

PORT OF GRANDVIEW

1313 W. Wine Country Rd. Suite #101
Grandview, Washington 98930

REGULAR MEETING

Tuesday, February 13th, 2024
6:00 p.m.

MINUTES

1. CALL TO ORDER

The Regular Meeting was called to order by Commissioner Jim Sewell at 6:02 p.m. on Tuesday, February 13th, 2024. Present were Commissioners Frank A. Lyall (via Zoom), Jim Sewell, Richard Shenyer, Executive Director Randy Tucker, and Office Assistant Felicia Peña.

2. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT 2024

Commissioner Sewell opened the Public Hearing on the Port of Grandview Comprehensive Plan Amendment. There were no members of the public in the audience.

No changes were made to the Comprehensive Plan. Commissioner Lyall moved and Commissioner Shenyer seconded a motion to adopt the 2024 Comprehensive Plan. Motion carried.

2024 Update



Port of Grandview, Washington
Comprehensive Plan
Incorporating
the Capital Facilities Plan
and
Business Parks Master Plans

Adopted February 9, 2016
Revised March 6, 2017
Revised August 11, 2020
Revised January 10, 2024

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Introduction

Public ports in the State of Washington are required to have a comprehensive scheme or plan to guide the expenditure of public funds. This document and supporting materials satisfy this requirement and are a valuable management tool for use by the Port of Grandview Commissioners, staff, and consultants. This Comprehensive Plan includes the Ports Goals and Objectives, Master Plans for each of the Port’s Business Parks, the Port’s Capital Facilities Plan, and an annual Action Plan.

About the Port of Grandview

The Port of Grandview was created on November 8, 1988. The boundaries of the Port district include the City of Grandview and extend from the Port of Sunnyside on the west and north to the Benton County line on the east and to the Klickitat County line on the south. For a comprehensive history of the Port of Grandview, go to the “About the Port” tab on the Port’s website at <https://www.portofgrandview.org>.

The Port of Grandview’s main goal has always been to acquire and develop land for industrial and business use. Today the Port is developing and currently operates six business parks. Among the Port’s most significant accomplishments were those realized in partnership with the City of Grandview and the Yakima County Development Association: Construction of an 880,000 sq. ft. regional distribution center by Walmart in 2004, and a 5,000,000 cu. ft. frozen food facility built by Henningsen Cold Storage Co. now Lineage.

*Port of Grandview Regular Meeting Minutes
February 13th, 2024*

The Port of Grandview is governed by three Commissioners who are elected by districts to serve a six-year term. Each Commissioner serves as either President of the Board, Secretary of the Board, or Investment Officer. In 2024 the Port Commissioners are:

Richard Shenyer, District 1*
Current Port Commission Investment Officer
richard@portofgrandview.org
(509) 439-0618 - mobile
(509) 882-4177 - home

Mr. Jim Sewell, District 2*
Current Port Commission Secretary
jim@portofgrandview.org
(509) 832-1500 - mobile
(509) 882-4453 – home

Frank Lyall, District 3*
Current Port Commission President
frank@portofgrandview.org.
(509) 840-0320 - mobile

Port Staff members are:

Randy Tucker, Executive Director
randy@portofgrandview.org
(509) 840-0412 – mobile
(509) 882-9975 – office

Felicia Peña, Office Assistant
felicia@portofgrandview.org
(509) 882-9975 – office

Travis Marden, Port Engineer, J-U-B Engineers, Inc.
tmarden@jub.com
(509) 783-2144

Tim Schermetzler, Port Attorney, CSD Attorneys at Law
tschermetzler@chmelik.com
(360) 671-1796

For more information about the Port of Grandview and development opportunities in the Grandview community, go to the Port's website at <https://www.portofgrandview.org>, or contact the Port office at (509) 882-9975.

Mission Statement, Goals, Policies, and Objectives

The Mission Statement for the Port of Grandview is:

To provide leadership for broadening and strengthening the economic base of the Grandview community through effective partnerships, strategic investments, and promotion.



It is the intent of the Port of Grandview to accomplish this mission through the following Goals and Objectives:

Property Goal: Continue to acquire and develop land and infrastructure conducive to business development and expansion.

Property Objective # 1: Develop roads, infrastructure and utilities, as appropriate for development and/or buyers. This will include “Economic Development Purposes” and “Public Facilities” as defined in RCW 82.14.370. All such public facilities are deemed listed herein, although due to necessity may not be specifically detailed.

Property Objective #2: Sell and/or lease developed and undeveloped properties.

Property Objective #3: Establish and implement a master plan, binding site plan, and QuickStart environmental review for each port-owned property.

Property Objective #4: Investigate other properties that may be available for acquisition in the community. Always continue to look for available property in the community. When evaluating properties for potential acquisition, priority consideration shall be given to:

- a) Locations within the City of Grandview Urban Growth Area;
- b) Future land use and zoning designations supportive of business and industrial development;
- c) Sites without significant environmental constraints; and
- d) The potential to support the creation of jobs and/or to stimulate private investment.
- e) Reclaim brown fields.

Property Objective #6: As the Port acquires new properties, prepare a master plan to guide the future marketing and development of the site.

- a) Conduct a Quick Site environmental review and/or site certification of the master plan to avoid or mitigate any potential adverse environmental impacts so that the site is shovel ready for development.
- b) Prepare, submit for approval, and implement a binding site plan or subdivision as appropriate.

Property Objective #7: Explore the potential of selling or trading Port-owned properties located outside of the Grandview UGA.

Marketing Goal: Market the Port District, its opportunities, assets and innovations.

Marketing Objective #1: Increase public awareness of the Port of Grandview.

Marketing Objective #2: Seek referrals through partnerships.

Marketing Objective #3: Directly market the Port of Grandview properties at trade shows and joint functions.

Marketing Objective #4: Update and maintain the Port of Grandview website and Facebook site.

Marketing Objective #5: Establish a clear identity for marketing the Port of Grandview and identify direct marketing opportunities.

Marketing Objective #6: Refine advertising materials and expand community programs. Utilize newsletter and other property marketing networks. Loop.net and Costar.

Marketing Objective #7: Continue to support businesses located in the Port of Grandview.

Marketing Objective #8: Recognize and encourage existing businesses (newsletter, signage, etc).

Marketing Objective #9: Encourage business development and expansion within the Port District.

Marketing Objective #10: Partner with local governments, community organizations, chamber of commerce, private businesses, and educational entities to market Port properties.

Partnership Goal: Maintain current and develop new partnerships to encourage economic development in the Grandview community.

Partnership Objective #1: Actively represent the Port in local economic development organizations including:

- a) City of Grandview
- b) Grandview Chamber of Commerce
- c) Yakima County Development Association
- d) Yakima Valley College
- e) Grandview School District
- f) Food Northwest
- g) Mainstreet Grandview Association

Partnership Objective #2: Join and maintain memberships in professional port and economic development organizations.

Business Management Goal: Maintain the Port's financial stability.

Business Management Objective #1: Maintain the Standard & Poor bond rating at AA- or better.

Business Management Objective #2: Maintain 20% funded reserves.

Business Management Objective #3: Maintain a policy and procedure manual.

Business Management Objective 4: Review this Master Plan and update as appropriate.

- a) Prepare an annual report, newsletter, and/or press release highlighting accomplishments.

Business Park Master Plans

The primary focus of the Port of Grandview is business and industrial development. As a result, the primary activities of the Port involve the acquisition, economic development, marketing, and sale of land to support new investment and job generating activities to maintain and increase the tax base in the Grandview community. The following is a brief description of the properties owned by the Port.

Wallace Way Business Park

This 24-acre business park is located in the heart of the Grandview business community and is zoned M-1 Light Industrial. This vacant parcel would be ideal for a light manufacturing or construction-related use or to support the expansion of one of the neighboring businesses.

Wallace Way Business Park is certified by Austin Consulting as shovel-ready for food processing and general manufacturing. The Port of Grandview has the only sites on the West Coast and in the Pacific Northwest certified by Austin Consulting for General Manufacturing, including food and beverage processing. Phase 1 and QuickStart SEPA environmental reviews were conducted in 2002.

The businesses in Wallace Way Business Park include:

- a) Irrigation Specialists Inc.
- b) Columbia River Steel and Construction
- c) Oasis Blueberry Packing
- d) Valley Spray, LLC
- e) Riggs, specializing in bedliners for trucks.
- f) Sam's Cycle & Small Engine Repair.
- g) Tolman Properties, office building and storage units.
- h) Pallet Place
- i) Dion Bilt Manufacturing.
- j) Olsen Brothers

For more information about the Wallace Way Business Park, the site certification, and the QuickSite review, go to the Port of Grandview website at <https://www.portofgrandview.org>.

Wallace Way West Business Park

The Port of Grandview's newest development is a 20 acre purchase in June of 2021, from Shonan USA Food production facility. This property lies directly West of the Wallace Way development with a 800' Cul-de-sac with Road improvements, water, sewer and utilities including Broadband conduit, vaults with sidewalks, curbs and gutter. The development project was finished in May of 2023. A total of 7.7 acres have been sold with 12 Acres remaining for sale. Phase 1 and QuickStart SEPA environmental reviews were conducted in 2022.

The businesses coming to Wallace Way West Business Park include:

- a) Anytime Fitness
- b) G-town
- c) Aging & Long Term Care
- d) BBQ & PUB

Byam Business Park

This 56.5 acre business park is located on Stover Road and has immediate access to I-82. The business park is zoned M-1 Light Industrial.

The Port of Grandview has the only sites on the West Coast and in the Pacific Northwest certified by Austin Consulting for general manufacturing, including food and beverage processing.

For more information about Byam Business Park, the site certification, and the QuickSite environmental review, go to the Port of Grandview website at <https://www.portofgrandview.org>.

The businesses in Byam Business Park include:

- a) Fast Mobile Service
- b) Lineage Logistics
- c) Bestebreur Bros. Construction
- d) Harmony Investments
- e) Platt Electric
- f) Indian River Transport
- g) Van Belle Excavating

Grandview Business Park East

Grandview Business Park East is located just north of I-82, fronting Wine Country Road at the intersection with Higgins Way which provides provides access to the Walmart Regional Grocery Distribution Center. This property is zoned M-1 Light Industrial and consists of 24 acres.

A recent number of sales has this property under development starting in December of 2023.

A new Truck Travel Plaza will be locating here in 2024, bringing in fuel service for cars and trucks, convenience store, fast food restaurants, truck scales and many other ammenities. This property has 1 remaining parcel that is sale pending.

For more information about the Grandview Business Park, go to the Port of Grandview website at <https://www.portofgrandview.org>.

The businesses coming to Grandview Business Park East include:

- a) TA Truck Plaza
- b) Grandview Ladders
- c) Arteaga Welding
- d) Truck Wash

Grandview Business Park West

The Grandview Business Park West is located just north of I-82, fronting Wine Country Road at the intersection with Higgins Way which provides access to the Walmart Regional Grocery Distribution Center. Currently, the business park has a single 34 acre parcel. This parcel is zoned M-1 Light Industrial.

MalhiInvestments LLC has made an offer on the entire Business Park with a closing date of early 2024.

This development will be centered around a production facility of Manufactured Homes with a sales office on site. More data to follow.

Puterbaugh Business Park

The Puterbaugh Business Park is located in the City Limits of Grandview, and it is highly visible from I-82. The site would be appropriate for a large scale manufacturing plant, a food processor, or perhaps a use that would benefit from high visibility such as an automobile, RV, or farm implement dealership.

In 2019 a 7 acre site was sold to Chino Valley Truck Wash, a JPA approved and certified food grade tanker wash.

For more information about Puterbaugh Business Park, go to the Port of Grandview website at <https://www.portofgrandview.org>.

Capital Facilities Plan

The Port's Comprehensive Plan has been adopted by reference and incorporated into the City of Grandview's Comprehensive Plan. As a result, all improvements initiated by the Port will be consistent with the City's Capital Facilities Plan and the City's Development Regulations. The Port of Grandview's Capital Facilities Plan includes making infrastructure improvements, as necessary, to support economic development activities at the Wallace, Byam, Grandview, and Puterbaugh Business Parks.

2024-2025 Action Plan

During 2024 it is the intent of the Port of Grandview to complete the following activities:

- a) **Puterbaugh Business Park**
Continue water and sewer lines as needed north on Puterbaugh Rd. utilizing grants and low interest loans as new businesses are located.
- b) Wallace Way West
- c) Explore the feasibility of establishing a regional sports complex to increase tourism and the development potential of neighboring Port-owned property.
- d) Investigate land lease and building options.
- e) Review and update this Master Plan, as appropriate. Conduct an end-of-the year assessment of accomplishments and establish the 2024 Action Plan priorities.
- f) Prepare an annual report, newsletter, and/or press release highlighting the accomplishments for the year. Utilize grant funds when available.

3. **PUBLIC PARTICIPATION** – None

4. **CONSENT AGENDA**

- a) **Warrant Approval** – 610-0210 – General Fund
 - Warrant #6558 - #6577 in the amount of \$26,079.43
 - Warrant #6578 in the amount of \$695.79
- b) **Warrant Approval** – 610-0220 – Construction Fund
 - Warrant #1059 in the amount of \$2,184.07
- c) **Minutes** of the January 9th, 2024 Regular Meeting
- d) **Minutes** of the January 22nd, 2024 Special Meeting

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to approve Consent Agenda. Motion carried.

5. **COMMUNICATIONS – Written & Oral**

a) **Yakima Co. Treasurer Reports Fund Bal. 1/31/2024**

610-210	- \$	303,993.92
610-0220	- \$	500.00
610-0240	- \$	574.46
TIP	- \$	1,583,322.00

b) **Port Auditor’s Monthly Budget Report**

c) **Loan Debt Service**

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to accept the Communications Reports. Motion carried.

6. **OLD BUSINESS**

- a) **Grandview Business Park – All Property Sold** – Executive Director Randy Tucker reported that the property of Parcel B and remaining lot in Parcel A in the Grandview Business Park have been sold. HLA has stated that the gas company has requested for the current truck entrance be moved to a more convenient location.
- b) **Wallace Way West Business Park – Covenants** – Commissioners recommended holding an in-person meeting for further discussion on the Heitzman property. Executive Director Tucker informed the board of the Tolman property construction plans, including a retail center and parking lot.
- c) **101 Stover – Peace Love & Coffee / Sign** – Commissioners discussed possible replacement of old Port of Grandview sign with new Peace Love & Coffee sign. Suggested ideas for storm drain installation.

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to allow usage of the old Port of Grandview sign for a Peace Love & Coffee sign. Motion carried.

7. **NEW BUSINESS**

a) **Motion to Approve 2024 Renewal of Resolution for Delegation of Authority for the Executive Director**

Commissioner Sewell moved and Commissioner Shenyer seconded a motion to approve the 2024 Renewal of Resolution for Delegation of Authority for the Executive Director. Motion carried.

8. **OTHER BUSINESS**

- a) **Money Transfer** – Commissioners proposed a transfer of money into Yakima County TIP and deliberated on the appropriate amount to move.

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to transfer money from the Port of Grandview General Fund 610-0210 to Yakima County Treasurer's Investment Pool in the amount of \$1,273,000.00. Motion carried.

- b) **Port of Grandview Camera Drone** – Commissioners discussed the benefits of purchasing a camera drone to capture outdoor overhead photographs for Port of Grandview real estate purposes.

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to set a budget of \$1,000 for a camera drone. Motion carried.

9. **UPCOMING EVENTS – WPPA 2024**

- a) **May 15th – May 17th** – Spring Meeting, Stevensen, WA
b) **June 26th – June 28th** – Finance & Administration Seminar, Vancouver, WA
c) **July 11th – July 12th** – Directors Seminar, Kalama, WA
d) **July 22nd – July 24th** – Commissioners Seminar, Richland, WA
e) **September 19th – September 20th** – Environmental Seminar, Walla Walla, WA
f) **October 24th – October 25th** – Small Ports Seminar, Lake Chelan, WA
g) **December 11th – December 13th** – Annual Meeting, Bellevue, WA

10. **EXECUTIVE SESSION** to consider the disposal and/or acquisition of property and/or personnel matters as permitted pursuant to RCW 42.30.110(1)

<p>EXECUTIVE SESSION CALLED TO ORDER AT <u>6:47</u> ; TO LAST <u>15</u> MINUTES. ADDITIONAL 30 MINUTES. EXECUTIVE SESSION ADJOURNED AT <u>7:36</u> WITH NO ACTION TAKEN.</p>

11. **ADJOURNMENT** – The meeting adjourned at 7:36 pm.

The next Regular Meeting will be held at 6:00 p.m. on Tuesday, March 12th, 2024, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington and via Zoom teleconference.

Respectfully,

C. James Sewell, Secretary