



**Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
March 22, 2022
9:00 am**

Present:

Directors:

JC Baldwin, Director
Rory Turner, Director (Zoom)
Donn Etherington, Director (Zoom)

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

Staff:

Jim Kuntz, Chief Executive Officer
Trent Moyers, Director of Airports
Quentin Batjer, Legal Counsel
Bobbie Chatriand, Administrative Assistant
Esther McKivor, Acct. Specialist (Zoom)
Tricia Degnan, CTC Mgr. (Zoom)
Laura Camarillo Reyes, Admin. Assistant (Zoom)

Monica Lough, Director of Finance
Ron Cridlebaugh, Director of Econ. Dev.
Stacie de Mestre, Capital Projects Mgr.
Sarah Deenik, Comm. Specialist
Craig Larsen, Business Dev. Manager
Bealinda Tidd, Acct. Specialist (Zoom)
Ron Russ, Property & Maintenance Mgr.

Guests:

Ray Dobbs (Zoom)
Emily Thompson, Wen. World
JR Norvell, T.O. Engineers (Zoom)
Tina Johansen, ALSC Architects (Zoom)
Tal Glass, Mead & Hunt (Zoom)
Aaron Bonck, Time Value Investments (Zoom)
Aaron Buob, T.O. Engineers (Zoom)
Chris Mansfield, T.O. Engineers (Zoom)
Brett Baba – Graham Baba Architects
Brian Jones – Graham Baba Architects
Linda Haugland, Wenatchee Downtown Association

Erik Howe, RH2 (Zoom)
Kyle Lamb, KPQ (Zoom)
Mike Walker, Pybus Public Market (Zoom)
Timothy Ike, JUB Engineers (Zoom)
Jerri Barkley, Wenatchee Valley Chamber
Kevin Vitulli, Banner Bank (Zoom)
Morgan Shook- Eco Northwest

The Chelan Douglas Regional Port Authority Board Meeting was called to order at 9:11 am. The meeting began late due to IT/Sound Issues.

Introductions were made.

Conflict of Interest: None

CDRPA CONSENT AGENDA:

The Chelan Douglas Regional Port Authority Consent Agenda consisting of Minutes of March 8th, 2022 Meeting and February 2022 Commission Calendar.

Motion No.

Moved by:

Seconded by:

03-08-22 CDRPA

W. Alan Loeb sack

Jim Huffman

To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of Minutes of February 23rd, 2022 Meeting and February 2022 Commission Calendar.

Director Baldwin called for a 10-minute break at 10:35 am, meeting reconvened at 10:45 am.

Commissioner Etherington joined the meeting at 10:45am.

PRESENTATIONS:

Time Value Investments – Aaron Bonck

Aaron Bonck shared the current investment portfolio summary of the CDRPA. In addition, Bonck gave an update on the current state of the financial markets.

Lineage Adaptive Reuse Master plan – Graham Baba Architects/Eco Northwest

A presentation was made on the Columbia Street adaptive reuse feasibility study. Brett Baba, Brian Jones and Morgan Shook went over the proposed redevelopment plans and detailed cost estimates. Board members thanked Graham Baba for their thoughtful redevelopment plan.

CDRPA ACTION ITEMS:

Pangborn Memorial Airport Taxiway A Realignment Project Bid Award

To accept the Engineer's recommendation that Selland Construction, Inc. is the apparent low bidder for the Pangborn Memorial Airport Taxiway A Realignment Project, in the amount of \$16,444,627.44, including Washington State Sales Tax.

Motion No.
Moved by:
Seconded by:

03-09-22 CDRPA

W. Alan Loeb sack
Mark Spurgeon

To accept the Engineer's recommendation that Selland Construction, Inc. is the apparent low bidder for the Pangborn Memorial Airport Taxiway A Realignment Project, in the amount of \$16,444,627.44, including Washington State Sales Tax.

Motion passed 6-0.

To authorize the CEO to award and sign the contract with Selland Construction, Inc., in the amount of \$16,444,627.44 including Washington State Sales Tax, upon receipt and acceptance of all necessary deliverables required by the contract documents from the contractor and further conditioned on the Regional Ports prior acceptance of and FAA grant offer for said project.

Motion No.
Moved by:
Seconded by:

03-10-22 CDRPA

Jim Huffman
W. Alan Loeb sack

To authorize the CEO to award and sign the contract with Selland Construction, Inc., in the amount of \$16,444,627.44 including Washington State Sales Tax, upon receipt of and acceptance of all necessary deliverables required by the contract documents.

Motion passed 6-0.

To authorize the CEO to enter into a FAA AIP Grant Offer for the Pangborn Memorial Airport Taxiway A Realignment Project.

Motion No.
Moved by:
Seconded by:

03-11-22 CDRPA

Mark Spurgeon
Jim Huffman

To authorize the CEO to enter into a FAA AIP Grant Offer for the Pangborn Memorial Airport Taxiway A Realignment Project.

Motion passed 6-0

To establish an overall construction phase budget in an amount not to exceed \$ 20,471,949 consisting of the Construction Contract, previously approved Design & Construction Management Contract, plus a 5% contingency.

Motion No.
Moved by:
Seconded by:

03-12-22 CDRPA
Mark Spurgeon
W. Alan Loeb sack
To establish an overall construction phase budget in an amount not to Exceed \$20,471,949.

Motion passed 6-0.

Orondo River Park Long Term Operation Agreement -The CDRPA along with the Chelan County Public Utility District have drafted a new lease and operating agreement for Orondo River Park. This will be a 10-year agreement, with a review after year five. Either party may also terminate the agreement without cause with 180 day written notice.

Motion No.
Moved by:
Seconded by:

03-13-22 CDRPA
Jim Huffman
Mark Spurgeon
To authorize the CEO to sign the Orondo Riverpark Long Term Operating Agreement.

Motion passed 6-0.

Airport General Consulting Services – Pangborn Airport

Motion No.
Moved by:
Seconded by:

03-14-22 CDRPA
Mark Spurgeon
W. Alan Loeb sack
To authorize the CEO to enter into a 5-year Pangborn Airport General Consulting Services Agreement with T.O. Engineers.

Motion passed 6-0.

POCC ACTION ITEM

Appointment Process for District #3 Vacancy- With Commissioner Turner’s resignation, the Port of Chelan County needs to fill this vacancy. Discussion ensued on how this should be accomplished. Commissioners approved a timeline for the selection process and an application form, subject to question no. 7 being revised.

CDRPA INFORMATIONAL ITEMS:

- **Pangborn Airport Glider Meeting** – Kuntz and Moyers provided information on the meeting and its attendance. The Glider club has shown much enthusiasm regarding the possibility of a new grass runway. Future meetings are being planned.

MISC STAFF REPORTS:

Kuntz provided information and updates including:

- Partners in Economic Development upcoming events; both events are at the Wenatchee Convention Center and will feature guest speaker John Mitchell:
 - o Breakfast March 23rd
 - o Lunch March 24th

Moyers provided information and updates including:

- EA for the FAA is published on the CDRPA website and the Flywenatchee website and is also available at the library.
- Terminal Apron project is underway, possible completion by mid-July.
- Moyers presented pictures of the vehicle that drove through the airport perimeter fence.
- Moyers also showed photographs of the Air Force KC135 Super Tanker that overnighted at PMA recently.
- The MALSR Runway Light Project will be going out to bid on May 1st.

Lough provided information and updates including:

- PODC election invoice was received.

de Mestre provided information and updates including:

- Stacie discussed recent updates from SoCo Crossing and its possible financing from Banner Bank.
- Will be doing Chelan PUD RFP Group Site Visits.

Cridlebaugh provided information and updates including:

- #3306 building will have a new tenant starting in mid- April. *Marathon Digital Holdings*, is a digital asset technology company based out of Las Vegas. They engage in mining crypto currencies and will start out with a two-year lease.

Degnan provided information and updates including:

- The CTC event management software is outdated and will be needing an upgrade, she is currently researching this.
- Johnson Controls recently updated the HVAC controls, lighting systems among other things, the update is working great.

Russ provided information and updates including:

- Updated everyone on irrigation meter replacement timelines
- Provided information on possible squatters in one of the lineage buildings

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

REVIEW CALENDAR OF EVENTS: Did not review.

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

EXECUTIVE SESSION:

An Executive Session was called at 12:35 pm for 15-minutes to discuss with legal counsel matters affecting Real Estate.

Meeting reconvened in Regular Session and was immediately adjourned at 12:50 pm with no action taken.

Signed and dated this 12th day of April 2022.


CHELAN DOUGLAS REGIONAL PORT AUTHORITY



JC Baldwin, Director



Donn Etherington, Director



Rory Turner, Director



Jim Huffman, Director



Mark Spurgeon, Director



W. Alan Loebsock, Director