconded by:*                             JC Baldwin  
To adopt CDRPA Resolution No. 2023-09 setting the 2024 Rates and Charges with suggested changes.

Motion Passed 6-0

**Authorization to Bid – Industrial Building #9 Canopy Roofing Installation**

Russ updated the Board on the canopy roofing issues occurring at Industrial Building #9. He reviewed previous actions taken by staff to repair the canopy roofing and shared that it is time for a more aggressive remedy. Discussion occurred and the following action was taken:

*Motion No.*                                 **10-09-23 CDRPA**  
*Moved by:*                                 Donn Etherington  
*Seconded by:*                             W. Alan Loeb sack

*To authorize the CEO to solicit bids for Industrial Building #9 Canopy Roofing repairs.*

*Motion Passed 6-0*

**Authorization to Enter into a Purchase and Sale Agreement with Cornelius Holdings, LLC**

Kuntz shared the opportunity to purchase land in Douglas County to be used for industrial development. The land is near Pangborn Memorial Airport but is not eligible for FAA funding. Discussion occurred and the following action was taken:

<b>Motion No.</b>	<b>10-10-23 CDRPA</b>
<b>Moved by:</b>	<b>Richard DeRock</b>
<b>Seconded by:</b>	<b>JC Baldwin</b>
	<i>To authorize the CEO to enter into a Purchase and Sale Agreement with Cornelius Holdings, LLC for approximately 5.56 acres off Grant Road and North Union Avenue.</i>

*Motion Passed 6-0*

**INFORMATIONAL ITEMS:**

**Global Produce and Floral Show Recap** – Commissioner Etherington shared that he had previously attended the conference in 2019 with Craig Larsen. He noted the large scale of the conference and the value added in visiting with many of the Regional Port’s tenants who were also in attendance.

**MISCELLANEOUS STAFF REPORTS:**

**Kuntz provided information and updates including:**

- Reminded the Board and staff of the upcoming Board Retreat on November 7<sup>th</sup>, 2023 at 10:00 a.m. being held at the Residence Inn.
- Shared that work with Microsoft continues regarding the Malaga site and provided the Board with a rendering for the Data Centers to be built.
- Kuntz shared that he will be speaking at the upcoming WPPA Small Ports Seminar in Chelan.
- Updated the Board on a meeting held with Central Washington University’s Aviation Department head, Dr. Samuel Pavel, to recruit a satellite flight school to Pangborn Memorial Airport.

**Lough provided information and updates including:**

- Updated the Board on the status of the Department of Retirement review.

**Moyers provided information and updates including:**

- Shared that the Regional Port was unsuccessful in obtaining a WSDOT match for the Snow Removal Equipment.

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

- Shared that the Airlift Northwest Hangar design began with DOH Associates hired as the architect. Mid-November is the date staff are aiming to have cost estimates for design. Historic data has been requested for recently built hangars.
- Updated the Board on a recent meeting held between staff and Microsoft in which the team shared an interest in being more pro-active with community engagement in Chelan County.
- de Mestre reminded the Board of the upcoming Phase I Report for the Regional Sports Complex Feasibility Study that is to be presented to the Steering Committee in an Open Public meeting on October 26<sup>th</sup> at 2:30 p.m.
- Shared that the Regional Port was unsuccessful in receiving funding through the Washington State Department of Commerce Child Care Program Grant.
- Updated the Board that the Central Washington University’s Tech Hub grant application was unsuccessful. The Regional Port was one of many entities supporting the application.

**Larsen provided information and updates including:**

- Shared with the Board that he is working with Diamond Foundry regarding resource needs of the company.
- Larsen updated the Board that he is working with Cassandra Divis, Marathon Digital Holdings LLC, to find property that works for their expansion.

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

**EXECUTIVE SESSION:**

Executive Session was announced at 1:00 p.m. for a period of ten minutes with no action anticipated at the conclusion of the session. The purpose consisted of RCW 42.30.110(1)(I) to discuss with legal counsel litigation, potential litigation and/or legal risks. Executive Session concluded at 1:10 p.m.

**Meeting reconvened in Regular Session and immediately adjourned at 1:10 p.m. with no action taken.**

Signed and dated this 14<sup>th</sup> day of November 2023.

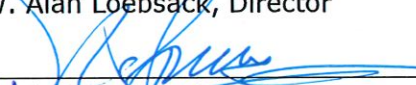
**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

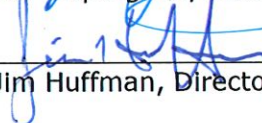
  
\_\_\_\_\_  
Donn Etherington, Director

  
\_\_\_\_\_  
Richard DeRoek, Director

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

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

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

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

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

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

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

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

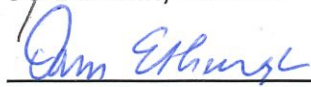
**Whereas**, after said review, modest rental increases are being recommended for 2024.

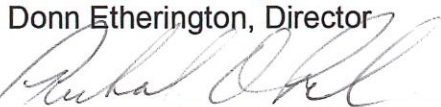
**Now, Therefore, Be It Resolved** by the Board of Directors that the Chelan Douglas Regional Port Authority adopts the 2024 Rates and Charges attached hereto as Exhibit "A" and incorporated herein by this reference.


**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**


DATED this 24<sup>th</sup> day of October, 2023

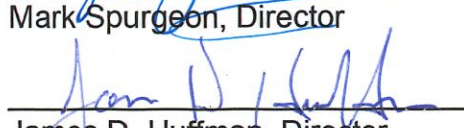
  
\_\_\_\_\_  
JC Baldwin, Director

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

  
\_\_\_\_\_  
Richard DeRock, Director

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

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

  
\_\_\_\_\_  
James D. Huffman, Director

**Exhibit A**



# **Rates & Charges**

**Rates Effective January 1, 2024 – December 31, 2024**

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

**Contents**

**PANGBORN MEMORIAL AIRPORT** ..... 2

**FBO Services** ..... 2

**Aviation Ramp Parking Fees** ..... 3

**Hangar & Tie Down Lease Rates** ..... 4

**Aircraft Liability Insurance Coverage Minimums** ..... 6

**Annual Pre-Payments** ..... 6

**Airfield Charges** ..... 7

**Landing Fees** ..... 7

**Fuel Flowage Fees** ..... 7

**Into Plane Contract Fuel Pricing Rates** ..... 7

**Terminal Building Aviation Ramp: Wastewater Collection & Treatment** ..... 8

**Badge Fees** ..... 9

**Terminal Parking Fees** ..... 10

**Terminal Building Rates: General** ..... 11

**Terminal Building Rates: Airlines** ..... 12

**Signatory Airlines** ..... 12

**Non-Signatory Airlines** ..... 12

**Incentive Program: New Commercial Air Service to New Destination** ..... 13

**GA Terminal Building Rates** ..... 14

**Non-Aeronautical Buildings** ..... 14

**Land Leases** ..... 14

**Executive Hangar Site Development** ..... 15

**THE TRADES DISTRICT: PANGBORN AIRPORT BUSINESS PARK** ..... 16

**Lease Rates** ..... 16

**MANSFIELD AIRPORT** ..... 17

**Lease Rates** ..... 17

**Hangar Rates** ..... 17

**WATERVILLE AIRPORT** ..... 18

**Lease Rates** ..... 18

**Hangar Rates** ..... 18

**CONFLUENCE TECHNOLOGY CENTER** ..... 20

**Video Conferencing Center** ..... 20

**Office Leases** ..... 22

**CHELAN AIRPORT** ..... 22

**Important Note** ..... 22

# PANGBORN MEMORIAL AIRPORT

## FBO Services

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

**Note: Plus Applicable Taxes**

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



# PANGBORN MEMORIAL AIRPORT

## Aviation Ramp Parking Fees

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

Note: Plus Applicable Taxes

# PANGBORN MEMORIAL AIRPORT

## Hangar & Tie Down Lease Rates

### Pangborn Flight Center

#### Monthly Rates

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

**Note: Plus Applicable Taxes**

# PANGBORN MEMORIAL AIRPORT

## Pangborn Flight Center

### T-Hangar Nightly Rates

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

### Executive Flight

### Hangar Rates

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

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

## Aircraft Liability Insurance Coverage Minimums

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

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

## Annual Pre-Payments

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

# PANGBORN MEMORIAL AIRPORT

## Airfield Charges

### Landing Fees

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

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

### Fuel Flowage Fees

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

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

### Into Plane Contract Fuel Pricing Rates

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

## **Terminal Building Aviation Ramp: Wastewater Collection & Treatment**

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

# PANGBORN MEMORIAL AIRPORT

## Badge Fees

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

### Badge Types:

AOA – Airport Operations Area (Regular & Routine Access)

SIDA – Security Identification Display Area

# PANGBORN MEMORIAL AIRPORT

## Terminal Parking Fees

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

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

Note: Plus Applicable Taxes.

Month-to-Month Parking Agreements available upon request.

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

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



# PANGBORN MEMORIAL AIRPORT

## Terminal Building Rates: General

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

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

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

# PANGBORN MEMORIAL AIRPORT

## Terminal Building Rates: Airlines

### Signatory Airlines

#### 2024 & 2025 Proposed Rates

Subject to consultation with airlines.

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

Note: Plus Applicable Taxes

### Non-Signatory Airlines

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

## **Incentive Program: New Commercial Air Service to New Destination**

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

# PANGBORN MEMORIAL AIRPORT

## GA Terminal Building Rates

Rates will be determined upon completion of GA Terminal Building.

### Non-Aeronautical Buildings

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

Note: Plus Applicable Taxes

### Land Leases

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

Note: Plus Applicable Taxes

# Executive Hangar Site Development

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

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

# THE TRADES DISTRICT: PANGBORN AIRPORT BUSINESS PARK

## Lease Rates

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

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

# MANSFIELD AIRPORT

## Lease Rates

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

Note: Plus Applicable Taxes

## Hangar Rates

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

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

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

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

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

Note: Plus Applicable Taxes

# WATERVILLE AIRPORT

## Lease Rates

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

Note: Plus Applicable Taxes

## Hangar Rates

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

Note: Plus Applicable Taxes



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

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

# CONFLUENCE TECHNOLOGY CENTER

## Video Conferencing Center

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

<b>Other Spaces</b>		
Exclusive Use		
Type	Rate Per Hour	
Indoor Patio	\$	40.00
Kitchen	\$	40.00

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

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

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

**Note: Plus Applicable Taxes**

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

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

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

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

## Office Leases

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

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

## **CHELAN AIRPORT**

<b>Type</b>	<b>Monthly Rate</b>
<b>Open Field Storage</b>	<b>\$ 55.00</b>
<b>Bay Storage</b>	<b>\$ 80.00</b>

**Note: Plus Applicable Taxes**

### **Important Note**

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