



MINUTES OF THE BUSINESS MEETING
Held April 17, 2023

The April 17, 2023, Business Meeting was called to order at 5:15 p.m., by President Schilperoort. 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:

Tyler Schilperoort, Commission President
Arnold Martin, Commission Vice President
Jim Grubenhoff, Commission Secretary
Jay Hester, Executive Director

Rob Faber, Legal Council
Adam Smith, Project Manager
Delilah Saenz, Finance Director
Jasmine Chavez, Administrative Assistant

GUESTS: Frank Chmelik – CSD Attorneys at Law (Executive Session)

DISCUSSION / ACTION ITEMS:

Executive Director:

- **Amendment and Supplement No. 36** – Jay mentioned that Amendment No. 36 is followed by Resolution 2023-05. It had been added to replace the resolution that was passed in December before we had the legal property description. Therefore, we are re-addressing the resolution, and amending the comp plan to surplus 49.41 acres.
- **Resolution 2023-05** – This resolution amends Resolution 2022-22 that was passed at the Commission Meeting on December 5, 2023, for the sale of approximately 60 acres of Port Property. We are amending the previous resolution to update the surplus acreage available for sale to approximately 49.41 acres.

Project Manager:

- **Varietal-** Updated pictures were presented for review. They are currently finishing up the last pieces of the landscaping at Varietal. They are expecting to start using the facility by Wednesday.
- **Hoptown-** A project update and pictures were presented for Commission. They are currently in the mechanical and roofing phase with Hoptown. Contractors are also working on sidewalks. The project is expected to be completed in July and open by August 1st.

Operations Manager:

- **MBR-** Jay gave a brief update to the commission.
- **Spray fields-** Jay mentioned that we will be making modifications to the B field pivot, and the E field, so they can run their own irrigation delivery. We will also modify pumphouse 3 intake so it can directly feed irrigation water into one pump. These modifications are being made so we comply with Ecology permit requirements.

LEGAL COMMENTS:

Frank recommended the commissioners consider the environmental checklist, the declaration of non-significance and any comments that were made during the public hearing at the commission meeting on December 5, 2022. Taking all these things into consideration, he recommended approval of the resolution.

COMMISSIONER COMMENTS:

Jim is glad that they went to Tacoma to look at the wastewater plant pertaining to Pacific Ag. He said it was time well spent.

Tyler commented that he appreciates the work the staff has done. Pacific Ag is a good project and will benefit the City of Sunnyside. He is happy to be a part of the project.

Jim thanked the attorneys for their expertise and guidance on the project.

ACTION ITEMS:

The consent agenda includes:

- Minutes of the Business Meeting held on April 3, 2023. Payroll issued on April 5, 2023 in the amount of \$54,932.51. Payables issued on April 10, 2023 in the amount of \$825,537.34. Commissioner Martin moved to approve; Commissioner Grubenhoff seconded. Motion approved 3-0.
- Motion to approve Amendment and Supplement No. 36 to the Comprehensive Plan of Development. Commissioner Grubenhoff moved to approve; Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve Resolution 2023-05 A Resolution amending Resolution 2022-22. A Resolution of the commission of the Port of Sunnyside (The "Port") acting pursuant to RCW 53.20.020 modifying the Port's comprehensive scheme of harbor improvements to find approximately 49.41 acres of Port property within the Port's Midvale Industrial Park (The "Property") surplus to the needs of the Port and acting pursuant to RCW 53.08.090 finding the property no longer needed for Port District purposes. Commissioner Martin moved to approve; Commissioner Grubenhoff seconded. Motion approved 3-0.

ADJOURNMENT:

At 5:52 p.m., President Schilperoort called for the session to continue April 21, 2023, at noon, at the Port Administration office located at 2640 E. Edison Ave., Suite 1.



Tyler Schilperoort, President

ATTEST:



Jim Grubenhoff, Secretary