



PORT OF CHELAN COUNTY
Board of Commissioners Meeting
"Preliminary" Agenda
285 Technology Center Way, Wenatchee, WA 98801
April 11th, 2007
9:00 am

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| Present: | Michael H. Mackey, President
JC Baldwin, Vice President
Craig N. Larsen, Secretary
Mark Urdahl, Executive Director
Pete Fraley, Legal Counsel
Monica Lough, Internal Auditor
Dayle Rushing, Property/Risk Director | Ron Johnston-Rodriguez, Economic Development Director
Laura Jaecks, CTC Building Director
Carleen Elliott, Accounting Assistant
Judy Bradford, Recording Secretary
Pat Moore, Airport Manager
Chris Rader, Media Relations Consultant
Karen Kornher, Engineering Consultant
Jon Eberle, Real Estate Consultant
Bruce Baguley, NOPA |
| Others: | Bill Stokes, Chelan Co Citizen
Scott Renick, WA State Auditor's Office
Juan Esparza, WA State Auditor's Office
Lisa Parks, Alliance Consulting
Steve Hair, KPQ Radio | George Valison, Columbia Cascade Wine Assn
Doug McDougall, Horan Estates Winery
John Guenther, Chelan County Community Development
Kirk Dossler, Pacific Appraisal Associates |

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

Pangborn Memorial Airport
Bid award for asbestos removal in old terminal

Pat Moore, Pangborn Airport Manager, requested the authority to award the bid for asbestos removal in the old airport Terminal to KD&S Environmental.

Motion No.	04-01-07
<i>Moved By:</i>	<i>Craig N. Larsen</i>
<i>Seconded By:</i>	<i>JC Baldwin</i>
	<i>To authorize the Airport Manager to sign an agreement with KD&S Environmental in the amount of \$32,175 for asbestos removal in the old terminal building. Motion Carried.</i>

Moore noted the Douglas County Commissioners will be holding a public meeting on the Douglas County Planning Commissioners recommendations on April 25th at 6:30 pm in the Douglas County Land Transportation Services Building in East Wenatchee. Lisa Parks, Randy Asplund and Pat Moore will make a presentation aimed at simplifying the issues for County Commissioners.

Moore also announced Horizon Air will add an afternoon flight on June 23rd to arrive at 1:30 pm with the last afternoon flight departing at 3:15 pm. There has not yet been a press release; however, Bruce Tecklenburg, in charge of customer service for Horizon announced the news to staff this week.

Airport Governing Board meeting is scheduled for 1:30 pm on April 24th.

Director's Report
Performance Audit Presentation/Discussion

Scott Renick, Regional audit manager for the State of Washington, provided a brief overview and explanation of the new performance audit program for large public agencies established by the State Auditor's office as a result of a recent citizen's initiative election. (A copy of the presentation is attached.)

Wine Industry Report – George Valison

Ron Johnston-Rodriguez introduced George Valison, Executive Director of the Columbia Cascade Wine Association which represents 29 wineries with 26 members in Chelan County.

The Columbia Cascade Winery Association is a five year old association with 39 member wineries in the four-county region. The association recently reorganized and now has two representatives from each winery association in the region: two from Chelan, Leavenworth and Wenatchee winery associations.

Main projects are the regional wine guide and a banner to travel to wine events. George Valison travels to events and shows to promote wine. The new wine guide will include a driving map with chamber alliance members and destination attraction members listed.

The guide will encourage visitor traffic throughout the region/county. The majority of the Port investment is the wine guide. The Wine Association will be printing 150,000 guides this year which will be distributed through Certified Distributors.

Commissioners requested to have the wine industry provide more comprehensive presentation to the Commission at a future workshop meeting.

Regular session recessed at 9:40 am to prepare for the videoconference with JD White consultants.

Comprehensive Plan Update-Stakeholder Interviews Report

Karyn Criswell & John White of JD White/Berger ABAM (referenced in these minutes at JD White) joined the Commission meeting via video conference when it reconvened at 9:50 am.

Karyn Criswell provided Commissioners with a broad overview of the "Technical Memorandum" which is a report and compilation of the stakeholder interviews recently held as a prelude to the Port's Comprehensive Plan Update. Criswell reviewed the interview process utilized and explained the interviewers asked questions to find out how much those interviewed knew about the port, how the Port was perceived in the community and different geographic areas, as well as how the Port is perceived by its partners.

The interviews are confidential, but aggregate comments are contained in the technical memorandum. All feedback is useful.

The main theme is the constituents want to see the Port out in front, be bolder and stronger. Those that know about the port are favorably impressed. Community at large does not know about the Port, and the Port needs to do more education with its communities.

A discussion ensued on the next steps in the comprehensive plan update process.

JD White consultants will frame a draft memo on the policy issues, and, once the policy memo is approved, will then draft a comprehensive plan.

Commissioner Larsen requested Commissioners receive the draft policy memo before the Commission's planning retreat scheduled for May 2nd.

Discussion ensued on mixed use development. It was noted there were concerns in the real estate community about the Port being involved in a mixed use development over a private developer.

John Guenther described mixed use as an opportunity to develop or facilitate a bridge between industrial and residential components by incorporating the housing with the retail and/or industrial component. It could possibly address the availability of affordable housing issue that has developed in the county.

Guenther noted there are several compatible land uses with light industrial as an option from a planning standpoint.

Mark Urdahl acknowledged the Port can not engage in residential development. In any mixed use component, the resident component would have to be owned privately, but from a master plan perspective it can and maybe should be included. The residential component, however, should be kept separate and privately held.

Urdahl noted escalating housing costs is a very real concern in Chelan County. No one sees a counter to that. Affordable workforce housing is also a concern. The extent to which these can be leveraged to allow mixed use projects to occur could be a factor. However, the residential component is not within the Port's mission, and is considered competition with private industry.

Karyn Criswell explained the next step is the Memo Policy Issues. JD White consultants will provide draft language for the policy memo to Commissioners for them to consider and massage. There are a range of strategies for Commission consideration. The commissioners will work toward very specific policies and strategies.

Port staff will meet with JD White consultants later this morning to anticipate the policies that will be needed to better articulate the policy goals.

Mark Urdahl reported Port staff is working with Eric Hovde to establish a Port specific economic analysis of the Port's affect economically to the county.

Lisa Parks noted there is a desire by the Hispanic/Latino population for the Port to specifically involve the Hispanic population in the comprehensive planning process; and for the process to be inclusive of Hispanics and their unique abilities and potential contributions.

Consultants noted the comprehensive plan will include a model for community outreach. The inclusive nature of the comprehensive planning process will start that dialogue with the community. Community outreach will be articulated in the plan. It will be the Port staff's job is to make it happen.

The videoconference with JC White consultants ended at 10:31 am.

Genext security proposal for Industrial Building #3. This agenda item was tabled to later meeting

**Confluence Technology Center
Prosperity Partnership Update**

Laura Jaecks distributed information on the Prosperity Partnership she discovered in researching the partnership.

Members of the Partnership will be visiting Central Washington in June. The group is building coalitions with economic development partners in Central Washington and will be touring the central part of the State. They will be meeting at the CTC during their two days in the local area.

Update

Jaecks referred to her written report previously sent to Commissioners prior to the meeting. No new items and no action taken.

Item from Commissioner

Commission retreat/planning session

A brief discussion of the suggested agenda for the Commission retreat scheduled for May 2nd in Chelan ensued. No action was taken.

Executive Session

Regular session recessed to executive session at 11:12 am to discuss real estate matters. No action is anticipated.

Regular session was reconvened at 11:45 am and immediately adjourned with no action taken.

Dated and approved this 16th day of May, 2007

BOARD OF COMMISSIONERS

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