

**MINUTES**

**1. CALL TO ORDER**

The meeting was called to order by President Shenyer at 6:02 p.m. on Tuesday, May 12<sup>th</sup>, 2026. Present were Commissioners Richard Shenyer, Jim Sewell, and Frank A. Lyall, Executive Director Randy Tucker, and Office Manager Felicia Peña.

**2. PUBLIC PARTICIPATION – None.**

**3. CONSENT AGENDA**

- a) **Warrant Approval – 610-0210 – General Fund**
  - Warrant #7153 to #7168 in the amount of \$115,986.09
  - Payroll Tax EFT in the amount of \$2,118.10
- b) **Minutes** of the Tuesday, April 14<sup>th</sup>, 2026 Regular Meeting

*Commissioner Sewell 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. 5/3/2026**

610-210	- \$	212,361.94
610-0220	- \$	815.93
610-0240	- \$	2,212.26
TIP	- \$	2,306,322.00

- b) **Port Auditor’s Monthly Budget Report**
- c) **Loan Debt Service**
- d) **Outstanding Debt Report**
- e) **Bond Payment – Funds Transfer**

*Commissioner Lyall moved and Commissioner Sewell seconded a motion to approve a funds transfer of \$3,800.00 from General Fund 610-0210 to Fund 610-0240 on May 27<sup>th</sup>, 2026. Motion carried.*

- f) **2025 Financial Report** –Petersen CPAs submitted the final report to the State Auditor’s Office.

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

**5. OLD BUSINESS**

- a) **Wallace Way West**
  - i. **Boundary Line Adjustment Update** – The short plat exemption has been accepted by the City. The survey map and legal description have been sent to the County. Valley Title is in the process of updating the title and finalizing the deed.
  - ii. **Resolution to Approve Sale of Property** – Property sale to the owners of Cascade Fresh Juice.

Commissioner Sewell moved and Commissioner Lyall seconded a motion to approve Resolution No. 26-02 Approving Sale of Real Property. Motion carried.

**RESOLUTION 26-02**  
**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 real property described in Exhibit 1 attached to this Resolution (hereafter "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.

*WHEREAS*, 702 WALLACE WAY LLC, a Washington Corporation, has submitted the Real Estate Contract attached to this Resolution as Exhibit 1 to the Port 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 the Exhibit 1 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 shall enter into the Real Estate Purchase and Sale Agreement in the form attached to this Resolution as Exhibit 2 to sell the Property to 702 WALLACE WAY LLC.

3. The Port of Grandview shall close the sale of the real property in accordance with the provisions of the Real Estate Purchase and Sale Agreement in the form attached to this Resolution as Exhibit 2.

**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 on behalf of the Port in the form attached to this Resolution with any modifications necessary to make the Agreement effective between the PORT OF GRANDVIEW and 702 WALLACE WAY LLC.

**IT IS FURTHER RESOLVED** that the Executive Director 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 in accordance with the terms of the Real Estate Purchase and Sale Agreement.

**ADOPTED** by the Port Commission of the Port of Grandview this 12<sup>th</sup> day of May, 2026, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof.

**PORT OF GRANDVIEW COMMISSION**

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Richard Shenyer  
President

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Frank A. Lyall  
Secretary

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C. James Sewell  
Investment Officer

**6. NEW BUSINESS**

- a) **Capital Project Planning Webinars (Dept. of Commerce) – First Session** – Port Staff reported on the April 29<sup>th</sup> session where leaders from Atrómitos, LLC discussed capital project planning and readiness.
- b) **CERB Historical Funding** – Executive Director Tucker spoke with Court Wyckoff, CEO of Wyckoff Farms, about restoring the Ste Michelle facility in Grandview. Commissioners recommended meeting with the City of Grandview and Yakima Valley Community College to further discuss the possibilities.

**7. OTHER BUSINESS**

- a) **Yakima Valley Fair & Rodeo Sponsorship**

Commissioner Sewell moved and Commissioner Lyall seconded a motion to purchase the Chute Sponsorship of \$2,000.00 for the 2026 Yakima Valley Fair & Rodeo. Motion carried.

- b) **2026 Newsletter** – Valley Publishing sent a sample of the Port's finalized spring newsletter.

- c) **WPPA Spring Meeting Presentation** – The Port of Grandview will be one of three ports to provide a “Port Report” at the upcoming Spring Meeting in Stevenson.

**8. UPCOMING EVENTS**

- a) **May 19<sup>th</sup>-21<sup>st</sup>** – WPPA Spring Meeting, Skamania Lodge, Stevenson
- b) **June 5<sup>th</sup>** – WPPA Port Academy Series, Port of Moses Lake
- c) **June 24<sup>th</sup>-26<sup>th</sup>** – WPPA Finance & Administration Seminar, Hotel Indigo, Everett

9. **EXECUTIVE SESSION** – An executive session was called to order at 7:09 p.m. to consider disposal and acquisition of property as permitted pursuant to RCW 42.30110(1), expected to last 30 minutes. The executive session adjourned at 7:39 p.m. with no action taken.

10. **ADJOURNMENT** – The meeting adjourned at 7:39 p.m.

The next Regular Meeting will be held at 6:00 p.m. on Tuesday, June 9<sup>th</sup>, 2025, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington.

Respectfully,

Frank A. Lyall, Secretary