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Former Chelan hospital to transform into 'Hub Center' with offices, coworking space

The former hospital building in Chelan is being repurposed into a mixed-use business building called the Hub Center.

By **QUINN PROPST** | Ward Media Staff Reporter

Managed by Coldwell Banker Cascade, the property will provide a variety of workspace options to meet the diverse needs of the community, Property Manager Jolene Baker said.

Renovations are underway, with individual office spaces expected to become available by the spring.

The first floor is rented out by Roots Community School and they will be there for years, Baker said.

The second floor will have space for private offices and a coworking space. There will be 17 individual office spaces on the second floor.

However, some of those offices could be combined to make a larger space for a business, Baker said.

The coworking space will have membership options by the hour, day, or month. Details for the coworking space are still in the planning phase. But the company plans



COURTESY OF COLDWELL BANKER CASCADE

An artist's rendering shows the plans for the new Hub Center which will be housed in the old Chelan Hospital building.

to model the coworking area after a coworking space in Wenatchee.

Baker thinks the coworking space will be a good fit for Chelan.

"It's a new product for the Chelan market," Baker said.

"Wenatchee has a couple facilities like that, and they do

See **HUB CENTER** Page 3

Stitches 'N' Beads Loft opens, supports women worldwide through handmade creations



TAYLOR CALDWELL / WARD MEDIA

Owner Vimbai Madya envisions both a gift shop for tourists, as well as a space for the community to learn crafts such as crocheting and beading. **SEE STORY PAGE 15**

Impact Stream: Empowering communities in Togo through Blockchain Technology

In an era where global aid organizations often dictate the solutions for struggling communities, a decentralized non-governmental organization is challenging the norm by empowering citizens to take charge of their own development.

By **CAROLINE MENNA** | Ward Media Intern

Impact Stream, a trailblazing initiative, has launched a pilot project in the West African nation of Togo that allows local residents to allocate resources where they are needed most.

By utilizing a blockchain-based platform, the organization is fostering transparency, collaboration, and sustainabil-

ity in its community-driven development efforts.

Impact Stream's model is simple but revolutionary: the platform enables individuals to propose and vote on projects that directly impact their communities. In Togo, where access to basic services like clean water,

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Lake Chelan Mirror
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Local entrepreneurs reshape our community's future

By **Terry Ward** | CEO and Publisher

This month's Wenatchee Business Journal highlights how local entrepreneurs are reshaping our region through innovation and social impact.

From blockchain-powered philanthropy to immigrant-led retail ventures, we're seeing a remarkable convergence of technology, community spirit, and entrepreneurial drive that makes North Central Washington special.

The story of Impact Stream, featured in this issue, exemplifies how local visionaries are revolutionizing global philanthropy.

Founder Will Little has created a blockchain-based platform that empowers communities in Togo to direct their own development.

His approach challenges traditional aid models by ensuring transparency

and local decision-making – values that resonate deeply with our own community's spirit of self-reliance and innovation.

Equally inspiring is Vimbai Madya's new venture, Stitches 'N' Beads Loft in downtown Leavenworth.

Madya's journey from Zimbabwe to becoming a local business owner showcases the entrepreneurial spirit that enriches our region.

Her vision extends beyond retail – she's creating a community space where people can gather, learn crafts, and connect while supporting artisan women worldwide.

The transformation of Chelan's former hospital into the Hub Center demonstrates our region's ability to reimagine existing spaces for modern needs.

This adaptive reuse project will provide crucial infrastructure for remote workers and small businesses, showing how our communities are evolving to meet changing workplace demands while preserving our architectural heritage.

Nick Pankow's new Leavenworth Coffee and Waffles represents another facet of our growing entrepreneurial ecosystem.

By expanding from coffee roasting into retail food service, Pankow exemplifies how local business owners are finding creative ways to serve both residents and visitors while adding to our region's distinct character.

These stories paint a picture of a region where innovation and community impact go hand in hand.

From globally-minded

From the Publisher



philanthropy to locally-rooted retail, our entrepreneurs are proving that business success and social responsibility can work together to create lasting positive change.

As we look ahead to 2025, let's continue supporting these visionary local leaders who are making North Central Washington not just a beautiful place to live, but a hub for innovation with global reach.

Their success shows that our region's greatest

asset isn't just our natural beauty – it's our community's ability to nurture enterprises that combine business acumen with social purpose.

Terry Ward is the CEO of Ward Media and the publisher of NCW News, Cashmere Valley Record, Lake Chelan Mirror, The Leavenworth Echo, Quad City Herald, and the Wenatchee Business Journal. He can be reached at terry@ward.media.

Navigating new career pathways: The STEM shift in North Central Washington

While the region has long been anchored by stable STEM industries such as agriculture, government, natural resources and healthcare, a surge in demand for these skills is reshaping the employment landscape.

By **Dr. Sue Kane, CEO** | NCW Tech Alliance
Sponsored by Microsoft

This shift brings to light critical challenges in career development and pathways for the local workforce, especially for young people preparing to enter these emerging fields.

Electricians: A Familiar Role with New Dynamics

Electricians have long been an anchor in the region, supporting essential services like hydropower

generation, grid maintenance, and the broader energy sector.

A recent article in the New York Times highlighted Central Washington as a booming hub due to the rapid expansion of data centers and renewable energy projects.

This surge has led to an unprecedented demand for electricians.

The regional labor market data projects that electricians will see an average of 145 annual openings with an annual

defined career pathways.

The Challenge of Navigating New Career Paths

For young people and those considering a career change, stepping into this new employment landscape can feel overwhelming.

Career paths in our region's established industries – like agriculture, government, natural resources, education, and healthcare – are more defined and offer a sense of stability.

But the rapid pace of advancement means job roles can evolve quickly, and pathways to advancement aren't always clear-cut.

Software developers are an example occupation that is also up in annual growth projections by nearly 9% this year, with 132 projected annual openings.

Yet, there's also an annual turnover of 80 positions, highlighting a prevalence

of short-term contracts and high mobility within the field.

To stay competitive, workers often need to engage in continuous learning and skill development, which can be both time-consuming and costly.

Electricians: Bridging the Old and the New

Traditionally, electricians in our region have been employed by utilities or large companies, enjoying steady work, clear responsibilities, and long-term employment.

Their roles were well-defined within the context of our robust energy sector, hydropower generation, and grid maintenance.

Now, the landscape is shifting. Emerging opportunities in renewable energy installations, data center infrastructure, and specialized industrial projects are often contract-based.

While these projects bring exciting possibilities

Finance

Beau Ruff

Contributor for Ward Media



Don't forget to use QCDs for your RMDs

The end of the year marks the time when many people are doing two things simultaneously.

First, they are deciding how much (or how much more) they can afford to give to their favorite charities before year end.

Second, they are ensuring that they have taken any remaining Required Minimum Distributions (RMD) and maybe thinking through how to limit the associated income tax burden.

For some, utilizing the QCD for the RMD might be the solution.

RMDs

A Required Minimum Distribution is the federally mandated minimum amount a person must withdraw from his or her Individual Retirement Account (IRA) every year after age 73.

The requirement for withdrawal applies to other pre-tax retirement plans as well, such as 401(k)s, 403(b)s, 457(b)s, etc., but for purposes of simplicity, I will use the term "IRA."

Because the money going into an IRA hasn't yet been taxed, when it comes out of the IRA, the owner must pay ordinary



STOCK PHOTO

income tax on the amount withdrawn.

Accordingly, some folks that need to take RMDs before the end of the calendar year bristle at the prospect of paying ordinary income tax on the withdrawal.

Some even wish they didn't need to withdraw anything from the IRA so they could avoid pushing their income (and associated marginal income tax rate) higher. Regrettably, the law doesn't allow the money to stay in the IRA without incurring a burdensome penalty.

But the law does allow an opportunity for an individual to take the money out and give it directly to a charity without increasing his or her income (and associated marginal income tax rate) through a QCD.

QCD

A Qualified Charitable

Distribution (QCD) allows a direct transfer from your IRA to a charitable organization of up to \$105,000 (for 2024).

Though a person who transfers a QCD to a charity is not allowed to take a charitable deduction on their income taxes, he or she gets something that is likely more powerful: the exclusion of the QCD amount from ordinary income and an offset against any RMD requirement.

This type of distribution has several benefits.

First, it can keep the donor from entering a higher tax bracket and subjecting a higher percentage of his earning to taxes.

Second, it can also prevent certain tax phaseouts that apply as taxpayers report higher income.

Though RMDs are required of a variety of pre-tax accounts as listed above, QCDs are not avail-

able to the same accounts.

Generally, a QCD is not available to employer-sponsored accounts such as 401(k)s, 403(b)s, or 457(b)s.

Coordinate QCD and RMD

If you have an employer sponsored plan that is not eligible for the QCD, an easy approach is to roll that plan into an eligible IRA.

The assets would maintain their status as pre-tax qualified retirement monies but are housed in an IRA allowing qualification for the QCD.

As an additional bonus, an IRA often offers expanded investment options beyond that offered by employer-sponsored plans.

When deciding to do a QCD, pay attention to any amount already withdrawn throughout the

calendar year to satisfy RMDs, as this money cannot be offset by a later QCD.

In other words, QCDs should be considered before any portion of an RMD is withdrawn.

A QCD need not be tied directly to an RMD amount, but it can offset any RMD. For example, if the RMD is \$10,000, then a QCD for \$10,000 would satisfy the RMD for the year.

A QCD for \$5,000 would offset the RMD such that the account owner would need to withdraw (and recognize as income) the remaining \$5,000 of the \$10,000 RMD amount.

QCD to Charitable Trusts

In addition to distributions to charities, a QCD of up to \$53,000 (for 2024) can be directed one time to so-called "split interest" trusts like a Charitable Remainder Trust or a Charitable Gift Annuity.

Given the relatively modest amount allowed to go to a split-interest trust (and the fact that it can't be commingled with other non-QCD assets) and the cost associated with establishing a Charitable Remainder Trust, a

Charitable Gift Annuity will likely make the most sense for folks interested in this option who both want to make a contribution to a charity but also value the security of a continuing income stream for life.

Does a QCD Work For you?

If you count yourself in the group of people looking at RMDs and charitable giving, consider the QCD.

Talk to your legal and tax professionals to see if it's the best option for you.

The opinions voiced in this material are for general information only and not intended to provide specific advice or recommendations for any individual or entity. This information is not intended to be a substitute for specific individualized tax or legal advice. We suggest that you discuss your specific situation with a qualified tax or legal advisor.

Beau Ruff, a licensed attorney and certified financial planner, is the director of planning at Cornerstone Wealth Strategies in Kennewick, WA.

Hub Center

Continued from page 1

quite well, it's obviously a bigger community. So it will be interesting to see how it works in Chelan."

"But I do think it will be successful," she said.

"I think it might be more successful seasonally. I think when tourists are in town, and if you know you have a great spot, you can go work for an hour and get away from the hotel room or the condo, it's a great option."

Both the second and third floors have great views, but the third floor has the best view, Baker said.

"Number one, it (the Hub Center) has amazing views," she said.

"But small office space is very hard to find in this market. Coldwell does property management for numerous commercial spaces and small little spots for, you know, a massage therapist or just something that doesn't need a huge office space.

They don't need a big floor plan or footprint. They just need at least, maybe five, 700 square feet. These are perfect spaces for that."

The third floor will offer a larger space for one or two tenants.

"That building's been there forever, and everybody knows the old hospital," she said.

"So it's pretty iconic to be able to have an office space in there. And I think the top floor would be great for, you know, a larger company, even putting, like, a spa in there or something like that. There's tons of options."

The group recently held an open house in the space so the public could see the progress inside.

Baker said they plan to have more opportunities for the public to view the space as it progresses.

Community members have been curious about what is happening in the building.

Workers have gutted the space and commu-



COURTESY OF COLDWELL BANKER CASCADE

An artist's rendering shows the plans for the new Hub Center which will be housed in the old Chelan Hospital building.

nity members have seen a lot of activity at the site, Baker said.

"So having this open house is just basically for the community," she said.

"The community can see what's going on, all the exciting 'what's going to be coming up', and then we'll do more open houses as it progresses as well."

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Finance

Tyler Kert

Contributor for Ward Media



Are you going to pay the death tax?

Death and taxes. I'm sure you've heard the saying. Those are two things that are unavoidable.

And since this is a business journal, I'll spare you the solution I found for getting out of death. So that leaves us with taxes.

Yes, you will pay taxes when you are alive. But are you planning to pay them when you die? While some might argue that it won't matter, I can assure you that your beneficiaries will cherish your inheritance more than Uncle Sam will.

So let's talk about your estate, see if you have a problem, and then touch on some solutions to reduce your estate tax.

Do you have an estate tax problem?

Here's the good news: the federal estate tax exemption is \$13.61 million per person in 2024 (double that for married couples who plan properly).

If your estate is below that number, you're in the clear at the federal level – at least for now. But before you breathe a sigh of relief,

there is a catch.

If you live in Washington State, the estate tax exemption is only \$2.193 million – one of the lowest in the nation. That means even a “comfortable” estate could face taxes of up to 20% on the amount exceeding the exemption.

Furthermore, real estate, investments, retirement accounts, and even life insurance proceeds all count toward your estate's value, often pushing people over the limit without realizing it.

So, if you're nodding your head and thinking, “Uh-oh, that might be me,” you're not alone. But don't worry – there are strategies to make sure more of your wealth stays with your loved ones.

Strategies to reduce estate taxes

The first and easiest way to avoid paying estate taxes is to give the money away before you die.

In 2025, the IRS will allow you to give up to \$19,000 per person annually (or \$38,000 for a married couple).

There is no limit on the



STOCK PHOTO

number of people that you can give to. If you have three kids and five grandkids, you could give up to \$304,000 away each year based on the 2025 limit.

Gifting assets while you're alive reduces the size of your estate, lowering the eventual tax bill.

It's also a great way to see your loved ones enjoy the fruits of your generosity.

After all, leaving an inheritance when you die doesn't allow you the opportunity to see people benefit from your wise planning and stewardship.

Remember, gifts don't just have to be cash. Stocks, property, or even a family business can all be part of your gifting. That said, you must consider the tax implications before

you give.

Generally speaking, we encourage clients to gift high-basis assets like cash. If you give your grandchild the Microsoft stock that you bought twenty years ago, they'll get hit with a hefty tax bill when they end up selling the stock.

Another strategy is using irrevocable trusts.

For example, an Irrevocable Life Insurance Trust (ILIT) keeps life insurance proceeds out of your taxable estate. Essentially, you set up an irrevocable trust and then either transfer a life insurance policy into the trust or have the ILIT purchase a new policy.

Once a policy exists, you then gift money into the trust to pay the premiums.

Upon your passing, the life insurance proceeds

go to the trust, and the trustee distributes them to beneficiaries as directed. Because the trust owns the policy, the proceeds bypass estate taxes.

Keep in mind, irrevocable means irrevocable. Once you set up this trust and start gifting assets into it, you lose control of those assets for good.

If you're charitably inclined, consider incorporating charitable giving into your estate plan.

A Charitable Remainder Trust (CRT) provides income for you during your lifetime while leaving the remainder to a charity tax-free. Donor-advised funds are another option.

These funds allow you to make a tax-deductible contribution now and recommend grants to your favorite charities over time.

Either way, your heirs benefit because every dollar going to charity means fewer dollars lost to taxes.

Conclusion

The death tax might be inevitable for some, but with the right planning, it can be greatly reduced. The ideas mentioned above are by no means a

comprehensive list.

There are additional strategies that time won't allow this article to explore.

If you're concerned about the estate taxes you'll pay, you can start now by working with your financial advisor and estate attorney who can help you create a plan tailored to your situation.

Don't make your beneficiaries share the inheritance with Uncle Sam. In the end, it's not what you leave, it's what your beneficiaries receive.

This material is for informational purposes only and does not constitute financial, investment, or tax advice. Please consult your tax advisor or financial planner to discuss your specific circumstances before making any decisions.

Tyler Kert, a licensed financial advisor and CPA, provides financial planning and tax consulting services at Tamarack Wealth Management in Cashmere, WA.

SPONSORED CONTENT

Green dining: Mastering restaurant composting – from waste to resource

From Winton Manufacturing Compost Works

In our ongoing exploration of sustainable restaurant practices, we dive deeper into the practical aspects of commercial composting.

Many restaurant owners wonder: What exactly can be composted, and how can we seamlessly integrate composting into daily operations?

What Can Be Commercially Composted

Commercial composting opens up a surprising array of waste streams for restaurants:

- Food preparation scraps (vegetable trimmings, fruit peels)
- Used coffee grounds

and tea bags

- Shells- Eggshells, seafood, nut shells
- Spoiled or out-of-date food including food outside of food safety handling requirements.
- Meat products including bones
- Paper towels and paper napkins.

Streamlining Waste Management: A Strategic Approach

Every restaurant is different but the easiest way to get started is in the back of the house at food preparation areas, bussing and dishwashing stations.

The idea is to provide a receptacle that can collect food and compostable

items that can be later be brought out to your outside collection bin that is serviced by Winton MFG.

Preparation area – Depending on the area your employees have, a small bucket or cambro may be the easiest for collection.

If you have room, a slim jim lined with a compostable bag can be used for collection.

If utilizing a smaller collection container, add the collected compostable waste items to one of your larger bins lined with a compostable bag.

Bussing and dishwashing stations – These stations will be the largest collection points and will become the heaviest.

Utilizing a slim jim with a compostable bag is advised.

At these stations, your employees will be scraping leftover customer food before service ware gets to the dishwasher.

If your restaurant loses silverware, magnetic lids can be purchased to prevent its loss and reduce unnecessary silverware replacement costs while keeping it out of the compostable waste bin.

Food waste gets heavy so bringing slim jims to the outside bin is recommended.

The easiest way to transfer bagged compostable waste from the slim jim to the outside service bin is to tip the bin into the container.

Removing the bag from the bin to place into the container may lead to rips and messes but can be avoided if you utilize this simple rule.

Also, getting heavy bins to the outside container can be aided by attaching a dolly (wheeled platform) to the bin keeping your employees from having to carry the bins.



Rolling the bagged bins to the container is much easier.

For front-of-the-house compostable waste collection some restaurants elect to remove customer-facing waste receptacles this allows employees to sort all waste as it is received, proving much simpler and less time-consuming than sorting already filled bins

and checking for contamination.

Other restaurants elect to only serve on approved compostable packaging and thus everything going into the compostable waste bin is verified to be compostable.

Once restaurants realize how much can be

O & A



Meet Brad Hawkins, Chelan County Commissioner

By **Quinn Propst** | Ward Media Staff Reporter

Hawkins received his K-12 education in Wenatchee School District, graduated with honors from Central Washington University, and earned a Master's in Public Administration from George Washington University in Washington, DC.

After returning home, he worked for 18 years as a PUD employee in hydro relicensing and government relations. He has served as a school board member, State Representative, and State Senator.

Hawkins was recently elected Chelan County Commissioner for District 3, which includes north Wenatchee, Sunnyslope, Entiat, Chelan, Manson, and Stehekin.

His wife Shawna is a teacher in Wenatchee School District. They have two teenage boys, Luke and Tyler. We recently caught up with Hawkins to learn more about him and his priorities for Chelan County.

Please tell our readers a little bit about yourself.

I'm a proud husband,

father, and public servant. I was raised in Wenatchee, have been married to my wife Shawna for 22 years, and have two teenage boys, Luke and Tyler.

I worked as a PUD employee for 18 years while volunteering for local school boards.

I was elected State Representative in 2012, State Senator in 2016, and Chelan County Commissioner in 2024. I love spending time with my family. To de-stress from work, I enjoy hiking, cycling, and hot yoga.

What unique perspectives will you bring to the County Commissioner role?

I'm excited to bring all of my skills and experience to Chelan County to help us. Having worked as a PUD employee and on school boards, I have years of local government experience.

Throughout my time as a state legislator, I've also worked with state and federal officials along with local business groups, nonprofit organizations, and other stakeholders.

Despite this diverse experience, I'm still young and feel that I have a whole career still ahead of me. I'm excited to bring my perspective to the County Commissioner role.

What do you see as the most pressing challenges facing Chelan County in 2025?

Chelan County is an awesome place to live, work, and raise a family, but it is not without its challenges.

Keeping the county budget balanced and maintaining key services, especially if sales tax revenues continue to level out or decline will be a big challenge.

The county also has some continuing public safety, homelessness, housing affordability, and wildfire reduction issues, so nothing will be easy.

Which economic development initiatives do you believe could best support NCW's business community?

Chelan County needs

to continue to grow and diversify its economy. We should look for ways to support our agricultural base while enhancing our technology, healthcare, outdoor recreation, and tourism industries.

We must continue to look at economic development regionally and find ways to partner together on projects that keep us safe, put people to work, and benefit our greater good.

One key opportunity along those lines involves treating regional forest lands (removing small diameter trees, clearing the underbrush, and utilizing prescribed fire) to help our lands better withstand wildfire.

What opportunities do you see for strengthening the relationship between county government and local businesses?

County government supporting local businesses is very important because the private sector helps us grow jobs, generate tax revenues, and maintain county services.

It is important for Chelan County officials to re-



alize that business and developers have the option to invest elsewhere, so we need to do everything we can to recruit and retain investment here.

My hope is for businesses to feel supported by the county and that they know we are here to help them be successful.

How do you plan to balance the region's agricultural heritage with growing urbanization and development pressures?

Helping our agricultural operators be successful is definitely going to be a challenge due to state and federal mandates, regulatory burdens, court decisions, and inflationary pressures.

Industry experts I've met with recently foresee a significant consolidation in the agricultural industry in the near term.

Many family farms may choose to facilitate opportunities for housing and development.

I'll continue to advocate for more support of agriculture as a key industry with the hope that our region can support all those who wish to continue in operation.

How do you envision working to address affordable housing challenges in the county?

Affordable housing is definitely a challenge in our region.

See O&A Page 14



IF YOU KNOW ANYONE WHO SHOULD BE FEATURED IN A WENATCHEE BUSINESS JOURNAL Q&A, EMAIL QUINN@WARD.MEDIA

WENATCHEE WILD

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Keeping Up with people

Wenatchee Valley Humane Society's new director focuses on staffing, community engagement

By **TAYLOR CALDWELL** | Ward Media Staff Reporter

The Wenatchee Valley Humane Society appointed BJ Andersen as its new executive director on Nov. 4, following the departure of James Pumphrey in June.

Andersen first began her career in animal welfare 20 years ago, when she applied for a Kennel Manager position at the Willamette Humane Society.

"I thought I was coming in to work with dogs, and what I really learned was that I was coming in to work with people... Every pet we serve has people attached to it. In some way, there are people in that pet's story. And I really love helping people, particularly when it comes



COURTESY OF WENATCHEE VALLEY HUMANE SOCIETY
BJ Andersen joins Wenatchee Valley Humane Society with 20 years of experience.

to how they connect with animals and the natural world," said Andersen.

In 2014, she became

the Executive Director for Willamette Humane Society. In 2022, Andersen negotiated a merger with Oregon Humane Society in order to expand animal welfare resources in the Willamette Valley. After the merger was complete, Andersen served as the Senior Philanthropic Advisor to the president and CEO. Later, she assumed the role as Director of Volunteer Engagement, generating and implementing training and management systems for over 1,300 volunteers.

Andersen said she had long admired Wenatchee Valley Humane Society's

See **WVHS** Page 14

Chelan PUD names three new senior leaders to management team



Dan Koch



Janet Jaspers



Sridhar "Sri" Krishnan

Ward Media | Wenatchee Business Journal

Chelan County Public Utility District has announced three new senior management appointments, naming leaders for operations, energy resources, and financial oversight.

Dan Koch has been appointed as the utility's first-ever Chief Operating Officer, joining the organization earlier this month. Koch, who previously served as Vice President of Energy Delivery at Puget Sound Energy, brings more than 30 years of experience in engineering, project management, and utility operations. His prior roles at PSE included Director of Electric Operations and Director of Engineering & Project Delivery. Koch holds a BS in Mechanical Engineering from the University of Washington.

"As COO, I look forward to enhancing that vision by bringing utility operations and direct operations support under the same roof," Koch said.

"Our ultimate goal will be to continue finding innovative solutions in delivering the services to

our customer-owners."

The utility promoted Janet Jaspers to Chief Energy Resources Officer in mid-July, following Shawn Smith's departure from the area. During her nearly 31-year tenure with Chelan PUD, Jaspers has played a crucial role in implementing the utility's strategy for surplus wholesale energy sales.

As Director of Energy Operations, Planning and Trading, she led day-ahead trades and real-time trading while fostering collaboration between Energy Resources, Generation, Transmission, Operations, and Asset Management departments. Jaspers has been actively involved with the Wenatchee Chapter of the Society of Professional Engineers and holds a Bachelor of Science in Mechanical Engineering from Montana State University. She has also completed the Executive Utility Management Certificate Program from Willamette University.

Sridhar "Sri" Krishnan assumed the role of Chief Financial and Risk Officer in August, succeeding the

retired Kelly Boyd. Krishnan joins Chelan PUD after serving as Deputy Director of Finance and Administration at the City of Kirkland. His 25 years of experience spans both public and private sectors, including work in state, county, and city governments. A 30-year Pacific Northwest resident, Krishnan currently serves as president of the Washington Public Treasurers Association and is the past president of the Puget Sound Finance Officers Association. He holds an MBA in Finance and International Management from Willamette University and a Bachelor of Science in Industrial Design from Western Michigan University.

General Manager Kirk Hudson expressed confidence in the new leadership team. "I'm confident that we have the right leaders in place to face the exponentially increasing volume and velocity of change in the utility industry today," Hudson said. "The common thread we all share is a dedication to public service."

Pioneer Title Company names new Title Department Manager

Ward Media | Wenatchee Business Journal

Pioneer Title Company has appointed Tyler Robinson as its new Title Department Manager.

Robinson, who previously served as a Title Officer with the company, will oversee daily operations of the title department, including workflow management and service quality control.

"We're thrilled to announce Tyler Robinson as our new Title Department Manager," Pioneer Title Company stated. "With his years of experience as a Title Officer and work ethic, Tyler brings the knowledge and expertise needed to



Tyler Robinson

lead our Title Team."

In his previous role, Robinson developed expertise in title processes while establishing a track record of customer service excellence, according to the company announcement. As

department manager, his responsibilities will include supervising departmental operations and implementing strategies for continued business growth.

Pioneer Title Company, established in 1890, provides title insurance, escrow, and closing services for real estate transactions in Chelan and Douglas Counties.

The company highlighted Robinson's advancement through the ranks as testament to their internal promotion practices. The appointment is effective immediately.

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Impact Stream

Continued from page 1

education, and job training is limited, this model is helping to bridge the gap. The first wave of projects included the creation of a technology education center for adults, a youth training program focused on textile and apparel manufacturing, the construction of a community library, a solar-powered clean water access initiative, and the provision of new equipment for an elementary school.

The organization’s commitment to transparency is one of its core values. Through the Impact Stream platform, donors can track their contributions every step of the way, ensuring that funds are used effectively and responsibly.

As Leavenworth hotelier, entrepreneur, and philanthropist Hans Mulders, an Impact Stream board member, explains: “Impact Stream reflects the impact that we want to create on impoverished communities and countries by providing an effective, continuous stream of resources to help them build infrastructure.

This transparency allows donors to see exactly how their money is being spent, unlike traditional aid organizations where funds are often pooled together, making it difficult to trace individual contributions.”

Mulders, who grew up in Ethiopia, saw firsthand the pitfalls of traditional top-down aid models: “Most NGOs focus on designing solutions for people in need, but that approach often leads to problems. Even well-made infrastructure, for example, can break, but there is no easy way for communities to obtain spare parts or make repairs.” Impact Stream aims to change this by providing communities with the technical support necessary to sustain and repair projects long after the initial funding has been used.

Impact Stream’s founder Will Little, a fellow entrepreneur with a passion for impactful philanthropy whom Mulders describes as “the smartest guy in the room,” introduced Mulders to the concept of decentralized charitable giving. This vision led to the development of the Impact Stream platform, which leverages blockchain technology to ensure that every project is



COURTESY OF IMPACT STREAM

Breaking ground on an Impact Stream funded project in southern Togo that will introduce a water well, equipped with a solar pump, designed to provide reliable and clean water to a local school and the surrounding village communities that currently rely on unsanitary sources.

transparent, accountable, and trackable.

The platform also allows community members in Togo to propose projects and vote on which initiatives should be prioritized. Projects are submitted during a 60-day window, and once the voting period is over, the community decides which project will

receive funding first.

The process is built on the principle of inclusivity, allowing those who are directly affected by the projects to have a say in the decisions that will impact their lives.

While Impact Stream is still in its early stages, having recently completed its second year of opera-

tion, the organization is steadily growing. They are currently in the process of becoming a registered 501(c)(3) nonprofit and are looking for donors who are willing to contribute on a recurring basis. “We are in constant fundraising mode,” says Mulders, emphasizing the need for sustained support to continue these efforts.

One of the most distinctive features of Impact Stream is its commitment to making its software open-source. This means that any organization can use the platform free of charge to implement similar projects in other parts of the world. “Our goal is to help the rest of the world become less stressful,” Mulders explains. By providing a platform for decentralized decision-making and transparent funding, Impact Stream is helping create a world where local communities can thrive without relying on traditional, top-down aid models.

Togo was chosen as the pilot location for Impact Stream’s work because of the network of trust that Mulders and Little have developed there. The team believes that local knowl-

edge and collaboration are key to ensuring the success of the initiative. “Togolese helping Togolese with American support,” says Mulders, highlighting the importance of local involvement in the process.

In a world where international aid often falls short of its promises, Impact Stream offers a refreshing alternative.

By harnessing the power of technology and local leadership, the organization is helping communities in Togo build the infrastructure and resources they need to thrive – while creating a model that can be replicated in other regions. As the project grows and more communities are empowered, Impact Stream is paving the way for a new kind of philanthropy – one that is transparent, sustainable, and community-driven.

For more information and/or to donate to Impact Stream: <https://www.impact.stream>

Caroline Menna is an intern for Ward Media and a senior at Cascade High School, where she serves as Editor-in-Chief of the school’s Publications Group.



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MEMBER MESSENGER

"Driven to Promote and Protect Small Business"

JANUARY 2025 ASSOCIATION NEWSLETTER

PAGE 1

Welcome to 2025: We are Stronger Together!

DANILLE MARTIN

CEO of BNCW



As we step into a promising New Year, we want to take a moment to thank our Building NCW Membership for being a part of our vibrant community. Our Membership support fuels our mission of promoting and protecting small businesses in our Valley. We are thrilled to share exciting updates to our Membership Benefits, Events, and Overall Offerings in 2025.

Enhanced Membership Benefits

We've reimaged our

benefits package to better align with our Membership needs and interests:

- **Expanded Discounts:** Receive deeper discounts on event registrations, merchandise, and partner services.
- **Tailored Support:** Access personalized consultations with our team to maximize Membership value.
- **Association Affiliation:** Association affiliation provides networking opportunities, access to resources, and enhanced credibility within a professional or community context.

Unforgettable Events

This year's calendar is packed with enriching opportunities to connect, learn, and grow:

- **Fall Golf Classic partnered with NCWAR:** Building NCW has partnered with North Central Washington Association of Realtors to bring an even better Fall Classic in October.
- **Quarterly Informa-**

ional Seminars: Informational events brought to you by industry leaders in a variety of subjects ranging from building specific to Best Business Practices.

• **1st Annual Chelan Home Tour:** After 30 successful years of the Home Tour in the Wenatchee and surrounding areas. We are expanding to offer a Chelan area-only Home Tour in October.

Commitment to Quality

We remain steadfast in

our commitment to delivering the highest quality experiences for our Membership:

- **Diverse Offerings:** We're introducing specialized interest groups, so you can connect with members who share your passions.
- **Member Feedback Integration:** Your voice matters! We're continually incorporating our members' feedback to refine our offerings.

How You Can Engage

Membership participa-

tion makes our community thrive.

Here are a few ways to stay involved in 2025 as a Building NCW Member:

- **Volunteer Opportunities:** Share your expertise by contributing to events, committees, or mentorship programs.
- **Spread the Word:** Invite friends and colleagues to join Building NCW and enjoy the same outstanding benefits you do.

Together, we're making 2025 a year to remember!

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danielle@buildingncw.org
morgan@buildingncw.org

OUR SPEAKERS:

SALLY W. HARMELING
Partner at JDSA

JACQUELINE A. O'KEEFE
Attorney at JDSA

CHUCK ADAMS
Sales Director
Boyer Mountain Pool & Excavation

2025 Q1 Events

| | |
|-----------------|--|
| JAN 14 | Lien Laws Seminar Understanding Construction Liens in Washington: Legal Requirements and Avoiding Pitfalls. Event is Free for Building NCW Members, small fee for Non-Members. Held at Highlander Golf Course from 3pm - 5pm. Brought to you by Boyer Mountain Pool and JDSA Law |
| JAN 15 | Board Meeting January Board Meeting is held at Building NCW Offices from 7 AM - 9 AM |
| JAN 31 | Home Show Set Up Day Vendors will be setting up at the Town Toyota Center for the show. For more information reach out to Building NCW staff. |
| FEB 1 | Home Show Day 1 Doors open at 9 AM and close at 5 PM at Town Toyota Center |
| FEB 2 | Home Show Day 2 Doors open at 9 AM and close at 4 PM at Town Toyota Center |
| FEB 19 | Board Meeting February Board Meeting is held at Building NCW Offices from 7 AM - 9 AM |
| MARCH 19 | Board Meeting March Board Meeting is held at Building NCW Offices from 7 AM - 9 AM |

NEW IN 2025: BUILDING NCW'S SAFETY PROGRAM
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PAGE 2



Find the Game Plan for Your Dream Home at the 2025 Building NCW Home Show



View from the top.

It's game time! **The Building NCW Home Show**, presented by **Complete Design**, is stepping up to the plate in 2025.

Whether you're renovating your dream home or scouting for inspiration, this

event is your ultimate ticket to transforming every corner of your home into an MVP-worthy space.

Draft Your Dream Team of Businesses

Score big by visiting the

Home Show and meeting the winning industry professionals who can help turn your vision into reality.

From Builders and designers to contractors and specialty businesses, the

Home Show is your one-stop shop for making your house a home.

Get the ultimate assist in planning your next project with the help of these all-star experts.

Talk to the Experts and Build Like a Champion

Explore options for building a championship home on a strong foundation.

Visit home builders, building material suppliers, glass experts, mortgage loan officers, roofers, HVAC technicians, and more.

Whether you're starting from scratch or upgrading, the Home Show has everything you need to succeed.

MORGAN DOBBINS

Membership Manager & Event Assistant of BNCW



Build an Outdoor Living Space That Brings Home the Gold

Turn your backyard into an all-star space with custom outdoor living solutions.

Chat with industry pros specializing in pools, spas, landscaping, concrete, and construction to seamlessly integrate winning features into your outdoor spaces.

Don't Sit on the Bench – Mark Your Calendar!

Date: February 1 & 2, 2025

Location: Town Toyota Center, Wenatchee

Tickets: \$5 at the door; Kids 12 & under FREE

Whether you're looking to draft a new game plan for

your home or discover the latest trends, the **Building NCW Home Show Presented by Complete Design** promises to be a slam dunk. Don't miss this chance to step up your home design game – because in this arena, every house can be a home-field advantage!

Thank you to our All-Star Team: Marson and Marson Lumber, Cashmere Valley Mortgage, Community Glass, Boyer Mountain Pool & Excavation, Artisan Flooring, E.D.Y. Construction, Valley Tractor and Rentals, Western Ranch Buildings, Intermountain West Insulation, and Precision WaterJet Inc.



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Swimming with Boyer Mountain Pool



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Cashmere Valley Mortgage Booth



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Marson and Marson Booth

Building North Central Washington is a nonprofit trade association dedicated to promoting and protecting the North Central Washington building industry for the preservation and growth of the local economy, small business and quality of life.




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Marketing Matters

AMY YALEY

COO of Ward Media



From first glance to first click: Building brand awareness that actually drives research

Why Traditional Single-Channel Awareness Falls Short

In today's connected world, relying on just one marketing channel is like trying to fill a stadium through a single entrance – you're creating an unnecessary bottleneck to reach potential customers. Single-channel marketing means focusing all your efforts on one method, such as only using social media, strictly sending emails, or solely investing in print advertising. While this approach might seem simpler to manage, it's increasingly out of touch with how modern customers discover and interact with businesses.

The Changing Consumer Landscape

Think about your own daily routine. You might check email over breakfast, scroll through so-

cial media during lunch, search Google for a specific product in the afternoon, and watch streaming services in the evening. Your customers are no different. Recent studies show that the average person switches between their phone, computer, and tablet up to 27 times per day, interacting with businesses across multiple platforms.

Take Sarah, a typical consumer looking for a new local coffee shop. She might first notice an Instagram post, later see a Google Maps listing during her commute, and finally receive a friend's recommendation through Facebook. Each of these touchpoints builds familiarity and trust, leading her closer to making a visit.

Limitations of Single-Channel Marketing

Businesses relying on just one marketing chan-



nel face significant challenges. Consider a local boutique that puts all its marketing efforts into Facebook advertising. While they might reach some customers in their various markets, they're missing out on the Instagram users who never check Facebook, the local searchers who use Google, and the email subscribers who prefer personalized communications.

Single-channel approaches also risk message fatigue – when customers see the same type of content too frequently on one platform, they begin to tune it out. This not

only wastes your marketing budget but can harm brand perception. Additionally, with platform algorithms and policies constantly changing, putting all your eggs in one basket makes your business vulnerable to sudden drops in visibility or effectiveness.

The Multi-Channel Advantage

Forward-thinking businesses are embracing diverse channel presence, and the results speak for themselves. Companies using a mix of display ads, mobile marketing, social

media, and video marketing see up to a 500% improvement in their return on investment. This dramatic increase comes from meeting customers where they are, rather than hoping they'll find you on a single platform.

Getting Started

Expanding beyond a single channel doesn't mean you need to be everywhere at once. Start by identifying one or two additional channels where your target customers spend time. Ensure your brand message stays consistent across platforms while adapting the format to each channel's strengths. Remember, quality matters more

than quantity – it's better to manage three channels well than ten poorly.

Looking Ahead

As businesses navigate the increasingly complex world of digital marketing, understanding how to effectively combine multiple channels becomes crucial for success. Join us next month as we dive deep into "The Digital Marketing Mix" and discover how multiple channels can triple your customer value.

Amy Yaley is the COO of Ward Media and the co-owner of Apple Capital Marketing & Northwest Swag Works. She can be reached at amy@ward.media.

Quick Read

Single-channel marketing means putting all your efforts into one marketing method. Think of a restaurant that only advertises on Facebook – they're missing potential customers who prefer Instagram, email, or local search.

Real Estate Top Properties Douglas County November 2024

Residential

| Sale Price | Address | Total Acres | Year Built | Residential Area | Basement Area | Bedr. | Bathr. | Garage Area |
|-------------|----------------------|-------------|------------|------------------|---------------|-------|--------|-------------|
| \$5,300,000 | 490 9TH ST NE | 0.97 | | 0 | | | | |
| \$1,760,000 | 1 S SHORE DR | 1.06 | 2017 | 1864 | 1864 | 4.00 | 5.00 | 1104 |
| \$873,000 | 2286 GRAND AVE | 0.8 | 1994 | 2957 | | 4.00 | 3.00 | 960 |
| \$829,000 | 822 N Newport LOOP | 0.3 | 2022 | 2167 | | 3 | 2 | 1688 |
| \$769,000 | 1984 LEGENDARY LN SE | 0.2 | 2018 | 1762 | 1070 | 4.00 | 3.00 | 440 |
| \$760,764 | 625 S Kent Ave | 0.22 | 2023 | 2795 | | 4 | 3 | 580 |
| \$695,000 | 651 S Kent Ave | 0.22 | 2023 | 2246 | | 3.0 | 3.0 | 506 |
| \$635,000 | 3213 VINE ST NE | 0.74 | 2006 | 1839 | | 3.00 | 2.00 | 624 |
| \$632,750 | 351 19TH ST NE #22 | 0 | 1991 | 1604 | 1591 | 2.00 | 2.50 | 576 |
| \$620,000 | 1822 MANHATTAN DR | 0.2 | 1993 | 1435 | 1131 | 4.00 | 2.75 | 504 |
| \$620,000 | 2370 BENTLEY CT | 0.53 | 2021 | 2040 | | 4.00 | 2.50 | 440 |
| \$615,000 | 441 DORADO CT | 0.27 | 2006 | 2118 | | 3.00 | 2.00 | 752 |
| \$599,900 | 515 15TH ST NE | 0.23 | 1958 | 1650 | 1650 | 5.00 | 3.50 | 760 |
| \$594,900 | 208 S IOWA AVE | 0.25 | 1972 | 1248 | 1248 | 3.00 | 2.00 | 528 |

Farm

| Seller | Buyer | Sale Price | Total Acres |
|----------------------------------|----------------------------|------------|-------------|
| RML WASHINGTON LLC | DIXON, JESSE | \$23,000 | 19 |
| THE JOHN'S RETIREMENT PLAN TRUST | VAZQUEZ, MARTIN G & ERMA | \$70,000 | 20 |
| DEBOER, DOUGLAS W & LUANN M | DE BOER LIVING TRUST | \$88,200 | 253.63 |
| SMITH, ROBERT E & BARBARA E | BLACK LABEL PROPERTIES LLC | \$120,000 | 40 |

| Sale Price | Address | Total Acres |
|------------|----------------------|-------------|
| \$579,000 | 37 MAKENNA LN | 0.3 |
| \$537,900 | 905 12TH ST NE | 0.18 |
| \$519,950 | 744 GOLDENVIEW PL | 0.22 |
| \$510,000 | 2249 MARYHILL ST SE | 0.16 |
| \$493,900 | 2220 N ASHLAND AVE | 0.2 |
| \$490,000 | 245 DERBY CT | 0.19 |
| \$475,000 | 900 12TH ST NE | 0.2 |
| \$475,000 | 5820 BATTERMANN RD | 0.57 |
| \$473,851 | 1120 PARKROY PL | 0.24 |
| \$470,000 | 503 N MASON AVE | 0.18 |
| \$465,000 | 1336 THEO WAY | 0.16 |
| \$450,000 | 19 S GARDEN AVE | 0.7 |
| \$450,000 | 214 RIDGEMONT DR | 0.17 |
| \$450,000 | 118 NW PORTERS CT | 0.13 |
| \$425,000 | 152 13TH ST NE | 0.16 |
| \$385,000 | 2301 SPRING WHEAT RD | 0.49 |
| \$375,000 | 103 W POPLAR ST | 0.21 |
| \$355,000 | 481 7TH ST NE | 0.23 |

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Real Estate

Top Properties Chelan County November 2024

| Buyer | Seller | Sale Price | Address | City | Living Area | Year Built | Bed-rooms | Bath-rooms | Garage Area | Pool | Fire-place |
|---------------------------------------|--|-------------|--------------------------|----------------|-------------|------------|-----------|------------|-------------|------|------------|
| DMW FAMILY HOLDINGS LLC | NEFF G DEAN & HEATHER | \$2,425,000 | 495 S LAKESHORE RD | CHELAN | 4460 | 2006 | | | 0 | N | N |
| MC DANIELS JOSH & KIM | VANDENBRINK BRETT A & VALARIE F | \$2,400,000 | 362 PORCUPINE LN | CHELAN | 2325 | 2007 | 6 | 4.5 | 624 | N | N |
| MILES SIMON & LAURA | DRIGALIO ALEKSANDR & TATIYANA | \$2,200,000 | 1303 DRAGONFLY CT | CHELAN | 1130 | 2023 | 6 | 4.75 | 576 | N | N |
| HUNDEBY NATHAN & EMMA HUNDEBY | GLASS WATER LLC | \$1,500,000 | 65 WALL ST | MANSON | 2632 | 2021 | 4 | 3 | 768 | N | Y |
| SHERELL JAMES & PAULA R | BECKER STEVEN D & AUDRA G | \$1,400,000 | 324 SR 150 | CHELAN | 1640 | 1974 | 4 | 2.5 | 0 | N | Y |
| GERBINO ANTHONY & INGRID F | BRADY GLORIA J | \$1,390,000 | 15885 RIVER RD | PLAIN | 1844 | 2014 | 3 | 1.75 | 984 | N | N |
| JMJ FARMS LLC | HOBOJONESY LLC | \$1,280,000 | 4027 EELS RD | CASHMERE | 3643 | 2022 | 3 | 2.5 | 1800 | N | Y |
| KINDEL CHARLES | HAGENSEN CHARLES & LISA | \$1,225,000 | 19927 S SHUGART FLATS RD | PLAIN | 2977 | 2022 | 4 | 2.5 | 605 | N | Y |
| TONI LOUAY J & SARAH | JOHNSON JAN FAMILY TRUST | \$1,200,000 | 3490 WESTRIDGE PL | WENATCHEE | 3526 | 1997 | 3 | 3 | 900 | N | N |
| RIGELMAN PETER & MICHAELA | CHANDLER ANE K | \$1,195,000 | 3735 VIEWMONT DR | WENATCHEE | 2304 | 2009 | 3 | 2.5 | 1064 | Y | N |
| DOLS MICHAEL & IPEK | SODERSTROM NELS G & PATRICIA L | \$1,150,000 | 19 MILLER RD | CHELAN | 3304 | 2017 | 3 | 2.25 | 672 | N | Y |
| HEDEYATI MOHAMMAD A & LAILA | PIEPEL DAVID J & TRACY M | \$1,075,000 | 14132 IDLEWILD RD | LAKE WENATCHEE | 1296 | 1980 | 2 | 1 | 440 | N | Y |
| DUNN JACOB T & BECKHAM TAYLOR | NORDGREN CLYDE & MICHELE | \$1,000,000 | 12370 W EMIG DR | LEAVENWORTH | 2000 | 2009 | 3 | 2.5 | 576 | N | Y |
| GRAVES SAMUEL H JR & JANET L | ORTIZ MARTINEZ ALFREDO & MARTINEZ SANDRA D | \$940,000 | 101 BOYD RD | CHELAN | 1978 | 2022 | 3 | 2.25 | 528 | N | N |
| NELSON DANIEL J & JANICE L | RIGELMAN PETER & MICHAELA | \$930,000 | 536 LAURIE DR | WENATCHEE | 3096 | 2016 | 4 | 2.5 | 360 | N | N |
| RUDOLPH JOHN M JR & FRIESEN MEGAN R | LAMBO MICHAEL J | \$930,000 | 3852 SKY CREST LN | WENATCHEE | 1973 | 2017 | 3 | 2 | 654 | N | Y |
| WALSH STEVEN & JEANETTE | BEETHAM BARRY & THERESA E | \$900,000 | 16987 RIVER RD | PLAIN | 1388 | 2005 | 2 | 1.75 | 0 | N | Y |
| UNUM SOLUM LLC | NELSON THOMAS J SR & LUCY L | \$900,000 | 159 ROLLING HILLS LN | WENATCHEE | 3870 | 1993 | 4 | 3.75 | 1268 | N | Y |
| MANDELIS DIMITRI & BRENDA | WARREN SHERRY L | \$900,000 | UNASSIGNED | WENATCHEE | 0 | 0 | | | 0 | N | N |
| STEVENS SAMUEL T & KAY L | ROBERTS CONSTRUCTION LLC | \$899,900 | 963 WAYNE LN | WENATCHEE | 2275 | 2024 | 3 | 2 | 948 | N | Y |
| AGNEW WALTER S & JENNIFER | CARCAMO RICARDO D & DEL CAMPO CAROLINA T | \$891,000 | 2154 SUNRISE CIR | WENATCHEE | 3539 | 1977 | 4 | 2.5 | 892 | N | Y |
| BURKE JENNIFER L & ADAMS DOUGLAS W | JACK COLLINS TESTAMENTARY TRT ETAL | \$860,000 | 311 HIGHPOINT PL | CHELAN | 1955 | 1984 | | 1 | 864 | N | Y |
| FAE HOLDINGS A42726 LLC | STOEBNER GRANT & HAYLEY C ETAL | \$850,000 | 610 MINE ST | LEAVENWORTH | 1251 | 2019 | 2 | 1.75 | 891 | N | N |
| ENGLUND LAURENCE D & REBECCA A | GAZAY KYLE LIVING TRUST | \$810,000 | 808 AUTUMN CREST DR | WENATCHEE | 2029 | 2015 | 3 | 2.5 | 808.2 | N | N |
| FOX ALEX S & JENALEIGH M | WESLEY KANDY D | \$806,000 | 1214 COMMERCIAL ST | LEAVENWORTH | 1686 | 1912 | 3 | 2 | 400 | N | N |
| GREEN MICHELLE A & GORDON ROBERT S | BERGREN MEARL E | \$800,000 | 5455 HUGHES RD | CASHMERE | 2533 | 2006 | 3 | 2.5 | 648 | N | N |
| MASHAW THOMAS J & HUTZEL ELISABETH | KNEEDLER REECE A & BRIANNA L | \$790,000 | 100 FREEDOM HILLS | CASHMERE | 2260 | 2023 | 3 | 2.5 | 654 | N | Y |
| CUNNINGHAM ROBERT H & CRYSTAL | RAYSBROOK JAMES & LEILY | \$783,750 | 307 BUTTE RD | CHELAN | 1620 | 1978 | 4 | 2.5 | 0 | N | Y |
| WILSON JEFFREY & LORETTA | SALVADOR MEGHAN | \$776,000 | 1504 ALEXANDRIA CT | WENATCHEE | 1637 | 2014 | 4 | 2.75 | 480 | Y | Y |
| WILLIAMS CHRISTOPHER & LAZAREVA MARIA | BERGER RONALD & NANCY | \$775,000 | 10489 EAGLE CREEK RD | LEAVENWORTH | 1074 | 2014 | 2 | 1.75 | 0 | N | Y |
| BOWMAN MITCHELL E & DARIAN K | WIGGUM SARAH P & KELLEN T | \$758,785 | 54 STORMY VISTA LN | MANSON | 2584 | 2006 | 4 | 3.5 | 576 | N | N |
| PHILBIN CAVIN & MISTY | MUSILEK DARY J | \$756,900 | 631 CASTLE HEIGHTS DR | WENATCHEE | 2408 | 2004 | 3 | 2.25 | 819 | N | Y |
| RHYNER JOEL ETAL | ROBERTS CONSTRUCTION LLC | \$739,900 | 2006 LIGHTNING LN | WENATCHEE | 1919 | 2024 | 3 | 2 | 468 | N | Y |
| MC CORD JAMES P & JOAN E | MILEM PAUL | \$725,000 | 3590 WESTRIDGE PL | WENATCHEE | 2207 | 2000 | 3 | 2.75 | 0 | N | Y |
| FOWLER WILLIAM E & CLAIRE A | UPFRONT CONSTRUCTION LLC | \$712,400 | 163 JOHN TRUETT DR | MALAGA | 2687 | 2023 | 4 | 3 | 624 | N | N |
| TURNER JOSHUA R & MEGAN K | CORT TIM & JULIE | \$699,900 | 19317 US HWY 2 | LAKE WENATCHEE | 1350 | 2008 | 2 | 2 | 0 | N | N |
| A2IR CAPITAL LLC | LINZBACH AMY M & WILLIAM H | \$690,000 | 721 E WAPATO AVE | CHELAN | 1628 | 2009 | 3 | 3.25 | 0 | Y | N |
| OHRAZDA MELVIN L & KAREN M | POWERS DANIEL A | \$687,000 | 246 SUN VALLEY DR | WENATCHEE | 2070 | 2015 | 4 | 2 | 766 | N | Y |
| KNUDSEN KATHRYN & BEIERLE AUSTIN | PERRY CHRISTOPHER J & KAHLA M | \$685,000 | 17915 NASON RIDGE RD | LAKE WENATCHEE | 1199 | 2020 | 2 | 1 | 0 | N | Y |
| MAGGS QUALLS SUSAN | ROBERTS CONSTRUCTION LLC | \$650,000 | 965 RACINE SPRINGS DR | WENATCHEE | 1534 | 2024 | 3 | 2 | 525 | N | Y |
| BUTLER JOHN M & AMANDA G | KNEIPP RICHARD W | \$650,000 | 104 SPADER BAY RD | CHELAN | 535 | 0 | | | 0 | N | N |
| DIAZ CARCAMO RICARDO | SIENNA 41 LLC | \$649,990 | 127 SIENNA RD | WENATCHEE | 2448 | 2022 | 3 | 2.5 | 532 | N | Y |
| JENSEN WILLIAM P & MORRISON JENNA E | MYERS GARY R & LESLIE | \$649,000 | 310 S BRADLEY ST | CHELAN | 2050 | 1956 | 1 | 1 | 264 | N | Y |
| HASKE AMY L & EVAN | ROM828 LIVING TRUST | \$644,000 | 2141 W HONEYSETT RD | WENATCHEE | 1655 | 2007 | 4 | 2.5 | 552 | N | N |
| YILDIROK VALERIE L & HUSEYIN | SHIPPEY SHAWN M | \$630,000 | 234 W NIXON AVE | CHELAN | 1474 | 1955 | 3 | 2.25 | 675 | N | Y |
| FOSTER CADEN & MEDINA BERENICE | TRIAD SKYRIDGE HOMES LLC | \$610,000 | 2161 MAPLE ST | WENATCHEE | 2418 | 2023 | 4 | 2.75 | 457 | N | Y |
| PULVER MICHELLE N | TRIAD SKYRIDGE HOMES LLC | \$610,000 | 2157 MAPLE ST | WENATCHEE | 2560 | 2023 | 4 | 3.5 | 400 | N | Y |
| COONROD HEATHER | HAFT DAVID & TARA | \$589,000 | 1036 MONROE ST | WENATCHEE | 2720 | 1972 | 3 | 2.5 | 480 | N | Y |
| DUNN ELLIOT F & A'ME C | HULL MICHAEL A & TINA E UM | \$579,000 | 322 W WOODIN AVE | CHELAN | 902 | 0 | | | 0 | N | N |
| DAVIS JASON & CRYSTAL | SAUCEDA JESSICA W | \$575,000 | 1407 S HILLS DR | WENATCHEE | 1272 | 1968 | 6 | 2.75 | 440 | N | Y |
| JURIC MIROSLAV & SVJETLANA | JOHN CHRISTOPHER M & ROBIN | \$570,000 | 12570 MAPLE ST | LEAVENWORTH | 0 | 0 | | | 0 | N | N |
| WEBER ROBERT T & BONDAUG WEBER LIZYL | CLIFTON JONATHAN | \$564,350 | 13855 CHUMSTICK HWY | LEAVENWORTH | 1404 | 1981 | 3 | 2.5 | 468 | N | Y |
| PATTERSON DAYCI & ROYER WILLIAM | LIPP KELLEN M | \$564,000 | 5186 SQUILCHUCK RD | WENATCHEE | 966 | 1964 | 1 | 1 | 228 | N | Y |
| RELIGN PROPERTIES LLC | VBC MISSION PLAZA LP | \$550,000 | 417 S CHELAN AVE | WENATCHEE | 1687 | 1920 | 4 | 2 | 0 | N | N |
| VILKAMA DAVID & PAULA | JOHNSON MICHAEL C | \$550,000 | 403 HIDDEN LN | CHELAN | 0 | 0 | | | 0 | N | N |
| IN THE FALLS LLC | HEART FOR HOMES LLC | \$550,000 | 320 2ND ST | CHELAN FALLS | 0 | 0 | | | 0 | N | N |
| COREY MELANIE C & BRENT W | ODEN JEROD W & JULIE A | \$549,000 | 6734 NAHAHUM CANYON RD | CASHMERE | 960 | 2020 | | | 0 | N | Y |
| LEIGHT AARON & REBECCA | REYNOLDS TROY D | \$546,000 | 22212 ARABIAN LN | PLAIN | 1384 | 2007 | 3 | 2 | 576 | N | N |
| TOWERS JENNIFER | MORGUNOV ALEKSANDR S & YELENA V ETAL | \$527,500 | 50 LUTHER CT | MALAGA | 2024 | 2018 | 3 | 2.5 | 623 | N | N |

Real Estate

Top Properties Chelan County November 2024

| Buyer | Seller | Sale Price | Address | City | Living Area | Year Built | Bed-rooms | Bath-rooms | Garage Area | Pool | Fire-place |
|--|--|------------|------------------------|----------------|-------------|------------|-----------|------------|-------------|------|------------|
| FORERO MARISOL LEON ETAL | MIDDLETON DELINDA M | \$525,000 | 1304 WELCH AVE | WENATCHEE | 2107 | 1991 | 4 | 2.5 | 484 | N | N |
| HEALY JESSIE & SAMUEL | HIMMEL BARBARA | \$510,000 | 1811 JEFFERSON PL | WENATCHEE | 1274 | 1979 | 3 | 2.5 | 0 | N | Y |
| PEARCE JOSEPH R | COULTER DEVELOPMENT LLC | \$505,000 | UNASSIGNED | LAKE WENATCHEE | 0 | 0 | | | 0 | N | N |
| WILLIAMS TIMOTHY & JAYMIE | A HOME DOCTOR INC | \$503,161 | 50 ARLINGTON PL | MALAGA | 0 | 0 | | | 0 | N | N |
| LAPINSKI JACKSON C & KAYLIE M | HOLBROOK RICHARD L | \$500,000 | 5260 N CASHMERE RD | CASHMERE | 1250 | 1962 | 3 | 1.5 | 0 | Y | N |
| DIDJURGIS JOSHUA E & HOLLY M | GLOVER JOHN R | \$500,000 | 4056 LAKEVIEW PL | CHELAN | 1728 | 0 | | | 0 | N | N |
| ESSEX JON D | PARROTT SCOTT & JANET | \$500,000 | 19367 EVERGREEN AVE | LAKE WENATCHEE | 1316 | 1994 | | | 0 | N | N |
| REDELL JESSE & KATE | SCHMID HULREICH & LINDA ETAL | \$500,000 | 776 N BRADLEY ST | CHELAN | 0 | 0 | | | 0 | N | N |
| SMITH HOLLY & JEREMY | BEUTLER FERRAND R & CHRISTINE A BOWLEN | \$499,900 | 15090 ENTIAT RIVER RD | ENTIAT | 1512 | 2019 | | | 576 | N | N |
| GOMEZ-PEREZ EDGAR A & EVA | A HOME DOCTOR INC | \$498,110 | 44 ARLINGTON PL | MALAGA | 0 | 0 | | | 0 | N | N |
| MURPHY GARY | CHAMBERLIN SCOTT & JEAN | \$489,500 | 1611 PITCHER CANYON RD | WENATCHEE | 440 | 2016 | | 1 | 1560 | N | N |
| MORA ANDREA L & BERNAL ESTEBAN A ETAL | A HOME DOCTOR INC | \$469,280 | 62 ARLINGTON PL | MALAGA | 0 | 0 | | | 0 | N | N |
| ELEMENT HOMES LLC | VESPIER ROY T | \$459,000 | 330 N WENATCHEE AVE | WENATCHEE | 3600 | 1949 | 3 | 3 | 0 | N | N |
| ZERCHER EDWARD | RUPP MICHAEL A & CHRISTINE A | \$449,000 | 808 W MANSON RD | CHELAN | 1080 | 0 | | | 0 | N | N |
| SCHULTZ JAIME & SEAL DAVID | FROST STACY L & SEAN D | \$440,000 | 305 ELBERTA AVE | CASHMERE | 1444 | 1914 | 4 | 2 | 624 | N | N |
| ENNIS KAREN E ETAL | COLLIER MICHAEL J & KAYLA E | \$435,000 | 217 FULLER ST | WENATCHEE | 936 | 1956 | 4 | 1.25 | 0 | N | N |
| SCANLAN COLLEEN | WRAY CORY R & RICHARD N | \$435,000 | 904 1ST ST | WENATCHEE | 1147 | 1939 | 3 | 1.5 | 240 | N | Y |
| SCHLAPPI JOSHUA G | CATCHING JEFFREY W & PAMELA J ETAL | \$435,000 | 1334 BROWN ST | WENATCHEE | 1344 | 1996 | | | 400 | N | N |
| GIUSTI RODRIGUEZ JOHNNELL & GIUSTI ALONDRA | GRIFFIN TERRY L | \$425,000 | 640 OKANOGAN AVE | WENATCHEE | 935 | 1952 | 4 | 1.5 | 864 | N | N |
| DAHMEN EMMA C | CHERRY MANAGEMENT LLC | \$410,000 | 1229 CHERRY ST | WENATCHEE | 976 | 1952 | 3 | 1 | 0 | N | N |
| KENDALL CHRISTOPHER & ABIGAYL | ZORNES JEANNE I | \$401,700 | 1019 MEEKS ST | WENATCHEE | 972 | 1978 | 3 | 1.5 | 324 | N | N |
| DERRICK SHAWN | LOGSDON DANIEL E & JEAN E | \$400,000 | 1127 MADISON ST | WENATCHEE | 816 | 1951 | 3 | 2 | 312 | N | N |
| RAYMOND GARY & MONIQUE | DOWNES KENNETH M & CARLAINE E | \$400,000 | 113 N EAST CENTER ST | CHELAN | 1197 | 0 | | | 0 | N | N |
| DUNNING ANDREA ETAL | GLASS RANDOLPH T | \$376,000 | 936 OKANOGAN AVE | WENATCHEE | 896 | 1926 | 2 | 1 | 0 | N | Y |
| JAQUESS JEFFREY G & MARILEE M | TALL DAVID L | \$375,000 | 9351 OLALLA CANYON RD | CASHMERE | 1942 | 1995 | | | 0 | N | N |
| DOUBROFF DAVID & PAINE BENJAMIN | GOTO ANDREW Y ETAL | \$375,000 | 1220 PERSHING ST | WENATCHEE | 1056 | 1945 | 2 | 1 | 240 | N | N |
| TOMPKE SHAWN & AUSTIN | FICKER KENNETH E | \$375,000 | 5513 WARNER CANYON RD | CASHMERE | 928 | 1920 | 1 | 1 | 0 | N | N |
| GARRISON JOEL & JO LYNN | ANDERSON JAMES D | \$375,000 | 20795 KAHLER DR | LAKE WENATCHEE | 1266 | 0 | | | 0 | N | N |

Ferguson taps Seattle state senator to lead WA Department of Commerce

Jerry Cornfield | Washington State Standard

State Sen. Joe Nguyen will be the new director of the Department of Commerce.

Gov.-elect Bob Ferguson on Thursday announced Nguyen's appointment to lead the agency, which manages a budget of \$7.9 billion and administers more than 100 programs in the areas of housing, energy, community and economic development, local government and business services.

Nguyen will succeed Mike Fong who was recently named Snohomish

County's executive director for economic development.

A White Center Democrat, Nguyen represents the 34th Legislative District, which extends south from Seattle and includes Vashon Island. He was first elected to the state Senate in 2018 and re-elected in 2022.

In 2021, he challenged King County Executive Dow Constantine, a fellow Democrat, but lost.

Nguyen is chair of the Senate Environment, Energy & Technology Com-

mittee, where he's worked on implementing major climate policies, including the Climate Commitment Act, and artificial intelligence legislation.

He also serves as a vice chair of the Ways & Means Committee.

"Senator Nguyen brings experienced leadership and a strong record on fighting to improve the lives of Washingtonians to this critical agency," Ferguson said in a press release. "I know he will help ensure state government works better for the people."

Nguyen is the second sitting lawmaker Ferguson has chosen for his

cabinet.

Last week, the incoming governor named Rep. Tana Senn, D-Mercer Island, as the next leader of the Department of Children, Youth and Families.

Nguyen's appointment starts Jan. 15.

His resignation from the Legislature will trigger a replacement process, with the King County Council giving final approval for another Democrat to take his seat.

The legislative district he represents is a safe Democratic seat. He won reelection in 2022 with 86% of the vote.

Washington State



LEGISLATIVE SUPPORT SERVICES

Washington state Sen. Joe Nguyen speaks on the Senate floor on Jan. 20, 2023.

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Real Estate

Existing home sales jump 4.8% in November, hit highest level since March

Ward Media | Wenatchee Business Journal

Existing home sales reached their highest level since March as buyers adapt to current mortgage rate conditions, according to the National Association of Realtors.

Sales of previously owned homes rose 4.8% in November to a seasonally adjusted annual rate of 4.15 million units, marking the strongest year-over-year increase since June 2021.

The November figures showed a 6.1% jump compared to the same period last year, when sales stood at 3.91 million units.

The median existing home price reached \$406,100, continuing an upward trajectory for the 17th consecutive month with a 4.7% increase from November 2023.

All four major U.S. regions documented price

appreciation during this period.

“Home sales momentum is building,” said NAR Chief Economist Lawrence Yun.

“More buyers have entered the market as the economy continues to add jobs, housing inventory grows compared to a year ago, and consumers get used to a new normal of mortgage rates between 6% and 7%.”

Housing inventory tightened, declining 2.9% from October to 1.33 million units at November’s end.

However, this figure represents a 17.7% increase from the previous year’s supply of 1.13 million units.

At the current sales pace, unsold inventory represents a 3.8-month supply, down from October’s 4.2 months but

up from 3.5 months in November 2023.

Yun noted that homeowners are leveraging equity gains, stating, “Existing homeowners are capitalizing on the collective \$15 trillion rise in housing equity over the past four years to look for homes better suited to their changing life circumstances.”

Properties remained on the market for 32 days in November, compared to 29 days in October and 25 days in November 2023.

First-time buyers accounted for 30% of November sales, an increase from October’s 27% but below the 31% recorded in November 2023.

The NAR’s 2024 Profile of Home Buyers and Sellers reported the lowest-ever annual share of first-time buyers at 24%.

Cash transactions rep-

Regional variations

The U.S. housing market showed remarkable resilience in November 2024, with existing home sales climbing across most regions despite persistent challenges in the real estate sector. Three out of four major regions registered notable month-over-month gains, with the Northeast leading the charge at an 8.5% increase. The West was the only region to maintain steady sales volumes, though it posted the strongest year-over-year improvement at 14.9%. This broad-based growth in sales activity was accompanied by price appreciation across all regions, with the Northeast seeing particularly robust median price gains of 9.9% compared to the previous year.

Northeast

Existing home sales in the Northeast in November jumped 8.5% from October to an annual rate of 510,000, up 6.3% from

November 2023. The median price in the Northeast was \$475,500, up 9.9% from last year.

Midwest

In the Midwest, existing home sales grew 5.3% in November to an annual rate of 1 million, up 5.3% from the previous year. The median price in the Midwest was \$302,000, up 7.3% from November 2023.

South

Existing home sales in the South rose 5.6% from October to an annual rate of 1.87 million in November, up 3.3% from one year before. The median price in the South was \$361,300, up 2.8% from one year earlier.

West

In the West, existing home sales were unchanged in November at an annual rate of 770,000, up 14.9% from a year ago. The median price in the West was \$628,200, up 4.0% from November 2023.

resented 25% of November sales, declining from 27% in both October 2024 and November 2023.

Individual investors and second-home buyers, who typically make cash purchases, accounted for 13% of homes sold in November, down from 17% in October and 18% the previous year.

Freddie Mac reported the 30-year fixed-rate mortgage averaged 6.6% as of December 12, showing a decrease from 6.69% the previous week and 6.95% a year ago.

In the single-family home sector, sales increased 5.0% to a seasonally adjusted annual rate of 3.76 million in Novem-

ber, with the median price reaching \$410,900.

Condominium and co-op sales also rose, climbing 2.6% to 390,000 units, though this represents a 4.9% decrease from the previous year.

The median existing condo price stood at \$359,800, up 2.8% from November 2023.



STOCK PHOTO

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Labor Area Reports

Washington state adds 30,900 jobs in November as Boeing strike ends

Washington state's economy rebounded in November with the addition of 30,900 jobs following the resolution of a major aerospace strike, while unemployment decreased slightly to 4.6%.

Ward Media | Wenatchee Business Journal

The significant job gains largely reflected the return of Boeing machinists after a strike that had caused substantial employment disruptions in October, according to the state Employment Security Department.

"Deep, temporary losses in October translated into large gains in November," said Anneliese Vance-Sherman, chief labor economist for the Employment Security Department. "Employment levels continue to increase, but the relative gains have slowed in recent months."

The manufacturing

sector led the recovery with 31,200 new jobs, primarily due to returning aerospace workers. October had seen aerospace employment drop by 30,700 during the strike period.

Despite the overall gains, some sectors experienced notable declines. Retail trade lost 1,800 jobs, construction decreased by 1,700 positions, and wholesale trade declined by 1,600 jobs.

Year-over-year data showed modest growth, with the state adding 27,300 jobs since November 2023, representing a

0.8% increase. The public sector showed stronger growth than private industry, with government employment increasing by 4% or 23,600 jobs over the past year.

The state's unemployment rate has remained relatively stable, fluctuating between 4.6% and 4.9% since January 2024. However, current unemployment levels remain higher than the 4.0% recorded in November 2023.

The number of unemployment benefit recipients increased to 62,676 in November, up 5,619 from the previous month,

with notable increases in construction and agriculture claims.

In the Seattle/Bellevue/Everett region, the unemployed population decreased from 77,063 to 76,248, while the region's labor force grew by 11,280 workers. Statewide, the labor force contracted slightly to 3,990,151, showing a decrease of 5,523 people from October.

The national unemployment rate rose to 4.2% in November from 4.1% in October, compared to 3.7% in November 2023.

Q & A

Continued from page 5

Fortunately, I've had success working with local housing trusts and non-profit organizations to expand affordable housing supply in the area, but it's still a huge issue.

A significant number of people are moving up from California and over from western Washington. This has only increased following the COVID pandemic.

The county could look creatively to grow housing in places like Malaga, Chelan Falls, and Dryden to support the communities of Wenatchee, Chelan, and Leavenworth, respectively. It's a very challenging issue, in part, because

our region is a very desirable place to live.

Who or what inspires you?

I'm inspired by so many families, including my own. We all deal with challenges and setbacks, so much so that successes, even small ones, deserve to be celebrated.

Having just endured a long election season, I'm very grateful to have the support of so many people in our community and of my family.

My wife Shawna is an amazing teacher in Wenatchee School District and mother.

Our two boys are extremely dedicated students and athletes. My

father, Buell Hawkins, is a retired Chelan County Commissioner. They inspire me to be the best husband, father, son, and public servant that I can be.

What do you like to do with your free time?

My favorite thing to do in my free time is to spend time with my family, including our two dogs, Mickey and Sadie.

I'm excited to have more opportunities for family events now that I'll be serving as a Chelan County Commissioner rather than splitting time between Wenatchee and the State Capitol.

Most of my extra time



was dedicated to my campaign last summer and fall. So when I'm not intensely involved in County Commissioner work, I look forward to catching up on movies, school sports, NFL football, and family meals in the new year.

Quinn Propst:
509-731-3590 or
quinn@ward.media

WVHS

Continued from page 1

former executive director Dawn Davies's work to build the clinic, pursue progressive programming and meet the community's needs.

"When the Wenatchee Valley opening came across my awareness, it just felt like a right fit for me. This shelter is similar in size and programming to what we created at Willamette Humane Society... I think that my experience here will really benefit the organization, the community," said Andersen.

In her new role at the Wenatchee Valley Humane Society, Andersen plans to apply her experience leading the similarly sized Willamette Humane Society, as well as her knowledge gained from the merger, such as scaling up a program, implementing good change management, and collaborating with the community to move through significant changes.

"[Wenatchee Valley Humane Society] has definitely been through a lot of leadership changes in the last three or so years, and that's hard on an organization... I think one of the things that's really important in new leadership, in change management, is making sure that I am hearing from all the different voices, but I'm hearing from all the different perspectives, that everyone has a voice at the

table, and that we communicate really clearly when we're making changes," said Andersen.

Andersen's highest priority for the Wenatchee Valley Humane Society is fully staffing the organization's clinic services.

"I'm definitely looking to recruit licensed vet techs for our program. Once we have that team fully staffed, I think we're going to be able to offer a lot more services to the community, and I know that there's an incredible demand for those services," said Andersen.

In the future, Andersen said she also hopes to expand animal care and control officers in ways that are engaging with human and social services, as well as build partnerships with communities and organizations within and neighboring the humane society's jurisdiction. For now, she plans to find ways to best support staff and engage with the community.

"I'm finding the community really cares about this organization, and they really want the humane society to thrive and be successful. So I'm open to hearing what that means to people in the community, and helping them to understand where we're at and where we are on this path. So it's going to be an ongoing conversation," said Andersen.

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Green Dining

Continued from page 4

commercially composted and transition disposables to approved compostable products, the sorting step becomes smooth and simple, especially in the restaurant industry.

Waste Reduction: A Tangible Impact

The results can be dra-

matic. One local restaurant reported that participating in commercial composting with Winton Mfg has allowed their business to reduce daily landfill contributions by well over 70% since beginning in 2022.

They immediately reduced their landfill amount by 50% and steadily increased that waste reduction over time.

STEM Shift

Continued from page 2

ties, they also introduce uncertainty that wasn't as prevalent before.

The stability once associated with the electrician profession is being challenged by the rise of contract roles. This shift calls for new strategies in career development.

Encouraging electricians to obtain certifications and specialize in high-demand areas can significantly enhance their employability. Engaging

with professional associations and networking groups can provide vital support, resources, and access to job opportunities that may not be widely advertised.

Embracing Change and Lighting the Way Forward

For young people, clear guidance and visible pathways are crucial. The local workforce is changing and it's essential to now create and illuminate clear career

pathways in these emerging sectors. Education and training are essential components of this effort.

Training programs, schools, and colleges will need to rapidly and responsively realign their programs, focusing on technical skills and offering STEM career counseling to guide students effectively.

Thanks in part to a generous philanthropic grant from the Microsoft Data Centers, the Apple STEM Network will work at the forefront of this line along-

side local educators, faculty, administrators, and community and industry leaders.

The network aims to support curriculum development and foster partnerships that bridge the gap between education and industry by facilitating career exploration activities for students and connecting educators with professionals in the field.

North Central Washington's economy is diversifying, bringing both uncertainty and potential, but these efforts are lay-

ing the groundwork for a more resilient and adaptable workforce by investing in education, fostering industry connections,

and leveraging the power of collaboration to light the way for the next generation to navigate these emerging opportunities.

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Stitches 'N' Beads Loft opens, supports women worldwide through handmade creations

Stitches 'N' Beads Loft, a new addition to downtown Leavenworth, offers handmade gifts and serves as a space for creativity and community connection.

By **TAYLOR CALDWELL** | Ward Media Staff Reporter

The shop is owned and operated by Vimbai Madya, an entrepreneur from Puyallup, WA. Madya's shop features handmade dolls, jewelry, accessories, and clothing created by her and women worldwide.

Stitches 'N' Beads is Madya's first retail location, after building a business from online and market sales that was inspired by her own journey to the U.S. Madya grew up in Zimbabwe, and in 2014, fled to Tanzania with her 6-month old daughter to escape an abusive relationship.

In Tanzania, she witnessed women in similar situations, who did not have the education or eco-

nomie means to leave. She began helping women to perfect and sell their craft.

"Talking to people, they just said, 'I can't leave, because I have seven kids. I have five kids, like, 'I can't pay school fees'... So I started it when I was in Tanzania, just starting to make, trying to understand what they are capable of doing. Can they bead? Can they weave?" said Madya.

While helping women in Tanzania find ways to support themselves, Madya also worked at a local hotel to provide for her own family. It was there that she met an American couple from Washington.

The couple's friendship with Madya grew over the

years, eventually leading to her attendance at their daughter's wedding in 2017, where she met her now-husband.

After relocating to Puyallup with her daughter, Madya later gave birth to a son, who arrived prematurely at 29 weeks and spent nearly two months in the hospital. During those challenging weeks, knitting became Madya's solace.

"All I did was knit, knit, knit when I was in the hospital, because it was so stressful, I didn't think he would survive. So, knitting helped me, like with the stress and everything," said Madya. "After that, I had so much I had done, and my husband said, 'What are you going to do with all of this?'"

Madya started selling her products online, then products from a network of artisan women from Zimbabwe, Kenya, Turkey, and Tanzania she had built. One of Madya's partners is Gogo Olive, a nonprofit in



TAYLOR CALDWELL / WARD MEDIA
Madya holds a stuffed animal she made. The shop sells a mix of products made by Madya as well as women in countries such as Turkey, Zimbabwe, and Tanzania.

Zimbabwe that employs women to knit children's toys, such as dolls and finger puppets. The Gogo Olive products can be found in the retail store, with the name of the woman who knitted the individual product.

Two years ago, a friend convinced Madya to start doing holiday markets and craft fairs, and her popularity and community support grew from there.

Her efforts resonated with customers, and two generous patrons surprised her with a tent and banner, helping boost her market presence. Additionally, over 300 supporters raised \$15,000 through the crowdfunding loan plat-

form Kiva, in order to help Madya meet the growing demand for her products.

"I didn't know anybody here, but, like Washingtonians became my family," said Madya. "They just love to support."

During one market, customers suggested that Leavenworth would be the perfect place for Madya's products. Her family visited, and her kids fell in love with the snowy town.

However, it wasn't until a shooting occurred near her booth at the Grant County Fair in August, that Madya was convinced to explore a safer and more stable option for her business. Madya opened her retail space by Thanksgiving.

"I do have finished products that the tourists can buy and use them as souvenirs and all that, but I also want the local people to be involved in this," said Madya.

Aside from selling ready-

made projects, Madya envisions a place where people can learn new skills and work on their own projects.

A craftroom is located in the back of the space, where Madya welcomes community members to bring their own projects to work on.

In the future, she plans to organize lessons for different crafts, such as beading, embroidery, knitting, and crocheting.

"I want people to be free to come here, to crochet, to knit, to bead, to just talk and to meet, to come and make friends here, you know? To build a community, like a safe space," said Madya.

Stitches 'N' Beads loft is located at 703 US-2 in downtown Leavenworth. It is currently open every day from 10 a.m. to 10 p.m.

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TAYLOR CALDWELL / WARD MEDIA
Stitches 'N' Beads sells clothing in addition to children's gifts, jewelry, and accessories.



TAYLOR CALDWELL / WARD MEDIA
The shop sells items handcrafted by women in Zimbabwe through the nonprofit Gogo Olive, empowering them to become financially independent.

Quick Read

Vimbai Madya, who fled Zimbabwe in 2014 before settling in Washington state, has opened Stitches 'N' Beads Loft in downtown Leavenworth. The shop sells handmade crafts created by Madya and women artisans from across Africa and Turkey, while also providing a community craftroom where locals can work on projects and learn new skills.

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Leavenworth Coffee and Waffles opens

The newly opened Leavenworth Coffee and Waffles lives up to its name, serving locally roasted coffee and creative, one-of-a-kind waffles.

By **TAYLOR CALDWELL** | Ward Media Staff Reporter

Leavenworth Coffee and Waffles is owned and operated by Leavenworth Coffee Roasters owner, Nick Pankow.

Pankow and his family took over the roasting company roughly four years ago, steadily growing the business through subscriptions and local retail.

When the space previously occupied by Sandy's Waffle Haus became available, Pankow decided to open a storefront.

"We've been here for just under four years, we found our home in Leavenworth, right? So it's like now, we're bringing our contribution to the city," said Pankow.

While Leavenworth Coffee and Waffles is technically a separate entity

from Leavenworth Coffee Roasters, the coffee and waffle shop will still feature the roaster's coffee on its menu. Pankow plans to carry on the "waffle haus" theme by offering specialty waffles.

"Waffles and coffee are great together... Everyone in town does waffles, but no one does just waffles, right? So we will be a waffle-centric restaurant, where everything will be waffled, essentially," said Pankow.

The menu offers regular waffles with the option of toppings, or stuffed waffles.

"We'll have all the exciting ones, and all the ones that you know about for sweet and savory, but then we're going to throw in probably monthly specials

and weekly specials," said Pankow.

The stuffed waffles range from classics such as a fruit stuffed waffle or bacon, egg and cheese, to innovative flavors, such as pulled pork and coleslaw or pizza.

Kid's Menu half orders are available, as well as an "unwaffle" order for those skipping the carbohydrates, consisting of eggs and a choice of meat.

The coffee and waffle shop offers a casual setting, with orders placed at the coffee bar, and options for dine-in or to-go.

The dining space has large, floor-to-ceiling windows that stay open for downtown viewing and bring natural sunlight into the space.

"I'm super excited to



COURTESY OF NICK PANKOW

The Pankow family, who owns Leavenworth Coffee Roasters, stands in front of their recently opened coffee and waffle shop, Leavenworth Coffee and Waffles.

activate the space... Having a great building, great neighbors, and really activating the space for the community and for the tourists," said Pankow.

Leavenworth Coffee and Waffles is currently open seven days a week from 7 a.m. to 3 p.m. Food options are available starting at 8 a.m. It is located on

the corner of US-2 and Evans Street, at 894 US-2.

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