



Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
Zoom Meeting
June 23rd, 2020
9:00 am

Present:

Directors

JC Baldwin, Director (via Zoom)
Donn Etherington, Director (via Zoom)
*Rory Turner, Director

*Jim Huffman, Director
W. Alan Loeb sack, Director (via Zoom)
Mark Spurgeon, Director (via Zoom)

Staff

*Jim Kuntz, Chief Executive Officer
*Monica Lough, Director of Finance & Admin.
Ron Criddlebaugh, Director of Economic Development
Craig Larsen, Business Development Manager
Tricia Degnan, CTC Manager
Sarah Deenik, Communications Coordinator
Cami Harris, Executive Assistant
Laura Camarillo Reyes, CTC Assistant

*Trent Moyers, Director of Airports
*Bobbie Chatriand, Administrative Asst.
*Quentin Batjer, Legal Counsel
Stacie de Mestre, Property & Facilities Mgr.
Randy Asplund, Port Engineer
*Pete Fraley, Legal Counsel

*Commissioner Turner, Commissioner Huffman, Jim Kuntz, Monica Lough, Trent Moyers, Quentin Batjer, Pete Fraley, and Bobbie Chatriand in person; others via Zoom.

Guests (all via Zoom):

Ray Dobbs, City of Chelan
Linda Haglund, Wenatchee Downtown
Carrie Larson, Carrie Larson Daycare
J.R. Norvell, T-O Engineers
Jared Wingo, T-O Engineers
Chris Mansfield, T-O Engineers
Nathan Cuvala, T-O Engineers

Alec Seybold, Flight Tech
Richard Scott, Flight Tech
Ron Nielsen, SBDC
John Morosco, SBDC
Taryn Harris, SPORT Gymnastics
Flint Hartwig, for SPORT Gymnastics

The Chelan Douglas Regional Port Authority (CDRPA) Meeting was called to order at 9:00 am. Due to the COVID-19 virus outbreak, the meeting was held at Confluence Technology Center via Zoom as previously posted in the required Public Meeting Notice.

Director Turner inquired how his fellow Directors are doing during COVID-19, and each Director gave a short report. Roll call was taken.

Conflict of Interest – None.

Guest Carrie Larson – Kuntz introduced Carrie Larson of Carrie Larson Daycare. Carrie was recently awarded a grant from the Regional Port to assist her business affected by COVID-19. Carrie expressed her gratitude for the grant and told the Commissioners the grant helped save her daycare business.

Addition to Agenda – Kuntz requested the Board add "Authorization to Enter into Interlocal Agreement with Chelan County – CARES Act" to the agenda. The Board agreed.

CDRPA CONSENT AGENDA:

The Consent Agenda consisting of minutes of the Chelan Douglas Regional Port Authority (CDRPA) meeting of June 9th, 2020; and May 2020 Commission Calendar, was presented and the following action was taken:

Motion No.	06-06-20 CDRPA
Moved by:	Jim Huffman
Seconded by:	Mark Spurgeon
	To approve the Chelan Douglas Regional Port Authority (CDRPA) Consent Agenda consisting of Minutes of June 9 th , 2020 Meeting; and May 2020 Commission Calendar, as presented.

Motion passed 6-0.

PODC CONSENT AGENDA:

The Consent Agenda consisting of PODC Resolution No. 2020-04 Voiding Warrant #1011372, was presented and the following action was taken:

Motion No.	06-07-20 PODC
Moved by:	Mark Spurgeon
Seconded by:	Jim Huffman
	To approve the Port of Douglas County (PODC) Consent Agenda consisting of Resolution No. 2020-04 voiding warrant #1011372, as presented.

Motion passed 3-0.

PORT OF CHELAN COUNTY ACTION ITEMS:

Public Hearing Declaring Certain Property Located in Chelan County Surplus to the Needs of the Port – Lineage Property North & South Nodes.

Commissioner Etherington opened the public hearing at 9:17 am. An opportunity for public comment was provided; however no public comments were received.

Legal Counsel announced the public hearing concerning surplus property was originally slated for March 24th. Due to COVID-19 pandemic as it relates to Open Public Meeting Act, the hearing was extended several times to allow for public comment. During this time, no public comments were received.

On June 9th, it was decided to close that public hearing and publish notice and conduct a new public hearing during this Commission meeting.

Commissioner Etherington closed the public hearing at 9:19 am.

POCC Resolution No. 2020-05 Declaring Certain Property Located in Chelan County Surplus to the Needs of the Port was presented.

The following action was taken:

Motion No.	06-08-20 POCC
Moved by:	JC Baldwin
Seconded by:	Rory Turner
	To adopt POCC Resolution No. 2020-05 declaring certain real property located in Chelan County Washington as surplus to the needs of the Port of Chelan County and amending the Port of Chelan County's Comprehensive Scheme of Harbor Improvements to remove said property from the Comprehensive Plan.

Motion passed 3-0.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY ACTION ITEMS:

Lease Termination Agreement – Ultra Polymers – Kuntz provided information on the early lease termination with Ultra Polymers. Ultra Polymers will vacate the space in IB#5 on July 31st, 2020. The Chelan County PUD has agreed to lease the space vacated by Ultra Polymers. Discussion ensued and the following action was taken:

Motion No.	06-09-20 CDRPA
Moved by:	JC Baldwin
Seconded by:	Jim Huffman
	To authorize the CEO to sign the Lease Termination Agreement with Ultra Polymers.

Motion passed 6-0.

Authorization to Enter into Interlocal Agreement with Chelan County – CARES Act Grant - Kuntz provided information on a proposed Interlocal Agreement with Chelan County concerning the \$920,000 CARES Act Grant. Chelan County Commissioners have expressed an interest in the Regional Port administering the program for Chelan County to assist small businesses affected by the COVID-19 pandemic. The Interlocal Agreement outlines the agreement between Chelan County and the Regional Port. Discussions ensued and the following action was taken:

Motion No.	06-10-2020 CDRPA
Moved by:	Donn Etherington
Seconded by:	Mark Spurgeon
	To authorize the CEO to enter into an Interlocal Agreement with Chelan County related to COVID-19 CARES Act Small Business Fund.

Motion passed 6-0.

PRESENTATIONS:

Small Business Development Center (SBDC) – Ron Nielsen & John Morosco – Ron Nielsen provided an overview of the SBDC’s 2020 year-to-date activities. The SBDC has conducted very successful online meetings and workshops, and has experienced a high volume of businesses contacting them since the outbreak of COVID-19. Nielsen thanked the Board for administering the grant funds to Chelan and Douglas County small businesses. John Morosco introduced himself as a new SBDC Counselor working with Nielsen in the Wenatchee office. He provided information on his background. The Board welcomed him and thanked the SBDC for the hard work in assisting businesses during the pandemic.

Columbia Street Property Proposal for Purchase (H Buildings) SPORT – Kuntz & de Mestre provided information on the Columbia Street Property Request for Proposals (RFP) for H Buildings. The RFP was advertised in May as well as sent to previously interested parties. As a result of the RFP, one proposal was received.

De Mestre introduced Flint Hartwig, investor and local developer with Eider Construction; and Taryn Harris, Owner and Director of SPORT Gymnastics. Hartwig and Harris provided a presentation on their proposal including their vision of the adaptive reuse of the buildings, regional interest for such a business in the area, and timeline for construction and opening. Discussions ensued.

The Board, Legal Counsel, and Regional Port staff agreed the next step is to draft a Memorandum of Understanding between the Regional Port and SPORT. The following action was taken:

Motion No.	06-11-20 CDRPA
Moved by:	Jim Huffman
Seconded by:	Mark Spurgeon
	<i>To accept SPORT's proposal as the successful applicant in the Request for Proposal process for Lineage South H Buildings and authorize staff to proceed with the Memorandum of Understanding process.</i>

Motion passed 6-0.

Airport Approach Lighting and Instrument Approach System T-O Engineers – The T-O Engineers team, along with input from members of Flight Tech, provided an update on the existing instrument approach system and a proposed approach lighting system. Pangborn is currently the only airport in Washington and Oregon without an approach lighting system. Kuntz reviewed “going forward strategies” including terrain survey work, new approach lighting system (including land acquisition), offset runway instrument system, and relocating the ASOS and/or installing runway visual range equipment. Discussions ensued and Board directed staff to proceed with top priority projects: a new terrain survey, and begin the process of procuring an approach lighting system which includes land acquisition. Staff will begin contacting land owners.

Regional Port Economic Development Initiatives Related to COVID-19 (Third Party Resources & Regional Port Resources) – Lough reviewed the list of all available grants and funding amounts in Chelan and Douglas Counties related to COVID-19 relief for small businesses. She reviewed status of applications and amounts paid out to date. This list will be updated prior to each meeting for Board review.

CDRPA INFORMATIONAL ITEMS:

LOJO Property – Kuntz reviewed the LOJO Property Purchase & Sale Agreement. The agreement is for a purchase price of \$1,377,500 for 72.5 acres and has a 90 day contingency period ending September 11, 2020. A Phase One Environmental Assessment has been ordered and staff will begin working on water supply issues with Malaga Water District and the Chelan County PUD. Discussions ensued.

Giga Watt – Kuntz provided an update on the former Giga Watt site. The third party clean-up is complete. The Regional Port has full control of the property. The Regional Port has applied for a CERB Grant for a study on potential future uses for the site.

Lineage South – de Mestre, Fraley and Asplund provided updates on items at the Lineage South Property buildings discovered in preparation for a Boundary Line Adjustment. Items include a Burlington Northern SF (BNSF) Railroad shipping container and fence located on the property, and access issues to the loading docks off Kittitas Street. Discussions ensued.

Executive Flight HVAC and Space Study Projects – de Mestre provided an update on the HVAC and Space Study Projects for Executive Flight Building. The HVAC replacement will need to be done in phases in order to have heat to the Regional Port administrative offices this winter. De Mestre is reviewing the HVAC replacement cost estimates provided yesterday by Holaday Parks. A detailed update will be provided at the July 14th Regional Port Meeting.

CTC HVAC Replacement Project – In Degnan’s absence, Lough provided an update on the HVAC Replacement Project at the CTC. The project is complete and came in on time and under budget.

Kuntz provided information and updates including:

- The Regional Port has offered Chelan County the empty space previously occupied by AgroFresh to temporarily store various PPE equipment at no cost to the County. The Regional Port can cancel the use of the space upon 30 days notice. The County has also expressed interest in said space for use as an Emergency Management Operations Center in the future.
- The next Tri Commission meeting will likely be on August 11th.
- Offered a summer internship to Sam Williams. He starts July 1st and will be with the Regional Port until he returns to school in August. He will do various jobs for the Port.

Lough provided information and updates including:

- New Accounting Specialist, Bealinda Tidd, will start at the Regional Port on Wednesday.

Moyers provided information and updates including:

- Crack sealing in Executive Flight parking lot is complete.
- On July 15th, Horizon will begin two flights per day out of Pangborn for the summer.
- Avis-Budget is leaving Pangborn as a tenant on August 1st.
- Travelling to Spokane on Friday to look at Spokane International Airport’s fully-automated parking system.
- Update on a hangar tenant who is behind in rent. The tenant has been given notice that if the rent is not paid in full, Pangborn may auction off the abandoned aircraft, per the lease agreement.

De Mestre provided information and updates including:

- Moving some funds in the Capital Projects budget for 2020 from IB#3 to IB#5 for gutter replacement due to leaks.

Larsen provided information and updates including:

- Munch Machines is purchasing a building in Cashmere and will be staying in Chelan County.

Cridlebaugh provided information and updates including:

- Working on Department of Commerce ADO reports that are due early July.
- Working with a value-added agriculture company who is looking for 10,000-15,000 square feet in Chelan or Douglas counties.

Public Comment – An opportunity for public comment was provided; however no public comments were made.

REVIEW CALENDAR OF EVENTS – Not reviewed at this time.

ITEMS FROM BOARD OF DIRECTORS:

- Commissioner Huffman encouraged all Board members and Regional Port staff to wear masks to help stop the spread of COVID-19.
- Commissioner Spurgeon provided updates on the last Wenatchee Chamber of Commerce Board meeting including increased number of home sales in the Leavenworth area to buyers from the Westside.
- Commissioner Etherington requested the next meeting on July 14th be moved to 1:00 pm to accommodate cherry harvest; Board and staff agreed.


EXECUTIVE SESSION:

An Executive Session was called at 12:50 pm 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)). Kuntz estimated the time in Executive Session would be 20 minutes.

Meeting moved out of Executive Session at 1:01 pm into Regular Session and was immediately adjourned at 1:01 pm with no action taken.

Signed and dated this 14th day of July, 2020.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



JC Baldwin, Director



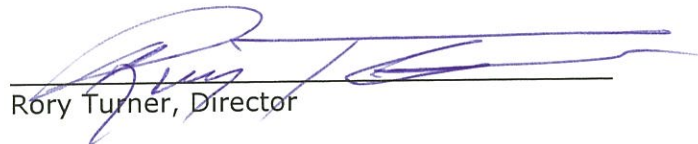
Jim Huffman, Director



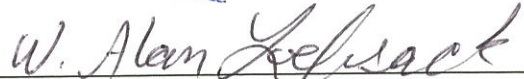
Donn Etherington, Director



Mark Spurgeon, Director



Rory Turner, Director



W. Alan Loebsock, Director

Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
Zoom Meeting
June 9th, 2020
9:00 am

Present:

Directors

JC Baldwin, Director (via Zoom)
Donn Etherington, Director (via Zoom)
*Rory Turner, Director

Jim Huffman, Director (via Zoom)
W. Alan Loeb sack, Director (via Zoom)
Mark Spurgeon, Director (via Zoom)

Staff

*Jim Kuntz, Chief Executive Officer
*Monica Lough, Director of Finance & Admin.
Ron Cridlebaugh, Director of Economic Development
Craig Larsen, Business Development Manager
Tricia Degnan, CTC Manager
Sarah Deenik, Communications Coordinator
Esther McKivor, Accounting Specialist

*Trent Moyers, Director of Airports
*Cami Harris, Executive Assistant
*Quentin Batjer, Legal Counsel
Stacie de Mestre, Property & Facilities Mgr.
Ron Russ, Airport Operations Manager
Randy Asplund, Port Engineer
Laura Camarillo Reyes, CTC Assistant

*Commissioner Turner, Jim Kuntz, Monica Lough, Trent Moyers, Quentin Batjer, and Cami Harris in person; others via Zoom.

Guests:

Ray Dobbs, City of Chelan (via Zoom)
Jack Penning, Volaire Aviation Consulting (via Zoom)
Eric Miller, Holaday Parks (via Zoom)
Brent Walley, Holaday Parks (via Zoom)
Michael Cook, Holaday Parks (via Zoom)
Linda Haglund, Wenatchee Downtown Association (via Zoom)

The Chelan Douglas Regional Port Authority (CDRPA) Meeting was called to order at 9:00 am. Due to the COVID-19 virus outbreak, the meeting was held at Confluence Technology Center via Zoom as previously posted in the required Public Meeting Notice.

Director Turner inquired how his fellow Directors are doing during COVID-19, and each Director gave a short report. Roll call was taken.

Conflict of Interest – None.

CDRPA CONSENT AGENDA:

The Consent Agenda consisting of minutes of the Chelan Douglas Regional Port Authority (CDRPA) meeting of May 27th, 2020; and Check Register Pages #2020-13-#2020-15, including electronic transfers, was presented and the following action was taken:

Motion No.

Moved by:

Seconded by:

06-01-20 CDRPA

JC Baldwin

Mark Spurgeon

To approve the Chelan Douglas Regional Port Authority (CDRPA) Consent Agenda consisting of Minutes of May 27th, 2020 Meeting; and Check Register Pages #2020-13-#2020-15, including electronic transfers, as presented.

Motion passed 6-0.

POCC CONSENT AGENDA:

The Consent Agenda consisting of minutes of the Port of Chelan County (POCC) Check Register Pages #2020-09-#2020-10, including electronic transfers, was presented and the following action was taken:

Motion No.	06-02-20 POCC
<i>Moved by:</i>	Rory Turner
<i>Seconded by:</i>	JC Baldwin
	<i>To approve the Port of Chelan County (POCC) Consent Agenda consisting of Check Register Pages #2020-09-#2020-10, including electronic transfers, as presented.</i>

Motion passed 3-0.

PODC CONSENT AGENDA:

The Consent Agenda consisting of minutes of the Port of Douglas County (PODC) Check Register Pages #2020-08-#2020-09, including electronic transfers, was presented and the following action was taken:

Motion No.	06-03-20 PODC
<i>Moved by:</i>	Mark Spurgeon
<i>Seconded by:</i>	Jim Huffman
	<i>To approve the Port of Douglas County (PODC) Consent Agenda consisting of Check Register Pages #2020-08-#2020-09, including electronic transfers, as presented.</i>

Motion passed 3-0.

PORT OF CHELAN COUNTY ACTION ITEMS:

Public Hearing Declaring Certain Property Located in Chelan County Surplus to the Needs of the Port – Lineage Property North Node (Columbia Street Property)

Due to the COVID-19 pandemic and public meetings required to occur remotely, the Public Hearing concerning surplus property, which was originally slated for March 24th, 2020 and extended several times, was recommended to be terminated. A new Public Hearing will now occur on June 23rd, 2020 and provide an opportunity for remote public comments via Zoom. The following action was taken:

Motion No.	06-04-20 POCC
<i>Moved by:</i>	Rory Turner
<i>Seconded by:</i>	JC Baldwin
	<i>To terminate the original Public Hearing Process dated March 24th, 2020 regarding surplus Lineage Property North Node (Columbia Street Property).</i>

Motion passed 3-0.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY ACTION ITEMS:

Authorization to Enter into Interlocal Agreement with Douglas County – CARES Act Grant - Kuntz provided information on a proposed Interlocal Agreement with Douglas County concerning the \$1,000,000 CARES Act Grant. Douglas County Commissioners voted to have the Regional Port administer the program for Douglas County to assist small businesses affected by the COVID-19 pandemic. The interlocal agreement outlines the agreement between Douglas County and the Regional Port. Discussions ensued. The Board suggested a couple modifications to the document and attachments. Legal counsel will make the adjustments prior to execution of the document. The following action was taken:

Motion No.
Moved by:
Seconded by:

06-05-2020 CDRPA
JC Baldwin
W. Alan Loeb sack
To authorize the CEO to enter into an Interlocal Agreement with Douglas County related to COVID-19 CARES Act Small Business Fund, with modifications requested by Board of Directors.

Motion passed 6-0.

PRESENTATIONS:

Voltaire Aviation Consulting – Jack Penning

Jack Penning provided a presentation on the COVID-19 Post-Pandemic Outlook for Commercial Air Service including:

- Comparisons to Previous Downturns
- How Airlines are Serving in Washington
 - Capacity Reductions
 - Lost Nonstop Routes
- Wenatchee Market Fundamentals
 - Updated Passenger Leakage
 - Service Performance vs. Peers
- Leveraging Airline Strategy
 - Network Airline HUB Structure
 - Free Agent: Skywest Airlines
 - Securing Service

Penning suggested securing meetings with Alaska Airlines and Skywest as soon as it is feasible to do so. The Board thanked Penning for his work with Pangborn Memorial Airport over the years.

Holiday Parks – Brent Walley, Michael Cook, and Eric Miller

The Holiday Parks team provided an overview on their recent HVAC Evaluation at Executive Flight Building including:

- Provided an Engineering Review of the status of the HVAC equipment in the building
- Provided recommended HVAC updates/repairs and additions

Staff will review the HVAC report provided to the Regional Port. Further discussion will likely occur at the June 23rd Regional Port Board Meeting.

Regional Port Economic Development Initiatives Related to COVID-19 (Third Party Resources) – Kuntz provided an update concerning the COVID-19 grant programs which the CDRPA will administer on behalf of other agencies, including:

- Department of Commerce Working Washington Small Business Emergency Grants (the CDRPA is managing this program as the Chelan/Douglas County ADO)
- Douglas County CARES Act Grant
- Chelan County CARES ACT Grant
- Chelan County Community Development Block Grant
- Douglas County Community Development Block Grant
- Chelan County .09 Sales Tax Grant
- City of Wenatchee – Community Development Block Grant
- City of East Wenatchee – Community Development Block Grant
- City of Cashmere

Kuntz reviewed criteria and total grant amounts for each program.

Regional Port Economic Development Initiatives Related to COVID-19 (Regional Port Funding) – Kuntz provided an update on the Regional Port initiatives including:

- Rent Participation Fund
- Getting Ready to Reopen Fund

Kuntz reviewed the requests received to date. He also recommended the criteria be relaxed to allow additional businesses to qualify. The Board concurred.

What's Next – Kuntz will meet soon with a Microsoft representative; Jenny Rojanasthien from GWATA; and JC Baldwin to discuss mid-term plans post-pandemic such as helping build websites for small businesses, and/or creating an E-platform for small businesses to sell their products online.

CDRPA INFORMATIONAL ITEMS – COVID-19 RELATED:

FAA CARES Act Grant – Moyers reported the FAA approved the Pangborn Airport sponsor name change to Chelan Douglas Regional Port Authority. Lough reported the Regional Port has already submitted two reimbursement requests to the FAA; time frame for reimbursements from the FAA is to be determined.

Rent Relief Requests – Kuntz provided an update on the Regional Port tenant rent relief requests noting the status is the same as reported at the May 27th Board meeting. He will continue to provide updates in the future.

CDRPA INFORMATIONAL ITEMS:

Proposed Housing Development Near Pangborn Airport – Kuntz & Moyers provided information on a proposed housing development in East Wenatchee that is in the airport flight path. The Board thought it was appropriate to comment and request that prospective home owners be notified that a commercial airport is nearby.

Tenant Lease Updates – Kuntz provided an update on tenant leases including:

- Actapio – Kuntz and Cridlebaugh reported on marketing efforts to find a replacement tenant when Actapio's lease expires the end of February 2021.

Public Comment – An opportunity for public comment was provided:

- Ray Dobbs reported on the City of Chelan's protests last weekend; the protests stayed very peaceful. He also provided general updates on the City.

REVIEW CALENDAR OF EVENTS – Kuntz noted the Wenatchi Landing Ground Breaking Ceremony will be held June 11th, at 10:00 am at the corner of Empire & 35th Street in East Wenatchee.

ITEMS FROM BOARD OF DIRECTORS:

- Commissioner Huffman informed the Board that it was suggested to him we continue to offer our Board meetings via Zoom so public can attend remotely even after the counties move into COVID-19 reopening phase 2 and beyond.
- Commissioner Spurgeon noted the Wenatchee Chamber of Commerce Board meeting may be cancelled.

STAFF REPORTS & UPDATES:

Kuntz provided information and updates including:

- Lineage South Properties – staff preparing to draft an RFP soon. Have several interested parties in the properties. Some non-profit groups have an interest in perhaps using one of the warehouses for a food distribution facility.
- Giga Watt – progress continues on the site clean-up.

De Mestre provided information and updates including:

- Executive Flight Building Space Study – Forte Architects has been selected to do the space study.
- EPA Brownfield Grant Update.
- Lineage North (Columbia Street Property) - RFP's are due this week.
- Orondo River Park locks were replaced and security cameras will be installed soon.

Lough provided information and updates including:

- The Regional Port has received three fraudulent unemployment security claims to date. Each staff member affected has been informed and instructed on steps to take to protect themselves.
- The Regional Port has received three fraudulent checks at Banner Bank.

Degnan provided information and updates including:

- Chelan County Public Safety testing will be held at the CTC this week. They were granted an exception to hold the testing there.


The Chelan Douglas Regional Port Authority meeting was adjourned at 12:20 pm.

Signed and dated this 23rd day of June, 2020.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



JC Baldwin, Director



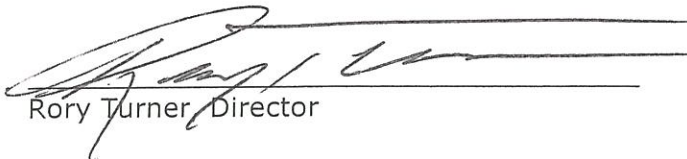
Jim Huffman, Director



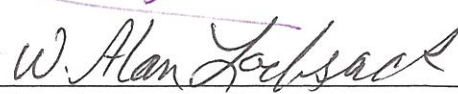
Donn Etherington, Director



Mark Spurgeon, Director



Rory Turner, Director



W. Alan Loebsock, Director

PORT OF CHELAN COUNTY RESOLUTION NO. 2020-05

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF CHELAN COUNTY DECLARING CERTAIN REAL PROPERTY LOCATED IN WENATCHEE, CHELAN COUNTY WASHINGTON AS SURPLUS TO THE NEEDS OF THE PORT OF CHELAN COUNTY AND AMENDING THE PORT OF CHELAN COUNTY'S COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS (THE "COMPREHENSIVE PLAN") TO REMOVE SAID PROPERTY FROM THE COMPREHENSIVE PLAN.

Whereas the Port of Chelan County (the "POCC") owns real property located in the City of Wenatchee, Chelan County, Washington, and legally described on Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Property"); and

Whereas the Property is included as part of the POCC's inventory and is considered part of the POCC's Comprehensive Plan also known as the Comprehensive Scheme of Harbor Improvements; and

Whereas the POCC provided public notice of a hearing to consider two of the three parcels described on Exhibit "A" as surplus to the needs of the POCC, which hearing was originally scheduled to occur in March 2020. The POCC was unable to hold the hearing during the COVID-19 pandemic; and

Whereas the POCC has elected to consider declaring surplus a third parcel that was not included in the prior public notice. All three parcels are fully described on Exhibit "A";

Whereas the POCC published a new public notice of the hearing to consider declaring the Property (i.e. all three parcels) as surplus to the POCC's needs and to amend the POCC's Comprehensive Plan accordingly; and

Whereas the opportunity for public testimony was provided and all public testimony was considered by the Board of Commissioners; and

Whereas the Board of Directors of the Chelan Douglas Regional Port Authority, as the manager of the Property, support and approve the decision to declare the Property surplus; and

Whereas after a public hearing held on June 23, 2020, and careful consideration of the public testimony, the POCC Commissioners decided that retaining the Property is not necessary or needed for the POCC's purposes and concluded that the Comprehensive Plan should be amended to remove the Property from the Comprehensive Plan.

Now, Therefore, the Board of Commissioners for the Port of Chelan County hereby resolve as follows:

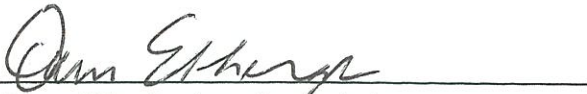
1. The Property legally described on Exhibit "A" is no longer needed or necessary for the POCC's purposes, and is hereby declared to be surplus.
2. The POCC's Comprehensive Plan is hereby amended to delete the Property from the Comprehensive Plan.
3. Some or all of the Property may be leased or sold on such terms and conditions as the Board of Directors of the Chelan Douglas Regional Port Authority deem appropriate. Any decision to lease or sell all or a portion of the Property shall be made in a future open public meeting.
4. Nothing herein precludes the POCC Commission from deciding, in the future, to incorporate all or a portion of the Property as part of the POCC's Comprehensive Plan.

ADOPTED by the Commission of the Port of Chelan County, following a hearing, at a public meeting thereof held this 23rd day of June, 2020.

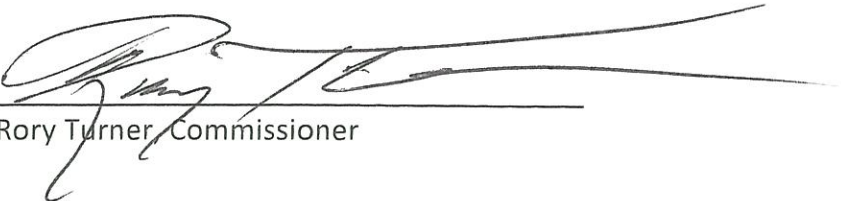
PORT OF CHELAN COUNTY



J.C. Baldwin, Commissioner



Donn Etherington, Commissioner



Rory Turner, Commissioner

EXHIBIT "A"
Legal Description of Property

TPN: 222003925060:

THE SOUTHERLY 60 FEET OF LOT 1, AND ALL OF LOTS 2, 3, 4 AND 5, ALL IN BLOCK 3, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38.

TPN: 222003440200:

THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, LYING NORTHERLY OF THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 80.00 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 190.00 FEET;

THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 45.00 FEET, MORE OR LESS, TO A POINT BEING 25.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MOST SOUTHWESTERLY LADDER TRACK CENTERLINE;

THENCE NORTHWESTERLY PARALLEL WITH SAID LADDER TRACK CENTERLINE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, ACCORDING TO THE RECORDED PLAT OF WENATCHEE, WASHINGTON;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET 85.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3 OF WAREHOUSE ADDITION TO WENATCHEE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF BLOCKS 3, 4 AND 5 OF SAID WAREHOUSE ADDITION, A DISTANCE OF 1,510.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY FOR 90.0 FOOT WIDE ORONDO AVENUE.

Exhibit "A" Continued

Portion of TPN 222003440100:

That portion of the following described real property located south of the centerline of Yakima Avenue (as extended into the following described real estate), Wenatchee; Washington:

THE SOUTHERLY 20.00 FEET OF LOT 2, AND LOT 3, EXCEPT THE SOUTHERLY 70.50 FEET THEREOF, ALL IN BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38;

TOGETHER WITH THAT PORTION OF THE ADJACENT BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, WASHINGTON, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150.00 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, LYING SOUTHERLY OF THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 80.00 FEET;
THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 190.00 FEET;
THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 45.00 FEET, MORE OR LESS, TO A POINT BEING 25.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MOST SOUTHWESTERLY LADDER TRACK CENTERLINE;
THENCE NORTHWESTERLY PARALLEL WITH SAID LADDER TRACK CENTERLINE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, ACCORDING TO THE RECORDED PLAT OF WENATCHEE, WASHINGTON;
THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, 85.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3 OF WAREHOUSE ADDITION TO WENATCHEE;
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF BLOCKS 3, 4, AND 5 OF SAID WAREHOUSE ADDITION, A DISTANCE OF 1,510.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT A BRASS CAP MONUMENT AT THE INTERSECTION OF KITTITAS STREET AND COLUMBIA STREET, FROM WHICH A BRASS CAP MONUMENT AT MISSION STREET BEARS SOUTH 61°43'11" WEST 675.48 FEET; THENCE NORTH 61°43'11" EAST 78.96 FEET TO A POINT 150.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY;

THENCE NORTH 28°17'18" WEST 35.00 FEET TO THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5 OF THE WAREHOUSE ADDITION TO WENATCHEE AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF KITTITAS STREET NORTH 61°43'11" EAST 20.22 FEET;

THENCE NORTH 28°21'21" WEST 171.41 FEET;

THENCE SOUTH 61°46'56" WEST 18.57 FEET;

THENCE NORTH 28°18'49" WEST 78.80 FEET;

THENCE SOUTH 61°43'11" WEST 1.42 FEET TO THE NORTHERLY CORNER OF THE SOUTH 70.50 FEET OF LOT 3 OF SAID WAREHOUSE ADDITION AND THE WESTERLY LINE OF SAID STATION GROUND PROPERTY;

THENCE ALONG SAID WESTERLY LINE SOUTH 28°17'18" EAST 250.23 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM, THE FOLLOWING:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 4 OF SAID WAREHOUSE ADDITION TO WENATCHEE; THENCE ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 3, NORTH 61°42'36" EAST 125.00 FEET TO A LINE BEING 25.00 FEET SOUTHWESTERLY AND PARALLEL WITH SAID MAIN TRACK CENTERLINE;

THENCE ALONG SAID LINE NORTH 28°17'18" WEST 269.97 FEET TO THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE;

THENCE SOUTH 61°41'46" WEST 125.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4 OF SAID WAREHOUSE ADDITION;

THENCE ALONG NORTHEASTERLY LINE OF LOTS 1, 2 AND 3, SOUTH 28°17'18" EAST 269.94 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL D OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 2088061, CHELAN COUNTY, WASHINGTON.