

PORT OF GRANDVIEW

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

REGULAR MEETING

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

MINUTES

1. CALL TO ORDER

The meeting was called to order by President Sewell at 6:10 p.m. on Tuesday, July 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 #6899 to #6919 in the amount of \$13,404.00
- Warrant #6920 in the amount of \$986.73
- Payroll Tax EFT in the amount of \$2,749.86

b) Minutes of the June 10th, 2025 Regular Meeting

c) Minutes of the June 16th, 2025 Special Meeting

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

4. COMMUNICATIONS – Written & Oral

a) Yakima Co. Treasurer Reports Fund Bal. 7/1/2025

610-0210	- \$	51,632.03
610-0220	- \$	815.93
610-0240	- \$	1,837.72
TIP	- \$	2,796,322.00

b) Port Auditor’s Monthly Budget Report

c) Loan Debt Service

d) Outstanding Debt Report

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

5. OLD BUSINESS

a) Policies & Procedures Revisions – Articles VI-VII handout for review, tabled until next regular meeting.

6. NEW BUSINESS

a) Commercial Development Center Opening – The Grand Opening has been rescheduled to sometime in August.

b) Resolution 25-04 Approving Sale of Real Property

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to accept Resolution No. 25-04 Approving the Sale of Real Property. Motion carried.

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RESOLUTION 25-04
A RESOLUTION OF THE PORT OF GRANDVIEW APPROVING SALE OF REAL PROPERTY

WHEREAS, the Port is authorized by RCW 53.08.090 to sell real property owned by the Port no longer needed for Port purposes;

WHEREAS, the Port is further authorized by RCW 53.08.091 to enter into real estate contracts concerning the sale of such surplus property;

WHEREAS, the real property described in **Exhibit A** attached to this Resolution (hereafter the "Property") is no longer needed by the Port for public purposes and the Port has determined to sell the Property for development by private parties; and

WHEREAS, Eduardo Velasquez and/or assigns, has executed the Real Estate Purchase and Sale Agreement and Real Estate Contract attached to this Resolution as **Exhibit B** respectively for the purchase of the Property.

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

1. The Property described in Exhibit A is declared to be excess to the future needs of the Port of Grandview and the Port shall sell the real property.
2. The Port of Grandview finds that the attached Real Estate Contract complies with the requirements of RCW 53.08.091.
3. The Port of Grandview shall enter into the Real Estate Purchase and Sale Agreement and Real Estate Contract in the forms attached to this Resolution to sell the Property to Eduardo Velasquez and/or assigns.
4. The Port of Grandview shall close the sale of real property in accordance with the provisions of the Real Estate Purchase and Sale Agreement and Real Estate Contract in the forms attached to this Resolution.

IT IS FURTHER RESOLVED that the President of the Port Commission of the Port of Grandview is authorized to execute the Real Estate Purchase and Sale Agreement and the Real Estate Contract on behalf of the Port in the forms attached to this Resolution with any modifications necessary to make the Agreement effective between the Port of Grandview and Eduardo Velasquez.

IT IS FURTHER RESOLVED that the President of the Port Commission of the Port of Grandview is authorized to execute any documents necessary to implement this Resolution and to complete the sale and conveyance of the real property by the Port of Grandview in accordance with the terms of the Real Estate Purchase and Sale Agreement and Real Estate Contract.

ADOPTED by the Port Commission of the Port of Grandview this 8th day of July 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

7. OTHER BUSINESS

- a) **Stover Road Fence Repair** – The Port received a payment of \$864.00 from Progressive Casualty Insurance Company for the property damage. The Port will make the same payment of \$864.00 to Wine Country Builders, LLC, included with the August 2025 warrants.

8. UPCOMING EVENTS

- a) **July 10th-11th** – WPPA Directors Seminar, Leavenworth
- b) **July 21st-23rd** – WPPA Commissioners Seminar, Blaine
- c) **August 7th** – Port of Benton Tenant Appreciation BBQ, Richland
RSVP Jim Frank and Randy
- d) **August 14th** – WPPA Port Academy Series, Chelan Douglas Regional Port Authority
- e) **Dec. 2nd-3rd** – WA State Dairy Conference Annual Meeting & Trade Show, Wenatchee

9. **EXECUTIVE SESSION** – An executive session was called to order at 7:08 p.m. to consider disposal and acquisition of property as permitted pursuant to RCW 42.3010(1), expected to last 60 minutes. President Sewell extended the executive session by 10 minutes at 8:08 p.m. and by 5 minutes at 8:18 p.m. The executive session adjourned at 8:23 p.m. with no action taken.

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10. **ADJOURNMENT** – The meeting adjourned at 8:23 p.m.
The next Regular Meeting will be held at 6:00 p.m. on Tuesday, August 12th, 2025, at 1313 W. Wine
Country Rd., Suite #101, Grandview, Washington.

Respectfully,

Richard Shenyer, Secretary