

**Chelan Douglas Regional Port Authority
2022 Supplemental Budget #2**

	Approved Supplemental #1 Supplemental #2	
OPERATING REVENUES		
BUSINESS PARKS		
<u>CASHMERE MILL DISTRICT</u>		
Building A - Blue Spirits	\$ 163,588	\$ 163,588
Building B - Hurst International & Blue Spirits	133,017	135,358
Utility & Operating Reimbursements	56,650	59,495
Louws Property Sale	85,500	89,135
Misc. Income	2,178	2,278
TOTAL CASHMERE MILL DISTRICT	\$ 440,933	\$ 449,854
<u>CONFLUENCE TECHNOLOGY CENTER</u>		
Office Space Leases	\$ 468,000	\$ 468,000
CTC South Office Space Leases	14,108	14,108
Video Conference/Meeting Room Rentals	120,000	150,000
Utility & Operating Reimbursements	32,450	32,450
Misc. Income	1,500	500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 636,058	\$ 665,058
<u>COLUMBIA STREET PROPERTIES</u>		
Buildings A/B - Badger Mtn Brewing	\$ 45,360	\$ 45,360
Buildings G/I - Streamline	131,736	131,736
Building E - Streamline	-	11,366
Building F - Streamline	3,000	19,167
Misc. Rents	4,250	1,250
Utility & Operating Reimbursements	23,500	24,205
TOTAL COLUMBIA STREET PROPERTIES	\$ 207,846	\$ 233,084
<u>MALAGA INDUSTRIAL SITE</u>		
Lojo Property Sale	\$ 6,568,848	\$ 6,559,740
Curtis/Torres Property Sale	2,601,403	2,674,324
Farm/Land Rents	98,745	101,150
TOTAL MALAGA INDUSTRIAL SITE	\$ 9,268,996	\$ 9,335,214
<u>OLDS STATION BUSINESS PARK</u>		
IB 2 - Synergy Food Solutions	\$ 49,290	\$ 49,290
IB 3 - Confluence Health	69,957	71,696
IB 4 - Pregis Corporation	210,630	210,630
IB 5 - Chelan County PUD	296,400	310,797
IB 6 - ABC Early Learning	14,094	14,094
IB 7 & 8 - Pacific Aerospace & Electronics	732,919	732,919
IB 9 - Sinclair Systems & Frito Lay	247,950	288,450
Utility & Operating Reimbursements	116,350	169,825
Misc. Income	2,500	500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,740,090	\$ 1,848,201

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PANGBORN AIRPORT

Landing Fees	\$ 40,000	\$ 53,950
Parking Income	300,000	282,500
Aircraft Parking	4,500	10,250
Rental Income - Aviation Land	99,716	100,868
Rental Income - NonAviation Land	67,805	66,199
Rental Income - Terminal/Aviation Building	61,675	63,062
Rental Income - NonAviation Buildings	96,090	96,097
Rental Income - Hangars	165,200	165,379
Car Rental Concession Fees	59,500	87,750
Fuel Flowage Fees	20,000	20,940
FBO Fuel Income	1,400,000	2,110,000
FBO Income (After hours)	25,000	27,750
FBO Misc. Income	10,000	12,225
Misc. Fees and Permits	15,000	28,000
TOTAL PANGBORN AIRPORT	\$ 2,364,486	\$ 3,124,970

PANGBORN BUSINESS PARK

<u>Land Leases</u>		
Lot 4 - Coca-Cola	\$ 85,778	\$ 85,778
Lot 17 - Salcido	32,490	32,490
<u>Building Leases</u>		
3306 - Multi-Tenant	115,790	115,790
3310 - Accor Building	355,167	355,167
CWICC	199,343	199,343
Utility & Operating Reimbursements	10,350	10,150
Misc. Income	2,500	500
TOTAL PANGBORN BUSINESS PARK	\$ 801,418	\$ 799,218

REGIONAL PORT OFFICE/AVIATION CENTER

Rental Income - Offices	\$ 25,180	\$ 25,453
Rental Income - Aviation/Hangar Uses	175,000	182,887
Misc. Income	2,500	500
TOTAL RPA OFFICE/AVIATION CENTER	\$ 202,680	\$ 208,840

LAKE CHELAN AIRPORT

Rental Income - Kelly Property	\$ 4,095	\$ 4,095
TOTAL LAKE CHELAN AIRPORT	\$ 4,095	\$ 4,095

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>MANSFIELD AIRPORT</u>		
Lease Income	\$ -	\$ -
TOTAL MANSFIELD AIRPORT	\$ -	\$ -
<u>WATERVILLE AIRPORT</u>		
Lease Income	\$ 3,370	\$ 3,428
TOTAL WATERVILLE AIRPORT	\$ 3,370	\$ 3,428
<u>ORONDO RIVER PARK</u>		
Chelan County PUD	\$ 30,750	\$ 30,750
Misc. Income	-	200
TOTAL ORONDO RIVER PARK	\$ 30,750	\$ 30,950
<u>PYBUS INCUBATOR</u>		
Office Space Lease	\$ 17,430	\$ 25,893
Misc. Income	-	-
TOTAL PYBUS INCUBATOR	\$ 17,430	\$ 25,893
TOTAL BUSINESS PARK REVENUE	\$ 15,718,152	\$ 16,728,805
<u>TAX RECEIPTS</u>		
Current Levy	\$ 4,375,292	
1.0% of Prior Year Tax	-	
New Construction	84,242	
Tax Refunded (receipts)	11,043	
TOTAL TAX RECEIPTS	\$ 4,470,577	\$ 4,470,577

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NON-OPERATING REVENUES

Cashmere Mill District

Chelan County CPIF Grant - Cashmere Wood Debris	\$ 200,000	\$ 200,000
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Confluence Technology Center

Sale of Surplus Equipment	950,000	-
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Columbia Street Properties

Chelan County PUD Lighting Rebate - G & I	41,950	41,950
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Malaga Industrial Sites

Dept of Com - Malaga Waterline Ext (\$1,498,650)	300,000	-
Client Contr - Malaga Waterline Ext (\$8,501,350)	1,700,000	235,000
Client Contribution - GBI Property	1,470,610	-
Client Contribution - Wastewater System	500,000	90,000
Client Contribution - Hayes Property Acquisition	698,650	-
Malaga Property Due Diligence - Client Reimbursement	175,085	175,085
Malaga Utility Study - Client Reimbursement	100,000	100,000
Malaga Curtis/Torres Property Clearing - Client Reimb.	-	165,000
Client Contribution - Property Acqu. (Misc.)	2,000,000	-

Pangborn Airport

FAA AIP Grant Proceeds - Env Assessment	56,011	53,763
WSDOT Aviation - Environmental Assessment	-	2,046
FAA AIP Grant Proceeds - Terminal Capacity	-	24,289
FAA Grant Proceeds (Apron Rehab)	9,391,247	8,515,215
FAA Grant Proceeds (Phase I - Taxiway A Relocation)	1,410,000	1,298,787
WSDOT - Taxiway A Relocation	-	8,694
FAA AIP CARES Act Grant (\$18,120,860)	771,411	762,390
PFC Capital Funds	515,126	549,872
TSA Operating Grant	14,600	12,250

Pangborn Business Park

Douglas County Payment - PWTF	80,000	80,000
Trades District EDA Grant (\$4,990,967)	-	-
Trades District State Capital Grant (\$2,950,000)	-	115,000
Trades District Financing	200,000	-

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<u>Waterville Airport</u>		
WSDOT Aviation - Lighting Design	51,210	30,890
WSDOT Aviation - Lighting Construction	387,000	14,648
<u>Economic Development</u>		
ADO Contracts - Dept. of Commerce	150,000	150,000
Chelan County .09 Grant - Partnership Projects	20,000	20,000
<u>Other</u>		
EPA Brownsfield Grant (\$600,000)	225,000	200,000
PUD 5th Street - Marketing/Legal Reimbursement	75,000	2,550
Other Tax Income (LHT & Timber Dist.)	8,625	9,365
Interest Income	95,060	91,750
Other Income	25,000	5,000
Sale of Fixed Assets	-	-
TOTAL NON-OPERATING REVENUES	\$ 21,611,585	\$ 12,953,544
TOTAL REVENUES	\$ 41,800,314	\$ 34,152,926

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BUSINESS PARK EXPENSES

CASHMERE MILL DISTRICT

Debt Service - Buildings A & B (2035)	\$ 219,134	\$ 219,134
CERB Loan (2031)	75,781	75,781
Property Insurance	19,350	20,624
Building Maintenance	4,000	7,500
Property Maintenance	25,000	20,000
Utilities	32,500	32,500
Misc. Expenses	2,500	7,900
TOTAL CASHMERE MILL DISTRICT	\$ 378,265	\$ 383,439

CONFLUENCE TECHNOLOGY CENTER

Salaries	\$ 95,000	\$ 98,615
Employee Benefits	27,085	27,335
Payroll Taxes	8,300	8,750
Contract Labor	15,000	12,000
Building Operational Expenses	436,000	436,000
CTC South Building Operational Expenses	23,500	17,500
Video Conference Center/Meeting Room Expenses	123,000	131,000
Debt Service (2023)	48,529	48,529
Misc. Expenses	5,000	500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 781,414	\$ 780,229

MALAGA INDUSTRIAL SITE

Lojo Property Maintenance	\$ 5,000	\$ 50
Curtis Property Maintenance	5,000	-
Torres Property Maintenance	5,000	-
Property Insurance	5,000	5,000
Utilities	2,500	1,500
Misc. Expenses	20,000	500
TOTAL MALAGA INDUSTRIAL SITE	\$ 42,500	\$ 7,050

OLDS STATION BUSINESS PARK

Building Maintenance & Repairs	\$ 10,000	\$ 15,000
Property & Grounds	40,000	40,000
Small Equipment	2,500	2,500
Utilities	54,000	54,000
Fire Protection in lieu of taxes	9,590	9,590
Property Insurance	62,075	64,637
Misc. Expenses	10,000	7,500
TOTAL OLDS STATION BUSINESS PARK	\$ 188,165	\$ 193,227

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COLUMBIA STREET PROPERTIES

Building Operational Expenses	\$ 46,675	\$ 59,750
Fire Protection in lieu of taxes	-	9,150
Property Insurance	53,315	56,825
Misc. Expenses	12,500	1,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 112,490	\$ 127,225

PESHASTIN PROPERTY

Property Maintenance (thru 02/2022)	\$ 250	\$ 200
TOTAL PESHASTIN PROPERTY	\$ 250	\$ 200

PANGBORN AIRPORT

Salaries	\$ 807,500	\$ 807,500
Salaries - Overtime	63,565	63,565
Employee Benefits	267,475	262,500
Payroll Taxes	95,905	95,905
Engineering/Professional Fees	105,000	90,000
Non-Aviation Maintenance	15,000	10,000
Aviation Maintenance	18,000	18,000
Terminal Maintenance	50,000	50,000
Airfield Maintenance	65,000	50,000
Vehicle & Equipment Maintenance	35,000	35,000
Small Tools & Equipment	5,000	5,000
Utilities	149,350	149,350
Security Expenses	21,500	17,500
Property/Liability Insurance	123,650	123,650
FBO Expenses	65,000	70,000
Fuel (Resale)	1,120,000	1,688,000
Fuel (M&O)	45,000	65,000
Regulatory Compliance	42,500	42,500
Winter Operations	32,500	32,500
Memberships & Subscriptions	7,500	5,500
Marketing	25,000	7,500
Conferences, Training & Meetings	15,000	30,000
Information Technology	51,915	51,915
Parking Lot Expenses	36,000	36,000
Credit Card Fees	53,750	47,500
COVID-19 Compliance	5,000	5,000
Misc. Expenses	15,000	10,000
TOTAL PANGBORN AIRPORT	\$ 3,336,110	\$ 3,869,385

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PANGBORN BUSINESS PARK

Maintenance	\$ 98,500	\$ 89,500
Utilities	27,500	27,500
Storm Water	3,668	3,668
Property Insurance	38,375	40,901
Debt Service (2023)	82,673	82,673
Misc. Expenses	2,000	500
TOTAL PANGBORN BUSINESS PARK	\$ 252,716	\$ 244,742

REGIONAL PORT OFFICE/AVIATION CENTER

Maintenance	\$ 40,500	\$ 34,500
Utilities	45,000	52,500
Insurance	30,750	34,585
Landscape Maintenance	12,000	12,000
Misc. Expenses	5,000	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 133,250	\$ 138,585

LAKE CHELAN AIRPORT

Maintenance & Operations Subsidy (City of Chelan)	\$ 46,192	\$ 46,192
Capital Contribution (City of Chelan)	5,000	-
Aircraft Counter/Operations Report	4,800	4,800
Environmental Assessment	11,735	-
Maintenance (Kelly Property)	8,500	8,500
Insurance	705	812
Utilities	305	500
Misc. Expenses (Kelly Property)	1,500	500
TOTAL LAKE CHELAN AIRPORT	\$ 78,737	\$ 61,304

MANSFIELD AIRPORT

Property Maintenance	\$ 7,500	\$ 10,500
Supplies	2,750	-
Repairs	1,000	-
Utilities	600	600
Aircraft Counter/Operations Report	-	4,800
Property Insurance	4,500	4,500
Virtower Installation	10,000	4,800
Misc. Expenses	6,300	1,500
TOTAL MANSFIELD AIRPORT	\$ 32,650	\$ 26,700

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WATERVILLE AIRPORT

Property Maintenance	\$ 7,000	\$ 2,500
Supplies	2,750	-
Repairs	500	-
Utilities	600	600
Aircraft Counter/Operations Report	-	4,800
Property Insurance	4,500	4,500
Misc. Expenses	6,300	1,500
TOTAL WATERVILLE AIRPORT	\$ 21,650	\$ 13,900

ORONDO RIVER PARK

Outside Services		
Consulting	\$ 6,000	\$ 3,000
Labor/Maintenance	50,000	40,000
Other	2,500	6,050
Supplies	2,500	1,000
Repairs	2,500	1,000
Utilities	2,750	2,750
Property Insurance	1,500	1,653
Misc. Expenses	1,000	1,500
TOTAL ORONDO RIVER PARK	\$ 68,750	\$ 56,953

PYBUS INCUBATOR

Misc. Expenses	\$ 4,000	\$ 2,500
TOTAL PYBUS INCUBATOR	\$ 4,000	\$ 2,500

CDRPA BUSINESS PARK MAINTENANCE

Salaries	\$ 134,750	\$ 138,475
Employee Benefits	17,250	17,250
Payroll Taxes	15,850	15,850
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 167,850	\$ 171,575

TOTAL BUSINESS PARK EXPENSES

	\$ 5,598,797	\$ 6,077,014
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ADMINISTRATIVE & GENERAL EXPENSES

Salaries	\$ 1,101,500	\$ 1,085,000
Commissioners' Compensation, Benefits & Taxes	250,000	251,560
Employee Benefits	325,000	335,000
Payroll Taxes	95,500	95,500
Internship Opportunities	10,000	-
Professional Services		
Legal	220,000	150,000
Engineering/Architectural	117,500	25,000
WA State Audit Costs	55,000	35,500
Government Affairs Representative	-	12,000
Other Professional Services	40,000	15,000
Conferences, Training, and Meetings	10,000	15,000
Commission Conferences & Travel	15,000	27,500
Memberships and Subscriptions	50,000	50,000
Travel (Reimbursement)	15,000	15,000
Office Expense		
Supplies	32,500	25,000
Telephone	14,250	14,250
Computers/Hardware	9,805	12,000
Software/Backup/Internet	26,950	26,950
Managed Services/Maintenance	36,435	36,435
Insurance (Public Officials, General Liability, etc)	110,250	102,714
Auto Expense	7,500	9,000
Misc. Expenses	10,000	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 2,552,190	\$ 2,348,409

	<u>Approved</u>	
	<u>Supplemental #1</u>	<u>Supplemental #2</u>
<u>BUSINESS DEVELOPMENT & MARKETING EXPENSES</u>		
Marketing & Communications	\$ 75,000	\$ 55,000
Business Recruitment & Trade Shows	20,000	20,000
Real Estate Marketing	25,000	15,000
Douglas County GIS	10,500	11,150
Chelan-Douglas Trends	7,000	7,000
Chelan Douglas Transportation Council - Trans. Study	-	10,000
Small Business Development Center (WSU)	80,000	80,000
Promotional Hosting	7,000	5,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 224,500	\$ 203,150
<u>ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)</u>		
Our Valley, Our Future	\$ 30,000	\$ 28,312
WV Sports Foundation - Winter Special Olympics	7,000	7,000
Wenatchee Downtown Association	3,000	3,000
Wenatchee Valley YMCA	10,000	10,000
Lake Chelan Wine Valley Alliance	-	3,708
Leavenworth Museum	-	1,700
Community Nonprofit ED Projects	100,000	50,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 150,000	\$ 103,720
<u>COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)</u>		
City of Bridgeport	\$ 5,250	\$ 5,250
City of Cashmere #1	12,582	4,079
City of Cashmere #2	20,000	6,711
Eastmont Metropolitan Park District	8,125	8,125
Manson Park & Recreation District	25,000	22,600
Opportunity Placeholder	79,043	50,000
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 150,000	\$ 96,765
<u>OTHER EXPENDITURES</u>		
EPA Brownsfield Grant - Consultant Services	\$ 225,000	\$ 200,000
PUD 5th Street Campus - Marketing & Legal	75,000	2,550
TOTAL OTHER EXPENDITURES	\$ 300,000	\$ 202,550
TOTAL EXPENSES	\$ 8,975,487	\$ 9,031,608
LESS OPERATING REVENUES	\$ 41,800,314	\$ 34,152,926
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 32,824,827	\$ 25,121,318

	<u>Approved</u>	
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CAPITAL PROJECTS		
<u>CASHMERE MILL DISTRICT</u>		
Brender Creek Management	\$ 110,000	\$ -
North Sunset Lot (1.49 Acres) Site Prep	370,000	387,000
Capital Projects - Other	10,000	10,000
TOTAL CASHMERE MILL DISTRICT	\$ 490,000	\$ 397,000
<u>Confluence Technology Center</u>		
Building Entrance Enhancement	\$ 25,000	\$ 25,000
Actapio Restoration	3,624,000	54,100
Building Management System Upgrade	39,963	39,963
VCC - Sound System	130,000	10,000
VCC - Ceiling Microphones	15,000	7,500
VCC - Quad Back Monitors	6,178	6,178
Capital Projects - Other	10,000	-
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 3,850,141	\$ 142,741
<u>MALAGA PROPERTIES</u>		
Malaga Waterline Extension - Phase I	\$ 2,000,000	\$ 235,000
Malaga Wastewater System	500,000	90,000
Property Acquisition - Curtis	1,529,683	1,614,683
Property Acquisition - Torres Agreement	-	97,200
Property Acquisition - GBI Holding	1,960,813	1,918,000
Property Acquisition - Hayes	698,650	686,495
Property Acquisition - Miscellaneous	2,000,000	-
Second Source Water Study - Chelan County PUD	300,000	-
Malaga Utility Study	100,000	100,000
Property Due Diligence	123,789	123,789
Capital Projects - Other	15,000	10,000
TOTAL MALAGA PROPERTIES	\$ 9,227,935	\$ 4,875,167
<u>OLDS STATION BUSINESS PARK</u>		
IB #9 Emergency Power Shut Off	\$ 65,000	\$ -
Capital Projects - Other	10,000	10,000
TOTAL OLDS STATION BUSINESS PARK	\$ 75,000	\$ 10,000

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<u>PANGBORN AIRPORT - CAPITAL</u>		
FAA Sponsored Projects		
Environmental Assessment	\$ 61,266	\$ 70,910
Apron Rehab & Expansion	10,294,000	11,123,350
RPZ Land Acqu/Reloc - Lytle	761,697	780,000
RPZ Land Acqu/Reloc - VanWell	873,900	873,900
Taxiway Alpha Reconstruction - Phase I	1,566,666	859,000
CDRPA Funded Projects		
Land Acquisition - Santa Cruz	1,212,800	1,228,960
Airport-Wide Wireless Network	19,500	22,000
Jet-A Reclaim Tank	75,000	73,120
Terminal Radio Repeater	150,000	-
Maintenance/Operations Equipment	140,500	155,000
Construction of MALS System	3,485,000	4,067,025
Jet-A Fuel Truck (5,000 gallon)	300,485	300,485
Commercial Air Service Support/Equipment	150,000	-
GA Building - Design Fees	474,258	493,084
Baggage Screening Retrofit	75,000	-
Fencing Damage Repair	25,000	26,000
Taxiway B/Hangar Site Development	225,000	242,000
GWID Irrigation Improvements	55,000	55,000
AGIS Terrain Survey	-	10,800
Alternative Landing Strip Analysis	40,000	28,580
Capital Projects Other	10,000	7,500
TOTAL PANGBORN AIRPORT - CAPITAL	\$ 19,995,072	\$ 20,416,714
<u>PANGBORN BUSINESS PARK - CAPITAL</u>		
Trades District	\$ 200,000	\$ 115,000
3306 Building Gutters/Siding Project	45,721	48,574
3310 Building HVAC Assessment	200,000	-
TOTAL PANGBORN BUSINESS PARK - CAPITAL	\$ 445,721	\$ 163,574
<u>REGIONAL PORT OFFICE/AVIATION CENTER</u>		
Modular Building Roof	\$ 15,000	\$ 8,846
Carpet Replacement	90,050	90,175
Surveillance Camera System	50,000	30,125
Roof Repair/Gutter Modification	50,000	-
Hangar Door Repairs	-	45,000
HVAC Replacement Phase II	482,900	472,525
Total RPA OFFICE/AVIATION CENTER	\$ 687,950	\$ 646,671
<u>LAKE CHELAN AIRPORT - CAPITAL</u>		
Capital Projects - Other	\$ 10,000	\$ -
TOTAL LAKE CHELAN AIRPORT - CAPITAL	\$ 10,000	\$ -

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<u>MANSFIELD AIRPORT - CAPITAL</u>		
Capital Projects Other	\$ 10,000	\$ -
TOTAL MANSFIELD AIRPORT - CAPITAL	\$ 10,000	\$ -
<u>WATERVILLE AIRPORT - CAPITAL</u>		
Runway Lighting - Design	\$ 56,916	\$ 34,322
Runway Lighting - Construction	430,000	16,275
Purchase Parcell's Hangar	-	190,210
Capital Projects Other	10,000	5,000
TOTAL WATERVILLE AIRPORT - CAPITAL	\$ 496,916	\$ 245,807
<u>ORONDO RIVER PARK - CAPITAL</u>		
Fuel Dock Removal	\$ 10,000	\$ -
Dock Deck Repair	25,000	-
Furnishing Replacements (Picnic tables, etc.)	15,000	12,856
Capital Projects Other	10,000	-
TOTAL ORONDO RIVER PARK - CAPITAL	\$ 60,000	\$ 12,856
<u>COLUMBIA STREET PROPERTIES - CAPITAL</u>		
Columbia Street Properties Adaptive Reuse	\$ 89,050	\$ 89,050
Buildings G & I - Lighting	42,000	11,756
Building H - Fire Sprinkler/Upgrades	250,000	-
Capital Projects Other	25,000	-
TOTAL COLUMBIA STR PROPERTIES - CAPITAL	\$ 406,050	\$ 100,806
<u>OTHER CAPITAL</u>		
Maintenance Pickup	\$ 37,378	\$ 37,378
Regional Port Office Relocation Planning	50,000	-
Opportunity Fund - Other	100,000	25,000
TOTAL OTHER CAPITAL	\$ 187,378	\$ 62,378
TOTAL CAPITAL PROJECTS	\$ 35,942,163	\$ 27,073,714
NET RESULTS AFTER CAPITAL PROJECTS	\$ (3,117,336)	\$ (1,952,396)