



Commissioner Kevin Overbay



Commissioner Shon Smith

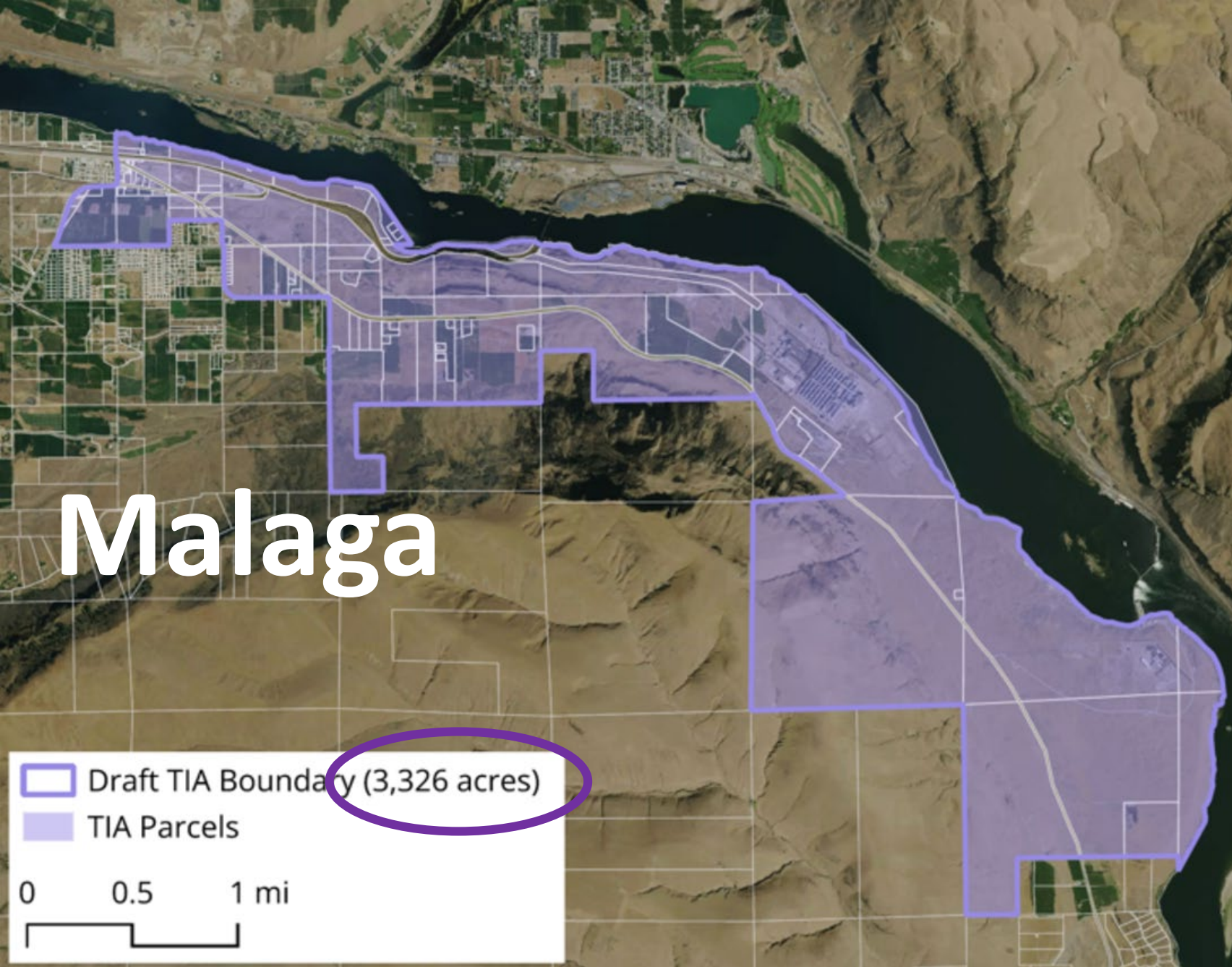


Commissioner Brad Hawkins



What is Tax Increment Financing?

- Designates a Tax Increment Area - TIA
- A TIA and TIF are the same thing
- Identifies infrastructure improvements
- Collects “increment” property tax revenues
- Invests those revenues within TIA boundaries
- Designed to help revitalize **DISTRESSED** areas



Proposed Boundary

Includes Microsoft development, Helion fusion plant and the former Alcoa plant. Microsoft and Helion are currently under construction.

Regional Port's Proposal

- Shows \$108 million taken from Chelan County
- Shows \$70.5 million taken from Wenatchee Valley Fire
- Shows \$17 million taken from NCW Libraries
- Total: Shows **\$206 million** taken from all taxing districts
- Bond against revenues for possible projects
- Redevelopment of Alcoa property

Captured Incremental Tax Revenues from Taxing Districts: 25-Year Total

Taxing District	Captured Incremental Tax Revenue	% of District Revenue
County General	\$49,900,000	8.0%
Regional Library	\$17,000,000	8.0%
Port District	\$10,600,000	8.0%
County Road District	\$55,600,000	13.0%
Flood Control Zone	\$2,700,000	8.0%
Wenatchee Valley Fire District	\$70,500,000	17.6%
Total	\$206,300,000	11.3%

The total above is slightly lower than total tax allocation revenues received due to indirect impacts on levy rates.

Source: Chelan-Douglas Regional Port Authority Partners Event Presentation, Sept. 24, 2025.

What are the Impacts?

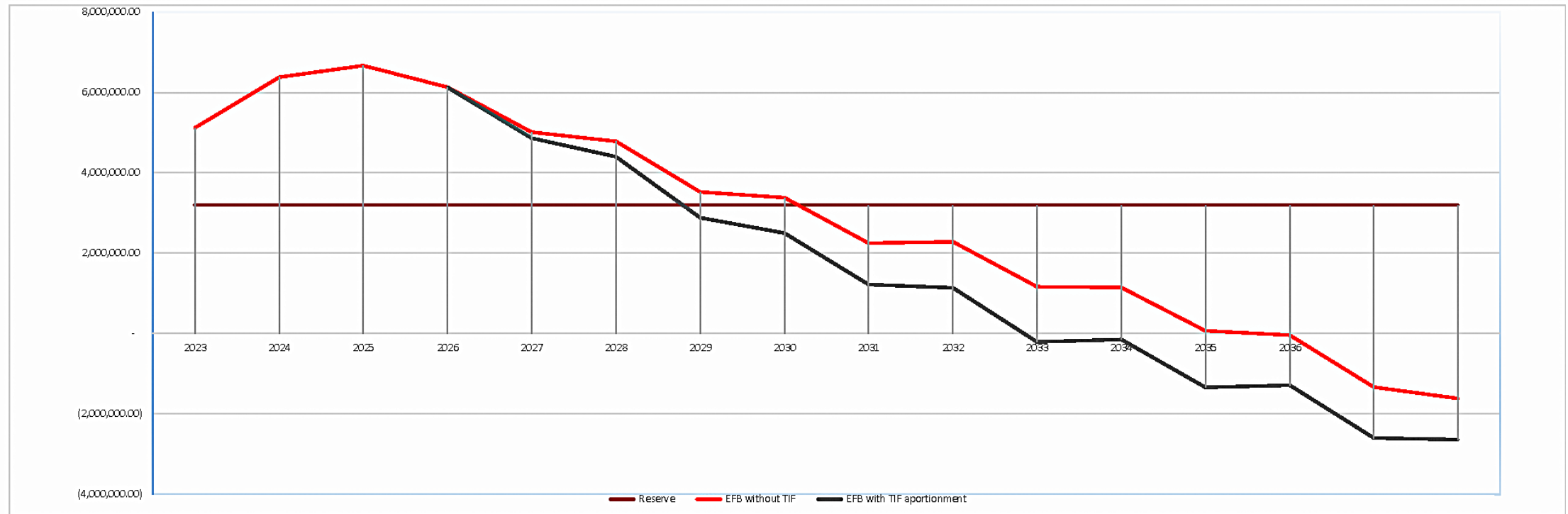
- Taking the county revenues will impact Sheriff, Prosecutor, election administration, road preservation, veteran services and more.
- Regional Port cites large revenues to the county over time, based on speculative projects and sales tax revenues.
- In reality, the county will eventually be taking money out of its general fund to pay for the TIF.

Impacts to County Roads

- Road Fund **does not** receive sales tax dollars.
- Road Fund is mainly dependent on the road levy.
- Commissioners may have to look at ways to pay for projects, like a **Transportation Benefit District**.
- Roads **across the county** will suffer if increased maintenance is required in Malaga.

Impacts to County Roads

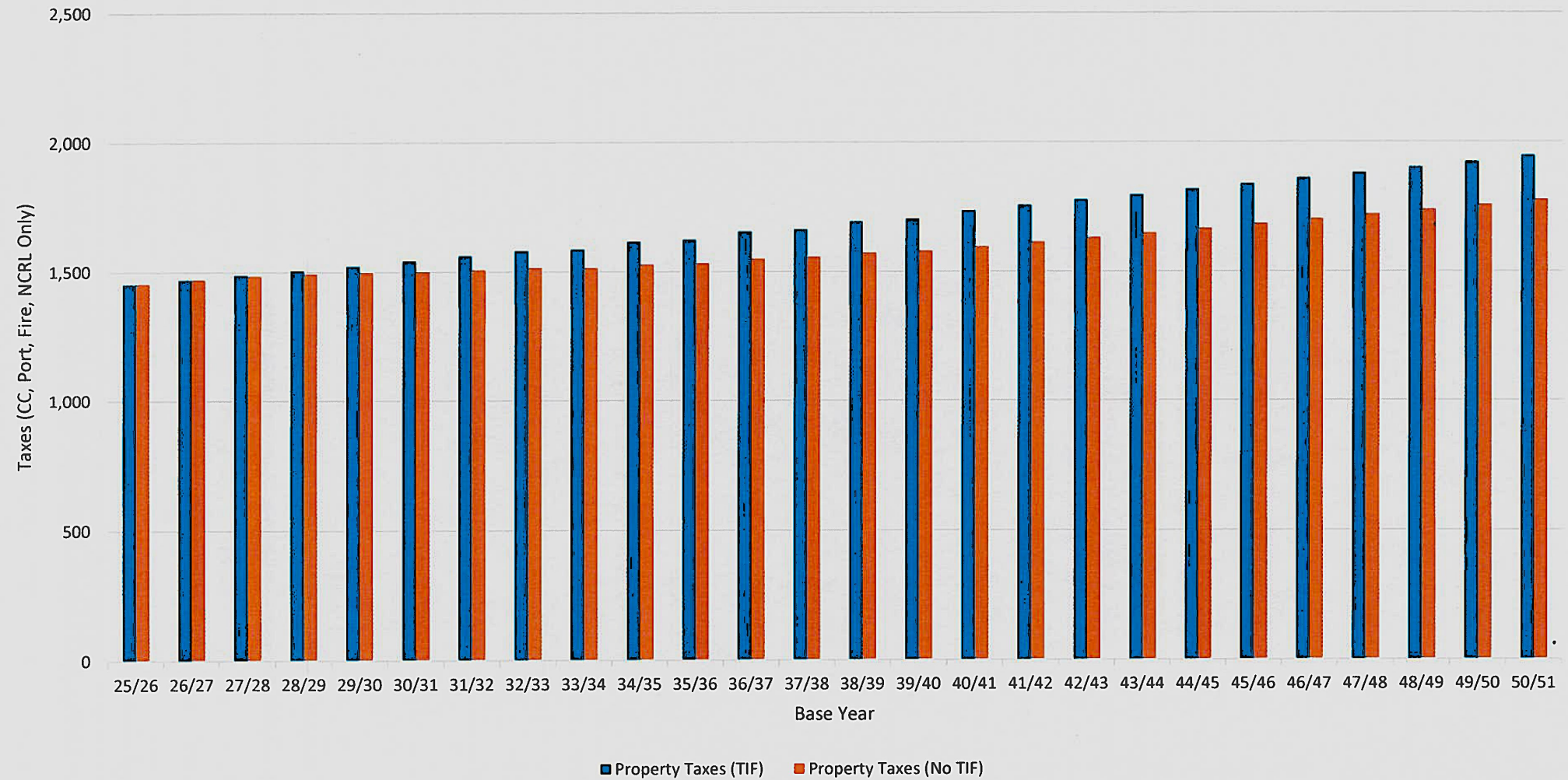
Projected Road Fund Yearly Ending Fund Balance



Impacts to You

- County may have to seek other ways to generate revenues.
- Residents **across the county** will be making up for the loss of funds.
- Your property taxes will not be as low as they would be **without** a TIF.
- County services will be impacted – affecting residents at all levels, from law enforcement to roads.

Taxpayer Chart TIF vs No TIF



What is the County Doing?

- 6-month moratorium on TIFs in unincorporated Chelan County.
- RCW 36.70A.390: Private development that is anticipated to occur within the increment area as a result of the proposed public improvements will be permitted **consistent with the permitting jurisdiction's applicable zoning and development standards.**
- County is in the process of updating its Comprehensive Plan and Transportation Element and establishing an Urban Growth Area for unincorporated areas in Chelan County.
- We need time to complete our plans to better determine how a TIF truly impacts our community.

Port's Proposed Schedule

Public Meeting 1: Nov. 18 at 9 a.m. at CTC

Public Meeting 2: Nov. 25 at 5 p.m. at CTC

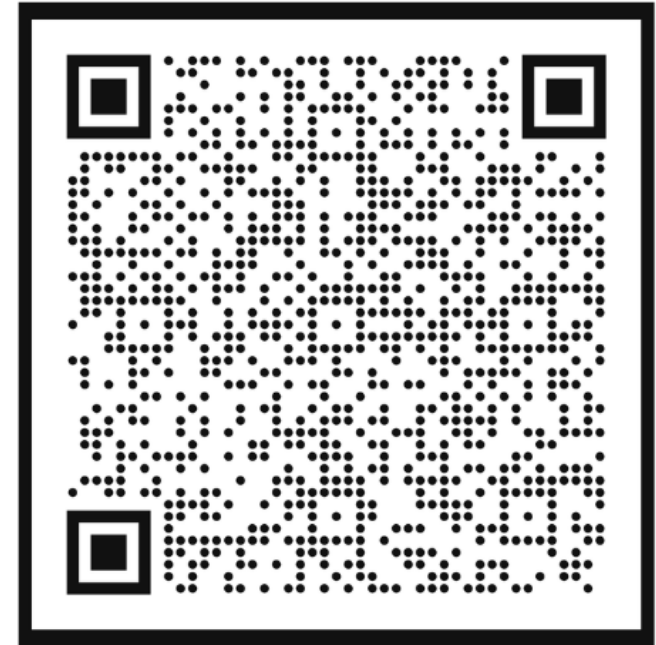
Regional Port vote: Dec. 9 at 9 a.m. at CTC

Please have your voices heard!

More Information



Regional Port TIF webpage



Chelan County TIF webpage

Malaga Riverside Park Acquisitions

