



**Board of Directors
Chelan Douglas Regional Port Authority
Special Meeting Minutes
August 2, 2022
11:00 am**

Present:

Directors:

*JC Baldwin, Director
Jim Huffman, Director
Mark Spurgeon, Director*

*Donn Etherington, Director
W. Alan Loeb sack, Director
Richard DeRock, Director*

Staff:

*Jim Kuntz, Chief Executive Officer
Monica Lough, Director of Finance & Admin.
Stacie de Mestre, Capital Projects Mngr.
Ron Cridlebaugh, Director of Econ. Dev.*

*Bobbie Chatriand, Admin Assistant
Craig Larsen, Bus. Dev. Mngr.
Ron Russ, Property & Maintenance Mngr.*

Elected Officials:

Mayor Jim Fletcher, City of Cashmere

Legal Counsel:

Pete Fraley, Ogden Murphy Wallace

Guests:

*Erik Howe, RH2 Engineering
Alan Neff, RH2 Engineering
Emily Thornton, Wenatchee World*

*Jack Louws, Louws Trust Inc.
Roy Schiferl, Louws Trust Inc.*

The Chelan Douglas Regional Port Authority (CDRPA) Special Meeting was called to order at 11:00 a.m. The meeting was held at the Chelan Douglas Regional Port Authority Office.

Introductions were made.

Cashmere Mill District History

Lough provided meeting attendees a quick recap on the Port's history with the Cashmere Mill District. Topics discussed include land investment history, Sunset Highway improvements, funding sources, debt incurred, and current tenant status.

Cashmere Mill District Options

- **South Mill Road** – Kuntz discussed the limited value these parcels have for the Port. It was recommended that these parcels should be sold "as-is". Discussion ensued regarding disclosures and restrictions on future property use.
- **Middle Section (between Mill Road and Sunset Highway)**- Kuntz discussed two options for the Middle Section parcels. Option A: The Port retains ownership and over time builds additional buildings to benefit small businesses. However, given the current Capital Project priorities, this could be many years in the future. Option B: Sell the property "as-is" to a private developer with restrictions put in place to ensure the integrity of the development.

- **North Side of Sunset Highway-** Kuntz discussed selling the 1.49-acre parcel and its adjacent lot located on the North Side of Sunset Highway to the private sector. The private developer would be responsible for utility extensions as well as any street improvements needed. The clean-up of this property is currently underway.
- Fraley provided additional background on which parcels are currently declared as surplus and which parcels have received an NFA (No Further Action) issued by the Washington State Department of Ecology.

Presentation:

Jack Louw presented a proposal to purchase the 2.76 acre middle section of the Cashmere Mill District for the purpose of developing multi-use buildings that would benefit small local businesses. It would provide smaller workspaces varying in size. All units would include electrical, air conditioning, restrooms, internet access, and fire sprinklers among other utilities. Discussion ensued regarding the development of the business park.

No action was taken. The meeting was adjourned at 12:35 p.m.

Signed and dated this 23rd day of August 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



 JC Baldwin, Director



 Jim Huffman, Director



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 Richard DeRock, Director



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