



MINUTES OF THE BUSINESS MEETING
Held April 19, 2021

The April 19, 2021 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
Nicole Jech, Communications Director
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

GUESTS: LaDon Linde, Yakima County Commissioner

GUESTS COMMENTS: LaDon stated that he is grateful to be able to see all that the Port is doing for the community.

DISCUSSION/ACTION ITEMS:

EXECUTIVE DIRECTOR

- Jay shared that the airport lease was recently approved by City council. Once approved by the Port Commission, the lease will be sent to Department of Commerce to finalize the Port's contract for the grant funding. The lease is a 40-year lease and the property will be handed over to the City upon its completion. Commissioner Martin commented that Port staff has worked hard on getting this project to this point and he doesn't see any issue with giving the City the property at the end of the 40-year term. Commissioner Grubenhoff asked how long it will take the engineers to get the project going. Jay responded that the team is looking at building in the fall – although the hardest part may be finding materials.
- Jay informed the commissioners that Darigold had submitted a letter to address their surcharges for the month of March. The commissioners decided to wait to discuss this issue when Cory is available tomorrow evening.
- It was recently discovered that a 30-foot piece of property in between the old Seneca plant and the City's wastewater treatment center is owned by the Port. Megalodon, the current property owner, would like to absorb this piece of land into their property as they have been accessing it for years. Jay proposed that the Port provide Megalodon this property and in return they would cover all title and legal fees associated with this transaction. Commissioners Grubenhoff and Martin both stated that they had no issue with this transaction. Commissioner Schilperoort asked if the Port has ever given property away like this. Jay replied that the Port gave property to the City when the kiosk across the street from Bi-Mart was completed.

- Jay shared that at the most recent Planning Commission meeting, he learned that a suggestion had been made to designate the 40 acres across the street from the Port's admin office to R-3, to allow for mobile home parks. Upon learning this, he has reached out to Bill Hager to assist in addressing the City on this issue. It is the hope of Port staff that the City will review its own Comprehensive Plan before rezoning the property for a mobile home park. Currently, the property is zoned light industrial to support economic development.

FINANCE OFFICER

- The Port has been working with FCS Group to reduce the public utility tax that was imposed by the Department of Revenue during their audit in 2018. Their original tax rate was at 5.051% of Port wastewater revenues. During their evaluation FCS discovered that the rate should actually be at 0.3%. They recommended that Port to update the expense allocation annually at this rate.

ACTION ITEMS:

- The consent agenda includes:

Minutes of the Business Meeting held on April 5, 2021. Payables issued on April 5 - 9, 2021 in the amount of \$1,584,068.36, totaling \$1,584,068.36. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

- Motion to approve the Airport Hangar lease with the City of Sunnyside and authorize Jay Hester to sign on behalf of the Port. Commissioner Schilperoort moved to approve; Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve the conveyance of a landlocked 30-foot strip of real property that includes a total of 23,869 square feet, more or less, to the owner of the adjoining property, Yakima Valley Commercial, LLC in exchange for reimbursement to the Port of all attorneys' fees and costs arising from such conveyance and a release and indemnity as to the Port for any claims that may arise due to the Port's ownership of said 30-foot strip, and authorize Jay Hester to sign a Deed and any related documents necessary to complete such conveyance. Commissioner Martin moved to approve; Commissioner Schilperoort seconded. Motion approved 3-0.

GENERAL COMMENTS:

Staff Comments

Rob shared that he will be absent during the next Port meeting as he will be in Iowa attending his son's graduation from college.

Travis commented that the construction project is going well. He stated that the contractor is doing the best they can with the cards they are being dealt.

Commissioner Comments

Commissioner Grubenhoff thanked Yakima County Commissioner Linde for his attendance and the updates he provided about Yakima County business.

EXECUTIVE SESSION: None

ADJOURNMENT: Commissioner Grubenhoff adjourned the meeting to meet again on
Tuesday, April 20, 2021 at 5:00 p.m.



Jim Grubenhoff, President

ATTEST:


Arnold Martin, Treasurer