

**Chelan Douglas Regional Port Authority  
Meeting Agenda  
December 8<sup>th</sup>, 2020  
9:00 am**

**In order to maximize social distancing related to COVID-19,  
the meeting will be held remotely using Zoom Virtual Conference Room**

**I. CALL TO ORDER**

*\*Note: When the Chelan Douglas Regional Port Authority meeting is called to order, the Port of Chelan County and Port of Douglas County meetings are simultaneously called to order.*

**II. INTRODUCTIONS**

**III. CONFLICT OF INTEREST**

**IV. CONSENT AGENDAS**

**CDRPA:** Approval of CDRPA Minutes of November 24<sup>th</sup>, 2020 Meeting; Minutes of November 24<sup>th</sup>, Tri Commission Meeting; and Check Register Pages #2020-56-#2020-62, including Electronic Transfers

**POCC:** Approval of POCC Check Register Pages #2020-16-#2020-17

**PODC:** Approval of PODC Check Register Page #2020-19, including Wire Transfer

**V. CDRPA ACTION ITEMS**

**1. Salcido Enterprises LLC – Plan of Resolution**

- A. Amendment to Land Lease – Pangborn Business Park
- B. Amendment to CIAC Agreement 2

**2. Dave Piepel Land Acquisition**

- A. Purchase & Sale Agreement

**VI. PRESENTATIONS**

- Crossroads Strategies – 2021 Federal Outlook

**VII. INFORMATIONAL ITEMS**

- Actapio Space
  - Current Marketing Efforts
  - Board Feedback from Tour
- Fibro Settlement Update
- Federal Affairs Contract
- Badger Mountain Brewing Lease Agreement
- Lineage Updates – S.P.O.R.T. & Gates/Cusick Proposals

**VIII. CDRPA – ECONOMIC DEVELOPMENT INITIATIVES RELATED TO COVID-19**

- Update on Grants Programs and Processing

**IX. CDRPA – COVID-19 OTHER**

- FAA CARES Act Grant

**X. MISCELLANEOUS STAFF REPORTS**

**XI. PUBLIC COMMENT**

**XII. REVIEW CALENDAR OF EVENTS**

**XIII. ITEMS FROM BOARD OF DIRECTORS**

- XIV. EXECUTIVE SESSION:** An Executive Session may be called during the meeting. The purpose must be announced and is limited by RCW 42.30.110. Examples include: (1) to discuss with legal counsel litigation, potential litigation and/or legal risks (RCW 42.30.110(1)(i)); (2) to consider the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b)); and (3) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price (final action selling or leasing public property shall be taken in a meeting open to the public)(RCW 42.30.110(1)(c)); and (4) to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee(RCW 42.30.110(1)(g))

**XV. ADJOURN**

**PLEASE NOTE:** The agenda is tentative only. The Board of Directors may add, delete, or postpone items and may take action on any item not on the agenda (This does not apply during a "special" meeting). The Directors may also move agenda items during the meeting. If you wish to address the Regional Port Authority on a non-agenda or an agenda item, please raise your hand to be recognized by the President. When you have been recognized, give your name and address before your comments. The Board of Directors are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principal.

The Port Authority office is ADA compliant. Please contact the Administrative Office at 509-884-4700 at least three (3) days in advance if you need any language, hearing or physical accommodation.



**Chelan Douglas Regional Port Authority  
Board of Directors  
**SUGGESTED MOTIONS**  
December 8<sup>th</sup>, 2020**

**IV. CONSENT AGENDAS**

**CDRPA CONSENT AGENDA**

To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of Minutes of November 24<sup>th</sup>, 2020 Meeting; Minutes of November 24<sup>th</sup>, Tri Commission Meeting; and Check Register Pages #2020-56-#2020-62, including Electronic Transfers, as presented.

**POCC CONSENT AGENDA**

To approve the Port of Chelan County Consent Agenda consisting of Check Register Pages #2020-16-#2020-17, as presented.

**PODC CONSENT AGENDA**

To approve the Port of Douglas County Consent Agenda consisting of Check Register Page #2020-19, including Wire Transfer, as presented.

**V. ACTION ITEMS**

**REGIONAL PORT AUTHORITY**

**(1) Salcido Enterprises**

**A. Land Lease Amendment – Pangborn Business Park**

To authorize the CEO to sign the Land Lease Amendment with Salcido Enterprises for Pangborn Business Park.

**B. CIAC 2 Amendment**

To authorize the CEO to sign an Amendment with Salcido Enterprises for the CIAC 2 Agreement.

**(2) Dave Piepel Land Acquisition – Purchase & Sale Agreement**

To authorize the CEO to enter into a Purchase & Sale Agreement with Dave Piepel for property adjacent to Pangborn Airport, subject to an acceptable Environmental Review.

**Board of Directors**  
**Chelan Douglas Regional Port Authority**  
**Meeting Minutes**  
**November 24<sup>th</sup>, 2020**  
**9:00 am**

**Present:**

**Directors**

JC Baldwin, Director (via Zoom)  
\*Rory Turner, Director  
Donn Etherington, Director (via Zoom)

Jim Huffman, Director (via Zoom)  
W. Alan Loeb sack, Director (via Zoom)  
Mark Spurgeon, Director (via Zoom)

**Staff**

\*Jim Kuntz, Chief Executive Officer  
\*Trent Moyers, Director of Airports  
Ron Cridlebaugh, Dir. of Economic Dev.  
\*Quentin Batjer, Legal Counsel  
Stacie de Mestre, Capital Projects Manager  
\*Bobbie Chatriand, Administrative Asst.  
Esther McKivor, Accounting Specialist  
Tricia Degnan, CTC Manager

\*Monica Lough, Dir. of Finance & Admin.  
Ron Russ, Property Manager  
Craig Larsen, Economic Dev. Manager  
\*Pete Fraley, Legal Counsel  
Cami Harris, Executive Assistant  
Bealinda Tidd, Accounting Specialist  
Laura Camarillo Reyes, CTC Assistant  
Randy Asplund, Port Engineer

\*Commissioner Turner, Jim Kuntz, Monica Lough, Trent Moyers, Quentin Batjer, Pete Fraley, and Bobbie Chatriand in person; others via Zoom.

**Guests (all via Zoom):**

Ray Dobbbs

Mayor Bob Goedde, City of Chelan

**The Chelan Douglas Regional Port Authority (CDRPA) Meeting was called to order at 9:00 am. Due to the COVID-19 virus outbreak, the meeting was held at Confluence Technology Center via Zoom as previously posted in the required Public Meeting Notice.**

**Introductions were made.**

**Conflict of Interest:** None

**CDRPA CONSENT AGENDA:**

The Chelan Douglas Regional Port Authority Consent Agenda consisting of minutes of November 10<sup>th</sup> 2020 Meeting; and October 2020 Commission Calendar, was presented and the following action was taken:

**Motion No.**

Moved by:

Seconded by:

**11-06-20 CDRPA**

JC Baldwin

Mark Spurgeon

To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of minutes of November 10<sup>th</sup>, 2020 Meeting; and October 2020 Commission Meeting Calendar, as presented.

Motion passed 6-0

**PUBLIC HEARINGS:**

**PORT OF CHELAN COUNTY PROPOSED 2021 BUDGET – PUBLIC HEARING**

Commissioner Turner opened the public hearing at 9:07 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Turner closed the public hearing at 9:07 am.

**PORT OF DOUGLAS COUNTY PROPOSED 2021 BUDGET – PUBLIC HEARING**

Commissioner Turner opened the public hearing at 9:07 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Turner closed the public hearing at 9:08 am.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY PROPOSED 2021 BUDGET – PUBLIC HEARING**

Commissioner Turner opened the public hearing at 9:08 am and an opportunity for public comment was provided; however, no public comments were received. Commissioner Turner closed the public hearing at 9:08 am.

**ACTION ITEMS:**

**PORT OF CHELAN COUNTY ACTION ITEMS:**

**Adoption of Port of Chelan County 2021 Tax Levy** – Kuntz provided information on the Port of Chelan County Tax Levy for 2021 including options to set the Levy amount.

Discussions ensued and the following actions were taken:

<b>Motion No.</b>	<b>11-07-20 POCC</b>
Moved by:	JC Baldwin
Seconded by:	Rory Turner
	To adopt POCC Resolution No. 2020-08 finding substantial need to set the Levy Limit at 101% for budget year 2021.

*Motion passed 3-0.*

<b>Motion No.</b>	<b>11-09-20 POCC</b>
Moved by:	Rory Turner
Seconded by:	JC Baldwin
	To adopt POCC Resolution No. 2020-09 authorizing a 1% Increase in the 2021 Tax Levy, plus New Construction.

*Motion passed 3-0.*

<b>Motion No.</b>	<b>11-10-20 POCC</b>
Moved by:	Rory Turner
Seconded by:	JC Baldwin
	To adopt the 2021 Levy amount of \$3,280,248, including new construction, and to further authorize the Executive Director to sign and submit the 2021 Levy Certification.

*Motion passed 3-0.*

**Note: POCC Resolutions No. 2020-08 and 2020-09 were approved with the understanding the 101% Levy Limit amounts will be banked and could be used in future years. For the fiscal year 2021 Budget, only new construction levy amounts were approved.**

**Adoption of Port of Chelan County 2021 Budget** – Kuntz presented the proposed Port of Chelan County Budget for 2021. Discussions ensued and the following actions were taken:

**Motion No.** **11-11-20 POCC**  
*Moved by:* JC Baldwin  
*Seconded by:* Rory Turner  
*To adopt POCC Resolution No. 2020-10 adopting the 2021 budget subject to correction of "Exhibit A" the budget summary page.*

*Motion passed 3-0.*

**PORT OF DOUGLAS COUNTY ACTION ITEMS:**

**Adoption of Port of Douglas County 2021 Tax Levy** – Kuntz provided information on the Port of Douglas County Tax Levy for 2021 including options to set the Levy amount. Discussions ensued and the following actions were taken:

**Motion No.** **11-08-20 PODC**  
*Moved by:* Jim Huffman  
*Seconded by:* Mark Spurgeon  
*To adopt PODC Resolution No. 2020-07 finding substantial need to set the Levy Limit at 101% for budget year 2021.*

*Motion passed 3-0.*

**Motion No.** **11-12-20 PODC**  
*Moved by:* Jim Huffman  
*Seconded by:* Mark Spurgeon  
*To adopt PODC Resolution No. 2020-08 authorizing a 1% Increase in the 2021 Tax Levy, plus New Construction*

*Motion passed 3-0.*

**Motion No.** **11-13-20 PODC**  
*Moved by:* Jim Huffman  
*Seconded by:* Mark Spurgeon  
*To adopt the 2021 Levy amount of \$1,095,042, including new construction, and to further authorize the Executive Director to sign and submit the 2021 Levy Certification.*

*Motion passed 3-0.*

**Note: PODC Resolutions No. 2020-07 and 2020-08 were approved with the understanding the 101% Levy Limit amounts will be banked and could be used in future years. For the fiscal year 2021 Budget, only new construction levy amounts were approved.**

**Adoption of Port of Douglas County 2021 Budget** – Kuntz presented the proposed Port of Douglas County Budget for 2021. Discussions ensued and the following actions were taken:

**Motion No.** **11-14-20 PODC**  
*Moved by:* W. Alan Loeb sack  
*Seconded by:* Mark Spurgeon  
*To adopt PODC Resolution No. 2020-09 adopting the 2021 budget subject to correction of "Exhibit A" the budget summary page.*

*Motion passed 3-0.*



**Authorization to Enter into Agreement with DOH Associates for Tenant**

**Improvements at Cashmere Mill District for Huney Jun** – Kuntz reported Huney Jun signed their lease agreement. The Regional Port now needs to proceed with building out tenant improvements. The following action was taken:

*Motion No.  
Moved by:  
Seconded by:*

**11-19-20 CDRPA**

*JC Baldwin*

*W. Alan Loeb sack*

*To authorize the CEO to enter into an Agreement with DOH Associates to prepare plans & specifications for tenant improvements and to provide construction inspection services.*

*Motion passed 6-0.*

**Commissioner Turner called for a 5-minute break at 11:20 am. Meeting reconvened at 11:25 am.**

**CDRPA INFORMATIONAL ITEMS:**

**COVID-19 UPDATES:**

**Economic Development Initiatives Related to COVID-19 – updates and information including:**

- Lough provided an update on grants processed to date including all programs administered by the Regional Port. Cridlebaugh provided information on new CARES funding that will be administered by the Washington State Department of Commerce.

**FAA CARES Act Grant:**

- Lough provided an update on the FAA CARES Act Grant reimbursements.

**MISC STAFF REPORTS:**

**Kuntz provided information and updates including:**

- Offer letters are being sent for property in the Pangborn Runway Protection Zone consistent with the overall budget established by the Board.
- Actapio space tours – will schedule individual Board members to tour the space the first week of December.
- Moyers will attend a scheduled Air Service Conference in Florida in January; Director Etherington may join for a portion of the meeting.
- CEO Evaluation Form will be sent to each Director. The Evaluation will be reviewed in Executive Session at the December 8<sup>th</sup> Board Meeting.
- Provided an update on recent cyber-attacks against local governments and what our IT provider is doing to protect the Regional Port.
- Update on the RV parking issues in Olds Station.

**Lough provided information and updates including:**

- Update on audits.
- Preparing year-end items.

**Moyers provided information and updates including:**

- Annual FAA Inspection & Emergency Crash Exercise took place last week.
- Attended the Chelan Airport Master Plan meeting last week.

**Cridlebaugh provided information and updates including:**

- EPA Brownsfield Grant Update – Committee chose Maul Foster Alongi to manage the project.



**Larsen provided information and updates including:**

- Update on marketing of Actapio space.

**PUBLIC COMMENT** – An opportunity for public comment was provided; Ray Dobbs provided information on a recycled glass program in Chelan.

**REVIEW CALENDAR OF EVENTS:** December Board meetings are December 8, and December 22. WPPA Annual Meeting is December 2-3.

**ITEMS FROM BOARD OF DIRECTORS:** None.

Meeting recessed at 12:09 pm. Board of Directors will reconvene at 1:00 pm for attendance at the Tri Commission Meeting.

Signed and dated this 8<sup>th</sup> day of December, 2020.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

\_\_\_\_\_  
JC Baldwin, Director

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Jim Huffman, Director

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Donn Etherington, Director

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Mark Spurgeon, Director

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Rory Turner, Director

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W. Alan Loeb sack, Director

**Tri-Commission Meeting  
Special Meeting Minutes  
Zoom Virtual Conference  
November 24<sup>th</sup>, 2020 1:00 pm**

**Present:**

<b>Chelan Douglas Regional Port Authority</b> JC Baldwin, Commissioner Rory Turner, Commissioner Jim Huffman, Commissioner Mark Spurgeon, Commissioner Donn Etherington, Commissioner Jim Kuntz, CEO Cami Harris, Executive Assistant	<b>Chelan County PUD</b> Randy Smith, Commissioner Garry Arsenault, Commissioner Dennis Bolz, Commissioner Ann Congdon, Commissioner Steve Wright, General Manager Justin Erickson, Managing Director Dist. Svcs. Bob Shane, Managing Director of Fiber Shaun Seaman, Ex. Affairs Program Mgr. Rebekah Garfein, Clerk of the Board
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**Chelan County**  
Kevin Overbay, Commissioner  
Doug England, Commissioner  
Bob Bugert, Commissioner  
Blake Baldwin, Economic Dev. Director  
Mike Kaputa, Director of Natural Resources

**Elected Officials**  
Brad Hawkins, State Senator  
Mike Steele, State Representative  
Keith Goehner, State Representative

**Mayors**  
Bob Goedde, City of Chelan  
Frank Kuntz, City of Wenatchee  
Jim Fletcher, City of Cashmere  
Jerrilea Crawford, City of East Wenatchee

**Others**  
Tiffany Gehring, Chelan County Commissioner Elect  
Laura Merrill, City of Wenatchee

The Tri Commission Meeting and respective Special Commission Meetings were called to order and/or reconvened at 1:00 pm. The Pledge of Allegiance was conducted and roll call was taken. Justin Erickson, Chelan County PUD, facilitated the meeting.

**Senator Brad Hawkins, Representative Keith Goehner, and Representative Mike Steele each provided information, updates, and perspectives including:**

- 2021 Legislative Session Focus

An opportunity for questions and comments was provided.

**2020 TRI-COMMISSION LEGISLATIVE PRIORITIES:**

- Public Works Trust Fund
- Fiber Buildout and Funding

**TRI-COMMISSION UPDATES:**

- **Chelan County Commission**
  - Update on Climate Resiliency Strategy
  - Update on COVID-19 and 2021 Business Plan

- **Chelan Douglas Regional Port Authority**
  - Update on the LOJO property purchase in Malaga.
  - Update on the Port's response to the COVID-19 pandemic.
  - Update on increased air service in light of pandemic.
  - Property Tax Levies.
  
- **Chelan County PUD**
  - Fiber acceleration update for Chelan County.
  - Outlook for 2021 including pre-emptive power shut-offs during wildfires.

**CHELAN COUNTY MAYORS UPDATE:**

- **City of Wenatchee**
  - Laura Merrill, for Mayor Kuntz, provided an update on the City of Wenatchee's 2021 budget.
  
- **City of Chelan**
  - Mayor Goedde provided an update on COVID-19 impacts on the City of Chelan including the retail and restaurant business downturn.
  
- **City of Cashmere**
  - Mayor Fletcher reported utility expansion is important for the City of Cashmere.

**OPPORTUNITY FOR PUBLIC COMMENT:** No comments were made.

**COMMISSIONER COMMENTS:** Several Commissioners offered comments.

**The Tri Commission Meeting and respective Special Commission Meetings were closed at 3:02 pm.**

Signed and dated this 8<sup>th</sup> day of December, 2020.

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY**

\_\_\_\_\_  
JC Baldwin, Director

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Jim Huffman, Director

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Rory Turner, Director

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Mark Spurgeon, Director

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Donn Etherington, Director

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W. Alan Loeb sack, Director

**Chelan Douglas Regional Port Authority  
Check Register Listing  
2020-November**

<b>Date Issued</b>	<b>Register #</b>	<b>Reason</b>	<b>First #</b>	<b>Last #</b>	<b>Amount</b>
11/06/20	2020-56	Small Business Grants	7188	7254	\$309,760.00
11/10/20	2020-57	Tenant Security Deposit Release	7255	7255	\$5,000.00
11/13/20		VIMLY Benefit Solutions - HRA		ACH	\$391.15
11/13/20	2020-58	Small Business Grants	7256	7324	\$262,212.38
11/13/20		Payroll Mid-month Draws		ACH	\$3,250.00
11/15/20	2020-59	Mid-Month Payables	7325	7391	\$264,122.99
11/20/20	2020-60	Small Business Grants	7392	7430	\$171,574.32
11/27/20		WA Dept of Revenue - Sales Tax		ACH	\$3,072.61
11/30/20	2020-61	November Payroll	7431	7433	\$202,842.80
11/30/20	2020-62	Month-end Payables	7434	7493	\$249,589.17

Transactions for approval December 8, 2020 total:

\$1,471,815.42

We, the undersigned Directors of the Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that the checks listed above are approved for payment.

Chief Executive Officer



Dir of Finance & Admin.



Director Baldwin

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Director Etherington

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Director Huffman

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Director Loeb sack

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Direct Spurgeon

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Director Turner

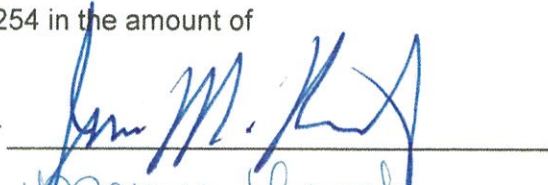
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**Chelan Douglas Regional Port Authority  
Check Register  
2020-56**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 6, 2020 checks 7188 - 7254 in the amount of \$ 309,760.00

Jim Kuntz, Chief Executive Officer



Monica Lough, Director of Finance & Admin



Date Issued	Claimant	Purpose	Check Number	Amount
<b>City of Cashmere CARES II Act Grants</b>				
11/06/2020	Create Cashmere		7197	5,000.00
	<b>Net City of Cashmere CARES II Act Grants</b>			<b><u>5,000.00</u></b>
<b>Chelan County CARES II Act Grants</b>				
11/06/2020	1 Way Auto Sales		7188	5,000.00
11/06/2020	1st Enviro Safety		7247	5,000.00
11/06/2020	Alpine Woodworks, LLC		7189	5,000.00
11/06/2020	Antique Mall at Cashmere		7190	5,000.00
11/06/2020	Antique Mall of Wenatchee		7216	5,000.00
11/06/2020	Apple Inn Motel		7211	5,000.00
11/06/2020	Avenue Motel		7220	5,000.00
11/06/2020	Axe Bliss		7191	5,000.00
11/06/2020	Benson Vineyards		7192	5,000.00
11/06/2020	Cashmere Mini Mart		7243	5,000.00
11/06/2020	CC Consulting		7194	5,000.00
11/06/2020	De La Sol Services		7212	5,000.00
11/06/2020	Designer Floors		7240	5,000.00
11/06/2020	Draggoo Financial Group		7199	5,000.00
11/06/2020	Elvis Garcia Yoga		7201	5,000.00
11/06/2020	Full Bloom Flowers and Plants		7205	5,000.00
11/06/2020	Gale Orchards Co.		7206	5,000.00
11/06/2020	Gallagher Consulting		7249	5,000.00
11/06/2020	Good Old Boys Yard & Tree		7239	5,000.00
11/06/2020	Horan Estates Winery		7209	5,000.00
11/06/2020	Katrina's Wedding Boutique		7218	5,000.00
11/06/2020	Lake Chelan NOW		7222	5,000.00
11/06/2020	Mollie M. Gross		7226	3,500.00
11/06/2020	Norwood Wine Bar		7213	5,000.00
11/06/2020	NuClear Building Maintenance		7246	5,000.00
11/06/2020	Pamela Mullen, Independent Contractor		7229	5,000.00
11/06/2020	Pioneer Market		7198	5,000.00
11/06/2020	R & S Upholstery		7232	5,000.00
11/06/2020	Raul Sanchez Orchards		7235	5,000.00
11/06/2020	Ray's Vinyl Repair		7236	5,000.00
11/06/2020	Riverstone Massage & Wellness		7224	5,000.00
11/06/2020	Shelton's Finish Work		7203	5,000.00
11/06/2020	Skydive Chelan, LLC		7244	5,000.00

**Chelan Douglas Regional Port Authority  
Check Register  
2020-56**

11/06/2020	Travelodge	7228	5,000.00
11/06/2020	Trinity Inflatables	7250	5,000.00
11/06/2020	Villa Family, LLC	7251	5,000.00
11/06/2020	Wenatchee Valley Shuttle	7193	5,000.00
11/06/2020	Zion Trophies and Awards	7254	5,000.00
	<b>Net Chelan County CARES Act Grants</b>		<b>\$188,500.00</b>

**City of Wenatchee CARES Grant**

11/06/2020	Actualize Sports	7237	5,000.00
11/06/2020	Arno Martinez Law, PLLC	7231	1,000.00
11/06/2020	Center for Wholistic Medicine	7195	1,000.00
11/06/2020	Claridge Media	7196	2,000.00
11/06/2020	Encouraging Words	7202	1,000.00
11/06/2020	Fabulous Feet Dance Studio	7204	2,000.00
11/06/2020	Inner Peace Massage	7210	2,500.00
11/06/2020	Johnny's Quality Lawn Service	7215	1,000.00
11/06/2020	Little C's Daycare	7245	2,500.00
11/06/2020	Massage Wellness	7214	2,500.00
11/06/2020	Nancy's Party Rentals	7227	2,000.00
11/06/2020	Parsons Photography	7230	10,000.00
11/06/2020	RAAD Industries	7233	10,000.00
11/06/2020	Studio No. 7	7217	1,000.00
11/06/2020	Sunny FM	7238	5,000.00
11/06/2020	Tiki Hawaiian Barbeque	7248	10,000.00
11/06/2020	Wenatchee Valley Brewing	7252	10,000.00
	<b>Net City of Wenatchee CARES Grant</b>		<b>\$68,500.00</b>

**Chelan Douglas Counties CDBG Grant**

11/06/2020	Eagle Studios NCW	7200	5,000.00
11/06/2020	Everyday Strength	7241	5,000.00
	<b>Net Chelan Douglas Counties CDBG Grant</b>		<b>\$10,000.00</b>

**Douglas County CARES II Act Grants**

11/06/2020	Jameson Lake Resort	7207	5,000.00
11/06/2020	GMB Painting	7208	5,000.00
11/06/2020	Lee Li Bakes Bake House	7221	3,390.00
11/06/2020	Vidal's Cleaning Services	7223	5,000.00
11/06/2020	Mike Dore Construction	7225	5,000.00
11/06/2020	Rantzair, Inc	7234	5,000.00
11/06/2020	His Grace Counseling & Education Services	7242	3,940.00
11/06/2020	Yours, Mine & Ours Candles & More	7253	5,000.00
	<b>Net Douglas County CARES II Act Grants</b>		<b>\$37,330.00</b>

**Working WA Grants - Chelan County**

11/06/2020	Kristi Bryant-Mayer	7219	\$430.00
	<b>Net Working WA Grants - Chelan County</b>		<b>\$430.00</b>

**TOTAL**

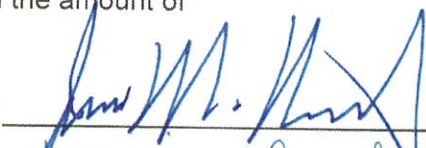
**\$309,760.00**

VOIDS: N/A

**Chelan Douglas Regional Port Authority  
Check Register  
2020-57**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 10, 2020 check 7255 in the amount of \$ 5,000.00

Jim Kuntz, Chief Executive Officer 

Monica Lough, Director of Finance & Admin 

Date Issued	Claimant	Purpose	Check Number	Amount
<b>OLDS STATION BUSINESS PARK</b>				
11/10/2020	Cascade Quality Molding Inc <b>Net Olds Station Business Park</b>	Release of Security Deposit	7255	5,000.00
				<b>5,000.00</b>
		<b>TOTAL</b>		<b>\$5,000.00</b>

Void: N/A

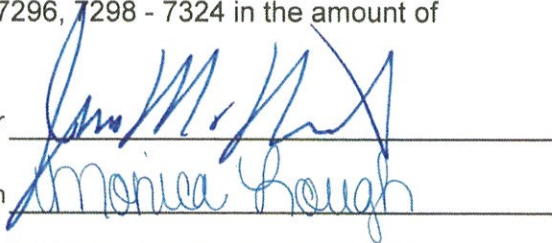
**Chelan Douglas Regional Port Authority  
Check Register  
2020-58**

We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 13, 2020 checks 7256 - 7296, 7298 - 7324 in the amount of \$ **262,212.38**

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin



<b>Date Issued</b>	<b>Claimant</b>	<b>Purpose</b>	<b>Check Number</b>	<b>Amount</b>
<b>City of Entiat CARES Act Grants</b>				
11/13/2020	Entiat Pub & Grub		7318	5,000.00
11/13/2020	Rookard Custom Pools		7298	5,000.00
11/13/2020	Stormin Towing & Transport		7311	1,736.00
11/13/2020	Stormy Mountain Soaps		7277	3,264.00
	<b>Net City of Entiat CARES Act Grants</b>			<b>15,000.00</b>
<b>Chelan County CARES Act Grants</b>				
11/13/2020	Spanish La Pera Radio TV		7295	442.38
	<b>Net Chelan County CARES Act Grants</b>			<b>\$442.38</b>
<b>Chelan County CARES II Act Grants</b>				
11/13/2020	A Baker Painting		7261	5,000.00
11/13/2020	Barns Etc. Hard Cider Shed		7258	5,000.00
11/13/2020	Black Rock Geosciences		7260	5,000.00
11/13/2020	Chelan Shell Foodmart		7271	5,000.00
11/13/2020	Haus Hanika		7312	5,000.00
11/13/2020	Karlie McCardle		7280	4,290.00
11/13/2020	Kountry Kids Daycare		7282	5,000.00
11/13/2020	Leavenworth Outdoor Center		7283	5,000.00
11/13/2020	Manson Holding Co.		7287	1,500.00
11/13/2020	Mi Puerto Mexican Food		7290	5,000.00
11/13/2020	Ms. A 2 Inc.		7291	5,000.00
11/13/2020	Prentice Irrigation		7294	5,000.00
11/13/2020	Request Tours & Transportation		7324	4,000.00
11/13/2020	Rookard Custom Pools		7298	5,000.00
11/13/2020	Sage Real Estate		7302	5,000.00
11/13/2020	Sip and Paint Leavenworth		7256	5,000.00
11/13/2020	Son of a Brisket Catering		7307	5,000.00
11/13/2020	Sport Gymnastics		7308	5,000.00
11/13/2020	Warman Orchard		7320	1,080.00
11/13/2020	Wenatchee Midwife & Childbirth Center		7323	1,500.00
	<b>Net Chelan County CARES Act Grants</b>			<b>\$87,370.00</b>
<b>Chelan/Douglas County CARES Act II - Nonprofit Grants</b>				
11/13/2020	Waterville Main Street Association		7321	1,400.00
	<b>Net Chelan/Douglas County CARES Act II - Nonprofits Grants</b>			<b>\$1,400.00</b>



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**City of Wenatchee CARES Grant**

11/13/2020	A+ Learning Solutions	7278	2,500.00
11/13/2020	Alexander's Salon	7284	10,000.00
11/13/2020	Atlas Fare	7257	3,000.00
11/13/2020	Bella Sera	7265	1,000.00
11/13/2020	Café Columbia	7286	5,000.00
11/13/2020	Columbia Valley Brewing	7263	10,000.00
11/13/2020	Commercial Printing, Inc.	7264	5,000.00
11/13/2020	Cutting Edge Barber Shop	7269	10,000.00
11/13/2020	Designer Floors	7304	2,000.00
11/13/2020	Field & Compass	7314	2,000.00
11/13/2020	Haglund's Trophies	7272	2,000.00
11/13/2020	Hello Gorgeous!	7268	2,500.00
11/13/2020	Holben's Barber Shop	7279	2,500.00
11/13/2020	Hope Services	7273	2,000.00
11/13/2020	Howell at the Moon Productions	7275	1,000.00
11/13/2020	Icicle River Co	7274	2,000.00
11/13/2020	Leandro's Coffee	7288	2,000.00
11/13/2020	M & E Memorial Markers	7285	2,500.00
11/13/2020	Mike's Meats & Seafood	7289	1,000.00
11/13/2020	Mulberry Manor Boutique	7281	5,000.00
11/13/2020	Ole Soul Studio	7276	1,000.00
11/13/2020	Platinum Studios	7293	1,000.00
11/13/2020	Rafas Satellites	7296	1,000.00
11/13/2020	Roxi's Cleaning	7300	2,500.00
11/13/2020	Saddle Rock Pub & Brewery	7301	5,000.00
11/13/2020	Sally Freed Workshop & Retreats	7303	1,000.00
11/13/2020	Skeeterbuggins Productions	7306	1,000.00
11/13/2020	Spring Lotus	7309	10,000.00
11/13/2020	Spruce and Willow Home	7310	2,000.00
11/13/2020	The Sugaring Hut	7262	2,500.00
11/13/2020	The Wurst on the Ave.	7267	5,000.00
11/13/2020	Treasure Hunters Store	7315	1,000.00
11/13/2020	Tumbleweed Shop and Studio	7316	5,000.00
11/13/2020	Two Chefs Catering	7317	2,500.00
11/13/2020	Vermilyea Pelle	7319	2,000.00
11/13/2020	Wenatchee Cleaning Service	7313	7,500.00
	<b>Net City of Wenatchee CARES Grant</b>		<b>\$123,000.00</b>

**Wenatchee CDBG Grant**

11/13/2020	Enfoque Media Group	7270	5,000.00
	<b>Net Wenatchee CDBG Grant</b>		<b>\$5,000.00</b>

**Douglas County CARES II Act Grants**

11/13/2020	Bit Capital Group	7259	5,000.00
11/13/2020	Double P Ranch	7266	5,000.00
11/13/2020	Nystrom Trucking	7292	5,000.00
11/13/2020	Root Factor Irrigation and Landscape	7299	5,000.00
11/13/2020	Sharp Customs	7305	5,000.00
11/13/2020	Weaver Trucking	7322	5,000.00
	<b>Net Douglas County CARES II Act Grants</b>		<b>\$30,000.00</b>

**TOTAL**

**\$262,212.38**

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VOIDS: 7297

**Chelan Douglas Regional Port Authority  
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We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 13, 2020 checks 7325 - 7347, 7349 - 7391 in the amount of **\$ 264,122.99**

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

<u>Date Issued</u>	<u>Claimant</u>	<u>Purpose</u>	<u>Check Number</u>	<u>Amount</u>
<b><u>CASHMERE MILL DISTRICT</u></b>				
11/15/20	Banner Bank - RR	Maintenance	7326	40.04
11/15/20	Chelan County PUD	Electricity	7340	1,290.79
11/15/20	City of Cashmere	Water/Sewer	7343	1,169.42
11/15/20	Waste Management	Waste Mgmt	7386	714.27
<b>Net Cashmere Mill District</b>				<b><u>\$3,214.52</u></b>
<b><u>CONFLUENCE TECHNOLOGY CENTER</u></b>				
11/15/20	Banner Bank - TD	Misc. Office	7335	625.30
11/15/20	Chelan County PUD	Electricity/Water	7340	7,148.65
11/15/20	City of Wenatchee	Sewer	7344	334.67
11/15/20	GFC Services	Custodial Services	7352	4,600.40
11/15/20	Kidder Mathews Corporate Accounting	Market rent study	7360	4,000.00
11/15/20	Lowe's	Maintenance supplies	7361	15.62
11/15/20	North Cascades Heating & A/C	HVAC	7365	5,433.14
11/15/20	Northwest Architectural Products	Partition maintenance	7366	2,034.38
11/15/20	Office Depot	Office Supplies	7367	21.44
11/15/20	Pacific Security	Security patrol	7370	352.25
11/15/20	Stoneway Electric Supply	Building Repairs	7377	167.97
11/15/20	TLC Management, Inc	Landscaping services	7379	10,283.64
11/15/20	Waste Management	Waste Mgmt	7386	747.90
11/15/20	Zipty Fiber	Telephone	7390	1,087.63
<b>Net Confluence Technology Center</b>				<b><u>\$36,852.99</u></b>
<b><u>DOWNTOWN WENATCHEE SOUTH</u></b>				
11/15/20	Chelan County PUD	Utilities	7340	941.18
11/15/20	City of Wenatchee	Utilities	7344	800.39
11/15/20	Inland Fire Protection, Inc.	Maintenance	7357	6,117.77
<b>Net Downtown Wenatchee South</b>				<b><u>\$7,859.34</u></b>
<b><u>OLDS STATION BUSINESS PARK</u></b>				
11/15/20	Chelan County PUD	Electricity/Water	7340	1,007.54
11/15/20	City of Wenatchee	Stormwater	7344	616.99
11/15/20	Ferguson Enterprises, Inc.	Bldg Maint & Repairs	7328	278.89
11/15/20	Home Depot Pro	Small equipment supplies	7354	358.03
11/15/20	North Cascades Heating & A/C	Bldg Maint & Repairs	7365	542.50
11/15/20	Stemilt World Famous Compost	Landscaping disposal	7376	70.00
11/15/20	Waste Management	Waste Mgmt	7386	245.40
11/15/20	Waste Management	Landscaping disposal	7391	59.83
<b>Net Olds Station Business Park</b>				<b><u>\$3,179.18</u></b>

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<b><u>PANGBORN AIRPORT</u></b>				
11/15/20	Ag Supply Co.	Terminal & Airfield Maint.	7330	53.89
11/15/20	Apple Valley Pumping Service	Terminal Maintenance	7332	600.00
11/15/20	Avfuel Corp	Fuel	7333	44,637.91
11/15/20	Banner Bank - TF	Vehicle & Equipment Maint.	7336	749.37
11/15/20	Banner Bank - TM	Conference & FBO misc. expense	7337	2,176.18
11/15/20	Camcal Inc	FBO expense	7339	818.24
11/15/20	Cintas Corporation	Uniforms and shop towels	7342	175.83
11/15/20	Douglas County PUD	Electricity/Water	7349	1,960.00
11/15/20	Ferguson Enterprises, Inc.	Terminal Maintenance	7328	1,005.44
11/15/20	Go USA, Inc.	Port Authority hats	7353	731.98
11/15/20	Home Depot Pro	Terminal supplies	7354	398.05
11/15/20	Jerry's Auto Supply	Vehicle & Equipment supplies	7359	1,989.63
11/15/20	Lowe's	Aviation maintenance supplies	7361	1,452.98
11/15/20	M-B Companies, Inc	Vehicle & Equipment Maint.	7362	559.82
11/15/20	Moon Security Services, Inc	Security services	7364	42.24
11/15/20	OSHKOSH Airport Products, LLC	Vehicle & Equipment Maint.	7368	3,732.60
11/15/20	Oxarc Inc.	Gas cylinder rental	7369	79.37
11/15/20	T-O Engineers	Engineering/Professional svcs	7378	92.50
11/15/20	Two Rivers Terminal, LLC	Winterizing	7381	5,634.44
11/15/20	United Rotary Brush Corporation	Vehicle & Equipment Maint.	7382	5,829.60
11/15/20	Verizon Wireless	On call phones	7383	65.88
11/15/20	Voltaire Aviation Inc	Engineering/Professional svcs	7385	4,792.45
11/15/20	Waste Management	Waste Mgmt.	7386	814.01
	<b>Net Pangborn Airport</b>			<b><u><u>\$78,392.41</u></u></b>
<b><u>PANGBORN AIRPORT BUSINESS PARK</u></b>				
11/15/20	Beckstead Electric, Inc.	Building repairs	7338	1,632.78
11/15/20	Douglas County PUD	Electricity	7349	1,184.00
11/15/20	North Cascades Heating & A/C	Building repairs	7365	395.87
11/15/20	Peaceful Retreat Yard Care & Landscaping	Landscaping services	7371	2,842.88
11/15/20	York Building Services, Inc.	Janitorial services	7389	1,535.00
	<b>Net Pangborn Airport Business Park</b>			<b><u><u>\$7,590.53</u></u></b>
<b><u>RPA OFFICE/AVIATION CENTER</u></b>				
11/15/20	Banner Bank - RR	Modular building expenses	7326	859.82
11/15/20	Douglas County PUD	Electricity	7349	801.00
11/15/20	Rosales Landscaping Inc.	Landscape services	7375	2,003.55
11/15/20	Stoneway Electric Supply	Building Maint & Repairs	7377	1,116.38
11/15/20	Waste Management	Waste Mgmt.	7386	348.60
	<b>Net RPA Office/Aviation Center</b>			<b><u><u>\$5,129.35</u></u></b>
<b><u>LAKE CHELAN AIRPORT</u></b>				
11/15/20	Vita Green LLC	Maintenance	7384	555.04
	<b>Net Lake Chelan Airport</b>			<b><u><u>\$555.04</u></u></b>
<b><u>MANSFIELD AIRPORT</u></b>				
11/15/20	Douglas County PUD	Utilities	7349	48.00
	<b>Net Mansfield Airport</b>			<b><u><u>\$48.00</u></u></b>

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<b><u>ORONDO RIVER PARK</u></b>				
11/15/20	After Hours Plumbing & Heating, Inc.	Maintenance services	7329	494.66
11/15/20	Peaceful Retreat Yard Care & Landscaping	Landscaping services	7371	3,065.36
11/15/20	Waste Management	Utilities	7386	123.42
	<b>Net Orondo River Park</b>			<b>\$3,683.44</b>
<b><u>PYBUS INCUBATOR</u></b>				
11/15/20	Apple Pi Janitorial LLC	Janitorial services	7331	454.52
	<b>Net Pybus Incubator</b>			<b>\$454.52</b>
<b><u>MALAGA PROPERTY</u></b>				
11/15/20	Banner Bank - RR	Maintenance supplies	7326	57.95
11/15/20	Chelan County PUD	Utilities	7340	24.31
	<b>Net Malaga Property</b>			<b>\$82.26</b>
<b><u>PESHASTIN PROPERTY</u></b>				
11/15/20	Apple Valley Pumping Service	Portable toilet rental	7332	90.00
	<b>Net Peshastin Property</b>			<b>\$90.00</b>
<b><u>ADMINISTRATIVE &amp; GENERAL</u></b>				
11/15/20	Banner Bank - PE	Offices supplies	7325	535.11
11/15/20	Banner Bank - RR	Returned supplies	7326	-19.04
11/15/20	Banner Bank - CL	Subscription	7334	79.00
11/15/20	Coleman Oil Company	Port vehicle fuel	7345	195.66
11/15/20	Commercial Printing, Inc.	Supplies	7346	211.74
11/15/20	CrossRoads Strategies, LLC	Consulting fee	7347	3,333.33
11/15/20	Federal Express Corp	Shipping	7350	107.34
11/15/20	James Kuntz	Lunch meeting	7358	70.00
11/15/20	Office Depot	Supplies	7367	133.94
11/15/20	RH2 Engineering, Inc.	Engineering/Professional services	7373	8,000.00
11/15/20	Ron Criddlebaugh	Mileage	7374	71.30
11/15/20	Trent Moyers	Travel meals	7380	211.00
11/15/20	Xerox Corporation	Copier services	7388	533.61
	<b>Net Administrative &amp; General</b>			<b>\$13,462.99</b>
<b><u>BUSINESS DEVELOPMENT &amp; MARKETING</u></b>				
11/15/20	Banner Bank - PE	Marketing material	7325	139.79
11/15/20	Banner Bank - RC	Marketing material	7327	212.51
11/15/20	Banner Bank - TD	Logo wear	7335	217.39
11/15/20	Cherry Creek Media	Advertising	7341	4,750.00
11/15/20	Firefly	IT services	7351	26.25
11/15/20	Icicle Broadcasting - Chelan	Advertising	7356	630.00
11/15/20	Planning Association of Washington	Marketing	7372	150.00
11/15/20	Wenatchee World	Advertising	7387	737.04
	<b>Net Business Development &amp; Marketing</b>			<b>\$6,862.98</b>
<b><u>ECONOMIC DEV CONTR - NONPROFITS</u></b>				
11/15/20	Manson Chamber of Commerce.	3Q Econ Dev Funding	7363	3,750.00
	<b>Net Economic Dev Contr - Nonprofits</b>			<b>\$3,750.00</b>

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<b><u>CAPITAL PROJECTS</u></b>			
11/15/20	Banner Bank - TF	CDRPA Vehicle expense	7336 842.48
11/15/20	Hurst Construction LLC	Terminal water line	7355 27,490.59
11/15/20	RH2 Engineering, Inc.	Exec Flight HVAC	7373 3,892.03
11/15/20	T-O Engineers	Professional Services	7378 60,690.34
	<b>Net Capital Projects</b>		<b><u>92,915.44</u></b>
		<b>TOTAL</b>	<b><u>264,122.99</u></b>

Void: 7348

**Chelan Douglas Regional Port Authority  
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We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 20, 2020 checks 7392 - 7430 in the amount of \$ **171,574.32**

Jim Kuntz, Chief Executive Officer 

Monica Lough, Director of Finance & Admin 

Date Issued	Claimant	Purpose	Check Number	Amount
<b>City of Cashmere CARES II Act Grants</b>				
11/20/2020	Taqueria El Chavo		7412	3,000.00
	<b>Net City of Cashmere CARES II Act Grants</b>			<b>\$3,000.00</b>
<b>Chelan County CARES Act Grants</b>				
11/20/2020	Jaeda Vaughn		7407	74.32
	<b>Net Chelan County CARES Act Grants</b>			<b>\$74.32</b>
<b>Chelan County CARES II Act Grants</b>				
11/20/2020	Four Lakes Winery		7401	5,000.00
11/20/2020	Mima's Famous Salsa		7397	5,000.00
11/20/2020	P & P Remodeling Services		7421	5,000.00
11/20/2020	Renaissance Cafe		7422	5,000.00
11/20/2020	The Arch		7427	5,000.00
11/20/2020	The Laundry Basket		7428	5,000.00
	<b>Net Chelan County CARES II Act Grants</b>			<b>\$30,000.00</b>
<b>CDRPA - Ready To Reopen Grants</b>				
11/20/2020	Familia Maldonado Orchard		7400	1,000.00
11/20/2020	The Windmill Restaurant		7410	1,000.00
	<b>Net CDRPA - Ready To Reopen Grants</b>			<b>\$2,000.00</b>
<b>CDRPA - Rent Participation Grant</b>				
11/20/2020	Jose Torres	Cake Chic Studio	7409	1,000.00
	<b>Net CDRPA - Rent Participation Grant</b>			<b>\$1,000.00</b>
<b>City of Wenatchee CARES Grant</b>				
11/20/2020	Bella Bistro		7394	10,000.00
11/20/2020	Ben Holten Films		7395	1,000.00
11/20/2020	Bodyworks Therapeutic Massage		7419	2,500.00
11/20/2020	Children's Gate Montessori School		7396	5,000.00
11/20/2020	Early Discoveries EEC		7399	5,000.00
11/20/2020	GPA Embroidery & Screen Printing		7402	2,000.00
11/20/2020	Horan & Fevold Hearing Clinic		7405	2,000.00
11/20/2020	J Rivera Associates		7406	1,000.00
11/20/2020	Mercantile Wenatchee		7413	5,000.00

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11/20/2020	Merry Maids No 355	7414	10,000.00
11/20/2020	Native Network	7418	5,000.00
11/20/2020	Seeds Learning Center and Academy	7423	5,000.00
11/20/2020	Seniors Haven Adult Family Home	7424	2,000.00
11/20/2020	Shakti's	7425	5,000.00
11/20/2020	The Sidecar Lounge	7429	10,000.00
11/20/2020	Workout Warehouse	7403	5,000.00
	<b>Net City of Wenatchee CARES Grant</b>		<b>\$75,500.00</b>

**City of East Wenatchee CARES Grant**

11/20/2020	Kolar Chiropractic	7411	5,000.00
11/20/2020	NCW Drywall	7398	5,000.00
11/20/2020	San Francisco Sourdough Eatery	7404	5,000.00
11/20/2020	SolStone Massage Therapy	7417	5,000.00
11/20/2020	Superior Homes & Renovations	7426	5,000.00
11/20/2020	Thrift R' Us	7408	5,000.00
11/20/2020	Wink Optometric	7430	5,000.00
	<b>Net City of East Wenatchee CARES Grant</b>		<b>\$35,000.00</b>

**Douglas County CARES II Act Grants**

11/20/2020	Acabonline LLC	7392	5,000.00
11/20/2020	Eagle Rock Café	7420	5,000.00
	<b>Net Douglas County CARES II Act Grants</b>		<b>\$10,000.00</b>

**Working WA Grants - Douglas County**

11/20/2020	Ring-A-Bells Catering	7393	5,000.00
	<b>Net Working WA Grants - Douglas County</b>		<b>\$5,000.00</b>

**CDBG - East Wenatchee Grants**

11/20/2020	Adorabella Salon	7416	5,000.00
11/20/2020	Myo Therapeutics	7415	5,000.00
	<b>Net CDBG - East Wenatchee Grants</b>		<b>\$10,000.00</b>

**TOTAL**

**\$171,574.32**

VOIDS: N/A



**Chelan Douglas Regional Port Authority**  
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We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 30, 2020, checks 7431 - 7433 & electronic payments in the amount of:

\$ 202,842.80

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin

Date Issued	Claimant	Purpose	Check Number	Amount
<b>Payroll</b>				
11/30/20	Baldwin, Janet L	November 2020 Payroll	EFT	1,476.68
11/30/20	Bealinda Tidd	November 2020 Payroll	EFT	3,030.23
11/30/20	Beidler, Camryn N	November 2020 Payroll	EFT	1,714.86
11/30/20	Camarillo Reyes, Laura	November 2020 Payroll	EFT	2,655.23
11/30/20	Chatriand, Bobbie J	November 2020 Payroll	EFT	2,687.89
11/30/20	Cridlebaugh, Ronald W	November 2020 Payroll	EFT	5,669.77
11/30/20	de Mestre, Stacie	November 2020 Payroll	EFT	491.47
11/30/20	Deenik, Sarah K	November 2020 Payroll	EFT	284.63
11/30/20	Degnan, Tricia E	November 2020 Payroll	EFT	4,239.60
11/30/20	Etherington, Donn	November 2020 Payroll	EFT	1,625.56
11/30/20	Flaget, Todd R	November 2020 Payroll	EFT	3,684.57
11/30/20	Harris, Camille L	November 2020 Payroll	EFT	3,001.90
11/30/20	Huffman, James D	November 2020 Payroll	EFT	1,557.55
11/30/20	Kuntz, James M	November 2020 Payroll	EFT	12,292.79
11/30/20	Lamb, Kenneth R	November 2020 Payroll	EFT	4,076.84
11/30/20	Lamb, Shane C	November 2020 Payroll	EFT	2,573.09
11/30/20	Lape, Felicity D	November 2020 Payroll	EFT	999.91
11/30/20	Larsen, Craig N	November 2020 Payroll	EFT	5,946.81
11/30/20	Loeb sack, W Alan	November 2020 Payroll	EFT	542.10
11/30/20	Lough, Monica D	November 2020 Payroll	EFT	7,495.14
11/30/20	Martinez, Rafael	November 2020 Payroll	EFT	2,928.45
11/30/20	McKivor, Esther S	November 2020 Payroll	EFT	3,757.77
11/30/20	Moyers, Trent D	November 2020 Payroll	EFT	7,141.98
11/30/20	Orr, Marcus J	November 2020 Payroll	EFT	3,471.45
11/30/20	Ramos, Jorge E	November 2020 Payroll	EFT	1,963.11
11/30/20	Russ, Ronald R	November 2020 Payroll	EFT	5,509.29
11/30/20	Russell, Justin L	November 2020 Payroll	EFT	2,976.22

11/30/20	Sanchez, Edwin C	November 2020 Payroll	EFT	1,342.98
11/30/20	Scott, Tristan L	November 2020 Payroll	EFT	2,322.70
11/30/20	Smith, Charles B	November 2020 Payroll	EFT	3,287.75
11/30/20	Spurgeon, Mark M	November 2020 Payroll	EFT	1,014.13
11/30/20	Turner, Rory A	November 2020 Payroll	EFT	1,476.68
11/30/20	Vargas, Manuel A	November 2020 Payroll	EFT	3,711.27
11/30/20	Washington Counties Insurance Fund	December Insurance	7431	29,044.39
11/30/20	HRA VEBA Trust	November VEBA	7432	2,000.00
11/30/20	Bealinda Tidd	November Sunshine func	7433	107.00
11/30/20	Department of Retirement Systems	November Retirement	ACH	31,429.61
11/30/20	US Treasury	November Payroll taxes	EFTPS	33,311.40
	<b>Net Payroll</b>			<b><u>202,842.80</u></b>

**Chelan Douglas Regional Port Authority  
Check Register  
2020-62**

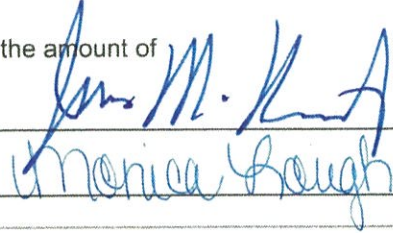
We, the undersigned Directors of Chelan Douglas Regional Port Authority, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 30, 2020 checks 7434 - 7493 in the amount of

**\$ 249,589.17**

Jim Kuntz, Chief Executive Officer

Monica Lough, Director of Finance & Admin



Date Issued	Claimant	Purpose	Check Number	Amount
<b><u>CASHMERE MILL DISTRICT</u></b>				
11/30/2020	Local Tel Communications	Fire Alarm Services	7464	181.77
	<b>Net Cashmere Mill District</b>			<b>\$181.77</b>
<b><u>CONFLUENCE TECHNOLOGY CENTER</u></b>				
11/30/2020	Cascade Natural Gas	Natural Gas	7438	23.68
11/30/2020	Firefly	IT Support	7452	1,464.75
11/30/2020	Home Depot Pro	Maintenance Supplies	7456	54.22
11/30/2020	Kelley Imaging Systems, Inc.	Copier service	7462	168.19
11/30/2020	Keyhole Security Inc.	Security maintenance	7463	2,156.99
11/30/2020	Local Tel Communications	Fire Sprinkler	7464	517.09
11/30/2020	Lowe's	Maintenance supplies	7465	20.89
11/30/2020	Raven Glass & Mirror	Building repairs	7476	1,067.14
11/30/2020	TLC Management, Inc	Landscape maintenance	7488	1,927.81
11/30/2020	Zipty Fiber	Phone/Cable/Internet	7493	1,119.76
	<b>Net Confluence Technology Center</b>			<b>\$8,520.52</b>
<b><u>DOWNTOWN WENATCHEE SOUTH</u></b>				
11/30/2020	Cascade Natural Gas	Utilities	7438	260.41
11/30/2020	Keyhole Security Inc.	Security Maintenance	7463	108.17
	<b>Net Downtown Wenatchee South</b>			<b>\$368.58</b>
<b><u>OLDS STATION BUSINESS PARK</u></b>				
11/30/2020	Cascade Natural Gas	Natural Gas	7438	24.58
11/30/2020	Chelan County PUD	Water	7439	693.11
11/30/2020	Consolidated Electrical Distributors, Inc	Building Maintenance	7443	17.98
11/30/2020	DOH Associates	Professional Services	7446	360.00
11/30/2020	Keyhole Security Inc.	Locksmith services	7463	29.02
11/30/2020	Local Tel Communications	Alarm System	7464	572.88
11/30/2020	Lowe's	Maintenance supplies	7465	188.40
11/30/2020	Stemilt World Famous Compost	Yard waste	7484	10.00
	<b>Net Olds Station Business Park</b>			<b>\$1,895.97</b>
<b><u>PANGBORN AIRPORT</u></b>				
11/30/2020	Ag Supply Co.	Fuel	7434	850.57
11/30/2020	Avfuel Corp	Jet Fuel	7436	20,064.54
11/30/2020	Cintas Corporation	Uniforms and shop towels	7440	58.61
11/30/2020	CO-Energy	Shop supplies	7441	1,010.77
11/30/2020	Douglas County Sewer District No. 1	Sewer	7449	317.34
11/30/2020	Fastenal Company	Shop tools/supplies	7451	119.53

**Chelan Douglas Regional Port Authority  
Check Register  
2020-62**

11/30/2020	Firefly	IT Support	7452	1,635.28
11/30/2020	Local Tel Communications	Phone/Internet/Cable	7464	833.49
11/30/2020	Norco Inc	Safety gear	7469	120.60
11/30/2020	Ogden Murphy Wallace, PLLC	Legal Services	7471	3,735.34
11/30/2020	Oxarc Inc.	Aviation/Terminal maintenance	7472	748.35
11/30/2020	RH2 Engineering, Inc.	Professional services	7477	2,276.81
11/30/2020	Shane Atkins	T-Hangar Overpayment	7481	23.02
11/30/2020	United Rotary Brush Corporation	Equipment maintenance	7489	483.85
	<b>Net Pangborn Airport</b>			<b>\$32,278.10</b>

**PANGBORN AIRPORT BUSINESS PARK**

11/30/2020	Douglas County Sewer District No. 1	Sewer	7449	86.00
11/30/2020	Harvest Valley Pest Control	Quarterly pest control	7455	81.23
11/30/2020	Local Tel Communications	Fire Alarm Services	7464	171.13
11/30/2020	Stan's Merry Mart	Building supplies	7482	477.38
	<b>Net Pangborn Airport Business Park</b>			<b>\$815.74</b>

**RPA OFFICE/AVIATION CENTER**

11/30/2020	Cascade Natural Gas	Natural Gas	7438	3,366.47
11/30/2020	Douglas County Sewer District No. 1	Sewer	7449	156.52
11/30/2020	Office Depot	Supplies	7470	43.27
11/30/2020	Rosales Landscaping Inc.	Landscape services	7479	2,003.55
11/30/2020	Stoneway Electric Supply	Electrical supplies	7485	70.59
	<b>Net RPA Office/Aviation Center</b>			<b>\$5,640.40</b>

**WATERVILLE AIRPORT**

11/30/2020	Douglas County PUD	Airport Rd	7448	35.00
	<b>Net Waterville Airport</b>			<b>\$35.00</b>

**ORONDO RIVER PARK**

11/30/2020	Douglas County PUD	Utilities	7448	63.00
11/30/2020	Local Tel Communications	Utilities	7464	65.90
11/30/2020	Pacific Security	Patrol Service	7474	1,135.00
	<b>Net Orondo River Park</b>			<b>\$1,263.90</b>

**MALAGA PROPERTY**

11/30/2020	Eurofins Cascade Analytical	Malaga property - Radium 226 & 228 testing	7450	387.00
	<b>Net Malaga Property</b>			<b>\$387.00</b>

**ADMINISTRATIVE & GENERAL**

11/30/2020	Coleman Oil Company	Fuel for Port Vehicles	7442	166.23
11/30/2020	Davis Arneil Law Firm, LLP	Legal Services	7444	8,174.00
11/30/2020	DOH Associates	Engineering services	7446	3,410.00
11/30/2020	Donn Etherington	Mileage	7447	49.22
11/30/2020	Firefly	IT Support	7452	1,906.08
11/30/2020	J. C. Baldwin	Mileage	7458	20.13
11/30/2020	Jim Huffman	Mileage	7460	17.83
11/30/2020	Local Tel Communications	Telephone	7464	970.75
11/30/2020	Mark M. Spurgeon	Mileage	7466	47.50
11/30/2020	Office Depot	Office supplies	7470	69.34
11/30/2020	Ogden Murphy Wallace, PLLC	Legal Services	7471	3,402.50
11/30/2020	RH2 Engineering, Inc.	Engineering services	7477	3,966.08
11/30/2020	Rory Turner	Mileage	7478	70.84
11/30/2020	State Auditor's Office	State Audits	7483	30,470.84
11/30/2020	W Alan Loeb sack	Mileage	7490	96.26
	<b>Net Administrative &amp; General</b>			<b>\$52,837.60</b>

**Chelan Douglas Regional Port Authority  
Check Register  
2020-62**

**BUSINESS DEVELOPMENT & MARKETING**

11/30/2020	Davis Arneil Law Firm, LLP	Public Records Requests	7444	159.00
11/30/2020	Huney Jun	Marketing	7457	231.00
11/30/2020	Wenatchee World	Legal Advertising	7492	162.76
	<b>Net Business Development &amp; Marketing</b>			<b>\$552.76</b>

**ECONOMIC DEV CONTR - NONPROFITS**

11/30/2020	Greater Wenatchee Area Tech Alliance	Economic Development Contribution	7453	11,750.00
	<b>Net Economic Dev Contr - Nonprofits</b>			<b>\$11,750.00</b>

**CAPITAL PROJECTS**

11/30/2020	Aircraft Deicing, Inc.	De-icing equipment	7435	6,801.76
11/30/2020	DOH Associates	IB #5 Gutters	7446	2,295.06
11/30/2020	Ogden Murphy Wallace, PLLC	Columbia St. Property	7471	1,362.60
11/30/2020	Ogden Murphy Wallace, PLLC	PMA Instrument Lighting System	7471	1,696.00
11/30/2020	Pacific Appraisal Associates, PLLC	Appraisal for Piepel property	7473	4,500.00
11/30/2020	Pacific Appraisal Associates, PLLC	Appraisal for Lytle property	7473	6,500.00
11/30/2020	Pacific Appraisal Associates, PLLC	Appraisal for VanWell property	7473	6,500.00
11/30/2020	Pape Machinery, Inc.	John Deere Snowblower Attachment	7475	15,743.10
11/30/2020	T-O Engineers	Pangborn Environmental Assmt	7486	49,173.31
11/30/2020	Washington Appraisal Services, Inc	Appraisal Review Fee for Piepel property	7491	1,157.14
11/30/2020	Washington Appraisal Services, Inc	Appraisal Review Fee for Lytle property	7491	1,671.43
11/30/2020	Washington Appraisal Services, Inc	Appraisal Review Fee for VanWell property	7491	1,671.43
	<b>Net Capital Projects</b>			<b>\$99,071.83</b>

**City of East Wenatchee CARES Grant**

11/30/2020	Blue Spoon, Inc	East Wenatchee CARES	7437	5,000.00
11/30/2020	Jacklyn Gutzwiler	East Wenatchee CARES	7459	5,000.00
11/30/2020	Mary's Daycare	East Wenatchee CARES	7467	5,000.00
11/30/2020	Salon Dore	East Wenatchee CARES	7480	5,000.00
11/30/2020	Taqueria Morelia	East Wenatchee CARES	7487	5,000.00
	<b>Net City of East Wenatchee CARES Grant</b>			<b>\$25,000.00</b>

**Chelan/Douglas Counties CDBG Grant**

11/30/2020	Hair by Graciela	Chelan/Douglas Counties CDBG	7454	4,000.00
11/30/2020	Cake Chic Studio	Chelan/Douglas Counties CDBG	7461	2,990.00
	<b>Net Chelan/Douglas Counties CDBG Grant</b>			<b>\$6,990.00</b>

**CDRPA - Ready To Reopen Grants**

11/30/2020	Myo Therapeutics	CDRPA -Ready to Reopen	7468	1,000.00
	<b>Net CDRPA - Ready To Reopen Grants</b>			<b>\$1,000.00</b>

**CDRPA - Rent Participation Grant**

11/30/2020	Denise M. Holland	Rent Participation FBO Myo Therapeutics	7445	1,000.00
	<b>Net CDRPA - Rent Participation Grant</b>			<b>\$1,000.00</b>

**TOTAL**

**\$249,589.17**

Void:

**Port of Chelan County  
Check Register Log  
2020 - November**

<u>Date Issued</u>	<u>Register #</u>	<u>Reason</u>	<u>First #</u>	<u>Last #</u>	<u>Amount</u>
11/3/2020	2020-16	Mid-Month Payable	5080	5080	\$ 4,963.50
11/18/2020	2020-17	Mid-Month Payable	5082	5082	\$ 805.00

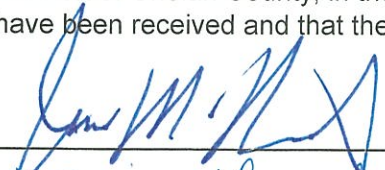
Transactions for approval December 8, 2020 total:

\$5,768.50

Voided checks: 5081

We, the undersigned Commissioners of Port of Chelan County, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that the Warrant listed above is approved for payment.

Executive Director

  
\_\_\_\_\_

Dir. of Finance & Admin.

  
\_\_\_\_\_

Commissioner Baldwin

\_\_\_\_\_

Commissioner Etherington

\_\_\_\_\_

Commissioner Turner

\_\_\_\_\_

Port of Chelan County  
Check Register  
2020-16

We, the undersigned Commissioners of Port of Chelan County, Chelan County, Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 3, 2020, check 5080 in the amount of \$ 4,963.50

Jim Kuntz, Executive Director

Monica Lough, Director of Finance & Admin

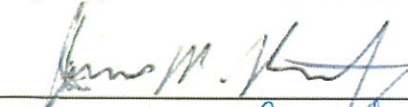
Date Issued	Claimant	Purpose	Check #	Amount
11/3/2020	M. Vail Company	Release Retainage	5080 \$	4,963.50

**Port of Chelan County  
Check Register  
2020-17**

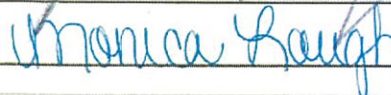
We, the undersigned Commissioners of Port of Chelan County, Chelan County, Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

For approval November 18, 2020, check 5082 in the amount of \$ 805.00

Jim Kuntz, Executive Director



Monica Lough, Director of Finance & Admin



Date Issued	Claimant	Purpose	Check #	Amount
11/18/2020	Ogden Murphy Wallace, PLLC	Fibro Corp Litigation (50%)	5082 \$	805.00



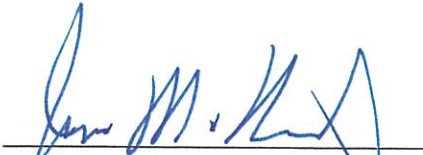
**Port of Douglas County  
Check Register Log  
2020 - November**

<u>Date Issued</u>	<u>Register #</u>	<u>Reason</u>	<u>First #</u>	<u>Last #</u>	<u>Amount</u>
11/6/2020	Wire	Payoff CWICC Bonds			\$ 319,042.66
11/13/2020	2020-19	Mid Month Payable	5069	5070	\$ 46,019.20
Transactions for approval December 8, 2020 total:					\$ 365,061.86

Voided checks: None

We, the undersigned Commissioners of Port of Douglas County, in the State of Washington, do hereby certify the merchandise or services hereinafter have been received and that Warrants listed above are approved for payment.

Executive Director

  
\_\_\_\_\_

Dir. of Finance & Admin.

  
\_\_\_\_\_

Commissioner Huffman

\_\_\_\_\_

Commissioner Spurgeon

\_\_\_\_\_

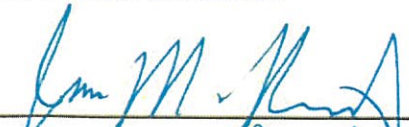
Commissioner Loeb sack

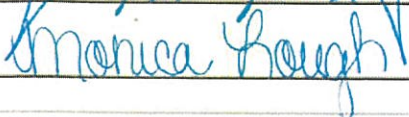
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**Port of Douglas County  
Check Register  
2020-19**

We, the undersigned Port of Douglas County, in the State of Washington, do hereby certify that the merchandise or services hereinafter have been received and that checks listed below are approved for payment.

**For approval November 13, 2020 checks 5069 and 5070 in the amount of \$ 46,019.20**

Jim Kuntz, Chief Executive Officer 

Monica Lough, Director of Finance & Admin 

<u>Date Issued</u>	<u>Claimant</u>	<u>Purpose</u>	<u>Check Number</u>	<u>Amount</u>
11/13/20	Douglas County_PUD	Salcido CIAC #1	5069	4,897.70
11/13/20	Douglas County_PUD	Salcido CIAC #2	5070	41,121.50

**TOTAL 46,019.20**

**Chelan Douglas Regional  
Port Authority**

# Memo

**To:** Board of Directors  
**From:**  Jim Kuntz  
**cc:** None  
**Date:** December 3, 2020  
**Re:** Salcido Enterprises – Plan of Resolution

---

Consistent with the Plan of Resolution approved by the Board on November 24<sup>th</sup>, two agreements with Salcido need to be amended. The Land Lease Agreement and CIAC Agreement #2.

Please find enclosed both of these agreements for your review along with the overall Plan of Resolution.

## PLAN OF RESOLUTION

This Plan of Resolution (the "Plan") is entered into by and between the following parties:

1. SALCIDO ENTERPRISES, LLC, a Washington limited liability company (the "Salcido");
2. CHELAN DOUGLAS REGIONAL PORT AUTHORITY, a Washington municipal corporation, successor-in-interest to the PORT OF DOUGLAS COUNTY, a Washington municipal corporation (the "Port").

### RECITALS

A. On July 13, 2016, Salcido and the Port entered into a land lease (the "Land Lease") for a portion of the Pangborn Airport Business Park known as Lot 17 located at 748 S. Billingsley Dr., East Wenatchee, Douglas County, Washington 98802 (the "Property"). The Land Lease carried a 35-year term that commenced on July 1, 2016 and is scheduled to terminate on June 30, 2051.

B. In connection with the Land Lease, Salcido and the Port entered into two Contribution-In-Aid-of-Construction Agreements ("CIAC Agreements") whereby the Port agreed to defer costs Salcido owed to Public Utility No. 1 of Douglas County ("PUD") related to electric infrastructure costs. The two CIAC Agreements (referred to as "CIAC Agreement 1" and "CIAC Agreement 2") are described below.

(1) CIAC Agreement 1. CIAC Agreement 1 required Salcido to pay \$33,957.20 as a down payment (30% of the costs of the electric infrastructure), with \$52,568.80 to be paid in bi-annual installments of \$6,586.80 on May 1 and November 1 of each year until paid. CIAC Agreement 1 also required Salcido to carry a performance bond in the amount of \$63,997 ("CIAC 1 Bond"). As of the date of this Agreement, Salcido owes \$15,999.20 on CIAC Agreement 1 (the "CIAC 1 Balance").

(2) CIAC Agreement 2. CIAC Agreement 2 required Salcido to pay \$246,729 as a down payment (30% of the costs of the electric infrastructure), with \$575,701 to be paid in bi-annual installments of \$57,570 on May 1 and November 1 of each year. CIAC Agreement 2 also required Salcido to carry a performance bond for the entire 575,701 initial amount due (the "CIAC 2 Bond Requirement"). For the entire term; there was no annual reduction of the CIAC 2 Bonding Requirement as Salcido made payments to the Port. As of the date of this Agreement, Salcido owes \$303,849.70 on CIAC Agreement 2 (the "CIAC 2 Balance"). Currently, Salcido is past due on its payment obligations on CIAC Agreement 2 in the amount of \$115,140.20, representing two payments owing for May 1, 2020 and November 1, 2020 (the "2020 CIAC 2 Payments"). The Port had previously granted Salcido an extension on the May 1, 2020 payment until November 1, 2020.

C. On September 23, 2020, Salcido issued its subtenant, StepChange Data, Inc., a 30-day Notice to Comply or Vacate (the "Subtenant Notice") for noncompliance with the Sublease

for failure "to pay rent and/or utilities and/or recurring or periodic charges that are past due, as identified on the attachment in the amount of \$439,250.00." Salcido provided a copy of the Subtenant Notice to the Port. Among items required to be paid by StepChange Data, Inc., were the CIAC payments to the Port.

D. After receiving the Subtenant Notice, the Port reviewed the Salcido Land Lease and CIAC Agreements and determined that Salcido's performance bond did not match the signed agreements because Salcido had been reducing the bond amount each year as it paid down the balance of its CIAC Agreements. Currently, Salcido has a performance bond for \$320,000, which only guarantees the performance of CIAC Agreement 2. The Port and Salcido engaged in discussions on the bonding requirements. Through those discussions, it was determined that Salcido did not procure a separate bond required under the Land Lease, and that the CIAC Agreements do not allow a reduction in the bond as payments are made.

E. On November 3, 2020, the Port issued Salcido a Notice of Breach of Lease and a Notice of Breach of CIAC Agreement 2 (the "Salcido Notices") due to Salcido's failure to, among other things, properly bond the Land Lease and the CIAC Agreements. Salcido and the Port immediately engaged in discussions to find a resolution to address the Salcido Notices.

F. The Port and Salcido have negotiated a resolution to the Salcido Notices and payment schedule for the CIAC Agreements as set forth in this Plan herein, subject to the conditions contained herein.

#### PLAN OF RESOLUTION

In an attempt to fully resolve the Salcido Notices and the various Bonding requirements under the CIAC Agreements and the Land Lease, Salcido and the Port agree as follows:

1. Salcido Cash Payment. On or before November 30, 2020, Salcido shall make a payment to the Port in the amount of \$64,426.90. Such payment shall be applied as follows:

i. \$15,999.20 will be used to pay the remaining CIAC 1 Balance and CIAC Agreement 1 shall be deemed satisfied. No further bond shall be required for CIAC Agreement 1.

ii. \$22,359.24 will be applied to deferred rent owed under the Land Lease that would otherwise be due January 1, 2021; and

iii. \$26,068.46 will be applied to the CIAC 2 Balance.

2. Amendment to CIAC Agreement 2. The Parties further agree that bonding requirement in CIAC Agreement 2 allows Salcido to obtain a performance for the remaining outstanding CIAC 2 Balance due at the time Salcido renews the performance bond each year. In addition, CIAC Agreement 2 will be amended to reflect that Salcido (i) may repay the remaining CIAC 2 Balance after application of the \$26,068.46 on a monthly payment cycle as finally approved by the Port board of directors, and (ii) make monthly installments of its CIAC 2 bi-annual payments on a monthly payment cycle as finally approved by the Port board of directors.

3. Land Lease Amendment. The Land Lease will be amended as follows:

PLAN OF RESOLUTION

Page 2

49P616202

4852-9138-3707/7

i. To allow Salcido to pay the annual rental amount in equal monthly installments on the first day of each month, beginning on January 1, 2021.

ii. That if Salcido fails to make a timely lease payment and fails to cure the default within 30 days of written notice of same, then the Port may make a claim against the bond in an amount equal to two years payment of rent plus leasehold tax.

4. New Salcido Bonding Requirement. Beginning on or before December 18, 2020, after Salcido makes the cash payment identified in section 1, above, Salcido's performance bond shall cover both CIAC Agreement 2 and the Land Lease as follows:

a.	CIAC Agreement 2 Bond Amount:	\$ 261,782.04
b.	<u>Land Lease Bond Amount:</u>	<u>\$ 66,412.00</u>
	Total Bond Amount	\$ 328,194.04

5. Conditions. This Plan is subject to the following conditions:

i. Salcido's payment of the cash payment to the Port identified in section 1, above, no later than November 30, 2020;

ii. Delivery by Salcido to the Port, confirmation of Salcido's ability to obtain a performance bond in the amount of \$328,194.04 no later than November 20, 2020. Salcido shall provide a copy of this Plan, as soon as it is signed, to its underwriter and the bonding company shall provide confirmation that it has reviewed this Plan;

iii. Salcido's procurement of a new annual performance bond in the amount of \$328,194.04 on or before December 14, 2020 that expressly secures both the Land Lease and CIAC Agreement 2; and

iv. Port Commission approval of (i) the Amendment to CIAC 2 and the Amendment to Land Lease as provided in Sections 2 and 3, above, at a regularly scheduled or special meeting of the board on or before December 15, 2020. The Parties agree to work in good faith on these amendments beginning December 1, 2020 upon Salcido's satisfaction of conditions (i) and (ii), above.

6. Disclosure. This Plan serves as full disclosure of all pertinent facts and shall be disclosed to the bonding company.

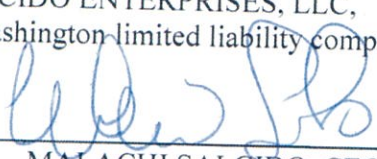
EFFECTIVE the 30<sup>th</sup> day of November, 2020.

*Signature Page to Follow*

“SALCIDO”

SALCIDO ENTERPRISES, LLC,  
a Washington limited liability company

By

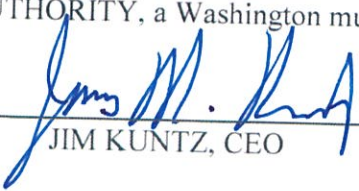


MALACHI SALCIDO, CEO

“PORT”

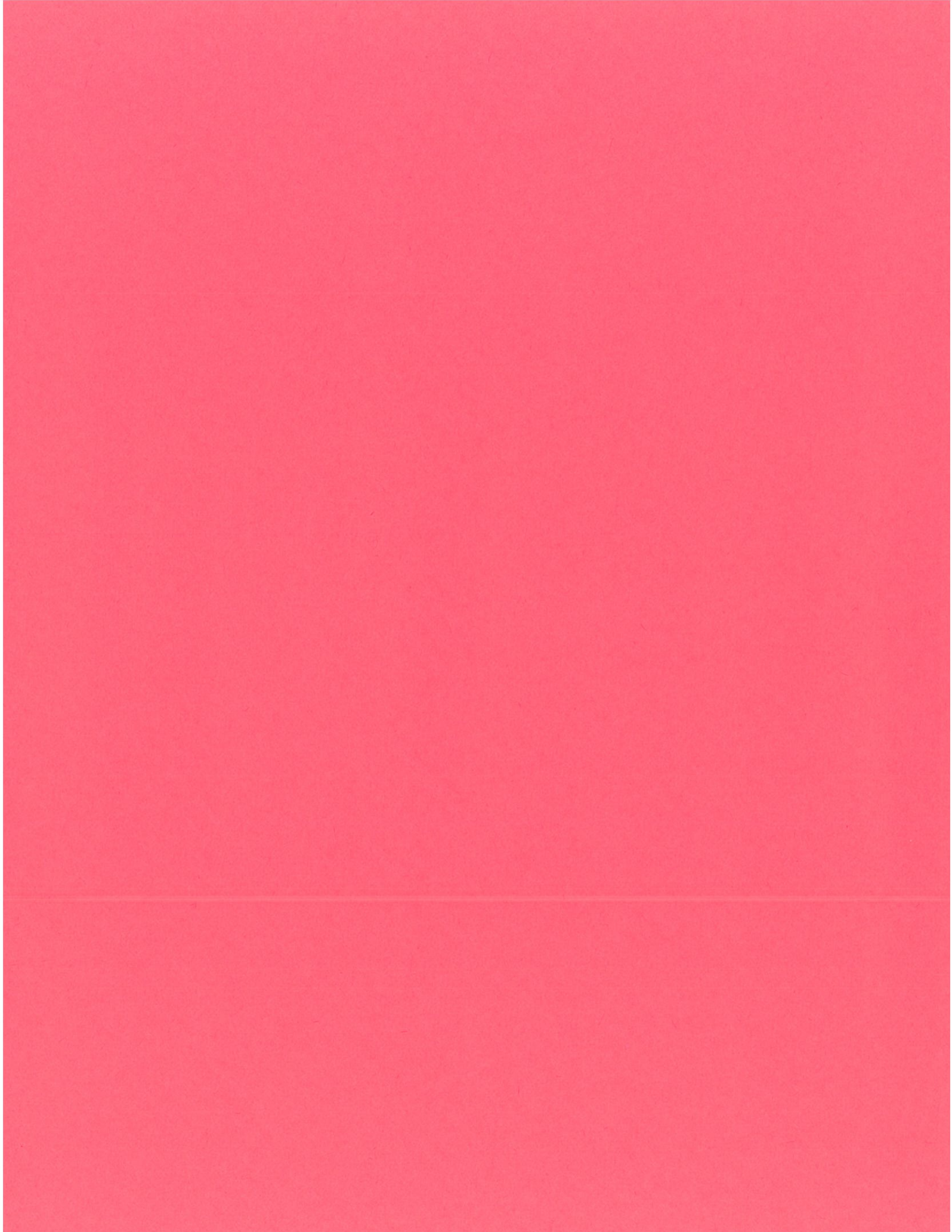
CHELAN DOUGLAS REGIONAL PORT  
AUTHORITY, a Washington municipal corporation

By



JIM KUNTZ, CEO

11-30-2020





AMENDMENT TO LAND LEASE  
FOR PORTION OF PANGBORN AIRPORT BUSINESS PARK  
EAST WENATCHEE, WASHINGTON

This Agreement (the "Amendment") amends portions of the Land Lease for Portion of Pangborn Airport Business Park, attached hereto as Exhibit "A" ("Land Lease") entered into by and between the following parties:

1. SALCIDO ENTERPRISES, LLC, a Washington limited liability company ("Salcido"); and

2. CHELAN DOUGLAS REGIONAL PORT AUTHORITY, a Washington municipal corporation, successor-in-interest to the PORT OF DOUGLAS COUNTY, a Washington municipal corporation (the "Port").

RECITALS

A. On November 3, 2020, the Port issued Salcido a 30-Day Notice of Breach of Lease (the "Lease Notice") due to Salcido's failure to (i) file with the Port a current good and sufficient lease surety in the amount of \$66,412.00; (ii) file with the Port a current good and sufficient corporate performance bond for the Contribution-in-Aid-of-Construction Agreement No. 1 (the "CIAC Agreement 1"), which was attached to the Land Lease as an exhibit and incorporated by reference; and (iii) pay semiannual payments for certain electrical infrastructure under CIAC Agreement 1. Salcido and the Port immediately engaged in discussions to find a resolution to address the Lease Notice.

B. The Port and Salcido negotiated a Plan of Resolution (the "Plan") to resolve the deficiencies raised in the Lease Notice. The parties approved and signed the Plan on November 30, 2020. The Plan required Salcido to meet certain conditions, including a cash payment of \$64,426.90 on or before November 30, 2020.

C. Salcido made a cash payment to the Port in the amount of \$64,426.90 on December 1, 2020 in accordance with the Plan ("Cash Payment"). The Port applied Cash Payment in the following ways:

- i) \$22,359.24 was applied to Salcido's deferred rent obligation owing under the Land Lease;
- ii) \$15,999.20 was applied to the balance on CIAC Agreement 1, which satisfied all outstanding obligations for that agreement; and
- iii) \$26,068.46 was applied to Contribution-in-Aid-of-Construction Agreement 2, which is the subject of another amendment under the Plan.

D. Pursuant to the Plan, by December 14, 2020, Salcido will obtain and file with the Port a current good and sufficient lease surety in the amount of \$66,412.00 that expressly secures the Land Lease.

E. The Port and Salcido further desire to amend the Land Lease to (i) convert the Salcido’s annual payment schedule to a monthly payment schedule; (ii) accelerate collection on the lease surety in the event of a default; and (iii) to terminate the Right of First Refusal (Paragraph 24 of the Land Lease).

AMENDMENT

Now, therefore, Salcido and the Port agree as follows:

1. Land Lease Payment Schedule. Paragraph 4(a) of the Land Lease (*Base Rent*) is hereby amended and restated as follows:

**a. Base Rent.** The Tenant shall pay to the Landlord the annual lease amount to the Port in twelve (12) equal payments, plus applicable leasehold tax, each due on the first of month. The annual rate shall be twenty-three cents (\$0.23) per square foot with an increase of two percent (2%) per year. The periodic Rental Market Rate Adjustments, as calculated in Paragraph (b) below, shall constitute the base rent when such adjustments become effective. As an example, the following amounts will be due on a monthly basis, plus applicable leasehold tax (currently 12.84%):

<u>2021</u>	<u>\$2,654.42</u>	<u>2026</u>	<u>\$2,930.67</u>
<u>2022</u>	<u>\$2,707.50</u>	<u>2027</u>	<u>\$2,989.25</u>
<u>2023</u>	<u>\$2,761.67</u>	<u>2028</u>	<u>\$3,049.08</u>
<u>2024</u>	<u>\$2,816.92</u>	<u>2029</u>	<u>\$3,110.08</u>
<u>2025</u>	<u>\$2,873.25</u>	<u>2030</u>	<u>\$3,172.25</u>

All rents and other payments to be made pursuant to this Lease shall be paid to the Landlord at its offices at One Campbell Parkway, Suite A, East Wenatchee, WA 98802, or such other place as the Landlord may designate.

2. Land Lease Surety. Paragraph 6 of the Land Lease (*Lease Surety*) is hereby amended and restated as follows:

**6. Lease Surety.** The Tenant shall immediately file with the Landlord a current good and sufficient corporate surety company bond, rental insurance policy, or other security (the “Lease Surety”) to secure the rental payments in accordance with RCW 53.08.085 and in a form satisfactory to the Landlord to secure an amount equal to two (2) years payment of rents plus Leasehold Tax (\$66,412). The Landlord, in its sole discretion, may choose to discontinue the requirement for a Lease Surety in Year 6, or any time thereafter,

based on the performance of the tenant. The Landlord may also, in its sole discretion, require the Lease Surety to be re-instated if the performance of the tenant later becomes unsatisfactory. The Lease Surety may be adjusted by the Landlord from time to time as reasonably determined by the Landlord, and based on the Tenants performance under the terms of this agreement. The Tenant shall have thirty (30) days after written notice to comply with the Landlord's directive. In no event shall the Landlord require the Lease Surety amount to exceed the amount of Three (3) years rent under the Lease. In the event the Tenant fails to increase the surety amount within the thirty (30) day period, then the Tenant shall be in default of this Lease. No future amendment, extension or modification of this Lease shall be effective until the Lease Surety, insurer or guarantor has given its consent thereto, and the amount of the bond or surety has been adjusted as required by the Landlord. The Tenant shall cause the Lease Surety bond or account to remain in continuous effect during the term of this Lease. Any lapse in the Bond shall be considered a material default of this Lease.

If the Tenant fails to make a timely lease payment as set forth in Paragraph 4(a), above, the Port may provide written notice thereof (the "Notice") and if such amount is not fully paid within thirty (30) days of such Notice, then the entire Lease Surety or an amount of the Lease Surety equal to the remaining monthly lease payments, whichever is less, shall become immediately due.

3. Right of First Refusal. Salcido's Right of First Refusal, as stated in Paragraph 24 of the Land Lease, to lease Lots 14, 15 or 16 in the Pangborn Airport Business Park is hereby terminated.

4. No Other Changes. Except as modified herein, the Land Lease shall remain unchanged and is in full force and effect.

5. Counterpart Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument. Signatures transmitted electronically by fax, e-mail or otherwise shall be deemed and effective as originals.

6. Effectiveness. This Amendment shall become effective upon (i) approval by the Port Board of Directors, (ii) execution by the signatories, below, and (iii) delivery of a bond from Salcido to the Port securing the Land Lease in the amount of \$66,412 on or before December 14, 2020.

"SALCIDO"

SALCIDO ENTERPRISES, LLC,  
a Washington limited liability company

Date: December \_\_\_\_\_, 2020

By \_\_\_\_\_  
MALACHI SALCIDO, CEO

"PORT"

CHELAN DOUGLAS REGIONAL PORT  
AUTHORITY, a Washington municipal corporation

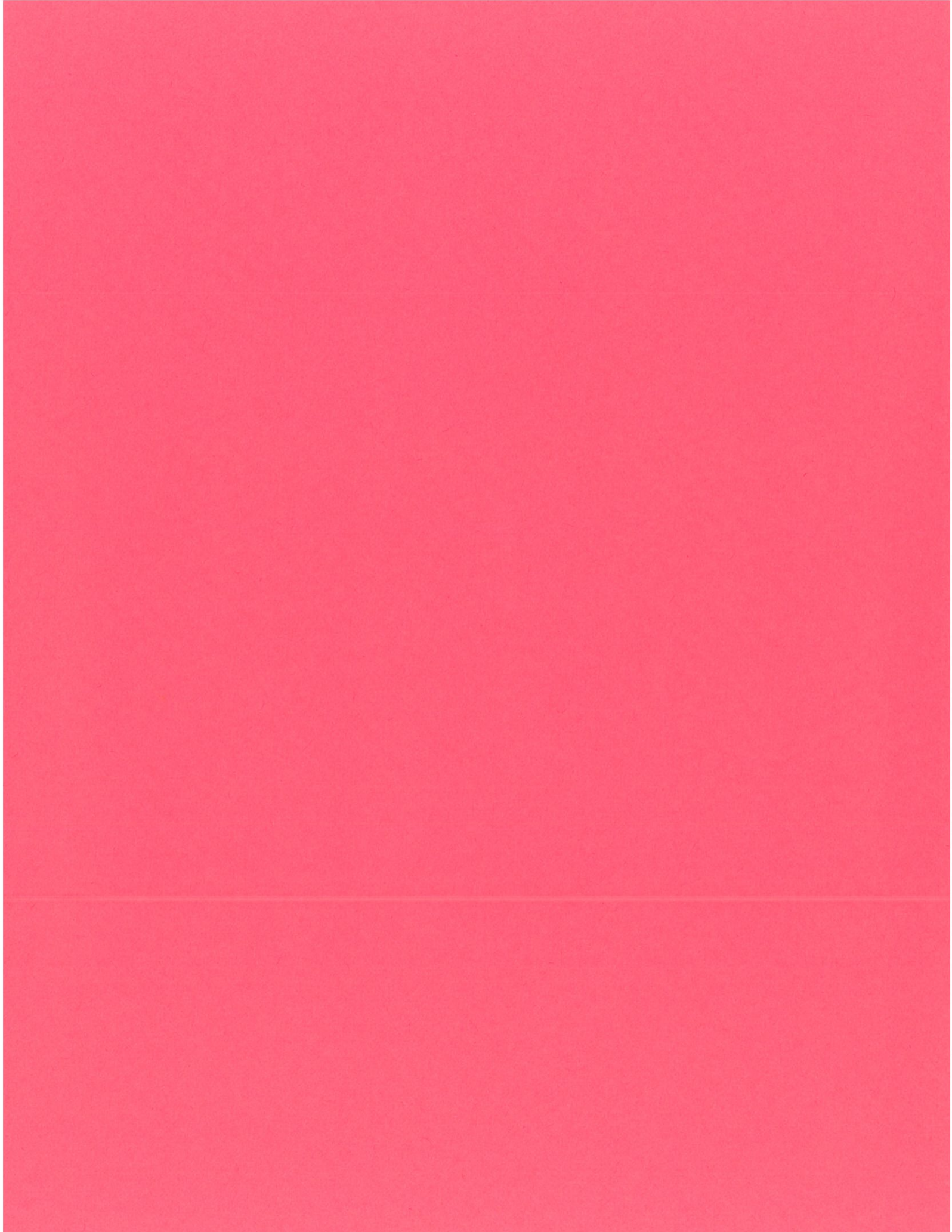
Date: December \_\_\_\_\_, 2020

By \_\_\_\_\_  
JIM KUNTZ, CEO

EXHIBIT A

Land Lease for Portion of  
Pangborn Airport Business Park  
East Wenatchee, Washington  
(Land Lease)

See attached



## AMENDMENT TO CIAC AGREEMENT 2

This Agreement (the "Amendment") amends portions of the Contribution-In-Aid-of-Construction Agreement attached hereto as Exhibit "A" ("CIAC Agreement 2") entered into by and between the following parties:

1. SALCIDO ENTERPRISES, LLC, a Washington limited liability company ("Salcido"); and
2. CHELAN DOUGLAS REGIONAL PORT AUTHORITY, a Washington municipal corporation, successor-in-interest to the PORT OF DOUGLAS COUNTY, a Washington municipal corporation (the "Port").

### RECITALS

A. On November 3, 2020, the Port issued Salcido a Notice of Breach of CIAC Agreement 2 (the "Bond Notice") due to Salcido's failure to, among other things, properly bond the CIAC Agreement 2. Salcido and the Port immediately engaged in discussions to find a resolution to address the Bond Notice.

B. The Port and Salcido negotiated a Plan of Resolution (the "Plan") to resolve the Bond Notice. The parties approved and signed the Plan on November 30, 2020. The Plan required Salcido to meet certain conditions, including a cash payment of \$64,426.90 on or before November 30, 2020.

C. Salcido made a cash payment to the Port in the amount of \$64,426.90 on December 1, 2020 in accordance with the Plan. The Port applied \$26,068.46 of the cash payment to Salcido's obligation under CIAC Agreement 2 (the "CIAC 2 Payment"). The balance of the cash payment was applied to rent and surety obligations under the Land Lease, which is the subject of another agreement under the Plan.

D. After applying the CIAC 2 Payment, Salcido's remaining balance under CIAC Agreement 2 equals \$261,782.04.

E. In accordance with the Plan, the Port and Salcido desire to amend the CIAC Agreement 2 bond amount and to convert the CIAC payment schedule to monthly payments.

### AMENDMENT

Now, therefore, Salcido and the Port agree as follows:

1. CIAC Agreement 2 Bond Requirement. Paragraph 6 of CIAC Agreement 2 (*Performance Bond*) is hereby amended and restated as follows:

**6. Performance Bond.** The Tenant (Salcido) shall file with the Port a current good and sufficient corporate performance bond, in a form satisfactory the Port to secure an amount equal to two hundred

sixty-one thousand seven hundred eighty-two and 04/100s dollars (\$261,782.04). Such bond shall remain in place until such time as it has been renewed. At each bond renewal date, the Tenant shall file a new bond with the Port to secure an amount equal to the then-remaining balance owed to the Port under the CIAC Agreement 2 as amended herein. The bond, as renewed, shall remain in effect until all payments and interest accrued under this CIAC Agreement 2, as amended herein, are paid in full.

2. CIAC Agreement 2 Payment Schedule. Paragraph 3(b) of CIAC Agreement 2 (*CIAC Payment Schedule*) is hereby amended and restated to convert the payment schedule to monthly payments, and the new payment schedule is set forth on the attached Exhibit B.

3. No Other Changes. Except as modified herein, CIAC Agreement 2 shall remain unchanged and is in full force and effect.

4. Counterpart Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument. Signatures transmitted electronically by fax, e-mail or otherwise shall be deemed and effective as originals.

5. Effectiveness. This Amendment shall become effective upon (i) approval by the Port Board of Directors, (ii) execution by the signatories, below, and (iii) delivery of a bond from Salcido to the Port expressly securing CIAC Agreement 2 in the amount of \$261,782.04 on or before December 14, 2020.

“SALCIDO”

SALCIDO ENTERPRISES, LLC,  
a Washington limited liability company

Date: December \_\_\_\_\_, 2020

By \_\_\_\_\_  
MALACHI SALCIDO, CEO



“PORT”

CHELAN DOUGLAS REGIONAL PORT  
AUTHORITY, a Washington municipal corporation

Date: December \_\_\_\_\_, 2020

By \_\_\_\_\_  
JIM KUNTZ, CEO

EXHIBIT A

Cost-In-Aid-of-Construction Agreement  
(CIAC Agreement 2)

See attached

## CONTRIBUTION-IN-AID-OF-CONSTRUCTION

### AGREEMENT

**THIS AGREEMENT** is made by and between The Port of Douglas County, a Washington municipal corporation (the "Port") and Salcido Enterprises, LLC, a Washington limited liability company (the "Tenant"), (individually a "Party" and collectively the "Parties").

### RECITALS

**WHEREAS**, the Port is a special purpose government in Douglas County, Washington, established and authorized by RCW 53 to provide for economic development; and

**WHEREAS**, pursuant to RCW 54, the Douglas County Public Utility District (the "PUD") is authorized to provide electrical and telecommunication service, and provides such services through "PUD Infrastructure"; and

**WHEREAS**, the PUD's policy is to require customers to pay a Contribution-in-aid-of-Construction ("CIAC") pursuant to certain terms for installing PUD Infrastructure prior to the PUD providing electrical and fiber optic services to the customer; and

**WHEREAS**, the Port has developed the Pangborn Airport Business Park ("PABP"), defined and depicted in Exhibit A, attached, to attract new commercial, manufacturing and industrial development to Douglas County; and

**WHEREAS**, the Tenant has leased 2.94 acres of unimproved real property, known as Lot 17, in the PABP; and

**WHEREAS**, Additional PUD Infrastructure is needed on Lot 17; and

**WHEREAS**, the Port will require the Tenant to pay a CIAC for installing the PUD Infrastructure;

**NOW THEREFORE**, the Port and Tenant agree to the following terms for the CIAC.

### AGREEMENTS

- 1. Incorporation of Recitals.** The recitals in this Agreement are incorporated into and deemed a part of this Agreement.
- 2. Effective Date.** This Agreement is effective upon receipt of the Initial CIAC Payment, as outlined in paragraph 3(a), and evidence of the Performance Bond, as outlined in paragraph 6.

**3. PUD Infrastructure in the PABP.**

- a. **Initial CIAC Payment.** The Tenant shall pay an initial CIAC to the Port in the amount of two hundred forty-six thousand seven hundred twenty-nine and no cents (\$246,729.00).
- b. **Additional CIAC Payments.** The Tenant shall pay a semiannual CIAC payment to the Port of fifty-seven thousand five hundred seventy and ten cents (\$57,570.10) for five (5) years with payments due each November 1 and May 1. Payment of the first and last payments will be calculated to correspond with the nearest semi-annual payment. The tenant shall have the right to prepay the CIAC in part or full without a prepayment fee or penalty.

CIAC Payment Schedule		
		\$822,430.00
*Initial Payment Due at Signing	\$246,729.00	\$575,701.00
Nov. 1, 2017	\$57,570.10	\$518,130.90
May 1, 2018	\$57,570.10	\$460,560.80
Nov. 1, 2018	\$57,570.10	\$402,990.70
May 1, 2019	\$57,570.10	\$345,420.60
Nov. 1, 2019	\$57,570.10	\$287,850.50
May 1, 2020	\$57,570.10	\$230,280.40
Nov. 1, 2020	\$57,570.10	\$172,710.30
May 1, 2021	\$57,570.10	\$115,140.20
Nov. 1 2021	\$57,570.10	\$57,570.10
May 1, 2022	\$57,570.10	\$0.00
Total	\$822,430.00	

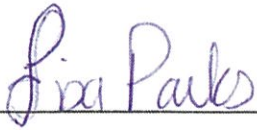
\*Initial payment of \$246,729.00 consists of a 30% down payment  
The first CIAC payment is due November 1<sup>st</sup> 2017

- 5. **Late Payments/Default.** If the Tenant fails to make a timely payment of any CIAC Amount, the Port may provide written notice thereof (the "Notice") and if such amount is not fully paid within thirty (30) days of such Notice, then the entire outstanding balance of the CIAC will be due. All late CIAC payments will bear interest at a rate of twelve percent (12%) per annum until all payments owed and all interest accrued on the entire CIAC is fully paid.
- 6. **Performance Bond.** The Tenant shall file with the Port a current good and sufficient corporate performance bond, in a form satisfactory to the Port to secure an amount equal to five hundred seventy-five thousand seven hundred one dollar and no cents (\$575,701.00). This bond shall remain in effect until all payments and interest accrued are paid in full.

**7. Attorney's Fees/Venue.** If the Port must engage an attorney to collect payment or settle any dispute related to this Agreement, the substantially prevailing Party shall be entitled to collect all reasonable costs and expenses including, but not limited to, reasonable attorney's fees incurred. The venue of any action instituted hereunder shall be in Douglas County, Washington.

Port of Douglas County

The Salcido Enterprises, LLC.

BY: 

BY: 

**EXHIBIT A – Pangborn Airport Business Park**

Pangborn Airport Business Park  
Binding Site Plan BSP 12-01  
All quarters of the SW ¼ Section 16  
Township 22 N. Range 21 E. W.M.



EXHIBIT B

Monthly Payment Schedule for CIAC Agreement 2

Payment No.	Payment Date	Minimum Payment Amount	Remaining Balance
1	January 31, 2021	11,899.18	249,882.86
2	February 28, 2021	11,899.18	237,983.67
3	March 31, 2021	11,899.18	226,084.49
4	April 30, 2021	11,899.18	214,185.31
5	May 31, 2021	11,899.18	202,286.12
6	June 30, 2021	11,899.18	190,386.94
7	July 31, 2021	11,899.18	178,487.75
8	August 31, 2021	11,899.18	166,588.57
9	September 30, 2021	11,899.18	154,689.39
10	October 31, 2021	11,899.18	142,790.20
11	November 30, 2021	11,899.18	130,891.02
12	December 31, 2021	11,899.18	118,991.84
13	January 31, 2022	11,899.18	107,092.65
14	February 28, 2022	11,899.18	95,193.47
15	March 31, 2022	11,899.18	83,294.29
16	April 30, 2022	11,899.18	71,395.10
17	May 31, 2022	11,899.18	59,495.92
18	June 30, 2022	11,899.18	47,596.73
19	July 31, 2022	11,899.18	35,697.55
20	August 31, 2022	11,899.18	23,798.37
21	September 30, 2022	11,899.18	11,899.18
22	October 31, 2022	11,899.18	0.00
	<b>Total</b>	<b>261,782.04</b>	

**From:** Jennifer K. Sands <[jsands@omwlaw.com](mailto:jsands@omwlaw.com)>  
**Sent:** Thursday, December 3, 2020 3:46 PM  
**To:** Jim Kuntz <[Jim@cdrpa.org](mailto:Jim@cdrpa.org)>  
**Cc:** Trent Moyers <[trent@cdrpa.org](mailto:trent@cdrpa.org)>; Monica Lough <[Monica@cdrpa.org](mailto:Monica@cdrpa.org)>  
**Subject:** RE: Regional Port Land Acquisition

Jim,

Attached please find a Purchase and Sale Agreement for Dave Piepel and Piepel Land Holdings, LLC.

A couple of notes:

1. The CDRPA has 45 days from the date of execution to satisfy inspection contingency, waive it or terminate the agreement
2. 20 days to object to title issues (although the report was fairly clean as I recall)
3. Contingent on final CDRPA Board approval
4. Outside Closing Date of 2/27/21 (proposed)

Please advise if you have any questions or changes.

Thank you.

**Jennifer Sands** | Attorney

Ogden Murphy Wallace P.L.L.C.  
One Fifth Street, Suite 200 Wenatchee, WA 98801  
phone: 509.662.1954 | fax: 509.663.1553  
[jsands@omwlaw.com](mailto:jsands@omwlaw.com)



## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is made by and between the Chelan Douglas Regional Port Authority, a municipal corporation (“Purchaser”), and David Piepel, a married man dealing in his sole and separate estate, and Piepel Land Holdings, LLC a Washington limited liability company (collectively “Sellers” and individually as a “Seller”), sometimes hereinafter individually referred to as a “Party” and collectively as “Parties”.

### RECITALS

- A. Purchaser owns and operates Pangborn Memorial Airport (the “Airport”).
- B. Sellers jointly own a parcel of real property adjacent to the Airport, and within the Airport Runway Protection Zone.
- C. Purchaser is pursuing the installation of an instrument lighting system project for the public benefit, and the acquisition of adjacent properties lying within the Runway Protection Zone (the “Project”).
- D. Purchaser wishes to acquire the Sellers’ real property in furtherance of the Project, and Sellers have agreed to sell the real property, on the terms and conditions stated herein

### AGREEMENT

1. Recitals and Exhibits. The foregoing Recitals and any Exhibits referenced in this Agreement are incorporated herein by this reference.
2. Purchase and Sale. Seller David Piepel as to an undivided 50% and Seller Piepel Land Holdings, LLC as to an undivided 50% interest, hereby agree to sell and Purchaser hereby agrees to purchase real property situated in the county of Douglas, state of Washington, and legally described on Exhibit A, attached hereto, having Assessor’s Tax Parcel Number 22210840016 (“the Property”).
3. Purchase Price and Terms. The total purchase price is Four Hundred Sixteen Thousand and No/100 Dollars (\$416,000.00 US) for the entire Property, to be allocated equally between the Sellers in the amount of Two Hundred Eight Thousand and No/100 Dollars (\$208,000.00 US) each. The purchase price will be payable to Sellers in cash at Closing. The purchase price has been determined by independent appraisal dated October 21, 2020 and confirmed by appraisal review dated November 7, 2020, valuing the Property at Four Hundred Sixteen Thousand and No/100 Dollars (\$416,000.00 US) By signature hereto, each Seller acknowledges receipt of a copy of the appraisal. There is no earnest money related to this transaction.

4. Conveyancing. At closing, each Seller shall sign, execute, and deliver a Statutory Warranty Deed for its interest in the Property to Purchaser and/or closing agent, free of encumbrances or defects.

5. Title.

5.1 The following shall not be considered encumbrances or defects of title, (hereafter "Permitted Exceptions"):

5.1.1 Rights reserved in federal patents or state deeds, and building or use restrictions general to the area;

5.1.2 Existing easements conditions, restrictions, covenants, and matters of record not impacting or inconsistent with Purchaser's intended use.

5.1.3 General real estate taxes, special assessment, or other levies assessed against the Property not due and payable.

5.2 Purchaser acknowledges receipt of a preliminary commitment for title insurance ("Title Commitment") issued by Central Washington Title Services, Inc. Purchaser shall give written notice to each Seller within twenty (20) days of the date of this Agreement of any defects or encumbrances, other than Permitted Exceptions specified in Section 5.1, in Seller's title to which Purchaser objects (the "Objection"). Each Seller shall exercise reasonable good faith to attempt to remove matters to which an objection is made. If Sellers are unable to cure the defects objected to by Purchaser within ten (10) days after receipt of the Objection, unless the time is extended in writing, then Purchaser may elect either to waive such defects, or to terminate this Agreement.

5.3 Sellers shall cause to be delivered to Purchaser at or within a reasonable period following Closing, an owner's policy of title insurance (the "Title Policy") containing no exceptions other than the customary form printed exceptions ("Standard Exceptions"), and the exceptions specified in the Title Commitment that Purchaser has elected to accept ("Accepted Exceptions").

6. Seller Representations. Each Seller represents and warrants to the best of said Seller's knowledge, for itself, and for said Seller's interest in the Property:

6.1 That there are no material facts affecting or defects in the Property which have not been disclosed in writing to the Purchaser and set forth in this Agreement;

6.2 That Seller shall maintain the Property in its present condition until Closing. The Seller shall not make any additions or alterations on or to the Property prior to the Closing without the prior written consent of the Purchaser;

6.3 That Seller has no knowledge or notice from any governmental agency of any violation of laws relating to the Property;

6.4 The Property is not in a current use program/current use classification for real property tax purposes;

6.5 That there is no litigation pending against Seller or regarding the Property that might impact the value of or title to the Property or which may affect the intended use of the Property by the Purchaser. That there are no claims made or asserted against the Seller or regarding the Property that might impact the value of or title to the Property or which may affect the intended use of the Property by the Purchaser;

6.6 Seller has authority to enter into this Agreement, and Seller's signature below will bind said Seller to this agreement;

6.7 That there are no financial encumbrances or leases (e.g. liens, judgments, mortgages, deeds of trust) impacting the Property or any personal property thereon, that will not be discharged at Closing by Seller;

6.8 No part of the Property contains fill or has been used as a dump site.;

6.9 Any and all agricultural or other operations on the Property have been conducted in compliance with applicable laws and regulations; and

6.10 Except as set forth herein, (i) Seller has no actual knowledge of the release or presence of any Hazardous Material on, in, from or onto the Property, or that there are present on the Property asbestos or PCBs, or any underground storage tanks beneath the Property which have not been disclosed in writing to the Purchaser as of the effective date of this Agreement; (ii) Seller has not generated, manufactured, refined, transported, stored, handled, disposed of or released any Hazardous Material on the Property, nor has Seller knowingly permitted the foregoing; (iii) Seller has no knowledge of, and Seller has not received any notice of any violation of any Environmental Laws; (iv) Seller has no actual knowledge of any action, commenced or threatened, regarding Seller's compliance with any Environmental Laws or of the presence of any Hazardous Material on or about the Property; and (v) Seller has no actual knowledge that tanks used for the storage of any Hazardous Material above or below ground are present or were at any time present on or about the Property. The term "Hazardous Material" means any hazardous or toxic substance, material or waste, including, but not limited to, those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 C.F.R. § 172.101) or by the United States Environmental Protection Agency as hazardous substances (40 C.F.R. pt. 302 and amendments thereto) or in the Washington Hazardous Waste Management Act (Ch. 70.105D RCW) of the Model Toxics Control Act (Chs. 70.105D RCW, 82.21 RCW), petroleum products and their derivatives, and such other substances, materials and wastes as become regulated or subject to cleanup authority under any Environmental Laws. The term "Environmental Laws" means any

and all state, federal and local statutes, regulations and ordinances relating to the protection of human health and the environment.

The Parties acknowledge that the Sellers, or their predecessors in interest, have historically stored and used on the Property pesticides and herbicides that are standard in the tree fruit industry. However, the Property is currently vacant, with no storage or applications of pesticides or herbicides having occurred for at least the past three (3) years prior to Closing.

7. Contingencies. Closing of the transaction set forth in this Agreement is conditioned on the following contingencies:

7.1 Final approval by the Purchaser's Board;

7.2 Purchaser's inspection and acceptance of the condition of the Property. Purchaser's inspection may include, at Purchaser's sole option, an inspection of the Property for hazardous materials, a soil/stability inspection, and an environmental assessment.

All inspections under this Section 7.2 will be (a) ordered by Purchaser, (b) performed by an inspector of Purchaser's choice and (c) completed at Purchaser's expense. Seller hereby grants to Purchaser a right of entry for the purpose of performing such inspections. Purchaser agrees to indemnify, defend and hold Seller harmless from any and all activities of Purchaser, or Purchaser's inspection agents in pursuing the inspection authorized herein.

The Purchaser shall have forty-five (45) days from the date of this Agreement (the "Inspection Period") to inspect and investigate the Property. The Purchaser shall have the right to enter the Property to conduct inspections and investigation, provided that Purchaser shall be solely responsible for restoring the Property to the condition that existed prior to said entry. The Purchaser shall be responsible for any and all damage caused to the Property arising from or related to said inspection and investigation and agrees to indemnify and hold the Sellers harmless in this regard. At any time during the Inspection Period, the Purchaser may provide a written notice of termination to Sellers. In this event, this Agreement shall be of no further force or effect between the Parties. If the Purchaser does not provide notice of termination to the Sellers, the inspection contingency shall be deemed satisfied.

8. Time for Closing - Responsibilities of Parties. The Closing of this transaction shall occur at Central Washington Title Services, Inc., ("Escrow Agent") as soon as reasonably possible upon the satisfaction of all contingencies set forth in Section 7, above, and no later than February 27, 2021. The date of closing shall be construed as the date upon which all appropriate documents are recorded and the proceeds of this sale are available for disbursement to Sellers.

The Purchaser and each Seller shall deposit with the closing agent all instruments, documents and monies necessary to complete the sale in accordance with this Agreement. Purchaser shall pay all costs associated with the transfer hereunder, including the costs of

recording, title policies, document preparation, escrow fees, and all other closing costs. Each Seller shall pay their proportionate share of real estate excise tax. Each Party shall pay the prorated portion of taxes, utilities and other assessments based on the date of closing.

9. Possession. Sellers shall deliver possession to Purchaser on closing.

10. Indemnification. Each Seller hereby agrees to defend, indemnify and hold the Purchaser harmless from and against any and all claims, assessments, liens, damages, losses and costs, including attorneys' fees, expenses, or claims of any kind or nature whatsoever arising from or related to the Seller's use or ownership of the above-described Property, or, as a result of a Seller's use, disposal, transportation, generation and/or sale of Hazardous Material on or about the above-described Property, including the Purchaser's attorneys' fees and costs incurred in enforcing this indemnity and hold harmless provision.

11. Brokerage Fees. The Purchaser will not incur any finder's fees, broker's fees or commissions, or similar obligations in connection with the Property acquisition. Each Seller agrees to indemnify and hold the Purchaser, its agents, representatives, and advisors harmless from any claims or any such fees or commissions and all costs and expenses for defending any alleged claim therefor (including costs and attorney's fees on appeal, if any) arising out of the acts of the Sellers, their agents or employees. Purchaser agrees to indemnify and hold the Sellers, their agents, representatives, and advisors harmless from any claims or any such fees or commissions and all costs and expenses for defending any alleged claim therefor (including costs and attorney's fees on appeal, if any) arising out of the acts of the Purchaser, its agents or employees.

12. Default. Time is of the essence of this Agreement. If any Seller defaults (that is, fails to perform the acts required of it) in its contractual performance herein, the Purchaser may seek specific performance pursuant to the terms of this Agreement, damages or rescission.

13. Independent Counsel. Each Seller acknowledges, understands and agrees that Purchaser is represented by Ogden Murphy Wallace, P.L.L.C. and Seller has been advised to seek independent counsel for legal advice and review of all documents in this transaction.

14. Risk of Loss. If prior to closing, improvements on said premises shall be destroyed or materially damaged by fire or other casualty, this Agreement, at option of Purchaser, shall become null and void, or the Parties may agree to an adjustment of the purchase price. If Purchaser elects to continue with the purchase, all insurance proceeds, if any, shall be payable to Purchaser.

15. Fixtures, Attachments and Improvements. All fixtures, attachments and improvements located on the Property, if any, are included in the sale.

16. Leased Fixtures. The following fixtures presently are leased: NONE.

17. Modification/Waivers. To be effective and binding upon the Parties hereto, all modifications or waivers of any condition of this Agreement shall be in writing and signed by the Parties.

18. Notices. Notice hereunder shall be in writing and may be mailed or delivered. If mailed, such notices shall be sent postage prepaid, certified or registered mail, return receipt requested, and the date marked on the return receipt by the United States Postal Service shall be deemed to be the date on which the party received the notice. Notices shall be mailed or delivered as follows:

TO PURCHASER: Chelan Douglas Regional Port Authority  
One Campbell Parkway, Suite A  
East Wenatchee, WA 98802  
Attn: James M. Kuntz, Executive Director

TO SELLERS: David Piepel  
1110 S. Webb Place  
East Wenatchee, WA 98802

Piepel Land Holdings, LLC  
1110 S. Webb Place  
East Wenatchee, WA 98802

19. Governing Law and Venue. This Agreement shall be governed by and interpreted in accordance with Washington law. Any litigation arising out of or in connection with this Agreement shall be conducted in Douglas County, Washington.

20. Successors. This Agreement shall be binding upon and shall inure to the benefit of the respective successors, heirs and assigns of each of the Parties.

21. Encumbrance During Interim. No Seller shall financially encumber the Property prior to Closing, unless the encumbrance is discharged or satisfied at Closing.

22. Survival. All representations and warranties made under this Agreement, and all duties, rights and obligations of the Parties, shall survive closing and shall not merge with the recordation of the Deed.

23. Attorney's Fees. If any suit or proceeding is instituted by any Party, including, but not limited to, filing of suit or requesting an arbitration, mediation or alternative dispute resolution process (collectively "proceedings"), and appeals and collateral actions relative to such suit or proceedings, the substantially prevailing party as determined by the court or in the proceeding shall be entitled to recover its reasonable attorney's fees and costs and expenses incurred

relative to such suit or proceeding from the substantially non-prevailing party, in addition to such other available relief.

24. Counterparts. This Agreement may be executed separately or independently in any number of counterparts and may be delivered by manually signed counterpart or electronically. Each and all of these counterparts shall be deemed to have been executed simultaneously and for all purposes to be one document, binding as such on the parties. The electronic transmission of any signed original document, and retransmission of any signed electronic transmission, shall be the same as delivery of an original. At the request of either party, or the Escrow Agent, the parties will confirm electronically transmitted signatures by signing an original document.

25. General Provisions. Time is of the essence. There are no verbal agreements which modify this agreement. Any and all subsequent modifications of this agreement shall be in writing. Purchaser’s rights under this Agreement are assignable, without restriction.

26. Effective Date of this Agreement. The “effective date of this Agreement” shall be the date of the last signature set forth below.

DATED: \_\_\_\_\_

DATED: \_\_\_\_\_

PURCHASER:

SELLER:

CHELAN DOUGLAS REGIONAL PORT  
AUTHORITY

PIEPEL LAND HOLDINGS, LLC

By: \_\_\_\_\_

By: \_\_\_\_\_

James M. Kuntz, Chief Executive  
Officer

David Piepel, Member

SELLER:

\_\_\_\_\_  
David Piepel, as his sole and separate estate

**EXHIBIT "A"**  
**Legal Description**

APN: 22210840016

A part of the East half of the East half of the Southeast quarter of Section 8, Township 22 North, Range 21, E.W.M. Douglas County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Section 8; thence on an assumed bearing North 0° 04'00" West along the section line for 1074.90 feet; thence South 89°44'00" West for 30.0 feet to a 3/4 inch iron pipe and The True Point of Beginning;

Thence North 0°04'00" West for 965.67 feet; thence on a 171.0 foot radius curve to the left, whose tangent bears North 19°41'30" West for 123.29 feet through an arc of 41°18'30"; thence North 61°04'00" West for 240.75 feet; thence North 49°59'00" West for 99.70 feet; thence South 89°44'15" West for 262.90 feet to a brass cap concrete monument; thence South 0°04'30" East for 1241.10 feet to a 3/4 inch iron pipe; thence North 89°44'00" East for 625.40 feet to the True Point of Beginning,

TOGETHER WITH that part of the East half of the East half of the Southeast quarter of Section 8, Township 22 North, Range 21, E.W.M. Douglas County, Washington, lying northerly of the following described line:

Commence at the Southeast corner of said section; thence on an assumed bearing North 0° 04'00" West along the East line of said Section for 2040.57 feet and the True Point of Beginning of said described line;

thence South 89°44'00" West for 30.00 feet; thence on a 171.0 foot radius curve to the left, whose tangent bears North 19°41'30" West for 123.29 feet through an arc of 41°18'30"; thence North 61°04'00" West for 240.75 feet; thence North 49°59'00" West for 99.70 feet; thence South 89°44'15"

West for 262.90 feet to a brass cap concrete monument at the end of said survey line.

EXCEPT the East 345 feet thereof.

AND EXCEPT that portion, if any, lying in the North half of the Northeast quarter of the Southeast quarter of Section 8.

AND EXCEPT from the above-described real property that certain property conveyed to Pangborn Memorial Airport, by deed recorded under Auditor's no. 3179531, described as follows:

The South 500 feet of the East half of the Northeast quarter of the Southeast quarter of Section 8, Township 22 North, Range 21 East, Willamette Meridian, Douglas County, Washington.

EXCEPT the East 375 feet thereof.

TOGETHER WITH the South 290 feet of the East 345 feet of the West 375 feet of the East half of the Northeast quarter of the Southeast quarter of Section 8, Township 22 North, Range 21

East, Willamette Meridian, Douglas County, Washington.

TOGETHER WITH that portion of the East half of the Southeast quarter of the Southeast quarter of Section 8, Township 22 North, Range 21 East, Willamette Meridian, Douglas County, Washington,

lying within Parcel A and Parcel B of Douglas County BLA 11-13 recorded under Auditor's File No. 3154308.

EXCEPT right of way for access road as more fully set forth by instrument recorded December 9, 1960, under Auditor's File No. 132697.



**Chelan Douglas Regional  
Port Authority**

# Memo

**To:** Board of Directors

**From:**  Jim Kuntz

**cc:** None

**Date:** December 3, 2020

**Re:** Federal Affairs Contract – Crossroads Strategies

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The Regional Port's contract with Crossroads Strategies expires at the end of the year. Please find enclosed the contract.

I have asked Tim Lovain to participate in Tuesday's meeting via Zoom. Wanted to get his perspective on the likely programs, policies, and economic stimulus programs that could be advanced by the new administration. Also, how can we best work with our congressional delegation in structuring these initiatives to best serve our economic development mission.

Later on in the agenda, the Board can determine if it wants to renew the contract for an additional year.

Also enclosed is the 2021 Federal Priorities list reviewed at our Board retreat.

January 9, 2020

Shay Hancock  
Partner  
Crossroads Strategies, LLC  
800 North Capitol Street NW, Suite 800  
Washington, DC 20002

Dear Shay,

This letter agreement is between Crossroads Strategies LLC (“Consultant”) and Chelan Douglas Regional Port Authority (“Client”) and relates to certain consulting services to be rendered by Consultant to Client with respect to the services described below:

Description of Services

Consultant will provide government relations and legislative representation services that promote the Client’s interests before the federal government.

Consultant will:

- Identify, develop strategies for and secure federal funding and support for the Regional Port strategic priorities.
- Regularly update Regional Port staff on progress of priorities as well as emerging opportunities related to Regional Port interests. The Regional Port should receive regular email updates specific to the Regional Port on the Consultant’s activities and progress. Provide a written quarterly report on consultant activities to be provided to the Regional Port Board of Directors.
- If needed, provide information, research and draft testimony or correspondence either for the Regional Port or on behalf of the Regional Port before Congress or the Administration when appropriate.
- Arrange meetings with staffers and federal officials when needed.

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**BOARD OF DIRECTORS**


- Regularly meet with the Regional Port's federal delegation to ensure good relationships and open lines of communications.
- The Regional Port's current federal legislative priorities are attached to this letter.

Terms of Agreement

This agreement shall be active on January 1, 2020 and remain in effect through December 31, 2020. In consideration of these services, Client will pay Consultant a monthly retainer of \$3,333.33 to be paid at the first of the month. Client will reimburse Consultant for all reasonable expenses associated with pre-approved travel.

This agreement may be terminated by either party with 30 days written notice.

If you are in agreement with the above terms, please sign below and return one executed copy.

By:   
Name: Shay Hancock  
Crossroads Strategies, LLC  
Date: January 16, 2020

By:   
Name: Jim Kuntz, CEO  
Chelan Douglas Regional Port Authority  
Date: 1/15/2020

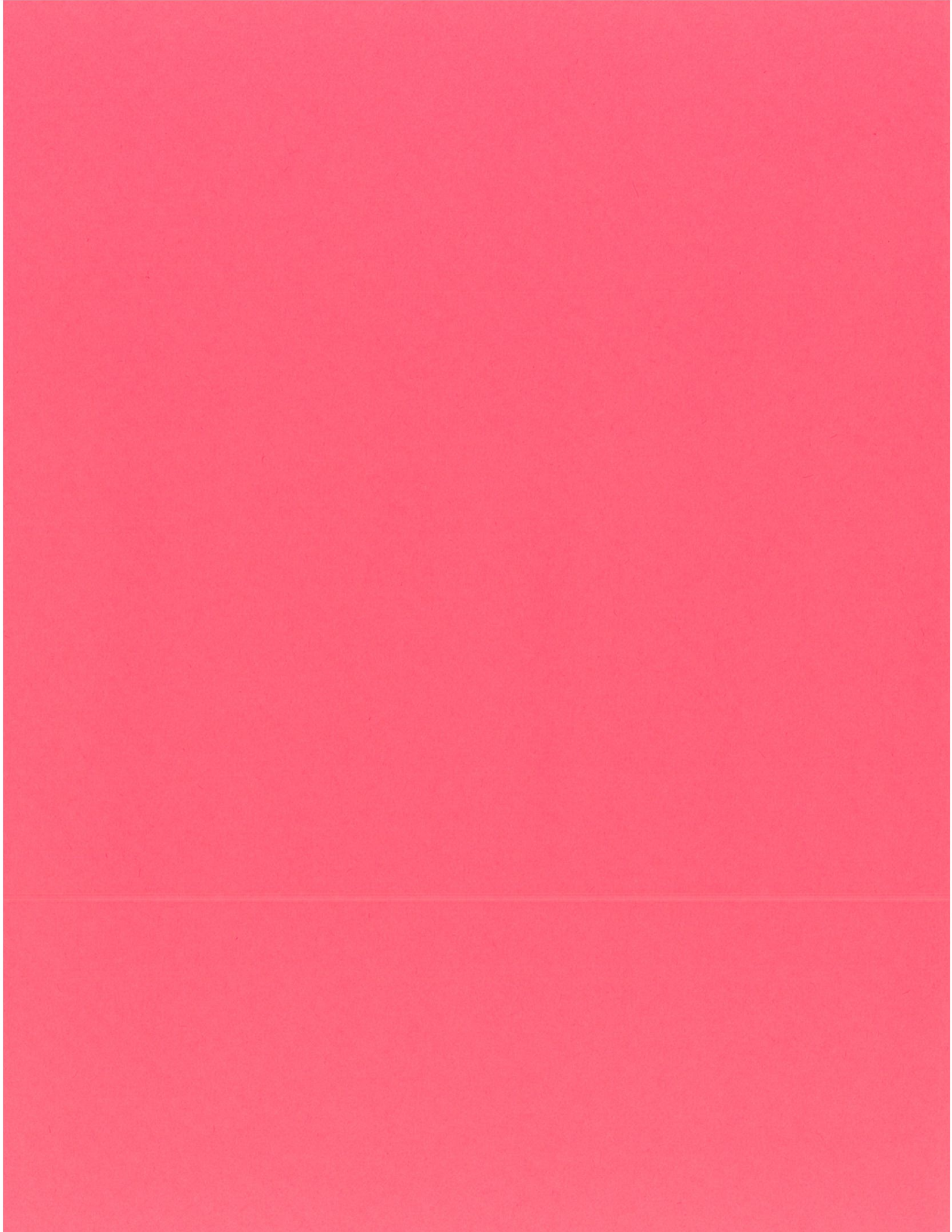
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**BOARD OF DIRECTORS**



## **2020 Federal Legislative Priorities**

- 1. Reduce FAA local cost share requirement from 10% to 5%. “For Commercial Service Airports with at least one local government owner from a county that has 80% or greater of the total land in said county in Federal and/or State ownership, the FAA local cost share requirement shall be 5%.”**
- 2. Commercial Air Service Reliability. Approximately 4.5% of commercial airline flights at Pangborn Memorial Airport are cancelled each year. Weather conditions in the fall and winter (low visibility) combined with the airport’s one-mile visibility requirement results in too many flight cancellations. Install Approach Lighting System at a cost of \$10.4 million. Seek an FAA Discretionary Grant.**
- 3. Support a passenger facilities charge increase.**
- 4. Alcoa Property.**
- 5. Funding for Apple Capital Loop INFRA Grant.**
- 6. Weather surveillance radar system.**
- 7. Commercial air service grant.**





## **2021 Federal Legislative Priorities**

- 1. Reduce FAA local cost share requirement from 10% to 5%. “For Commercial Service Airports with at least one local government owner from a county that has 80% or greater of the total land in said county in Federal and/or State ownership, the FAA local cost share requirement shall be 5%.”**
- 2. Support legislation that helps the airline industry survive the reduction in passenger travel due to COVID-19.**
- 3. If an additional Federal stimulus package is advanced, seek additional funding for Commercial Service Airports.**
- 4. Support authority of local airport operators to increase the passenger facilities charge up to \$8 per passenger.**


### **Current**

- \$4.50 per passenger – net to airport \$4.39**
  - 62,000 passengers \$4.39 = \$272, 880**
- 5. Alcoa Property.**
  - 6. Funding for Apple Capital Loop INFRA Grant.**
  - 7. Weather surveillance radar system.**

**8. Support existing small community air service grant for direct service to the San Francisco Bay Area from Pangborn.**

**Chelan Douglas Regional  
Port Authority**

# Memo

**To:** Board of Directors  
**From:**  Jim Kuntz  
**cc:** None  
**Date:** December 3, 2020  
**Re:** Badger Mountain Lease Agreement

---

Please find enclosed the initial comments received back from David Quick regarding our proposed Lease Agreement. It is going to be difficult to come to an agreement. Will provide additional details on Tuesday.



Nov. 30, 2020

James,

I've reviewed the draft lease and have made the following notations for your consideration.

### Section 1.2

We have always had exclusive use of the parking area and have typically filled it to capacity at least 3 nights per week with customers vehicles. Employees have usually parked in the area behind the brewery between the buildings. While I don't expect the employees to park to the rear of the brewery in the future with other tenants in occupancy, there is limited parking in the area for customers to utilize other than the parking lot. We have also used the parking area for bi-weekly music events during the summer. These events have also required the use of the entire parking area. Additionally we have an outdoor stage in a trailer used for these events as well as Rails & Ales that has no where to go when not in use other than the parking lot.

### 1.3

If the area under the canopy is part of the leased premises, this wording makes it essentially unusable. Recently it has grown quite cluttered primarily due to having to empty the tables and chairs from our restaurant area due to Covid 19 restrictions. We have also used that area for the smoking of meats and prior to the current restrictions had 4 smokers and work tables under that canopy. We can upon reopening the restaurant clear the majority of the items under the canopy but we must have use of it for the restaurant smokers. The glycol chiller for the brewery is also under the canopy and cannot be moved to another location. We have considered the possibility of putting a chain link fence around that area for security purposes leaving the large roll up door out of the fenced area. I think we need to spend some time discussing the above issues.

### 1.4

The parking area was used for outdoor seating this past summer due to onerous restrictions on indoor seating due to Covid 19. Tables and chairs were set up in the afternoon and returned indoors after our weekly Trivia event. Without exclusive use of the parking area and outdoor seating, we would not have been able to do Trivia. Trivia nights used to be our biggest sales night of the week and being able to have outdoor seating in the parking lot was essential to our survival.

### 2.1

There is no viable business with the infrastructure required for a brewery that can make business plans limited to a one year window. A six month lease term is absolutely untenable. We would prefer a 5 year lease with an option to purchase.

### 3.2

Five percent annual rent increases are presumptive and arbitrary. The Bureau of Labor Statistics currently shows the annual CPI to be 1.2%. Granted different markets show great variability but the CPI is a less arbitrary measure. What if commercial vacancies continue to climb and rents go down 10% over the next year?

### 3.3

Considering Badger Mountain Brewing has done hundreds of thousands of dollars worth of improvements to the leased premises and has been forced by the government to close completely for 4 months of this year, is a security deposit really necessary?

### 3.5

This section makes this a triple net lease which it has not been in the past. The current lease has the landlord paying property taxes, building insurance, building maintenance, annual fire suppression inspection, snow removal and parking lot maintenance. Adding these items to the tenant's account is the equivalent of an approximately 25% rent increase. This also places much of the property ownership risk onto the tenant and should minimally be offset by a 25% reduction in the monthly rent. A commercial appraisal would generally assume these items to be a minimum of 30% of gross income.

### 3.6.5

The asphalt paved portion of the parking lot is in need of extensive repair with replacement being the most cost effective measure in the long term.

### 6.0

Distillery needs to be added to uses of the leased premises. We have not yet received a distillery license but it is required by the feds to be included in the lease for our license application.

### 7.1

Non-inclusive parking should be removed after possibly specifying an area for garbage dumpsters for other future tenants.

### 16.1

For clarification, the upstairs portion of the leased premises is also used as BMB office space. The upstairs could not be sublet to any other entity.

### 40.1

The mailing address for the tenant is the leased premises.

The Personal Guarantee is unacceptable. We are a Limited Liability Company with several members with varying percentages of ownership. The business prior to Covid 19 had more assets than Mr. Quick who cannot reasonably assume the potential liabilities of the business.

### Exhibit "B"

Non-exclusive needs to be removed from the parking lot description.

### Exhibit "C"

Alterations and improvements to leased premises by tenant

Roof top HVAC system to heat and cool restaurant area

3 – 200 amp panels with conduit to basement of adjacent building and extensive general wiring of building

2 – trough floor drains in brewing area

brewery drain pipes attached to wall in adjacent basement to main sewer outlet

partition wall with windows and door between brewing area and restaurant

partition wall between restaurant, restrooms and stairs

kitchen area beyond partition wall into brewery area with associated plumbing, electrical, sprinkler system extension and exhaust hood

Conversion of pre-existing large women's restroom into separate men's and women's restrooms  
I-walls in dining area  
bar wall and bar top  
back bar cabinets  
plumbing and electrical associated with bar and back bar  
2" water line from basement of adjacent building through brewing area toward window wall  
Natural gas line extension from adjacent building to boiler and kitchen  
lighting for the entire main floor of building

Exhibit "D"  
Trade fixtures

65" and 75" TVs and mounts  
commercial glass washer  
back bar sink  
24 beer faucets, shanks and regulators  
pizza make up table with refrigeration  
sandwich make up table with refrigeration  
2 – lowboy refrigerators  
3 – upright freezers  
3 – upright refrigerators  
2 – deep fat fryers  
1 – gas grill  
1 – gas 6 burner stove and oven  
1 – commercial exhaust hood with fire suppression and roof top unit  
2 – walk-in coolers with refrigeration  
1 – natural gas boiler, controls and piping  
1 – 15 bbl mash lauter tun  
1 – 15 bbl brew kettle  
1 – 30 bbl hot liquor tank  
pumps, controls and piping for brewhouse  
3 – 30 bbl jacketed fermentation vessels  
1 – 30 bbl jacketed bright tank  
1 – 300 gallon still  
1 - grain mill and auger  
1 – glycol chiller  
glycol piping, valves, pump and controller  
2 – inline brewery water filters  
1 – inline brewery water softener  
1 – 3 bay utility sink  
1 – dishwasher sink  
1 – leased commercial dishwasher  
1 – fruit and vegetable sink  
1 – grease trap  
2 – Impeller pizza ovens

**Chelan Douglas Regional Port Authority  
 FAA CARES Act Grant #3-53-0084-043-2020  
 Allocation of Grant**

<b>Total Grant Funding Available</b>		<b>\$</b>	<b>18,120,860.00</b>
RFR #1 - February 2020 Operations	182,242.32		
RFR #2 - Runway Extension Bonds			
POCC	1,728,770.24		
PODC	744,059.70		
RFR #3 - March 2020 Operations	242,778.15		
RFR #4 - CERB Infrastructure			
CERB - PABP Phase II	796,749.86		
CERB - South Billingsley - Giga Watt	270,291.41		
CERB - South Billingsley - Salcido	120,953.93		
RFR #5 - Executive Flight Bonds			
North Cascades Bank - 2020A	797,742.40		
North Cascades Bank - 2020B	2,072,911.77		
RFR #6 - April 2020 Operations	352,538.14		
RFR #7 - May 2020 Operations	239,448.52		
RFR #8 - June Operations plus debt payments	658,266.91		
RFR #9 - July 2020 Operations	218,864.36		
RFR #10 - PODC Business Park Bonds			
CWICC 2013 - callable	318,663.67		
PABP Phase II - callable after 12.01.2021	1,152,746.25		
3310 Purchase - callable after 06.01.2026	4,045,187.50		
RFR #11 - August 2020 Operations	366,624.15		
RFR #12 - September Operations + HVAC	535,824.52		
RFR #13 - October Operations	220,764.54		
<b>Total Requested as of 11-24-2020</b>	<b>15,065,428.34</b>		
 <b>Amount still available</b>		<b>\$</b>	<b>3,055,431.66</b>



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Air Traffic Organization  
Western Service Center

2200 S 216<sup>th</sup> ST  
Des Moines, WA 98198

Commissioner's  
GOOD NEWS

Mr. Trent Moyers  
Director of Airports  
Pangborn Memorial Airport  
Chelan Douglas Regional Port Authority  
One Campbell Parkway, Suite A  
East Wenatchee, WA 98802

Dear Mr. Moyers:

Subject: Pangborn Memorial Airport Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights Takeover Request

Reference: FAA Order 6700.20B, Non-Federal Navigational Aids, Air Traffic Control Facilities, and Automated Weather Systems

In response to your request that the Federal Aviation Administration (FAA) assume ownership of the proposed Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) at Pangborn Memorial Airport (KEAT) in Wenatchee, WA, the FAA Western Service Area offers the following:

The FAA has decided that assuming ownership of the KEAT MALSR would be beneficial to the National Airspace System.

Therefore the FAA agrees to assume ownership, operation, and maintenance of the aforementioned facility after the airport has met the following requirements:

1. The installed MALSR must be manufactured from Patriot Taxiway Industries and be comprised of the following models:
  - a. DME FA-11500 Flashers
  - b. DME FA-17900 MALS
  - c. NBP FA-21000 PCA
2. After installation a formal inspection by FAA Engineering Services and a flight check are performed.
3. Any deficiencies presented by the formal inspection are corrected.

- 4 MALSR equipment has a dedicated, FAA approved shelter.
- 5 Standard site spares are provided.
- 6 The installation of the MALSR must meet the requirements of all applicable FAA Air Traffic Organization (ATO) Orders, Technical Information books, Design Standards, Handbooks, and Engineering Briefs. In particular, the installation must meet the requirements of following:
  - a. FAA Order 6850.2B Visual Guidance Lighting Systems
  - b. FAA Order 6940.1 Access Roads to FAA Owned and Operated Facilities
  - c. T.I. 6650.37 Receiver Controller Model RC-1T5A
  - d. T.I. 6850.57 L.I.R. Structures (Low Impact Resistant Structures) (LIR)
  - e. T.I. 6850.77 L.I.R. Structures (Low-Impact Resistant Structures) (LIR)
  - f. T.I. 6850.97A Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) Type FA-17900
  - g. T.I. 6850.102 New Bedford Panoramex (NBP) Solid State Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) Control Cabinet Type FA-21000
  - h. EB 79A Determining RSA NAVAID Frangibility and Object and Fixed-By-Function Requirements
  - i. FAA-STD-019f - Change 2, Lightning and Surge Protection, Grounding, Bonding, and Shielding Requirements for Facilities and Electronic Equipment
  - j. FAA-C-1217h Electrical Work, Premises Wiring
  - k. FAA-C-1391e Installation, Termination, Splicing, and Transient/Surge Protection of Underground Electrical Distribution System Power Cables
- 7 The design of the MALSR and all ancillary systems must be approved by AJW-2W14B prior to construction.
- 8 An FAA ATO representative must be on site for all construction activities.
- 9 The FAA ATO must be given final approval authority for the entirety of the installation and any deficiencies in materials, workmanship, or design must be corrected to the satisfaction of the FAA ATO prior to system commissioning.
- 10 The MALSR must be commissioned prior to the FAA assuming ownership.

If you have any questions or concerns, please contact Kasandra Brown, Non-Federal Facilities Program Implementation Manager, Western Service Area, Western Service Center, Planning And Requirements Group, at (206) 231-2959, or by email at [Kasandra.Brown@faa.gov](mailto:Kasandra.Brown@faa.gov).

Sincerely,

KEVIN L  
STEWART

Digitally signed by KEVIN  
L STEWART  
Date: 2020.12.02  
13:22:37 -08'00'

David W. Washino  
Director, Technical Operation  
Western Service Area

cc: Natasha Jones, AJW-137  
Michael Schoen, AJW-1  
Bill Seth, WWR36-GEG  
Randy Richter, WWR3-SEA  
Tom Clark, AJV-W33



December 2, 2020

Board of Commissioners  
County of Chelan  
Chelan County Courthouse  
Wenatchee, WA 98801

Re: Chelan County Port District Budgets

Ladies and Gentlemen:

The Commissioners of the Port of Chelan County held a public hearing Tuesday, November 24, 2020, and adopted the 2021 final budget.

Enclosed is a copy of Resolution No. 2020-08 Declaration of Substantial Need, and Resolution No. 2020-09 Authorizing 1% Increase plus New Construction. These were approved and are being provided in order for the Port of Chelan County to Bank the 1% for future needs.

Also enclosed is a copy of Resolution 2020-10 Approving the 2021 final budget, the 2021 final budget for the Port of Chelan County and the levy certification indicating the proposed collections for 2021 of \$3,280,248.80 (which has been increased to account for any potential "adjustments").

The Port Commissioners are **not** seeking to take 1% or the 0.602% IPD, but have elected to take taxes on new construction of \$64,421.73 and the refund levy of \$9,720.89, plus the current tax levy of \$3,203,106.18, and an increase for potential adjustments of \$3,000.00. Once again, the total tax collection being requested is \$3,280,248.80. Please Bank the 1% for future needs.

If you have any questions regarding any of these items, please let me know.

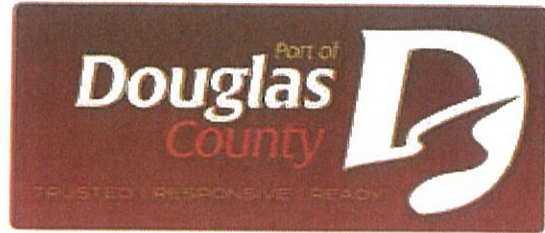
Very truly yours,

Monica D. Lough, CPA  
Director of Finance and Administration

Enclosure(s)

cc: Darwin Parker, Banner Bank (via e-mail.)





December 2, 2020

Board of Commissioners  
Douglas County  
Douglas County Courthouse  
Waterville, WA 98858

Re: Douglas County Port District Budget

Ladies and Gentlemen:

The Commissioners of the Port of Douglas County held a public hearing Tuesday, November 24, 2020, and adopted the 2021 final budget.

Enclosed is a copy of Resolution No. 2020-07 Declaration of Substantial Need, and Resolution No. 2020-08 Authorizing 1% Increase plus New Construction. These were approved and are being provided in order for the Port of Douglas County to Bank the 1% for future needs.

Also enclosed is a copy of Resolution 2020-09 Approving the 2021 final budget, the 2021 final budget for the Port of Douglas County and the levy certification indicating the proposed collections for 2021 of \$1,095,042.65 (which has been increased to account for any potential "adjustments").

The Port Commissioners are **not** seeking to take 1% or the 0.602 IPD, but have elected to take taxes on new construction of \$27,385.79, plus the current tax levy of \$1,064,656.86, and an increase for potential adjustments of \$3,000.00. Once again, the total tax collection being requested is \$1,095,042.65. Please Bank the 1% for future needs.

If you have any questions regarding any of these items, please let me know.

Very truly yours,

A handwritten signature in blue ink that reads "Monica D. Lough". The signature is written in a cursive, flowing style.

Monica D. Lough, CPA  
Director of Finance and Administration

Enclosure(s)



November 25, 2020

Jim Kuntz & Ron Cridlebaugh  
Chelan Douglas Regional Port Authority  
One Campbell Parkway, Suite A  
East Wenatchee, WA 98802-9290

Dear Jim and Ron,

Please accept our sincere thanks for the opportunity of receiving the \$1,400 non-profit grant.

The Waterville Main Street Association will put the award towards continuing our vision of preserving our historic downtown and promoting the business district.

We appreciate your continued support.

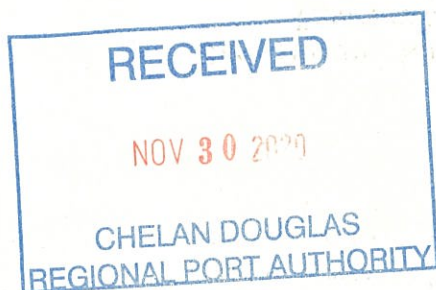
Kind Regards,

A handwritten signature in black ink, appearing to read "Amy Larsen".

Amy Larsen  
President

A handwritten signature in black ink, appearing to read "Lisa Davies".

Lisa Davies  
Vice President



**Chelan Douglas Regional Port Authority  
Calendar of Events**

12/3/2020

<i>Date</i>	<i>Day</i>	<i>Event / Location / Time</i>	<i>Attending</i>	<i>Cami RSVP arrangements if applicable</i>
December 8	Tuesday	CDRPA Board Meeting; 9:00 AM; Zoom		
December 9-10	Wed-Thurs	WPPA Finance Seminar; 9:00 am - 12 noon	Virtual	
December 9	Wednesday	NCWEDD Board Meeting, Zoom; 9:00 am	Craig, Commissioner Huffman	
December 10	Thursday	CDTC, 9-11am, Zoom	Commissioner Baldwin	
December 10	Thursday	KOHO Monthly Spot; 7:15 am		
December 15	Tuesday	Wenatchee Valley Chamber Board Meeting; 6:30 am, Zoom	Commissioner Spurgeon	
December 16	Wednesday	GWATA Board Meeting, 3-5pm, Zoom		
December 22	Tuesday	CDRPA Board Meeting; 9:00 AM; Zoom		
December 23	Wednesday	Douglas County Community Leadership Advisory Meeting, Zoom , 2:30 pm - 4:00 pm	Ron C.	
December 24	Thursday	<i>Christmas Eve Office Closed</i>		
December 25	Friday	<i>Christmas Day Office Closed</i>		