



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
April 22nd, 2009
8:30 am

Present: Michael H. Mackey, President
 Craig N. Larsen, Vice President
 JC Baldwin Secretary
 Mark Urdahl, Executive Director
 Pete Fraley, Legal Counsel
 Monica Lough, Internal Auditor

Dayle Rushing, Property/Facilities Director
 Judy Bradford, Recording Secretary
 Karen Kornher, Engineering Consultant
 Jon Eberle, Real Estate Consultant

Others:

Commission President Michael Mackey called the meeting to order at 9:50 am immediately following the Pangborn Airport Governing Board meeting.

DIRECTORS' REPORTS

City of Chelan Matching funds request for Boating Facilities

Mark Urdahl introduced Charles Sablan/City of Chelan. Sablan, on behalf of the City of Chelan, requested the port make the \$250,000 available as matching funds for a grant opportunity with Recreation and Conservation Office (RCO). The deadline for the application is May 1st. It is a boating facilities grant for \$1 million grant which needs a 25% match. There are five to six entities applying for the grant. The grant will be short listed in August. The City should know whether or not it was successful in acquiring the grant by the end of the year. The City of Chelan would front the 25% grant match, and would guarantee the 30% construction documents with the port funding.

The port does not want its funds to be used for more conceptual planning studies, but rather for plans, specifications, and construction drawings. Discussion ensued on whether or not RCO grant funding would allow for long term moorage. Commissioner Mackey insisted on a larger facility allowing for more than 120 slips. Sablan will request grant writers look for BIG (Big Infrastructure Grants) for larger boats and a larger marina.

Consultant has gone as far as a schematic design until funding is approved.

Chelan City Council is in favor of moving forward on a larger marina, and must have the conceptual drawings in to RCO by May 1st. This would require an Inter-local Agreement to be authorized and signed by the City of Chelan. The City Master Plan and the Comprehensive Plan include the marina.

Motion No. 04-08-09
Moved By: Craig N. Larsen
Seconded By: Michael H. Mackey
 To authorize the Executive Director to sign an interlocal agreement with the City of Chelan to provide matching funds for a grant to enhance the City of Chelan Marina, subject to the review and approval of legal counsel and one Commissioner. Motion Carried.

Property Director

Industrial Building #5 HVAC Bid acceptance*

Dayle Rushing reported bids were opened yesterday. The engineers estimate is \$225,000. Two bids were received. The low bid of \$134,568 has been reviewed by the engineer. Staff

MHM *[Handwritten signatures]*

recommendation is to accept the Wells & Wade Mechanical bid of \$134,568 including Washington State sales tax for the HVAC project in port industrial building #5.

Motion No. 04-09-09

Moved By: Craig N. Larsen

Seconded By: Michael H. Mackey

To authorize the Executive Director to sign an agreement with Wells and Wade Mechanical, the low bidder, for the renovation of the IB#5 HVAC system. Motion Carried.

Rushing also reported that all the units to be replaced have the new refrigerant in them.

Executive Session

No executive session was needed at this time.

Other Business

Mark Urdahl reported that he would be meeting with Ted Mischaikov and Alan Erchig, design consultants on the proposed Pybus Public Market tomorrow. The consultants have invited Port commissioners, staff and City of Wenatchee representatives to Bellingham on June 12th to visit the concept they want to bring to Wenatchee. This is a high visibility project. This could represent a major investment, or be a major political issue if the Port decides not to play.

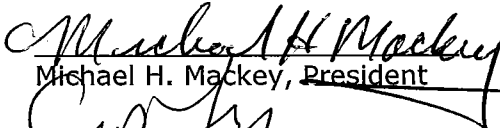
What level of due diligence should the Port perform? Discussion ensued. No action taken.

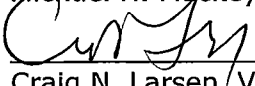
Jon Eberle provided an update on 1) Agro-Fresh still on hold due to the purchase of the company; 2) the NW Skill Center acquisition by the school district is still in the State budget; and 3) EMC decided on Grant County.

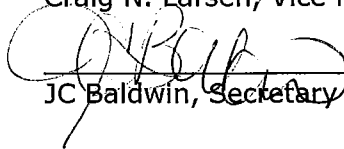
The meeting was adjourned at 10:35 am.

Dated and signed this 7th day of May, 2009.

BOARD OF COMMISSIONERS


Michael H. Mackey, President


Craig N. Larsen, Vice President


JC Baldwin, Secretary

MHM/CNL/JCB

April 22nd, 2009

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