



MINUTES OF THE BUSINESS MEETING
Held February 6, 2017

The February 6, 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
Travis Jansen, Project Manager
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

CITIZEN COMMENTS: None

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

- Jay provided an update on the Golob Landing Development Standards revision.

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

- Travis stated that construction at the water building is underway and Meier is currently working on the design and layout of the Funny Farm building for the Varietal Brewing Company project.

GENERAL COMMENTS:

Staff Comments: Travis shared with the commissioners that he had recently been contacted by Harry Johnson Plumbing & Excavation and was informed that the operator that had been working on the demolition of the Carnation building had recently passed away in a job related accident.

Legal Counsel Comments: Rob informed the Commission that as he shared in the previous Port meeting on January 16, 2017, Darigold has requested an additional extension to the original Property Purchase and Sale Agreement. The extension is needed to address the wetland issue. Darigold has presented a timeline for how they plan to address the wetland issue within the next six months. Commissioner Matson asked if the Port could set its own deadlines in the new extension agreement that would encourage a timely response from Darigold. This would also help eliminate the request for another extension.

Commissioner Matson asked Rob two questions pertaining to the earnest money for this sale; 1.) if the Port was able to request additional earnest money from Darigold considering the additional length of time this sale is expected to take and 2.) if the original earnest money has been forfeited

as a result of the lapse in the original purchase and sale agreement. Commissioner Matson also asked Rob if the Port is able to add a clause to the extension agreement that states if Darigold fails to meet the timelines set forth in the new extension that Darigold would then be obligated to purchase the property as is at that time.

Commissioner Grubenhoff and Commissioner Martin agreed that a request for more earnest money was a fair request for the Port to make.

Rob responded to Commissioner Matson and stated that he did believe that Darigold has begun taking the necessary steps to address the wetland issue. Rob also stated that he would request an additional amount of earnest money from Darigold and would look into whether the original earnest money had been forfeited and follow up with the Port.

Commissioner Comments: None

ACTION ITEMS:

- The consent agenda includes:

Minutes of the business meeting held on January 16, 2017. Payroll issued on January 20, 2017 in the amount of \$37,323.73, payables issued on January 25, 2017 in the amount of \$125,334.51, payroll issued on February 3 in the amount of \$43,203.92, totaling \$205,862.16. Commissioner Martin moved to approve, Commissioner Grubenhoff seconded. Motion approved 3-0.

EXECUTIVE SESSION: The executive session was called to order at 5:50 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 15 minutes. The session was extended at 6:05 p.m. for ten minutes by President Matson. At 6:15 p.m. the session was extended for an additional ten minutes by President Matson. The session ended at 6:25 p.m.

ADJOURNMENT: The Business Meeting was adjourned at 6:26 p.m., peace and harmony prevailing.



Jeffrey Matson, President

ATTEST:


Jim Grubenhoff, Secretary