



**PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes**

238 Olds Station Rd, Suite A, - Wenatchee, WA 98801

September 5th, 2007

9:00 am

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|-----------------|--|---|
| 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 | Laura Jaecks, CTC Building Manager
Judy Bradford, Recording Secretary
Pat Moore, Airport Manager
Jon Eberle, Real Estate Engineer
Karen Kornher, RH2 Engineers
Ron Russ, Pangborn Airport Operations Supervisor
Carleen Elliott, Accounting Assistant |
| Others: | Bill Stokes, Chelan Co Citizen
Mike Link, Chelan County Citizen
Kristina Stepper, J. Russell Creative Marketing
Jim Cuthill, Prudential-Mike West Realty
Pat Walker, Chelan-Douglas Land Trust | Sebastian Moraga, Cashmere Record/Leavenworth Echo
Kathy Springer, Peshastin Community Council
Christine Pratt, Wenatchee World
Charles Reppas, Chuck B. Reppas Development
Lisa Parks, Alliance Consulting |

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

Consent Agenda

Minutes of the August 23rd, 2007 Special Commission meetings
Resolution No. 2007-10 to void warrant #11495

Motion No. **09-01-07**
Moved By: *Craig N. Larsen*
Seconded By: *JC Baldwin*

To approve the consent agenda consisting of the minutes of August 23rd, 2007 regularly scheduled Commission meeting and Resolution No. 2007-10 voiding warrant #11495 as presented. *Motion Carried.*

Director's Report

Peshastin Area Planning Process Update (Lisa Parks)

Lisa Parks of Alliance Consulting, who contracts with both the Port and Chelan County, provided an update on the process for the sub-area plan at Peshastin. Parks reported the sub-area plan committee. Peshastin and Dryden comprise the over-all area. Dryden is just now assessing the community's interest in doing what the Peshastin group is doing.

Urdahl asked Parks to provide a synopsis of the Memorandum of Understanding (MOU) process currently underway. Parks explained the MOU is opportunity for the Port and County to do cooperative planning and the entities are working on a process for how to do that. Peshastin will help create a collaborative process. It will be an opportunity to see how the process will work best; and will be able to test the process as it is being developed. Planners and citizens are encouraged to see public entities working cooperatively on the same projects to work together leveraging the effort and resources.

Presentation of Purchase & Sale Agreement Offer on Peshastin property

Jim Cuthill, a local real estate agent representing Chuck Reppas, a regional real estate developer discussed with Commissioners a recent offer made to the Port on the Peshastin property.

Chuck Reppas would have a partner on this project, York Bauer who is a CPA by background and began working in development early in his career. He is grounded in the financial side of the business: equity and debt of the deals. Reppas reported their intent is to own the completed project and ground.

Their vision is to build an office campus type setting to attract high tech companies in the research and development side with some residential within the campus. This is long term project could take 1- to 20 years for the land to realize a full property build out. At least 600,000 sq ft of office space and apartments for workers is planned with an 80/20 office to apartment ratio. All amenities would cater to an office campus setting.

Commissioner Mike Mackey thanked Cuthill and Reppas for the presentation, and explained the commission would be taking no action today. The offer will be revisited at a future commission meeting.

City Sewer Lift Station at Horan Block – Update

Urdahl briefly explained a request from the City made previously for property in the Horan Block for a city sewer lift station. Karen Kornher further explained the City will need another lift station in Olds Station in the near future. In order for the Port to develop the Horan Block, a lift station would be needed. A larger regional lift station makes sense. City is asking the Port to work with them to identify a site on the Horan Block.

Kornher stated it is prudent to identify a site now and have the location in place prior to development. She then provided photos and explanations of existing lift stations.

RH2 will do the preliminary site search. Kornher will provide a proposal to the Commission for a potential site in the Horan Block Keeping in mind Port's need for developing the Horan property.

Bond Financing - Cashmere mill property

Pete Fraley briefly explained the next steps in financing for the purchase of the Cashmere mill property.

The purchase price of the property is \$1.5 million. The Commissioners need to determine if other capital improvements should be included in the amount of the bond. These would be taxable.

Staff will come back in a week to make recommendations for financing and what will be included. We need to meet the October 23 deadline for the Cashmere purchase closing.

Pangborn Memorial Airport

Consultant for master plan update

Pat Moore explained there is not much to report on this project. Airport staff is working to pull the grant dollars together. When the funding has been figured out, staff will come to commissioners with a request.

Regular session was reconvened at 11:35 am and immediately adjourned with no action taken.

Dated and approved this 3rd day of October, 2007.

BOARD OF COMMISSIONERS

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