

**Chelan Douglas Regional Port Authority
2022 Final/Supplemental Budgets**

	<u>2022 Final</u>	<u>2022 Supplemental #1</u>
OPERATING REVENUES		
BUSINESS PARKS		
<u>CASHMERE MILL DISTRICT</u>		
Building A - Blue Spirits	\$ 163,588	\$ 163,588
Building B - Hurst International & Blue Spirits	116,580	133,017
Utility & Operating Reimbursements	56,650	56,650
Louws Property Sale	-	85,500
Misc. Income	2,178	2,178
TOTAL CASHMERE MILL DISTRICT	\$ 338,996	\$ 440,933
<u>CONFLUENCE TECHNOLOGY CENTER</u>		
Office Space Leases	\$ 468,000	\$ 468,000
CTC South Office Space Leases	5,000	14,108
Video Conference/Meeting Room Rentals	67,500	120,000
Utility & Operating Reimbursements	48,000	32,450
Misc. Income	1,500	1,500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 590,000	\$ 636,058
<u>COLUMBIA STREET PROPERTIES</u>		
Buildings A/B - Badger Mtn Brewing	\$ 45,360	\$ 45,360
Buildings G/I - Streamline	133,732	131,736
Building F - Streamline	-	3,000
Misc. Rents	-	4,250
Utility & Operating Reimbursements	16,750	23,500
S.P.O.R.T. Property Sale	-	-
TOTAL COLUMBIA STREET PROPERTIES	\$ 195,842	\$ 207,846
<u>MALAGA INDUSTRIAL SITE</u>		
Lojo Property Sale	\$ -	\$ 6,568,848
Curtis/Torres Property Sale	-	2,601,403
Farm/Land Rents	-	98,745
TOTAL MALAGA INDUSTRIAL SITE	\$ -	\$ 9,268,996

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<u>OLDS STATION BUSINESS PARK</u>		
IB 2 - Synergy Food Solutions	\$ 49,290	\$ 49,290
IB 3 - Confluence Health	69,957	69,957
IB 4 - Pregis Corporation	210,630	210,630
IB 5 - Chelan County PUD	296,400	296,400
IB 6 - ABC Early Learning	12,612	14,094
IB 7 & 8 - Pacific Aerospace & Electronics	732,919	732,919
IB 9 - Sinclair Systems & Frito Lay	247,950	247,950
Utility & Operating Reimbursements	108,350	116,350
Misc. Income	2,500	2,500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,730,608	\$ 1,740,090
<u>PANGBORN AIRPORT</u>		
Landing Fees	\$ 60,000	\$ 40,000
Parking Income	300,000	300,000
Aircraft Parking	4,500	4,500
Rental Income - Aviation Land	102,013	99,716
Rental Income - NonAviation Land	79,450	67,805
Rental Income - Terminal/Aviation Building	60,195	61,675
Rental Income - NonAviation Buildings	92,950	96,090
Rental Income - Hangars	138,750	165,200
Car Rental Concession Fees	55,000	59,500
Fuel Flowage Fees	20,000	20,000
FBO Income (After hours)	25,000	25,000
FBO Fuel Income	985,000	1,400,000
FBO Misc. Income	10,000	10,000
Misc. Fees and Permits	29,750	15,000
TOTAL PANGBORN AIRPORT	\$ 1,962,608	\$ 2,364,486

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<u>PANGBORN BUSINESS PARK</u>		
<u>Land Leases</u>		
Lot 4 - Coca-Cola	\$ 85,778	\$ 85,778
Lot 17 - Salcido	32,490	32,490
<u>Building Leases</u>		
3306 - Multi-Tenant	113,914	115,790
3310 - Accor Building	355,167	355,167
CWICC	199,343	199,343
Utility & Operating Reimbursements	10,350	10,350
Misc. Income	2,500	2,500
TOTAL PANGBORN BUSINESS PARK	\$ 799,542	\$ 801,418
<u>REGIONAL PORT OFFICE/AVIATION CENTER</u>		
Rental Income - Offices	\$ 21,470	\$ 25,180
Rental Income - Aviation/Hangar Uses	154,537	175,000
Misc. Income	2,500	2,500
TOTAL RPA OFFICE/AVIATION CENTER	\$ 178,507	\$ 202,680
<u>LAKE CHELAN AIRPORT</u>		
Rental Income - Kelly Property	\$ 5,400	\$ 4,095
TOTAL LAKE CHELAN AIRPORT	\$ 5,400	\$ 4,095
<u>MANSFIELD AIRPORT</u>		
Lease Income	\$ -	\$ -
TOTAL MANSFIELD AIRPORT	\$ -	\$ -
<u>WATERVILLE AIRPORT</u>		
Lease Income	\$ 3,370	\$ 3,370
TOTAL WATERVILLE AIRPORT	\$ 3,370	\$ 3,370
<u>ORONDO RIVER PARK</u>		
Chelan County PUD	\$ 45,750	\$ 30,750
Misc. Income	-	-
TOTAL ORONDO RIVER PARK	\$ 45,750	\$ 30,750
<u>PYBUS INCUBATOR</u>		
Office Space Lease	\$ 3,900	\$ 17,430
Misc. Income	-	-
TOTAL PYBUS INCUBATOR	\$ 3,900	\$ 17,430
TOTAL BUSINESS PARK REVENUE	\$ 5,854,523	\$ 15,718,152

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<u>TAX RECEIPTS</u>		
Current Levy	\$ 4,375,292	
1.0% of Prior Year Tax	-	
New Construction	84,242	
Tax Refunded (receipts)	11,043	
TOTAL TAX RECEIPTS	\$ 4,470,577	\$ 4,470,577
<u>NON-OPERATING REVENUES</u>		
<u>Cashmere Mill District</u>		
Chelan County CPIF Grant - Cashmere Wood Debris	\$ 200,000	\$ 200,000
<u>Confluence Technology Center</u>		
Sale of Surplus Equipment	-	950,000
<u>Columbia Street Properties</u>		
Chelan County PUD Lighting Rebate - G & I	-	41,950
<u>Malaga Industrial Sites</u>		
Dept of Commerce - Malaga Waterline Ext (\$1,498,650)	1,498,650	300,000
Chelan County .09 Grant - Malaga Waterline Ext	650,000	-
Client Contribution - Malaga Waterline Ext (\$8,501,350)	650,000	1,700,000
Client Contribution - GBI Property (at 75%)	-	1,470,610
Client Contribution - Wastewater System	-	500,000
Client Contribution - Hayes Property Acquisition	-	698,650
Malaga Property Due Diligence - Client Reimbursement	175,000	175,085
Malaga Utility Study - Client Reimbursement	100,000	100,000
Client Contribution - Property Acqu. (Misc.)	-	2,000,000
<u>Pangborn Airport</u>		
FAA AIP Grant Proceeds - Env Assessment	56,011	56,011
FAA Grant Proceeds (Apron Rehab)	9,391,247	9,391,247
FAA Grant Proceeds (Taxiway A Relocation)	6,338,543	1,410,000
FAA AIP CARES Act Grant (\$18,120,860)	745,723	771,411
GA Building Restoration Financing	3,500,000	-
PFC Capital Funds (Receipts + Reserves)	515,216	515,126
TSA Operating Grant	14,600	14,600

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<u>Pangborn Business Park</u>		
Douglas County Payment - PWTF	80,000	80,000
EDA Grant - Trades District (\$4,990,967)	5,000,000	-
WA State Capital Budget - Trades District (\$3,000,000)	-	-
Trades District Financing (\$2,000,000)	2,500,000	200,000
<u>Waterville Airport</u>		
WSDOT Aviation - Lighting Design	40,473	51,210
WSDOT Aviation - Lighting Construction	-	387,000
<u>Economic Development</u>		
ADO Contracts - Dept. of Commerce	150,000	150,000
Chelan County .09 Grant - Partnership Projects	-	20,000
<u>Other</u>		
EPA Brownsfield Grant (\$600,000)	225,000	225,000
PUD 5th Street - Marketing/Legal Reimbursement	75,000	75,000
Other Tax Income (LHT & Timber Dist.)	8,625	8,625
Interest Income	143,250	95,060
Other Income	25,000	25,000
Sale of Fixed Assets	-	-
TOTAL NON-OPERATING REVENUES	\$ 32,082,338	\$ 21,611,585
TOTAL REVENUES	\$ 42,407,438	\$ 41,800,314

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BUSINESS PARK EXPENSES		
<u>CASHMERE MILL DISTRICT</u>		
Debt Service - Buildings A & B (2035)	\$ 219,134	\$ 219,134
CERB Loan (2031)	75,781	75,781
Property Insurance	19,350	19,350
Building Maintenance	4,000	4,000
Property Maintenance	25,000	25,000
Utilities	32,500	32,500
Misc. Expenses	2,500	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 378,265	\$ 378,265
<u>CONFLUENCE TECHNOLOGY CENTER</u>		
Salaries	\$ 95,540	\$ 95,000
Employee Benefits	24,935	27,085
Payroll Taxes	8,694	8,300
Contract Labor	10,000	15,000
Building Operational Expenses	416,000	436,000
CTC South Building Operational Expenses	23,500	23,500
Video Conference Center/Meeting Room Expenses	123,000	123,000
Debt Service (2023)	48,529	48,529
Misc. Expenses	5,000	5,000
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 755,198	\$ 781,414
<u>MALAGA INDUSTRIAL SITE</u>		
Lojo Property Maintenance	\$ 5,000	\$ 5,000
Curtis Property Maintenance	5,000	5,000
Torres Property Maintenance	5,000	5,000
Insurance	1,000	5,000
Utilities	2,500	2,500
Misc. Expenses	20,000	20,000
TOTAL MALAGA INDUSTRIAL SITE	\$ 38,500	\$ 42,500

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<u>OLDS STATION BUSINESS PARK</u>		
Building Maintenance & Repairs	\$ 10,000	\$ 10,000
Property & Grounds	30,000	40,000
Small Equipment	2,500	2,500
Utilities	54,000	54,000
Fire Protection in lieu of taxes	9,980	9,590
Property Insurance	62,075	62,075
Misc. Expenses	5,000	10,000
TOTAL OLDS STATION BUSINESS PARK	\$ 173,555	\$ 188,165
 <u>COLUMBIA STREET PROPERTIES</u>		
Building Operational Expenses	\$ 38,675	\$ 46,675
Property Insurance	53,315	53,315
Misc. Expenses	12,500	12,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 104,490	\$ 112,490
 <u>PESHASTIN PROPERTY</u>		
Property Maintenance (thru 02/2022)	\$ 250	\$ 250
TOTAL PESHASTIN PROPERTY	\$ 250	\$ 250

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<u>PANGBORN AIRPORT</u>		
Salaries	\$ 776,550	\$ 807,500
Salaries - Overtime	52,250	63,565
Employee Benefits	275,105	267,475
Payroll Taxes	102,660	95,905
Engineering/Professional Fees	105,000	105,000
Non-Aviation Maintenance	10,000	15,000
Aviation Maintenance	25,000	18,000
Terminal Maintenance	40,000	50,000
Airfield Maintenance	65,000	65,000
Vehicle & Equipment Maintenance	35,000	35,000
Small Tools & Equipment	5,000	5,000
Utilities	149,350	149,350
Security Expenses	5,500	21,500
Property/Liability Insurance	123,650	123,650
FBO Expenses	37,500	65,000
Fuel (Resale)	739,550	1,120,000
Fuel (M&O)	32,050	45,000
Regulatory Compliance	42,500	42,500
Winter Operations	32,500	32,500
Memberships & Subscriptions	7,500	7,500
Marketing	25,000	25,000
Conferences, Training & Meetings	12,500	15,000
Information Technology	51,915	51,915
Parking Lot Expenses	18,375	36,000
Credit Card Fees	53,750	53,750
COVID-19 Compliance	5,000	5,000
Misc. Expenses	15,000	15,000
TOTAL PANGBORN AIRPORT	\$ 2,843,205	\$ 3,336,110

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<u>PANGBORN BUSINESS PARK</u>		
Maintenance	\$ 98,500	\$ 98,500
Utilities	27,500	27,500
Storm Water	4,200	3,668
Property Insurance	38,375	38,375
Debt Service (2023)	82,673	82,673
Misc. Expenses	2,000	2,000
TOTAL PANGBORN BUSINESS PARK	\$ 253,248	\$ 252,716
<u>REGIONAL PORT OFFICE/AVIATION CENTER</u>		
Building Maintenance & Repairs	\$ 35,000	\$ 40,500
Utilities	45,000	45,000
Insurance	30,750	30,750
Landscape Maintenance	17,500	12,000
Misc. Expenses	5,000	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 133,250	\$ 133,250
<u>LAKE CHELAN AIRPORT</u>		
Maintenance & Operations Subsidy (City of Chelan)	\$ 46,192	\$ 46,192
Capital Contribution (City of Chelan)	5,000	5,000
Aircraft Counter/Operations Report	4,800	4,800
Environmental Assessment	7,500	11,735
Maintenance (Kelly Property)	8,500	8,500
Insurance	705	705
Utilities	305	305
Misc. Expenses (Kelly Property)	1,500	1,500
TOTAL LAKE CHELAN AIRPORT	\$ 74,502	\$ 78,737
<u>MANSFIELD AIRPORT</u>		
Maintenance	\$ 7,500	\$ 7,500
Supplies	2,750	2,750
Repairs	1,000	1,000
Utilities	600	600
Property Insurance	4,500	4,500
Virtower Installation	-	10,000
Misc. Expenses	6,300	6,300
TOTAL MANSFIELD AIRPORT	\$ 22,650	\$ 32,650

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<u>WATERVILLE AIRPORT</u>		
Outside Maintenance	\$ 7,000	\$ 7,000
Supplies	2,750	2,750
Repairs	500	500
Utilities	600	600
Property Insurance	4,500	4,500
Misc. Expenses	6,300	6,300
TOTAL WATERVILLE AIRPORT	\$ 21,650	\$ 21,650
<u>ORONDO RIVER PARK</u>		
Outside Services		
Consulting	\$ 6,000	\$ 6,000
Labor/Maintenance	50,000	50,000
Other	2,500	2,500
Supplies	2,500	2,500
Repairs	2,500	2,500
Utilities	2,750	2,750
Property Insurance	1,500	1,500
Misc. Expenses	1,000	1,000
TOTAL ORONDO RIVER PARK	\$ 68,750	\$ 68,750
<u>PYBUS INCUBATOR</u>		
Misc. Expenses	\$ 4,000	\$ 4,000
TOTAL PYBUS INCUBATOR	\$ 4,000	\$ 4,000
<u>CDRPA BUSINESS PARK MAINTENANCE</u>		
Salaries	\$ 138,345	\$ 134,750
Employee Benefits	25,625	17,250
Payroll Taxes	16,570	15,850
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 180,540	\$ 167,850
TOTAL BUSINESS PARK EXPENSES	\$ 5,052,053	\$ 5,598,797

**Chelan Douglas Regional Port Authority
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	2022 Final	2022 Supplemental #1
<u>ADMINISTRATIVE & GENERAL EXPENSES</u>		
Salaries	\$ 1,089,745	\$ 1,101,500
Commissioners' Compensation, Benefits & Taxes	252,350	250,000
Employee Benefits	343,515	325,000
Payroll Taxes	99,210	95,500
Internship Opportunities	10,000	10,000
Professional Services		
Legal	220,000	220,000
Engineering/Architectural	117,500	117,500
WA State Audit Costs	55,000	55,000
Other Professional Services	40,000	40,000
County Election Costs	-	-
Conferences, Training, and Meetings	10,000	10,000
Commission Conferences & Travel	15,000	15,000
Memberships and Subscriptions	50,000	50,000
Travel	7,500	15,000
Office Expense		
Supplies	32,500	32,500
Telephone	14,250	14,250
Computers/Hardware	9,805	9,805
Software/Backup/Internet	24,950	26,950
Managed Services/Maintenance	36,435	36,435
Insurance (Public Officials, General Liability, etc)	110,250	110,250
Auto Expense	7,500	7,500
Misc. Expenses	10,000	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 2,555,510	\$ 2,552,190

BUSINESS DEVELOPMENT & MARKETING EXPENSES

Marketing & Communications	\$ 75,000	\$ 75,000
Business Recruitment & Trade Shows	20,000	20,000
Real Estate Marketing	25,000	25,000
Douglas County GIS	10,500	10,500
Chelan-Douglas Trends	7,000	7,000
Small Business Development Center (WSU)	80,000	80,000
Promotional Hosting	7,000	7,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 224,500	\$ 224,500

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	2022 Final	2022 Supplemental #1
<u>ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)</u>		
Our Valley Our Future	\$ -	\$ 30,000
WV Sports Foundation - Winter Special Olympics	7,000	7,000
Wenatchee Downtown Association	-	3,000
Wenatchee Valley YMCA	7,500	10,000
Community Nonprofit ED Projects	135,500	100,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 150,000	\$ 150,000
<u>COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)</u>		
City of Bridgeport	\$ -	\$ 5,250
City of Cashmere #1	32,582	12,582
City of Cashmere #2	-	20,000
Eastmont Metropolitan Parks District	-	8,125
Manson Park & Recreation District	12,500	25,000
Opportunity Placeholder	104,918	79,043
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 150,000	\$ 150,000
<u>OTHER EXPENDITURES</u>		
EPA Brownsfield Grant - Consultant Services	\$ 225,000	\$ 225,000
PUD 5th Street Campus - Marketing & Legal	75,000	75,000
TOTAL OTHER EXPENDITURES	\$ 300,000	\$ 300,000
TOTAL EXPENSES	\$ 8,432,063	\$ 8,975,487
LESS OPERATING REVENUES	\$ 42,407,438	\$ 41,800,314
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 33,975,375	\$ 32,824,827

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CAPITAL PROJECTS		
<u>CASHMERE MILL DISTRICT</u>		
Tenant Improvements	\$ -	\$ -
Brender Creek Management	110,000	110,000
North Sunset Lot (1.49 Acres) Site Prep	350,000	370,000
Capital Projects - Other	10,000	10,000
TOTAL CASHMERE MILL DISTRICT	\$ 470,000	\$ 490,000
<u>Confluence Technology Center</u>		
Building Entrance Enhancement	\$ 25,000	\$ 25,000
Actapio Restoration	300,000	3,624,000
Building Management System Upgrade	35,000	39,963
VCC - Sound System	-	130,000
VCC - Ceiling Microphones	15,000	15,000
VCC - Quad Back Monitors	12,000	6,178
Capital Projects - Other	10,000	10,000
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 397,000	\$ 3,850,141
<u>MALAGA PROPERTIES</u>		
Malaga Waterline Extension - Phase I	\$ 2,800,000	\$ 2,000,000
Malaga Wastewater System	-	500,000
Property Acquisition - Curtis	1,530,000	1,529,683
Property Acquisition - GBI Holding	-	1,960,813
Property Acquisition - Hayes	-	698,650
Property Acquisition - Miscellaneous	-	2,000,000
Second Source Water Study - Chelan County PUD	300,000	300,000
Malaga Utility Study	100,000	100,000
Property Due Diligence	175,000	123,789
Capital Projects - Other	10,000	15,000
TOTAL MALAGA PROPERTIES	\$ 4,915,000	\$ 9,227,935
<u>OLDS STATION BUSINESS PARK</u>		
IB #4 Stormwater Improvements	\$ 75,000	\$ -
IB #9 Emergency Power Shut Off	65,000	65,000
Capital Projects - Other	10,000	10,000
TOTAL OLDS STATION BUSINESS PARK	\$ 150,000	\$ 75,000

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<u>PANGBORN AIRPORT - CAPITAL</u>		
FAA Sponsored Projects		
Environmental Assessment	\$ 61,266	\$ 61,266
Apron Rehab & Expansion	10,204,085	10,294,000
Runway Protection Zone - Land Acq./Reloc. - Lytle	-	761,697
Runway Protection Zone - Land Acq./Reloc. - VanWell	750,000	873,900
Taxiway Alpha Reconstruction - Phase I	6,008,715	1,566,666
CDRPA Funded Projects		
Land Acquisition - Santa Cruz	-	1,212,800
Airport-Wide Wireless Network	19,500	19,500
Jet-A Reclaim Tank	25,000	75,000
Terminal Radio Repeater	100,000	150,000
Maintenance/Operations Equipment	140,500	140,500
Construction of MALSR System	2,264,116	3,485,000
Jet-A Fuel Truck (5,000 gallon)	300,485	300,485
Commercial Air Service Support & Equipment	150,000	150,000
GA Building - Design Fees	-	474,258
GA Building - Reconstruction	3,500,000	-
Baggage Screening Retrofit	75,000	75,000
Fencing Damage Repair	-	25,000
SW Hangar Pads Design	-	225,000
GWID Irrigation Improvements	-	55,000
Alternative Landing Strip Analysis	-	40,000
Capital Projects Other	10,000	10,000
TOTAL PANGBORN AIRPORT - CAPITAL	\$ 23,608,667	\$ 19,995,072
<u>PANGBORN BUSINESS PARK - CAPITAL</u>		
Trades District	\$ 7,500,000	\$ 200,000
3306 Building Gutter/Siding Project	-	45,721
3310 Building HVAC Assessment/Design	125,000	200,000
TOTAL PANGBORN BUSINESS PARK - CAPITAL	\$ 7,625,000	\$ 445,721

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<u>REGIONAL PORT OFFICE/AVIATION CENTER</u>		
Modular Building Roof	15,000	15,000
Carpet Replacement	45,000	90,050
Surveillance Camera System	-	50,000
Roof Repair/Gutter Modification	-	50,000
HVAC Replacement Phase II	323,506	482,900
Total RPA OFFICE/AVIATION CENTER	\$ 383,506	\$ 687,950
<u>LAKE CHELAN AIRPORT - CAPITAL</u>		
Capital Projects - Other	\$ -	10,000
TOTAL LAKE CHELAN AIRPORT - CAPITAL	\$ -	\$ 10,000
<u>MANSFIELD AIRPORT - CAPITAL</u>		
Capital Projects Other	\$ 10,000	10,000
TOTAL MANSFIELD AIRPORT - CAPITAL	\$ 10,000	\$ 10,000
<u>WATERVILLE AIRPORT - CAPITAL</u>		
Runway Lighting - Design	\$ 44,970	\$ 56,916
Runway Lighting - Construction	-	430,000
Capital Projects Other	10,000	10,000
TOTAL WATERVILLE AIRPORT - CAPITAL	\$ 54,970	\$ 496,916
<u>ORONDO RIVER PARK - CAPITAL</u>		
Fuel Dock Removal	\$ 10,000	\$ 10,000
Dock Deck Repair	25,000	25,000
Furnishing Replacements (Picnic tables, etc.)	45,000	15,000
Capital Projects Other	-	10,000
TOTAL ORONDO RIVER PARK - CAPITAL	\$ 80,000	\$ 60,000
<u>COLUMBIA STREET PROPERTIES - CAPITAL</u>		
Columbia Street Properties Adaptive Reuse	130,000	\$ 89,050
Buildings G & I - Lighting	-	42,000
Building H - Fire Sprinkler/Upgrades	-	250,000
Capital Projects Other	25,000	25,000
TOTAL COLUMBIA STR PROPERTIES - CAPITAL	\$ 155,000	\$ 406,050

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<u>OTHER CAPITAL</u>		
Maintenance Pickup	\$ -	\$ 37,378
Regional Port Office Relocation Planning	-	50,000
Opportunity Fund - Other	100,000	100,000
TOTAL OTHER CAPITAL	\$ 100,000	\$ 187,378
TOTAL CAPITAL PROJECTS	\$ 37,949,143	\$ 35,942,163
NET RESULTS AFTER CAPITAL PROJECTS	\$ (3,973,768)	\$ (3,117,336)