

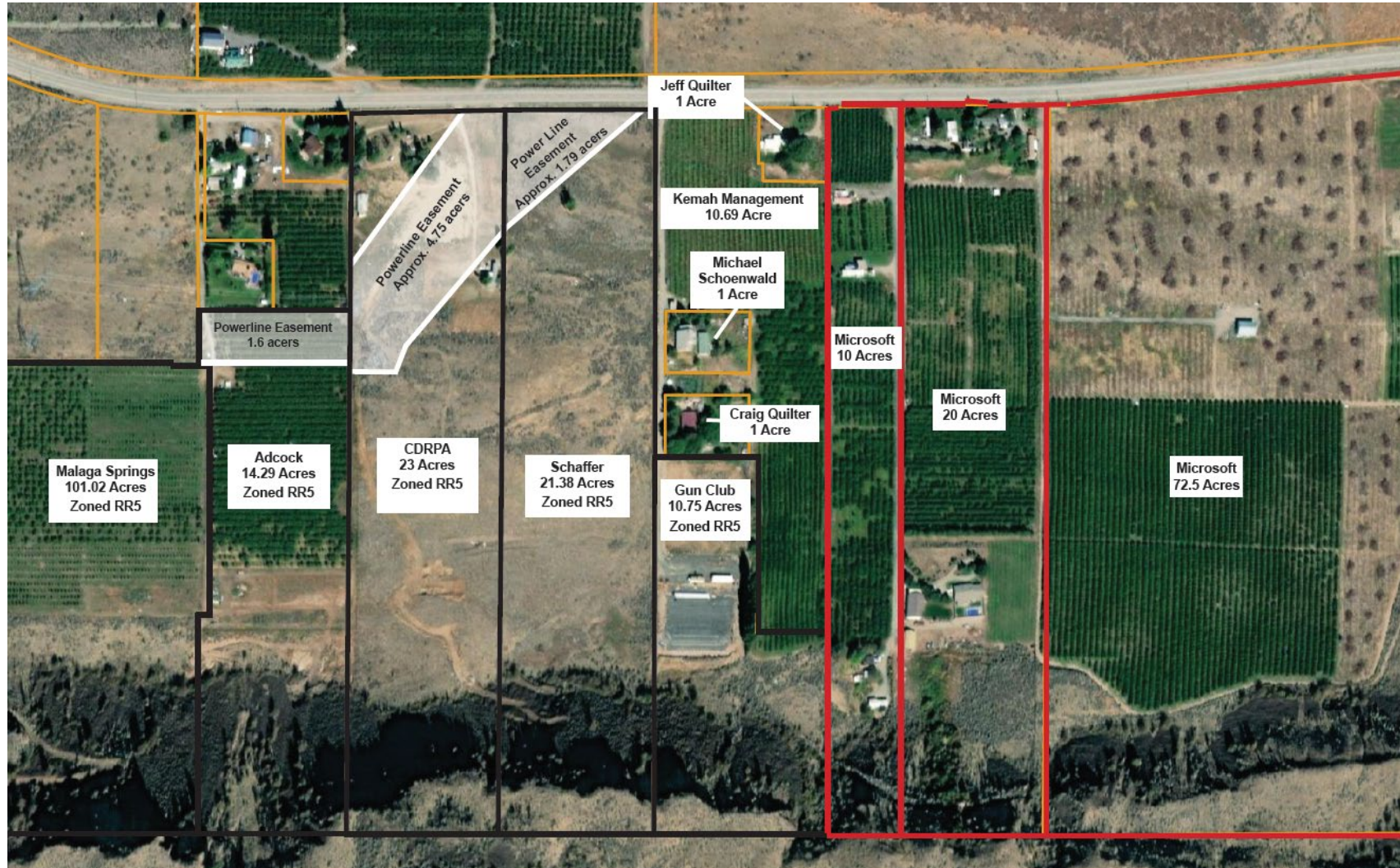


Regional  
Corporate Headquarters

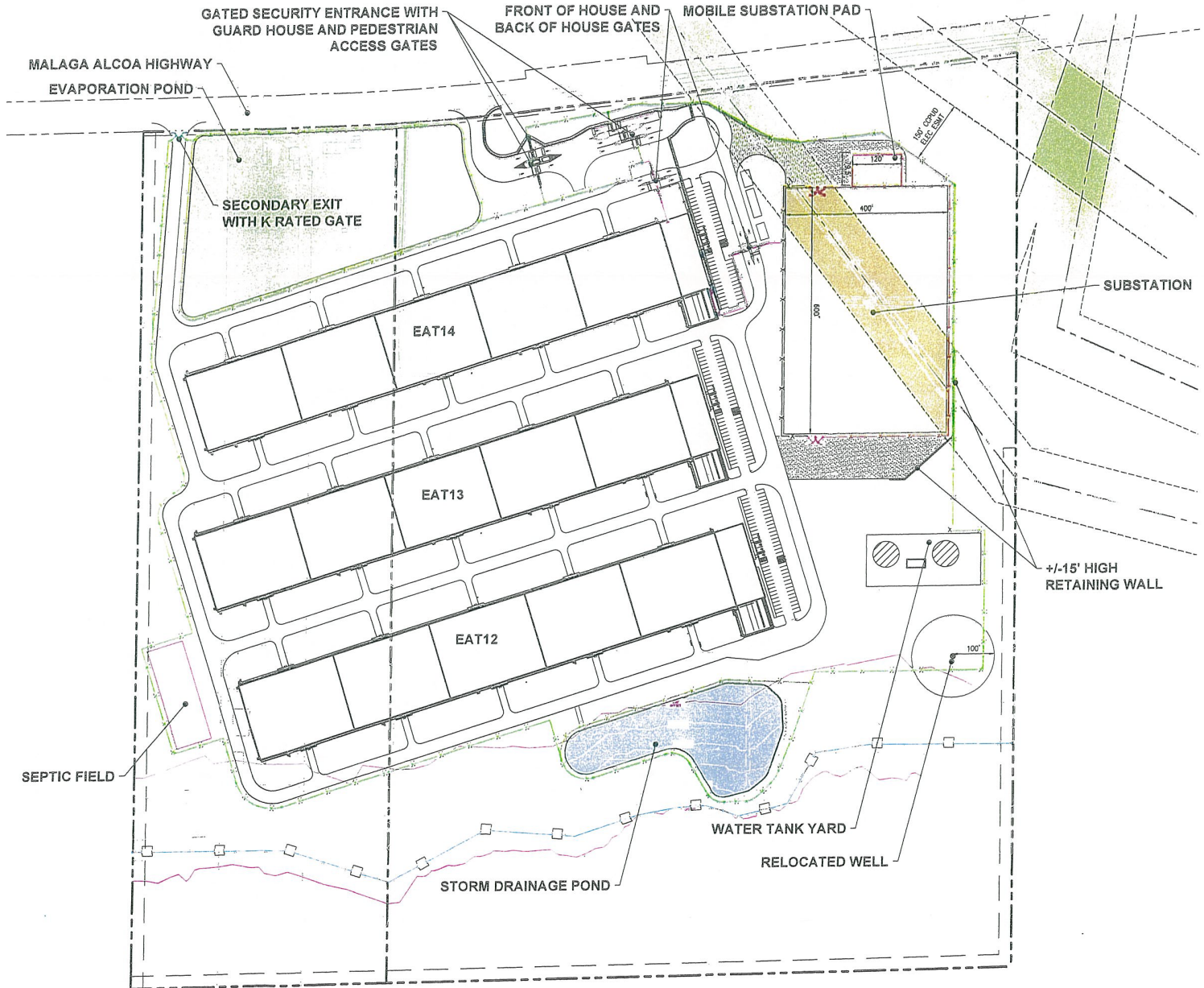
**Regional Port Update**  
**August 8<sup>th</sup> 2023**

# Malaga Economic Development Efforts

# Recent Property Acquisitions



# Chelan County



# Chelan County



# Microsoft Campus - Chelan County

## Microsoft

**Current Chelan County**

**Assessed Value:**

**\$19.765 Billion**

**Projected Assessed Value**

**(if Six Buildings are Constructed):**

**Approximately \$3 Billion**

**Number of Jobs:**

**Approximately 75 per Building**

# Chelan County Top Ten Taxpayers

Taxpayer Name:		Taxable Value:	% Top
1.	Stemilt Growers LLC	\$ 155,132,727	12.94%
2.	BNSF Railway Company	\$ 112,486,250	9.38%
3.	Trout Blue Chelan Inc.	\$ 99,340,886	8.29%
4.	Blue Bird Inc.	\$ 54,699,810	4.56%
5.	Stemilt Growers LLC	\$ 48,286,532	4.03%
6.	Crunch Pak LLC	\$ 47,753,001	3.98%
7.	Riverside and Ninth Apartments LLC	\$ 47,600,000	3.97%
8.	Campbell's Lodge Inc.	\$ 27,988,294	2.33%
9.	Willkommen Village Apartments LLC	\$ 26,689,643	2.23%
10.	Keyes Fibre Corporation	\$ 25,668,993	2.14%
		<b>\$ 645,646,136</b>	

**Top 50 Taxpayers Taxable Value:**

**\$1,198,989,994**

**Microsoft Building # 1 - Projected Assessed Value:**

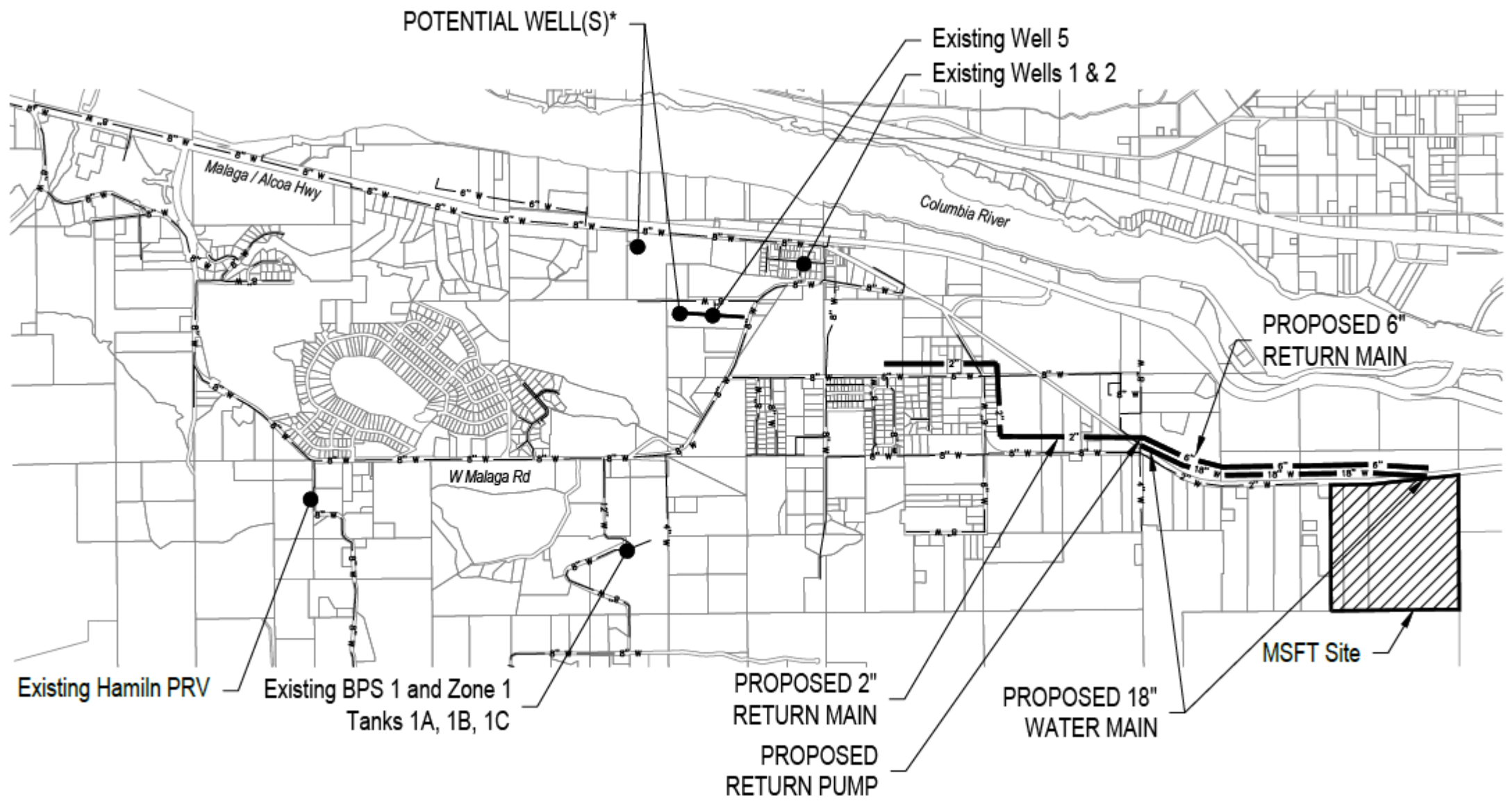
**\$500,000,000**

# Regional Port's Role in New Data Center Investments

## Water Infrastructure

- Phase 1 is Underway
  - Cost Estimate: \$10 Million
- Future Phases to Follow
  - Likely \$40 Million when Completed



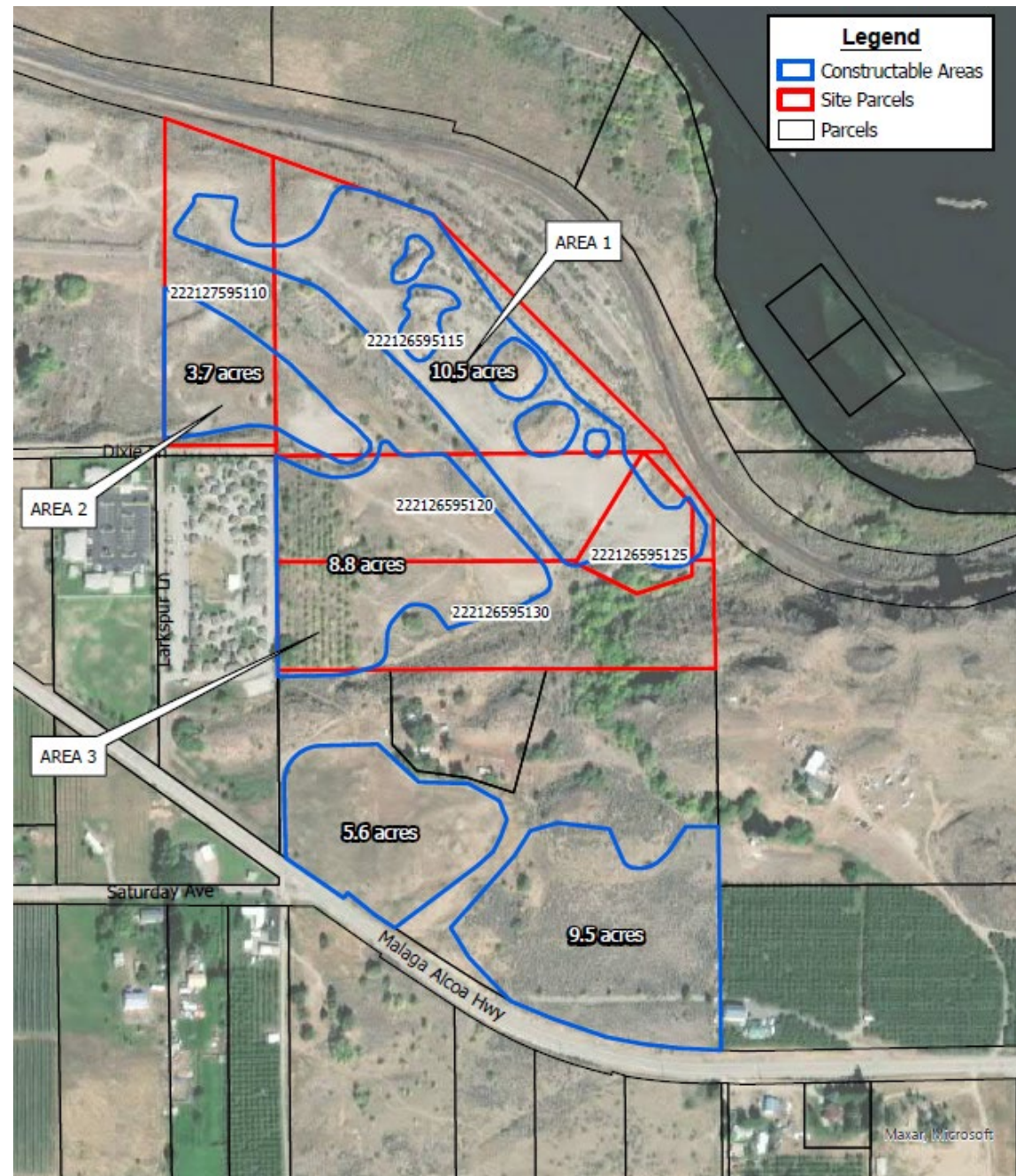


# Regional Port's Role in New Data Center Investments

## Cooling Water Disposal System

- Regional Port Builds, Operates, and Owns System
- Combined Lined Evaporation/Holding Basins & Spray Field Disposal
- Cost Estimate: \$16.5 Million

# Cooling Water Disposal System





# Regional Unified Tax Levy

**Uniformly Apply a Tax Levy Rate to Ensure All Taxpayers in Chelan & Douglas Counties have One Equalized Levy Rate**

# Examples of Regionalization

- **North Central Regional Library District**
- **Chelan-Douglas Health District**
- **Link Transit**
- **Wenatchee Valley Fire Department**
- **Public Facilities District (Town Toyota Center)**
- **Regional Sports Complex?**

# 2023 Washington State Legislative Session – EHB 1663

## Chelan Douglas Regional Port Authority Unified Tax Levy

**House: 95 Yes 0 No**

**Senate: 49 Yes 0 No**

**Signed by Governor Inslee on May 1<sup>st</sup> 2023**

# Unified Property Tax Levy



- help preserve equal representation on the Regional Port Board of Directors with three elected officials from each county
- provide levy rate equalization at a time when the levy rate differential between Ports is only 3.8 cents per thousand of assessed value
- allow for the efficient operation of the Regional Port as it works to enhance the economic vitality of Chelan and Douglas counties

# Unified Property Tax Levy

<u>Tax Levy - 2023</u>	<u>POCC</u>		<u>PODC</u>			
Certified Levy	\$	3,471,204	\$	1,157,258		
Final Assessed Value	\$	19,765,556,927	\$	8,427,253,034		
Levy Rate		0.175619		0.137323		
 <u>Tax Levy Equalization/Blending</u>						
Total Levy	\$	4,628,462	\$	3,244,945	\$	1,383,517
Levy Rate				0.164172		0.164172



# Unified Property Tax Levy

## Impact to Douglas County Taxpayer

\$500,000 Average Sale Price	0.137323	\$	68.66
\$500,000 Average Sale Price	0.164172		<u>82.09</u>
INCREASE		<u>\$</u>	<u>13.43</u>

## Impact to Chelan County Taxpayer

\$500,000 Average Sale Price	0.175619	\$	87.81
\$500,000 Average Sale Price	0.164172		<u>82.09</u>
DECREASE		<u>\$</u>	<u>(5.72)</u>

# Unified Property Tax Levy

PROPOSITION NO. 1  
PORT OF CHELAN COUNTY AND PORT OF DOUGLAS COUNTY  
UNIFIED TAX LEVY



The Ports of Chelan and Douglas County propose to unify the tax levy rate into a single tax levy encompassing both districts. The levy rate for tax year 2023 in the Port of Chelan County is \$0.175 cents/1,000 of assessed value. The levy rate for tax year 2023 in the Port of Douglas County is \$0.137cents/1,000 of assessed value. Using the 2023 tax year levy rates, a unified tax levy would be approximately \$0.164 cents/1,000 of assessed value for both port districts. Should this proposition be:

APPROVED

REJECTED

**Working Together to  
Enhance the Economic Vitality  
of North Central Washington**