



MINUTES OF THE BUSINESS MEETING
Held January 16, 2017

The January 16, 2017 Business Meeting was called to order at 5:15 p.m., by President Matson. The meeting was held at the Port of Sunnyside's Administration Office located at: 2640 E. Edison Avenue, Ste. 1, Sunnyside, WA.

Commissioners and Staff present at the Business Meeting:

Jeff Matson, Commission President
Arnold Martin, Commission Vice President
Jim Grubenhoff, Commission Secretary
Jay Hester, Executive Director
Bob Farrell, Port Engineer
Gary Holwegner, Sprayfield Manager
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

CITIZEN COMMENTS: None

PORT ENGINEER: A typed memo was presented and the following items were discussed; (a copy of the memo is available upon request).

- Bob discussed the change order with CH2M Hill for the toxicity testing at the IWWTF.
- Bob presented Brown & Caldwell's Task Order 1 for work at the IWWTF.

SPRAYFIELD MANAGER: A typed memo was presented and the following items were discussed; (a copy of the memo is available upon request).

- Gary stated that they have started the soft demo at the Funny Farm building. Commissioner Matson asked for an update on the Golden Coin building demolition. Jay stated that once the weather improves, the City may be able to provide assistance with the demolition of the building.

GENERAL COMMENTS:

Staff Comments: None

Commissioner Comments: None

Legal Counsel Comments: Rob reminded the Commissioners of the upcoming January 31, 2017, closing date deadline for the real estate sale to Darigold. Rob also explained that it was unlikely that Darigold would be ready to close this transaction by that date because it had not completed its due diligence review with regard to the wetland issue. Rob suggested that Darigold likely needs more time to properly exercise its due diligence, which would be to hire a wetland scientist, generate a report as to the site, and submit this report to the Washington Department of Ecology and/or US Corp of Engineers. This would require an extension to the Purchase Agreement. Commissioner Matson stated that he is not opposed to another extension if Darigold provides an update on their

plan for moving forward to address the wetland issue. Commissioner Matson also suggested that the Port provide Darigold with contact information for firms the Port has used in similar situations in the past. Commissioner Grubenhoff also stated that he would feel more comfortable with approving another extension if Darigold provides the Port with a plan for addressing the wetland issue within the extended time frame of the purchase agreement. Commissioner Martin stated that he would also like an update on Darigold's plan for addressing the issue within the extension period to the Purchase Agreement.

ACTION ITEMS:

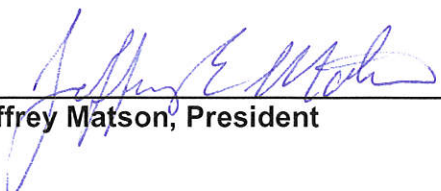
- The consent agenda includes:

Minutes of the business meeting held on January 3, 2017. Payroll issued on January 5, 2017 in the amount of \$41,877.80 and payables issued on January 10, 2017 in the amount of \$299,026.36, totaling \$340,904.16. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

- Motion to approve a change to the existing agreement for professional services with CH2M Hill, Inc. for an amount not to exceed \$7,900.00 and authorize Jay Hester to sign on behalf of the Port. Commissioner Grubenhoff moved to approve, Commissioner Martin seconded. Motion approved 3-0.
- Motion to approve Task Order 1 under the Master Agreement with Brown & Caldwell for an amount not to exceed \$57,100.00, not including tax, and authorize Jay Hester to sign on behalf of the Port. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

EXECUTIVE SESSION: The executive session was called to order at 6:04 p.m. by President Matson to discuss Real Estate Issues as allowed by RCW: 42.30.110 Subsection C. The session was expected to last 5 minutes. The session was extended at 6:09 p.m. for five minutes by President Matson. At 6:14 p.m. the session was extended for an additional five minutes by President Matson. The session ended at 6:19 p.m.

ADJOURNMENT: The Business Meeting was adjourned at 6:20 p.m., peace and harmony prevailing.



Jeffrey Matson, President

ATTEST:



Jim Grubenhoff, Secretary