

**Chelan Douglas Regional Port Authority
2023 Final Budget**

	2023 Final
OPERATING REVENUES	
BUSINESS PARKS	
<u>CASHMERE MILL DISTRICT</u>	
Building A - Blue Spirits	\$ 163,588
Building B - Hurst International & Blue Spirits	137,700
Utility & Operating Reimbursements	57,750
Misc. Income	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 361,538
<u>CONFLUENCE TECHNOLOGY CENTER</u>	
Office Space Leases	\$ 592,890
CTC South Office Space Leases	22,667
Video Conference/Meeting Room Rentals	200,000
Utility & Operating Reimbursements	35,796
Misc. Income	1,500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 852,853
<u>COLUMBIA STREET PROPERTIES</u>	
Buildings A/B - Badger Mtn Brewing	\$ 45,360
Buildings G/I - Streamline	143,712
Building F - Streamline	36,000
Misc. Rents	1,200
Utility & Operating Reimbursements	23,500
TOTAL COLUMBIA STREET PROPERTIES	\$ 249,772
<u>MALAGA INDUSTRIAL SITE</u>	
Farm/Land Rents	\$ -
TOTAL MALAGA INDUSTRIAL SITE	\$ -

	<u>2023 Final</u>
<u>OLDS STATION BUSINESS PARK</u>	
IB 2 - Synergy Food Solutions	\$ 54,871
IB 3 - Confluence Health	76,456
IB 4 - Pregis Corporation	216,949
IB 5 - Chelan County PUD	356,631
IB 6 - ABC Early Learning	13,307
IB 7 & 8 - Pacific Aerospace & Electronics	754,907
IB 9 - Sinclair Systems & Frito Lay	262,278
Utility & Operating Reimbursements	167,500
Misc. Income	2,500
TOTAL OLDS STATION BUSINESS PARK	<u>\$ 1,905,399</u>
 <u>PANGBORN AIRPORT</u>	
Landing Fees	\$ 20,000
Parking Income	150,000
Aircraft Parking	5,000
Rental Income - Aviation Land	102,575
Rental Income - NonAviation Land	60,565
Rental Income - Terminal/Aviation Building	63,930
Rental Income - NonAviation Buildings	98,045
Rental Income - Hangars	179,175
Glycol Discharge Reimbursement	50,000
Car Rental Concession Fees	59,500
Fuel Flowage Fees	20,000
Misc. Fees and Permits	25,000
TOTAL PANGBORN AIRPORT	<u>\$ 833,790</u>

	<u>2023 Final</u>
<u>PANGBORN FBO</u>	
FBO Fuel Income	\$ 1,600,000
FBO Income (After hours)	12,500
FBO Misc. Income	10,000
TOTAL PANGBORN FBO	\$ 1,622,500
 <u>PANGBORN BUSINESS PARK</u>	
<u>Land Leases</u>	
Lot 4 - Coca-Cola	\$ 85,778
Lot 17 - Salcido	33,140
<u>Building Leases</u>	
3306 - Multi-Tenant	119,675
3310 - Accor Building	360,489
CWICC	202,318
Utility & Operating Reimbursements	9,975
Misc. Income	2,500
TOTAL PANGBORN BUSINESS PARK	\$ 813,875
 <u>REGIONAL PORT OFFICE/AVIATION CENTER</u>	
Rental Income - Offices	\$ 31,495
Rental Income - Aviation/Hangar Uses	169,500
Misc. Income	2,500
TOTAL RPA OFFICE/AVIATION CENTER	\$ 203,495
 <u>LAKE CHELAN AIRPORT</u>	
Rental Income - Kelly Property	\$ 3,840
TOTAL LAKE CHELAN AIRPORT	\$ 3,840

	<u>2023 Final</u>
<u>MANSFIELD AIRPORT</u>	
Lease Income	\$ -
TOTAL MANSFIELD AIRPORT	\$ -
<u>WATERVILLE AIRPORT</u>	
Lease Income	\$ 2,490
Parcell Hangar	6,000
TOTAL WATERVILLE AIRPORT	\$ 8,490
<u>ORONDO RIVER PARK</u>	
Chelan County PUD	\$ 45,750
Misc. Income	-
TOTAL ORONDO RIVER PARK	\$ 45,750
<u>PYBUS INCUBATOR</u>	
Office Space Lease	\$ 24,863
Misc. Income	-
TOTAL PYBUS INCUBATOR	\$ 24,863
TOTAL BUSINESS PARK REVENUE	\$ 6,926,165
<u>TAX RECEIPTS</u>	
Current Levy	\$ 4,476,575
1.0% of Prior Year Tax	44,766
New Construction	96,765
Tax Refunded (receipts)	5,806
TOTAL TAX RECEIPTS	\$ 4,623,912

2023 Final

NON-OPERATING REVENUES

Cashmere Mill District

Property Sales \$ 50,000

Confluence Technology Center

Sale of Surplus Equipment 1,210,000

Malaga Industrial Sites

Dept of Com - Malaga Waterline Ext (\$1,498,650) 1,198,650

Client Contr - Malaga Waterline Ext (\$8,501,350) 4,070,821

Client Contribution - Cooling Water System 1,700,000

Client Contribution - Hayes Property Acquisition 853,765

Client Contribution - Property Acqu. (Misc.) 5,000,000

Pangborn Airport

FAA Grant Proceeds (Apron Rehab) 1,912,602

FAA Grant Proceeds (Foam Testing Equipment) 25,000

FAA Grant Proceeds (Phase I - Taxiway A Relocation) 10,044,464

FAA Grant Proceeds (Phase II - Taxiway A Relocation) 6,174,214

WSDOT - Taxiway A Relocation 591,306

FAA Grant Proceeds (Taxiway B to Site Development) 1,723,802

Bond Proceeds - GA Terminal 3,000,000

Douglas County .09 - GA Terminal 250,000

National Guard Land Sale 2,473,500

Airlift NW - Capital Facilities Charge 316,300

PFC Capital Funds 85,000

TSA Operating Grant 7,300

	<u>2023 Final</u>
<u>Pangborn Business Park</u>	
Douglas County Payment - PWTF	80,000
Trades District EDA Grant (\$4,990,967)	3,087,500
Trades District State Capital Grant (\$2,950,000)	2,885,000
Trades District CERB Financing (\$2,500,000)	-
<u>Waterville Airport</u>	
WSDOT Aviation - Lighting Construction	498,354
<u>Economic Development</u>	
ADO Contracts - Dept. of Commerce	150,000
Chelan County .09 Grant - Partnership Projects	20,000
<u>Other</u>	
EPA Brownsfield Grant (\$600,000)	200,000
Dept of Commerce - Chelan PUD Surface Water Study	300,000
PUD 5th Street - Marketing/Legal Reimbursement	10,000
Regional Aquatic Center Study	290,000
Other Tax Income (LHT & Timber Dist.)	10,125
Interest Income	91,750
Other Income	5,000
Sale of Fixed Assets	-
TOTAL NON-OPERATING REVENUES	<u>\$ 48,314,453</u>
TOTAL REVENUES	\$ 59,864,530

2023 Final

BUSINESS PARK EXPENSES

CASHMERE MILL DISTRICT

Debt Service - Buildings A & B (2035)	\$ 219,134
CERB Loan (2031)	75,781
Property Insurance	22,250
Building Maintenance	5,000
Property Maintenance	20,000
Utilities	34,000
Misc. Expenses	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 378,665

CONFLUENCE TECHNOLOGY CENTER

Salaries	\$ 98,500
Employee Benefits	32,600
Payroll Taxes	9,165
Contract Labor	20,000
Building Operational Expenses	461,420
CTC South Building Operational Expenses	23,500
Video Conference Center/Meeting Room Expenses	170,650
Debt Service (2023)	48,529
Misc. Expenses	5,000
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 869,364

MALAGA INDUSTRIAL SITE

GBI Property Maintenance	\$ 5,000
Hayes Property Maintenance	5,000
Property Insurance	1,500
Utilities	1,000
Misc. Expenses	5,000
TOTAL MALAGA INDUSTRIAL SITE	\$ 17,500

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OLDS STATION BUSINESS PARK

Building Maintenance & Repairs	\$ 12,000
Property & Grounds	42,500
Utilities	54,000
Fire Protection in lieu of taxes	11,030
Property Insurance	71,385
Misc. Expenses	7,500
TOTAL OLDS STATION BUSINESS PARK	\$ 198,415

COLUMBIA STREET PROPERTIES

Building Maintenance & Repairs	\$ 10,000
Property & Grounds	7,500
Fire Protection in lieu of taxes	10,520
Property Insurance	61,300
Misc. Expenses	50,000
TOTAL COLUMBIA STREET PROPERTIES	\$ 139,320

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PANGBORN AIRPORT

Salaries	\$ 592,500
Salaries - Overtime	30,000
Employee Benefits	188,500
Payroll Taxes	73,245
Engineering/Professional Fees	65,000
Air Service Development	48,000
Non-Aviation Maintenance	10,000
Aviation Maintenance	16,000
Terminal Maintenance	35,000
Airfield Maintenance	60,000
Vehicle & Equipment Maintenance	35,000
Small Tools & Equipment	3,500
Utilities	170,735
Aviation Ramp Glycol Disposal	50,000
Security Expenses	20,000
Property/Liability Insurance	136,750
Fuel (M&O)	65,000
Regulatory Compliance	45,000
Winter Operations	35,000
Memberships & Subscriptions	5,500
Marketing	25,000
Conferences, Training & Meetings	30,000
Information Technology	57,500
Parking Lot Expenses	20,000
Credit Card Fees	30,000
COVID-19 Compliance	5,000
Misc. Expenses	15,000
TOTAL PANGBORN AIRPORT	\$ 1,867,230

2023 Final

PANGBORN FBO

Salaries	\$ 271,500
Salaries - Overtime	20,000
Employee Benefits	117,810
Payroll Taxes	39,250
FBO Building Maintenance	10,000
FBO Building Utilities	10,000
FBO Expenses	50,000
Fuel (Resale)	1,200,000
Supplies (Resale)	10,000
TOTAL PANGBORN FBO	\$ 1,728,560

PANGBORN BUSINESS PARK

Building Maintenance & Repairs	\$ 32,500
Property & Grounds	57,500
Utilities	29,000
Storm Water	4,220
Property Insurance	47,050
Debt Service (2023)	82,264
Misc. Expenses	2,000
TOTAL PANGBORN BUSINESS PARK	\$ 254,534

REGIONAL PORT OFFICE/AVIATION CENTER

Building Maintenance & Repairs	\$ 45,000
Property & Grounds	12,000
Utilities	52,500
Insurance	39,775
Misc. Expenses	5,000
Total RPA OFFICE/AVIATION CENTER	\$ 154,275

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LAKE CHELAN AIRPORT

Maintenance & Operations Subsidy (City of Chelan)	\$ 47,116
Aircraft Counter/Operations Report	4,800
Environmental Assessment	11,735
Maintenance (Kelly Property)	8,500
Insurance	810
Utilities	350
Misc. Expenses (Kelly Property)	1,500
TOTAL LAKE CHELAN AIRPORT	\$ 74,811

MANSFIELD AIRPORT

Property Maintenance	\$ 10,500
Utilities	1,000
Property Insurance	4,500
Aircraft Counter/Operations Report	4,800
Misc. Expenses	1,500
TOTAL MANSFIELD AIRPORT	\$ 22,300

WATERVILLE AIRPORT

Property Maintenance	\$ 7,500
Utilities	1,000
Property Insurance	4,750
Aircraft Counter/Operations Report	4,800
Misc. Expenses	1,500
TOTAL WATERVILLE AIRPORT	\$ 19,550

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ORONDO RIVER PARK

Building Maintenance	\$ 3,000
Property Maintenance	30,000
Water System Management	3,000
Security Patrol	6,500
Utilities	2,750
Property Insurance	1,900
Misc. Expenses	1,500
TOTAL ORONDO RIVER PARK	\$ 48,650

CDRPA BUSINESS PARK MAINTENANCE

Salaries	\$ 138,475
Employee Benefits	18,570
Payroll Taxes	16,900
Auto Expenses	7,500
Small Equipment	5,000
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 186,445

TOTAL BUSINESS PARK EXPENSES	\$ 5,959,619
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ADMINISTRATIVE & GENERAL EXPENSES

Salaries	\$ 1,210,300
Commissioners' Compensation, Benefits & Taxes	262,175
Employee Benefits	402,395
Payroll Taxes	108,220
Professional Services	
Legal	220,000
Engineering/Architectural	75,000
WA State Audit Costs	72,630
Government Affairs Representation - State	80,000
Government Affairs Representation - Federal	80,000
Other Professional Services	30,000
Conferences, Training, and Meetings	15,000
Commission Conferences & Travel	25,000
County Election Expenses	75,000
Memberships and Subscriptions	55,000
Travel (Reimbursement)	15,000
Office Expense	
Supplies	25,000
Telephone	14,250
Computers/Hardware	13,100
Software/Backup/Internet	22,030
Managed Services/Maintenance	40,546
Insurance (Public Officials, General Liability, etc)	118,120
Misc. Expenses	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 2,968,766

2023 Final

BUSINESS DEVELOPMENT & MARKETING EXPENSES

Marketing & Communications	\$ 50,000
Business Recruitment & Trade Shows	20,000
Real Estate Marketing	25,000
Douglas County GIS	11,150
Chelan-Douglas Trends	7,000
Small Business Development Center (WSU)	80,000
Promotional Hosting	7,000
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 200,150

ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)

Our Valley, Our Future	\$ 20,000
WV Sports Foundation - Winter Special Olympics	7,000
Lake Chelan Wine Valley Alliance	11,123
Leavenworth Museum	5,100
Community Nonprofit ED Projects	50,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 93,223

COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)

Opportunity Placeholder	\$ 40,000
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 40,000

	<u>2023 Final</u>
<u>OTHER EXPENDITURES</u>	
EPA Brownsfield Grant - Consultant Services	\$ 200,000
Chelan County PUD - Surface Water Study	300,000
Regional Aquatic Center Study	300,000
PUD 5th Street Campus - Marketing & Legal	10,000
TOTAL OTHER EXPENDITURES	<u>\$ 810,000</u>
TOTAL EXPENSES	\$ 10,071,758
LESS OPERATING REVENUES	<u>\$ 59,864,530</u>
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 49,792,771

2023 Final**CAPITAL PROJECTS****Confluence Technology Center**

Avidex Audio System (Approved in 2022)		120,000
Salvage, Demo & Restoration	-	4,257,257
CDRPA Office Build Out		130,000
Meeting Center Cameras		74,000
Cameras/Security System		64,000

Malaga Industrial Site

Waterline Extension Project	5,269,471	5,269,471
Cooling Water Disposal Project	1,700,000	1,700,000
Property Acquisition	5,000,000	5,000,000

Olds Station Business Park

IB #9 Emergency Power Shut Off		45,000
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Pangborn Airport

Terminal Apron Change Order	400,000	533,278
Taxiway A	16,809,984	18,678,699
Taxiway B/Hangar Site Development	2,040,102	4,229,156
GA Terminal Remodel	4,523,500	5,140,742
MALSR Carryover & Equipment		252,705
Foam Testing Equipment	25,000	30,000
Snow Removal Equipment A&E		35,000
Commercial Air Service Support/Equipment		150,000
Baggage Screening Remodel		82,500
Terminal Radio Repeater		150,000
Removal of Underground Storage Tanks		160,000
FBO - Deice Truck (Used)		90,000

Pangborn Business Park

Trades District	5,972,500	5,972,500
CWICC Carpet Replacement		95,000
Accor HVAC Design Phase I		50,000

		<u>2023 Final</u>
<u>Regional Port Office/Aviation Center</u>		
Roof Repair/Gutter Modification		50,000
Hangar Foam Suppression System Conversion		50,000
Surveillance Camera System		19,875
<u>Chelan Airport</u>		
Waterline Extension		670,000
<u>Waterville Airport</u>		
Lighting Project Construction	498,354	555,003
<u>Orondo River Park</u>		
Well Pump/Chlorination System		150,000
<u>Vehicles/Equipment</u>		
Engine for Elgin Vac Truck		18,000
Subcompact Tractor w/Mower Deck		50,000
SxS UTV		15,000
Small to Mid-size Pesticide Sprayer		5,000
Mower with 72" Deck , Blower, Broom		40,000
Fleet Vehicle		45,000
<u>Other</u>		
Administrative - Copier		15,000
Opportunity Fund - Other		250,000
TOTAL CAPITAL PROJECTS		<u>\$ 54,242,186</u>
NET RESULTS AFTER CAPITAL PROJECTS		<u><u>\$ (4,449,415)</u></u>