

PORT OF GRANDVIEW

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

SPECIAL MEETING

Tuesday, September 29th, 2026
12:00 p.m.

MINUTES

1. CALL TO ORDER

The meeting was called to order by President Shenyer at 12:03 p.m. on Tuesday, September 29th, 2026 at the Port office. Present were Commissioners Richard Shenyer, Nancy Macias, and Frank A. Lyall, Executive Director Randy Tucker, and Office Manager Felicia Peña.

The purpose of the meeting was to hold a public hearing for the 2027 Budget and to meet in Executive Session to consider disposal and acquisition of property.

2. PUBLIC HEARING

a) Public Comments – None

b) Adjustments – Commissioners will increase budget item 782.3 Legal Fees amount by \$25,000 for a total of \$35,000 to accommodate for future public records requests received by the Port.

c) Closing – Motion to adopt the 2027 Budget

Commissioner Lyall moved and Commissioner Macias seconded a motion to adopt the 2027 Budget (see attachment). Motion carried.

d) Adjournment – The Public Hearing was adjourned at 12:24 p.m.

3. EXECUTIVE SESSION – An executive session was called to order at 12:31 p.m. to consider disposal and acquisition of property as permitted pursuant to RCW 42.30110(1), expected to last 30 minutes. President Shenyer extended the executive session by 10 minutes. The executive session adjourned at 1:11 p.m. with no action taken.

4. ADJOURNMENT – The meeting adjourned at 1:11 p.m.

Respectfully,

Frank A. Lyall, Secretary

Port of Grandview Special Meeting Minutes
September 29th, 2026

2027 OPERATING BUDGET

BARS ACCT #	BUDGET
781 PAYROLL EXPENSES	
781.1 SALARIES	\$ 120,000.00
781.2 COMMISSIONER COMPENSATION	\$ 20,000.00
781.3 PAYROLL TAXES	\$ 13,000.00
TOTAL	\$ 153,000.00
782 CONTRACT SERVICES	
782.1 ACCOUNTING	\$ 12,000.00
782.2 ENGINEERING	\$ 35,000.00
782.3 LEGAL	\$ 35,000.00
782.4 PLANNING	\$ 20,000.00
782.5 STATE AUDIT & OTHER	\$ 1,000.00
782.6 PROPERTY MANAGEMENT	\$ 500.00
TOTAL	\$ 103,500.00
783 OFFICE EXPENSE	
783.1 BOOKS, SUBSCRIPTIONS, REFERENCE	\$ 2,500.00
783.2 MEMBERSHIP DUES	\$ 3,100.00
783.3 SUPPLIES	\$ 1,600.00
783.4 TELECOMMUNICATIONS	\$ 4,400.00
783.5 POSTAGE, MAILING SERVICE	\$ 1,600.00
783.6 PRINTING AND COPYING	\$ 1,000.00
783.7 OFFICE EXPENSE - OTHER	\$ 9,500.00
TOTAL	\$ 23,700.00
784 TRAVEL & MEETINGS	
784.1 CONFERENCE, CONVENTION, MEETING	\$ 14,000.00
784.2 MEALS	\$ 1,600.00
784.3 TRAVEL-HOTEL & MILEAGE	\$ 9,000.00
784.4 OTHER	\$ 1,000.00
TOTAL	\$ 25,600.00
785 FACILITIES	
785.1 UTILITIES	\$ 200.00
785.2 RENT	\$ 28,000.00
785.3 IRRIGATION	\$ 2,500.00
785.4 WEED CONTROL	\$ 5,000.00
TOTAL	\$ 35,700.00
786 OTHER TYPES OF EXPENSES	
786.1 ELECTION EXPENSE	\$ 15,000.00
786.2 PROMOTIONAL HOSTING	\$ 1,000.00
786.3 ADVERTISING & PROMOTION	\$ 12,000.00
786.4 INSURANCE	\$ 6,000.00
786.5 PROPERTY TAX ASSESSMENTS	\$ 2,100.00
786.6 LEASEHOLD TAX	\$ 4,000.00
786.7 CAPITAL COMMUNITY DEVELOPMENT	\$ 500.00
786.8 OTHER	\$ 1,000.00
TOTAL	\$ 41,600.00
TOTAL OPERATING EXPENSE	\$ 383,100.00

2027 CAPITAL BUDGET

BARS ACCT #	BUDGET
SIED LOANS	
771.6 2014 Wallace Way BP(P)-YC-WBP-14	\$ -
799.9 2014 Wallace Way BP(I)-YC-WBP-14	\$ -
771.6 2014 Incubator(P)-YC-FBI-14	\$ -
799.9 2014 Incubator(I)-YC-FBI-14	\$ -
2019 Puterbaugh W&S Ext.(P)-YC	\$ -
2019 Puterbaugh W&S Ext.(I)-YC	\$ -
771.6 2022 Wal. Way Infrastr(P)-YC-22	\$ 46,778.00
799.9 2022 Wal. Way Infrastr(I)-YC-22	\$ 8,394.00
TOTAL SIED LOANS	\$ 55,172.00
BOND PRINCIPAL	
771.1 1999 LTGO PRINCIPAL PAID	\$ -
771.1 2012 LTGO PRINCIPAL	\$ 50,000.00
BOND INTEREST	
799.9 1999 LTGO INTEREST PAID	\$ -
799.9 2012 LTGO INTEREST	\$ 10,260.00
TOTAL BOND P & I	\$ 60,260.00
TOTAL B, S, L	\$ 115,432.00
PARCEL B PURCHASE (P) PAID	\$ -
PARCEL B PURCHASE (I) PAID	\$ -
TOTAL DEBT SERVICE	\$ 115,432.00
CAPITAL RESERVE	
773.3 LAND OR BUILDING PURCHASE	\$ 1,000,000.00
773.4 CAPITAL IMPROVEMENTS	\$ 500,000.00
773.5 LAND IMPROVEMENTS	\$ 10,000.00
TOTAL CAPITAL RESERVE	\$ 1,510,000.00
BEGINNING FUND BALANCE	\$ 1,000.00
DEBT SERVICE AND CAPITAL TOTAL	\$ 1,625,432.00
TOTAL OPERATING EXPENSE	\$ 383,100.00
TOTAL	\$ 2,009,532.00
ESTIMATED REVENUE	
INVESTMENTS	
111.4 YAKIMA CO. TIP	\$ 2,306,322.00
671.1 BOND PROCEEDS	
ESTIMATED TAX INCOME	
699.1 INVESTMENT INTEREST	\$ 80,000.00
699.1 INVESTMENTS MATURED	\$ 100.00
699.2 PROPERTY TAX LEVY	\$ 494,000.00
699.2 ASSESSMENTS	\$ 200.00
699.2 NEW CONSTRUCTION	\$ 24,000.00
699.3 TAXES	\$ 3,500.00
699.4 PROPERTY SALES	\$ 500,000.00
699.5 OTHER INCOME - LEASEHOLD TAX	\$ 4,000.00
699.9 RENTAL & LEASE INCOME	\$ 20,000.00
TOTAL ESTIMATED INCOME	\$ 1,045,700.00
PREVIOUS YEAR UNEXPENDED	\$ 20,000.00
TOTAL ESTIMATED AVAILABLE REVENUE	\$ 3,372,022.00