



MINUTES OF THE SPECIAL MEETING
Held December 13, 2022

The December 13, 2022, Special Meeting was called to order at 12:02 p.m. by President Schilperoort. The meeting was held at the Port of Sunnyside's Administration Office located at 2640 E. Edison Avenue, Ste. 1, Sunnyside, WA. The purpose of the Special Meeting was to consider the price at which real estate will be sold or leased when public knowledge regarding such consideration would cause a likelihood of a decreased price or rent as allowed by RCW 42.30.110 subsection C.

Commissioners and Staff present at the Business Meeting:

Tyler Schilperoort, Commission President	Adam Smith, Project Manager
Arnold Martin, Commission Vice President	Travis Jansen, Operations Manager
Jim Grubenhoff, Commission Secretary	Nicole Jech, Communications Director
Jay Hester, Executive Director	Jasmine Chavez, Administrative Assistant
Rob Faber, Legal Counsel	

GUESTS: Frank Chmelik – Chmelik Sitkin & Davis P.S.,

LEGAL COMMENTS: Frank mentioned that the Port must evaluate whether or not the property is needed and any property must be surplusued before it can be sold.

CITIZEN COMMENTS: As of the meeting time, no public comments were received.

The commission reviewed and considered the following factors:

1. The price for the Property;
2. The total acres included within the Property;
3. The location of the Property;
4. The effect of a sale upon the future development of the Port's adjoining real property;
5. The potential for creating or sustaining jobs within the Port district;
6. The Port's responsibilities in providing infrastructure to the property;
7. The Port's post-closing risk related to the Property; and
8. The potential, future appearance of the Property.

The public hearing was closed at 12:06 p.m.

EXECUTIVE SESSION: The Executive Session was opened at 12:07 p.m. by President Schilperoort to discuss Real Estate issues as allowed by RCW 42.30.110 subsection C. The session was expected to last 30 minutes. At 12:37 p.m. the session was extended for 20 minutes by President Schilperoort. At 12:57 the session was extended again for another 20 minutes. The session ended at 1:17 p.m.

ACTION ITEM:

Suggested Motion: To approve the commercial lease for a one-year term Integrity Driving School, LLC, and authorize Adam Smith to sign on behalf of the Port. Commissioner Grubenhoff moved to approve; Commissioner Martin seconded. Motion approved 3-0.

ADJOURNMENT: The Special Meeting was adjourned at 1:30 p.m., peace and harmony prevailing.



Tyler Schilperoort, President

ATTEST:



Jim Grubenhoff, Secretary