



**MINUTES OF THE BUSINESS MEETING**  
**Held March 16, 2026**

The March 16, 2026, Business Meeting was called to order at 5:15 p.m., by President Grubenhoff. The meeting was held at the Port of Sunnyside's Administration Office located at 2405 Reith Way, Suite 1, Sunnyside, WA.

**Commissioners and Staff present:**

Jim Grubenhoff, Commission President  
Tyler Schilperoort, Commission Vice President  
Arnold Martin, Secretary  
Rob Faber, Legal Counsel

Lucia Navarro, Executive Director  
Delilah Saenz, Finance Director  
Adam Smith, Project Manager  
Travis Jansen, Operations Manager

**PLEDGE OF ALLEGIANCE:** Commission President Grubenhoff led the Pledge of Allegiance.

**GUESTS:** Tony Espinoza, Facility Technician, and Debbie Espinoza; Benton REA – Kristina Neely, Shannon Olson, and Ryan Redmond

**EMPLOYEE RECOGNITION:** Commissioner Grubenhoff recognized current Port employee Tony Espinoza on his upcoming retirement. Commissioner Grubenhoff expressed the Port's appreciation to Tony for his 12 years of service to the Port and wished him well in his upcoming retirement at the end of the month.

**GUEST COMMENTS:** Benton REA representatives presented Port Commissioners with our annual ownership credit check.

**DISCUSSION / ACTION ITEMS:**

**Executive Director**

- **Sponsorship Request** – A sponsorship request was submitted to the Port by Rod's House for use of the gravel lot at this year's annual Goat Fest. This is an annual event put on by Varietal Beer Company and a community organization that they partner with. This year Varietal is partnering with Rod's House on this event. Rod's House is a community organization that specializes in providing services and resources to youth that are experiencing homelessness in our community. The Goat Fest event promotes tourism to our community and data from past events shows that many attendees reside outside of our community.
- **New GMCO LLC Short Term Lease** – The short-term lease with New GMCO LLC was presented for Commissioner review and approval. This short-term lease follows the same parameters as the previous short-term leases with New GMCO that have been done for the past three years. New GMCO LLC will be responsible for a base rent fee of \$412, along with a price of \$2.21 per ton for every rail car that comes through to serve this lease.

**ACTION ITEMS:**

- Motion to approve the consent agenda which includes minutes of the Business Meeting held on March 2, 2026. Payroll issued on March 5, 2026, in the amount of \$52,429.64, payables issued on March 10, 2026, in the amount of \$238,652.90, totaling \$291,082.54. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve the ground lease with New GMCO LLC in the amount of \$412 for a 5-week term and authorize Adam Smith to sign on behalf of the Port. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.
- Motion to approve the License and Release Agreement with New GMCO LLC for the rail license fee of \$2.21 per ton for a 5-week term and authorize Adam Smith to sign on behalf of the Port. Commissioner Schilperoort moved to approve, Commissioner Martin seconded. Motion approved 3-0.

**STAFF COMMENTS:** Lucia commented that the irrigation districts have announced that they will be interested in buying back irrigation water again this year.

**COMMISSIONER COMMENTS:** None

**EXECUTIVE SESSION:**

The Executive Session was opened at 6:07 p.m. by President Grubenhoff to discuss Real Estate, Personnel and Legal issues as allowed by RCW 42.30.110 Subsections C, G, and I, respectively. The session was expected to last 20 minutes with no action expected. At 6:27 p.m. the session was extended by 15 minutes. At 6:42 p.m. the session was extended by 5 minutes. The session ended at 6:47 p.m.

**ADJOURNMENT:**

The Business Meeting adjourned at 6:48 p.m., peace and harmony prevailing.

**ATTEST:**

  
Jim Grubenhoff, President

  
Arnold Martin, Secretary