PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
April 15, 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
Public: Dennis Rice, Joe Sandhu, Andrew Balerud, Chad Campbell, Anthony Johnson, Anthony Ahrens, Jan Banevich, Richie Myer, Christina Riley, Cynthia Mudge, Emil Pierson, Kenneth Norskog, Gary Odegaard, Paul Crowner, Brian Dow, and Jeremy Nelson
Teleconference: 16 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 15, 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. He also read the public comment submitted earlier by Deb Parnham.

   Chad Campbell, with Internation Union of Operating Engineers Local 612, commented on the union's support for the Port of Centralia's development plans with Logistics Property Company and opposition to the City of Centralia's development moratorium.

   Anthony Johnson, with LiUNA! Laborer's Local 252, commented on the union's opposition to the City of Centralia's development moratorium.

   Jan Banevich, of Centralia, declined to comment.

   Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, announced several upcoming Chamber events.

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

   Paul Crowner, of Centralia, declined to comment.

   Brian Dow, of Centralia, commented on replacing the Port's legal counsel.

4) **Approval of Minutes:** Commissioner Markstrom made a motion to approve the April 1, 2026, regular meeting and the April 8, 2026, special meeting minutes. Commissioner Pickard seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24896 through 24916 with an aggregate amount of $94,871.05. Commissioner Pickard seconded the motion. The motion carried.

   Commissioner Pickard noted that all legal fees paid to Van Ness Feldman for the month of December 2025 totaled $44,500.82.

6) **Old Business:**

   a) Executive Director Search: Commissioner Markstrom made a motion to pause the executive director search until the May 20, 2026, meeting. Commissioner Pickard seconded the motion. The motion carried.

   Commissioner Markstrom said he appreciated that Amy Graber was willing to remain as the interim Executive Director and that the Port is in the middle of multiple critical things that she is handling very well. Commissioner Pickard thanked the applicants and interview candidates and said that the Port needed a break to assess its structure and how to best move forward. Commissioner Lahmann thanked Port staff and said they were doing a great job.

7) **New Business:**

   a) Resolution 2026-06 Concerning the Adoption of Tax Anticipation Line of Credit: Commissioner Markstrom made a motion to approve Resolution 2026-06 Concerning the Adoption of Tax Anticipation Line of Credit Note with Columbia Bank. Commissioner Pickard seconded the motion. The motion carried.

   Commissioner Lahmann opened the agenda item for public comment. Brian Dow, of Centralia, asked if the Line of Credit replaces the current line the Port has. Amy Graber replied that it was a renewal.

   Commissioner Pickard said that she normally does not believe the Port should carry debt, but is favor of carrying debt forward given the circumstances of how finances have been handled previously. Commissioner Markstrom said the Port has operated with a line of credit on and off for many years for different projects, and the Port has very little debt and extensive assets. He said the small line of credit is in place to help the Port between transactions and he anticipated that with the pending transactions the line of credit will be paid off.

   b) Resolution 2026-07 Authorizing the Disposal of Surplus Property: Commissioner Markstrom made a motion to approve Resolution 2026-07 Authorizing the Disposal of Surplus Property. Commissioner Pickard seconded the motion. The motion carried.

Commissioner Lahmann opened the agenda item for public comment. Andrew Ballard, with LiUNA! Laborer's Local 252, asked if the equipment was being replaced with new equipment. Amy Graber replied that the equipment was no longer needed and would not be replaced.

c) 2026 Flood Mitigation Funding: Commissioner Markstrom made a motion to approve the 2026 flood mitigation funding request in the amount of $15,000. Commissioner Pickard seconded the motion. The motion carried.

Commissioner Lahmann opened the agenda item for public comment. Brian Dow, of Centralia, asked who was requesting the funding. Commissioner Pickard replied the Economic Alliance of Lewis County was the entity overseeing the funding, but multiple agencies were involved. Emil Pierson, with the City of Centralia, asked if the Port received damages or if it was giving or receiving grant funds. Commissioner Pickard replied the Port was giving funds. Commissioner Lahmann said the Port has supported the Chehalis River Basin Flood Authority's efforts for years. Commissioner Markstrom added that funding is requested every year from multiple agencies to fund a consultant that is working on flood mitigation efforts for the Chehalis River Basin. Commissioner Lahmann said that he would like to cut back slightly due to the Port's current financial status, but will agree with the other Commissioners to support it. Commissioner Markstrom said he attended an Economic Alliance meeting with Jay Vander Stoep, the consultant whose work is being funded, and said the Port should invite him to attend a meeting to present his work to the Port's constituents. Commissioner Pickard agreed with Commissioner Lahman, but added that the Port is equal partners with the City of Centralia, Lewis County, and other entities on the project and it would be disingenuous to promote collaboration but then pull out of a joint project like this one.

d) Vision for Industrial Development in the UGA: Amy Graber said that as part of the meetings with Lewis County and the City of Centralia regarding the moratorium, each agency has been tasked with creating a vision for the industrial properties in areas such as economic development, transportation and traffic, and community.

i) Logistics Property Company Presentation: Mike Avila, Pacific Rim Real Estate Group, and Dennis Rice and Joe Sandhu with Logistics Property Company gave a presentation on the real estate market, LPC's development in Frederickson, Washington, and its plans for development in Centralia. Members of the public asked questions regarding traffic, infrastructure, future tenants, automation, jobs, detention centers, and building uses.

Amy Graber presented the Commissioners with changes she had made to the vision presented in the previous moratorium meeting to align with the economic development vision outlined in the Port Master Plan. Commissioner Pickard expressed the need to narrow the scope of the moratorium meetings to the issue of building size. Emil Pierson, with the City of Centralia, Commissioner Lahmann and Commissioner Markstrom agreed.

Commissioner Markstrom made a motion to approve the draft vision for use in negotiations on mediation with the City of Centralia and Lewis County. Commissioner Pickard seconded the motion. The motion carried.

8) Essential Updates:

a) Executive Director Report: Amy Graber presented the Commissioners with a letter withdrawing the Port's appeal against the City of Centralia SEPA for the Norwegian Woods project, submitted after the Port received notification the City had withdrawn their Mitigated Determination of Nonsignificance.

Commissioner Pickard expressed her disappointment that the Port had pursued the appeal despite the cost of legal fees and considered it a failure since the City is completing a traffic study and is weighing changing its traffic fee mitigation. She encouraged Commissioner Markstrom and Commissioner Lahmann to consider holding off on further litigation. Commissioner Lahmann replied that the withdrawal letter meant to him that the Port was finished with the particular action. Commissioner Markstrom said he considered the withdrawal as a great step forward and the money the Port spent was a success. He said the Port has provided comments to the City regarding its traffic fee structure that have gone ignored, and he does not believe the City would have moved toward changing it without the appeal. He said he was happy the City withdrew the MDNS, allowing the Port to withdraw the appeal, and was looking forward to seeing the new traffic mitigation plan the City puts in place that will allow developers that come to the community to know up front what the development cost will be. Commissioner Lahmann said that he did not think it was a failure and that the Port has moved the needle on the expectations for development regulations. Commissioner Pickard said that it was not a win, but the Port can grow and can give the City a chance.

Amy Graber gave a brief overview of the budget versus actual funds spent as of March 31, 2026. Commissioner Pickard and Commissioner Lahman thanked her for the update. Amy Graber presented the Commissioners with an updated map of the proposed annexation areas provided at the Centralia City Council meeting. She also gave the Commissioners an invitation to the United Learning Center ribbon cutting and information on sponsoring a table at the Rob Fuller Scholarship Luncheon honoring the Top 25 students from Centralia and Chehalis High Schools. Commissioner Pickard did not think it would be prudent to sponsor a table. Commissioner Markstrom said the Port should sponsor a table and that it was important to support local students as they pursue higher education and then enter the workforce.

Commissioner Markstrom made a motion to approve the $350 request to sponsor a table at the Rob Fuller Scholarship Luncheon. Commissioner Pickard seconded the motion.

Chad Campbell, with Internation Union of Operating Engineers Local 612, asked for the information to present to the union board for support. Dennis Rice, with LPC, also asked for the information.

Commissioner Pickard said she was not opposed to sponsoring a table but thought the Port should not spend money on nonessentials when it was in debt. Commissioner Lahmann said that education was essential and that the Port should appreciate and support excellence in its schools. Commissioner Markstrom said that he would argue that the Port's debt-to-asset ratio is probably the lowest of any public entity. He said all entities have debt and that debt is a part of doing business. Commissioner Pickard suggested donating to the scholarship fund instead of to the luncheon.

Commissioner Markstrom and Commissioner Lahmann voted in favor of the motion. Commissioner Pickard voted against the motion. The motion carried.

b) Commissioner Reports: Commissioner Pickard had nothing to report.

Commissioner Markstrom had nothing to report.

Commissioner Lahmann announced a veterans benefits fair that was going until 6:00 p.m.

9) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Markstrom seconded the motion. The motion carried. Commissioner Lahmann adjourned the meeting at 4:58 p.m.

COMMISSIONER

COMMISSIONER