

# Property Acquisition Opportunities

November 17, 2025  
No action request today

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# Agenda

- Seeking support to purchase available property
- Present opportunities today, no action
- Purchase and Sale Agreements in place
  - Castillo Property 10/15/25
  - Hinterland Property 11/3/25
- December 1<sup>st</sup> – Resolution to be presented for consideration



# Present Opportunity

- Willing sellers
- Supports District's 2075 Vision:
  - Planning for the future and embracing opportunities
- Opportunity to purchase properties now
- Property is unlikely to be available when needed in the future
- Desktop due diligence completed at this time





# Hinterland Property Details

- Property is currently listed for sale
- Desktop due diligence completed
- 8.53 acre property listed for \$680k; counteroffer accepted \$661,500
- Supports District's 2075 Vision:
  - Planning for the future and embracing opportunities





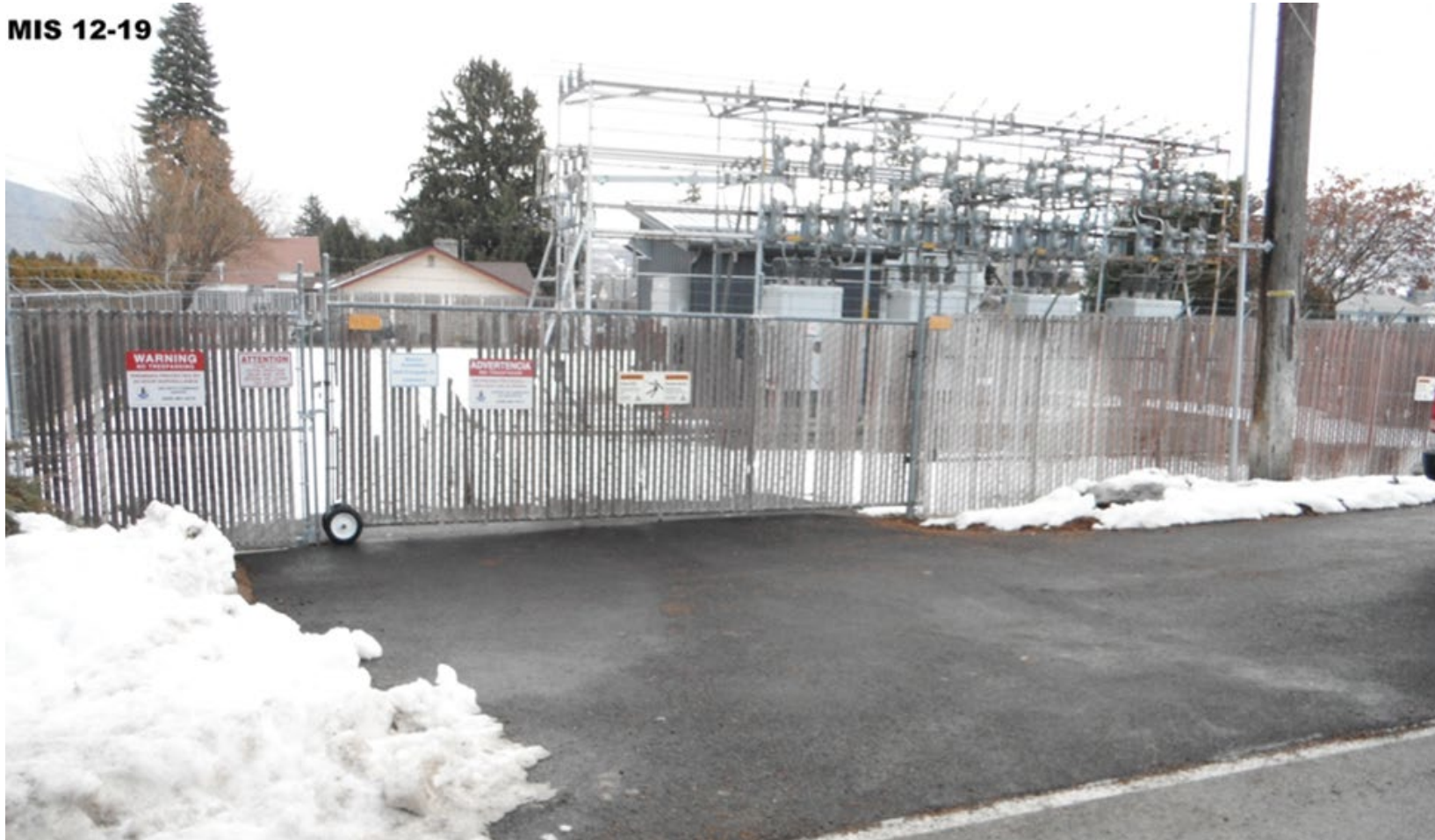
# Mission Substation – Castillo Property

- Located on Evergreen and Pioneer in Cashmere
- Station originally built in 1978
- Station peak loading in winter of '24/25 was 79%
- No plan in next 10 years to expand however growth will determine
- Existing yard not large enough to double bank
  - Addition of .23 acres provides for more options
- Supports District's 2075 Vision:
  - Planning for the future and Embracing opportunities

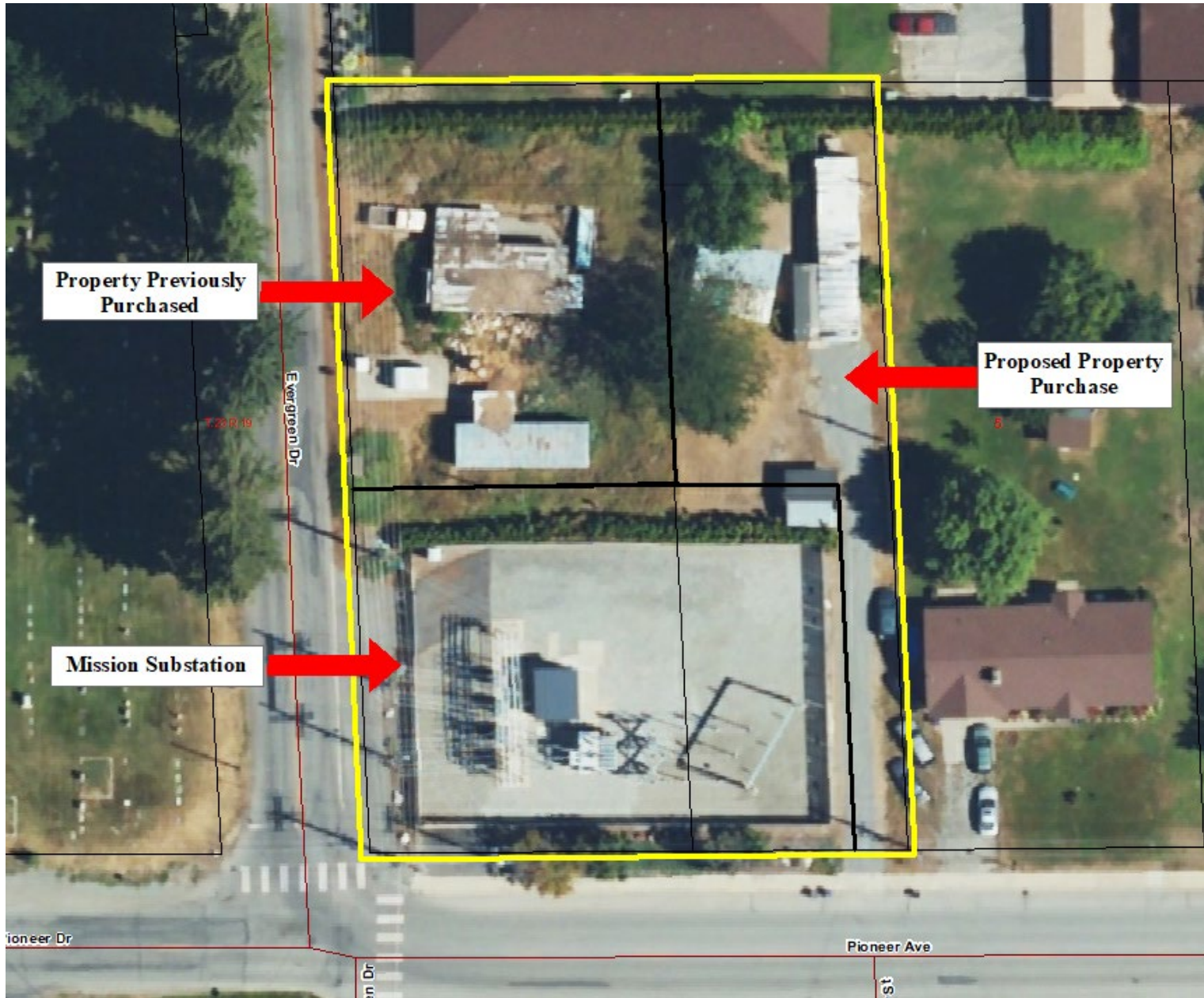


# Current Mission Substation

MIS 12-19



CHELAN COUNTY





# Potential Future Commitments – Castillo Property

- Site preparation and clearing \$100k-\$150k
- Transmission is existing
- Future double bank station when needed to meet load growth  
\$8 million - \$10 million



# Next Steps & Questions

Return to the board at the next meeting with a resolution for consideration.

Questions?

