



**PORT OF CHELAN COUNTY**  
**Board of Commissioners Meeting**  
***Meeting Minutes***  
**125 Easy St, Wenatchee, WA 98801**  
**January 10<sup>th</sup>, 2007**  
**9:00 am**

**Present:** Michael H. Mackey, President  
JC Baldwin, Vice President  
Craig Larsen, Secretary  
Mark Urdahl, Executive Director  
Pete Fraley, Legal Counsel  
Monica Lough, Internal Auditor  
Dayle Rushing, Property/Risk Manager

Ron Johnston-Rodriguez, Economic Development Director  
Laura Jaecks, CTC Building Manager  
Judy Bradford, Recording Secretary  
Aimee Pope, Ass't to Economic Development Director  
Pat Moore, Airport Manager  
Jon Eberle, Real Estate Engineer  
Chris Rader, Media Relations Consultant  
Karen Kornher, Engineering Consultant  
Lisa Parks, Alliance Consulting  
Mari Herreras, Wenatchee Business Journal

**Others:** Bill Stokes, Chelan Co Citizen  
Bruce Baguley, NOPA

Commission President Mike Mackey called the meeting to order at 9:00 am.

**Consent Agenda**

Minutes for the January 3<sup>rd</sup>, 2007 Commission meeting  
Cordell Neher & Company Letter of Engagement for 2007  
Independent Contractor's Agreement with Jim Knapp MU further explained the need for the contract to provide some background and history for Port activities and file review.  
Ratification of the originally proposed agreement with a few minor changes. Very important that the individual is registered as a self employed individual.

**Motion No.**        **01-04-07**  
*Moved By:*        *JC Baldwin*  
*Seconded By:*    *Craig N. Larsen*  
*To approve the consent agenda as presented. Motion Carried.*

**Director's Report**

***Acupak lease addendum***

Mark Urdahl explained this document is a proposed addendum to an existing lease on space in Industrial Building #5. Jon Eberle reviewed the points in the proposed lease addendum for commissioners. This is an extended term and an extended commitment on part of the tenant. The Port fixed the c.p.i. for term of the lease.

The tenant is optimistic it has turned the corner on recovering startup costs and is actually showing a profit.

**Motion No.**        **01-05-07**  
*Moved By:*        *Craig N. Larsen*  
*Seconded By:*    *JC Baldwin*  
*To approve the lease addendum with Acupak as presented and authorize the Executive Director to sign the addendum. Motion Carried.*

***Comprehensive planning process update***

Karyn Criswell joined the meeting via conference call. Commissioners received the proposed draft documents prior to the meeting. Criswell reviewed the process up to this

point: the Commissioners' retreat work session started the process. At that time, the Commission provided direction on the comprehensive planning process.

Criswell explained the purpose of the stakeholder interview is to explore what business and community members feel is important in the Port's performance, i.e. what is the perception of the Port's efforts and activities, what are the opportunities and priorities, etc. The interviewers will work to derive some sense of priorities of the stakeholders for the Port.

The consultants will come back to the Commission with an aggregate report.

There was discussion on the timeline for the stakeholder interviews which are scheduled to be the last week January or the first week of Feb. Consultants report should be to the Commission by second week of February. John White, Lisa Parks and Karyn Criswell will be doing the stakeholder interviews.

Commissioners have names to add to the stakeholders list. The conference call terminated at 9:22 am.

### ***Peshastin property discussion***

Mark Urdahl explained the driving factor for declaring the Peshastin property surplus is the caution the Port has received from its legal counsel not to discuss with anyone looking for property for sale any property not for sale; and, also to determine how important the need to retain the vested rights on the property are for the value of the property.

Pete Fraley explained he is waiting for information from Chelan County on what the Port minimally needs to do to fully utilize the property to retain the vested rights.

Once the Port has the answers to the questions posed to Chelan County, staff will ask the Commission to authorize Jon Eberle to sit down with parties who have expressed interest in the property to find out the level of their interest, keeping the Peshastin community and the public informed as much as possible.

Each inquiry has a different set of requirements and needs. Peshastin will be no different. When a public discussion is necessary, the meeting will be advertised.

The Port understands what type of development is possible with Peshastin under the existing zoning. Only projects within the parameters of the existing zoning area are allowable on the property. Anything beyond the existing zoning would go through another public process.

The Port has been exceptionally quiet with the inquiries on the Peshastin property.

Since the property has been declared surplus, the Port staff can engage and address the inquiries on the Peshastin property. However, there will be no aggressive advertising or marketing to sell the property.

This topic will be on the Commission meeting agenda next Wednesday in the hopes that the Port staff will have heard from Chelan County about what the Port minimally needs to do to retain the permit vesting.

Commissioner Mackey recessed the meeting for a ten minute break at 9:35 am. There will be an Executive session when the meeting reconvenes which should last about 45 minutes with no action anticipated coming out of Executive Session.

## **Executive Session**

Regular session was reconvened at 10:56 am and immediately adjourned to executive session to discuss real estate matters.

Regular session was reconvened at 10:56 am with no action taken.

There was a brief discussion on the Pacific North West Waterways Association's Mission to Washington D.C to be held the second week in March. Port Commissioners Mike Mackey, JC Baldwin, and Craig Larsen along with Executive Director Mark Urdahl, Economic Development Director Ron Johnston Rodriguez and Port Legal Counsel Pete Fraley are scheduled to participate.

The meeting adjourned at 11:06 am with no further action taken.

Approved and dated this 7<sup>th</sup> day of February, 2007.

## **BOARD OF COMMISSIONERS**

Michael H. Mackey, President  
JC Baldwin, Vice President  
Craig N. Larsen, Secretary