



MINUTES OF THE BUSINESS MEETING
Held May 26, 2026

The May 26, 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
Adam Smith, Project Manager
Travis Jansen, Operations Manager
Jasmine Chavez, Admin Assistant

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

GUESTS: None

GUEST COMMENTS: None

DISCUSSION / ACTION ITEMS:

Executive Director

- **Department of Commerce** – Current funds for monitoring at the Planters Hotel site have been exhausted; however, continued monitoring is necessary. As a result, Commerce has awarded the Port an additional \$25,000 to fund these activities.
- **Maul Foster** - The scope of work is for the continuation of monitoring at the Planters Hotel site. Maul Foster & Alongi has been monitoring the cleanup project since its inception and will continue to oversee the ongoing monitoring activities.
- **North First Industries** – Their monthly rent payment was mailed to our previous mailing address which caused the payment to arrive after their due date. As a result of this they have incurred a late fee on their account which they are requesting to be waived by the commission at this time. We have worked with North First Industries and offered additional options to ensure future payments are received in a timely manner.

Operations Manager

- **IWWTF** - Treatment at the plant has been going well over the last month. Staff continue to meet weekly with Parametrix to discuss treatment and possible improvements. The Capacity Improvements Project is on schedule, and engineering drawings are expected to be received soon. WET testing was recently completed, and the results will be submitted to Ecology once they have been received.

Project Manager

- **HLA** – A Binding Site Plan was proposed for future development at the surrounding areas of St. Clair Road at the Midvale Industrial Park.

ACTION ITEMS:

- Motion to approve the consent agenda which includes Minutes of the Business Meeting held on May 4, 2026. Payroll issued on May 5, 2026, in the amount of \$54,934.55. Payables issued on May 8, 2026, in the amount of \$306,704.28 totaling \$361,638.83. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.
- Motion to approve and ratify the contract amendment with the Department of Commerce for the Planter's Hotel cleanup project. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve and ratify the scope of work from Maul Foster Alongi for the Planters Hotel clean up project. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.
- Motion to waive the late fee for North First Industries. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve the Binding Site Plan from HLA Engineering and Land Surveying and authorize Adam Smith to sign on behalf of the Port. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

STAFF COMMENTS:

Lucia commented packet will be ready on Friday for our next meeting on June 1, 2026.

COMMISSIONER COMMENTS:

Arnold commented that he wished he could have attended the Spring meeting.

Jim commented that he enjoyed the Spring Meeting and learned a lot.

EXECUTIVE SESSION:

The Executive Session was opened at 6:03 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 30 minutes with possible action expected. At 6:33 p.m. the session was extended by 5 minutes. The session ended at 6:38 p.m.

In open session the following motion was made:

- Motion to approve the Settlement Agreement, Release of Claims, and Covenant Not to Sue with Columbia Riverkeeper and to authorize Lucia Navarro to sign on behalf of the Port. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.

ADJOURNMENT:

The Business Meeting adjourned at 6:40 p.m., peace and harmony prevailing.

ATTEST:



Jim Grubenhoff, President



Arnold Martin, Secretary