PORT OF SUNNYSIDE

MINUTES OF THE BUSINESS MEETING
Held July 6, 2026

The July 6, 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
Jasmine Chavez, Admin Assistant

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

GUESTS:

Sam Sarameh, Omar Sarameh – 4 Season Motors

Tom Dolan – City of Sunnyside

GUEST COMMENTS:

Sam and Omar have expressed interest in purchasing the Carnation property at 111 E. Lincoln Ave. They presented an overview of their business operations, growth strategy, and long-term expansion plans.

DISCUSSION / ACTION ITEMS:

Executive Director

- **Denmark Study Tour** – The Port has been invited to attend the 2026 Industrial Symbiosis Study Tour in Denmark, hosted by the Center for Sustainable Infrastructure. The tour will showcase leading Industrial Symbiosis facilities and provide valuable insights into resource recovery, sustainable infrastructure, and biogas development.

Project Manager

- **Mountain States Construction** - Change Order No. 1 is for additional subgrade rock due to the relocation of the airport hangar foundation. The new location improves access to three rental units and is expected to save approximately $8,500 by eliminating the need for stormwater improvements and footing drains.

ACTION ITEMS:

- Motion to approve the consent agenda which includes minutes of the Business Meeting held on June 15, 2026. Payroll issued on June 18, 2026, in the amount of $54,065.32. Payables issued on June 25, 2026, in the amount of $426,223.99 totaling $480,289.31.

Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion to approve travel and associated fees for participation in the 2026 Study Tour of Denmark. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.

- Motion to approve Change Order 01 from Mountain States Construction for a not to exceed amount of $51,821.52 for the Airport T-Hangar Project subgrade prep 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: None

COMMISSIONER COMMENTS: None

EXECUITVE SESSION:

The Executive Session was opened at 6:27 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 no action expected. At 6:57 p.m. the session was extended by 10 minutes. At 7:07 p.m. the session was extended by 3 minutes. The session ended at 7:10 p.m.

ADJOURNMENT:

The Business Meeting adjourned at 7:10 p.m., peace and harmony prevailing.

ATTEST:

Jim Grubenhoff

Jim Grubenhoff, President

Arnold Lee Martin

Arnold Martin, Secretary