



Tri-Commission Meeting

June 5

Patrick Jones
Port of Chelan County



Development Projects

- Cashmere Mill Site
- Technology Business Incubator at Pybus Market
- Executive Flight Buildings at Pangborn



Cashmere Mill Site



- The Port acquired the Mill Site in 2008 and has remediated the property



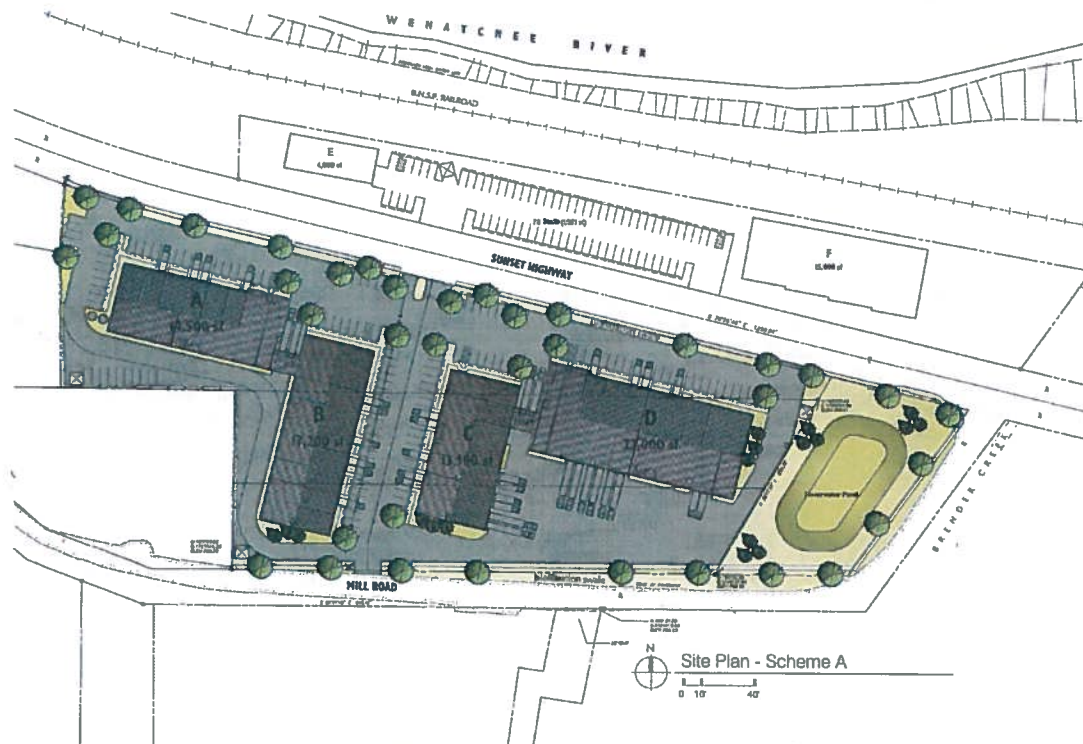
Cashmere Mill Site



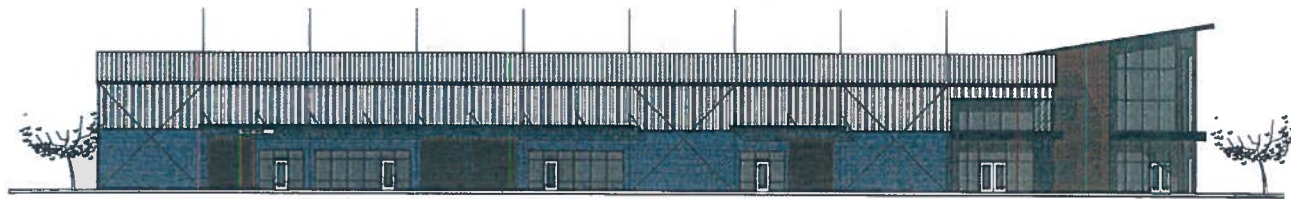
- Conveniently located along Sunset Highway in Cashmere near Hwy 2
- 17,000 sq. ft. buildings – one or two this year; site fits up to four buildings
- Designed for industrial/commercial tenants
- Great for production, food processing, lab or warehouse use



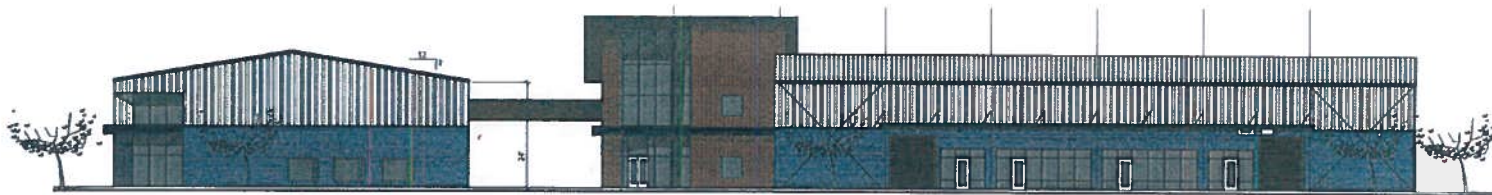
Cashmere Mill Site – Proposed Layout



Cashmere Mill Site – Building Example



East Elevation Bldg A - Scheme A



North Elevation Bldg A - Scheme A



Louws Site Work



- Louws Truss at Cashmere Mill
 - Under construction
 - Hiring this spring
 - Manufacturing residential and commercial trusses for central and eastern Washington markets



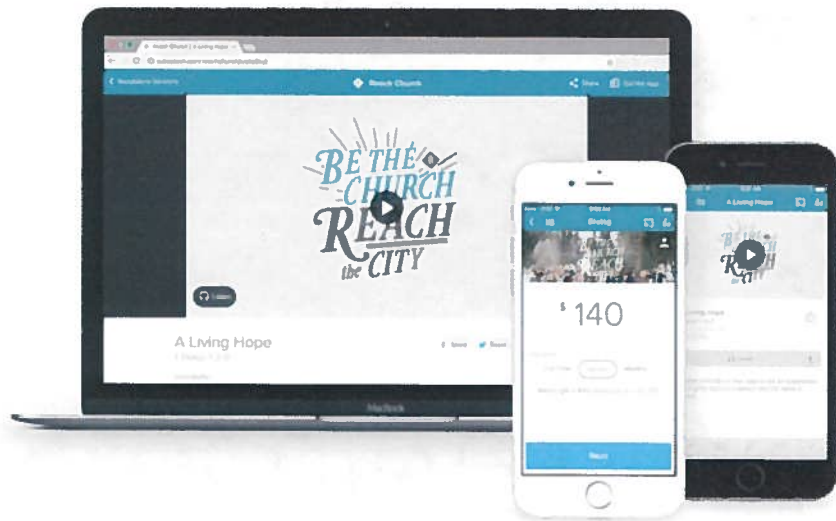
Pybus Annex



- The Port has leased 1,950 sq. ft. of the renovated Pybus Annex to serve as a tech business incubator
- Help local small businesses to grow and recruit new businesses to the Valley



SUBSPASH®



- Seattle-based software company has signed on as our first Pybus Incubator tenant
- Expected move-in date: July 1
- Growth to 20 employees within the first year



Executive Flight Buildings



- Port Commission has approved purchase the Executive Flight Buildings
- Intent is to provide aviation-related employment
- Buildings anticipated to provide net revenues for airport operations



Executive Flight Buildings



- The 24,000 sq. ft. FedEx hangar and shipping center
- Includes additional, available 6,400 sq. ft. aircraft hangar



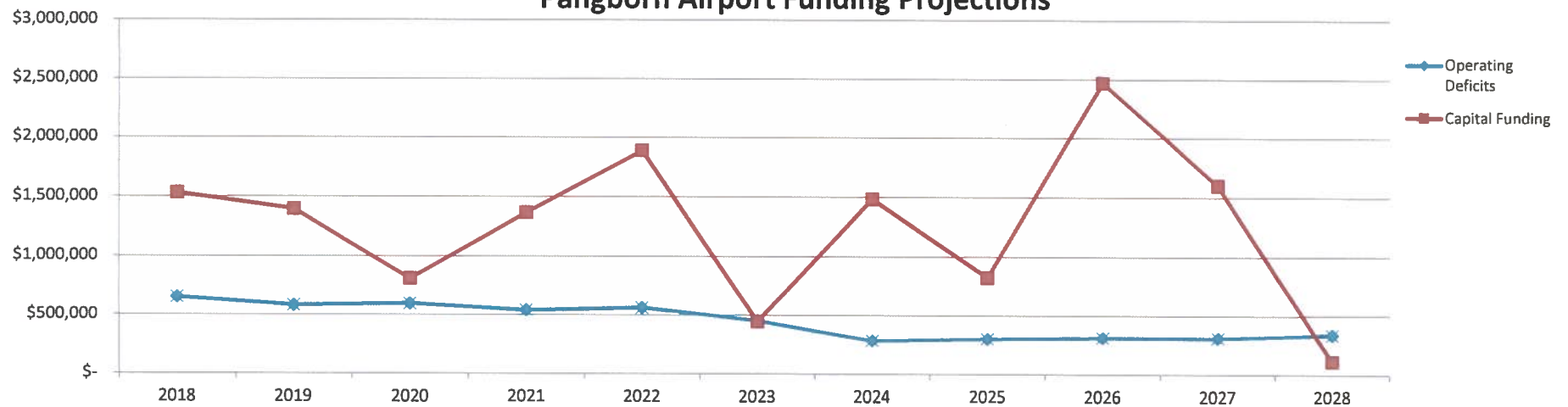


Pangborn: Financial Issues

- Pangborn Memorial Airport
- The Airport is facing increased funding challenges for the local share of capital improvements over the next 10 years.
- Under the Joint Operating Agreement, the parties are not committed to the funding levels needed to grow the Airport into a competitive and sustainable Regional Airport.
- The Port of Chelan County is currently investing in additional buildings to increase future revenues to the Airport. These will provide long-term benefit, but not necessarily within the ten-year projected time frame.

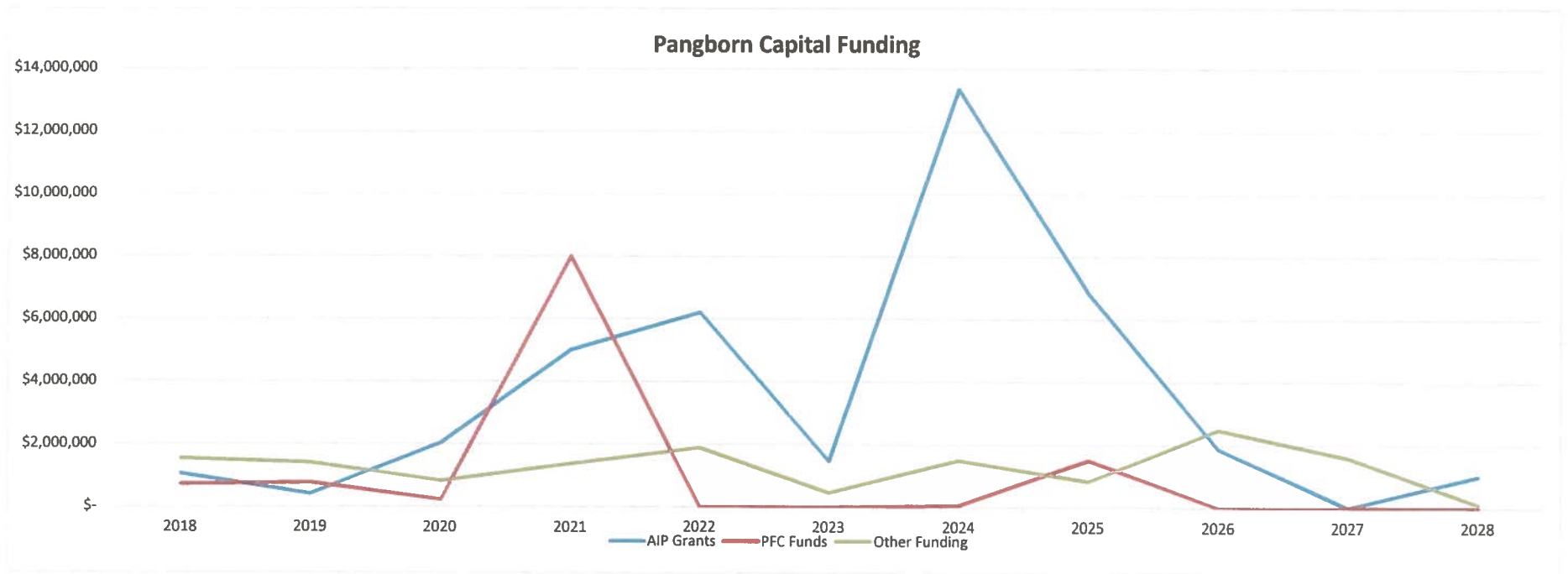
Pangborn: Financial Issues

Pangborn Airport Funding Projections



	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Operating Deficits	\$ 652,465	\$ 582,203	\$ 596,433	\$ 539,472	\$ 561,969	\$ 452,474	\$ 285,274	\$ 302,975	\$ 313,409	\$ 311,330	\$ 339,190
Capital Funding	1,531,187	1,397,886	810,368	1,367,556	1,888,889	447,622	1,484,540	825,000	2,471,750	1,600,000	111,164

Pangborn: Financial Issues



	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Airport Improvement Program (AIP) Grants	\$ 1,039,592	\$ 400,000	\$ 2,025,000	\$ 5,000,000	\$ 6,200,000	\$ 1,463,599	\$ 13,353,160	\$ 6,840,000	\$ 1,863,000	\$ -	\$ 1,000,476
Passenger Facility Charges (PFC)	711,615	764,444	225,000	8,000,000	-	-	44,444	1,500,000	-	-	-
Other Funding	1,531,187	1,397,885	810,368	1,367,556	1,888,889	447,622	1,484,540	825,000	2,471,750	1,600,000	111,164

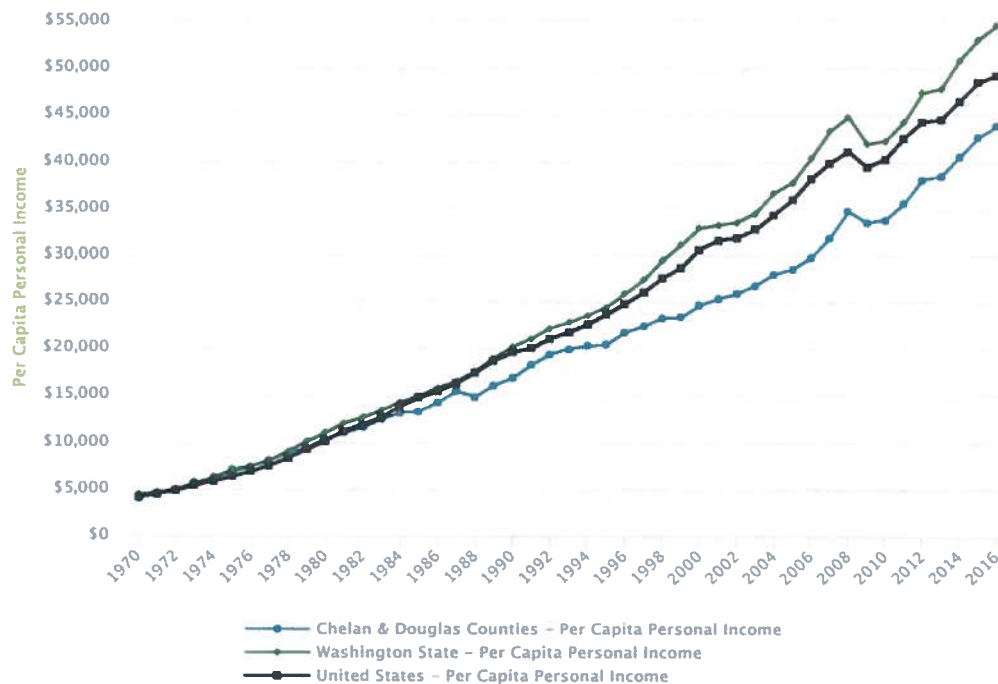


Economic Development Partnerships

- Support non-profit organizations providing services to growing economic sectors and communities
- Currently providing consulting services to move them to self-sustaining business and membership models
 - Chambers: Cashmere, Entiat, Hispanic and Manson
 - Cascade Valley Wine Country
 - Cascade Foothills Farmlands Association
 - Lake Chelan Research Institute
 - Our Valley, Our Future
 - TREAD

Regional Trends

2.1.1 Per Capita Personal Income



- Chelan-Douglas Per Capita Income has lagged behind Washington State and US
- US = \$54,998 > C-D
- WA = \$11,047 > C-D
- Quality jobs matter!





Thank you!