



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
125 Easy St, Wenatchee, WA 98801
November 8th, 2006
9:00 am

- Present:** Michael H. Mackey, President Dayle Rushing, Property/Risk Manager
JC Baldwin, Vice President Laura Jaecks, CTC Building Manager
Jim Knapp, Secretary Ron Johnston-Rodriguez, Economic
Development Director
Mark Urdahl, Executive Director Carleen Elliott, Accounting Assistant
Pete Fraley, Legal Counsel Judy Bradford, Recording Secretary
Al Cordell, Internal Auditor Jon Eberle, Real Estate Engineer
Lisa Parks, Alliance Consulting
- Others:** Bill Stokes, Chelan County Citizen Bruce Baguley, NOPA
Jerry Paine, Chelan County Citizen Jerry Paine, Chelan County Citizen
Loni Rahm, R&R Marketing/Lake Ray Sandidge, CR Sandidge Wines/
Chelan Grape Growers Assn Lake Chelan Grape Growers, President
Pat Haley, Port of Douglas County

Commissioner Mike Mackey called the meeting to order at 9:02 am.

Director's Report

Presentation of American Viticulture Assn application for Lake Chelan area

Ron Johnston-Rodriguez provided a brief history, overview and introduction of the Lake Chelan Grape Growers association.

Johnston-Rodriguez introduced Loni Rahm of R&R Marketing who has been retained by LCGGA to assist the development of its marketing plan. Rahm provided the Commissioners a PowerPoint overview of the organization and its marketing plan.

Ray Sandidge, President of the Lake Chelan Grape Growers Assn (LCGGA) was introduced. He spoke briefly on the advantages and distinctions of having an AVA in Chelan. Sandidge thanked the Port for the financial support for the growth of the wine industry, and the AVA in the Lake Chelan area.

He commented once the AVA application has been submitted, it could take up to two years to gain approval or federal action on Chelan's AVA application.

JC Baldwin and Ron Johnston-Rodriguez are the Port commissioner and staff person assigned to work with the Lake Chelan Grape Growers Association.

Pangborn Memorial Airport

Interlocal loan from Port reserves to the airport for purchase of real property

Mark Urdahl explained the loan is an implementation of an opportunity that arose after last week's Commission meeting. Airport manager Pat Moore moved readily after the meeting to sign a purchase and sale agreement and secure a potential

purchase of the property on the corner of Grant Road and Union St which is key to the future extension of the main runway at Pangborn.

Urdahl reported the list price of the property is \$174,800 with a \$2,000 earnest money authorized last week to be paid out of a Pangborn Airport account. Both ports authorized the signing of the purchase and sale agreement and the payment of the earnest money.

The property must go through an appraisal process due to the potential reimbursement of the property purchase to Pangborn from FAA.

It is anticipated this property purchase would be reimbursed by the FAA as part of the 2007 grant the first half of next year. This purchase would be combined with the request for grant funding for the C&O Nursery property purchase.

Pete Fraley explained the appraisal process and requirements for the airport purchase of property to be eligible for reimbursement by the FAA. Should the appraisal price be lower than the listed price and the airport is unsuccessful in the appraisal review process to have the seller lower the selling price, the seller can close the sale with the airport with the airport paying the difference. The FAA would not reimburse the difference.

Pat Haley of the Port of Douglas asked if the Port of Douglas County shared the risk of the repayment of the loan if the FAA does not reimburse all the interest. Fraley explained repayment of the interest from Pangborn to the Ports would be the same as in the past.

Motion No. 11-09-06
Moved By: JC Baldwin
Seconded By: James H. Knapp

To authorize the Executive Director to execute the necessary documents associated with an intergovernmental loan to Pangborn Memorial Airport to acquire the Wagner parcel, with the loan not to exceed the appraised price plus customary closing costs at an interest rate equal to the municipal pool rate utilized by the Port to be reimbursed upon receipt of a grant from the FAA or as otherwise agreed. Motion Carried.

Confluence Technology Center Second Amendment to Common Area Use Agreement

Pete Fraley reported there are a number of items in the Yahoo! construction close out have been identified: 1) security camera feeds, 2) new vault associated with emergency shut off valves, 3) conduits installed in locations other than depicted on the plans, and 4) fire alarm enunciator panels.

A fifth item has been identified which is Yahoo!'s need to replace the freight door on the exterior entrance at the loading dock to enlarge the freight door at the rear of the building. Yahoo! will handle the construction and then it will become part of the common area maintenance. There will not be any money passing through the Port or the CTC on this project.

Commissioners expressed the need have the Port in on the construction of the exterior door to protect the integrity of the building. Terry Johnson and Karen Kornher are both working on the project.

Next Wednesday Karen Kornher, Laura and Pete review the post construction punch list on a walk through. It is conceivable additional items could be added.

The list will go to the CTC Condominium Board Association at its meeting this month.

