PORT OF SUNNYSIDE

MINUTES OF THE BUSINESS MEETING
Held August 3, 2026

The August 3, 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, Commission Secretary
Rob Faber, Legal Counsel

Lucia Navarro, Executive Director
Delilah Saenz, Finance Director
Adam Smith, Project Manager
Jasmine Chavez, Admin Assistant

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

GUESTS:

Benton REA – Shannon Olson, Troy Berglund, Chad Smith

Maul Foster Alongi (Via Teams) – Matt Hoffman, Gerrett Augustyn

GUEST COMMENTS:

Benton REA presented a check to the Port in the amount of $89,097.00 for efficiency rebates from Phase 2 of the Aeration Efficiency Project. Troy commented that Benton REA values their partnership with the Port and values the work that the Port does with regards to economic development and energy efficiency.

Matt and Gerrett shared the site redevelopment action plan for the property located at 111 E. Lincoln Ave, known as the Carnation property.

DISCUSSION / ACTION ITEMS:

Executive Director

- **Districting Boundaries** – A draft of the proposed districting boundaries was reviewed to ensure compliance with the statutory criteria outlined in RCW 29A.92.050(3).

- **Resolution 2026-05** – This resolution is a part of the proposed districting boundaries to communicate the plans to Port District residents and schedule a public hearing.

- **SVID** – This agreement is for a drain inlet needed to support the Port's current treatment capacity from 2 million gallons per day to 4 million gallons per day as part of the IWWTF Expansion project.

Project Manager

- **Resolution 2026-06** – This agenda item was pulled and will be brought to discussion at the next business meeting.

ACTION ITEMS:

- Motion to approve the consent agenda which includes Minutes of the Business Meeting held on July 23, 2026. Payroll issued on July 20, 2026, in the amount of $53,719.93. Payables issued on July 24, 2026, in the amount of $874,133.62 totaling $927,853.55. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion: I move that, in accordance with the Washington Voting Rights Act, the Port of Sunnyside propose a new districting plan to the public. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.

- Motion: I move to approve Resolution 2026-05 to communicate a proposed redistricting plan to residents and schedule a public hearing regarding the proposed plan. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion to approve the Drain Inlet Agreement with Sunnyside Valley Irrigation District and authorize Lucia Navarro to sign on behalf of the Port. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0

STAFF COMMENTS:

Jasmine mentioned that MRSC is hosting a training on the Open Public Meeting Act and asked commissioners if they would like to take the training.

COMMISSIONER COMMENTS: Commissioner Grubenhoff commented that his thoughts are with everyone who has been affected by the recent wildfires across our state.

EXECUTIVE SESSION:

In open session Commissioner President Grubenhoff read the following:

As permitted by RCW 42.30.110(1)(c), we will hold an executive session to consider the price at which real estate will be offered when public knowledge regarding such consideration would cause a likelihood of a decreased price. Such consideration may include the following factors:

1. The proposed purchase price, both as a per acre amount and as a potential total amount.
2. The location of the subject property and its current use by the Port.
3. The amount of the Buyer's deposit, its refundability, and the anticipated closing date.
4. The anticipated timeline for the Buyer's construction after closing.
5. The Port's obligations under a potential Sale Agreement.

Final action may be taken.

The Executive Session was opened at 6:48 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 15 minutes with possible action expected. The session ended at 7:03 p.m.

In open session the following motion was made:

- Motion to approve the letter of intent with Viking Oar LLC and authorize Lucia Navarro to sign on behalf of the Port. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

ADJOURNMENT:

The Business Meeting adjourned at 7:05 p.m., peace and harmony prevailing.

ATTEST:

Jim Grubenhoff

Jim Grubenhoff, President

Arnold Lee Martin

Arnold Martin, Secretary