

**PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY  
327 N WENATCHEE AVENUE  
WENATCHEE WA 98801**

**REGULAR COMMISSION MEETING**

**AUGUST 2, 2021**

Public participation will be by phone only

Dial: 253-999-5697

Meeting ID: 339-399-621#

**\*\*Please remember to mute your phone to reduce background noise\*\***

Please contact PUD staff at 509-661-4212 to let us know if you intend to participate by phone

**STUDY SESSION**

**10:00 AM**

1. Pledge of Allegiance and Safety/HPI Minute – Brett Sanford
2. Approval of the Agenda  
*Any item on the Consent Agenda shall be subject to transfer to the Regular Agenda upon request of any Commission member*
3. CPO Winner Recognition
4. Chelan Douglas Community Action Council Update
5. Quarterly Board Balanced Scorecard Status Update
6. Quarterly District Performance Plan Status Update

**BUSINESS SESSION**

**1:00 PM**

**Consent Agenda**

7. Minutes of the July 19, 2021 Regular Meeting, July 20, 2021 Special Meeting and the July 21, 2021 Special Meeting
8. Vouchers: Accounts Payable Summary Report dated July 28, 2021:

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- a. Vouchers totaling \$27,848,382.99;
- b. Approval of Customer Deposit Returns and Conservation Incentive payments for the period July 14, 2021 through July 27, 2021 in the amount of \$18,990.39.
- c. Approval of the net Payroll, Warrant Nos. 237545 through 237557 and Advice Nos. 718289 through 719094 for the pay period ending July 18, 2021 in the amount of \$2,296,077.95.
- d. Approval of Warrant Nos. 27715 through 27754 totaling \$3,050.48 for claim payments from the workers' compensation self-insurance fund for the period ending July 26, 2021.
- e. Approval of Parks Reservation System customer refunds for the period July 7, 2021 through July 23, 2021 in the amount of \$3,972.28.
- f. Approval of debt service paid with reserve account interest earnings of \$616.08 for the period July 1, 2021 through July 31, 2021.

**Regular Agenda**

9. A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH THE CHELAN DOUGLAS REGIONAL PORT AUTHORITY RELATING TO REDEVELOPMENT PLANNING AND MARKETING OF THE FIFTH STREET PUD CAMPUS PROPERTY

10. Manager Items

11. Commission Items

12. Commissioner Travel

13. Follow-up on Delegation of Action Items from Previous Board Meeting

14. Delegation of Action Items

15. Additional Public Comment

*Members of the public are encouraged to ask specific questions after each item presented. This agenda item is for additional comments/questions related to matters not on the agenda.*

16. Matters of general business as may necessarily come before the Commission

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17. Executive Session: To discuss with legal counsel agency enforcement actions, litigation, potential litigation to which the District or its board is, or is likely to become, a party, and/or legal risks, as authorized by RCW 42.30.110(1)(i), to evaluate the qualifications of an applicant for public employment and to review the performance of a public employee, as authorized by RCW 42.30.110(1)(g)

This agenda and resolutions (if any) may be revised by the Commission as appropriate.

## RESOLUTION NO. \_\_\_\_\_

## A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH THE CHELAN DOUGLAS REGIONAL PORT AUTHORITY RELATING TO REDEVELOPMENT PLANNING AND MARKETING OF THE FIFTH STREET PUD CAMPUS PROPERTY

**FACTUAL BACKGROUND AND REASONS FOR ACTION**

As part of the multi-agreement property transactions between the District and the Port of Chelan County (POCC), which was completed in February of 2019, the District granted an option to the POCC for the purchase of the Fifth Street PUD Headquarters Campus properties (Property).

In February of 2019, the District, POCC and City of Wenatchee (City) entered into an interlocal planning and funding agreement to explore redevelopment alternatives for the Property. The District has been working with the POCC successor agency, the Chelan Douglas Regional Port Authority (CDRPA), the City, the Wenatchee Downtown Association (WDA) and the Wenatchee Valley Chamber of Commerce (WVCC) to engage local stakeholders and develop a vision and plan for the eventual redevelopment of the Property. The resulting planning document, "*Chelan County PUD Fifth Street Headquarters Redevelopment Community Vision*" was published in March of 2020 and provides multi-use options and financial feasibility analysis for the 7.5 acre campus.

Since the completion of the planning document, the District, CDRPA and City have been developing a Request for Proposals (RFP) and proposal scoring criteria to be used to solicit and rank redevelopment proposals. The District has also received and responded to requests for information from various parties interested in participating in the redevelopment effort. As the District moves forward with the marketing and sale of the Property, partnering with the CDRPA, the "principal economic development agency for Chelan and Douglas Counties" to provide those services will benefit the process and the potential outcome of redevelopment.

District and CDRPA staff have negotiated an interlocal agreement to provide planning and marketing services. The agreement includes reimbursement of direct expenses not to exceed \$50,000 and an escalating marketing fee of 2% - 4% the sales price of the Property for sales resulting from the CDRPA's efforts.

District staff have reviewed the Agreement and recommend that it is in the best interest of the District to approve the Agreement.

The General Manager has reviewed the District staff's recommendation and concurs in the same.

**ACTION**

IT IS RESOLVED BY THE COMMISSION OF PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, WASHINGTON, as follows:

Section 1. The Commission hereby approves the Interlocal Agreement Relating to Planning and Marketing of the PUD Fifth Street Campus with the Chelan Douglas Regional Port Authority and authorizes the General Manager to execute such Agreement.

Dated this 2nd day of August 2021.

ATTEST:

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President

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Vice President

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Secretary

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Commissioner

\_\_\_\_\_  
Commissioner

Seal