

FOR IMMEDIATE RELEASE

Date: September 23, 2011

Subject: Port of Douglas County receives infrastructure improvement funding

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Port of Douglas County Receives CERB Funding

The Port of Douglas County recently received word that its application for a \$1 million loan package for infrastructure improvements in its Pangborn Airport Business Park has been approved. Funding was granted by the Community Economic Revitalization Board (CERB), Washington State's strategic economic development resource, focused on creating and retaining jobs in partnership with local government. CERB finances public infrastructure to encourage new development and expansion in targeted areas.

The Port of Douglas County funding package includes an \$850,000, 20-year loan at 2.5% interest; and a \$150,000 grant. "Principal and interest payments on the loan are deferred for the first five years," explained Port Director Lisa Parks, "which will allow us to complete the improvements and market the property to new tenants."

"The overall project cost is estimated at \$2 million," Parks stated. "The balance will likely come from general obligation bonds and the refinance of two existing higher interest rate bonds, applying the savings from the lower interest rates toward the project." The funds from CERB are received on a reimbursement basis and are to be used once the other revenues (in this case, bond revenues) are depleted.

Parks expects the project to begin almost immediately. "Permitting and engineering are slated to start this fall. We hope to have permits by early spring, with construction occurring spring/summer 2012 and completing next fall. We have a preliminary site plan that will be used to begin our permitting process; the plan will be refined and amended as needed to respond to permit and/or engineering issues in the event that they arise."

The Port's Pangborn Airport Business Park is located west of and adjacent to Pangborn Airport. This project focuses on the southwest corner of the property. Improvements will include extending 5th Street SE/Campbell Parkway, including curbs, gutters, sidewalks, landscaping and storm water systems; water, power and telecommunications extensions; and rough site grading.

Why the improvements? Parks explained: "Douglas County requires that public infrastructure improvements to serve new developments be completed in order for the Port of Douglas County to lease the land. We do have one available property that's ready to go, but its size and configuration doesn't work for most tenants. Just this year alone we have had three potential tenants who needed parcels that were laid out differently than what we have available. Until the remainder of our Business Park is developed, we don't have much to offer in the way of lots available for leasing."

The improved property has the potential to positively impact economic vitality in a number of ways. First, tenant-ready property will increase the Port's potential to generate essential non tax-based revenue. Second, revenue generated through business park leases is shared with Pangborn Airport, which means increased revenue helps reduce the burden on both the Port of Chelan County and the Port of Douglas County, owners of the airport, to subsidize airport operations. Third, fully developed and subdivided, tenant-ready property significantly increases the potential to attract new industries and businesses to Douglas County.