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## What is the CDRPA?

- **Lead Economic Development Agency for Chelan & Douglas Counties**
- **We measure our success in terms of our ability to:**
  - **Create living wage jobs**
  - **Stimulate private sector capital investment**
  - **Facilitate transportation connectivity with strategic aviation investments**
  - **Enhance the economic well-being of families in the communities within Chelan & Douglas Counties**
- **First of its kind in Washington by functionally consolidating two county-wide port districts into one operating entity**



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# It Takes Leadership, Vision, & Risk Taking

## Six Port Commissioners

### Douglas County

Jim Huffman, District #1

Alan Loeb sack, District #2

Mark Spurgeon, District #3



### Chelan County

Donn Etherington, District #1

JC Baldwin, District #2

Richard DeRock, District #3



# Historic New Investments for Chelan & Douglas Counties





**Douglas  
County**

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## Microsoft Campus - Douglas County

	<b>Microsoft</b>
<b>Current Douglas County Assessed Value:</b>	<b>Projected Assessed Value (if Six Buildings are Constructed):</b>
<b>\$8.4 Billion</b>	<b>Approximately \$3 Billion</b>

**Number of Jobs:  
Approximately 75 per Building**

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## Douglas County Top Ten Taxpayers

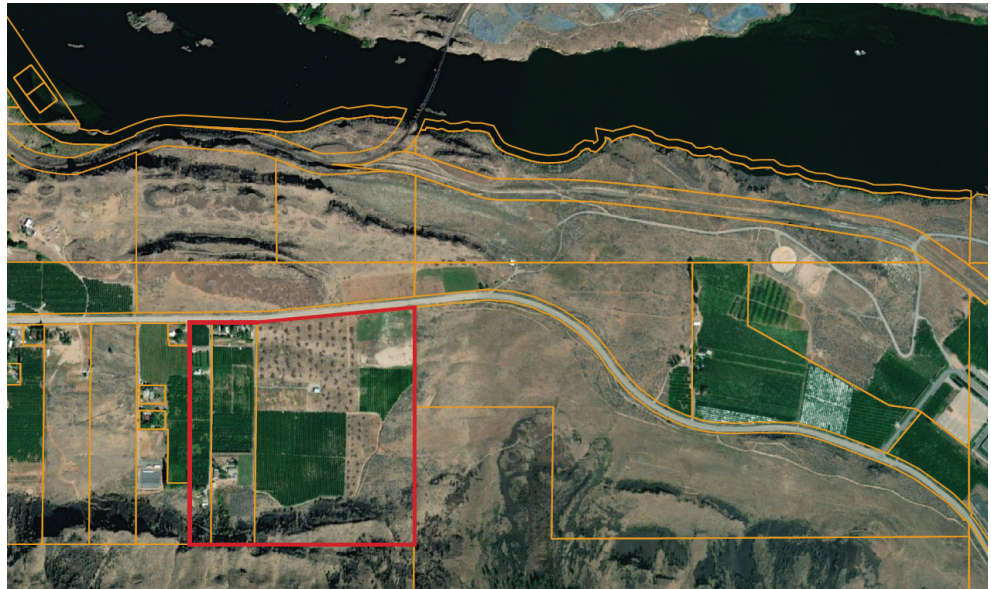
Taxpayer Name:	Taxable Value:	% Top
1. T-Mobile USA Inc.	\$ 463,105,257	6.40%
2. Intergate Columbia I LLC	\$ 271,791,200	3.76%
3. Intergate Columbia II LLC	\$ 118,300,000	1.63%
4. VMWARE Inc.	\$ 106,700,106	1.47%
5. Actapio Inc.	\$ 102,600,006	1.42%
6. Costco Wholesale Corp	\$ 61,124,337	0.84%
7. McDougall & Sons Inc.	\$ 49,510,100	0.68%
8. Northern Fruit Co. Inc.	\$ 25,361,512	0.35%
9. BNSF Railway Co-Tax Department	\$ 25,026,558	0.35%
10. Trout-Blue Chelan-Magi Inc.	\$ 22,208,958	0.31%
	<b>\$ 1,245,728,034</b>	

**Top 50 Taxpayers Taxable Value: \$1,676,746,953**

**Microsoft Building # 1 - Projected Assessed Value: \$500,000,000**

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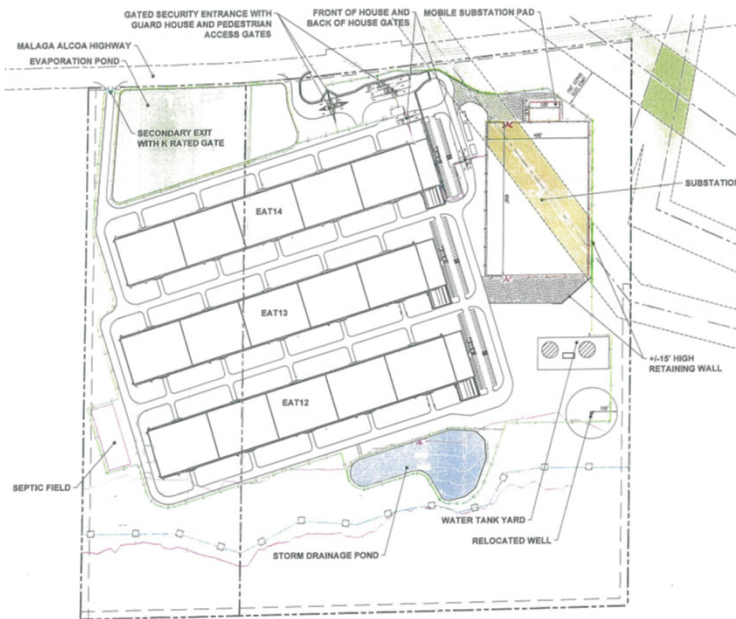
## Chelan County



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## Chelan County



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## Microsoft Campus - Chelan County

### Microsoft

**Current Chelan County  
Assessed Value:**  
**\$19.765 Billion**

**Projected Assessed Value  
(if Six Buildings are Constructed):**  
**Approximately \$3 Billion**

**Number of Jobs:**  
**Approximately 75 per Building**

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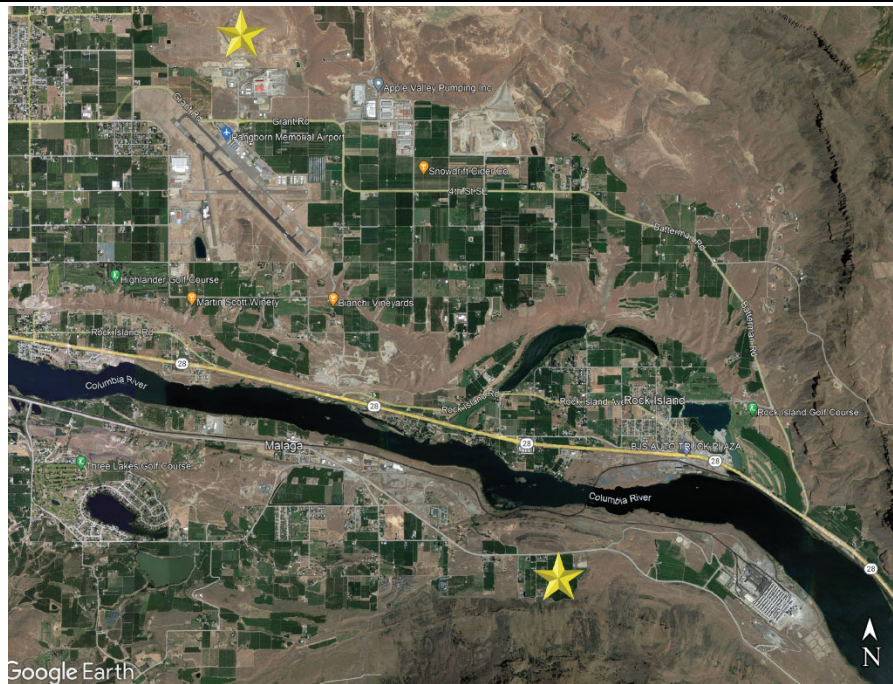
## Chelan County Top Ten Taxpayers

Taxpayer Name:	Taxable Value:	% Top
1. Stemilt Growers LLC	\$ 155,132,727	12.94%
2. BNSF Railway Company	\$ 112,486,250	9.38%
3. Trout Blue Chelan Inc.	\$ 99,340,886	8.29%
4. Blue Bird Inc.	\$ 54,699,810	4.56%
5. Stemilt Growers LLC	\$ 48,286,532	4.03%
6. Crunch Pak LLC	\$ 47,753,001	3.98%
7. Riverside and Ninth Apartments LLC	\$ 47,600,000	3.97%
8. Campbell's Lodge Inc.	\$ 27,988,294	2.33%
9. Willkommen Village Apartments LLC	\$ 26,689,643	2.23%
10. Keyes Fibre Corporation	\$ 25,668,993	2.14%
	<b>\$ 645,646,136</b>	

**Top 50 Taxpayers Taxable Value: \$1,198,989,994**

**Microsoft Building # 1 - Projected Assessed Value: \$500,000,000**

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- Single Largest Investment in the History of Douglas County
- Single Largest Investment in the History of Chelan County
- Possible \$6.0 Billion in New Assessed Value in the Region
- 900 New Family-wage Jobs

Google Earth

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## Recent Property Options

Owner	Acreage	Notes
Jeff Quilter	1 acre	
Kemah Management	10.69 acres	
Michael Schoenwald	1 acre	
Microsoft	10 acres	
Craig Quilter	1 acre	
Firing Range Association	10.75 acres	Zoned RRS
Microsoft	20 acres	
Microsoft	72.5 Acres	
Adcock	14.29 acres	Zoned RRS
CDRPA	23 acres	Zoned RRS \$685,690
Schaffer	21.38 acres	Zoned RRS
Powerline Easement	1.6 acres	
Powerline Easement	Approx. 4.74 acres	
Primer Line Easement	Approx. 1.71 acres	
Topographical Constraints	Approx. 5.34 acres	
Topographical Constraints	Approx. 4.41 acres	
Topographical Constraints	Approx. 5.37 acres	
Topographical Constraints	Approx. 5.77 acres	

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## Terminal Apron Reconstruction

**\$11.7 Million**

**Local Contractor:  
Hurst Construction**

**BEFORE**

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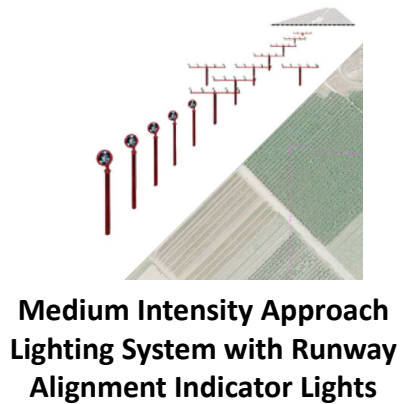


# Terminal Apron Reconstruction

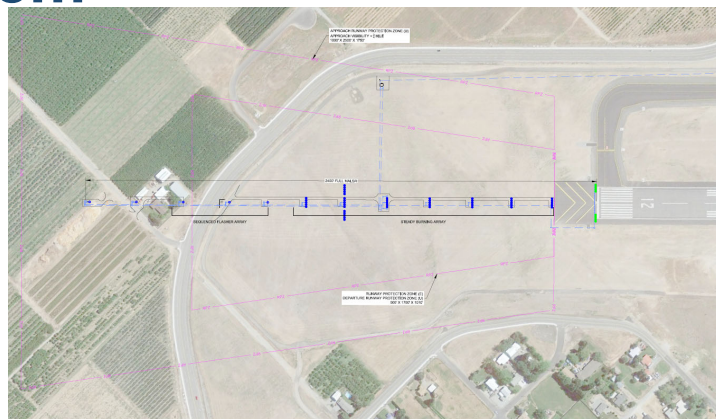


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# MALSR System



\$4.2 Million Equipment & Construction  
\$2.2 Million Land Acquisition  
Total Project Budget: \$6.4 Million

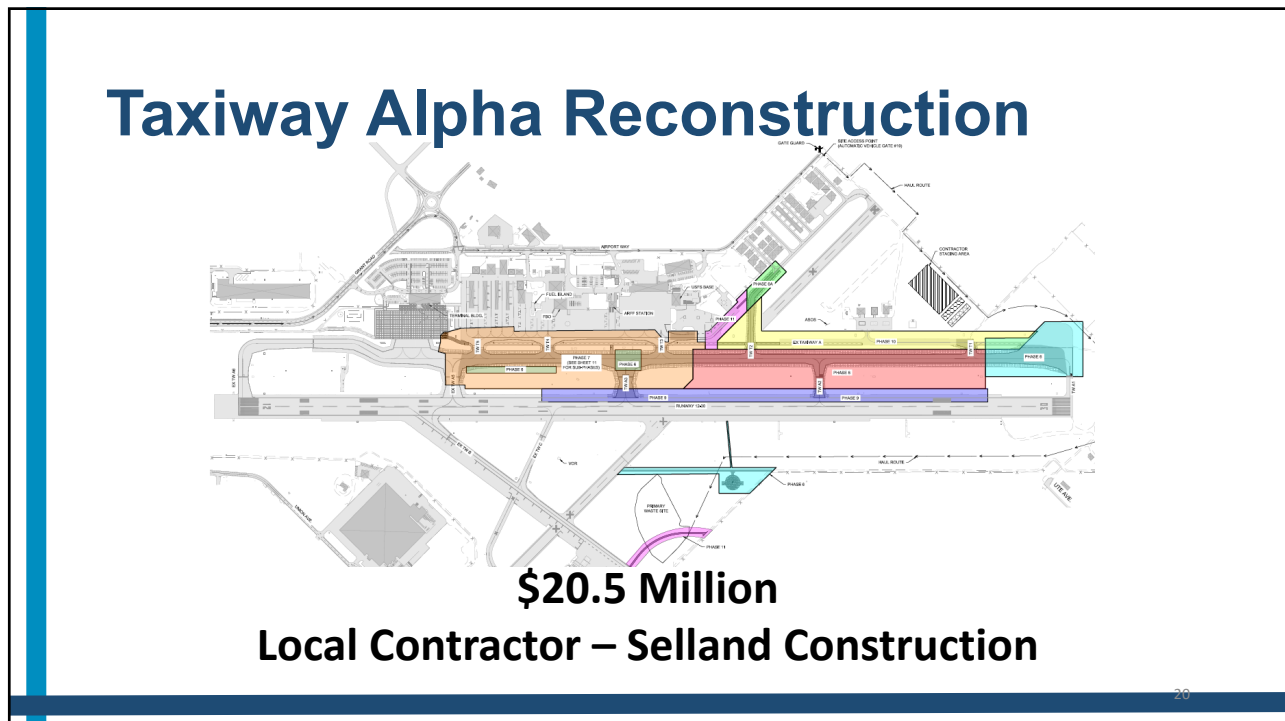


**Contractor - Colvico**

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## Successful Recruitment of Army National Guard to Wenatchee



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## WA State Army National Guard

- Relocation from Fairchild Air Force Base
- 50 Full-Time Jobs for Greater Wenatchee Area
- 100 Army National Guard Reserves
  - Training One Weekend Per Month at Pangborn Airport

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## WA State Army National Guard

- **Current Fleet**
  - 6 (UH-72 Lakota) Helicopters
  - 3 (UH-60 Blackhawk) Helicopters



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## WA State Army National Guard

### Why Wenatchee?

- **Quicker Response Times to Fires in NCW**
- **Significant Cost Savings to DNR**
- **Proximity to:**
  - Yakima Firing Range
  - JBLM Base
- **Less Blade Hours**

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# WA State Army National Guard

## Mid Term Goal:

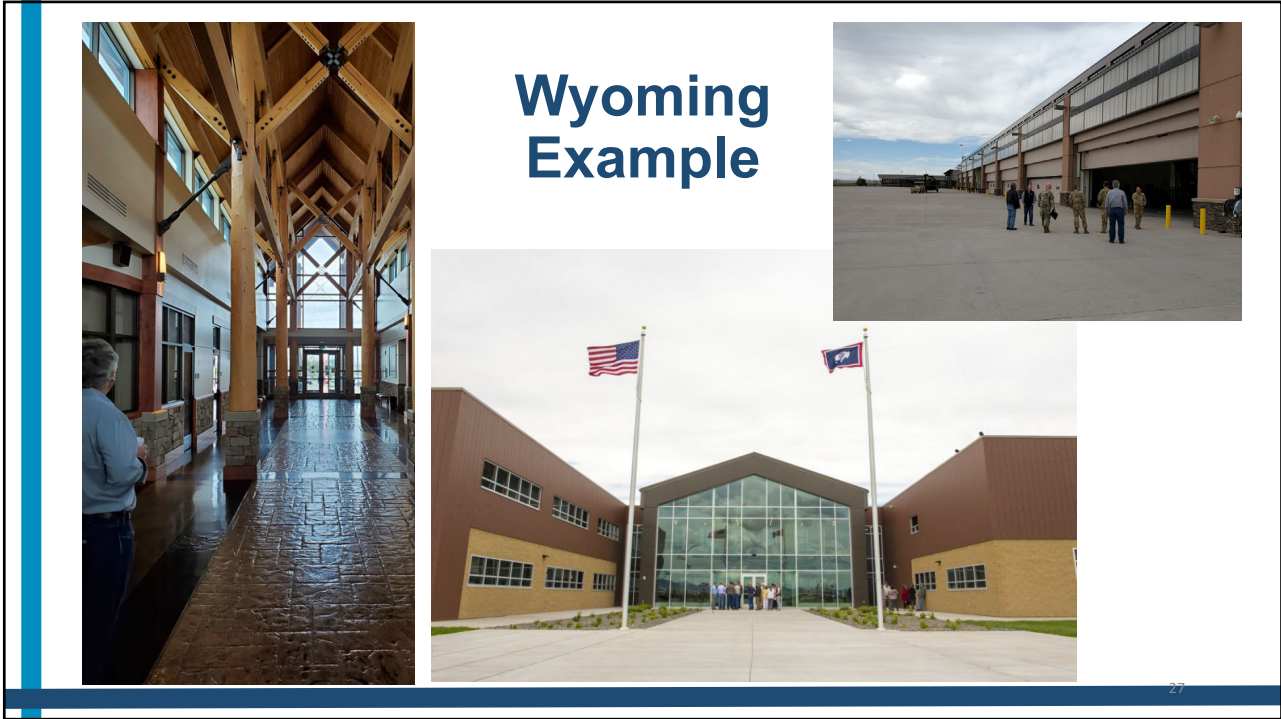
- Lease the Executive Flight Building
  - Early 2024
- 10-Year Lease Agreement
- Purchase Land from CDRPA
  - 28.1 Acre Parcel
  - Future Construction of a 60,000 Sq. Ft. Hangar

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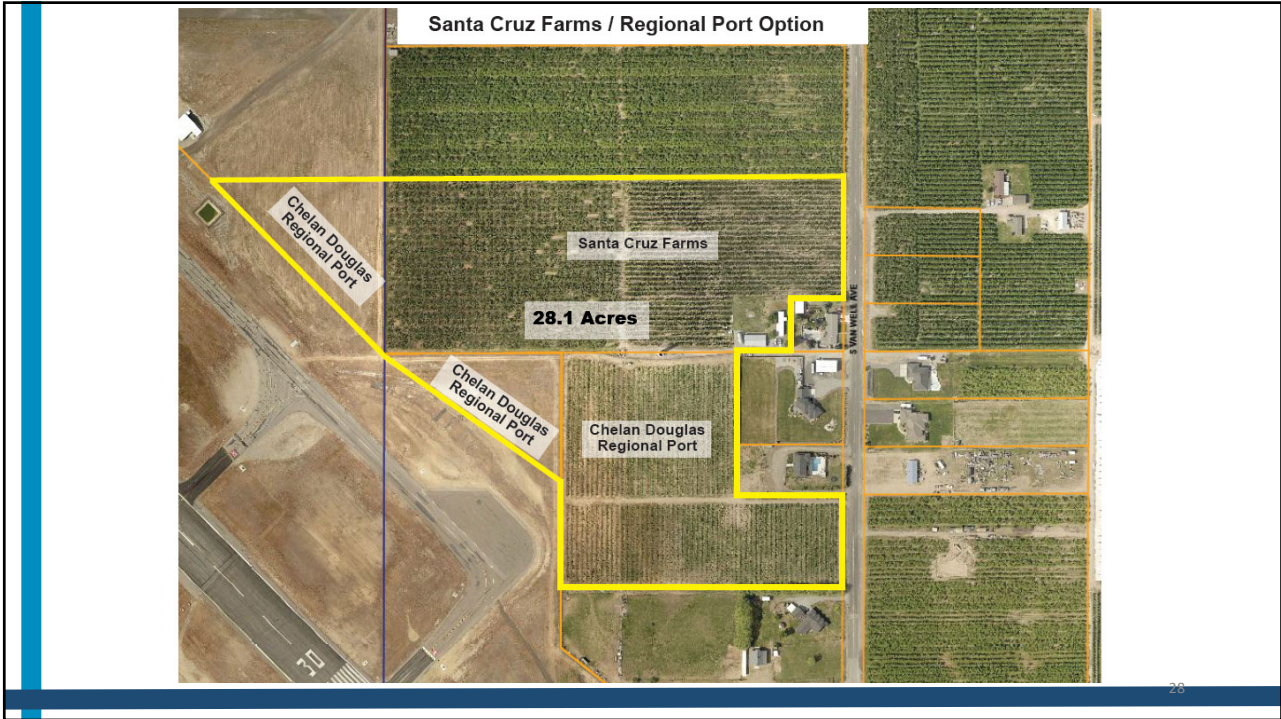
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# Pangborn Memorial Airport General Aviation Terminal

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## EXISTING CONDITIONS



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LANDSIDE ENTRY

**\$5.5 Million Project Budget  
Designed by ALSC Architects**



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AIRSIDE ENTRY



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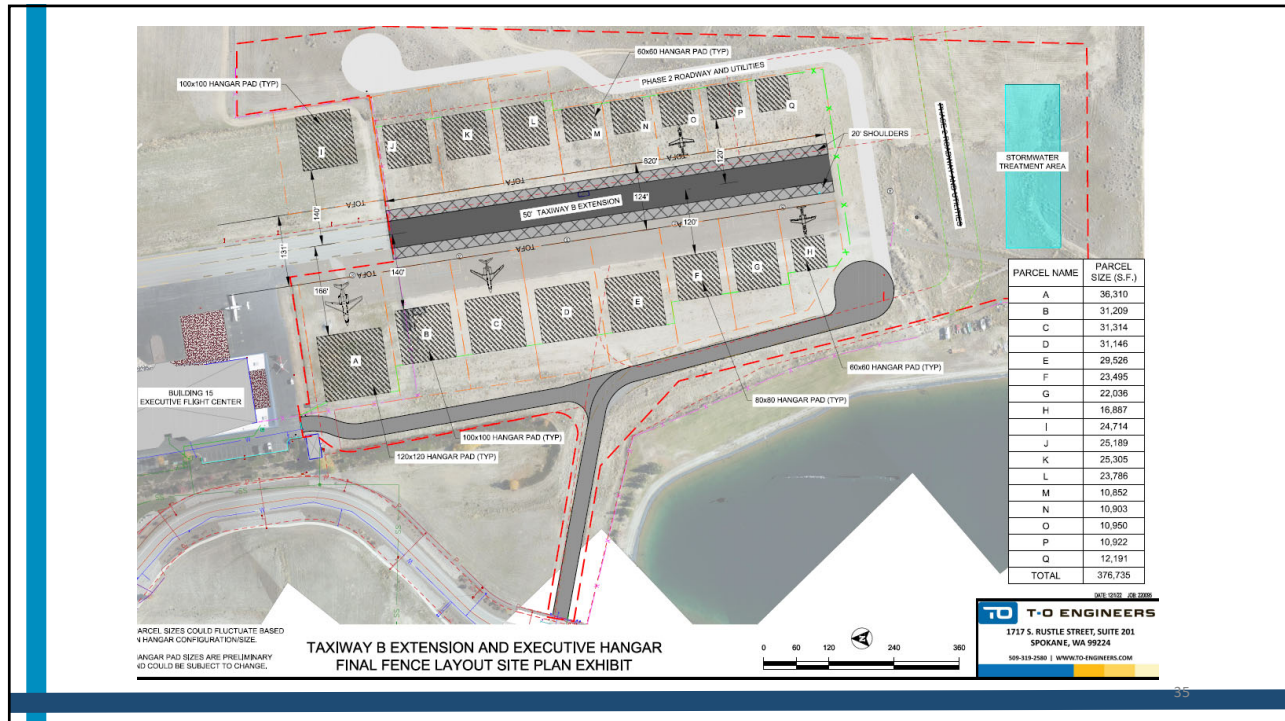
## Additional Air Service?

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## Pangborn Memorial Airport New Corporate Hangar Development

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# Airlift Northwest

**Last Calendar Year:  
 698 missions from PMA  
 150 transports from CWH**

**CHELAN DOUGLAS  
 Regional  
 Port AUTHORITY**

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## Future FAA Funded Capital Projects:

**Reconstruction of  
Runway 12/30**

**\$35 Million**

**Fiscal Year 2025**



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## Trades District Pangborn Airport Business Park



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# Trades District – Flex Space Concept



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## Trades District

<b>Estimated Costs</b>	<b>\$11,600,000</b>
<b>Financial Commitments</b>	
FDA Grant	\$ 4,990,967
Regional Port	\$ 2,500,000
State Capital	\$ 3,000,000
	<b>\$10,490,967</b>
<b>Remaining Funding Needed</b>	<b>(\$ 1,109,033)</b>
<b>Preliminary Time Frame</b>	
• Final Design Phase – Completed May/June 2023	
• Bid Project – July 2023	
• Construction Commences – Summer 2023	
• Completion – Spring 2024	

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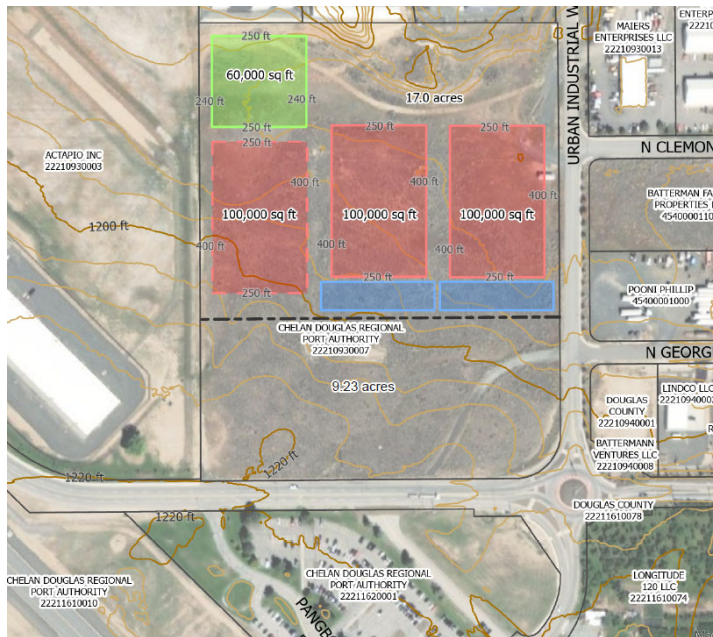
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# Batterman Business Park Development

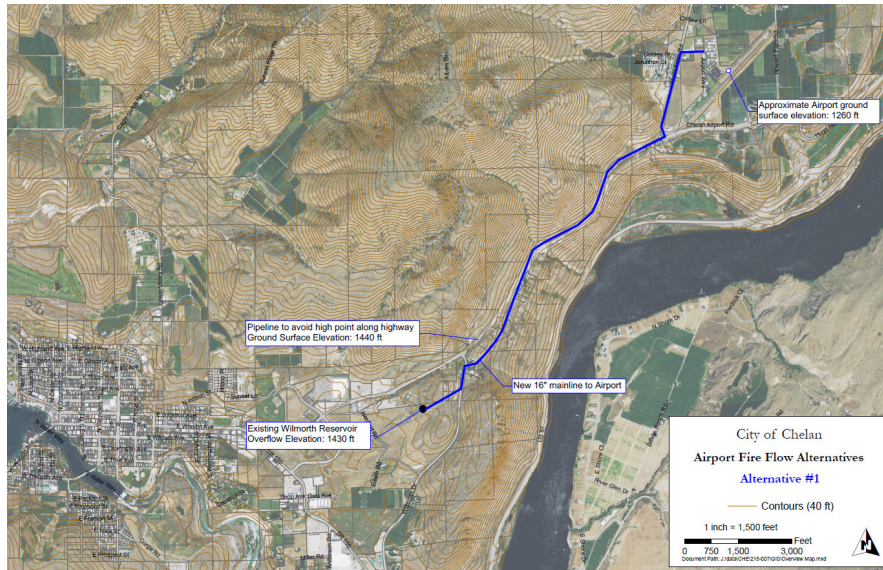


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# Chelan Water Line Project



- Thank You Representative Mike Steele for securing the funding

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# Regional Sports Complex

Additional Information Can Be Found:  
<https://www.cdrpa.org/regional-sports-complex>

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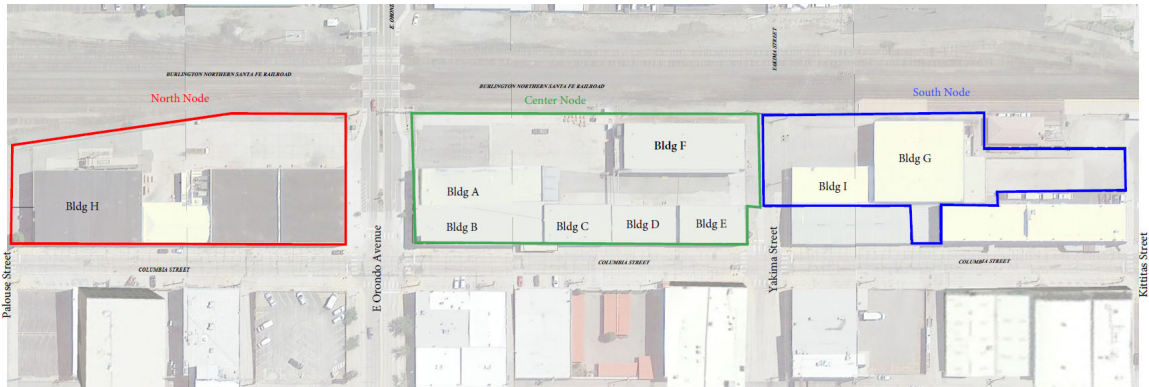


# Washington State Department of Revenue Estimate – two tenths of 1% (0.2%)

Location	FY 2025	FY 2026	FY 2027	FY 2028	FY 2028
<b>Unincorporated Chelan County</b>	1,756,500	1,812,200	1,874,200	1,941,200	2,000,200
<b>Cashmere</b>	175,200	180,800	187,000	193,600	199,500
<b>Chelan</b>	675,900	697,300	721,200	747,000	769,600
<b>Entiat</b>	57,100	58,900	60,900	63,100	65,000
<b>Leavenworth</b>	699,500	721,700	746,400	773,100	796,600
<b>Wenatchee</b>	3,533,100	3,644,700	3,769,700	3,904,500	4,023,100
<b>Unincorporated Douglas County</b>	2,199,100	2,268,800	2,346,500	2,430,400	2,504,100
<b>Bridgeport</b>	28,800	29,700	30,800	31,900	32,800
<b>East Wenatchee</b>	1,431,100	1,476,400	1,526,900	1,581,500	1,629,500
<b>Mansfield</b>	14,600	15,100	15,600	16,200	16,600
<b>Rock Island</b>	37,300	38,500	39,800	41,200	42,500
<b>Waterville</b>	33,800	34,900	36,000	37,300	38,500
<b>Totals</b>	<b>\$10,642,000</b>	<b>\$10,979,000</b>	<b>\$11,355,000</b>	<b>\$11,761,000</b>	<b>\$12,118,000</b>

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## Lineage Redevelopment



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# Lineage Redevelopment



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## Working Together to Enhance the Economic Vitality of North Central Washington



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## 2023 Economic Outlook Keynote Speaker: John W. Mitchell



John Mitchell received his B.A. degree from Williams College and his M.S. and Ph.D. degrees from the University of Oregon. He is a fellow of the College of Arts and Sciences at the University of Oregon and a member of Phi Beta Kappa. He was a professor of economics at Boise State University for 13 years, before joining U.S. Bancorp in July of 1983. He was Chief Economist of U.S. Bancorp until July of 1998 and served as Economist Western Region for US Bank until July of 2007 and was a columnist for Oregon Business Magazine. He served as Sterling Bank's economist from 2007 to 2012. He currently speaks to conventions and business groups around the nation. He was a business analyst for KPTV in Portland. He has been making economic presentations on the nation and the region for more than 50 years.

John was a member of the Western Blue Chip Forecast Panel, the ABA's Panel of Economists, a Trustee of the Aquila Tax Free Trust of Oregon, and a Board member of Oregon Mutual Insurance. He is a Board member of Northwest Bank. John was Chairman of the Oregon Council of Economic Advisors from 1992 to 1998 and a member from 1984 to 1998. He currently serves on the Association of Washington Business's Council of Economic Advisers.

John and his wife, Carol live in Coeur d'Alene, Idaho. He enjoys biking, railroading, sea kayaking and his granddaughters.