



Chelan Douglas Regional Port Authority

2021 in Review

- **CDRPA selected 2021 Washington State Public Port of the Year.**
- **Reached a very favorable Settlement Agreement with Fibro. Regional Port acquires 26.37 acres for \$1,600,000 or \$1.40 per sq. ft. for property adjacent to Pangborn Airport. Regional Port will likely recover well in excess of its original damage claim of \$679,914 if property is ever sold.**

Chelan Airport

- **Spearheaded a Chelan Airport Blue Ribbon Panel. Adopted a bold, new Airport Master Plan that if implemented will transform the Airport.**
- **Instrumental in lobbying for the \$5.7 million state grant to extend a waterline to the Chelan Airport.**

Pangborn Airport Business Park

- **Completed a CERB funded Adaptive Reuse Study of the former Giga Watt Pods. Regional Port has developed the concept of creating “The Trades District” for small business. Received strong community support. EDA grant requesting \$5.0 million**

has been applied for. Regional Port has committed \$2.5 million towards the project.

- **Completing a “Zoning Code Text Amendment” that will allow for a broader tenant mix at The Trades District.**
- **North Central ESD exercised their option to extend their lease to December 1, 2022. They lease approximately 8,193 sq. ft. and pay \$83,568 in annual rent.**

Pangborn Airport

- **Finished an Airport Boundary Line Adjustment. Created additional developable lots at the Airport. Incorporated several lots into the Pangborn Industrial Service Area, which changed the zoning to Industrial.**
- **Acquired 3.18 acre Dave Piepel Property for \$436,800 in the Airport’s Runway Protection Zone.**
- **In May, Airport Staff assumed the management of the Airport Terminal Building parking lot. From May – Oct, the Airport has saved approximately \$80,000 in commission fee payments that would have been paid under the previous Airport Parking Concession Agreement.**
- **Record Aviation Fuel sales in 2021. Good margins on fuel sales with revenues being reinvested into the Airport. New 5,000 gallon Jet A fuel truck on order at a cost of \$300,485.**
- **Completed design and bid award for new \$11.0 million Terminal Apron Reconstruction Project. Construction starts in March 2022.**
- **Adopted a “Model Airport Ground Lease” for use when a private party wants to construct hangars at Pangborn Airport.**

- **American Rescue Fund Grants**
 - **Awarded \$1,022,045**
 - **Pending \$1,318,485**
- **New Tenant for Airport café**

Waterville Airport

- **Completed Airport Pavement Rehabilitation Project at a cost of \$260,000. Received a WSDOT grant in the amount of \$185,000.**
- **Worked cooperatively with Betty Johnson in undertaking a successful Phase 1 Environmental Study review of her leased property. Once completed, Mrs. Johnson donated her hangar to the Regional Port.**

Malaga

- **Secured options to purchase a 20 acre and a 10 acre parcel adjacent to the Regional Port's LOJO Property. Working cooperatively with Chelan County in rezoning said properties to Industrial.**
- **Leading the South End Utilities Group to determine options to extend water & sewer services to Malaga.**
- **Received a \$1,498,650 state grant to extent water infrastructure to LOJO Site.**

Columbia Street Properties

- **Lineage North**
 - **Regional Port continues to show flexibility for the S.P.O.R.T. redevelopment proposal. Revised date to obtain a City of Wenatchee building permit is March 1, 2022.**

- **Lineage Middle**
 - **Adaptive Reuse Plan is underway. Graham Baba Architects under contract.**

- **Lineage South**
 - **Streamline Fulfillment has signed a two year lease for Buildings G & I @ \$275,450 over two years.**
 - **Positive movement on BNSF Easement.**

Orondo River Park

- **Old concession trailer removed.**
- **Fuel dock removal planned for later this year.**

CWICC

- **New HVAC system installed at a cost of \$175,000.**
- **New carpet installed at a cost of \$17,000.**
- **Board toured the facility in September.**

Olds Station Business Park

- **Entered into a new five-year lease agreement with Sinclair Systems at IB#9. New rental revenue of \$711,000 for the five-year term.**

- **Entered into a 3 year lease agreement with Synergy Foods at IB#2. New rental income of approximately \$152,640 for the 3 year term.**

- **Pavement and site drainage improvements at IB#2 completed at a cost of \$122,500. Wenatchee School District paid 32% of the costs.**

Cashmere Business Park

- Entered into lease with Curb Appeal-Landscaping Material Company. Service well received in Cashmere.
- Received a \$200,000 economic development sales tax grant from Chelan County for Wood Waste Remediation Project.
- Blue Spirits Distilling expands leased area into Building B (4,375 sq. ft.). Regional Port receives \$16,280 in additional rent.

Regional Port Office

- Hosted movie crew for the film “Devotion” during the winter
- Awarded Phase II HVAC Contract in the amount of \$855,000.

CTC

- Accepted personal property donation from Actapio. Regional Port receives bid for surplus equipment for \$1.1 million.
- Prepared plans and specifications to return Actapio space to core and shell. Low bid received at \$3.3 million. Actapio to reimburse Regional Port for \$2 million of said costs.

Marketing

- Produced drone video footage for all Regional Port properties.
- Regional Port entered into Interlocal Agreement with Chelan County PUD to market their 5th Street Campus.

Administrative

- Adopted updated Public Works Policies.

- **Purchasing and Contracting Policy**
- **Small Works & Consulting Services Roster (Locally Focused)**
- **Design Build Contracting**

- **Clean State Audits**
 - **Regional Port**
 - **Pangborn Airport**
 - **Port of Chelan County**
 - **Port of Douglas County**

- **Collecting Past Due Rents**
 - **Christina Nulf \$5,000 (paid)**
 - **Chelan Valley Marine \$9,067 (agreement in place)**

- **Executed “Partners in Economic Development” programs for municipalities and non-profits.**