

Property Acquisition Opportunity

Water Works Properties, LLC

Future Substation Site

September 8, 2026

No action requested today

Chad Rissman, Director - District Asset Mgmt

Becky Jaspers, Real Estate Specialist

Why we're here today

- Staff has been seeking a site in this area for some time
- Seeking support to purchase 8.15-acre property
- Purchase and Sale Agreement in place
 - 6/23/2026
- Due diligence complete
- Resolution to be presented for consideration on September 21st

Substation Site Criteria

- Seeking future site between Malaga and Wenatchee to serve upper Stemilt Creek area
- District value proposition
 - Proximity to transmission
 - Proximity to distribution
 - Mobile access
 - Topology
 - Ownership of land with transmission

Present Opportunity

- Willing seller asking \$2,100,000 (appraised at \$1,765,000)
- Supports District's 2075 Vision
 - Planning for the future, embracing opportunities
- Property likely to be developed if not purchased
- CCPUD anticipates need for land in this area due to significant growth

Risk Mitigation

Actions Taken During Feasibility Period

- Cultural survey complete with no concerns found
- Geotech complete with no concerns found
- Title Report exceptions reviewed, 11 of 49 removed
 - New report provided
- Public Outreach
 - Emailed neighbors with information regarding the project and Purchase and Sale Agreement
 - Presented substation information to the Malaga-Colockum Community Council meeting

Next Steps

- Return September 21st with proposed resolution to purchase
- Closing
- Questions?