



MINUTES OF THE BUSINESS MEETING
Held August 19, 2019

The August 19, 2019 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
Travis Jansen, Project Manager
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

GUESTS: Dr. Gary Martin

Citizen Comments: No comments.

DISCUSSION/ACTION ITEMS:

EXECUTIVE DIRECTOR:

- The former KFC property was discussed. Dr. Martin shared that recent samples taken at the property showed contamination. The current owner is interested in obtaining the Port's assistance in cleaning up the property. Once clean-up is completed, Dr. Martin is interested in purchasing the property. Jay shared that as a public entity the Port is able to go after IPG funding from the Department of Ecology. This would allow further investigation into the clean-up necessary and determine the overall risk on the table. This allows the Port to clean up the property without ever having to own it. Commissioner Martin stated that the Port Commission would love to help in getting this project started as it has been a blighted property in downtown for some time now.
- The Administrative Order from Ecology was discussed. Jay stated that the agreement confirms all of the discussions that the Port has had with Ecology over the past year regarding high fecal readings in our water. The agreement outlines dates for corrective action.

GENERAL COMMENTS:

Staff Comments: None

Legal Comments: None

Commissioner Comments: Commissioner Grubenhoff stated he had a great time getting out of town to celebrate his 23rd wedding anniversary with his wife Kathy.

ACTION ITEMS:

- The consent agenda includes:

Minutes of the Business Meeting held on August 5, 2019. Payables issued on August 9, 2019 in the amount of \$204,026.40, totaling \$204,026.40. Commissioner Grubenhoff moved to approve, Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion to ratify State of Washington Agreed Order Docket #16625, which was executed by Jay Hester on behalf of the Port of Sunnyside on August 16, 2019. Commissioner Schilperoort moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

Commissioner Martin stated that as permitted by RCW 42.30.110 (1)(c), we will hold an executive session to consider the minimum price at which real estate will be offered for sale since public knowledge regarding such consideration would cause a likelihood of decreased price. Such considerations will include the following factors:

1. The purchase price for the Property.
2. The location of the Property.
3. The Port's current use of the Property.
4. The Port's intended use for surrounding real estate.
5. The Buyer's potential use of the Property.
6. The potential job creation arising from the Buyer's potential use of the Property.

Final action may be taken.

EXECUTIVE SESSION: The Executive Session was opened at 6:07 p.m. by President Martin to discuss Real Estate and Legal issues as allowed by RCW: 42.30.110 Subsection C and I respectively. The session was expected to last 10 minutes. The session closed at 6:17 p.m.

- Suggested Motion: To approve the Commercial & Investment Real Estate Purchase and Sale Agreement, between the Port of Sunnyside, as seller, and Oxarc Inc., as buyer, for the sale of approximately 3 ½ acres of commercial real estate located along North McLean Road, Sunnyside, Washington, and authorize Jay Hester to sign on behalf of the Port. Commissioner Schilperoort moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

ADJOURNMENT: The Business Meeting adjourned at 6:20 p.m., peace and harmony prevailing.



Arnold Martin, President

ATTEST:



Tyler Schilperoort, Treasurer