

PORT OF GRANDVIEW

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

REGULAR MEETING

Tuesday, April 8th, 2025
6:00 p.m.

MINUTES

1. CALL TO ORDER

The meeting was called to order by President Sewell at 6:04 p.m. on Tuesday, April 8th, 2025. Present were Commissioners Jim Sewell, Richard Shenyer, and Frank A. Lyall, Executive Director Randy Tucker, and Office Assistant Felicia Peña.

2. PUBLIC PARTICIPATION – None.

3. CONSENT AGENDA

a) Warrant Approval – 610-0210 – General Fund

- Warrant #6839 to #6862 in the amount of \$20,317.36
- Warrant #6863 in the amount of \$820.09
- Warrant #6864 in the amount of \$4,617.69

b) Minutes of the March 11th, 2025 Regular Meeting

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

4. COMMUNICATIONS – Written & Oral

a) Yakima Co. Treasurer Reports Fund Bal. 4/3/2025

610-210	- \$	120,176.90
610-0220	- \$	815.93
610-0240	- \$	1,378.02
TIP	- \$	2,856,322.00

b) Port Auditor's Monthly Budget Report

c) Loan Debt Service

d) Outstanding Debt Report

e) 2024 Annual Income Data Sheet – Summary of Accounts Receivable

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

5. OLD BUSINESS

a) Barajas Lot – Resolution No. 25-03 Approving the Purchase of Real Property

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to approve Resolution No. 25-03 Approving the Purchase of Real Property. Motion carried.

RESOLUTION NO. 25-03 APPROVING THE PURCHASE OF REAL PROPERTY

WHEREAS, the Port of Grandview as a Port District of the State of Washington has the authority to sell property which the Port has determined is no longer needed for Port purposes; and,

WHEREAS, the Port is authorized by RCW 53.08.010 to purchase real property;

WHEREAS, the real property described in Exhibit A attached to this Resolution (hereafter the "Property") was previously in Port ownership and was sold for development to Gabriel Barajas and Silvia Mandujano Gonzalez ("Barajas-Gonzalez");

WHEREAS, Barajas-Gonzalez no longer intends on developing the Property and the Port is proceeding to enforce the Declaration of Covenants, Conditions, Reservations and Restrictions dated December 13, 2021 (the "Buy-Back Covenant"), a copy of which is attached hereto as Exhibit B, to buy back the Property; and

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WHEREAS, the Port has an interest in re-acquiring this Property temporarily, with the intention of reselling said Property to support future economic development.

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Grandview as follows:

1. *The Port of Grandview shall purchase and close the sale of Property in accordance with the provisions of the Buy-Back Covenant.*

IT IS FURTHER RESOLVED that the Port of Grandview Executive Director is authorized to execute any documents necessary to implement this Resolution and to complete the purchase of the Property by the Port of Grandview.

ADOPTED by the Port Commission of the Port of Grandview this 8th day of April, 2025, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof.

PORT OF GRANDVIEW COMMISSION

C. James Sewell
President

Richard Shenyer
Secretary

Frank A. Lyall
Investment Officer

- b) **Newsletter** – Port of Grandview staff presented Commissioners with a near final draft and Commissioners provided feedback.

6. NEW BUSINESS

- a) **May Regular Meeting Date Change** – WPPA Spring Meeting is from May 14th to 16th. To avoid complications commissioners and staff agreed to move the next regular board meeting.

Commissioner Shenyer moved and Commissioner Lyall seconded a motion to change the next Regular Meeting to May 12th, 2025 at 6:00 p.m. Motion carried.

- b) **Post Office Regulation** – The cluster box unit on Wallace Way has to be relocated next to the one being placed within the cul-de-sac as per United States Postal Service policy.
- c) **Surplus Property Bid** – **Sign in exchange for concrete pouring service**: Jason Tolman is interested in the Port of Grandview surplus sign. Director Tucker suggested a deal with Tolman in which the Port of Grandview exchanges the surplus sign for pouring concrete for the cluster box relocation on Wallace Way.
- d) **Enduris Classes** – Executive Director Tucker informed Commissioners of the free classes provided by the Port's insurance agency.
- e) **Extra Mile Student Center Golf Tournament** – Commissioners agreed to support the student center by purchasing a \$1,000 sponsorship for their 2025 golf tournament.

7. UPCOMING EVENTS

- a) **May 14th-16th** – WPPA Spring Meeting, Spokane
- b) **June 4th** – WPPA Port Academy Series, Port of Kalama
- c) **June 25th-27th** – WPPA Finance & Administration Seminar, Walla Walla

8. **EXECUTIVE SESSION** – An executive session was called to order at 7:45 p.m. to consider disposal and acquisition of property as permitted pursuant to RCW 42.30110(1), expected to last 30 minutes. At 8:15 President Sewell added 15 minutes to the executive session. The executive session adjourned at 8:30 p.m. with no action taken.

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9. **ADJOURNMENT** – The meeting adjourned at 8:33 p.m.
The next Regular Meeting will be held at 6:00 p.m. on Tuesday, May 12th, 2025, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington.

Respectfully,

Richard Shenyer, Secretary