

# NEWS RELEASE

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## PORT OF CHELAN COUNTY

Meeting of the Port of Chelan County  
Thursday, February 17, 2008

### **Meeting Highlights**

#### City of Entiat Interlocal Agreement

The commissioners approved an interlocal agreement with the city of Entiat to facilitate the contribution of \$30,000 to match their recently awarded CERB grant for a waterfront development master plan. Funds were included in the Port's 2009 budget for this purpose

#### Termination of Reppas Purchase and Sale Agreement

The commissioners approved termination of the purchase and sale agreement with Charles Reppas for the Port's Peshastin property. The extension that gave Mr. Reppas additional time for his feasibility study expired on February 18th. Mr. Reppas has notified the Port of his decision not to proceed with closing. As part of his agreement with the Port, Mr. Reppas has turned over his drawings that illustrate a general site development concept. Executive Director Mark Urdahl advised the commission that he will bring back recommendations for a possible renewed marketing effort following the completion of the state-funded industry cluster analysis currently being conducted by Berk and Associates.

#### Termination of Chipman Purchase and Sale Agreement

The Board took action to terminate the 2008 purchase and sale agreement with Ann Chipman. The Port entered into the agreement to investigate and evaluate the potential acquisition of this parcel which was listed for sale and borders the port's Cashmere Mill site property.

#### Cashmere Mill Site Annexation

Jerry Litt of the Alliance Consulting Group provided the commissioners with an annexation strategy for the port's Cashmere property. After some discussion, the commissioners directed staff to meet with one or more of the adjacent property owners who have previously supported annexation, and to meet with Cashmere's planning director to begin formal annexation discussions. The commission's direction is based upon an analysis of critical area regulations, and those adopted by the city of Cashmere will provide the port with greater flexibility in site development.

#### 2010 Olympics Tourism and Business Development Promotional Opportunity

Mark Urdahl reported on a project that could capitalize on tourism and business recruitment potential opportunities associated with the 2010 Olympics in Vancouver.

He described some discussions with the Pacific Northwest Economic Region who propose to host a temporary pavilion in downtown Vancouver for an 80-day period. This may provide an opportunity to showcase Chelan County, along with other NW partners, including the province of Saskatchewan, Oregon, Alaska, Idaho, and Montana. The cost of the pavilion is \$250,000, not including the cost of producing the materials displayed within. Efforts are being made to get the state to commit funds to this, but Mark informed the commissioners that such efforts have not yet been successful. They say a funding commitment is required within the next thirty days, and Mark assured the group at a recent meeting that he would describe the current financial challenge to the port

commission for its consideration. Craig Larsen emphasized that no specific request has yet been made for Port funds, but wanted the other commissioners to be aware of these discussions.

Public Development Authorities/Reprogramming of Chelan Marina funds in 2009 Budget  
Mark described some potential considerations the port may wish to entertain regarding \$2009 budget funds that have been earmarked over the past several years for Chelan area projects.

The port has been holding these funds, awaiting the city's determination regarding a potential expansion/enhancement of the existing city marina. He reported that there are some new grassroots efforts coming from Manson that are looking seriously at deepwater moorage for the Lady of the Lake, as well as potential acquisition of a vacant downtown building for an incubator and a dry storage marina. A City of Chelan feasibility study is also being considered to determine the highest and best use for the land that the chamber office is located on (which also includes a surface parking lot). Since the feasibility study is a project that is planned by the city, staff was directed to explore when funds will be needed to proceed and bring back recommendations for other projects that are ready to go.

#### Pangborn Memorial Airport

Lead-In Lighting System - Pat Moore, airport manager, reported that the Lead-In Lighting system plans for Runway 30 are being developed and she is nearing the date to seek bids for the work. This system will provide an additional guidance tool for incoming flights to Pangborn Memorial Airport.

Security Mandate – The Traffic Security Administration has issued a directive that will mandate all tenants having access through the perimeter fence to be required to submit to a security threat assessment and carry a photo ID. The assessment will require the airport to have on file, employment verification and social security numbers and will be submitted to the TSA on a monthly basis for their screening. The cost for implementing such a system will be borne by the airport. Pat is continuing to try to identify federal funding sources that could assist with the costs such mandates impose on small communities that are adversely impacted by them.

#### Cashmere Mill Site Work Recommendations

Karen Kornher, engineer from RH2, presented her recommendations for some specific site work and to begin the preparation of plans and specifications for water line extension to enhance the port's competitiveness for potential future stimulus funds. David Stipe, landscape architect for the Port, advised the commissioners of potential improvements that could be made to the property. Cedarbrook Lumber's lease terminates February 28<sup>th</sup> after which time the Port will proceed with demolition of those structures.

#### Olds Station Protective Covenant Amendment

Brenda Harn, the solid waste coordinator for Chelan County, attended the meeting to discuss the county's request to purchase one acre of port property upon which to construct a "green" recycling and transfer facility. The port's legal counsel, Pete Fraley, apprised the commissioners that in order to provide for such a project, and before approving such a request, they would need to amend the current Olds Station Business Park protective covenants to include certain conditions and landscaping requirements. The commission approved an amendment to the protective covenants that will permit

such a municipally-owned facility, with the port's approval of the design and landscaping plans.

Executive Session

An executive session was conducted to discuss real estate issues. At the conclusion of the session, the commissioners took action, directing staff to proceed with negotiating sale of approximately one acre on Olds Station Road and to schedule a hearing at which time the conveyance of the storm water property, including the one acre parcel for the green facility on Olds Station Road would be considered. Following the hearing the commissioners may then entertain discussion to amend the protective covenants with language that would include provision for a "green" transfer and recycling facility on that property.

**For More Information Contact:  
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