

PORT OF GRANDVIEW

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

REGULAR MEETING

Tuesday, June 9th, 2026
6:00 p.m.

MINUTES

1. CALL TO ORDER

The meeting was called to order by President Shenyer at 6:00 p.m. on Tuesday, June 9th, 2026. Present were Commissioners Richard Shenyer 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 #7169 to #7185 in the amount of \$84,439.15
- Payroll Tax EFT in the amount of \$2,082.70
- Void Warrant #7084 – Unreconciled

b) Minutes of the Tuesday, May 12th, 2026 Regular 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. 6/1/2026

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

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

5. OLD BUSINESS

a) Wallace Way West

- Boundary Line Adjustment Update – The adjustment has been recorded and finalized.
- Resolution to Approve Purchase of Property – Buy-back of Lot in Wallace Way West Business Park.

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to approve Resolution No. 26-03 Approving Purchase of Real Property. Motion carried.

RESOLUTION 26-03

A RESOLUTION OF THE PORT OF GRANDVIEW APPROVING PURCHASE OF REAL PROPERTY

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 Barajas ("Barajas");

WHEREAS, Barajas no longer intends on developing the Property and the Port is proceeding to enforce the Declaration of Covenants, Conditions, Reservations and Restrictions dated November 14, 2025 (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 9th day of June, 2026, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof.

PORT OF GRANDVIEW COMMISSION

Richard Shenyer
President

Frank A. Lyall
Secretary

C. James Sewell
Investment Officer

b) Washington Public Ports Association

- i. Spring Meeting (Port Report) – Executive Director Tucker reported on the successful presentation at the spring meeting.
- ii. Manifest Spotlight Story – Port of Grandview was the featured port in the monthly WPPA Manifest.

c) Capital Project Planning Webinars (Dept. of Commerce) – Second & Third Sessions –
Port Staff reported on the May 13th and 27th sessions which discussed governance levels and financial reporting and documentation. Commissioners suggested posting a link or synopsis and contact information regarding the 2022 Broadband Feasibility Study.

d) CERB Planning Grants – Commissioners discussed applying for grants to cover the water, sewer, and/or infrastructure for Puterbaugh Business Park.

6. NEW BUSINESS

a) Strategic Planning Workshop – Jan McDonald sent the Port a workshop proposal outlining its purpose and outcomes.

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to hire Jan McDonald, LLC for a total amount of \$2,495.00 to lead a strategic workshop for the Port of Grandview and to hold a special meeting for the workshop on June 20th, 2026 at 9:00 a.m.
Motion carried.

b) TA Travel Plaza Update – Malhi Investments, LLC will be selling Lot 4 of the Grandview Business Park East, which includes the TA Plaza, to British Petroleum. The Port received a document to terminate the Declaration of Covenants on the parcel.

Commissioner Lyall moved and Commissioner Shenyer seconded a motion to void the covenant of Lot 4 Parcel #230910-31404 in the Grandview Business Park. Motion carried.

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS RESERVATIONS, AND RESTRICTIONS

The GRANTOR, GRANDVIEW TRUCK PLAZA, LLC, a Washington limited liability company, and the successor to Manjit K. Mahli, and the GRANTEE, PORT OF GRANDVIEW, a municipal corporation (collectively the "Parties") hereby terminate the Declaration of Covenants, Conditions, Reservations, and Restrictions recorded on July 27, 2023 under Yakima County Rec. No. 8176989 (the "CCRRs") and affecting the following described real property: Lot 4 of BINDING SITE PLAN recorded May 03, 2023 under Recording No. 8173474, records of Yakima County, Washington. APN: 230910-31404 The Parties further affirm that as of the termination of the CCRRs: (a) the CCRRs have not 1 been amended, supplemented and/or otherwise modified, either orally or in writing; (b) there are no assessments or fees under the CCRRs, and no outstanding fees, liens, or

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costs due; (c) no party to the CCRRs is in default in the performance of any of its obligations under the CCRRS, and there are no violations with respect to the CCRRs; (d) no event has occurred which with the giving of notice or passage of time would constitute a default under the CCRRs; and (e) no party has any offset, counterclaim or defenses under the CCRRs.

Dated: June, 2026.

Grantor: GRANDVIEW TRUCK PLAZA, LLC, a
Washington limited liability company

Grantee: PORT OF GRANDVIEW, a municipal
corporation

By: Hardeep Singh, manager

By: Randy Tucker, Executive Director

7. OTHER BUSINESS

- a) **Manufacturing Roundtable** – Upcoming event to strengthen manufacturing in Yakima region hosted by YCDA and the Center for Advanced Manufacturing Puget Sound at Perry Tech Institute on June 30th. Executive Director Tucker registered to attend and offered registration to the Commissioners.

8. UPCOMING EVENTS

- a) **June 24th-26th** – WPPA Finance & Administration Seminar, Hotel Indigo, Everett
b) **July 8th-10th** – WPPA Directors Seminar, Courtyard by Marriott, Pullman
c) **July 20th-22nd** – WPPA Commissioners Seminar, Hilton Garden Inn, Wenatchee

9. **EXECUTIVE SESSION** – An executive session was called to order at 7:06 p.m. to consider disposal and acquisition of property as permitted pursuant to RCW 42.30110(1), expected to last 15 minutes. President Shenyer extended the executive session by 5 minutes. The executive session adjourned at 7:26 p.m. with no action taken.

10. **ADJOURNMENT** – The meeting adjourned at 7:26 p.m.

The next Regular Meeting will be held at 6:00 p.m. on Tuesday, July 14th, 2025, at 1313 W. Wine Country Rd., Suite #101, Grandview, Washington.

Respectfully,

Frank A. Lyall, Secretary