



MINUTES OF THE BUSINESS MEETING
Held May 7 2018

The May 7, 2018 Business Meeting was called to order at 5:15 p.m., by President Martin. 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:

Arnold Martin, Commission President
Jim Grubenhoff, Commission Vice President
Tyler Schilperoort, Commission Secretary
Jay Hester, Executive Director, Excused Absence
Travis Jansen, Project Manager
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

GUESTS:

Alivia Metts, The Metts Group
Justin Bauerlocher, J-U-B Engineers
Paul Inwards, J-U-B Engineers

Jay introduced Alivia, Justin and Paul to the Commissioners as the group that has been diligently working on the Miles-Smith Feasibility Study. The first portion of the presentation focused on the potential development of the property and the amount & type of businesses that could potentially land in the Miles-Smith development. Commissioner Grubenhoff asked if these numbers reflected only Sunnyside businesses or also included outside entities looking to come into Sunnyside. Alivia shared that her information was based on her research of all major businesses within the Yakima County area. Commissioner Schilperoort asked for more information on how the number of jobs estimate came about. Alivia shared that the estimate listed is based on a commonly used formula and the numbers shown are very conservative but very accurate. Justin presented the improvements to the roads/land that will be needed prior to development of the property. Commissioner Grubenhoff asked if the cost listed in the report is solely for improvements/upgrades at the Miles-Smith property to which Justin responded yes. Commissioner Grubenhoff and Commissioner Martin each thanked the group for their time and effort in performing this study.

DISCUSSION/ACTION ITEMS:

EXECUTIVE DIRECTOR:

- Jay and Rob discussed the upcoming closing of the CPS property. They shared with the Commission that the road maintenance agreement has been finalized and agreed upon by both parties along with the spur lease. Jay shared the new spur lease will be mirrored on the Port's current rail spur lease with Bleyhls.
- The Ostrom property sale was also discussed. Rob shared that the sale is expected to close in the coming days. He explained the motion on the agenda in further detail stating that the grant money expected in the coming months for the Ostrom property can still be

provided to the Port after the property sale is finalized, according to direction provided to the Port by a representative of the State Attorney General's office. Rob shared that if for whatever reason the grant money does not come through, then Ostrom's is obligated to reimburse the Port for any funds spent for this grant funded project.

GENERAL COMMENTS:

Staff Comments: Jay shared that the annual Port appreciation BBQ is scheduled for June 29, 2018 at the new Varietal Beer Company located at 416 E Edison Ave. He also stated that he has been dealing with a leak at the Airport this past week. This leak has affected a farmer who has had subsequent water interruptions to his field. The City of Sunnyside and Port agreed to allow water to run through this coming Thursday so as not to hinder farming any further and fix any repairs needed after that.

Legal Comments: None

Commissioner Comments: Commissioner Grubenhoff commented that he is looking forward to the Spring Meeting later this week.

Commissioner Martin commented that it is good to be busy with multiple projects at the Port.

ACTION ITEMS:

- The consent agenda includes:

Minutes of the Business Meeting held on, April 16, 2018. Payroll issued on April 20, 2018 in the amount of \$31,768.08, payables issued on April 25, 2018 in the amount of \$315,146.36, payroll issued on May 4, 2018 in the amount of \$36,552.48, totaling \$383,466.92. Commissioner Grubenhoff moved to approve, Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion to approve the First Amendment to Commercial & Investment Real Estate Purchase and Sale Agreement with regards to the real estate sale to Crop Production Services, Inc., and authorize Jay Hester to sign on behalf of the Port. Commissioner Schilperoort moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.
- Motion to approve the sale of 10 acres to Crop Production Services, Inc., as set forth in the Commercial & Investment Real Estate Purchase and Sale Agreement, dated January 15, 2018, as amended by document dated May 7, 2018, and authorize Jay Hester to sign all of the closing documents on behalf of the Port, including but not limited to closing statements, closing escrow instructions, excise tax affidavits, the special warranty deed, the rail spur lease, and the road maintenance agreement. Commissioner Grubenhoff moved to approve, Commissioner Schilperoort seconded. Motion approved 3-0.
- Motion to approve the sale of 43 acres to Asellus – Sunnyside, LLC, as set forth in the Commercial & Investment Real Estate Purchase and Sale Agreement, dated June 16, 2017, as amended by documents dated December 12, 2017, March 13, 2018, and March 29, 2018, and authorize Jay Hester to sign all of the closing documents on behalf of the Port, including but not limited to closing statements, closing escrow instructions, excise tax affidavits, the special warranty deed, and a "side agreement" to close with the State grant funding pending. Commissioner Schilperoort moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0. Commissioner Grubenhoff expressed his thanks to Rob for all of his hard work in finalizing this property sale.

ADJOURNMENT: The Business Meeting adjourned at 6:45 p.m., peace and harmony prevailing.



Arnold Martin, President

ATTEST: 

Tyler Schilperoort, Secretary