



2022 in Review

Building a Strong Team

- **New Board of Director: Richard DeRock**
- **Port of Chelan County, District #3**
- **Appointed June 28th**



Building a Strong Team



Colby Goodrich
FBO Manager



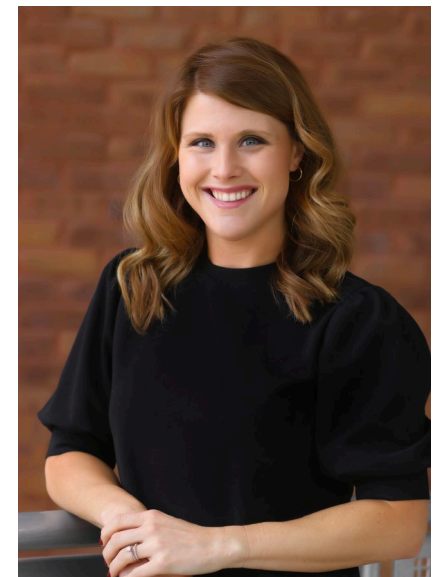
Concetta Rumburg
CTC Assistant



Julie Avis
Accounting
Specialist



Lorena Amador
Accounting
Specialist



Brooke Lammert
Executive Assistant

Building a Strong Team



Dana Kern
Airport Line
Service Tech.



Kole Warren
Airport Line
Service Tech.

Kole Martin
Seasonal Maintenance

Building a Strong Team

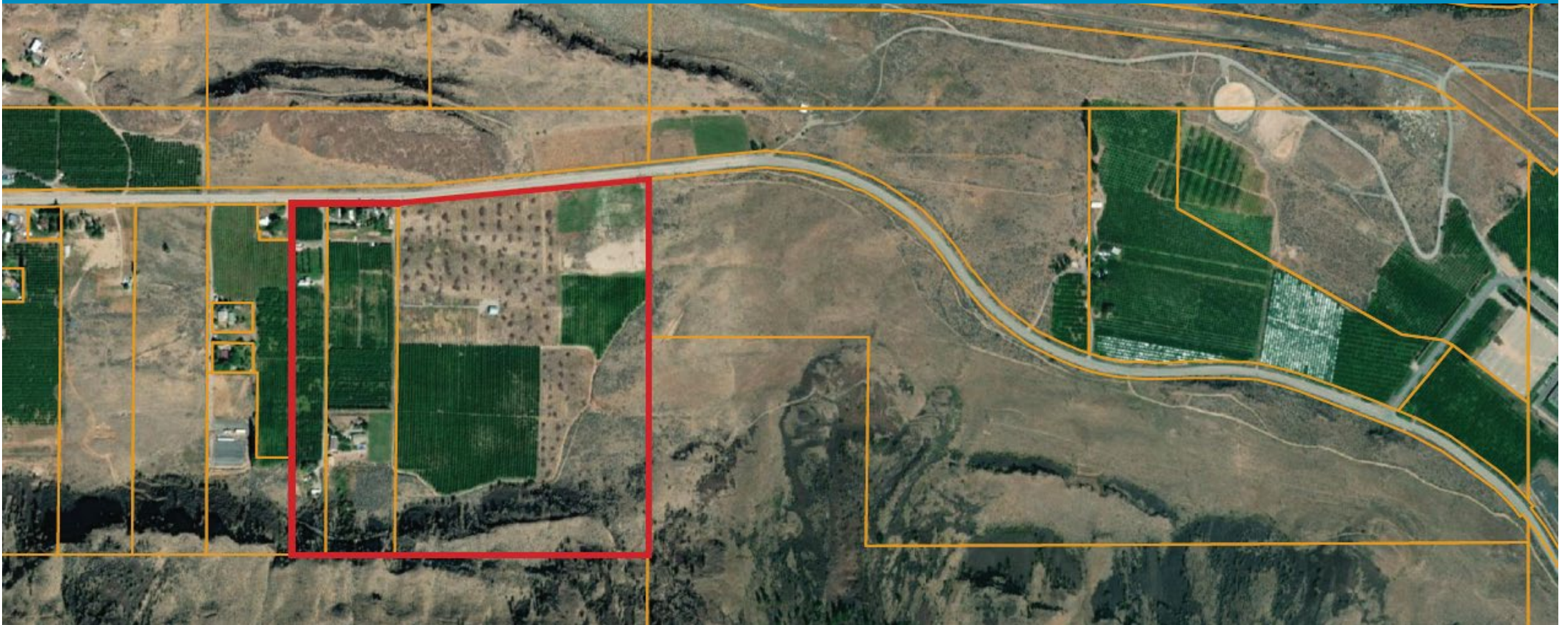
Promotions:

Camryn Beidler

Airport Maintenance Technician/ARFF



Malaga



Malaga

- **The Regional Port sold the former Lojo, Curtis, and Torres properties (approximately 102.5 acres) to Microsoft**
 - **Microsoft plans to build a large data center complex**
 - **Once completed, it will represent the single largest private sector investment in the history of Chelan County**
 - **The Regional Port nets \$5.7 million in land sales**

Malaga



- **The Regional Port taking leadership role in building out Phase I Water System improvements to support the Microsoft project**
 - **Microsoft has committed \$9.5 million for the project, and the Regional Port has received a \$1.4 million state grant**
 - **Once completed improvements will be dedicated to the Malaga Water District**

Malaga – GBI Property

- **The Regional Port purchased from GBI Holdings, Inc. 66.95 acres of property in Malaga for \$1.9 million**
 - **A portion of the property will be used as a cooling water disposal site for the Microsoft Data Center project**
 - **The balance of the property will be used for economic development projects**



Pangborn Airport Business Park Trades District



Pangborn Airport Business Park Trades District



Pangborn Airport Business Park

- **Successfully received funding for the Trades District project**
 - **EDA Grant** **\$4,980,967**
 - **State Capital Budget** **\$3,000,000**
 - **CERB Loan** **\$2,500,000**
- **Design West selected as the architect for the Trades District project**
 - **Project will be out for bid in late spring/early summer of 2023**

Pangborn Airport Business Park

3306 Building

- Entered a three-year lease with Marathon Digital Holdings, Inc. for 2,892 sq. ft. in the 3306 Building with an annual rent of \$29,498

Pangborn Memorial Airport

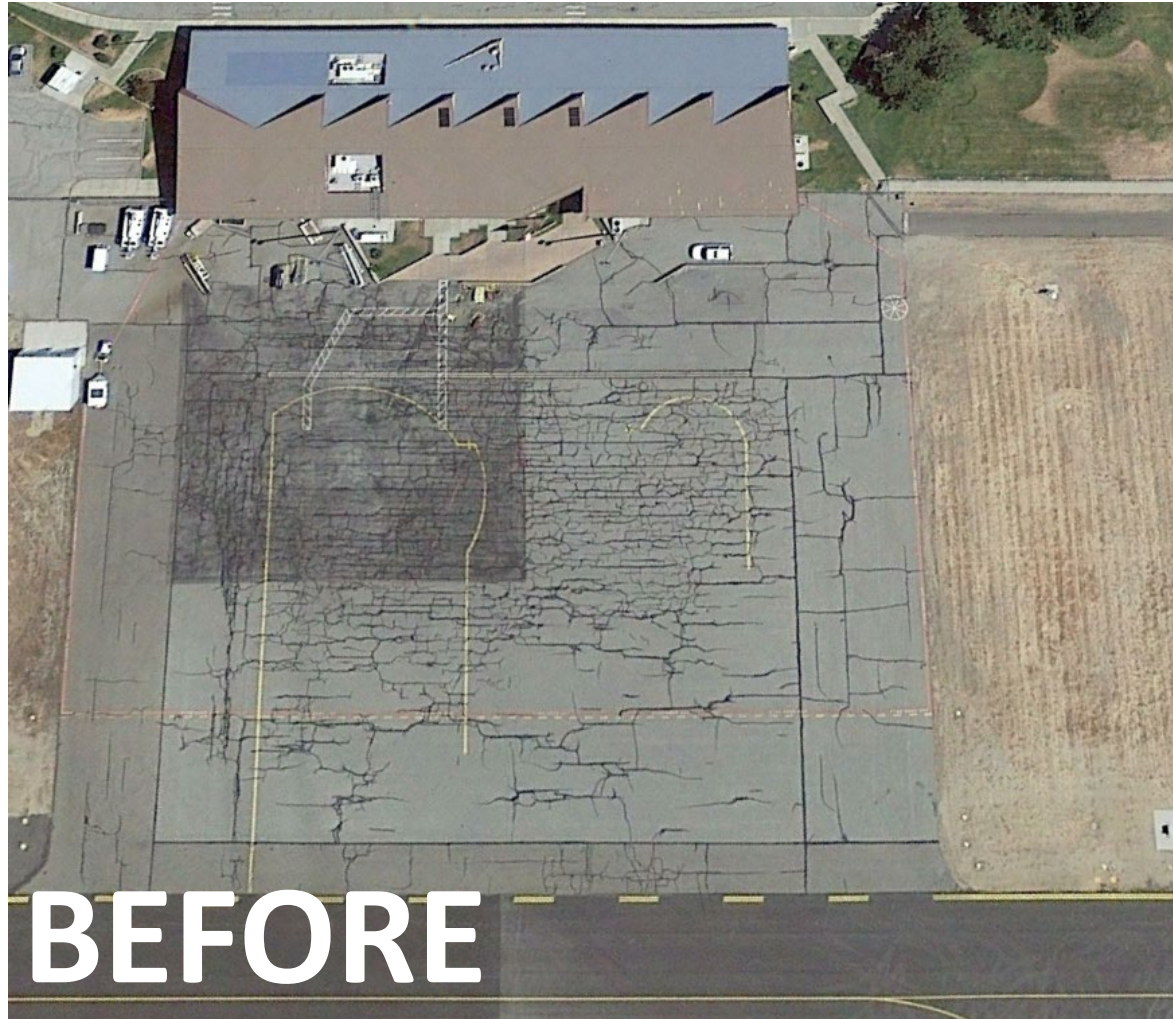


Pangborn Memorial Airport



- **Completed the new Airport Terminal Ramp Reconstruction Project at a cost of approximately \$11 million**
 - **Project largely funded by FAA grant**

Terminal Apron Project



Terminal Apron Project



After



MALSR Project



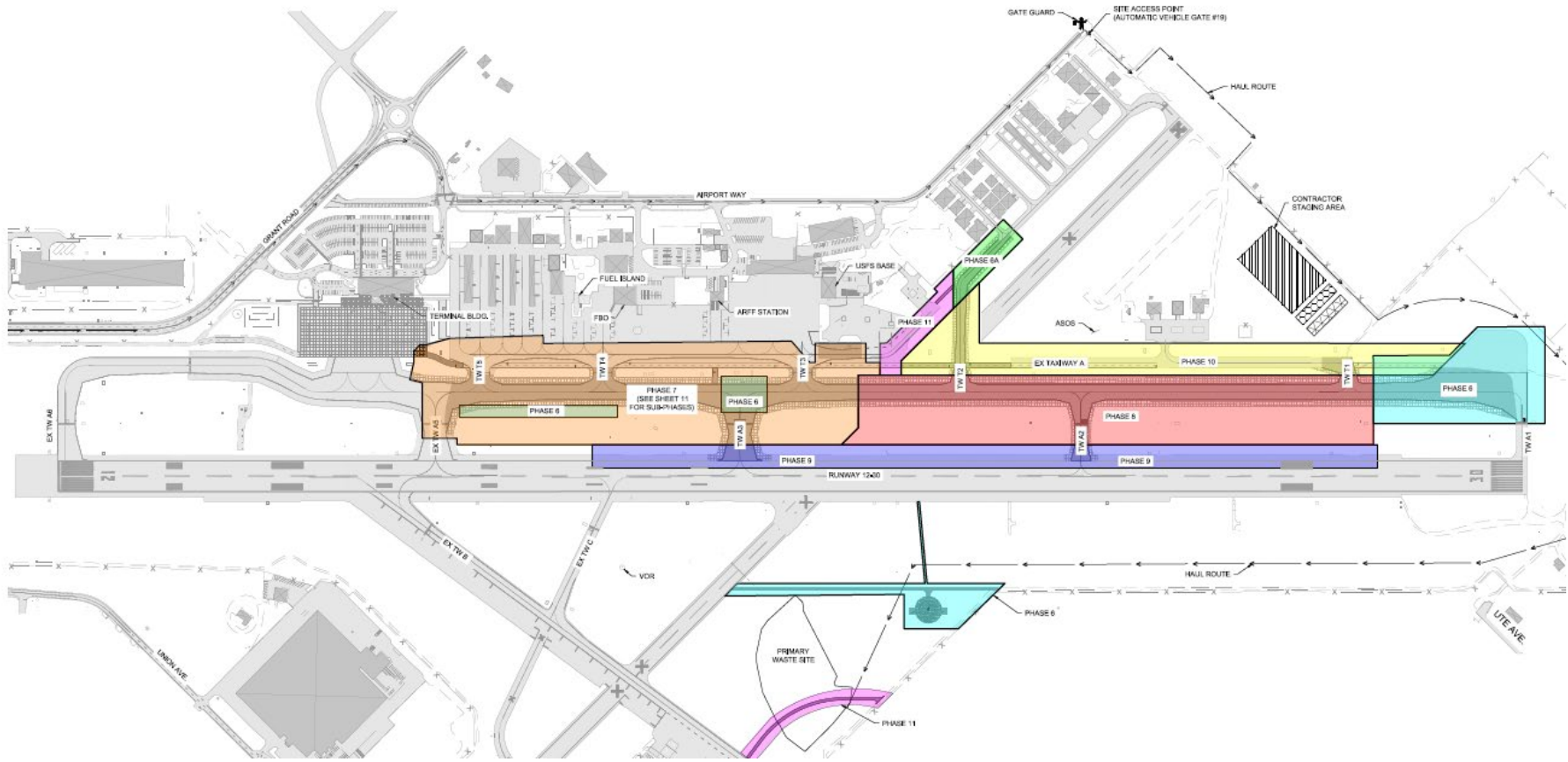
MALSR Project

- **Long awaited MALSR Project nearing completion**
 - **Projected completion date of December 2nd**
 - **Flight Check set for December 10th**
 - **Flight Procedure Change to be published in February 2023**
 - **Major milestones completed in 2022 include:**
 - **Purchased 4.76 acres (includes house and barn) from Chris Lytle for \$647,535**
 - **Purchased 9.24 acres from Van Well Nursery for \$835,999**

MALSR Project

- **Awarded construction contract to Colvico**
- **Overall project budget for construction phase is \$4,039,435 plus land acquisition costs**
- **Regional Port to be reimbursed for construction costs via Passenger Facility Charge program**
- **Regional Port eligible for land acquisition reimbursement costs through FAA grant**
- **At completion of project, MALSR system ownership to be transferred to FAA**

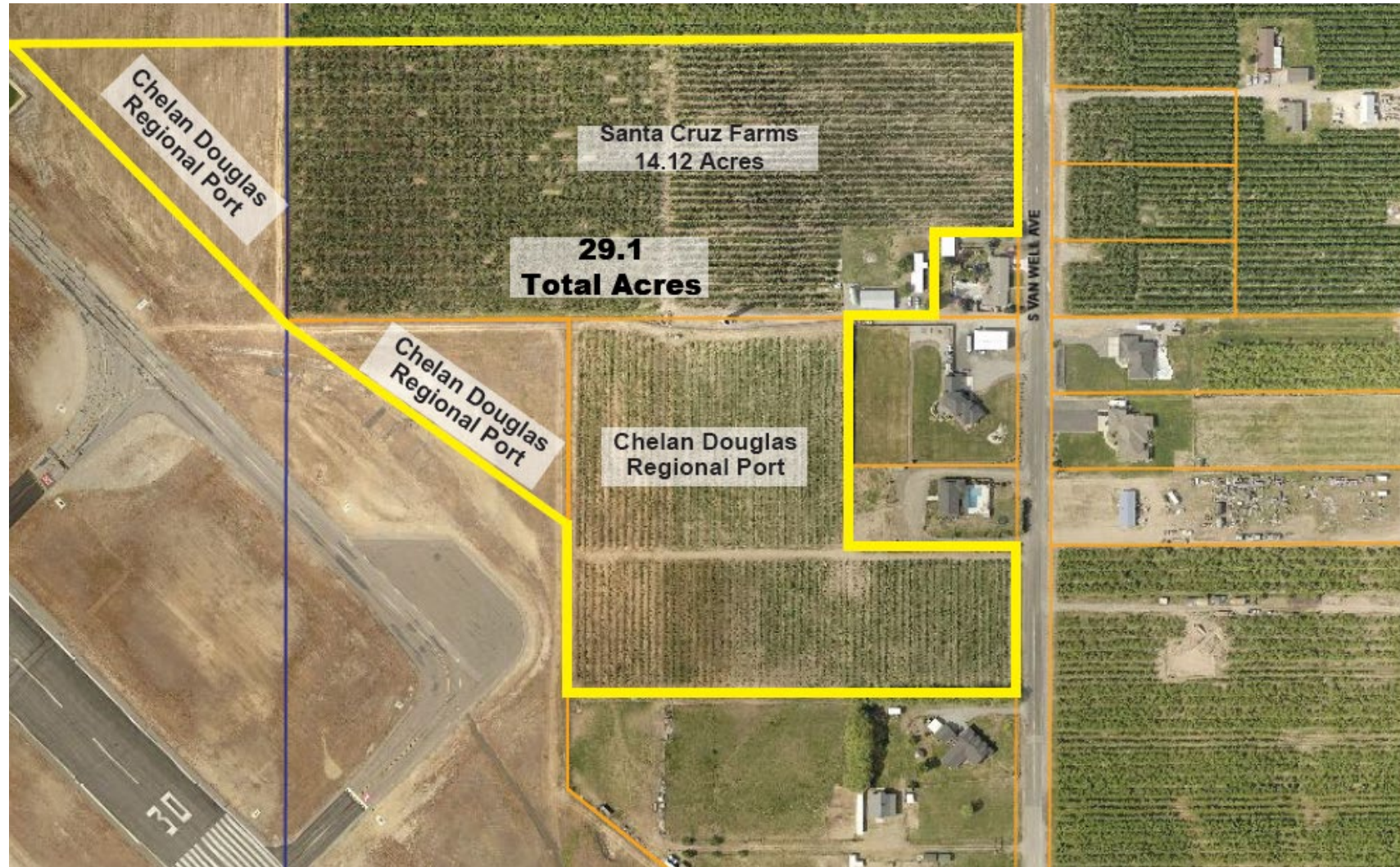
Taxiway Alpha Realignment Project



Taxiway Alpha Realignment Project

- **Substantial progress made on the Taxiway Alpha Realignment Project**
 - **Low bid awarded to Selland Construction at \$16,444,627**
 - **FAA provided two grants totaling \$11,339,532**
 - **WSDOT Aviation Division awarded grant of \$600,000**
 - **Construction phase to start Spring 2023**
 - **FAA projecting two more grants totaling \$6,345,214**
 - **Overall project budget established at \$19,649,718**

Washington State Army National Guard



Washington State Army National Guard

- **One step closer to securing Washington State Army National Guard Complex for Pangborn Memorial Airport**
 - **Toured National Guard complex in Cheyenne, Wyoming as a model facility for what could be built at Pangborn Airport**
 - **Acquired 14.12 acres of property from Santa Cruz farms adjacent to Pangborn Airport at a cost of \$1,199,000**
 - **This parcel, combined with an airport parcel, will be sold to the State of Washington in fiscal year 2023 for new National Guard complex**
 - **Construction funding will come from Department of Defense within 5 to 10-year time frame**

Washington State Army National Guard

- **Interim location for National Guard being planned for the Executive Flight Building**
 - **Currently finalizing a 10-year lease at \$321,523 in annual rent**
 - **Legislative request for funding has been submitted to OFM for approval**



Executive Flight Hangar Pad Development Project



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 220065

T-O ENGINEERS
 1717 S. RUSTLE STREET, SUITE 201
 SPOKANE, WA 99224
 509-319-2580 | WWW.T-O-ENGINEERS.COM

Executive Flight Hangar Pad Development Project

- Executive Flight Hangar Pad Development Project Proceeding
 - Board has approved
 - Phase I Hangar Pad Layout Plan
 - Land Lease Rates
 - Capital Facility Charges
 - Utility Infrastructure Design Phase underway at \$242,000

PARCEL NAME	PARCEL SIZE (S.F.)
A	38,459
B	21,171
C	35,575
D	34,449
E	32,933
F	26,688
G	26,688
H	20,067
I	18,423

○ Airlift Northwest has committed to Hangar Pad A

○ Staff working on plan to maximize FAA funding for the project



General Aviation Terminal Building

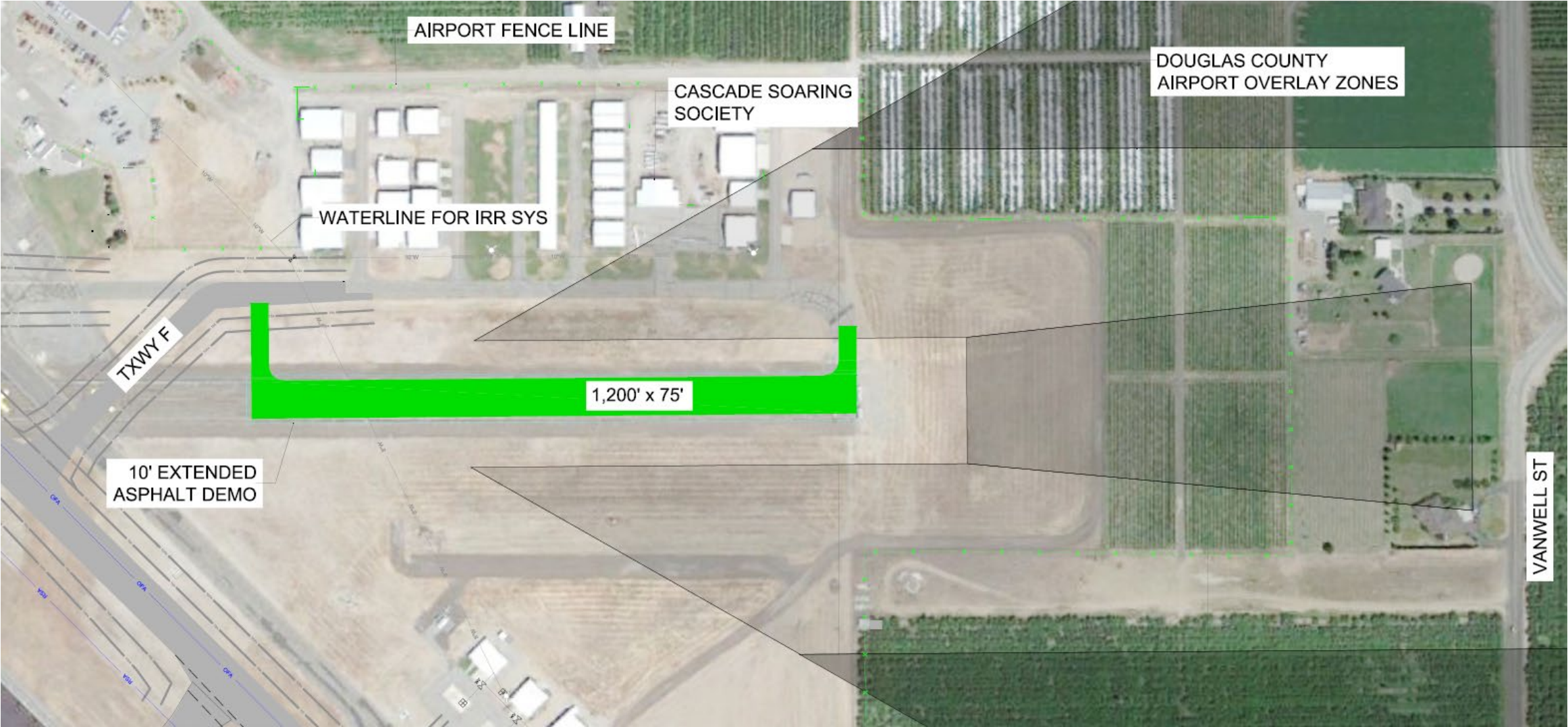


General Aviation Terminal Building



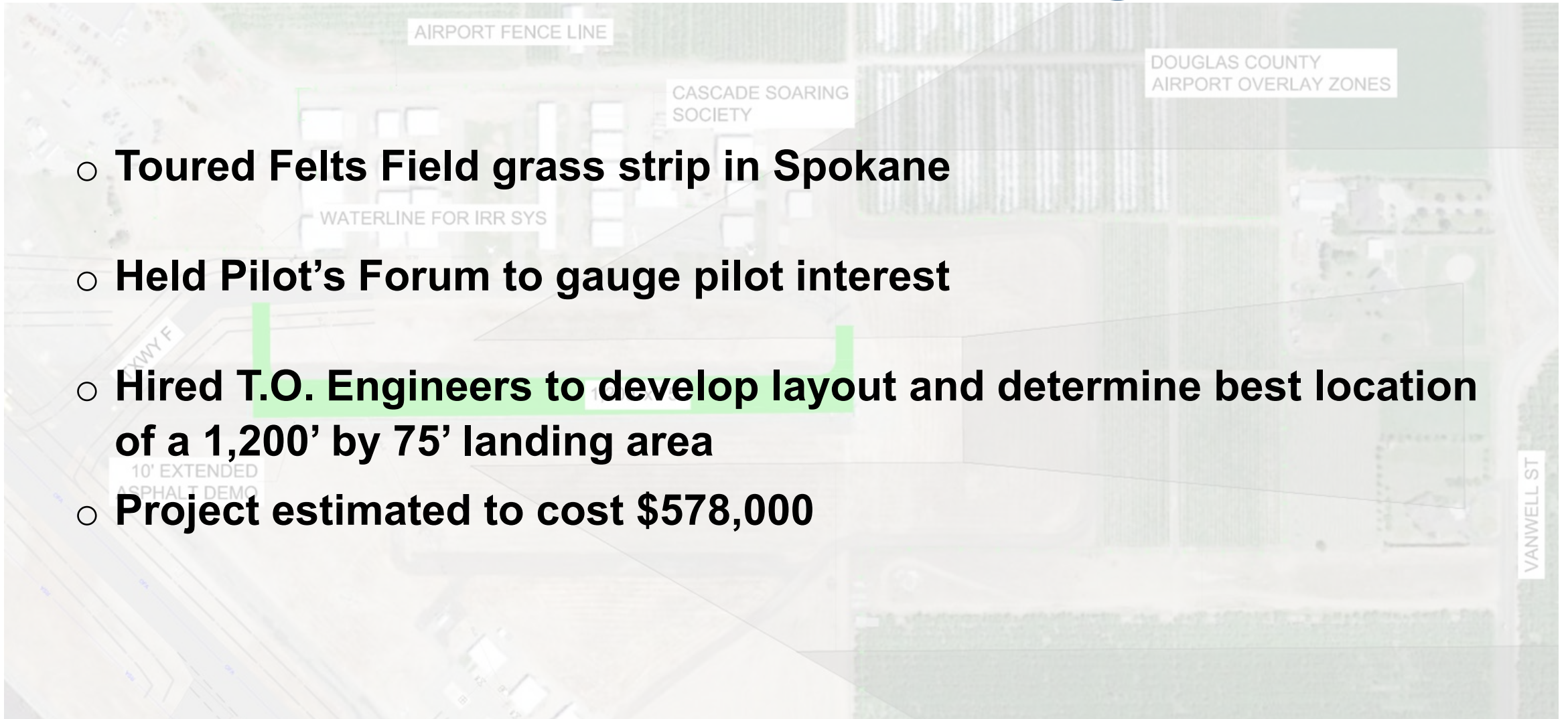
- **General Aviation Terminal Building**
 - **Final Design is underway at a cost of \$474,258**
 - **ALSC Architects adaptive reuse plan is impressive**
 - **Seeking Federal (BIL-ATP) funding**
 - **Awarded .09 Sales Tax Grant from Douglas County in the amount of \$250,000**
 - **Strong GA pilot support for the project**

Alternative Grass Landing Strip



Alternative Grass Landing Strip

- **Toured Felts Field grass strip in Spokane**
- **Held Pilot's Forum to gauge pilot interest**
- **Hired T.O. Engineers to develop layout and determine best location of a 1,200' by 75' landing area**
- **Project estimated to cost \$578,000**



Jet A Reclaim & Fuel System Improvement Project

- **Jet A Reclaim and Fuel System Improvement Project completed at a cost of \$65,000**
 - **Repair of anti-icing fuel injection system**
 - **Installation of sump fuel reclaim system**



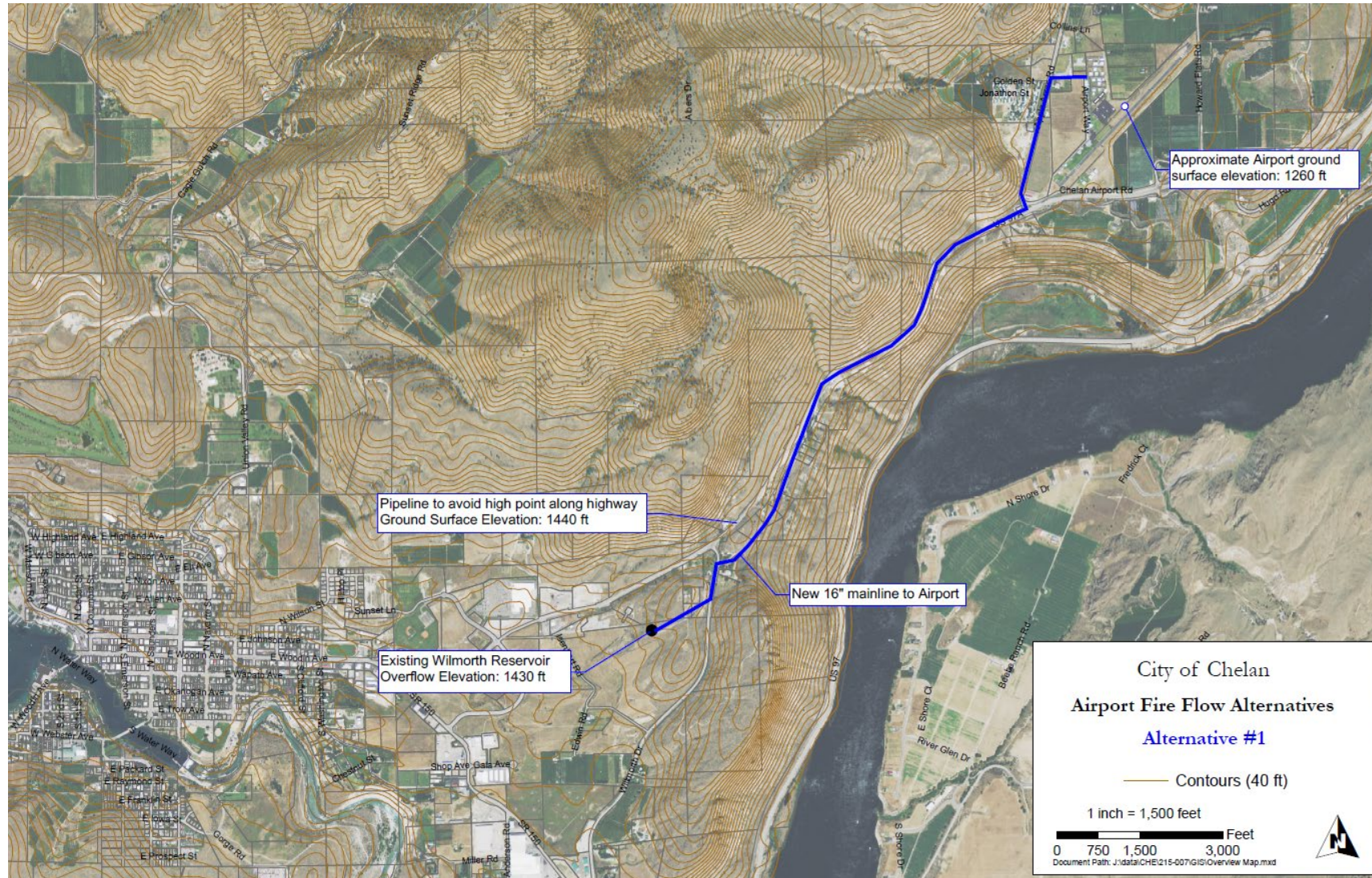
LAKE CHELAN AIRPORT



Lake Chelan Airport

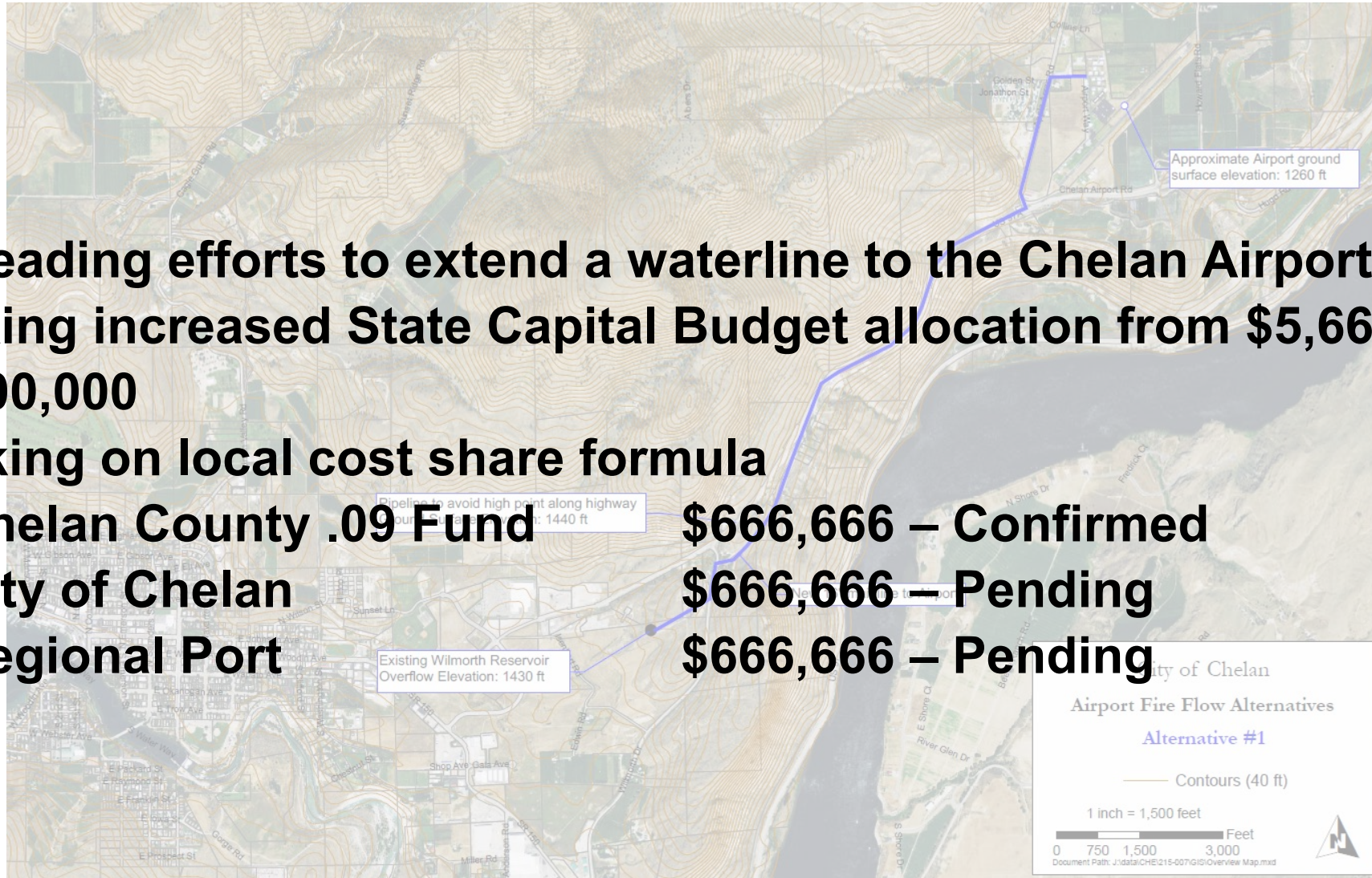
- **Installed Virtower in February**
 - **Number of aircraft operations, including twin engines and jets, is impressive**
 - **Traffic counts validate Master Plan objective to lengthen runway at Chelan Airport**
- **Commenced this fall with a year-long Environmental Assessment of recently completed Airport Master Plan**
 - **Environmental Assessment must be completed and approved by the FAA before Master Plan projects can be implemented**

Lake Chelan Waterline Project



Lake Chelan Waterline Project

- **Spearheading efforts to extend a waterline to the Chelan Airport**
 - **Seeking increased State Capital Budget allocation from \$5,660,000 to \$6,500,000**
 - **Working on local cost share formula**
 - **Chelan County .09 Fund \$666,666 – Confirmed**
 - **City of Chelan \$666,666 – Pending**
 - **Regional Port \$666,666 – Pending**



MANSFIELD

AIRPORT

23.21 Acres

Mansfield Airport

- Installed Virtower in July
- Minimal aircraft operations





WATERVILLE

AIRPORT

35.85 Acres

Waterville Airport

- **Purchased the Nimfa Parcels Hangar (5,000 sq. ft.) for \$190,000 or \$38.00 per sq. ft.**



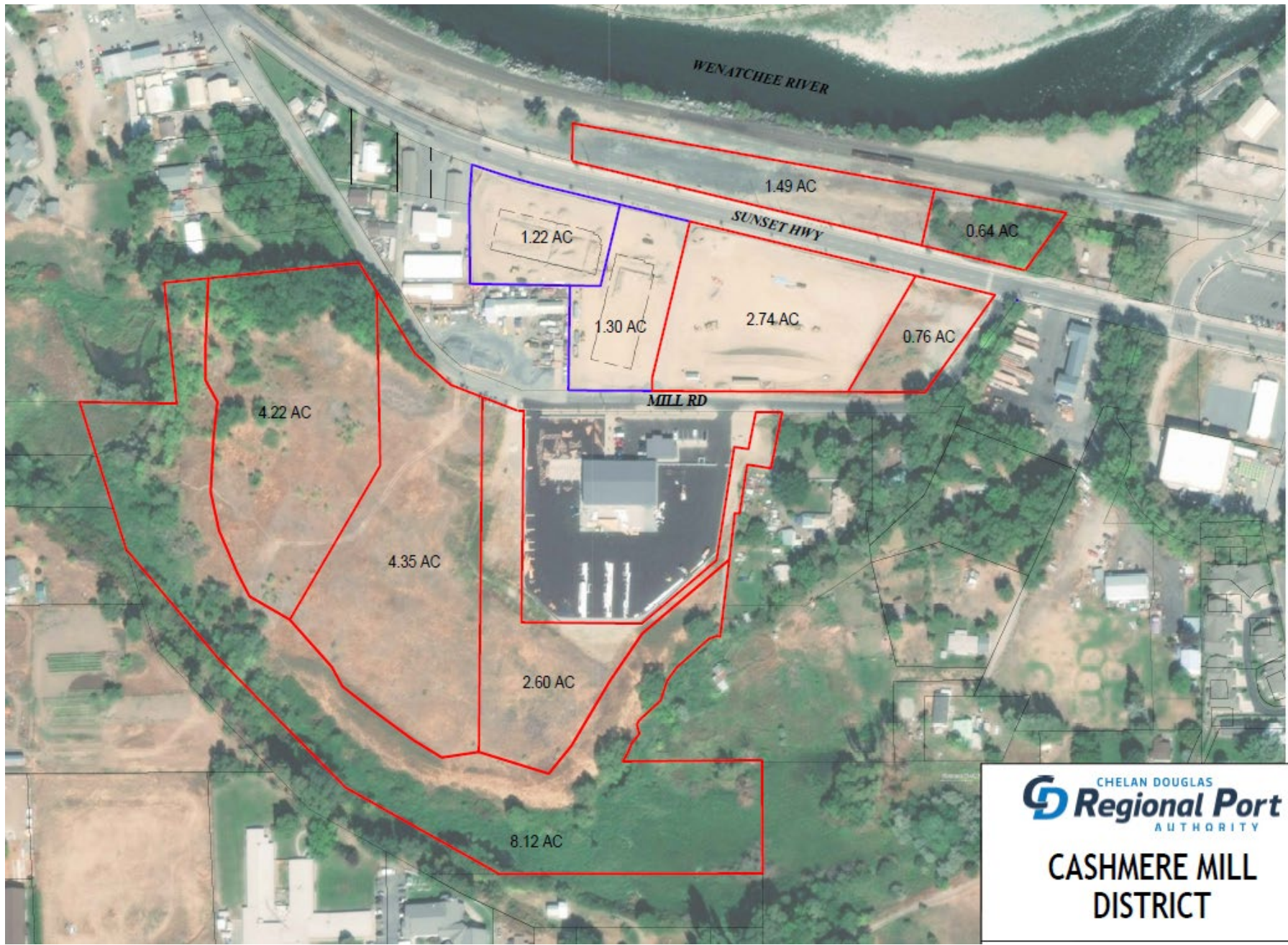
Waterville Airport

- **Designed and awarded bid for Airport Lighting System Replacement Project**
 - **Total Project Budget of \$627,000 offset by a WSDOT Aviation Division Grant in the amount of \$513,002**
 - **Project construction to commence in the Spring of 2023**
 - **Improvements will include:**
 - **New LED Edge Lighting System**
 - **Demolition of Johnson Hangar**
 - **Restroom**
 - **New Electrical Building**
 - **Precision Approach Path Indicators Upgrade**
 - **Rehabilitation of Wind Indicator**
- **Installation of a Virtower scheduled for 2023 once electrical improvements have been completed**

Executive Flight Building

- **Completed Phase II HVAC Improvements at a cost of \$325,000**
- **Installed new carpet at a cost of \$94,315**





CHELAN DOUGLAS
Regional Port
AUTHORITY

**CASHMERE MILL
DISTRICT**

Cashmere Mill District

- Board held a special workshop session on August 2nd to help set policy and direction for the remaining undeveloped parcels at the Cashmere Mill District
- Sold 2.6-acre parcel to Louws Truss for \$90,000 to allow expansion in their operations



Cashmere Mill District

- **Working to get parcel North of Sunset Highway into a buildable lot**
 - **Issued a wood debris removal contract this fall at a cost of \$386,867**
 - **Chelan County has provided a \$200,000 Sales Tax grant to help with the wood debris removal costs**
- **Corresponding with Washington State Department of Ecology on a “no further action” letter for the middle parcels within Cashmere Mill District**

CHELAN DOUGLAS
Regional Port
AUTHORITY

CASHMERE MILL
DISTRICT

Confluence Technology Center



Confluence Technology Center

- **Chelan County PUD renews lease, for additional year, for suites LL1 and 201**
 - **Rent increasing from \$350,000 per year to \$500,000 per year**
- **Proceeding with bid phase to restore Actapio space back to core and shell condition to allow Regional Port to secure future tenants**
 - **Estimated Costs** **\$4,898,574**
 - **Estimate Equipment Salvage** **(\$1,184,000)**
 - **Actapio Payment** **(\$1,900,000)**
 - **Projected Out of Pocket** **\$1,814,574**

Confluence Technology Center

- **Johnson controls updated Building Management Systems (HVAC and Lighting Systems) at a cost of \$40,073.40**
- **Reinvesting in meeting room spaces**
 - **Upgraded several VCC monitors**
 - **Update meeting room audio systems in progress**
- **Maintenance Staff undertook building entrance landscaping improvements**

Olds Station Business Park – IB9



Olds Station Business Park – IB9

- **Renewed the Frito Lay lease for an additional year at IB#9**
 - **Annual rental income of \$162,000**





Olds Station Business Park – IB5

Olds Station Business Park – IB9

- **Renewed the Chelan County PUD lease of IB #5 through February 28, 2024**
 - **Rental income over seventeen months of \$505,900**

Regional Leadership

An aerial photograph of a swimming pool complex. The pool is large and rectangular, with several lanes. To the right, there are yellow slides. A building with a blue roof is on the left. The pool is surrounded by a fence and has many people swimming and sunbathing. There are colorful umbrellas and lounge chairs around the pool. A parking lot with many cars is visible in the background.

- **Continued lead role in Chelan County PUD's 5th Street Campus Adaptive Reuse plan**
- **Asked to lead Regional Aquatics Center Study**
- **Continued management of EPA Brownfield Grant Program**

Regional Leadership

- **Partners Breakfast and Lunch events well attended with positive attendee feedback**
 - **John Mitchell – Economic Forecast Presentation**
 - **Breakfast - March 23**
 - **Lunch - March 24**
 - **Jack Penning – Commercial Air Service Update**
 - **Breakfast - October 26**
 - **Lunch – October 27**



Miscellaneous

- **Positive FAA Annual Certification Inspection**
- **Clean Washington State Audit Results**
- **Successful Event – Pangborn’s Festival of Flight held on August 6th, 2022**

