

PORT OF SUNNYSIDE

NEWSLETTER

SPRING 2026

ST. CLAIR ROAD OPENS UP 200 ACRES FOR FUTURE DEVELOPMENT

A long-planned improvement in our community became a reality in 2025 with the completion of St. Clair Road. Located between Midvale Road and Sunnyside-Mabton Highway, this new roadway unlocks 200 acres of land that are now ready for future development and new business opportunities. In addition to the new road, city water and utilities were also brought in to support future development.

This \$10 million investment was made possible through strong partnerships and funding support from Yakima County's SIED program, the Washington State Community Economic Revitalization Board (CERB), and the Department of Commerce.

The team at HLA Engineering led the design and engineering efforts of the project while the team from Interwest Construction Inc. (ICI) led the building efforts. Construction began in 2024, and ICI crews worked steadily through changing seasons to bring the project to the finish line.

The completion of St. Clair Road marks an exciting step forward for our community's economic growth and long-term planning. The road supports future access and development at the Midvale Industrial Park. The development supports light and heavy industrial development projects.

PARTNERSHIP IN ACTION

The Port collaborated with the City of Sunnyside in funding this project



Pictured Left to Right: City Clerk Jacqueline Renteria, Commissioner Jim Grubenhoff, Executive Director Lucia Navarro, City Council Member Jorge Galvan, Commissioner Arnold Martin, City Council Member Theresa Hancock, and Commissioner Tyler Schilperoot

The \$10 million project was made possible by the partnership between the Port and the City of Sunnyside. Investing in infrastructure prepares the industrial park for future development that will bring jobs, and add to the City's tax base for years to come.

ST. CLAIR WOODWORTH

The new road was named to honor previous Port Commissioner



The family of St. Clair "Woody" Woodworth was on hand for the official ribbon cutting of the new road named in his honor.



PLANTER'S HOTEL INCUBATOR

In 2020 the Port acquired the Planter's Hotel property located at 400 S. 6th Street. We completed an environmental cleanup of the site in 2022, and in 2023 it was put into operation as an incubator site for a new downtown business. We are currently searching for a new tenant to call this site home and bring their services to our community.



NEW PORT OFFICES

After securing a long-term tenant for our primary office space at 2640 E. Edison Avenue in 2023, we officially began the search for a permanent home. We explored every possibility - constructing a new building, purchasing move-in-ready offices, and even redeveloping an existing site. Then the perfect opportunity appeared: the chance to purchase our temporary office space and remodel the neighboring suite to meet our long-term needs.

To bring this vision to life, we partnered with Graham Baba Architects for design and engineering. Their thoughtful approach shaped the space that reflects our values, supports collaboration, and prepares us for future growth. M. Seigny Construction then transformed those plans into reality.

Our expanded facility now features more than 3,000 square feet of modern, functional space. Highlights include new Commissioner Meeting Chambers, a dedicated staff conference room, a secure file room, six offices and ample storage. Energy-efficient upgrades were incorporated throughout the project - including automated scheduling systems that help reduce unnecessary electrical use - supporting both sustainability and long-term cost savings.

We are incredibly proud of this milestone and what it represents for our organization's future. If you are in the area, we invite you to stop by and take a tour. We would love to show you around our new home!



Top pictures -
Entryway/
Reception Area

Bottom Pictures -
Left to Right: Staff
conference room,
mail/work room,
Commissioner
Meeting Chambers



INDUSTRIAL WASTEWATER TREATMENT PLANT UPGRADES

As our Industrial Wastewater Treatment Facility (IWWTF) continues to expand, we remain committed to enhancing operational efficiency to support both current and future growth. As part of this commitment, we recently completed a significant upgrade to the aeration system within our treatment lagoons, improving performance during the first phase of wastewater processing.

Previously, the facility relied on splash aerators, which circulated water by projecting it into the air. While effective, this method contributes to noticeable odors as water droplets became airborne. Our new bottom-diffused aeration system operates fully submerged, delivering oxygen from the lagoon floor upward. This approach not only enhances oxygen transfer and supports more efficient biological treatment, it also minimizes the release of odors by eliminating surface water agitation.

The installation, completed in partnership with our contractor, Rotschy Inc., was carefully planned and executed to avoid any disruption to facility operations. As part of the upgrade, the number of aerators across the lagoons increased from 14 to 20, further strengthening system performance. An additional influent pipe was added to Lagoon 2/3 to route the water for improved treatment. A larger effluent pipe was also installed for increased flow capacity.

Since the new aerators were commissioned in 2025, we have observed significant improvements, including a measurable increase in dissolved oxygen levels and noticeable reduction in wastewater-related odors. These enhancements reflect our ongoing dedication to environmental stewardship, operational excellence and service to the community.



Splasher Aerators in Lagoon 1



New Aerators awaiting installation



New Aerators Installed in Lagoon 2/3



CONGRATULATIONS TONY ESPINOZA

After 12 years of dedicated service, Facility Technician Tony Espinoza retired in early 2026. During his time with the Port Tony wore several hats from Sprayfield Operations to Facility Operations/Maintenance. His dedication to efficiency was apparent in his willingness to always support his team members in gaining new skills. We will miss seeing him at the plant every day but we wish him the absolute best in his retirement.

What is an industrial park:

Our Midvale Industrial Park is a valuable tool for new industrial projects, long-term community investment and job growth. Zoning in the park supports light & heavy industrial projects

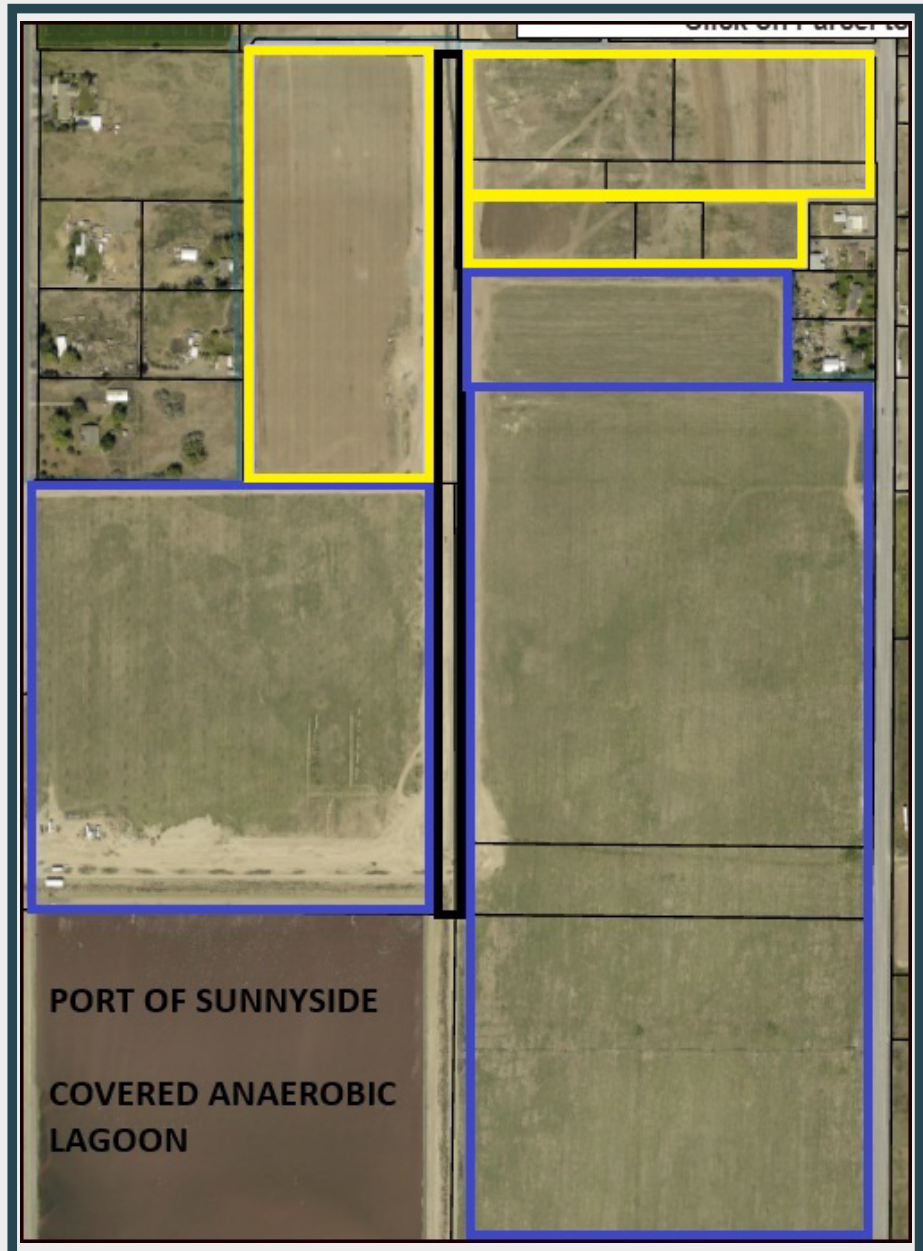
Light vs Heavy Industrial:

Light: Low impact manufacturing, assembly, warehousing, and distribution

Heavy: Major manufacturing, refineries, power plants, large scale warehouses and distribution centers

Strengthening the Community's Tax Base:

Industrial development grows local tax revenue. Stronger tax collections support schools, emergency responders, roads, parks and other community priorities



MIDVALE INDUSTRIAL PARK LEGEND

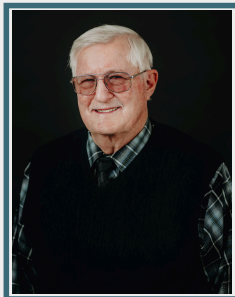
-  Heavy Industrial Zone
-  Light Industrial Zone
-  St. Clair Road



Commission President
Jim Grubenhoff



Commission Vice - President
Tyler Schilperoort



Commission Secretary
Arnold Martin



Executive Director
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