

# **Proposed Property Acquisition for substation to serve Wenatchee commercial district and transmission line relocation**

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# Agenda

- Need and background
- Stocker property (825 S. Columbia St.)
- Risk mitigation during feasibility period
- Purchase recommendation
- Next steps

# Need and Background



- Existing 33MVA Wenatchee Substation reaching capacity
- Wenatchee Substation has expansion capability but not expected to be permittable for several years
- Several new loads are expected in the vicinity
- Transmission line relocation necessary due to City of Wenatchee pedestrian bridge project





# Stocker Property

Corner of S. Columbia St. and Bridge St.

1.14± acres

Transmission Line

This map is provided for informational purposes only. It is not a survey.

# Risk Mitigation

## Actions Taken During Feasibility Period

- Review of cultural records
- Review of title report
- Appraisal acquired
- Phase I and II environmental site evaluation performed – soil sampled in 6 drill sites
- Geotech evaluation
- Estimate for building demolition acquired

# Purchase Recommendation

- Entered into purchase and sale agreement (PSA) in July 2024, subject to board approval, for \$935,000
- PSA feasibility period ends 12/30/2024
- Supports relocation of transmission line for City of Wenatchee pedestrian bridge project
- This location meets requirements for substation capacity in vicinity
- Potential risks – undiscovered environmental, unknown issues with building demolition, uncontrollable changes with city's bridge project
- Site acquisition and steering committee reviewed and support acquisition
- Several alternatives were reviewed in the vicinity
- Area outreach performed

# Next Steps

- Resolution - December 16
- Complete Purchase
- Relocate transmission line
- Complete substation preliminary designs
- Apply for substation Conditional Use Permit