



**MINUTES OF THE BUSINESS MEETING**  
**Held July 6, 2020**

The July 6, 2020 Business Meeting was called to order at 5:15 p.m., by President Grubenhoff. The meeting was held at the Port of Sunnyside's Business Administration Office located at 2640 E. Edison Avenue, Suite 1, Sunnyside, WA.

**Commissioners and Staff present at the Business Meeting:**

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

**GUESTS:** None

**GUESTS COMMENTS:** None

**DISCUSSION/ACTION ITEMS:**

**Executive Director:**

- The ground lease with LTI, Inc. was discussed. This short-term, 6-month, lease was granted in response to LTI's need to relocate a portion of their fleet trucks and rail shipments. The property leased is the concrete slab and three acres of land off of Midvale Road.
- The agreement for consulting services with J-U-B was presented for approval. The agreement is for services for the Midvale Industrial Park Feasibility Study project. This project is intended to develop a plan for future land sales of these properties.

**ACTION ITEMS:**

- The consent agenda includes:

Minutes of the Business Meeting held on June 15, 2020. Minutes of the Special Meeting held on June 24, 2020. Payroll issued on June 19, 2020 in the amount of \$46,521.28, payables issued on June 25, 2020 in the amount of \$70,168.09, payroll issued on July 2, 2020 in the amount of \$48,720.66, totaling \$165,410.03 Commissioner Martin moved to approve, Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion to ratify the ground lease with LTI, Inc. Commissioner Schilperoort moved to approve, Commissioner Martin seconded. Motion approved 3-0.

- Motion to approve the agreement for Professional Services with J-U-B Engineers, Inc. in the amount of \$66,667 for the Midvale Industrial Park Feasibility Study and authorize Jay Hester to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Schilperoort seconded. Motion approved 3-0.

**GENERAL COMMENTS:**

**Staff Comments:** None

**Legal Comments:** Rob stated that Governor Inslee recently extended the provisions of Proclamation 20-28 regarding the Open Public Meetings Act for an additional week. This new extension is set to expire on July 7, 2020.

**Commissioner Comments:** None

**EXECUTIVE SESSION:** The Executive Session was opened at 5:36 p.m. by President Grubenhoff 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 with no action expected to be taken. At 5:46 p.m. the session was extended for five minutes by President Grubenhoff. At 5:51 p.m. another 5 minute extension was called by President Grubenhoff. The session ended at 5:56 p.m.

**ADJOURNMENT:** The Business Meeting adjourned at 5:57 p.m., peace and harmony prevailing.

  
Jim Grubenhoff, President

**ATTEST:**  
  
Arnold Martin, Treasurer