PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
April 1, 2026
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Peter Lahmann, Kyle Markstrom, and Ally Pickard
Port Staff: Amy Graber, Interim Executive Director
Port Counsel: Ray Liaw, Van Ness Feldman (via teleconference)
Public: Jan Banevich, Glen Frieberg, Mark Faas, and Gary Odegaard
Teleconference: 10 unknown callers

1) **Pledge of Allegiance/Call Meeting to Order/Introductions:** Commissioner Lahmann called the meeting to order at 3:00 p.m.

2) **Approval of Agenda:** Commissioner Markstrom made a motion to approve the April 1, 2026, agenda. Commissioner Pickard seconded the motion. The motion carried.

3) **Good of the Order/Public Comment:** Commissioner Lahmann opened the meeting to public comment and stated the rules regarding public comment.

   Jan Banevich, of Centralia, commented on what she felt were disrespectful comments at the previous meeting.

   Gary Odegaard, of Centralia, commented on remote public comment.

4) **Approval of Minutes:** Commissioner Pickard made a motion to approve the March 18, 2026, regular meeting and public hearing minutes. Commissioner Markstrom seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24877 through 24895 with an aggregate amount of $69,031.14. Commissioner Pickard seconded the motion. The motion carried.

6) **Old Business:**

   a) **Port-issued Cell Phones:** Commissioner Pickard made a motion to authorize Port staff to purchase cell phones and data plans through Boost Mobile. Commissioner Markstrom seconded the motion. The motion carried.

7) **New Business:**

a) Exclusive Lease Listing Agreement – 2120 Northpark Drive: Commissioner Pickard made a motion to approve the Exclusive Lease Listing Agreement with Lee & Associates Commercial Real Estate Services for the building located at 2120 Northpark Drive. Commissioner Markstrom seconded the motion. The motion carried.

Commissioner Lahmann opened the agenda item for public comment. There was no public comment made.

8) **Essential Updates:**

a) Executive Director Report: Amy Graber presented the Commissioners with the executed Seventh and Eighth Amendments to Real Estate Purchase and Sale Agreement with NWIW1, LLC extending closing deadlines to the issuance of the building permit for their tenant or November 30, 2026, whichever comes first. The Eight Amendment also includes items regarding the boundary line adjustment, easements, and covenants that are required on that property. Amy Graber reported that she attended a meeting with Commissioner Pickard and the City of Centralia regarding the development of Centralia Station, which she felt was productive. She also reported that she attended a meeting with Commissioner Lahmann, the City of Centralia, and Lewis County regarding the City of Centralia's development moratorium and noted another meeting will be held on April 24, 2026. Amy Graber also provided the Commissioners with an invitation to a Breakfast with the President of the Centralia College Foundation event that is scheduled for April 8, 2026.

b) Commissioner Reports: Commissioner Pickard reported that she attended the Farm Bureau Barn Bash and met Representative Marie Gluesenkamp Perez, who was very interested in learning more about the North County Industrial Access. She added that the Commissioners have reviewed all of the applications for the executive director position and thanked everyone who applied.

Commissioner Markstrom had nothing to report.

Commissioner Lahmann reported that he attended a meeting with Amy Graber, the City of Centralia, and Lewis County regarding the City of Centralia's development moratorium, which he said was productive and ongoing. He stated his goal was for the agencies to have similar design guidelines and be on the same page going forward, and they were working on those issues. Commissioner Pickard asked what was discussed. Commissioner Lahmann stated a moratorium is disadvantageous to the Port because it limits what the Port can use its property for. He said that if a moratorium had been in place 8 years ago, UNFI would not have been able to locate to the Port. The Port has a developer that wants to purchase the Port's property, and the issue is the City is potentially limiting what they can use it for. Commissioner Pickard asked what the City was saying. Commissioner Lahmann replied that the moratorium was still in place. Amy Graber said that the meetings were still in the early planning phase and building size has not been addressed yet. Commissioner Pickard asked if there were any action items the Port was doing in preparation for the next moratorium meeting. Amy Graber replied the entities were supposed to put together a vision for the development for the next meeting. It was decided the Commissioners would discuss it at the next regular Commission meeting.

Commissioner Lahmann reported that he attended the Pacific Mountain Workforce Development Council board meeting where they discussed the upcoming occupation sectors. He said one of the issues in the moratorium meetings was defining a living wage, and he has asked the City to provide a list of what businesses they would like to see in Centralia, but he has not had any responses except from one member of the public. Commissioner Markstrom said that it was important to recognize that the three entities will need to put a comprehensive plan in place to entice the companies they want to the area, as Washington State is at a disadvantage to other states that have incentive programs in place and Washington does not. Otherwise, he added, large swaths of land will be taken out of the market to sit vacant.

Gary Odegaard, of Centralia, asked about Logistics Property Company's building.

9) **Executive Session:** Commissioner Pickard made a motion to adjourn the meeting to executive session to review qualifications of applicants pursuant to RCW 42.30.110(1)(g) and to discuss potential litigation pursuant to RCW 42.30.110(1)(i)(i) at 3:21 p.m. Commissioner Markstrom seconded the motion. The motion carried. Commissioner Lahmann expected the executive session to reconvene at 4:21 p.m. with possible decisions.

10) **Reconvene:** Commissioner Lahmann reconvened the meeting at 4:21 p.m.

Commissioner Pickard made a motion to wave attorney-client privilege to discuss the topics addressed in executive session. The motion failed.

Commissioner Pickard made a motion to withdraw the Norwegian Woods SEPA appeal. The motion failed.

Commissioner Pickard made a motion to formally vote on a new path for the Port's legal strategy regarding the City of Centralia and their handling of traffic mitigation. The motion failed.

Commissioner Pickard made a motion to direct Port staff to search for new legal counsel and to phase out reliance on Van Ness Feldman. The motion failed.

11) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Markstrom seconded the motion. The motion carried. Commissioner Lahmann adjourned the meeting at 4:23 p.m.

COMMISSIONER

Peter Lahmann
COMMISSIONER