



MINUTES OF THE BUSINESS MEETING
Held February 19, 2018

The February 19, 2018 Business Meeting was called to order at 5:15 p.m., by President Martin. 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:

Arnold Martin, Commission President
Jim Grubenhoff, Commission Vice President
Tyler Schilperoort, Commission Secretary
Jay Hester, Executive Director
Lucia Navarro, Administrative Assistant
Rob Faber, Legal Counsel

Citizen Comments: None

DISCUSSION/ACTION ITEMS:

EXECUTIVE DIRECTOR:

- Jay provided an update on the Industrial Waste Water Treatment Facility. He shared that they modified the SCADA program to allow the Sequencing Batch Reactors to empty only one at a time compared to before where both SBRs would empty consecutively. This program change potentially allows the IWWTF to save on average about 500,000 gallons of storage space daily.
- A bill is under consideration in Olympia to provide a \$1 million grant to the Port of Sunnyside for land improvements at the soon to be Ostroms Facility on Midvale Road. Jay was in Olympia to testify on a separate Bill for tax relief to Ostroms for the construction of the facility.
- Varietal Beer Co. received its certificate of occupancy from the City of Sunnyside last week. The brewers are currently moving their stuff into the building, and have been billed their first full month's rent which is due March 1, 2018. Jay met with them this morning. The brewers expressed a desire to have March and April rent payments deferred as they work on setting up shop. Commissioner Martin asked if interest would need to be accrued on these payments. Rob responded that as long as the payments are received within the 12 month term of the lease then no interest is required. Jay mentioned that an amendment to their lease will be required at the next Port meeting to address a few other items. Commissioner Martin stated that the potential motion presented on March 5, 2018 should include the official approval of deferring rent payment for March & April 2018.

GENERAL COMMENTS:

Staff Comments: Jay expressed his sympathy to Commissioner Grubenhoff on the recent loss of his mother, Bev Grubenhoff.

Legal Comments: Rob discussed the recently published article in WPPA's the Manifest that discussed new guidelines for discussing real estate transactions in Executive Session. The guidelines state that the factors in which real estate prices will be based on must be discussed openly during the meeting prior to the executive session. Commissioner Schilperoort asked if it would be helpful to have a list of the potential factors readily available for instances when real estate will be discussed in executive sessions. Rob responded that in his opinion it would be best to have a separate statement for each motion that will be considered.

An update on the Ostrom's property sale was also discussed. A copy of the most recent amendment to the purchase and sale agreement was provided for review. Rob outlined the 3 changes that are included in this amendment which cover the legal description & parcel size, property use and the conditional right to repurchase.

The property sale to Crop Production Services was also discussed. Rob explained to the Commission that the Sunnyside Valley Irrigation District (SVID) wants an easement to the CPS parcel before they sign off on the property sale.

Lastly, Rob mentioned that the property that will be sold to Ostrom's on Midvale Road and the property that is being sold to The Eye Center in Golob Landing will need to be surplusd at the next Port meeting on March 5, 2018. The meeting notice was presented and signed by Commission Secretary, Tyler Schilperoort and will be advertised in the Daily Sun Newspaper on Wednesday, February 21, 2018 and Wednesday, February 28, 2018.

Commissioner Comments: Commissioner Martin expressed his sympathies to Commissioner Grubenhoff on the recent loss of his mother.

Commissioner Schilperoort also expressed his sympathies to Commissioner Grubenhoff.

Commissioner Grubenhoff thanked Port Staff and Commissioners for their concern and sympathy during this time.

ACTION ITEMS:

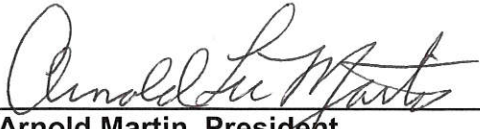
- The consent agenda includes:

Minutes of the Business Meeting held on, February 5, 2018. Payables issued on February 9, 2018 in the amount of \$457,349.16, totaling \$457,349.16. Commissioner Grubenhoff moved to approve, Commissioner Schilperoort seconded. Motion approved 3-0.

EXECUTIVE SESSION: The Executive Session was opened at 6:14 p.m. by President Martin to discuss real estate and legal issues as allowed by RCW 42.30.110 subsection C & I respectively. The session was expected to last 10 minutes. The session closed at 6:24 p.m.

ACTION ITEMS: No action was taken.

ADJOURNMENT: The Business Meeting adjourned at 6:24 p.m., peace and harmony prevailing.



Arnold Martin, President

ATTEST:


Tyler Schilperoort, Secretary