



**Board of Directors
Chelan Douglas Regional Port Authority
Meeting Minutes
October 25th, 2022
9:00 am**

Present:

Directors:

*Donn Etherington, Director
Jim Huffman, Director
JC Baldwin, Director*

*W. Alan Loeb sack, Director
Mark Spurgeon, Director (Zoom)
Richard DeRock, Director*

Staff:

*Jim Kuntz, Chief Executive Officer
Monica Lough, Director of Finance & Admin.
Ron Criddlebaugh, Director of Econ. Dev.
Trent Moyers, Director of Airports
Craig Larsen, Bus. Dev. Mngr.
Stacie de Mestre, Capital Projects Mngr.
Ron Russ, Property & Maintenance Mngr.
Tricia Degnan, CTC Manager (Zoom)*

*Sarah Deenik, Comm. Specialist
Julie Avis, Acct. Specialist (Zoom)
Lorena Amador, Acct. Specialist (Zoom)
Brooke Lammert, Executive Assistant
Bobbie Chatriand, Admin Assistant
Laura Camarillo-Reyes, Admin Asst. (Zoom)
Colby Goodrich, FBO Manager (Zoom)*

Legal Counsel:

*Quentin Batjer, Davis Arneil Law Firm, LLP
Peter Fraley, Ogden Murphy Wallace P.L.L.C.*

Guests:

*Celina Venegas-Sanchez (Zoom)
Susan Purvis (Zoom)
Eric Howe, RH2 Engineering (Zoom)
Jerri Barkley (Zoom)*

*KPQ Radio (Zoom)
Emily Thornton, Wenatchee World (Zoom)
Don Flick (Zoom)*

The Chelan Douglas Regional Port Authority Board Meeting was called to order at 9:00 a.m.

Introductions were made.

Conflicts of Interest: Commissioner Baldwin announced a conflict of interest with Action Item #2 - Authorization to Enter into Governmental Affairs Agreement. She will recuse herself from the meeting for the entirety of discussion and any potential motion on this item.

PUBLIC COMMENTS: None

CDRPA CONSENT AGENDA

The Chelan Douglas Regional Port Authority Consent Agenda consisting of October 11th, 2022, Meeting Minutes and September 2022 Commission Calendar was presented.

Motion No. 10-04-22
Moved by: Jim Huffman
Seconded by: Richard DeRock
To approve the Chelan Douglas Regional Port Authority Consent Agenda consisting of October 11th, 2022 Meeting Minutes and September 2022 Commission Calendar.

Motion Passed 6-0

INFORMATIONAL ITEMS:

Terminal Apron Reconstruction Project – Chris Mansfield with Ardurra Group, Inc. gave an update on additional electrical infrastructure needed to outfit the airport for upcoming jet aircraft which was not initially accounted for in the project planning. It was notated that this will be at no additional cost to the Chelan Douglas Regional Port Authority. Estimated cost of the project is approximately \$400,000 with a portion of the project eligible for FAA Funding.

CDRPA ACTION ITEMS:

The Trades District – Professional Services Agreement with Design West

de Mestre shared that Design West Architects was picked out of three firms that submitted proposals for the project. de Mestre conducted a reference with the City of Chelan on Design West’s work and received a good review. The project is expected to take six months and will be out for bid in May. The following motion was made:

Motion No. 10-05-22
Moved by: W. Alan Loeb sack
Seconded by: Richard DeRock
To authorize the CEO to award The Trades District Professional Services Agreement to Design West in the amount of \$1,125,000 for design and construction.

Motion passed 6-0

CDRPA Resolution No. 2022-11 – Adoption of Chelan Douglas Regional Port Authority 2023 Rates and Charges

Kuntz reviewed the proposed 2023 Rates and Charges for Regional Port Properties, noting some changes since prior meeting. Commissioner Etherington questioned hangar prices being listed under Mansfield Airport and Kuntz clarified that these are land lease rates for the airport. It will be notated that any land lease at the Mansfield Airport is subject to Board review. The following motion was made:

Motion No. 10-06-22
Moved by: Richard DeRock
Seconded by: W. Alan Loeb sack
To adopt CDRPA Resolution No. 2022-11 Setting 2023 Chelan Douglas Regional Port Authority Rates and Charges.

Motion passed 6-0

Director Baldwin left the room at 9:36am to recuse herself from Action Item #2.

Authorization to Enter into Governmental Affairs Agreement

Five firms were sent invitations to bid with two firms responding – Christophersen Inc and Lodestar Partners. Interviews of each firm were conducted by Jim Kuntz, Commissioner DeRock, Commissioner Spurgeon, Monica Lough, Ron Cridlebaugh, and Stacie de Mestre where they were each numerically ranked. Lodestar scored the highest during the interview process and Commissioner DeRock noted that the firm seemed the most qualified and capable of serving the Regional Port’s needs. Quentin Batjer, Legal Counsel, was called upon to discuss the conflict of interest with Commissioner Baldwin – as her son works for the firm. Batjer notated that no direct or indirect financial interest was found. The following motion was made:

Motion No. 10-07-22
Moved by: Richard DeRock
Seconded by: W. Alan Loeb sack
To authorize the CEO to enter into a Governmental Affairs Agreement with Lodestar Partners.

Motion passed 5-0

Director Baldwin returned to the room at 9:48am.

Executive Flight Building – Hangar Doors

Russ gave an update to the board on the state of the display hangar door and the malfunction that occurred. A specialist from Wilson Doors was flown in to assess the damage and recommend repairs. Staff requests that the board approve both quotes given by Wilson Doors – one to fix the current damage and the second to update hinges on all hangar doors to prevent further damage and elongate lifespan. Commissioner Baldwin made the ask that the doors in the FedEx Hangar also be reviewed when the Regional Port takes the building over. The following motion was made:

Motion No. 10-08-22
Moved by: Richard DeRock
Seconded by: W. Alan Loeb sack
To authorize the CEO to proceed with hangar door repairs with Hangar Door Specialists, LLC.

Motion passed 6-0

Director Baldwin called for a 10-minute break at 10:00 a.m. The meeting reconvened at 10:10 a.m.

ADDITIONAL INFORMATIONAL ITEMS:

Meeting with Horizon Air – Kuntz provided an update on recent Horizon Airlines meeting with Joe Sprague, President of Horizon. Sprague spoke on the pilot shortage and current flight schedule plans. Kuntz notated a conversation was had regarding Pangborn’s low lease rates with Horizon, which has not resulted in more air service. Other Easter Washington Airports have substantially higher operating charges to Horizon yet have the same level of air service as Wenatchee.

Air Service Conference Report - Commissioner Spurgeon, Commissioner Etherington and Moyers shared insights into the conference and meetings held with various airlines. The focus was on additional options for air service in the region and how to solve the flight schedule issue outside of Horizon.

Regional Aquatics Center Update – Kuntz reported there remains support from local governments and community members to undertake a regional aquatics facility study. The CDRPA will prepare a detailed scope of work to review at the next aquatics meeting on December 7th. It was noted that the CDRPA will not cover the entire cost of the study, which is estimated to be \$300,000.

MISCELLANEOUS STAFF REPORTS:

Kuntz provided information and updates including:

- Discussed with the Board the possibility of a unified tax levy.
- The need to review and rank legislative priorities for the upcoming Washington State Legislative Session.
- Updated on the GA Terminal grant submission and the letters of support received.
- Updated the board on the City of Wenatchee's purchase of property off Ohme Gardens Road for an additional RV site for the homeless.

Moyers provided information and updates including:

- Moyers gave an update on the scheduled runway closures at Pangborn Airport to conduct work on the MALSR project. He notated that the closure will be used as an additional opportunity to obtain drone footage of the airport.

de Mestre provided information and updates including:

- Updated that the Cashmere wood waste removal project should come in under budget and that the site was able to be brought up to the original grade.
- de Mestre shared with the board on the CTC Salvage and Restoration project. There were 35 attendees at a recent meeting. Bids are due November 2nd.
- Updated the Board on the Revitalize Washington Conference for the Main Street Program which covered adaptive reuse and showcased Downtown Wenatchee.

Russ provided information and updates including:

- Russ notified the Board that three bids to remove trailers were received for the Malaga Property and that the bid was awarded to Hurst Construction.

Larsen provided information and updates including:

- Larsen updated the Board on the Economic Development meeting he was asked to join with the City of Leavenworth.

Deenik provided information and updates including:

- Deenik notified the Board of the current RSVPs for the Economic Development Partner Breakfast and Lunch taking place this week.

Degnan provided information and updates including:

- Degnan provided an update on the Q3 CTC Report. Revenue is continuing to trend upward with September 2022 as a record high.

PUBLIC COMMENTS: An opportunity for public comment was provided. No public comments were received.

REVIEW CALENDAR OF EVENTS: Several dates and events were reviewed.

ITEMS FROM BOARD OF DIRECTORS: Board of Directors provided various updates.

EXECUTIVE SESSION:

Executive session was announced at 12:07 p.m. for a period of thirty-minutes with no action anticipated at the conclusion of the session. The purpose consisted of RCW 42.30.100(1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. Executive session was extended for 10 minutes at 12:37 p.m. and extended for another 10 minutes at 12:47 p.m. Executive session concluded at 12:57 p.m.

The meeting reconvened in Regular Session with no action taken and was adjourned at 1:04pm.

Signed and dated this 8th day of November 2022.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY



JC Baldwin, Director



Jim Huffman, Director



Donn Etherington, Director



Mark Spurgeon, Director



Richard DeRock, Director



W. Alan Loeb sack, Director

**CHELAN DOUGLAS REGIONAL PORT AUTHORITY
RESOLUTION NO. 2022-11**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHELAN DOUGLAS
REGIONAL PORT AUTHORITY REGARDING 2023 RATES AND CHARGES.**

Whereas, Regional Port Staff has reviewed the existing Rates and Charges for Regional Port Properties; and

Whereas, the Rates and Charges at other airports and similar type properties have been reviewed for comparison purposes; and

Whereas, after said review, modest rental increases are being recommended for 2023.

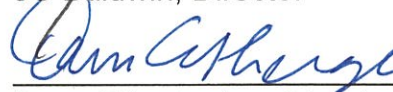
Now, Therefore, Be It Resolved by the Board of Directors that the Chelan Douglas Regional Port Authority adopts the 2023 Rates and Charges attached hereto as Exhibit "A" and incorporated herein by this reference.

CHELAN DOUGLAS REGIONAL PORT AUTHORITY

DATED this 25th day of October, 2022



JC Baldwin, Director




Donn Etherington, Director



Richard DeRock, Director



W. Alan Loeb sack, Director



Mark Spurgeon, Director



James D. Huffman, Director



Rates & Charges

Rates Effective January 1, 2023 – December 31, 2023

**Approved by the
Chelan Douglas Regional Port Authority Board of Directors
on October 25, 2022.**

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PANGBORN MEMORIAL AIRPORT

FBO Services

Service	Price	Per/unit
100LL	Market	per gallon
Jet A	Market	per gallon
Prist	\$ 0.07	per gallon of fuel
Deicing Service Fee	\$ 50.00	per aircraft
Deicing Fluid	\$ 25.00	per gallon
After Hours Call Out Fee	\$ 65.00	per hour (1 hour minimum; see note below)
Oxygen Service Fee	\$ 100.00	per aircraft
Oxygen Service Fee	\$ 50.00	portable bottle
Lavatory Service Fee	\$ 65.00	per aircraft (empty & fill)
Lavatory Fill	\$ 45.00	per aircraft
Catering Fee	\$ 50.00	plus actual costs & call out fee if applicable
Aircraft Interior Vacuum	\$ 65.00	per hour
Crew Car	\$ 20.00	1 hour use, waived with fuel purchase
Coffee	\$ 5.00	per pot
Ice	\$ 1.00	per bag
Linens/Dishes	\$ 25.00	per service
Axillary Power Unit (GPU)	\$ 50.00	for first hour, \$25 each additional hour
Pilot Supplies	Market	market price
Across Field Towing Service	\$ 50.00	each way

Note: Plus Applicable Taxes

After Hours Note: After Hours Call Out Fee applies to anytime outside the hours of 8:00 AM to 6:00 PM, seven days a week, excluding federal holidays. The Airport reserves the right to alter these hours.

PANGBORN MEMORIAL AIRPORT

Aviation Ramp Parking Fees

Aircraft Type	Ramp Fee (per day)	Minimum Fuel Purchase to Waive Ramp Fee (gal.)	Overnight Fee (per night)
Helicopter (Avgas/Jet A)	\$ 10.00	15 (or top off)	\$ 5.00
Single Engine Piston (Avgas) - Aircraft under 4,000 lbs. MTOW	\$ 10.00	15 (or top off)	\$ 5.00
Multi-Engine Piston (Avgas) - Aircraft 4,000 lbs. or over MTOW	\$ 20.00	40 (or top off)	\$ 5.00
Single Engine Turbo Prop (Jet A) - Aircraft under 9,000 lbs. MTOW	\$ 20.00	75	\$ 10.00
Multi-Engine Turbo Prop (Jet A) - Aircraft 9,000 lbs. or over MTOW	\$ 35.00	100	\$ 15.00
Light Jet (Jet A) - Aircraft under 17,000 lbs. MTOW	\$ 35.00	100	\$ 20.00
Medium Jet (Jet A) Aircraft between 17,001 and 25,000 lbs. MTOW	\$ 60.00	300	\$ 25.00
Super Medium Jet (Jet A - Aircraft between 25,001 and 35,000 lbs. MTOW	\$ 80.00	350	\$ 30.00
Large Jet (Jet A) - Aircraft between 35,001 and 60,000 lbs. MTOW	\$ 100.00	400	\$ 35.00
Heavy Jet (Jet A) - Aircraft over 60,000 lbs. MTOW	\$ 150.00	450	\$ 50.00

Note: Plus Applicable Taxes

PANGBORN MEMORIAL AIRPORT

Hangar & Tie Down Lease Rates

Pangborn Flight Center

Monthly Rates

Hangar	Lease Rate	
Tee Hangars A & B	\$ 215.00	per month (16 UNITS)
Tee Hangar B-13	\$ 233.00	per month
Tee Hangar C	\$ 227.00	per month (8 UNITS)
Tee Hangars C-17 & C-24	\$ 271.00	per month
Tee Hangar D	\$ 271.00	per month (7 UNITS)
Tee Hangar H	\$ 196.74	per month (7 UNITS)
Tee Hangars H-1 & H-10	\$ 232.50	per month
Hangar 3734	\$ 468.00	per month
Hangar 3738	\$ 513.00	per month
Storerooms	\$ 70.00	per month (6 UNITS)
Tie-Down Lease	\$ 67.00	per month
Fed Ex Hangar Bay - Suite A	To be Determined	to be added in 2024
Fed Ex Hangar Bay - Suite B	To be Determined	to be added in 2024

Note: Plus Applicable Taxes

PANGBORN MEMORIAL AIRPORT

Pangborn Flight Center

T-Hangar Nightly Rates

Aircraft Type	Single-engine piston	Multi-engine piston or Turbo Prop	Light Jet Aircraft under 17,000 lbs. MTOW	Medium Jet Aircraft between 17,001 and 35,000 lbs. MTOW	Large Jet Aircraft over 35,001 lbs. MTOW
Nightly/Daily Rate	\$ 26.00	\$ 26.00	N/A	N/A	N/A

Note: Plus Applicable Taxes. See “Aircraft Liability Insurance Coverage Minimums” for insurance requirements. Subject to space availability.

Executive Flight

Hangar Rates

Aircraft Type	Single-engine piston	Multi-engine piston or Turbo Prop	Light Jet Aircraft under 17,000 lbs. MTOW	Medium Jet Aircraft between 17,001 and 35,000 lbs. MTOW	Large Jet Aircraft over 35,001 lbs. MTOW
Monthly Rate	\$ 385.00	\$ 660.00	\$ 1,650.00	\$ 2,420.00	\$ 3,300.00
Nightly/Daily Rate	\$ 165.00	\$ 165.00	\$ 165.00	\$ 330.00	\$ 550.00

Rate includes the following services: Ground handling, refueling, and Ground Power Unit (GPU) usage, plus applicable taxes and fees. Subject to space availability.

Aircraft Liability Insurance Coverage Minimums

Aircraft Type	Multi- or Single-engine piston	Turbo Prop	Light Jet Aircraft under 17,000 lbs. MTOW	Medium Jet Aircraft between 17,001 and 35,000 lbs. MTOW	Large Jet Aircraft over 35,001 lbs. MTOW
Minimum Coverage	\$1 million	\$2 million	\$20 million	\$25 million	\$25 million

Insurance coverage required on all monthly aircraft lease agreements. Minimum coverage includes combined single limit bodily injury (including pax. liability and death) and property damage liability.

Annual Pre-Payments

Annual pre-payment of hangar and tie-down leases will be discounted by 5% if payment for the year is received by January 31st.

PANGBORN MEMORIAL AIRPORT

Airfield Charges

Landing Fees

Year	Rate per 1,000 pounds
2023	\$ 1.10
2024	\$ 1.15
2025	\$ 1.20
2026	\$ 1.25

Applies to revenue and transient flights with Maximum Gross Landing Weight over 12,500 pounds. Plus Applicable Taxes.

Fuel Flowage Fees

Year	Rate per Gallon
2023	\$ 0.08
2024	\$ 0.09
2025	\$ 0.10
2026	\$ 0.11

Applies to non Regional Port owned fuel. Plus Applicable Taxes.

Terminal Building Aviation Ramp: Wastewater Collection & Treatment

Base Month Ready to Serve Charge Without Any Discharge
\$335.34 Per Month Divided by Number of Commercial Air Service Carriers
Monthly Treatment Fees
Billed to Commercial Air Service Carriers based on their published landing schedule for the month the treatment service was provided (percentage of published landings).
Adjustment to Fee Schedule
Pangborn Airport does not collect a processing fee for managing the bill. However, all costs charged by the Douglas County Sewer District will be passed along to the users of the Aviation Ramp as the Sewer District adjusts their rates and charges from time to time.

PANGBORN MEMORIAL AIRPORT

Badge Fees

Type	AOA	SIDA
New Badge	\$ 12.00	\$ 12.00
Badge Renewal	\$ 6.00	\$ 6.00
Fingerprint Fee (In Addition to New/Renewal Charge)	N/A	\$ 72.00
Lost/Stolen (Immediately Reported)	\$ 60.00	\$ 60.00
Failure to Renew/Failure to Return Fee	\$ 120.00	\$ 120.00
Failure to Promptly Report Lost Badge or Cancellation	\$ 120.00	\$ 120.00

Badge Types:

AOA – Airport Operations Area (Regular & Routine Access)

SIDA – Security Identification Display Area

PANGBORN MEMORIAL AIRPORT

Terminal Parking Fees

Type	Rate Per 24 Hours
Short Term Parking	\$ 13.00
Long Term Parking	\$ 10.00
Long Term Parking - Economy Lot	\$ 7.00

Extended Stay Parking - Monthly	Rate
Non-Airline Related	\$ 150.00
Airline Related	\$ 50.00
Oversized Parking	\$ 125.00

Note: Plus Applicable Taxes.
Month-to-Month Parking Agreements available upon request.

Ticket Fee Schedule	Rate
Daily Non-Payment Fee + Cost of Parking	\$ 10.00
Non-Payment Fee after 15 days	\$ 25.00

PANGBORN MEMORIAL AIRPORT

Terminal Building Rates: General

Type	Rate	
Car Rental Service Desk	\$ 33.43	per sq. ft. per year (plus 10% of gross receipts)
Café	\$ 350.00	per month
Terminal Office Space	\$ 37.64	per sq ft. per year
Car Wash Facility	\$ 750.00	per month (non-exclusive use)
Commercial Vehicles	\$ 25.00	Application fee plus per passenger charge
Hotel Courtesy Shuttles	\$ 25.00	Application fee only
Commercial Shuttles Passenger Charge	\$ 2.00	per passenger picked up or dropped off
Taxis/Other Passenger Charge	\$ 1.00	per trip picked up or dropped off
Advertising	Varies	please inquire about available advertising space

Note: Plus Applicable Taxes. Commercial Shuttles have capacity of 7 or more passengers. Taxis/Other vehicles have capacity of 6 or less passengers.

PANGBORN MEMORIAL AIRPORT

Terminal Building Rates: Airlines

Signatory Airlines

2023 & 2024 Proposed Rates
 Subject to consultation with airlines.

Exclusive Area	Annual Lease Rate - Per Sq. Ft.	
	2023	2024
Ticketing, Baggage, & Office Areas	\$ 10.00	\$ 12.00
Ground Equipment Storage Area	\$ 5.00	\$ 7.50
Non Exclusive Area		
Passenger Holding Area Pre-Screening	\$ 5.00	\$ 7.50
Passenger Screening Area	\$ 5.00	\$ 7.50
Passenger Holding Area	\$ 5.00	\$ 7.50
Baggage Claim Area	\$ 5.00	\$ 7.50

Note: Plus Applicable Taxes

Non-Signatory Airlines

Per Turn Fee of \$500 and \$26.79 per sq. ft. for exclusive use areas in terminal building.

Incentive Program: New Commercial Air Service to New Destination

Landing fees waived for a period of two years.
Fuel flow fees waived for a period of two years.
For signatory airlines rent for non-exclusive use areas will be waived for a period of two years. For non-signatory airlines the per turn fee will be waived for two years. Excludes ticketing, baggage, office, and ground equipment storage areas.
The Regional Port will consider offering ground handling services for a fee.
The Regional Port will provide marketing funds to support new service in the amount of \$50,000 over a 12-month period.

PANGBORN MEMORIAL AIRPORT

GA Terminal Building Rates

Rates will be determined upon completion of GA Terminal Building.

Non-Aeronautical Buildings

Address	Square Footage	Annual Rate
3835 8th St SE	3,300	\$9.04 per sq. ft. per year
3351 2nd St SE	2,300	\$10.83 per sq. ft. per year (3/1/22 - 2/28/23)
		\$11.15 per sq. ft. per year (3/1/23 - 2/28/24)
3355 2nd St SE	3,600	\$11.80 per sq. ft. per year (6/1/22 - 5/31/23)
		\$11.90 per sq. ft. per year (6/1/23 - 5/31/24)
3800 Airport Way #1	3,000	\$10.57 per sq. ft. per year (non-aeronautical rate)
3800 Airport Way #2	3,250	\$3.03 per sq. ft. per year (aeronautical rate)

Note: Plus Applicable Taxes

Land Leases

Type	Annual Rate Per Sq. Ft.
Pangborn Business Park	\$ 0.36
Aviation Ground	\$ 0.33

Note: Plus Applicable Taxes

Executive Hangar Site Development

- Land lease rate starting at \$0.35 per sq. ft. per year plus State Leasehold Tax. Lease rates go up yearly per CPI.
- Capital Facility Charge applies – please inquire for more information.

MANSFIELD AIRPORT

Lease Rates

Type	Rate	
Tie-Down Lease	\$ 10.00	per month
Tie-Down Transient	\$ 2.00	per night
Aviation Ground Lease	\$ 0.07	annual per SQFT
Divided Site	\$ 0.09	annual per SQFT
Authorization to Do Business	\$ 150.00	annual fee

Note: Plus Applicable Taxes

Hangar Rates

Hangar Site Number	Dimension	Square Feet	Annual Lease Rate
H1	76 x 505	38,361	\$ 2,685.27
H2	100 x 155	15,500	\$ 1,085.00
H3	100 x 155	15,500	\$ 1,085.00
H4	100 x 155	15,500	\$ 1,085.00
H5	130 x 155	20,150	\$ 1,410.50
H6	80 x 150	12,000	\$ 840.00
H7	80 x 150	12,000	\$ 840.00
H8	80 x 170	13,600	\$ 952.00
H9	80 x 170	13,600	\$ 952.00
	50' x 70'	3,500	\$ 315.00
	50' x 76'	3,920	\$ 352.80

Sites H6 & H7 can be divided into 3 50' x 70' hangar sites each

Sites H8 & H9 can be divided into 3 56' x 70' hangar sites each

To divide the sites a taxiway would have to be created to provide access to the runway.

The cost would be divided by 6 and paid by the tenants as the sites were leased.

Note: Plus Applicable Taxes

WATERVILLE AIRPORT

Lease Rates

Type	Rate	
Tie-Down Lease	\$ 25.00	per month
Tie-Down Transient	\$ 2.00	per night
Aviation Ground Lease	\$ 0.10	annual per sq. ft. or FMV
GA Hangar Space	\$ 100.00	per month
Authorization to Do Business	\$ 200.00	annual fee

Note: Plus Applicable Taxes

Hangar Rates

Hangar Site	Dimension	Square Feet	Annual Lease Rate
H1	58 x 72.5	4,205	\$ 482.03
H2	54 x 72.5	3,915	\$ 391.50
H3	54 x 72.5	3,915	\$ 391.50
H4	58 x 72.5	4,205	\$ 482.03
H5	58 x 72.5	4,205	\$ 482.03
H6	55 x 72.5	3,988	\$ 398.75
H7	55 x 72.5	3,988	\$ 398.75
H8	58 x 72.5	4,205	\$ 482.03
H9	58 x 72.5	4,205	\$ 482.03
H10	55 x 72.5	3,988	\$ 398.75
H11	55 x 72.5	3,988	\$ 398.75
H12	58 x 72.5	4,205	\$ 482.03
H13	70 x 75	5,250	\$ 525.00
H14	63 x 75	4,725	\$ 472.50
H15	60 x 75	4,500	\$ 450.00
H16	60 x 75	4,500	\$ 450.00
H17	50 x 75	3,750	\$ 375.00
H18	50 x 75	3,750	\$ 375.00
H19	50 x 75	3,750	\$ 375.00

Note: Plus Applicable Taxes

Parcels Hangar	Rate	
Suite A (48' x 58')	\$ 400.00	per month
Suite B (48' x 38')	\$ 300.00	per month
Entire Building	\$ 650.00	per month

Note: Plus Applicable Taxes. Published rate is the minimum amount charged per hangar site. For existing leases, rates will be adjusted as allowed by lease terms.

CONFLUENCE TECHNOLOGY CENTER

Video Conferencing Center

Meeting Rooms		
Rates include setup & clean up		
Type	Half Day	Full Day
Single Meeting Room	\$ 321.00	\$ 583.00
Double Meeting Room	\$ 641.00	\$ 1,166.00
Quad Meeting Room	\$ 1,282.00	\$ 2,331.00
Executive Board Room	\$ 298.00	\$ 595.00
Small Conference Room	\$ 170.00	\$ 340.00

Other Spaces		
Exclusive Use		
Type	Rate Per Hour	
Indoor Patio	\$	38.00
Kitchen	\$	38.00

Staff Fees		
One hour minimum Tech Fee for all meetings using technology		
Type	Rate Per Hour	
Staff (Outside 8-5, M-F)	\$	34.00
Technician (8-5, M-F)	\$	77.00
Technician (Outside 8-5, M-F)	\$	111.00

Advanced Services			
Type	Service Fee	Recurring Fee	Video Tech Fee
Audio Conference	\$ 38.00	n/a	n/a
Basic Virtual Meeting (no cameras)	\$ 38.00	n/a	n/a
Static Virtual Meeting (static camera view)	\$ 74.00	\$ 38.00	n/a
Advanced Virtual Meeting (camera operator)	\$ 74.00	\$ 38.00	Yes
Audio Recording	\$ 74.00	n/a	n/a
Audio/Content Recording	\$ 108.00	n/a	n/a
Audio/Static Video Recording	\$ 216.00	n/a	n/a
Audio/Video Recording	\$ 108.00	n/a	Yes
Audio Visual Equipment - Included in Facility Contract			

Beverage Services		
Capacity	Half Day	Full Day
Up to 50 guests	\$ 40.00	\$ 80.00
51-100 guests	\$ 80.00	\$ 160.00
101-150 guests	\$ 160.00	\$ 320.00
151-200 guests	\$ 320.00	\$ 480.00

Note: Plus Applicable Taxes

Full Day: M-F, between 8:00AM – 5:00PM and 5 or more hours

Half Day: M-F, 8:00AM – 12:30PM or 12:30PM – 5:00PM

After Hours: Anytime outside of M-F 8:00AM – 5:00PM

20% Discount on Room Rental Fees for CTC Building Tenants, Educational, Governmental & Non-profits entities

Office Leases

Confluence Technology Center - Office Leases		
Base Rate per Sq. Ft.		
Suite	2023	2024
Confluence Technology Center	\$ 25.00	\$ 25.00
Confluence Technology Center - South (IB3)	\$ 25.00	\$ 25.00

CHELAN AIRPORT

Type	Monthly Rate
Open Field Storage	\$ 55.00
Bay Storage	\$ 80.00

Note: Plus Applicable Taxes

Important Note

The Regional Port reserves the right to review and adjust all rates on an annual basis. For leased space that requires Regional Port investments, the Regional Port reserves the right to negotiate lease rates with the tenant.