

DOUGLAS COUNTY PORT COMMISSION

Wednesday April 23, 2008

MINUTES OF THE REGULAR PORT COMMISSION MEETING

JOINT SESSION WITH THE PORT OF CHELAN COUNTY

Port of Chelan County Conference Room

238 Olds Station Road

Wenatchee, WA 98801

Present: Port of Douglas County

Mark Spurgeon, Commission President

Alan Loepsack, Commission Vice President

Jim Huffman, Commission Secretary

Pat Haley, Director

Doug Provo, Business Manager

Port of Chelan County

JC Baldwin, Commission President

Craig Larsen, Commission Vice President

Mike Mackey, Commission Secretary

Mark Urdahl, Director

Judy Bradford, Business Manager

Dayle Rushing, Property/Facilities Manager

Ron Johnston-Rodriguez, Economic Development Director

Peter Fraley, Legal Counsel

Monica Lough, Auditor

Laura Jaecks, CTC Manager

Pangborn Memorial Airport

Patricia Moore, Manager

Ron Russ, Operations Superintendent

Guests

Mike Armstrong, State Representative - District 12

Mark Kulaas, DC Transportation & Land Services

Allison Williams, City of Wenatchee

Jennifer Korfiatis, NCW Economic Development District

Commissioner Spurgeon convened the joint session on behalf of the Port of Douglas County at 8:34 a.m.; and convened the PMA Governing Board meeting at this time.

JOINT SESSION

Wenatchee Reclamation Irrigation Bridge Engineering Study

Ms. Williams presented information from the preliminary study indicating structural deficiencies of the irrigation/ pedestrian bridge, which spans the Columbia River one-half mile upstream from the George Sellar Bridge. The City of Wenatchee is lead agency for an engineering study to identify the deficiencies and determine the scope of work necessary to remedy them. The Wenatchee Reclamation District has utilized the bridge since its opening in 1908 to carry an irrigation water pipeline across to East Wenatchee. The current pipeline, located on the road deck of the bridge, services about 4,000 acres of land in the greater East Wenatchee area. The City obtained a permit in 1984 to allow pedestrian traffic across the bridge, as part of the Apple Capital Recreation Loop Trail. The bridge was opened to pedestrian/bicycle traffic in 1994 when the trail was completed on the east side of the river. Due to the dual use of the structure, it is an important part of the infrastructure of the Wenatchee Valley. The engineering study cost estimate is \$156,000, with the Wenatchee Reclamation District contributing \$56,000. The City of

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Wenatchee has committed to the remaining funding, and is seeking commitments from stakeholder public agencies to help defray the expense to the City. \$50,000 of funding commitments has been received from the Wenatchee Valley Traffic Association, LINK Transit and Douglas County. Ms. Williams is seeking additional commitments from the remaining stakeholders, including the two port districts. An in-depth discussion ensued, after which the Port of Chelan Board of Commissioners took action committing \$10,000 for the engineering study.

Commissioner Huffman recused himself from participating in the Port of Douglas action on this matter, due to a potential conflict of interest.

After the Port of Chelan took action on this item, the following motion was made by the Port of Douglas County Board of Commissioners:

MOTION: To authorize the Port of Douglas County's participation in the Interlocal Agreement to participate in the engineering study regarding the Columbia River Pedestrian Bridge (Old Wenatchee-East Wenatchee Bridge) and to commit \$5,000 for the purpose of helping fund the study; with the provision that funds can be appropriated in the 2008 Port of Douglas County budget .

Moved: Alan Loeb sack

Seconded: Mark Spurgeon

Motion carried, with Jim Huffman abstaining

Washington State California Recruitment Mission

Ms. Korfiatis and Mr. Haley reviewed the recent Washington State CTED trade mission to southern California. The various teams involved in the mission were assigned company CEOs to meet with, to encourage them to relocate or expand their firms to Washington State. The general response from the firms indicated they were happy being in southern California, enjoyed the lifestyle there and were not interested in relocating or expanding their business to Washington State. An in-depth discussion ensued examining the current recruitment strategy of targeting 'hot spots' such as southern California, geographical and demographical target areas and types of firms to target, emphasizing clustering-based marketing, rather than regions and determining the reasons and benefits for businesses locating to Washington State.

Mr. Johnston-Rodriguez noted that the 'raiding of hot spots' strategy was employed 15 years ago, when the local EDC was engaged in recruitment issues, and that is was ineffective then. He noted that a cluster-based economic development strategy, while being a longer-term effort, is a preferred strategy for marketing an area to potential relocation and expansion firms, and helps provide a stronger, more stable economic base for an area.

In regard to geographical recruitment efforts the boards discussed the possibility of seeking potential firms in similar geographic and demographic areas which offer similar benefits, such as Bend, Oregon, for example. However, Mr. Huffman pointed out that firms located in areas such as Bend would consider a relocation to North Central Washington as a lateral move only, with no incentive to improve the quality of life from its current location.

PANGBORN MEMORIAL AIRPORT GOVERNING BOARD MEETING

The PMA Governing Board Meeting Minutes are a separate document prepared by the PMA staff and, when approved by the PMA Governing Board, will be an attachment to these meeting minutes.

The joint boards went into Executive Session at 10:00 a.m. for the purpose of discussing Pangborn Memorial Airport real estate issues. The boards came out of Executive Session at 11:55 a.m.

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At this time, the meeting was recessed so the Douglas County Port Commission could travel back to the Port of Douglas County Conference Room to conclude the remainder of its regular meeting.

The Douglas County Port Commission meeting was reconvened at the Port of Douglas County conference room at 12:37 p.m.

- Present: Mark Spurgeon, Commission President
- Alan Loeb sack, Commission Vice President
- Jim Huffinan, Commission Secretary
- Pat Haley, Director
- Doug Provo, Business Manager
- Mandy McCaw, Administrative Assistant

Mr. Spurgeon reconvened the meeting at 12:37 p.m.

Consent Agenda

- 1. April 9, 2008 Meeting Minutes
- 2. Warrant Register 2008-04-02 Warrants 1003115-1003129 \$42,107.31

Motion 04-23-01

Motion: To approve the consent agenda.

Moved: Jim Huffinan

Seconded: Alan Loeb sack

Carried Unanimously

Private Developer Sewer Connection Request

A private developer in Douglas County has requested permission to attach a sewer extension line to the Port’s collection system; the developer would be using the connection for residential use. The Port would have the opportunity to sell a portion of the ERUs that the Port owns and has available for Pangborn Airport Business Park tenants. The Board concurred that the Port should not sell any ERUs for a private development of residences. The ERUs need to be retained by the Port to help attract industrial tenants. The Port’s mission is to promote economic development and the ERUs can help leverage that development. The Board felt that if the developer can gain the appropriate permits and approvals from Douglas County Transportation & Land Services and the Douglas County Sewer District then the Port could consider approving a connection to the existing pump station, but won’t allow use of any ERUs. The Board discussed the issue in depth; there was no action taken on this item.

Waterville Airport Lease Issue

Mr. Haley and the Board discussed the issue of Mr. Parcels hangar lot lease at the Waterville Airport concerning his request for reimbursement for lease payments due to the delay of the electrical connection to his hangar site. The Board discussed the issue in detail and concurred that the Port is not liable for this issue, and is not responsible to reimburse Mr. Parcels for past lease payments made to the Port.

Action Item Update

The Board discussed and updated the action item list.

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Commission Schedule & Upcoming Meetings

The Wenatchee Reclamation Engineering Study Advisory Meeting is scheduled for April 23, 2008 at 3:00 p.m. at the Wenatchee Roaster.

The next regular Port Commission meeting was originally scheduled for Monday, May 12, 2008 at 1:30 p.m. with the Douglas County PUD, and Mayor of Bridgeport, in Bridgeport. Due to scheduling conflicts the Douglas County PUD Board will not be able to meet in Bridgeport and will have their meeting in East Wenatchee. PUD manager, Bill Dobbins suggested that the Port join the PUD for lunch at the Country Inn at 12:00 p.m. After lunch the Board will convene at the Douglas County PUD offices in East Wenatchee at 2:00 p.m.

The Port of Chelan County's Power Up Summit will be held on May 8-9, 2008 at the Wenatchee Red Lion Hotel.

The WPPA Spring Meeting is scheduled for May 14-15, 2008 at the Vancouver Hilton. The Board discussed options for traveling to the meeting.

Mr. Spurgeon and Mr. Larsen, Port of Chelan County Commissioner, will be traveling to Washington DC on May 5, 2008 in order to meet with Senator Murray regarding Pangborn Memorial Airport projects. They will return on May 7, 2008.

Motion 04-23-02

Motion: To adjourn the Port of Douglas County Commission meeting.

Moved: Mr. Loeb sack

Seconded: Mr. Huffman

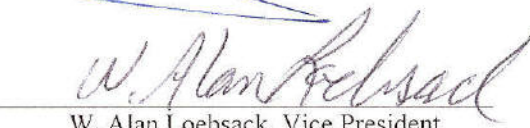
Carried Unanimously

There being no further business to discuss the meeting was adjourned at 2:08 p.m.

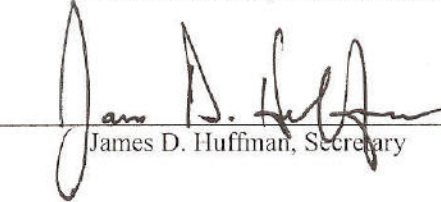
DOUGLAS COUNTY PORT COMMISSION



Mark M. Spurgeon, President



W. Alan Loeb sack, Vice President



James D. Huffman, Secretary