



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
October 25th, 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. PUBLIC COMMENT

V. CONSENT AGENDA

- **CDRPA:** Approval of October 11th, 2022, Meeting Minutes and September 2022 Commission Calendar.

VI. CDRPA ACTION ITEMS

- (1) The Trades District – Professional Services Agreement with Design West
- (2) Authorization to Enter into Governmental Affairs Agreement
- (3) CDRPA Resolution No. 2022-11 - Adoption of Chelan Douglas Regional Port Authority 2023 Rates & Charges
- (4) Executive Flight Building – Hangar Doors

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

- (5) Terminal Apron Reconstruction Project – Electrical Change Order
- (6) Meeting with Horizon Air
- (7) Air Service Conference Report
- (8) Regional Aquatic Center 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
Chelan Douglas Regional Port Authority
Meeting Minutes
October 11th, 2022
9:00 am**

Present:

Directors:

*Donn Etherington, Director (Zoom)
Jim Huffman, Director
JC Baldwin, Director*

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

Staff:

*Jim Kuntz, Chief Executive Officer
Ron Criddlebaugh, Director of Econ. Dev.
Trent Moyers, Director of Airports
Craig Larsen, Bus. Dev. Mngr.
Stacie de Mestre, Capital Projects Mngr.
Ron Russ, Property & Maintenance Mngr.
Tricia Degnan, CTC Manager (Zoom)*

*Sarah Deenik, Comm. Specialist
Julie Avis, Acct. Specialist (Zoom)
Lorena Amador, Acct. Specialist (Zoom)
Brooke Lammert, Executive Assistant
Bobbie Chatriand, Admin Assistant
Laura Camarillo-Reyes, Admin Asst. (Zoom)
Colby Goodrich, FBO Manager (Zoom)*

Legal Counsel:

Quentin Batjer, Davis Arneil Law Firm, LLP

Guests:

*Spencer Taylor, Eastmont School Dist.
Jason Taylor, KPQ (Zoom)
Steve Wilkinson, Wenatchee Chamber (Zoom)
Jerri Barkley, Executive Director, Visit Chelan Co.
(Zoom)*

*David Hulse, ALCOA (Zoom)
Emily Thornton, Wenatchee World (Zoom)
John Alt, Mayor of Entiat (Zoom)*

The Chelan Douglas Regional Port Authority Board Meeting was called to order at 9:00 a.m.

Introductions: Kuntz introduced new employee Brooke Lammert. Lammert is the new Executive Assistant at the Chelan Douglas Regional Port Authority.

Conflicts of Interest: None

PUBLIC COMMENTS: Spencer Taylor from the Eastmont School District presented information on the upcoming Phase 2 School Bond. The Phase 1 Levy was complete in 2016; Phase 2 is the final phase. The Eastmont School District Board passed a resolution to submit a \$185 million bond proposition to district voters on the November 8, 2022 general election ballot. Taylor presented a fact sheet, the taxpayer impact, and provided examples of what the Bonds will be used for.

CDRPA CONSENT AGENDA

The Chelan Douglas Regional Port Authority Consent Agenda consisting of minutes from the September 27th, 2022 Meeting Minutes, September 27th, 2022 Tri-Commission Special Meeting Minutes, Resolution No. 2022-10 Voiding Check No. 10365, and Check Register Pages #2022-37 through #2022-39, including Electronic Transfers was presented. Director Etherington mentioned two errors; all errors will be corrected.

Motion No.

Moved by:

Seconded by:

10-01-22 CDRPA

W. Alan Loeb sack

Mark Spurgeon

To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of September 27th, 2022 Meeting Minutes, September 27th, 2022 Tri-Commission Special Meeting Minutes, Resolution No. 2022-10 Voiding Check No. 10365, and Check Register Pages #2022-37 through #2022-39, including Electronic Transfers.

Motion Passed 6-0

PODC CONSENT AGENDA

The Port of Douglas County Consent Agenda consisting of Check Register Page #2022-02 was presented.

Motion No.

Moved by:

Seconded by:

10-02-22 PODC

W. Alan Loeb sack

Mark Spurgeon

To approve the Port of Douglas County Consent Agenda consisting of Check Register Page #2022-02.

Motion passed 3-0

CDRPA ACTION ITEMS:

Confluence Technology Center – PUD Lease Extension for Suites LL1 and 201

Degnan notified the Board that the Chelan County PUD has requested the extension of their lease through February 28, 2024. In addition to the base rent listed at \$500,000 per year, the PUD also reimburses the Port for 38% of electrical and natural gas services. Discussion ensued and the following motion was made:

Motion No.

Moved by:

Seconded by:

10-03-22 CDRPA

Mark Spurgeon

Jim Huffman

To authorize the CEO to sign the lease extension agreement, ending February 28, 2024 with the Chelan County Public Utility District for Suites LL1 and 201.

Motion passed 6-0

Authorization to Proceed with Bidding – General Aviation Terminal Building Project

At the April 26, 2022 Board of Directors Meeting, staff was given authorization to award a contract to ALSC Architects to design the Pangborn General Aviation Building Remodel. All plans and specifications are completed and are ready to be put out to bid. However, this week a potential federal funding source for a portion of this project was identified. In order to take advantage of that opportunity, bidding documents will need to be revised to meet FAA design and construction requirements. Therefore, this project will be bid at a later date. There was no action taken, and this will be discussed further at a later Board Meeting.

Director Baldwin called for a 10-minute break at 10:09 a.m. The meeting reconvened at 10:19 a.m.

INFORMATIONAL ITEMS:

Rates & Charges – 2023 Proposed – The proposed Rates & Charges for 2023 were presented for Board review. Staff will seek Board approval at the October 25th meeting.

The Trades District – Architectural/Engineering Services – Design West Architects have been chosen for the project and negotiations on a final contract are currently being worked on. The contract will be brought to the Board for approval at the next meeting.

Taxiway Alpha Project – Selland Construction/Prevailing Wage Rate Impact– de Mestre provided an update on the Taxiway A Realignment Project. The low bidder was Selland Construction, Inc., and the bid was under the engineers estimate. Due to the fact that the bid was awarded over six months after the bid opening, the Prevailing Wage Rate had significantly changed. de Mestre presented a prevailing wage comparison to summarize the increased labor costs, which is approximately \$200,000. de Mestre also reported the Washington State Department of Aviation division has awarded a \$600,000 grant for the Taxiway Project.

Cashmere Mill District – Woody Debris Removal Update – Work to excavate woody debris is over halfway done, but 50% more debris than anticipated has already been removed. de Mestre will work with consultants to redefine excavation lines to leave anything to the west untouched. Focus will continue on the area that is being cleared for potential development. The Board will continue to be updated as this project progresses.

MALSR Project – Project update – Kuntz updated the Board that the project is going well with special thanks to Douglas County Commissioners for the timely issuing of a building permit. Grading and seeding of the area is being planned for ease of future maintenance.

Director DeRock left the meeting at 11:15 a.m.

MISCELLANEOUS STAFF REPORTS:

Kuntz provided information and updates including:

- Kuntz gave an update on the Chelan Airport Waterline Project.
- Kuntz gave an update on planned improvements for Highway 28 (heading out towards Rock Island). Current plan is for better turning pockets and potentially reducing the speed limit. It was mentioned that the Rock Island Mayor is in opposition to the reduction in speed and Director Baldwin suggested that this issue go through the Transportation Council. Kuntz agrees to inform the Mayor of Rock Island.

Moyers provided information and updates including:

- Moyers updated staff that the airport terminal hours have changed; the terminal will now only be open from 7:30 am – 6:00 pm.
- Moyers provided a Virtower report update. Pangborn had 1,636 total landings and takeoffs; Chelan Airport had 756 total landings and takeoffs; Mansfield had a total of 4 landings and takeoffs.

de Mestre provided information and updates including:

- de Mestre gave an update on the Pangborn Airport Executive Hangar Development design phase.
- Updated the Board on the 5th Street PUD Proposal process.

Russ provided information and updates including:

- Russ notified the Board that he has received bids for snow removal.
- Russ also provided an update on a truck that the Port ordered 18 months ago. The truck is finally at Sangster Motors and will be at the Port shortly.
- Russ is also working on hiring seasonal staff for the winter months.

Degnan provided information and updates including:

- Degnan provided an update on the homeless activity in Olds Station Business Park. There is a great concern for safety and there are currently extra security measures being put in place.

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

REVIEW CALENDAR OF EVENTS: Several dates and events were reviewed.

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

EXECUTIVE SESSION:

Executive session was announced at 12:15 p.m. for a period of thirty-minutes with no action anticipated at the conclusion of the session. The purpose consisted of RCW 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 and RCW 42.30.110(1)(c) 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). Executive session concluded at 12:45 p.m.

The meeting reconvened in Regular Session with no action taken and was immediately adjourned at 12:45pm.

Signed and dated this 25th day of October 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

JC Baldwin, Director

Jim Huffman, Director

Donn Etherington, Director

Mark Spurgeon, Director

Richard DeRock, Director

W. Alan Loeb sack, Director

Memo

To: Board of Directors

From: Stacie de Mestre

Date: October 19, 2022

Re: CDRPA Trades District – Professional Services Agreement –
Design West Architects

On September 15, 2022 the following three firms submitted statements of qualifications in response to a request for qualifications for architectural services for the CDRPA Trades District:

- Forte Architects
- ALSC Architects
- Design West

On September 28, 2022 a committee interviewed the three firms and selected Design West Architects based on their creative approach to the project, qualifications, and experience working with public agencies.

Staff has negotiated the attached scope and fee estimate totaling \$1,125,000 for design and construction administration services. Staff has budgeted \$10,475,000 for construction. Per the OFM A/E Fee Schedule, design fees for projects of this nature, with 3% added for a renovation/reuse project, are allowed to be 10.9% of the MACC (maximum allowable construction cost). This proposal is 10.7%.

Staff is seeking Board approval to issue a professional services agreement to Design West Architects in the amount of \$1,125,000.



DESIGN
WEST

October 18, 2022

Stacie De Mestre, Public Works and Capital Projects Manager
Chelan Douglas Regional Port Authority
One Campbell Way, Suite A
East Wenatchee, WA 98802

Dear Stacie,

Thank you for considering Design West Architects and our associated design team to provide design services for the proposed projects at the former Gigawatt Pods Site for the Chelan Douglas Regional Port Authority. We are excited about being invited to be involved in this undertaking. We understand your request for our services to be as follows:

SERVICES:

The following fee proposal is based upon the full scope of services that are fully defined in Exhibit A, on the following pages.

This fee does not include any detailed material testing, hazardous materials surveying, or forensic structural analysis of existing improvements; these are excluded from this proposal.

Compensation:

Compensation Basis: Fixed fee of **\$1,125,000**, including reimbursable expenses.

Schematic Design	18%	\$202,500
Design Development	20%	\$225,000
Construction Documents	31%	\$348,750
Bidding	2%	\$22,500
Construction Administration	27%	\$303,750
Project Close Out	2%	\$22,500
Total Fee		\$1,125,000

Additional Services if required/requested:

The services listed above will be accomplished under the fixed fee indicated. Should additional scope be identified in the course of the project, these additional services will be negotiated in advance using the hourly rates listed below as a basis. The architect shall only proceed upon written authorization for these additional services.

Standard Hourly Rates:

valid through December 2022

Principal Architect	-	\$185 / hour
Project Architecture	-	\$160 / hour
Project Manager	-	\$140 / hour
Production Staff	-	\$100 / hour
Administrative Staff	-	\$70 / hour

SPOKANE, WASHINGTON
PULLMAN, WASHINGTON
KENNEWICK, WASHINGTON
MERIDIAN, IDAHO
ONTARIO, OREGON

Sincerely,

Amy Browne-Minden, AIA, NCARB, NCIDQ
Principal

DESIGN WEST ARCHITECTS, P.A.
905 W RIVERSIDE AVE
SUITE 605
SPOKANE, WA 99201
TEL. 509-290-6843
www.designwestpa.com



Scope of Services

The Design West Architects (DWA) team will provide architectural design, design engineering, permitting, bidding and construction administration services for the proposed project at the former Gigawatt Pod Site for the Chelan Douglas Regional Port Authority. The total project includes the re-purpose and re-design of an 8-acre site with almost 31,000 square feet of possible business space, currently spread across (25) existing building sites, in varying degrees of completion.

Basis of Design:

The CDRPA envisions the existing site being transformed into a productive asset for the community by modifying and completing the development to serve businesses with a special emphasis in serving underserved businesses. The objective for the redevelopment plan is to build-out each existing structure so that it provides self-contained space suitable for new business needs, to include restrooms, on-site storage and shared common areas.

Schematic Design Services:

- Services related to schematic design administrative functions including consultation, meetings and correspondence, and progress design review conferences.
- Perform analysis of the existing site, including structures and utility services
- Perform consultations, surveys and soils/geotechnical investigations, as needed
- Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes.
- Review and coordination of data furnished for the project by the agency.
- Preparation of conceptual site and building plans, schematic sections and elevations, preliminary selection of building systems and materials, development of approximate dimensions, areas and volumes.
- Recommend basic structural material and systems, analysis, and development of conceptual design solutions.
- Recommend alternate materials, systems and equipment, and development of conceptual design solutions for energy sources/conservation, heating, ventilating and air conditioning (HVAC), plumbing, fire protection, and general space requirements.
- Recommend alternate systems, recommendations regarding basic electrical materials, systems and equipment, analysis, and development of conceptual design solutions for power service and distribution, lighting, communication raceways, fire detection and alarms, and general space requirements.
- Services consisting of site planning including layout of site features, building position, preliminary grading, location of paving for walkways, driveways and parking, and fencing locations. Also included are the normal connections required to service the building such as water, drainage, and sanitary systems, if applicable.
- Review and update previously established project schedules or initial development of schedules for decision-making, design, and documentation.
- Develop a probable construction cost estimate from quantity surveys and unit costs of building elements for the project. Costs shall reflect the level of design elements presented in the schematic design documents, plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.



- Services consisting of appropriate presentation(s) of schematic design documents by the A/E to agency representatives.

Schematic Design Deliverables to include:

- Schematic level project schedule
- Schematic level project cost estimate
- Schematic level design drawing package

Design Development Services:

- Services consisting of design development administrative functions including consultation, meetings and correspondence, and progress design review conferences with user agency.
- Coordination of the architectural work and the work of engineering with other involved consultants for the project.
- Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
- Review and coordination of data furnished for the project by the agency.
- Continued development and expansion of architectural schematic design documents to establish the final scope, relationships, forms, size, and appearance of the project through plans, sections and elevations, typical construction details, three-dimensional sketches, materials selections, and equipment layouts.
- Continued development of the specific structural system(s) and schematic design documents in sufficient detail to establish basic structural system and dimensions, structural design criteria, foundation design criteria, preliminary sizing of major structural components, critical coordination clearances, and outline specifications or materials lists.
- Continued development and expansion of mechanical schematic design documents and development of outline specifications or materials lists to establish approximate equipment sizes and capacities, preliminary equipment layouts, required space for equipment, chases and clearances, acoustical and vibration control, visual impacts, and energy conservation measures.
- Continued development and expansion of electrical schematic design documents and development of outline specifications or materials lists to establish criteria for lighting, electrical and communication raceways, approximate sizes and capacities of major components, preliminary equipment layouts, required space for equipment, chases, and clearances.
- Continued development of civil/site schematic design documents and development of outline specifications required for the project that are normally prepared by the architect. See the Extra Services section for detailed civil design services beyond basic services.
- Services consisting of preparation for the agency's approval of proposed General and Supplementary Conditions of the Contract for construction, development of architectural outline specifications, coordination of outline specifications of other disciplines, and production of design manual including design criteria, and outline specifications of materials lists.
- Preparation for agency's approval of proposed development of architectural outline specifications, and coordination of outline specifications of other disciplines.
- Review and update previously established schedules for the project.
- Update the opinion of a probable construction cost from quantity surveys and unit costs of building elements for the project. Cost estimates shall reflect the level of design elements presented in the design development documents, plus



appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule and budget options to stay within the MACC.

- Services consisting of appropriate presentation(s) of design development documents by the A/E to agency representatives.

Design Development Deliverables to include:

- Design Development level project schedule
- Design Development level project cost estimate
- Design Development level design drawing package
- Design Development level project specification outline

Construction Documents Services:

- Services consisting of construction documents, administrative functions (including consultation, meetings and correspondence), and progress design review conferences.
- Coordination of the architectural work, with the work of engineering, and with other involved consultants for the project.
- Consultations, research of critical applicable regulations, preparation of written and graphic explanatory materials. The services apply to applicable laws, statutes, regulations, and codes. Assist in obtaining approval from approving agencies as required.
- Review and coordination of data furnished for the project by the agency.
- Prepare drawings based on approved design development documents setting forth in detail the architectural construction requirements for the project.
- Prepare final structural engineering calculations, drawings, and specifications based on approved design development documentation, which details structural construction requirements for project.
- Prepare final mechanical engineering calculation, drawings and specifications based on approved design development documentation, setting forth in detail the mechanical construction requirements for the project.
- Prepare final electrical engineering calculation, drawing and specifications based on approved design development documentation, setting forth in detail the electrical construction requirements for the project.
- Prepare final civil/site design drawings and specifications based on approved design development documentation required for the project, which are normally prepared by the architect.
- Prepare bidding documents, Conditions of the Contract, architectural specifications, coordination of specifications prepared by other disciplines, and compilation of the project manual.
- Update the opinion of probable construction cost from quantity surveys and unit costs of building elements for the project. Cost estimates shall reflect the level of design elements presented in the Construction documents plus appropriate design contingencies to encompass unidentified scope ultimately included in the program. Assist user agency with analyzing scope, schedule, and budget options to stay within the MACC.
- Review and update previously established schedules for the project.
- Provide necessary information to user agency for the preparation of OFM requirements for release of allotments including preparation of cost statistics.



Construction Documents Deliverables to include:

- Construction & bidding level project schedule
- Construction & bidding level project cost estimate
- Construction & bidding level drawing set
- Construction & bidding level specifications and project manual

Permitting Phase:

- Services consisting of organizing, coordinating, and handling permitting documents for submittal to the AHJ (Douglas County).
- Submittal of the bidding package of documents to the AHJ
- Response packages to AHJ comments until permitting is reached and the AHJ is satisfied with the construction documents

Bidding Phase:

- Services consisting of bidding administrative functions.
- Coordination between the architectural work and the work of engineering and other involved consultants for the project.
- Organize, coordinate, and handle Bidding documents for reproduction, distribution and retrieval, receipt, and return of document deposits.
- Preparation and distribution of Addenda as may be required during bidding and including supplementary drawings, specifications, instructions, and notice(s) of changes in the bidding schedule and procedure.
- Participate in pre-bid conferences, responses to questions from bidders, and clarification or interpretations of the bidding documents, attendance at bid opening, and documentation and distribution of bidding results.
- Consider, analyze, compare, and recommend relative to substitutions proposed by bidders prior to receipt of bids.
- Validate bids, participation in review of bids and alternates, evaluation of bids, and recommendation on award of contract.
- Assist using agency in notification of contract award, assistance in preparation of construction contract agreements when required, preparation and distribution of sets of contract documents for execution of the contract, receipt, distribution and processing, for agency approval, of required certificates of insurance, bonds and similar documents, and preparation and distribution to contractor on behalf of the agency, of notice to proceed with the work.

Construction Contract Administration Phase:

- Services consisting of construction contract administrative functions including consultation, conferences, communications, and progress reports.
- Coordination between the architectural work and the work of engineering and other involved consultants for the project. Reviewing and checking of documents and required submittals prepared for the project.
- Services relating to applicable laws, statutes, regulations and codes of regulating entities relating to the agency's interests during construction of the project.
- Services consisting of processing of submittals, including receipt, review of and appropriate action on shop drawings, product data, samples, and other submittals required by the contract documents. Distribution of submittals to agency, contractor, and field representatives as required. Maintenance of master file of submittals and related communications.
- Services consisting of visits to the site at intervals appropriate to the stage of construction or as otherwise agreed to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the contract documents and preparing related



reports and communications. Contractor to chair project construction progress meetings. Meetings will be weekly on a virtual basis with the architect team visiting the site approximately every 2 weeks.

- Services consisting of assisting the agency in selection of full- or part-time project representative.
- Services consisting of preparation, reproduction, and distribution of clarification documents and interpretations in response to requests for clarification by contractors or the user agency. Maintenance of records and coordination of communications relative to requests for clarification or information (RFI). Preparation, reproduction and distribution of drawings and specifications to describe work to be added, deleted or modified, review of proposals, review and recommend changes in time for substantial completion, assisting in the preparation of modifications of the contracts and coordination of communications, approvals, notifications, and record-keeping relative to changes in the work. Additional fees for changes to the scope of a project shall be negotiated.
- Monitor the progress of the contractors relative to established schedules and making status reports to the user agency.
- Maintain records of payments on account of the contract and all changes thereto, evaluation of applications for payment and certification thereof, and review and evaluation of cost data submitted by the contractors for work performed.

Project Closeout:

- Upon notice from the contractor that the work is sufficiently complete, in accordance with the contract documents, to permit occupancy or utilization for the use for which it is intended, and consisting of a detailed inspection for conformity of the work to the contract documents, issuance of certificate of substantial completion, issuance of a list of remaining work required (punch list), final inspections, receipt and transmittal of warranties, affidavits, receipts, releases and waivers of lien or bonds, permits, and issuance of final certificate for payment.
- Receive and review the contractors marked up field records. Supply the record documents to user agency.
- Services consisting of processing, reviewing, commenting on, taking appropriate action, and transmitting Operations and Maintenance Manuals provided by the contractor to user agency.
- Continued assistance to investigate contract problems that arise during the warranty period.



Project Team

Design West Architects:

- Overall project coordinator and point of contact
- Lead designer

SCJ Alliance:

- Landscape Architect
- Civil Engineering, to include
 - topographic surveys, utility research, survey control
 - utility research, coordination and design
 - roadway coordination and design
 - stormwater collection, treatment and disposal
 - Erosion control and permitting

Aspect Consulting, LLC

- Review of existing geotechnical data and reports
- Subsurface soil borings, test pits, lab testing and reporting (as required)

LSB Consulting Engineers

- All structural engineering services

MSI Engineers

- All mechanical engineering services
- All plumbing engineering services
- All electrical engineering services

Project Schedule

The following milestone dates are anticipated:

- | | |
|---|-----------------------|
| • Selection of Consultant Team | October 3, 2022 |
| • Detailed cost estimate to CDRPA | October 17, 2022 |
| • CDRPA Board Meeting | October 25, 2022 |
| • Project Kick Off Meeting (TBD) | **November 16, 2022** |
| • Design and CDs complete | May 2023 |
| • Contract Execution w/ Selected Contractor | October 2023 |

See next page for proposed overall project schedule.

Memo

To: Board of Directors
From:  Jim Kuntz
Date: October 20, 2022
Re: Governmental Relations Firms

The Regional Port has received two proposals to provide the Regional Port with Governmental Relation Services. Please find enclosed.

On Friday, October 21, 2022, Commissioner DeRock, Commissioner Spurgeon and staff will be interviewing both firms. We will have a recommendation for the Board at Tuesday's meeting.



Christophersen Inc.

Response to Chelan Douglas Regional Port Authority Request for Proposals – Lobbying Services

Executive Summary

This document provides a proposal for consulting, lobbying, and government affairs services for Chelan Douglas Regional Port Authority (CDRPA). This proposal aims to provide a comprehensive description of the experience, qualifications, and approach that will be taken by our firm. We welcome the opportunity to further refine our proposal in consultation with the CDRPA team.

This proposal includes the following:

- Experience of Firm
- References
- Fees and Charges
- Qualifications and Experience of Key Personnel

Experience of Firm

Effective lobbying and government affairs services require consistent and professional engagement with legislators, agencies, and key stakeholders. With three lobbyists and two support professionals, our team is well poised to ensure excellent service to CDRPA. To ensure success for CDRPA, we will work to maintain, establish where needed, and strengthen relationships with key elected officials.

Vicki Christophersen has been a lobbyist in WA since 1999. In recent years, she has expanded the team to ensure excellent service to her clients. Christophersen Inc. has current and previous clients in a variety of issue areas including capital budget, environment, economic development, and transportation. Some relevant clients include Washington Refuse and Recycling Association, Hampton Lumber, Washington Public Utilities District, and others. We have a proven track record of success for our clients both in advancing important legislation but also in thwarting threatening legislation for our clients. We have spearheaded numerous successful capital budget appropriations over the years.

Christophersen Inc. legislative highlights include:

- Successfully passed wide range of policy legislation including legislation in the policy areas listed above;
- Successfully secured funding in the Capital, Transportation, and Operating budgets for a variety of clients and projects;
- Effectively prevented passage or amended legislation determined to be detrimental to all clients;
- Coordinated broad grassroots outreach and engagement efforts designed to develop and strengthen relationships with legislators across the political spectrum; and

- Created and successfully deployed campaign resources and independent expenditures to support targeted legislative races.

During legislative session, the entire team is on the ground in Olympia every day monitoring, advocating, and managing the process. During session, we provide bill tracking and regular written reports which include general information on session as well as progress on client-specific issues. In the interim, we remain in the greater Puget Sound area while staying nimble for our clients. We can be reached by phone at any time, are happy to join virtual meetings, and be available for in person meetings with staff either in Olympia or wherever required.

We will coordinate with and report to the appropriate staff at CDRPA frequently and regularly. Ideally, we will be able to begin work immediately to set CDRPA up for success in 2023 and beyond.

As the Principal and lead lobbyist for Christophersen Inc., Vicki will be lead on all projects for CDRPA. Brooke and Jessica will report to and be directed by Vicki. Shellie and Maranda also will report to Vicki and execute scheduling, PDC reporting, and other administrative assignments at her direction. The team will devote the amount of time necessary to provide the CDRPA with the best possible support in the Washington state legislative arena.

As part of CDRPA's contract with Christophersen Inc., the following services will be provided to CDRPA:

- Development and implementation of strategies related to key legislative issues;
- Effective and continuous engagement with elected officials and stakeholders;
- Development and implementation of the strategies necessary to achieve CDRPA's objectives broadly;
- Attempt to achieve the passage, defeat, or amendment of legislation or rule proposals on which CDRPA has taken a position;
- Preparation of testimony and testifying at committee hearings;
- Bill tracking service and reports;
- Regular legislative reports; and
- Weekly legislative update calls during session
- Stakeholder engagement, including participation on behalf of CDRPA in any relevant associations, like WPPA

If selected to represent CDRPA, our team will immediately get to work and implementing the following action plan:

- Research and learn about current legislative issues facing CDRPA;
- Assist in planning for the 2023 legislative session;
- Evaluate and execute legislative relationship development and strengthening;
- Coordinate on-site tours of CDRPA projects with local delegation and other key officials
- Engage with legislative chairs and key leadership on CDRPA's staff;
- Engage with relevant stakeholders; and,
- Consult on strategy to ensure success in 2023 and beyond.

Client References

Brad Lovaas
Executive Director

Washington Refuse and Recycling Association

4160 6th Avenue
Lacey, WA 98503
360-943-8859
Brad@wrra.org

Darren Patz

Senior Vice President and Chief Government Affairs Officer

Pediatrix Medical Group

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Darren.patz@pediatrix.com

Jenna Bottler

Deputy Director

Justice Action Network

444 North Capitol ST NW
Washington DC 20001
202-624-7769
Jenna@justiceactionnetwork.org

James Matteucci

Government Relations

Merck

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PO Box 2000
Rahway, NJ 07065
253-677-8312
James.matteucci@merck.com

Terry Whitney

Senior Director

College Board

twhitney@collegeboard.org
202-591-5546

Compensation

For the services outlined here, we propose a monthly retainer in the amount of \$5,000 per month starting upon retention of services. Our pricing model provides both transparency and predictability for our clients. The proposed monthly retainer includes the services of Vicki as lead lobbyist as well as Brooke and Jessica as support lobbyists, and Shellie and Maranda providing administrative support.

The retainer amount covers all services provided by the firm except for extraordinary expenses that may be needed from time to time. Examples of extraordinary expenses are travel outside of western Washington, meals with legislators, and conference attendance expenses.

The Team

Vicki Christophersen, Principal

Vicki Christophersen has been providing effective and comprehensive representation at the state legislative, executive and agency levels for a diverse client base since 1998. Her government relations influence has impacted public policy for clients whose issues face multiple layers of regulatory control in addition to legislative oversight. Vicki's track record of success includes navigating the complex political process that includes the legislature and regulatory agencies in areas including tax policy, transportation, biotechnology, health care, environmental policy, liquor and spirits, cannabis, and refuse and recycling.

After 23 years as a lobbyist, Vicki is skilled in maneuvering proactively and reactively as an advocate (or, when necessary, as an opponent) on issues that impact her client's bottom line. Her tactical expertise extends "beyond the marble" of Olympia or Washington, D.C., as she has honed her clients' public affairs efforts to better achieve their policy goals including advising on political action, community relations and stakeholder and community mobilization.

Her range of interests is wide and varied. Beyond traditional regulatory matters, Vicki has also been an ally of clients representing business, education, criminal justice, utilities, transportation, spirits, cannabis, and even in a push to gain legislative and regulatory approval for innovation in "after death" care, a multi-billion-dollar industry. Her professional reputation and track record as an advocate and valued colleague have enabled Vicki to work effectively with both sides of the aisle to achieve results for her clients. She graduated from University of Washington in 1992 with a bachelor's degree in Liberal Studies and in 1994 with a teaching degree.

Brooke Davies, Associate

Brooke Davies is a graduate of the University of Mary Washington with a B.A. in Physics. Before joining Christophersen Inc. and Boswell Consulting as an associate lobbyist, Brooke worked as a teacher of Advanced Placement Physics. Brooke then transitioned into a new career, where she served as the Executive Director of a statewide non-profit trade organization. In this position, Brooke worked closely with members of the Washington State Legislature, their staff, and various Washington State regulatory agencies to help craft policy, develop and interpret rules for a brand-new industry. Brooke has created state and local legislative agendas, organized educational, networking and fundraising events, coordinated regulatory compliance for various stakeholders, and built lasting relationships in Olympia.

Since joining Christophersen Inc. and Boswell Consulting, Brooke has worked with all their combined 28 clients focusing her efforts on business, commerce, technology and transportation. This broad portfolio has allowed her to expand her connections in Olympia and gain significant knowledge of Washington's political landscape. Brooke grew up in Winchester, Virginia, and then moved to Seattle seven years ago after falling in love with the Pacific Northwest.

Jessica Hostetler, Associate

After studying political science at Western Oregon University, Jessica worked her way up the corporate ladder at a fortune 500 company for nearly a decade. In her last role with the corporation, she represented

the Oregon region's cross-functional and multifaceted interests regarding internal process changes at the national level. After a year of successfully securing corporate funding for her region's interests, Jessica followed her passion for politics and pursued a career in lobbying, which she has been doing in Washington state since August of 2021.

Since starting JH Consulting, Jessica joined Christophersen Inc. and Boswell Consulting's team and helped manage clients with a focus on policies that fall into capital budget, environmental, and transportation categories. She has direct experience in working with ports since starting. In just one year, a virtual year at that, she has fostered relationships with influential leaders and successfully helped navigate Washington state legislative structure.

Shellie Burnham, Administration

Shellie has over 31 years of experience (24 years in public service, most recently as the Executive Assistant to the Director for the Washington State Department of Revenue). Shellie assists her clients achieve their goals by providing strong relationships and contacts with: Legislative staff, Governor's office staff, Agency Directors' Executive Assistants, and key Washington State businesses. In addition, Shellie manages all Public Disclosure Commission filings and compliance. A key component to her excellent track record of assisting clients' goals lies in her confidentiality and discretion, communication and organizational skills, ability to anticipate her clients' needs, and awareness and understanding of potential impacts to clients in a high stress political environment. Shellie grew up in Tenino, Washington, has been married for 31 years and has two children.

Maranda Davis, Administration

Maranda Davis has been providing exceptional administrative support in Olympia for over four years. Prior to starting her own business, Maranda worked in healthcare as a Physical Therapist Assistant. She then transitioned to her current role, utilizing her personal relations and communication skills to help develop key relationships for her clients. Maranda has experience in association management, scheduling for multiple lobbyists and consultants in a variety of industries, event planning, and project management for a multi-million-dollar grant award.

Conclusion

Thank you for the opportunity to submit this bid for consideration. The team at Christophersen Inc. is excited for the opportunity to be considered as the lobbyists for Tacoma Public Utilities. We believe we can provide excellence in representation and position CDRPA for success in the coming years.



LODESTAR PARTNERS

Proposal for Washington State Lobbying Services

Chelan Douglas Regional Port Authority

October 13, 2022



LODESTAR PARTNERS

Brian Bonlender
Principal, Lodestar Partners
7739 29th Ave NE
Seattle, WA 98115
(206) 747-9890
brian@lodestarstrategic.com

October 13, 2022

Board of Directors
Chelan Douglas Regional Port Authority
One Campbell Parkway, Suite A
East Wenatchee, WA 98802-9290

Dear Board of Directors,

It is with great interest that we submit the attached proposal to provide Washington State lobbying services to the Chelan Douglas Regional Port Authority (CDRPA). Lodestar Partners' combined experience, expertise, and deep ties to state government should make our firm a candidate worth considering for this opportunity.

Lodestar Partners is a government affairs firm with demonstrated policy accomplishments in Washington State government. We are adept at operating in rapidly changing political environments and bring credible experience, thought leadership, and policy acumen to energy policy, economic development, and community infrastructure. Our team has decades of experience working with state, federal, and local governments and are keyed in on the executive branch, legislative leadership, and a myriad of other stakeholders who drive the political and policy decision making process in Washington State. During legislative session Lodestar is continuously present in Olympia enhancing our relationships and available to respond to regular business or urgent needs.

Given the combined economic development experience of our firm's personnel, we are especially enthusiastic about representing a local government whose mission is to enhance the economic vitality of North Central Washington. Brian led Washington State's economic development efforts for over half a decade as Director of the Department of Commerce and Blake served Chelan County as its first Director of Economic Development where he built a grant program to invest county dollars into public infrastructure projects.

Beyond legislative advocacy, Lodestar looks forward to working with the CDRPA to identify how our firm can assist in local projects and advocacy efforts. For example, as the CDRPA continues to build out an industrial land bank in Malaga, Lodestar can offer its expertise in navigating state agency and regulatory hurdles, identifying federal funding opportunities, attracting private capital investment, and exploring other public funding options, such as tax increment financing (TIF), to incentivize and assist development.

We enthusiastically apply for this opportunity to represent the CDRPA and its constituency and look forward to assisting the port in achieving its public policy goals to enhance the economic well-being of communities and families in Chelan and Douglas counties.

Sincerely,

Brian Bonlender

Blake Baldwin

Molly Keenan



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1. Summary

A. Overview of how requested services will be provided

Lodestar is fully capable of meeting the Chelan Douglas Regional Port Authority's needs by identifying opportunities to bolster the port's public policy positions and image within state government. We will develop a plan to prioritize objectives and work to identify funding, legislative, and other policy opportunities to achieve those objectives, while recognizing that conditions will likely change, and execution of plans will evolve accordingly. The plan will include consistently monitoring relevant political and policy issues; tracking and responding to legislation relating to ports, capital budget requests, economic development, and more; attending meetings, committee hearings, workgroups, providing testimony, developing talking points, and conducting outreach to legislative allies; leveraging our network in state government to organize meetings with key officials and stakeholders; tracking administrative rulemaking, both formal and informal, within the Department of Commerce, Governor's Office, and other agencies and policy-making bodies; drafting policy proposals, messaging, talking points, and media communications; remaining on-call regarding issues that may be relevant to or affect CDRPA.

CDRPA State Capital Budget Requests, 2023

We recognize that the Chelan Douglas Regional Port Authority has strong relationships with members of the 12th district state legislative delegation, who represented both Chelan and Douglas counties until this year's redistricting. Of that delegation, Representative Mike Steele is the ranking minority member of the House Capital Budget Committee and has been instrumental in much of the port's recent capital budget successes. The new district lines also present new possible opportunities with the 7th district delegation.

That said, Representative Steele and his seatmates will likely have other competing capital projects this session. At the same time, with federal funds drying up and state revenues projecting a return to normal trends, legislators anticipate a lower, more average amount of funding in the upcoming capital budget. Having representatives like Lodestar Partners will be advantageous to CDRPA in securing its funding goals. Lodestar maintains strong state legislative, agency, and executive relationships on both sides of the political aisle and will tirelessly advocate for CDRPA capital projects.

The Chelan Airport Water Line Extension project has already received state funds, but inflation and rising construction costs have surely hindered its progress. \$1 million in additional capital budget funding and an extension to its project completion date will get this project across the finish line, in turn lifting the airport's current moratorium on building permits due to a lack of fire flow. This moratorium is also a potential threat to the economic development of adjacent, rural industrially zoned parcels and the ability to support development on those properties. The water line extension



and moratorium lift will enhance the economic vitality of Chelan and surrounding unincorporated areas by creating jobs and supporting tourism. Furthermore, this water line extension will enable new affordable and workforce housing opportunities by running through miles of vacant land, much of which is appropriately zoned for much needed housing development.

A \$3 million capital budget investment in Pangborn's utility infrastructure will be crucial in supporting the airport's growing status as a regional hub for air travel in the Pacific Northwest. We look forward to learning more about detailed plans for this funding but understand that this funding can generally support the remodeling of the General Aviation Terminal Building, future improvements to Pangborn's Commercial Terminal, and upgrades to the many hangars on airport property. Additionally, this funding can help leverage and strengthen CDRPA's goal for the Washington State National Guard's relocation to Pangborn.

Washington State National Guard

The Washington State National Guard's relocation to the Wenatchee Valley would be a boon for regional economic development and public safety. Though it is already likely these requests will be in Governor Inslee's budget proposal, we will advocate for their inclusion and will work to protect the funding as the budget makes its way through the state legislature's budget process. We will leverage our relationships in the Governor's Office and OFM to protect this funding to lease CDRPA's Executive Flight Building and to acquire property at Pangborn to construct a new hangar complex.

The presence of a WA National Guard hangar complex centrally located in the state would be a benefit to all Washingtonians. Wenatchee is a strategically located site to place state firefighting assets to respond to and manage wildfires more quickly and efficiently. Additionally, National Guard hangar construction projects typically cost tens of millions of dollars, which would create hundreds of construction and permanent jobs. The presence of the guard in the Wenatchee Valley would also stimulate industries such as tourism, hospitality, and retail.

Community Request

We understand Senator Hawkins is considering legislation to allow local governments to partner together to form regional aquatic districts funded by a voter-approved sales tax increase of either 0.1% or 0.2%. With the current Wenatchee City Pool in disrepair, Lodestar looks forward to assisting the CDRPA in supporting the senator's efforts to establish a regional aquatics district to build and maintain a two-county aquatics center, and we will be available in Olympia to sign in and testify in support of these efforts, attend relevant meetings, and represent the CDRPA's interests as they relate to this topic.

B. Qualifications and experience of key personnel

Brian Bonlender, Principal, Lodestar Strategic

Brian Bonlender is the founding principal at Lodestar Strategic, a government and public affairs



consulting firm based in the Pacific Northwest. He brings over 25 years of political, public policy, and management experience in the public and private sectors. During that time, Brian has developed extensive legislative know-how and relationships in both the Washington State legislature and the U.S. Congress.

Brian served six years on Governor Jay Inslee's cabinet as director of the Washington State department of Commerce, an agency with a biennial budget of almost \$2 billion and over 100 programs. At Commerce, Brian oversaw the transformation of the state energy office and the creation, execution of the state clean energy fund, and protection of the Public Works Assistance Account.

At Commerce, Brian was responsible for leading his team through the annual policy prioritization that focused the agency on its top legislative request of the state legislature. Brian and his team worked with the Governor, Governor's advisors, stakeholders, and legislators in both chambers and in both parties to shepherd the passage of priority bills and kill the movement of antagonistic bills.

Before Commerce, Brian served as Inslee's chief of staff and legislative director in Congress, acting as the Congressman's primary advisor on all political and policy matters. As legislative director, Brian was responsible for leading bill and amendment strategy, parliamentary maneuvering, and committee responsibilities. As chief of staff Brian successfully positioned the Congressman for statewide elective office, and as a national leader on energy and health care issues.

Brian graduated from Washington State University with a BS in Biology and in Environmental Science, has held leadership roles on multiple political campaigns, Directed Governor-Elect Inslee's Transition Team, and held positions in the nonprofit and private sectors, including as an environmental and workplace safety consultant.

Molly Keenan, Senior Vice President

Molly brings political, policy, public relations, and management experience to Lodestar Strategic, with a nearly 15-year career in public service. Having served Governor Inslee in various advisory roles, most recently as Campaign Manager on his successful 2020 reelection, she has deep Washington state relationships and extensive experience in political strategy, message creation, earned and paid media, policy engagement, and coalition building. Prior experience includes Operations Director for Gov. Inslee 2020 presidential campaign, Deputy Campaign Manager for his 2016 gubernatorial campaign, and Director of Washington State Boards & Commissions.

As the District Director for Congresswoman Suzan DelBene, Molly managed a Washington state team responsible for constituent service, community and public engagement, and federal policy influence. Early in her career, she worked in various positions for Senator Max Baucus (MT), Senator Patty Murray (WA), and Senator Jon Tester (MT).



Molly is a graduate of the University of Portland with a BA in Political Science and a BBA in Finance. She is a founding and executive member of the Evergreen Action Board, an organization born out of Jay Inslee's 2020 Presidential run with the mission to defeat the climate crisis and create millions of jobs in a clean energy economy. She has previously been a board member of NARAL Pro-Choice Washington.

Blake Baldwin, Senior Associate

Blake is a public policy professional with experience in external affairs and outreach, economic development, and legislative policy. Born and raised in Washington's Wenatchee Valley, he began his career in public service as the Legislative Assistant to Senator Brad Hawkins, a republican lawmaker from Washington's 12th legislative district. His rural public policy experience led to an appointment as Central & Eastern Washington Regional Representative in the Office of Governor Jay Inslee, later going on to serve as the governor's statewide Director of Outreach.

Blake returned to the Wenatchee Valley as Director of Economic Development for Chelan County where he worked to enhance and manage economic vitality and growth in North Central Washington. In this role, he created the Cascade Public Infrastructure Fund, a county-wide grant program utilizing a sales and use tax remittance for rural counties to invest in public projects related to economic development and workforce housing infrastructure.

In addition to public policy, Blake has experience in the nonprofit sector as Director of Operations for NCW Tech Alliance where he assisted the leadership team in managing an organizational rebranding, expansion of its service area, and the rollout of digital equity and inclusion campaigns.

Blake studied music composition at Cornish College of the Arts before earning a Bachelor of Arts degree in Social Sciences from Washington State University. He is a founding board member of the Kyrgyz-Washington Sister Region Organization and serves on the steering committee for Rural People's Voice.

C. Summary of relevant experience in the last five years

Lodestar Partners has produced consistent success in its public policy advocacy on behalf of its clients. Examples of recent successes include the following:

- Establishing a retail sales and use tax exemption for new battery packs and powertrains for vessels that are powered by battery-powered electric marine propulsion systems ([HB 2486](#)) in 2020. This required late session heroics, including convincing the Ways and Means chair and Senate Majority Leader to hold a special Ways and Means Committee hearing (separate from planned hearings) to allow the bill to pass – despite many other similar requests for hearings on bills that otherwise died. This lift, during the 2020 legislative session, was made more difficult



because of resistance to tax exemptions at that time.

- Created [an exemption](#) for the commercial fishing industry to the legislation which established the state capital gains tax in the 2021 legislative session. This is an example of Lodestar's ability to work with some of the most progressive elements of the House and Senate Democrats to pass a provision that these members may ordinarily not be open to consider. To accomplish this, we organized disparate commercial fishing organizations, developed and executed an electronic grassroots campaign strategically targeting specific legislators and engaged in a traditional strategic daily lobbying activity to achieve a successful result.
- Established a fee in lieu of security deposit law by passing [HB 2064](#). This bill was also internally resisted from some progressive members, including the chair of a committee with jurisdiction for the bill. We were able to overcome opposition by having credibility with legislators and leadership, engaging stakeholders in a constant back and forth between parties that had little trust between one another (landlords and tenant advocates), a consistent and determined lobbying effort to bring the bill across the finish line.
- Successfully advanced policy and other objectives through the executive branch, including multiple appointments to boards and commissions, and project-level activities.
- Successfully advanced attention to a critical workforce housing funding issue through the Governor's Office by securing his attendance at a grand opening to highlight the increased need for workforce housing and the administrative hurdles to achieve funding.
- Through close relationships within the Governor's Office, Lodestar secured a letter of support from the governor for a client seeking federal EDA grant to finance client's activities that support cleantech entrepreneurs.
- Built and lead a coalition of auto manufacturers and electric vehicle (EV) advocates to join our client in seeking funding for EV infrastructure and rebate program. Ultimately secured \$69 million in the 2022 Supplemental Budget for EV Infrastructure and an additional \$120 million for EV rebates to be designed and distributed in the future 2023 biennial budget.
- During the 2022 legislative session, Lodestar secured \$37 million in funding to increase solar energy deployment and installation of battery storage in community buildings to enhance grid resiliency and provide backup power for critical needs.



D. Declaration of potential incompatibility or conflicts of interest between clients and the Port.

Lodestar's current client base is absent of local governments, municipalities, or other clients with competing interests the Chelan Douglas Regional Port Authority. Beyond direct conflicts, our local government advocacy efforts will be dedicated to CDRPA ensuring a tailored approach in supporting and achieving funding and policy goals because we will not have multiple competing clients' needs that can eat up political capital with the same legislators.

2. References

Center for Sustainable Energy

Contact: Karen Glitman, Senior Director

Phone: (802) 324-8256

Email: karen.glitman@energycenter.org

Summary of services provided: Secure funding in the state legislature for clean energy programs including electric vehicle rebates, electric vehicle infrastructure deployment, and solar plus storage deployment. Upon securing funding, establish partnerships with stakeholders for deployment of funds, and assist client in the procurement process.

At-Sea Processors Association

Contact: Matt Tinning, Director, Sustainability and Public Affairs

Phone: (202) 286-6498

Email: mtinning@atsea.org

Summary of services provided: Build and maintain critical relationships with local, state, and federal government policy makers, influencers, and regulators. Deter or adjust policies that would adversely affect APA membership organizations and advance legislation important to the industry. Assists with education and communication to enhance APA's public image and reputation.

LeaseLock

Contact: Jonathan Potter

Phone: (202) 494-5444

Email: jpotter@alarisstrategies.com

Summary of services provided: Engage our relationships, policy skills, legislative acumen to pass critical legislation allowing a fee in lieu of a security deposit for residential rental properties. Passing this legislation was necessary for client to conduct business in Washington state which helps citizens



enduring financial hardships secure rental housing. Governor Inslee signed the legislation into law spring of 2022.

3. Compensation

Monthly Retainer: We propose two contract options:

1) A 12-month agreement with a monthly \$6,000 retainer from November 1, 2022 – October 31, 2023.

Or

2) A 6-month agreement with a monthly \$6,000 retainer from November 1, 2022 – April 30, 2023.

As desired and agreed upon by both parties, either agreement may be extended, terminated or continued on a month-to-month basis following its duration. Agreement shall include an exit clause allowing either party to terminate the contract for any reason, without cause, providing 30 days' notice.

Expenses: Client will reimburse Lodestar for costs and disbursements directly related to the services performed, subject to the Client's approval. Expenses include parking, transportation and travel costs, printing, lodging and automobile mileage at the applicable federal rate per business mile. Expenses shall not include expenses associated with travel to and work within Olympia or Chelan and Douglas counties.

4. Contact Information

Brian Bonlender

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Molly Keenan

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Blake Baldwin

(509) 860-2645

blake@lodestarstrategic.com

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY
RESOLUTION NO. 2022-11**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHELAN DOUGLAS
REGIONAL PORT AUTHORITY REGARDING 2023 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 2023.

Now, Therefore, Be It Resolved by the Board of Directors that the Chelan Douglas Regional Port Authority adopts the 2023 Rates and Charges attached hereto as Exhibit "A" and incorporated herein by this reference.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

DATED this 25th day of October, 2022

JC Baldwin, Director

W. Alan Loeb sack, Director

Donn Etherington, Director

Mark Spurgeon, Director

Richard DeRock, Director

James D. Huffman, Director



Rates & Charges

Rates Effective January 1, 2023 – December 31, 2023

Approved by the
Chelan Douglas Regional Port Authority Board of Directors
on _____.

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PANGBORN MEMORIAL AIRPORT

FBO Services

Service	Price	Per/unit
100LL	Market	per gallon
Jet A	Market	per gallon
Prist	\$ 0.07	per gallon of fuel
Deicing Service Fee	\$ 50.00	per aircraft
Deicing Fluid	\$ 25.00	per gallon
After Hours Call Out Fee	\$ 65.00	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 day)	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	\$ 215.00	per month (16 UNITS)
Tee Hangar B-13	\$ 233.00	per month
Tee Hangar C	\$ 227.00	per month (8 UNITS)
Tee Hangars C-17 & C-24	\$ 271.00	per month
Tee Hangar D	\$ 271.00	per month (7 UNITS)
Tee Hangar H	\$ 196.74	per month (7 UNITS)
Tee Hangars H-1 & H-10	\$ 232.50	per month
Hangar 3734	\$ 468.00	per month
Hangar 3738	\$ 513.00	per month
Storerooms	\$ 70.00	per month (6 UNITS)
Tie-Down Lease	\$ 67.00	per month
Fed Ex Hangar Bay - Suite A	To be Determined	to be added in 2024
Fed Ex Hangar Bay - Suite B	To be Determined	to be added in 2024

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	\$ 26.00	\$ 26.00	N/A	N/A	N/A

Note: Plus Applicable Taxes. See "Aircraft Liability Insurance Coverage Minimums" for insurance requirements. Subject to space availability.

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	\$ 385.00	\$ 660.00	\$ 1,650.00	\$ 2,420.00	\$ 3,300.00
Nightly/Daily Rate	\$ 165.00	\$ 165.00	\$ 165.00	\$ 330.00	\$ 550.00

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
2023	\$ 1.10
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
2023	\$ 0.08
2024	\$ 0.09
2025	\$ 0.10
2026	\$ 0.11

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

Terminal Building Aviation Ramp: Wastewater Collection & Treatment

Base Month Ready to Serve Charge Without Any Discharge
\$335.34 Per Month Divided by Number of Commercial Air Service Carriers
Monthly Treatment Fees
Billed to Commercial Air Service Carriers based on their published landing schedule for the month the treatment service was provided (percentage of published landings).
Adjustment to Fee Schedule
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.

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	\$ 125.00

Note: Plus Applicable Taxes.
Month-to-Month Parking Agreements available upon request.

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	\$ 33.43	per sq. ft. per year (plus 10% of gross receipts)
Café	\$ 350.00	per month
Terminal Office Space	\$ 37.64	per sq ft. per year
Car Wash Facility	\$ 750.00	per month (non-exclusive use)
Commercial Vehicles	\$ 25.00	Application fee plus per passenger charge
Hotel Courtesy Shuttles	\$ 25.00	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.

PANGBORN MEMORIAL AIRPORT

Terminal Building Rates: Airlines

Signatory Airlines

2023 & 2024 Proposed Rates
 Subject to consultation with airlines.

Exclusive Area	Annual Lease Rate - Per Sq. Ft.	
	2023	2024
Ticketing, Baggage, & Office Areas	\$ 10.00	\$ 12.00
Ground Equipment Storage Area	\$ 5.00	\$ 7.50
Non Exclusive Area		
Passenger Holding Area Pre-Screening	\$ 5.00	\$ 7.50
Passenger Screening Area	\$ 5.00	\$ 7.50
Passenger Holding Area	\$ 5.00	\$ 7.50
Baggage Claim Area	\$ 5.00	\$ 7.50

Note: Plus Applicable Taxes

Non-Signatory Airlines

Per Turn Fee of \$500 and \$26.79 per sq. ft. for exclusive use areas in terminal building.

Incentive Program: New Commercial Air Service to New Destination

Landing fees waived for a period of two years.
Fuel flow fees waived for a period of two years.
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.
The Regional Port will consider offering ground handling services for a fee.
The Regional Port will provide marketing funds to support new service in the amount of \$50,000 over a 12-month period.

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	\$9.04 per sq. ft. per year
3351 2nd St SE	2,300	\$10.83 per sq. ft. per year (3/1/22 - 2/28/23)
		\$11.15 per sq. ft. per year (3/1/23 - 2/28/24)
3355 2nd St SE	3,600	\$11.80 per sq. ft. per year (6/1/22 - 5/31/23)
		\$11.90 per sq. ft. per year (6/1/23 - 5/31/24)
3800 Airport Way #1	3,000	\$10.57 per sq. ft. per year (non-aeronautical rate)
3800 Airport Way #2	3,250	\$3.03 per sq. ft. per year (aeronautical rate)

Note: Plus Applicable Taxes

Land Leases

Type	Annual Rate Per Sq. Ft.
Pangborn Business Park	\$ 0.36
Aviation Ground	\$ 0.33

Note: Plus Applicable Taxes

Executive Hangar Site Development

- Land lease rate starting at \$0.35 per sq. ft. per year plus State Leasehold Tax. Lease rates go up yearly per CPI.
- Capital Facility Charge applies – please inquire for more information.

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 SQFT
Divided Site	\$ 0.09	annual per SQFT
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	50 x 75	3,750	\$ 375.00

Note: Plus Applicable Taxes

Parcells Hangar	Rate	
Suite A (48' x 58')	\$ 400.00	per month
Suite B (48' x 38')	\$ 300.00	per month
Entire Building	\$ 650.00	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

Meeting Rooms		
Rates include setup & clean up		
Type	Half Day	Full Day
Single Meeting Room	\$ 321.00	\$ 583.00
Double Meeting Room	\$ 641.00	\$ 1,166.00
Quad Meeting Room	\$ 1,282.00	\$ 2,331.00
Executive Board Room	\$ 298.00	\$ 595.00
Small Conference Room	\$ 170.00	\$ 340.00

Other Spaces		
Exclusive Use		
Type	Rate Per Hour	
Indoor Patio	\$	38.00
Kitchen	\$	38.00

Staff Fees		
One hour minimum Tech Fee for all meetings using technology		
Type	Rate Per Hour	
Staff (Outside 8-5, M-F)	\$	34.00
Technician (8-5, M-F)	\$	77.00
Technician (Outside 8-5, M-F)	\$	111.00

Advanced Services			
Type	Service Fee	Recurring Fee	Video Tech Fee
Audio Conference	\$ 38.00	n/a	n/a
Basic Virtual Meeting (no cameras)	\$ 38.00	n/a	n/a
Static Virtual Meeting (static camera view)	\$ 74.00	\$ 38.00	n/a
Advanced Virtual Meeting (camera operator)	\$ 74.00	\$ 38.00	Yes
Audio Recording	\$ 74.00	n/a	n/a
Audio/Content Recording	\$ 108.00	n/a	n/a
Audio/Static Video Recording	\$ 216.00	n/a	n/a
Audio/Video Recording	\$ 108.00	n/a	Yes
Audio Visual Equipment - Included in Facility Contract			

Beverage Services		
Capacity	Half Day	Full Day
Up to 50 guests	\$ 40.00	\$ 80.00
51-100 guests	\$ 80.00	\$ 160.00
101-150 guests	\$ 160.00	\$ 320.00
151-200 guests	\$ 320.00	\$ 480.00

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

Confluence Technology Center - Office Leases		
Base Rate per Sq. Ft.		
Suite	2023	2024
Confluence Technology Center	\$ 25.00	\$ 25.00
Confluence Technology Center - South (IB3)	\$ 25.00	\$ 25.00

CHELAN AIRPORT

Type	Monthly Rate
Open Field Storage	\$ 55.00
Bay Storage	\$ 80.00

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.

Memo

To: Board of Directors
From:  Jim Kuntz
Date: October 20, 2022
Re: Executive Flight Hangar Doors

Late last week we had a failure of the hangar door in the Display Hangar. We flew in an expert in service/repair of Wilson Doors from Florida to evaluate the failure. We were temporarily able to get the hangar door open and the planes out.

Attached are two quotes for the hangar door repair. Ron Russ is out on vacation late this week, so I cannot provide details related to the quotes. Ron will review with the Board at Tuesday's meeting.

Estimate



Hangar Door Specialists, LLC
 5588 SE Lamay Drive
 Stuart, FL 34997

Date	Estimate #
10/19/2022	20222223
E-mail	
sales@hangarman.com	
Phone #	573-528-9536

Name / Address
Chelan Douglas Regional Port Authority Attn: Ron Russ One Campbell Parkway Suite A East Wentchee, WA 98802

Description	Qty	Rate	Total
Large Hangar Door All labor, materials and travel to: Remove and Replace 17 Cables and install cable followers (Customer to supply Scissor lift)	1	10,878.56	10,878.56
Smaller Hangar Door All labor, materials and travel to: Remove and Replace 11 Cables and install cable followers (Customer to supply Scissor lift) (Excludes: Bonds, permits, sheeting, concrete, final electrical connection and as built)	1	9,678.56	9,678.56
Payment Terms: 50% to Schedule with Remaining Balance Due Upon Receipt. Proposal Good for 10 Days. 3.5% Convenience Fee for Credit Card Transactions Custom order material / parts lead times are based upon manufactures availability and subject to change without notice. Delays by other parties, stand-by time and missing materials will be subject to additional mobilizations will be charged at \$150 per hour per person on site, travel time, lodging and associated costs and is the direct financial responsibly of contracted party, not any other third party to transaction. Material, part orders and deposits are non-refundable if customer cancels installation.		0.00	0.00
We look forward to working with you!!		Total	

Estimate



Hangar Door Specialists, LLC
 5588 SE Lamay Drive
 Stuart, FL 34997

Date	Estimate #
10/19/2022	20222223
E-mail	
sales@hangarman.com	
Phone #	573-528-9536

Name / Address
Chelan Douglas Regional Port Authority Attn: Ron Russ One Campbell Parkway Suite A East Wentchee, WA 98802

Description	Qty	Rate	Total
<p>All Aircraft or stored items must be removed from any hangar or neighboring hangar during construction. HDS is not responsible for damages, dust, debris or acts of nature, causing damage to any aircraft / items not removed from the construction zone. HDS not responsible for manufacture defects, damages from off loading, site storage or color variations of sheeting materials.</p> <p>Payment become delinquent if not paid as outlined above, and prior to crews demobilizing. Interest will accrue at the rate of 1.5% per month (18% annually) Client is responsible for all cost of collections as well as reasonable attorney's fees. Pricing is based upon one mobilization, no delays, no changes to scope of work and unrestricted access to construction site. Acceptance of all terms listed above acknowledged by one of the following: Signature below, issuance of a purchase order or acceptance by scheduling the above listed scope of work. All priced based on one mobilization and uninterrupted access to jobsite.</p> <p>Approved by: _____ Date: _____ Printed Name: _____</p> <p>Please sign and return. Deposit invoice will be sent after acceptance of proposal.</p>		0.00	0.00
We look forward to working with you!!		Total	\$20,557.12

Estimate



Hangar Door Specialists, LLC
 5588 SE Lamay Drive
 Stuart, FL 34997

Date	Estimate #
10/19/2022	20222225
E-mail	
sales@hangarman.com	
Phone #	573-528-9536

Name / Address
Chelan Douglas Regional Port Authority Attn: Ron Russ One Campbell Parkway Suite A East Wentchee, WA 98802

Description	Qty	Rate	Total
All labor and materials to: Remove and replace upper rubber to access hinges, as they have never been serviced still this door was installed. Drill Top and middle hinges to make serviceable (ALL 3 DOOR SYSTEMS) ***(Travel costs not included on this estimate, and based upon work being done at same time as other estimate)*** (Customer to supply Scissor lift)	1	9,100.00	9,100.00
(Excludes: Bonds, permits, travel, sheeting, concrete, final electrical connection and as built)		0.00	0.00
Payment Terms: 50% to Schedule with Remaining Balance Due Upon Receipt. Proposal Good for 10 Days. 3.5% Convenience Fee for Credit Card Transactions Custom order material / parts lead times are based upon manufactures availability and subject to change without notice. Delays by other parties, stand-by time and missing materials will be subject to additional mobilizations will be charged at \$150 per hour per person on site, travel time, lodging and associated costs and is the direct financial responsibly of contracted party, not any other third party to transaction. Material, part orders and deposits are non-refundable if customer cancels installation.			
We look forward to working with you!!		Total	

Estimate



Hangar Door Specialists, LLC
 5588 SE Lamay Drive
 Stuart, FL 34997

Date	Estimate #
10/19/2022	20222225
E-mail	
sales@hangarman.com	
Phone #	573-528-9536

Name / Address
Chelan Douglas Regional Port Authority Attn: Ron Russ One Campbell Parkway Suite A East Wentchee, WA 98802

Description	Qty	Rate	Total
<p>All Aircraft or stored items must be removed from any hangar or neighboring hangar during construction. HDS is not responsible for damages, dust, debris or acts of nature, causing damage to any aircraft / items not removed from the construction zone. HDS not responsible for manufacture defects, damages from off loading, site storage or color variations of sheeting materials.</p> <p>Payment become delinquent if not paid as outlined above, and prior to crews demobilizing. Interest will accrue at the rate of 1.5% per month (18% annually) Client is responsible for all cost of collections as well as reasonable attorney's fees. Pricing is based upon one mobilization, no delays, no changes to scope of work and unrestricted access to construction site. Acceptance of all terms listed above acknowledged by one of the following: Signature below, issuance of a purchase order or acceptance by scheduling the above listed scope of work. All priced based on one mobilization and uninterrupted access to jobsite.</p> <p>Approved by: _____ Date: _____ Printed Name: _____</p> <p>Please sign and return. Deposit invoice will be sent after acceptance of proposal.</p>		0.00	0.00
We look forward to working with you!!		Total	\$9,100.00

Memo

To: Board of Directors

From: Stacie de Mestre

Date: October 20, 2022

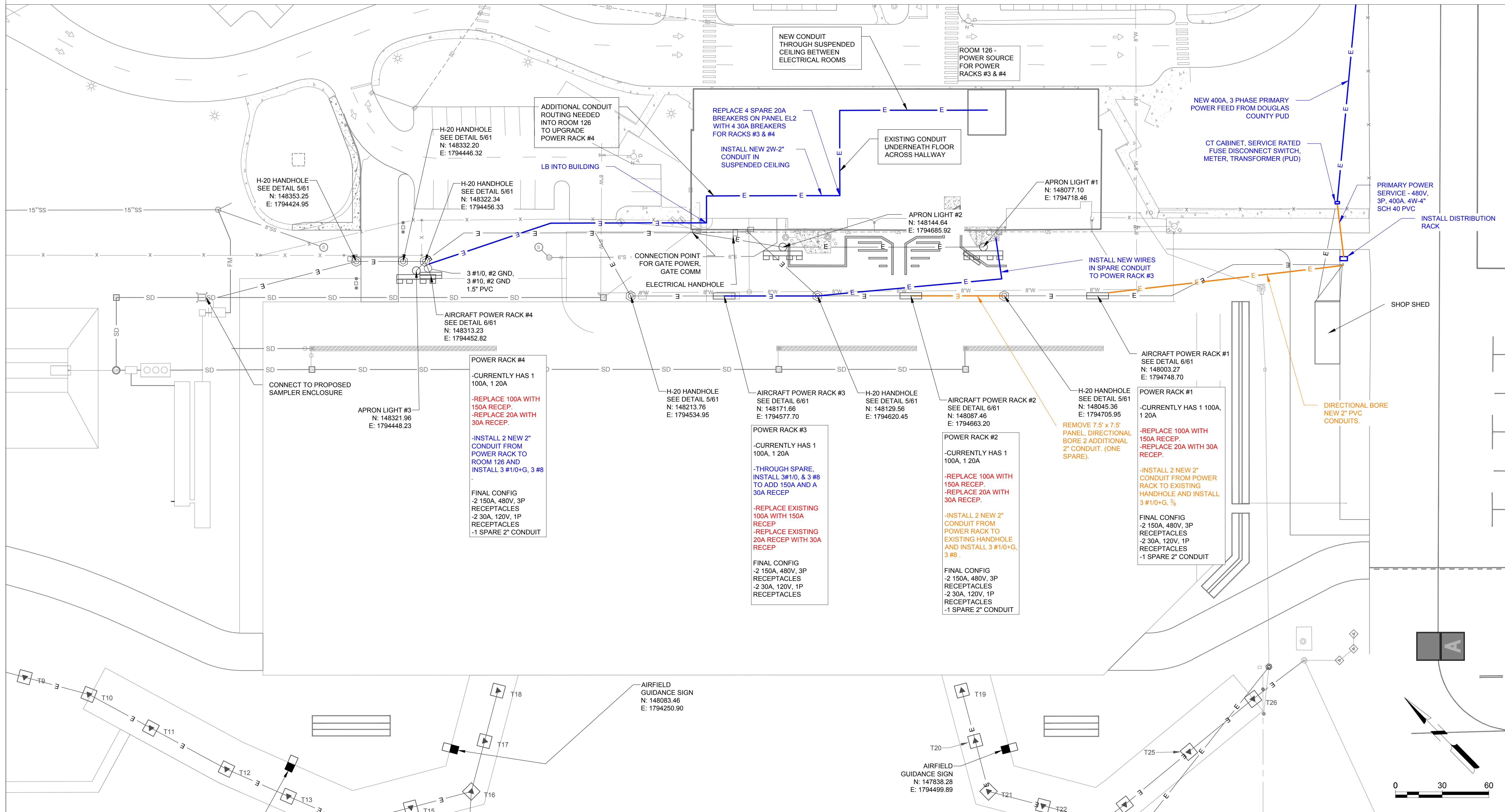
Re: Terminal Apron Reconstruction – Electrical Change Order

TO Engineers will be attending the meeting on Tuesday to discuss the proposed electrical upgrades that are required to provide Horizon's new jet with sufficient power on the power racks for their equipment. Attached please find a drawing detailing the upgrades and the current Engineer's Estimate. TO Engineers has been working with the FAA to determine what items are AIP eligible. The colored comments on the drawing indicate eligibility as follows:

- Blue items are those to be covered by AIP.
- Orange items are those that have a split share between AIP eligible and ineligible.
- Red items are those that are ineligible due to rework.

The proposed work would take place as a change order to the Terminal Apron Reconstruction project. Once final pricing has been received from the contractor, a formal change order will be presented to the Board for approval.

Please note the work is at no cost to the Regional Port.



ELECTRICAL UPGRADES CONTRACTOR PRICING

LEGEND	
—	NON AIP ELIGIBLE
—	PROPOSED AIP ELIGIBLE (MATERIAL ONLY)
—	PROPOSED AIP ELIGIBLE

Pangborn Memorial Airport TERMINAL APRON REHABILITATION

OCTOBER 2022

ENGINEER'S COST OPINION - OPTION #3



Location: Pangborn Memorial Airport
 Program: Terminal Apron Reconstruction - Electrical Upgrades
 Project No: 1622900-210084.01
 Status: Preliminary - 10/7/2022

Schedule A - (AIP ELIGIBLE ITEMS)

				ENGINEER'S COST OPINION			
Bid Item No.	New Item No.	SPEC SECTION	ITEM DESCRIPTION	BUDGET		BID	
				QUANTITIES	UNITS	PRICE	COST
	1	L-108	#8 AWG Cable, Installed in Conduit	3,765	LF	\$ 4.88	\$ 18,373.20
A-10 X		L-108	#2 AWG Cable, Gnd, Installed in Conduit	1,255	LF	\$ 6.00	\$ 7,530.00
	2	L-108	#1/0 AWG Cable, Installed in Conduit	3,765	LF	\$ 27.00	\$ 101,655.00
	3	L-108	500 kcmil plus Gnd cable, Installed in Conduit (Meter to Panelboard)	150	LF	\$ 50.00	\$ 7,500.00
	4	L-110	1W-2" PVC Conduit, Schedule 40, Directional Bore (Materials Only)	250	LF	\$ 200.00	\$ 50,000.00
	5	L-110	1W-3" PVC Conduit, Schedule 40, Direct Bury	50	LF	\$ 50.00	\$ 2,500.00
	6	L-110	2W-2" PVC Conduit, Schedule 40, Direct Bury	450	LF	\$ 100.00	\$ 45,000.00
	7	L-110	2W-4" PVC Conduit, Schedule 40, Directional Bore, CLSM Encased (Materials Only)	65	LF	\$ 120.00	\$ 7,800.00
A-10 I		L-110	1W-2" PVC Conduit, Schedule 40, Direct Bury	245	LF	\$ 30.00	\$ 7,350.00
	8	L-110	2W-2" EMT Conduit, Through Building Ceiling	200	LF	\$ 100.00	\$ 20,000.00
A-10 L		L-115	H-20 Rated Electrical Handhole	1	EA	\$ 1,800.00	\$ 1,800.00
	9	L-115	LB Conduit Body,	1	EA	\$ 5,000.00	\$ 5,000.00
	10	L-110	RGS/EMT inside Electrical Room & Shop Shed	75	LF	\$ 50.00	\$ 3,750.00
	15		PUD Connection Fee, 480V, 3ph, 400A Service (Connection, Meter, Transformer, Wire up to Meter)	1	LS	\$ 30,000.00	\$ 30,000.00
			Shop Shed Transformer 480V - 120/240, Installed and Operable	1	EA	\$ 30,000.00	\$ 30,000.00
	11		45KVA, 480V-208V/120V, 3ph, 4W Pad Mounted Transformer, NEMA 3R	1	EA	\$ 10,000.00	\$ 10,000.00
	12		208V/120V, 3ph, 4W, 200A w 125A MCB Panelboard at Shop Shed	1	EA	\$ 15,000.00	\$ 15,000.00
			480V/277V, 3ph, 4W, 400A w 400A MCB Panelboard	1	EA	\$ 15,000.00	\$ 15,000.00
	13	P-101	Power Rack Removal	4	EA	\$ 4,000.00	\$ 16,000.00
	14	P-101	Concrete Pavement Removal	169	SF	\$ 3.00	\$ 507.00
A-10 V		L-125	Aircraft Power Rack	4	EA	\$ 12,000.00	\$ 48,000.00
				Subtotal Construction Costs			\$ 442,765.20
				WSST		8.3%	\$ 36,749.51
				Credit from CCO2			\$ (45,000.00)
				FAA Share		90.00%	TBD
				Total Schedule A Construction Costs			\$ 391,063.24



Regional Aquatic Center Discussion

**October 19, 2022
10:00 a.m. – 11:30 am**

**Confluence Technology Center
285 Technology Way
Wenatchee, WA 98801**

Agenda

- 1. Introductions**
- 2. Recap of Sept 15 Meeting**
- 3. Wenatchi Landing Infrastructure Report (Utilities Group)**
- 4. Wenatchi Landing Transportation Update (Jeff Wilkens)**
- 5. Regional Aquatic District Bill Draft**
- 6. Fiscal Estimates – Washington Department of Revenue**
- 7. Consultant Discussion & Information (Jim Kuntz)**
- 8. Next Steps – Stakeholder Work Group**
- 9. Next Meeting – Tue. Nov 22 or Wed. Dec 7**
- 10. Other**

Washington State Department of Revenue Estimate – two tenths of 1% (0.2%)

1

Location	FY 2025	FY 2026	FY 2027	FY 2028	FY 2028
Unincorporated Chelan County	1,756,500	1,812,200	1,874,200	1,941,200	2,000,200
Cashmere	175,200	180,800	187,000	193,600	199,500
Chelan	675,900	697,300	721,200	747,000	769,600
Entiat	57,100	58,900	60,900	63,100	65,000
Leavenworth	699,500	721,700	746,400	773,100	796,600
Wenatchee	3,533,100	3,644,700	3,769,700	3,904,500	4,023,100
Unincorporated Douglas County	2,199,100	2,268,800	2,346,500	2,430,400	2,504,100
Bridgeport	28,800	29,700	30,800	31,900	32,800
East Wenatchee	1,431,100	1,476,400	1,526,900	1,581,500	1,629,500
Mansfield	14,600	15,100	15,600	16,200	16,600
Rock Island	37,300	38,500	39,800	41,200	42,500
Waterville	33,800	34,900	36,000	37,300	38,500
Totals	\$10,642,000	\$10,979,000	\$11,355,000	\$11,761,000	\$12,118,000

Wenatchi Landing Access

\$16.4 million

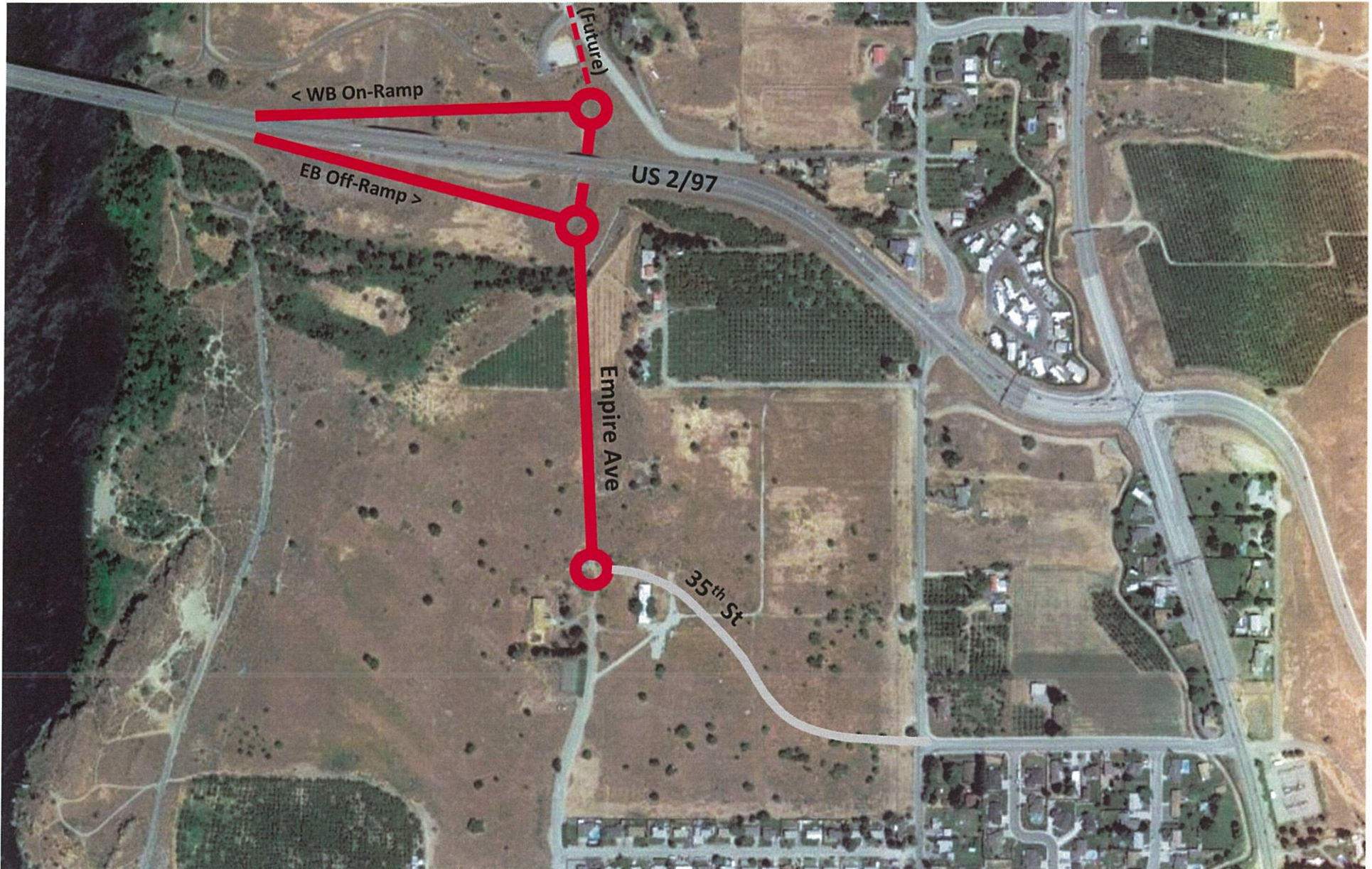
Highway On- and Off-Ramps

\$6.6 million

Empire Avenue Extension to Interchange

Current Design

\$23 million



Wenatchi Landing Access

\$7.5 million (est.)

Roundabout on US 2

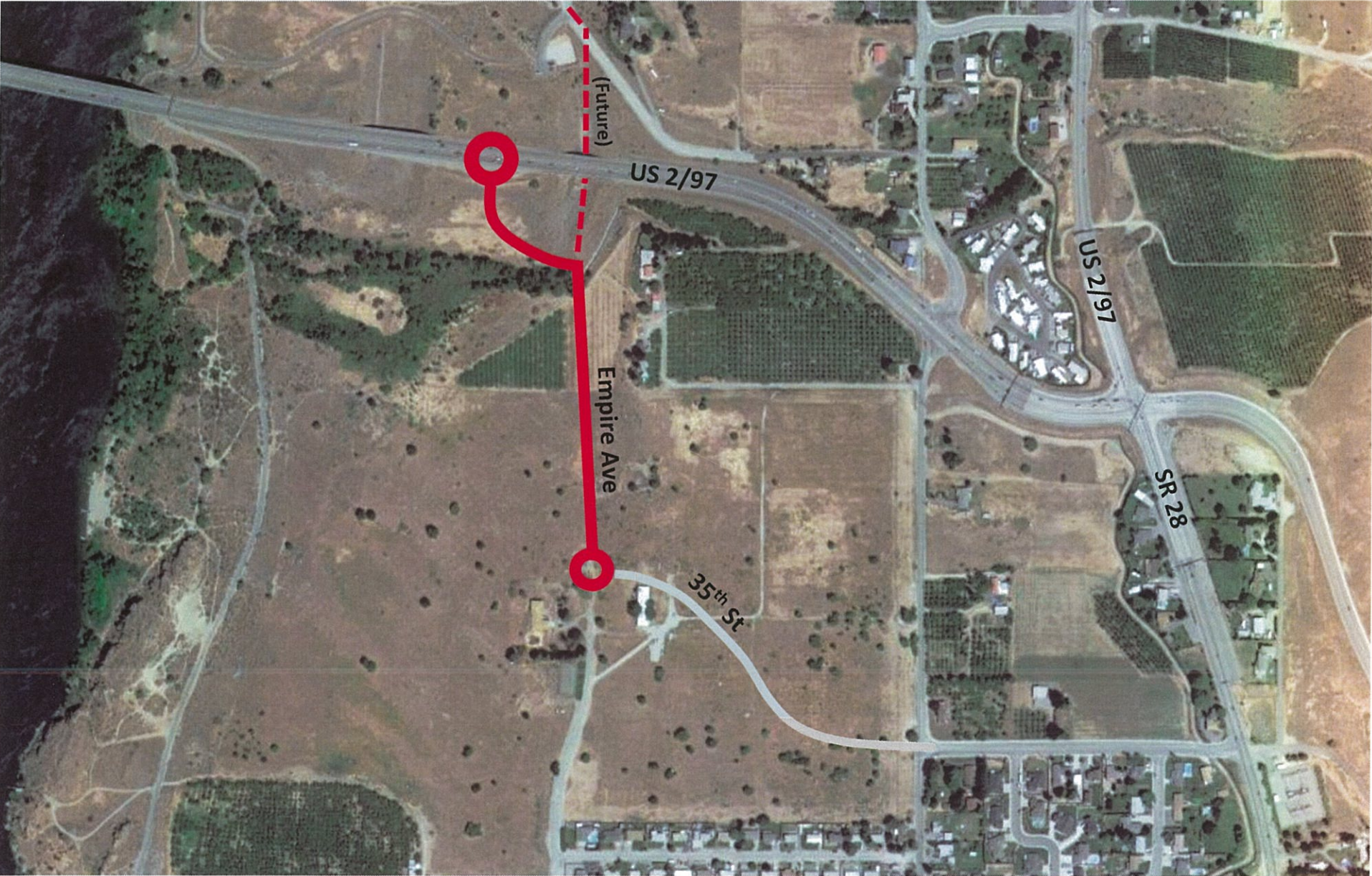
\$4.5 million

Empire Avenue Extension to Roundabout

Roundabout Concept

\$12 million

** currently under study*



DRAFT BILL

Sen. Brad Hawkins

Regional Aquatic Districts

AN ACT Relating to establishing regional aquatic districts; and adding new sections to chapter 36 RCW.

1

2 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

3

Sec 1. Regional Aquatics District boundaries, governing board, and terms

4

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 36 RCW to
 6 read as follows: (1) (a) The legislative authority of two or more
 7 contiguous towns or cities or the legislative authority of two or more
 8 contiguous towns or cities and the legislative authority of the county
 9 or counties in which the towns or cities are located, may establish a
 10 regional aquatics district.

11 (2) A regional aquatics district is coextensive with the boundaries
 12 of the contiguous group of cities or towns that create the district or
 13 the contiguous group of cities and towns and county or counties that
 14 create the district.

15 (3) A regional aquatics district created by a group of towns or
 16 cities, and the county or counties in which they are located, must be
 17 governed by a board of directors consisting of five members appointed
 18 by the legislative authorities of the cities, towns, and county or
 19 counties that are participating in the regional aquatic district. The

1 members of the board of directors must be appointed in accordance with
2 the terms of the agreement under chapter 39.34 RCW for the joint
3 operation of the district and shall serve four-year terms. Of the initial
4 members, one must be appointed for a one-year term, one must be appointed
5 for a two-year term, one must be appointed for a three-year term, and
6 the remainder must be appointed for four-year terms.

7 (4) A regional aquatics district constitutes a body corporate and
8 possesses all the usual powers of a corporation for public purposes as
9 well as all other powers that may now or hereafter be specifically
10 conferred by statute, including, but not limited to, the authority to
11 hire employees, staff, and services, to enter into contracts, and to
12 sue and be sued.

13 (5) A regional aquatics district may acquire and transfer real and
14 personal property by lease, sublease, purchase, or sale.

15 **Sec 2. Board authority, "aquatic facility" definition, votes, and use of revenues**

16 NEW SECTION. **Sec. 2.** A new section is added to chapter 36 RCW to
17 read as follows: (1)(a) A regional aquatics district may acquire,
18 construct, own, remodel, maintain, equip, reequip, repair, finance, and
19 operate one or more aquatic facilities. For purposes of this chapter,
20 "aquatic facility" means an aquatic recreation and swimming pool
21 facility that may include, but is not limited to swimming pools, diving
22 boards, water slides, splash pads, picnic shelters, entrance area,
23 restrooms, locker rooms, showers, spectator seating, sound systems,
24 concessions, and parking facilities. The aquatic facility may also
25 include limited ancillary features including sports courts and play
26 equipment.

27 (b) A regional aquatics district created under section 1 of this
28 act:

29 (i) May, in addition to the authority granted under (a) of this
30 subsection, acquire, construct, own, remodel, maintain, equip, reequip,
31 repair, finance, and operate one or more aquatic facilities;

32 (ii) If exercising its authority under (a) or (b)(i) of this
33 subsection, must obtain voter approval to fund each aquatic facility
34 pursuant to section 6 of this act. If the majority of voters within a

1 county participating in a regional aquatic district do not approve the
2 imposition of a sales and use tax pursuant to section 6 of this act,
3 the county legislative authority may choose not to participate in the
4 regional aquatic district.

5 (2) A regional aquatics district may enter into agreements with
6 local government or nonprofit organizations for use of regional aquatic
7 district facilities.

8 (3) A regional aquatics district may impose charges and fees for
9 the use of its facilities, and may accept and expend or use gifts,
10 grants, and donations for the purpose of a regional aquatics facility.

11 (4) A regional aquatics district may impose charges, fees, and taxes
12 authorized in this act, and use revenues derived therefrom for the
13 purpose of paying principal and interest payments on bonds issued by
14 the regional aquatics district to construct a regional aquatics
15 facility.

16 (5) Notwithstanding the establishment of a career, civil, or merit
17 service system, a regional aquatics district may contract with a public
18 or private entity for the operation or management of its facilities.

Sec 3. Fee, tax authorization, and acceptance of grants and donations

19 NEW SECTION. **Sec. 3.** A new section is added to chapter 36 RCW to
20 read as follows: (1) The board of directors of the regional aquatics
21 district may impose the following for the purpose of funding a regional
22 center:
23

- 24 (a) Charges and fees for the use of any of its facilities; and
- 25 (b) Sales and use taxes authorized under section 6 of this act.

26 (2) The board may accept and expend or use gifts, grants, and donations
27 for the purpose of a regional aquatics facility. The revenue from the
28 charges, fees, and taxes imposed under this section shall be used only
29 for the purposes authorized by this chapter.

Sec 4 and 5. Issuing bonds for up to 30 years

30 NEW SECTION. **Sec. 4.** A new section is added to chapter 36 RCW to
31 read as follows: (1) To carry out the purpose of this chapter, a regional
32 aquatics district may issue general obligation bonds, not to exceed an
33 amount, together with any outstanding nonvoter-approved general
34

1 obligation indebtedness, equal to one-half of one percent of the value
2 of the taxable property within the district, as the term "value of the
3 taxable property" is defined in RCW 39.36.015, when authorized by the
4 voters of the regional aquatics district pursuant to Article VIII,
5 section 6 of the state Constitution.

6 (2) General obligation bonds may be issued with a maturity of up to
7 thirty years, and shall be issued and sold in accordance with the
8 provisions of chapter 39.46 RCW.

9 (3) The general obligation bonds may be payable from the operating
10 revenues of the regional aquatics district in addition to the tax
11 receipts of the district.

12
13 NEW SECTION. Sec. 5. A new section is added to chapter 36 RCW to
14 read as follows: A regional aquatics district, when authorized by the
15 voters of the regional aquatics district pursuant to Article VIII,
16 section 6 of the state Constitution, may issue and sell revenue bonds
17 as provided in chapter 39.46 RCW to be made payable from the revenues
18 of the regional aquatics district.

19 **Sec 6. Local vote measure, approval, county opt-out, and use of tax revenues**

20 NEW SECTION. Sec. 6. A new section is added to chapter 82.14 RCW
21 to read as follows: (1) (a) Except as provided in (b) of this
22 subsection, the governing board of a regional aquatics district under
23 section 1 of this act, may submit an authorizing proposition to the
24 voters of the district, and if the proposition is approved by a majority
25 of persons voting, impose a sales and use tax in accordance with the
26 terms of this act.

27 (b) If a majority of voters within a county participating in a
28 regional aquatic district do not approve the imposition of a sales and
29 use tax pursuant to section 6 of this act, a county legislative authority
30 may choose not to participate in the regional aquatic district. If a
31 county chooses not to participate in the regional aquatic district,
32 sales and use taxes approved in subsection (a) of this section may not
33 be collected within the unincorporated portions of the county.

34

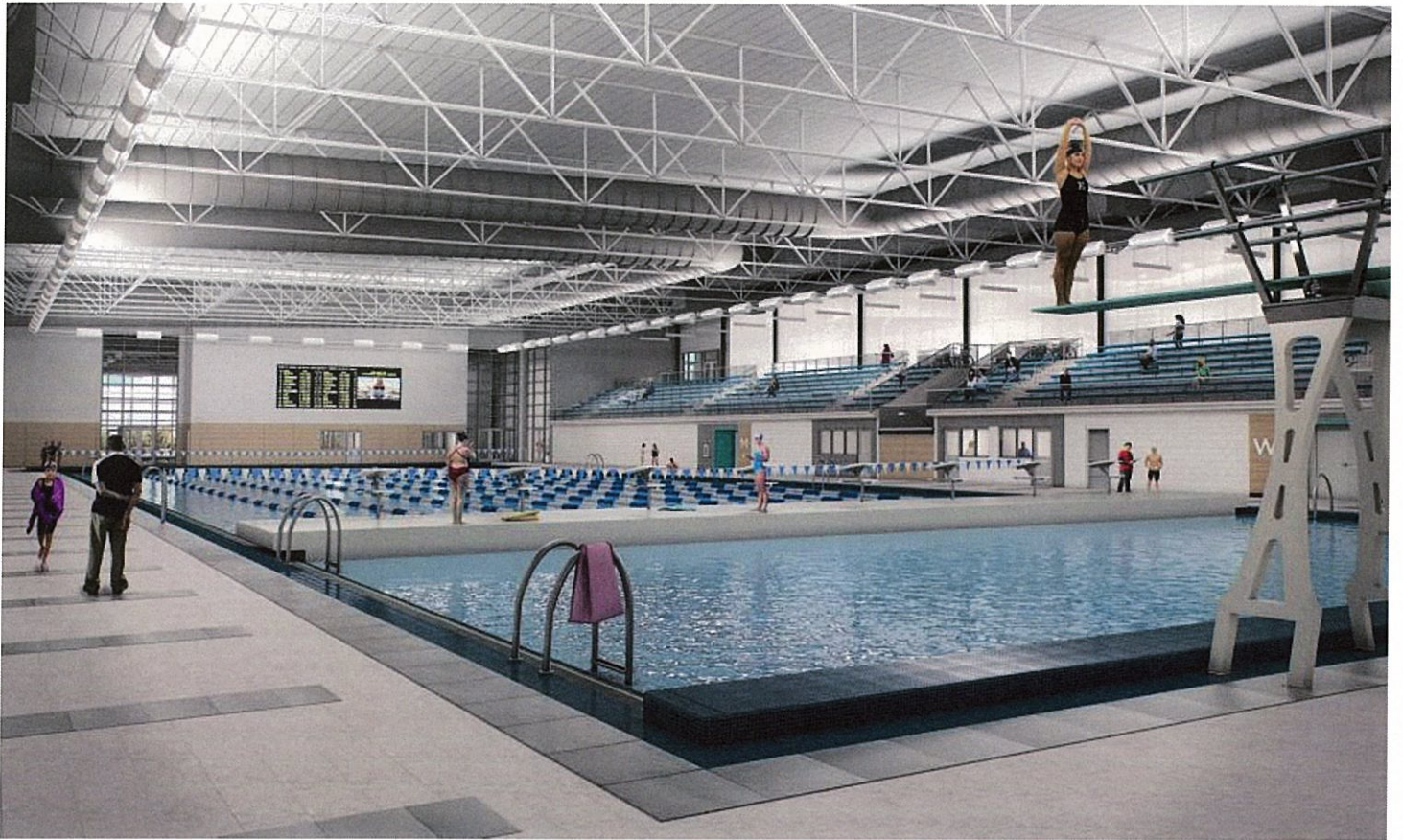
1 (2) The tax authorized in this section is in addition to any other
2 taxes authorized by law and must be collected from those persons who
3 are taxable by the state under chapters 82.08 and 82.12 RCW upon the
4 occurrence of any taxable event within the regional aquatics district.
5 The rate of tax may not exceed two-tenths of one percent of the selling
6 price in the case of a sales tax, or value of the article used, in the
7 case of a use tax.

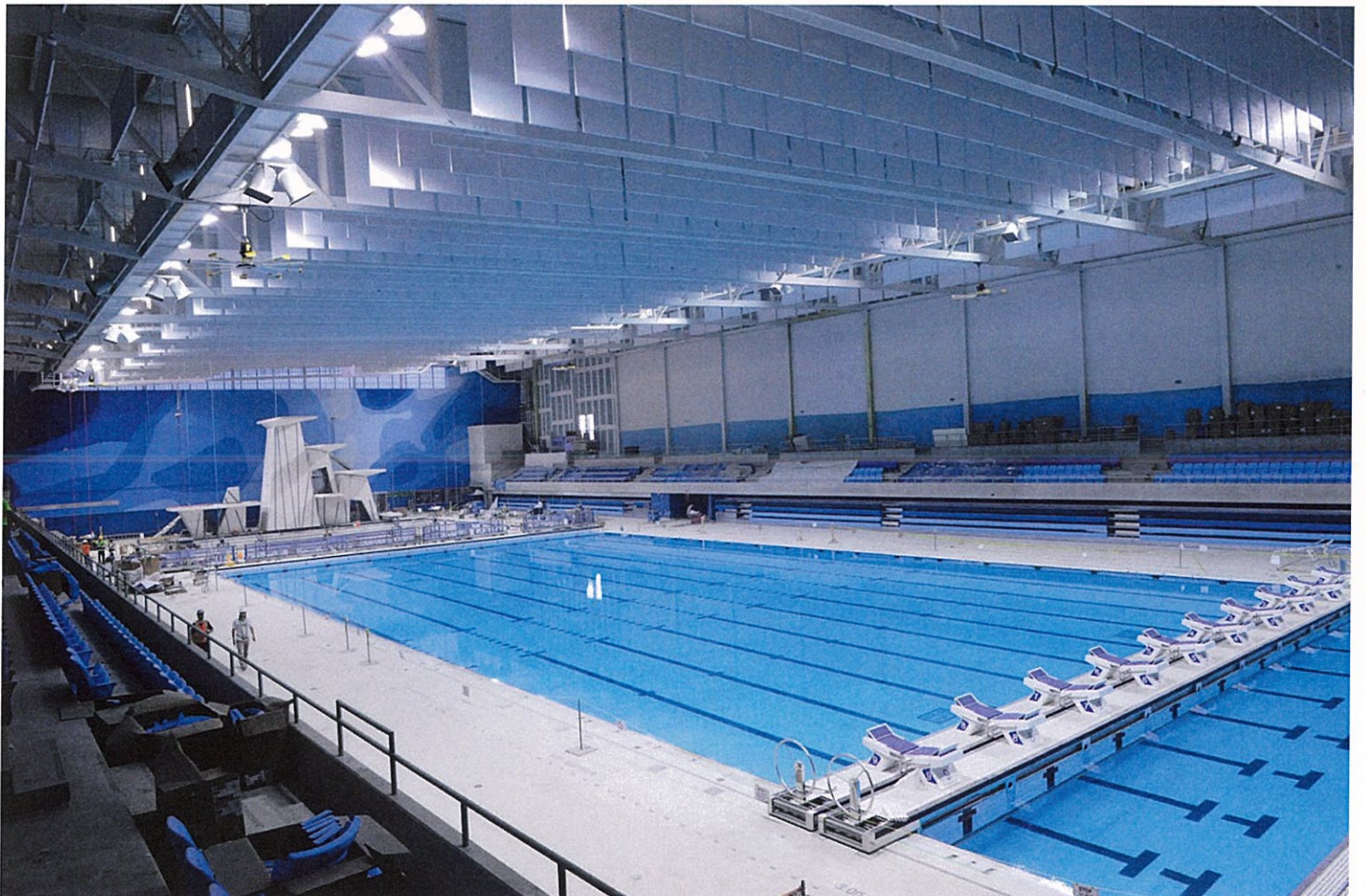
8 (3) Moneys received by a regional aquatics district from any tax
9 imposed by the regional aquatics district under the authority of this
10 section must be used for the purpose of providing funds for the costs
11 associated with the design, acquisition, construction, equipping,
12 operating, maintaining, remodeling, repairing, and reequipping of its
13 public facilities as well as providing funds for the costs of financing,
14 refinancing, or both, of debt issued for such purposes.

--- END ---

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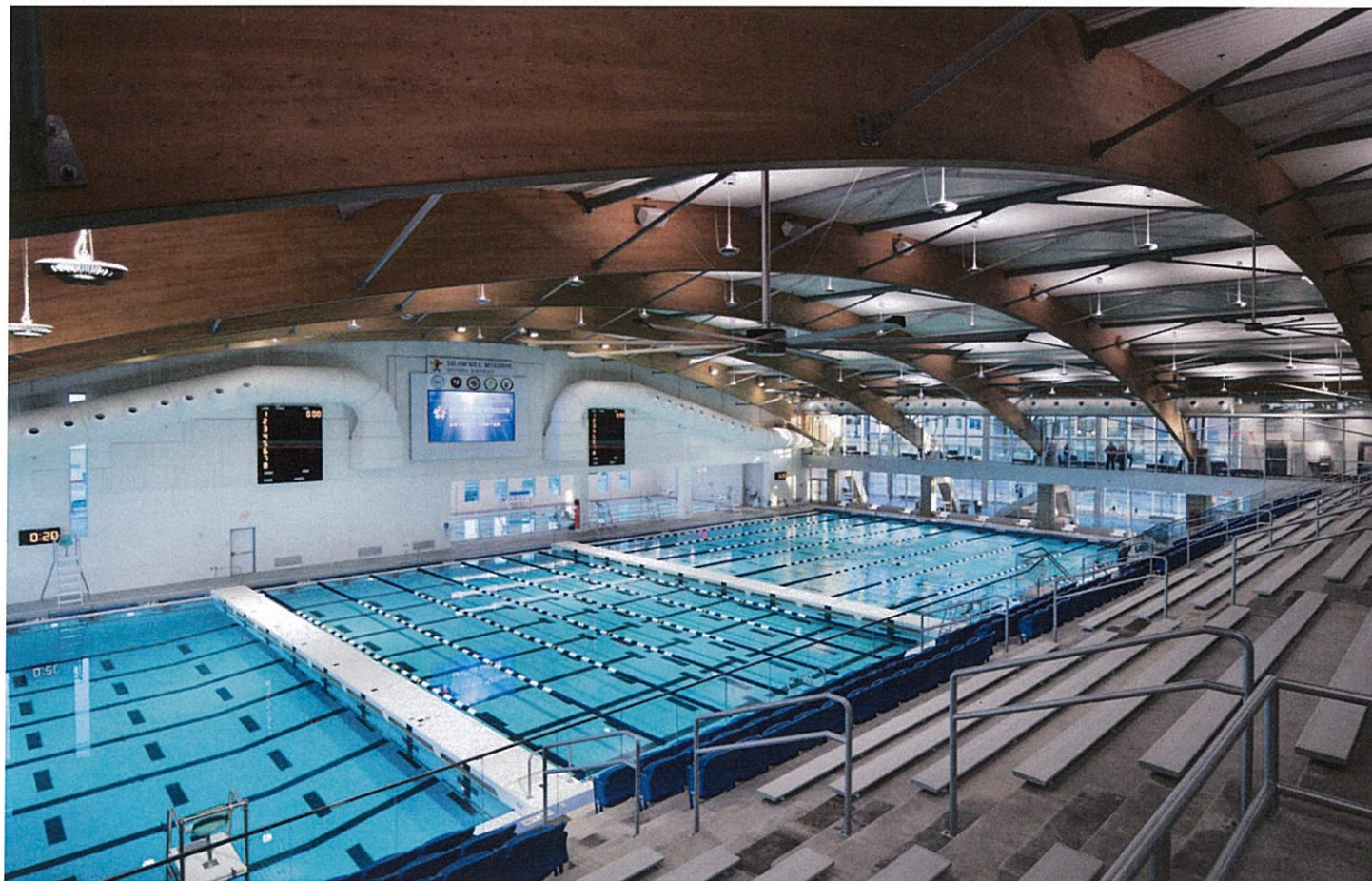
Aquatic Facilities Gallery – Please Review and Pass Along!

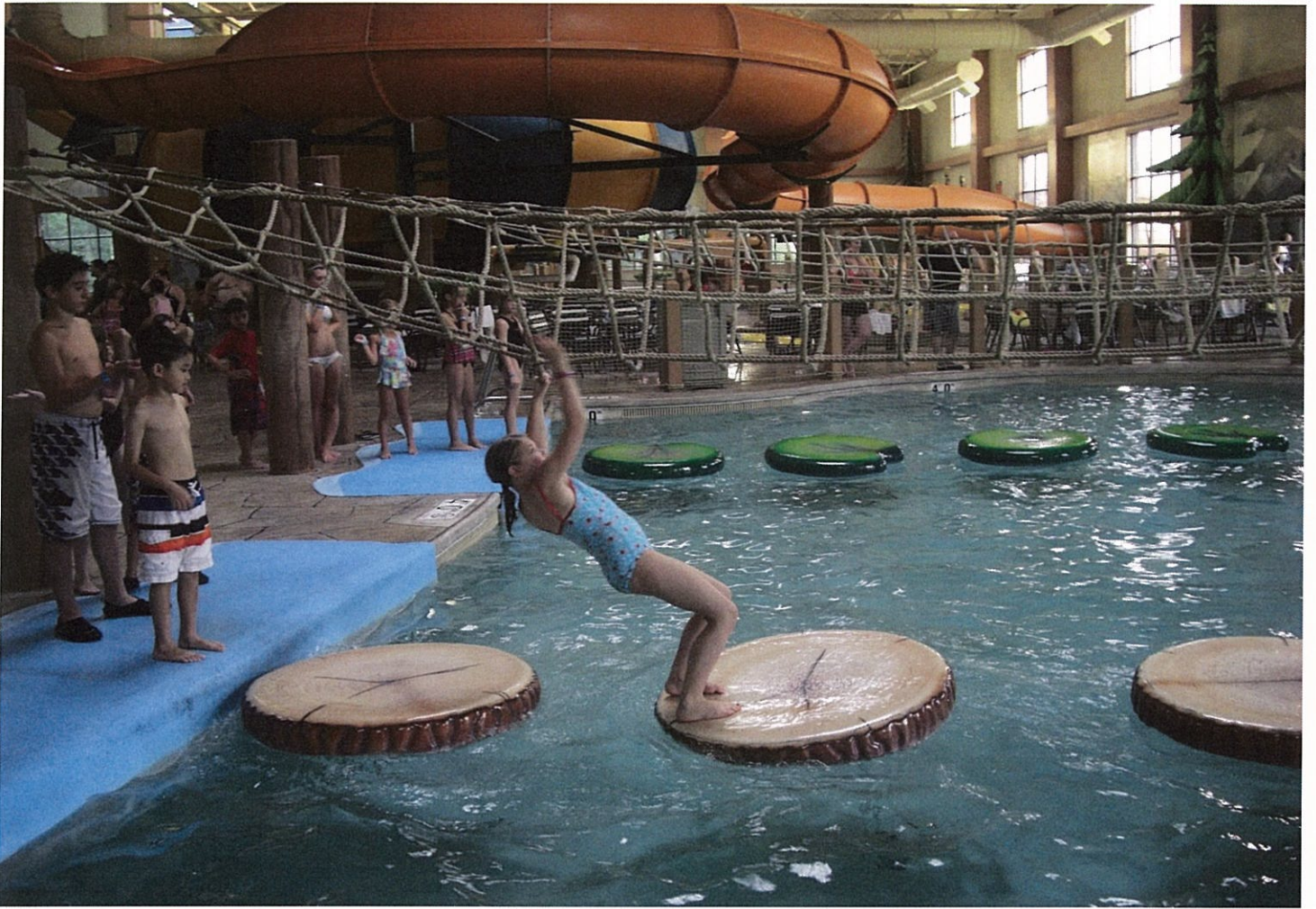




















Study Components

Option A – Sports Complex with an Aquatic Center

- Baseball Fourplex, Sport Courts, Turf Fields, etc.
- Indoor Olympic Size Pool (50-Meters)
- Splash Pad and Water Slides

Option B – Aquatics Center

- Indoor Olympic Size Pool (50-Meters)
- Splash Pad and Water Slides

Option C – Aquatics Center (Seasonal)

- Outdoor Olympic Size Pool (50-Meters)
- Splash Pad and Water Slides

**Bellevue Aquatic Center
Final Feasibility Study
April 2009**

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- A Existing Pool and Beach Data
- B List of High School and Club Competitive Swim Programs
- C Travel-Time Maps for Potential Regional Facility Locations
- D Splash Forward 2018 Meeting Presentation

Chelan County Preliminary Values for 2023 Tax

Port District - Regular Levy

October 7 2022

Preliminary values for 2023 tax year

Your preliminary assessed value for 2023 taxes is : \$ 19,695,449,005 Values may change slightly, we do not have state assessed utilities at this time and there may be supplements to the tax roll up to the time of final certification of values for tax collection. Timber value, if any, is not included.

Basic calculation for district with population 10,000 or over

The IPD (Implicit Price Deflator) for 2023 tax year is : 0.6457 percent

If the IPD falls below 1%, a second resolution is needed for districts over 10,000 population

Basic calculation for Regular Levy

Amount of last year's levy	\$3,357,883.36		
Dollar amount increase over last year's levy	\$33,578.83 if increased by 1%		
Highest lawful levy since 1985:	\$3,386,721.92		\$3,386,721.92
x 1% (Initiative 747 limits the rate increase to 1%):	\$33,867.22		\$33,867.22
Possible budget amount less new construction and annexations:			\$3,420,589.14
New construction assessed value:	\$ 333,862,888		
multiplied by last year's levy rate	0.2078269477 /\$1,000		
Add preliminary new construction revenue:			\$69,385.70
Annexation AV	0		
Add preliminary annexation revenue	\$0.00		\$0.00

Amount that can be refunded

Preliminary maximum allowed for regular property tax: **\$5,805.65**

\$3,495,780.49

**The Total Preliminary 2023 Maximum Regular
Property Tax Levy:**

\$3,495,780.49

*notes:

*If the district takes less than the allowable amount, the balance will be automatically banked for the next years budget needs, should you choose to take it.

CTC Meeting Center Revenue

	<u>Q1 2022</u>	<u>Q1 2021</u>	<u>Q1 2020</u>	<u>Q1 2019</u>
January	\$ 7,280.66	\$ 140.00	\$ 9,504.35	\$ 10,088.42
February	\$ 13,388.76	\$ 175.00	\$ 11,263.03	\$ 9,830.21
March	\$ 9,322.23	\$ 6,079.24	\$ 15,523.71	\$ 20,696.16
1st Qtr Total	\$ 29,991.65	\$ 6,394.24	\$ 36,291.09	\$ 40,614.79
	<u>Q2 2022</u>	<u>Q2 2021</u>	<u>Q2 2020</u>	<u>Q2 2019</u>
April	\$ 19,016.86	\$ 7,033.14	\$ -	\$ 16,936.67
May	\$ 23,980.34	\$ 4,493.45	\$ 418.00	\$ 37,688.47
June	\$ 11,247.47	\$ 4,369.26	\$ 2,302.78	\$ 13,294.77
2nd Qtr Total	\$ 54,244.67	\$ 15,895.85	\$ 2,720.78	\$ 67,919.91
	<u>Q3 2022</u>	<u>Q3 2021</u>	<u>Q3 2020</u>	<u>Q3 2019</u>
July	\$ 12,822.78	\$ 4,359.46	\$ -	\$ 18,618.12
August	\$ 7,861.28	\$ 6,770.08	\$ 1,207.40	\$ 18,383.73
September	\$ 21,870.55	\$ 729.08	\$ 1,144.00	\$ 14,042.10
3rd Qtr Total	\$ 42,554.61	\$ 11,858.62	\$ 2,351.40	\$ 51,043.95
	<u>Q4 2022</u>	<u>Q4 2021</u>	<u>Q4 2020</u>	<u>Q4 2019</u>
October		\$ 27,146.90	\$ 1,247.50	\$ 38,908.17
November		\$ 8,135.96	\$ 509.50	\$ 16,470.41
December		\$ 6,759.49	\$ 2,586.10	\$ 9,814.57
4th Qtr Total		\$ 42,042.35	\$ 4,343.10	\$ 66,330.75
	<u>YTD 2022</u>	<u>YTD 2021</u>	<u>YTD 2020</u>	<u>YTD 2019</u>
YTDTotal	\$ 126,790.93	\$ 76,191.06	\$ 45,706.37	\$ 225,909.40

Mayor Jerrilea Crawford
City of East Wenatchee
271 9th Street NE
East Wenatchee, WA 98802



Mayor Frank Kuntz
City of Wenatchee
PO Box 519
Wenatchee, WA 98807



October 18, 2022

The Honorable Pete Buttigieg
Secretary of Transportation
U.S. Department of Transportation
1200 New Jersey Avenue SE
Washington, D.C., 20590

**RE: Bipartisan Infrastructure Law
 Airport Terminal and Tower Program
 Support for Pangborn Memorial Airport General Aviation Terminal Building
 Modernization Project**

Dear Mr. Buttigieg,

Please accept this letter showing support for the Chelan Douglas Regional Port Authority's General Aviation Terminal Building Modernization Project.

While the cities of East Wenatchee and Wenatchee may be divided by the robust Columbia River, our rich culture and economic vitality are one.

The agricultural and technology sectors are major economic drivers our region. The increased presence of data centers and large capital investments in Chelan and Douglas Counties translates into increased tourism and overall growth in our cities. Having a public facility that fosters innovation, welcomes visitors for business and leisure, and promotes trade is crucial in the creation of new, family-waged jobs for our citizens.

Modernizing the Pangborn General Aviation Terminal will increase access to education and enrich employment opportunities within the agricultural and technology industries, not currently feasible with the current condition of the General Aviation Terminal.

The total project costs are estimated at \$5.0 million. The Regional Port has committed \$2.0 million or 40% of the costs. The modernization of the General Aviation Terminal Building will enhance opportunities for Central Washington. We strongly encourage the FAA to issue a grant to fund the balance of this much needed project.

Thank you for your consideration.

Sincerely,



Mayor Jerrilea Crawford
City of East Wenatchee



Mayor Frank Kuntz
City of Wenatchee



Acct Name: CHELAN DOUGLAS REGIONAL PORT

SUMMARY - USD

Page 1

Acct Number: XXXXXXX013

For period 09/01/2022 - 09/30/2022

ACTIVITY - Settled/Cleared Cash Activity

Transaction Type	Amount
Purchases	0.00
Purchase Reversals	0.00
Sales	0.00
Sale Reversals	0.00
Withdrawals	0.00
Receipts	0.00
Deliveries	0.00
Principal Reversals	0.00
Interest	7,187.50
Interest Reversals	0.00
Interest Adjustments	0.00
Maturities	0.00
Calls	0.00
Puts	0.00
Paydowns	0.00
Paydown Adjustments	0.00
Payups	0.00
Payup Adjustments	0.00
Cash Dividends	0.00
Balance Changes	0.00
Stock Dividends	0.00
Closeouts	0.00
Closeout Dividends	0.00
Net Activity	7,187.50

Your Sales Representative is: SAFEKEEPING OPERATIONS
(800) 236-4221

Statement Contents

- *Summary
- *Activity - Settled/Cleared Cash Activity
- *Activity - Projected Activity for Next Statement Period
- *Holdings
- *Cash Flow Projections

RECEIVED

OCT 11 2022

**CHELAN DOUGLAS
REGIONAL PORT AUTHORITY**

HOLDINGS - Custody

Category	Par/Shares	Original Face	Principal Cost	Market Value
Treasury Obligations	1,000,000.00000	1,000,000.00000	987,675.79	925,078.50
US Government Agency Securities	3,000,000.00000	3,000,000.00000	3,091,883.50	2,940,592.00
Total Custody Holdings	4,000,000.00000	4,000,000.00000	4,079,559.29	3,865,670.50



Acct Name: CHELAN DOUGLAS REGIONAL PORT

ACTIVITY - USD

Page 2

Acct Number: XXXXXXX013

Settled/Cleared Cash Activity

For period 09/01/2022 - 09/30/2022

Date Ticket	Activity	Description	Rate Maturity	Par/Shares Price/NAV	Security ID	Amount
09/13/2022 392209426	Interest	FEDERAL HOME LOAN BANK 09/13/24	2.875 09/13/2024		3130A2UW4	7,187.50
Net Activity						7,187.50



Acct Name: CHELAN DOUGLAS REGIONAL PORT

ACTIVITY - USD

Acct Number: XXXXXXXX013

Projected Activity for Next Statement Period

Date Ticket	Activity	Description	Rate Maturity	Par/Shares Price/NAV	Security ID	Amount
10/13/2022 392209430	Interest	FEDERAL FARM CREDIT BANK 10/13/22	1.600 10/13/2022		3133ELGN8	4,000.00
10/13/2022 392209430	Maturity	FEDERAL FARM CREDIT BANK 10/13/22	1.600 10/13/2022		3133ELGN8	500,000.00
10/31/2022 392221580	Interest	U S TREASURY NOTE .375 NOTE 2023	.375 10/31/2023		91282CDD0	937.50
Net Projected Activity						504,937.50



Acct Name: CHELAN DOUGLAS REGIONAL PORT

HOLDINGS AS OF 09/30/2022 - USD

Page 4

Acct Number: XXXXXXXX013

CUSTODY

Maturity	Security ID Ticket	Rate Acq Date	Description	Par/Shares Original Face	Principal Cost	Market Value NAV
Treasury Obligations						
10/31/2023	91282CDD0 392221580	.375 01/22	U S TREASURY NOTE .375 NOTE 2023	500,000.00 500,000.00	495,703.13	479,551.00
08/31/2025	91282CAJ0 392218130	.250 08/21	U.S. Treasury Notes .250, 08/31/2025	500,000.00 500,000.00	491,972.66	445,527.50
Treasury Obligations Total				1,000,000.00000	987,675.79	925,078.50
				1,000,000.00000		
US Government Agency Securities						
10/13/2022	3133ELGN8 392209430	1.600 02/20	FEDERAL FARM CREDIT BANK 10/13/22	500,000.00 500,000.00	502,900.00	499,737.50
12/09/2022	313381BR5 392209429	1.875 02/20	FEDERAL HOME LOAN BANK 12/09/22	500,000.00 500,000.00	506,935.00	498,388.00
06/19/2023	3137EAEN5 392209428	2.750 02/20	FEDERAL HOME LOAN MTG CORP 06/19/23	500,000.00 500,000.00	522,897.50	495,626.50
02/05/2024	3135G0V34 392209427	2.500 02/20	FEDERAL NATL MORTGAGE ASSN 02/05/24	500,000.00 500,000.00	521,402.50	488,132.00
09/13/2024	3130A2UW4 392209426	2.875 02/20	FEDERAL HOME LOAN BANK 09/13/24	500,000.00 500,000.00	532,965.00	486,524.50
01/07/2025	3135G0X24 392209425	1.625 02/20	FEDERAL NATL MORTGAGE ASSN 01/07/25	500,000.00 500,000.00	504,783.50	472,183.50
US Government Agency Securities Total				3,000,000.00000	3,091,883.50	2,940,592.00
				3,000,000.00000		
Total Custody Holdings				4,000,000.00000	4,079,559.29	3,865,670.50
				4,000,000.00000		



Acct Name: CHELAN DOUGLAS REGIONAL PORT
 Acct Number: XXXXXXXX013

CASH FLOW PROJECTIONS - USD
For The Next 12 Months

Last Pay Date	Ticket	Oct 22	Nov 22	Dec 22	Jan 23
Security ID		Feb 23	Mar 23	Apr 23	May 23
Description		Jun 23	Jul 23	Aug 23	Sep 23
10/13/2022	392209430	504,000.00	0.00	0.00	0.00
3133ELGN8		0.00	0.00	0.00	0.00
FEDERAL FARM CREDIT BANK		0.00	0.00	0.00	0.00
12/09/2022	392209429	0.00	0.00	504,687.50	0.00
313381BR5		0.00	0.00	0.00	0.00
FEDERAL HOME LOAN BANK		0.00	0.00	0.00	0.00
06/19/2023	392209428	0.00	0.00	6,875.00	0.00
3137EAEN5		0.00	0.00	0.00	0.00
FEDERAL HOME LOAN MTG CORP		506,875.00	0.00	0.00	0.00
10/31/2023	392221580	937.50	0.00	0.00	0.00
91282CDD0		0.00	0.00	0.00	937.50
U S TREASURY NOTE		0.00	0.00	0.00	0.00
02/05/2024	392209427	0.00	0.00	0.00	0.00
3135G0V34		6,250.00	0.00	0.00	0.00
FEDERAL NATL MORTGAGE ASSN		0.00	0.00	6,250.00	0.00
09/13/2024	392209426	0.00	0.00	0.00	0.00
3130A2UW4		0.00	7,187.50	0.00	0.00
FEDERAL HOME LOAN BANK		0.00	0.00	0.00	7,187.50
01/07/2025	392209425	0.00	0.00	0.00	4,062.50
3135G0X24		0.00	0.00	0.00	0.00
FEDERAL NATL MORTGAGE ASSN		0.00	4,062.50	0.00	0.00
08/31/2025	392218130	0.00	0.00	0.00	0.00
91282CAJ0		625.00	0.00	0.00	0.00
U.S. Treasury Notes		0.00	0.00	625.00	0.00
		504,937.50	0.00	511,562.50	4,062.50
		6,875.00	7,187.50	0.00	937.50
		506,875.00	4,062.50	6,875.00	7,187.50
Total Projected Cash Flow		1,560,562.50			

Projections are made only on holdings paid through U.S. Bank and are not guaranteed.

Chelan Douglas Regional Port Authority Calendar of Events

10/21/2022

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attends</i>	<i>RSVP arrangements if</i>
October 2022				
October 25	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
October 26	Wednesday	Partner Breakfast; Convention Center; 7:30 am-9:00 am		Center Confirmed; Jack Penning as Speaker confirmed
October 27	Thursday	Partner Lunch; Convention Center; 12:00 pm-1:30 pm		Center Confirmed; Jack Penning as Speaker confirmed
November 2022				
November 3	Thursday	CDRPA Board Retreat; Pybus Event Center; 10:00am-4:00pm	Board of Directors; staff	Event center reserved
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	Commissioners Baldwin & DeRock	
November 15	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioners Spurgeon & Etherington	
November 16	Wednesday	Manson Chamber of Commerce - CDRPA Presentation 9:00 am	Kuntz; Deenik	Location TBD.
November 22	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
November 24	Thursday	Thanksgiving/Office Closed		
November 25	Friday	Thanksgiving/Office Closed		
November 29	Tuesday	*Tentative* Douglas Co. Microsoft Grand Opening		More details to come
December 2022				
December 7	Wednesday	Regional Aquatics Center Meeting; 10:00 am; CTC	Stacie de Mestre & Brooke Lammert	
December 7 - 8	Wed-Thursday	WPPA 2022 Annual Meeting; Hotel Murano		Hotels books for all Board, Kuntz, & Lough. Conference Reg. not available yet.
December 8	Thursday	CDTC Board Meeting 9:00 am	Commissioners Baldwin & DeRock	
December 13	Tuesday	CDRPA Board Meeting; 9:00 am	Board of Directors; staff	
December 13	Tuesday	Tri-Commission Meeting; 1:00 pm	Board of Directors; staff	
December 14	Wednesday	NCWEDD Meeting	Commissioner Huffman	
December 20	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am	Commissioners Spurgeon & Etherington	
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	