



MINUTES OF THE BUSINESS MEETING
Held January 3, 2017

The January 3, 2017 Business Meeting was called to order at 5:17 p.m., by President Matson. The meeting was held at the Port of Sunnyside's Administration Office located at: 2640 E. Edison Avenue, Ste. 1, Sunnyside, WA.

Commissioners and Staff present at the Business Meeting:

Jeff Matson, Commission President
Arnold Martin, Commission Vice President
Jim Grubenhoff, Commission Secretary
Jay Hester, Executive Director
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

CITIZEN COMMENTS: None

EXECUTIVE DIRECTOR: A typed memo was presented and the following items were discussed; (a copy of the memo is available upon request).

- Jay mentioned that the pasture lease with Sylvia Baggerly is up for renewal.
- Jay discussed the proposed lease with North First Industries at the former Funny Farm building located at 416 E. Edison Ave.
- A proposal from Valmont Northwest for Sprayfield pivot equipment was discussed.

PROJECT MANAGER: A typed memo was presented and the following items were discussed; (a copy of the memo is available upon request).

- Travis was absent due to illness. Jay was able to update the Commission regarding Travis' memo. He informed the Commission that Banlin Construction LLC has presented a change order for the work they are currently doing at the Water Department building located at 501 Grant Ave.

GENERAL COMMENTS:

Staff Comments: In response to Commissioner Matson's statement regarding the Port supporting the rezoning of the land across from Golob landing, Jay stated that he believes that businesses should be around other businesses in industrial areas, just as homes should be around other homes in residential areas. Jay stated that he is concerned with the possibility of residential property owners having the ability to stifle business growth within Golob Landing. The addition of residential property across the street from Golob Landing only increases the odds of such disruptions to business growth.

Commissioner Comments:

Commissioner Matson suggested that a date of completion be added to the contract with Valmont Northwest prior to signing as a safeguard to ensure the project deadlines are met in a timely fashion. He also stated that it appears the City will be moving forward with the rezoning of the land directly across from Golob Landing and instead of fighting this, he believes the Port should support this project and try to work with the City in the redevelopment process. Commissioner Matson said that supporting the City during this transition may allow for the Port to have some input in the standards that this property will be held to.

Commissioner Grubenhoff stated that while he understands Jay's concerns he also doesn't want to stand in the way of the property owner being able to sell his property.

Commissioner Martin stated that he does agree with Jay on the surface but he also doesn't want to overstep any boundaries by opposing the proposed rezoning of the land across from Golob Landing.

ACTION ITEMS:

- The consent agenda includes:


Minutes of the business meeting held on December 5, 2016 and minutes of the Special Meeting held on December 19, 2016. Bond payments issued on December 1, 2016 in the amount of \$962,846.55, Payroll issued on December 5, 2016 in the amount of \$40,521.39, payables issued on December 9, 2016 in the amount of \$310,326.00, payroll issued on December 20, 2016 in the amount of \$37,862.01, payables issued on December 23, 2016 in the amount of \$66,238.77, totaling \$1,417,794.72. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

- Motion to approve the Pasture Lease Sylvia Baggerly and authorize Jay Hester to sign on behalf of the Port. Commissioner Grubenhoff moved to approve, Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve the lease with Varietal Brewing Company and authorize Jay Hester to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.
- Motion to approve the proposal from Valmont Northwest for the purchase of Sprayfield pivot equipment in the amount not to exceed \$185,000.00 plus tax and authorize Jay Hester to sign on behalf of the Port once the Port's legal counsel has approved the contract language. Commissioner Grubenhoff moved to approve, Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve Change Order No. 1 with Banlin Construction LLC in the amount of \$3,736.00 plus tax and authorize Travis Jansen to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.
- Motion to rescind the previous motion to approve the lease with Varietal Brewing Company, as the appropriate legal name is North First Industries Incorporated doing business as Varietal Brewing Company. Commissioner Grubenhoff moved to approve, Commissioner Martin seconded. Motion approved 3-0.

- Motion to approve the lease with North First Industries Incorporated and authorize Jay Hester to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

EXECUTIVE SESSION: None

ADJOURNMENT: The Business Meeting was adjourned at 6:06 p.m., peace and harmony prevailing.



Jeffrey Matson, President

ATTEST:


Jim Grubenhoff, Secretary