

**Chelan Douglas Regional Port Authority
2023 Supplemental and 2024 Final Budget**

	<u>2023 Supplemental #1</u>	<u>2024 Final</u>
OPERATING REVENUES		
BUSINESS PARKS		
<u>CASHMERE MILL DISTRICT</u>		
Building A - Blue Spirits	\$ 129,507	\$ 81,792
Building B - Hurst International & Blue Spirits	126,765	107,454
Utility & Operating Reimbursements	57,750	72,500
Misc. Income	2,500	2,500
TOTAL CASHMERE MILL DISTRICT	\$ 316,522	\$ 264,246
<u>CONFLUENCE TECHNOLOGY CENTER</u>		
Office Space Leases	\$ 583,930	\$ 172,929
CTC South Office Space Leases	26,968	23,903
Video Conference/Meeting Room Rentals	210,000	240,000
Utility & Operating Reimbursements	35,796	5,200
Misc. Income	1,500	1,500
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 858,194	\$ 443,532
<u>COLUMBIA STREET PROPERTIES</u>		
Building A - Badger Mtn Brewing	\$ 45,360	\$ 22,680
Buildings G/I - Streamline	143,712	155,688
Buildings C/D - Streamline	41,648	50,352
Building E - Streamline	24,300	27,000
Building F - Streamline	48,000	57,600
Building B - Streamline	25,090	44,496
Misc. Rents	1,200	1,200
Utility & Operating Reimbursements	35,150	44,725
TOTAL COLUMBIA STREET PROPERTIES	\$ 364,460	\$ 403,741
<u>MALAGA INDUSTRIAL SITE</u>		
Farm/Land Rents	\$ -	\$ -
TOTAL MALAGA INDUSTRIAL SITE	\$ -	\$ -

	2023		2024 Final
	Supplemental #1		
<u>OLDS STATION BUSINESS PARK</u>			
IB 2 - Synergy Food Solutions	\$ 54,871	\$	57,305
IB 3 - Confluence Health	76,456		78,795
IB 4 - Pregis Corporation	216,949		223,458
IB 5 - Chelan County PUD	356,631		60,766
IB 6 - ABC Early Learning	13,565		18,282
IB 7 & 8 - Pacific Aerospace & Electronics	754,907		777,554
IB 9 - Sinclair Systems & Frito Lay	300,600		325,350
Utility & Operating Reimbursements	167,500		172,500
Misc. Income	2,500		2,500
TOTAL OLDS STATION BUSINESS PARK	\$ 1,943,979	\$	1,716,510
<u>PANGBORN AIRPORT</u>			
Landing Fees	\$ 28,500	\$	45,000
Parking Income	155,000		200,000
Aircraft Parking	8,500		12,000
Rental Income - Aviation Land	101,362		102,550
Rental Income - NonAviation Land	69,995		70,005
Rental Income - Terminal/Aviation Building	79,640		138,605
Rental Income - NonAviation Buildings	97,850		265,012
Rental Income - Hangars	168,905		172,075
Glycol Discharge Reimbursement	25,000		25,000
Car Rental Concession Fees	59,500		77,500
Fuel Flowage Fees	20,000		25,000
Festival of Flight	19,840		20,000
Misc. Fees and Permits	51,250		47,500
TOTAL PANGBORN AIRPORT	\$ 885,342	\$	1,200,247
<u>PANGBORN FBO</u>			
FBO Fuel Income	\$ 1,600,000	\$	1,600,000
FBO Income (After hours)	12,500		12,500
FBO Misc. Income	10,000		12,500
TOTAL PANGBORN FBO	\$ 1,622,500	\$	1,625,000

	2023		2024 Final
	Supplemental #1		
<u>PANGBORN BUSINESS PARK</u>			
<u>Land Leases</u>			
Lot 4 - Coca-Cola	\$ 85,778	\$	88,351
Lot 17 - Salcido	33,140		33,803
<u>Building Leases</u>			
3306 - Multi-Tenant	119,750		120,294
3310 - Accor Building	360,489		365,901
CWICC	202,318		225,157
Utility & Operating Reimbursements	14,650		17,250
Misc. Income	2,500		2,500
TOTAL PANGBORN BUSINESS PARK	\$ 818,625	\$	853,256
<u>EXECUTIVE FLIGHT BUILDING</u>			
Rental Income - Offices	\$ 148,248	\$	441,599
Rental Income - Aviation/Hangar Uses	168,500		-
Utility & Operating Reimbursements	-		53,500
Misc. Income	2,500		-
TOTAL EXECUTIVE FLIGHT BUILDING	\$ 319,248	\$	495,099
<u>LAKE CHELAN AIRPORT</u>			
Rental Income - Kelly Property	\$ 3,840	\$	4,800
TOTAL LAKE CHELAN AIRPORT	\$ 3,840	\$	4,800
<u>MANSFIELD AIRPORT</u>			
Lease Income	\$ -	\$	-
TOTAL MANSFIELD AIRPORT	\$ -	\$	-
<u>WATERVILLE AIRPORT</u>			
Lease Income	\$ 2,544	\$	2,596
Parcell Hangar	6,900		8,820
TOTAL WATERVILLE AIRPORT	\$ 9,444	\$	11,416
<u>ORONDO RIVER PARK</u>			
Chelan County PUD	\$ 45,750	\$	32,306
Misc. Income	-		-
TOTAL ORONDO RIVER PARK	\$ 45,750	\$	32,306

	2023		2024 Final
	Supplemental #1		
<u>PYBUS INCUBATOR</u>			
Office Space Lease	\$ 24,863	\$	-
Misc. Income	-	-	-
TOTAL PYBUS INCUBATOR	\$ 24,863	\$	-
TOTAL BUSINESS PARK REVENUE	\$ 7,212,767	\$	7,050,153
<u>Chelan Douglas Unified Tax Levy</u>			
Current Levy		\$	4,628,462
1.0% of Prior Year Tax			46,285
New Construction			93,227
Tax Refunded (receipts)			22,913
TOTAL TAX RECEIPTS	\$ 4,628,462	\$	4,790,887

	2023		2024 Final
	Supplemental #1		
<u>NON-OPERATING REVENUES</u>			
<u>Cashmere Mill District</u>			
Property Sale - City of Cashmere	\$ 52,697	\$	-
Property Sale - North Parcels	259,185		-
Chelan County .09 Grant			244,600
<u>Confluence Technology Center</u>			
Sale of Surplus Equipment	1,210,000		-
<u>Columbia Street Properties</u>			
JAB Investors - Letter of Intent	10,000		-
<u>Malaga Industrial Sites</u>			
Dept of Com - Malaga Waterline Ext (\$1,498,650)	1,498,650		-
Client Contr - Malaga Waterline Ext (\$8,501,350)	3,001,350		3,164,094
Client Overhead Reimb. - Waterline Ext (\$300,000)	150,000		150,000
Client Contribution - Cooling Water System	2,263,053		5,691,286
Client Overhead Reimb. - Cooling Water System	16,800		213,200
Option to Purchase Deposits	3,783,306		476,223
Firing Range Property Replacement Reimbursement			3,000,000
Surplus Property	10,200		-
<u>Pangborn Airport</u>			
FAA Grant Proceeds (Apron Rehab)	-		1,866,320
Engineering Settlement (Apron Project)	-		111,000
FAA Grant Proceeds (Phase I - Taxiway A Realignment)	9,062,387		1,033,953
FAA Grant Proceeds (Phase II - Taxiway A Realignment)	5,718,793		1,303,324
WSDOT - Taxiway A Realignment	594,881		-
FAA Grant Proceeds (Taxiway B to Site Development)	1,874,971		208,330
Taxiway B - CARB Loan	1,200,000		-
Douglas County .09 - GA Terminal	250,000		-
FAA Grant Proceeds - Runway Reconstruction Design	-		1,041,400
FAA Grant Proceeds - Snow Removal Equipment	-		895,284
National Guard Land Sale	-		1,997,500
CWICC Generator Reimbursement	-		75,000
GSA/TSA Office Remodel Reimbursement	-		100,000
PFC Capital Funds	97,500		127,500
TSA Operating Grant	14,160		18,750
Air Service - Minimum Revenue Guarantee Support	60,000		-
Misc. - Insurance Settlement for Perimeter Fencing	20,306		-

	2023	2024 Final
	Supplemental #1	
<u>Pangborn Business Park</u>		
Douglas County Payment - PWTF	80,000	-
Trades District EDA Grant (\$4,990,967)	-	4,990,967
Trades District State Capital Grant (\$2,950,000)	-	2,950,000
Trades District CERB Financing (\$2,500,000)	-	2,500,000
Trades District SBIF Grant (\$1,000,000)	750,000	250,000
<u>Waterville Airport</u>		
WSDOT Aviation - Lighting Construction	506,264	-
<u>Economic Development</u>		
ADO Contracts - Dept. of Commerce	150,000	150,000
Dept of Commerce - Statewide Disaster Relief Grant	84,796	-
Dept of Commerce - Evergreen Manuf. Growth Grant	185,212	-
<u>Other</u>		
EPA Brownsfield Grant (\$600,000)	200,000	-
Regional Aquatic Center Study	270,000	210,810
Other Tax Income (LHT & Timber Dist.)	14,050	13,250
Interest Income	129,750	47,500
Other Income	5,000	5,000
Diamond Foundry - Letter of Intent	130,000	-
Sale of Fixed Assets	-	-
TOTAL NON-OPERATING REVENUES	\$ 33,653,311	\$ 32,835,291
TOTAL REVENUES	\$ 45,494,540	\$ 44,676,332

	2023		2024 Final
	Supplemental #1		
BUSINESS PARK EXPENSES			
<u>CASHMERE MILL DISTRICT</u>			
Debt Service - Buildings A & B (2035)	\$ 219,134	\$	219,134
CERB Loan (2031)	75,781		75,781
Property Insurance	22,002		25,300
Building Maintenance	15,000		20,000
Property Maintenance	20,000		20,000
Utilities	37,500		37,500
Misc. Expenses	2,500		2,500
TOTAL CASHMERE MILL DISTRICT	\$ 391,917	\$	400,215
<u>CONFLUENCE TECHNOLOGY CENTER</u>			
Salaries	\$ 128,000	\$	112,275
Employee Benefits	42,500		33,875
Payroll Taxes	11,795		10,500
Internship Opportunities	-		15,000
Contract Labor	20,000		20,000
Building Operational Expenses	461,420		468,739
CTC South Building Operational Expenses	23,500		23,500
Video Conference Center/Meeting Room Expenses	192,650		211,815
Debt Service (2023)	48,529		-
Misc. Expenses	5,000		5,000
TOTAL CONFLUENCE TECHNOLOGY CENTER	\$ 933,394	\$	900,704

	2023		2024 Final
	Supplemental #1		
<u>MALAGA INDUSTRIAL SITE</u>			
GBI Property Maintenance	\$ 5,000	\$	-
Hayes Property Maintenance	5,000		-
Property Maintenance	-		5,000
Property Insurance	560		1,500
Utilities	1,000		1,500
Misc. Expenses	5,000		5,000
TOTAL MALAGA INDUSTRIAL SITE	\$ 16,560	\$	13,000
<u>OLDS STATION BUSINESS PARK</u>			
Building Maintenance & Repairs	\$ 20,000	\$	15,000
Property & Grounds	42,500		35,000
Utilities	54,000		54,750
Fire Protection in lieu of taxes	13,397		14,500
Property Insurance	68,885		77,500
Misc. Expenses	7,500		5,000
TOTAL OLDS STATION BUSINESS PARK	\$ 206,282	\$	201,750
<u>COLUMBIA STREET PROPERTIES</u>			
Building Maintenance & Repairs	\$ 15,000	\$	15,000
Property & Grounds	7,500		7,500
Fire Protection in lieu of taxes	12,779		13,750
Property Insurance	60,622		69,715
Utilities	35,000		35,000
Misc. Expenses	15,000		15,000
TOTAL COLUMBIA STREET PROPERTIES	\$ 145,901	\$	155,965

	2023		2024 Final
	Supplemental #1		
<u>PANGBORN AIRPORT</u>			
Salaries	\$ 610,000	\$	642,500
Salaries - Overtime	37,500		37,500
Employee Benefits	192,500		197,500
Payroll Taxes	77,500		79,750
Engineering/Professional Fees	25,000		50,000
Real Estate Commission (Lease Negotiation)	15,000		-
Air Service Development	48,000		40,000
Non-Aviation Maintenance	15,000		15,000
Aviation Maintenance	10,000		15,000
Terminal Maintenance	55,000		35,000
Airfield Maintenance	60,000		60,000
Vehicle & Equipment Maintenance	35,000		45,000
Small Tools & Equipment	4,000		4,000
Utilities	70,000		70,000
Irrigation	60,785		66,000
Stormwater	44,460		46,000
Aviation Ramp Glycol Disposal	25,000		25,000
Security Expenses	12,000		15,000
Property/Liability Insurance	130,505		165,000
Fuel (M&O)	65,000		65,000
Regulatory Compliance	25,000		40,000
Winter Operations	60,000		70,000
Memberships & Subscriptions	5,000		4,000
Marketing	20,000		25,000
Conferences, Training & Meetings	30,000		30,000
Information Technology	57,500		53,500
Parking Lot Expenses	20,000		20,000
Credit Card Fees (Parking/Fuel Sales)	30,000		37,500
Line of Credit - Interest Expense	20,833		62,500
Taxiway B CARB Loan (Deferred to 2027)	-		-
Furniture/Supplies	-		20,000
Horizon - Minimum Revenue Guarantee	-		500,000
Misc. Expenses	15,000		15,000
TOTAL PANGBORN AIRPORT	\$ 1,875,583	\$	2,550,750

	2023		2024 Final
	Supplemental #1		
<u>PANGBORN FBO</u>			
Salaries	\$ 275,500	\$	290,000
Salaries - Overtime	20,000		22,500
Employee Benefits	105,000		107,500
Payroll Taxes	39,750		39,750
FBO Building Maintenance	10,000		10,000
FBO Building Utilities	10,000		10,000
FBO Expenses	50,000		60,000
Fuel (Resale)	1,200,000		1,200,000
Supplies (Resale)	10,000		10,000
TOTAL PANGBORN FBO	\$ 1,720,250	\$	1,749,750
<u>PANGBORN BUSINESS PARK</u>			
Building Maintenance & Repairs	\$ 32,500	\$	37,500
Property & Grounds	57,500		42,500
Utilities	29,000		30,750
Storm Water	3,668		3,950
Property Insurance	43,635		50,180
Debt Service (2023)	82,264		-
Trades District CERB Loan (Deferred to 2025)	-		-
Misc. Expenses	2,000		2,500
TOTAL PANGBORN BUSINESS PARK	\$ 250,567	\$	167,380
<u>EXECUTIVE FLIGHT BUILDING</u>			
Building Maintenance & Repairs	\$ 55,000	\$	37,500
Property & Grounds	12,000		12,000
Utilities	70,000		72,500
Insurance	36,897		42,500
Misc. Expenses	5,000		5,000
TOTAL EXECUTIVE FLIGHT BUILDING	\$ 178,897	\$	169,500

	2023		2024 Final
	Supplemental #1		
<u>LAKE CHELAN AIRPORT</u>			
Maintenance & Operations Subsidy (City of Chelan)	\$ 47,116	\$	48,058
Aircraft Counter/Operations Report	4,800		4,800
Environmental Assessment	11,735		-
FAA Pavement Maintenance Project	15,632		-
Maintenance (Kelly Property)	8,500		8,750
Insurance	810		925
Utilities	350		500
Misc. Expenses (Kelly Property)	1,500		2,500
TOTAL LAKE CHELAN AIRPORT	\$ 90,443	\$	65,533
<u>MANSFIELD AIRPORT</u>			
Property Maintenance	\$ 10,500	\$	7,500
Utilities	1,000		1,500
Property Insurance	4,500		4,500
Aircraft Counter/Operations Report	4,800		4,800
Misc. Expenses	1,500		1,500
TOTAL MANSFIELD AIRPORT	\$ 22,300	\$	19,800
<u>WATERVILLE AIRPORT</u>			
Property Maintenance	\$ 10,000	\$	12,000
Utilities	1,000		1,200
Property Insurance	4,750		4,750
Aircraft Counter/Operations Report	4,800		4,800
Misc. Expenses	1,500		1,500
TOTAL WATERVILLE AIRPORT	\$ 22,050	\$	24,250
<u>ORONDO RIVER PARK</u>			
Building Maintenance	\$ 3,000	\$	3,500
Property Maintenance	30,000		30,000
Water System Management	3,000		3,000
Security Patrol	6,500		6,000
Utilities	2,750		3,000
Property Insurance	1,765		1,765
Misc. Expenses	1,500		1,500
TOTAL ORONDO RIVER PARK	\$ 48,515	\$	48,765

	2023	2024 Final
	Supplemental #1	
<u>CDRPA BUSINESS PARK MAINTENANCE</u>		
Salaries	\$ 155,000	\$ 187,500
Employee Benefits	21,250	37,500
Payroll Taxes	18,250	22,750
Auto Expenses	7,500	15,000
Small Equipment	5,000	5,000
TOTAL CDRPA BUSINESS PARK MAINT.	\$ 207,000	\$ 267,750
TOTAL BUSINESS PARK EXPENSES	\$ 6,109,659	\$ 6,735,112
<u>ADMINISTRATIVE & GENERAL EXPENSES</u>		
Salaries	\$ 1,215,000	\$ 1,322,250
Commissioners' Compensation, Benefits & Taxes	262,175	346,275
Employee Benefits	408,500	395,000
Payroll Taxes	110,500	120,000
Internship Opportunities	-	15,000
Professional Services		
Legal	220,000	175,000
Engineering/Architectural	75,000	50,000
WA State Audit Costs	72,630	62,500
Government Affairs Representation - State	72,000	80,000
Government Affairs Representation - Federal	93,500	107,100
Other Professional Services	40,000	37,500
Conferences, Training, and Meetings	20,000	20,000
Commission Conferences & Travel	30,000	32,500
County Election Expenses	100,000	-
Memberships and Subscriptions	55,000	52,500
Travel (Reimbursement)	25,000	25,000
Office Expense		
Supplies	25,000	25,000
Telephone	14,250	14,250
Computers/Hardware	13,100	13,100
Software/Backup/Internet	22,030	24,535
Managed Services/Maintenance	40,546	43,045
Insurance (Public Officials, General Liability, etc)	116,100	133,515
Line of Credit - Interest Expense	20,750	41,500
Misc. Expenses	10,000	10,000
TOTAL ADMINISTRATIVE & GENERAL EXPENSES	\$ 3,061,081	\$ 3,145,570

	2023		2024 Final
	Supplemental #1		
<u>BUSINESS DEVELOPMENT & MARKETING EXPENSES</u>			
Marketing & Communications	\$ 50,000	\$	50,000
Business Recruitment & Trade Shows	20,000		20,000
Real Estate Marketing	25,000		25,000
Douglas County GIS	11,193		12,000
Chelan-Douglas Trends	7,000		7,000
Small Business Development Center (WSU)	60,000		60,000
Promotional Hosting	7,000		7,500
TOTAL BUSINESS DEVELOPMENT & MARKETING EXPENSES	\$ 180,193	\$	181,500
<u>ECONOMIC DEVELOPMENT CONTRACTS (NON-PROFITS)</u>			
Cashmere Chamber of Commerce	\$ 12,000	\$	-
Lake Chelan Wine Valley Alliance	11,123		-
Leavenworth Museum - 2022 Carryover	6,800		-
Leavenworth Museum - 2023	6,500		-
TREAD	20,000		-
Wenatchee Downtown Association	4,000		-
WV Sports Foundation - Winter Special Olympics	7,000		5,000
Community Nonprofit ED Projects	5,800		45,000
TOTAL ECONOMIC DEVELOPMENT CONTRACTS	\$ 73,223	\$	50,000
<u>COMMUNITY PARTNERSHIP PROJECTS (MUNICIPALITIES)</u>			
City of Entiat	\$ 15,000	\$	7,500
Douglas County - Intersection Improvement Project	-		50,000
Opportunity Placeholder	25,000		-
TOTAL COMMUNITY PARTNERSHIP PROJECTS	\$ 40,000	\$	57,500
<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		210,810
Statewide Disaster Relief Grant - Tall Timber Ranch	82,326		-
Evergreen Manuf. Growth Grant - Beta Hatch	185,212		-
TOTAL OTHER EXPENDITURES	\$ 1,067,538	\$	210,810
TOTAL EXPENSES	\$ 10,531,694	\$	10,380,492
LESS OPERATING REVENUES	\$ 45,494,540	\$	44,676,332
NET RESULTS BEFORE CAPITAL PROJECTS	\$ 34,962,846	\$	34,295,840

2024 Final**CAPITAL PROJECTS****Cashmere Mill District**

South Parcels Infrastructure - Design/Construction	489,200
Sidewalk Repairs	150,000

Confluence Technology Center

Office Buildout & Furniture	750,000
SVSI Component Replacement	25,000

Malaga Industrial Site

Waterline Extension Project - Phase I	3,164,094
Cooling Water System - Phase I	5,691,286
Property Acquisition	
Adcock	1,028,950
Firing Range Property Replacement	3,000,000
Mobile Home/Orchard Removal	200,000
TIF District Analysis	75,000

Olds Station Business Park

IB #6 Exterior Improvements Design	30,000
IB #9 Canopy/Roofing Repairs/Replacement	140,000

Pangborn Airport

Terminal Apron	50,000
Taxiway A Reconstruction	175,000
Taxiway B/Hangar Site Development	47,295
Runway Reconstruction Phase I - Design	1,157,111
Airlift NW Hangar - Design	75,000
Snow Removal Equipment - Rotary Plow	960,260
Hangar Doors Maintenance/Replacement	50,000
Baggage Screening Remodel	82,500
TSA Office Improvements	100,000
Removal of Underground Storage Tanks	496,000
National Guard Land Costs	25,000
Maintenance Office HVAC	20,000
Fed Ex Building Remodel	100,000
CWICC Generator	75,000
CWICC Carpet Replacement	95,000
TIF District Analysis	75,000
Fire Truck PFOS Removal	100,000

	<u>2024 Final</u>
<u>Pangborn FBO</u>	
Aircraft Recovery Tire Dollies	15,000
<u>Pangborn Business Park</u>	
Trades District	10,768,085
Accor HVAC Assessment	50,000
<u>Executive Flight Building</u>	
Roof Repair/Gutter Modification	383,000
Fire Sprinkler Repair/Foam Conversion	500,000
Apron Repair	331,000
Building Generator	60,000
<u>Orondo River Park</u>	
Well Pump/Chlorination System	105,000
<u>Vehicles/Equipment</u>	
Snowplow for Pickup	15,000
Mower	60,000
<u>Other</u>	
Chelan Waterline Extension	50,000
Strategic Plan	150,000
TOTAL CAPITAL PROJECTS	<u>\$ 30,913,781</u>
NET RESULTS AFTER CAPITAL PROJECTS	<u><u>\$ 3,382,058</u></u>

