PORT OF CENTRALIA
Established 1986

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Minutes
IDD Public Hearing & Regular Meeting of the
PORT OF CENTRALIA
April 2, 2025
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom; Julie Shaffley; and Peter Lahmann
Port Staff: Kyle Heaton, Executive Director
Port Counsel: Ray Liaw, Van Ness Feldman
Public: Jacob Roggenbuck; Joe Harreson; Dennis Rice; Manuel Roco; Tim Mattson; Jan Banevich; Paul Crowner; Charles Snell; Brian Dow; Gary Odegaard; Elizabeth Cameron; and Cynthia Mudge
Teleconference: 8 unknown callers

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

2) **Public Hearing – Industrial Development District:** Commissioner Markstrom adjourned the regular meeting to the Industrial Development District public hearing at 3:00 p.m.

a) Review of Proposed Property Sale: Kyle Heaton gave an overview of the proposed property sale of Lewis County Tax Parcel Nos. 023992001000, 024003000000, 023941000000, 023999000000, 023998000000, 024000000000, 023994006000, 024004000000, 023993004000, 023943000000, 024005001002, 024007002000, 024007004000, 023988002000, 023982002023, 023992005000, and 023990001000.

Dennis Rice, of Logistics Property Company, gave a presentation on the company, its past projects, an upcoming project just north of the proposed project, and the proposed project in Park I.

Commissioner Lahmann stated the project looked great and requested residential setbacks per specifications.

Commissioner Shaffley said that she was excited and was impressed with the superior partnership with Logistics Property Company through the standards they follow and their commitment to community involvement.

Commissioner Markstrom welcomed Logistics Property Company to the neighborhood.

b) Public Testimony: Commissioner Markstrom stated the rules for public testimony for the public hearing.

Jacob Rogganbuck, of Miles Resources LLC, was in support of the proposed property sale.

Joe Harreson, of Miles Resources LLC, was in support of the proposed property sale.

Dennis Rice, of Logistics Property Company, was in support of the proposed property sale.

Manual Roco, of Centralia, was in support of the proposed property sale. He stated that he sold property to Logistics Property Company north of the Port's property and reported that the company has integrity and really cares about the project and the community. He added that it is hard to sell your farm, but after working with Logistics Property Company he feels good about it.

Tim Mattson, of Poe Construction, was in support of the proposed property sale.

Gary Odegaard, of Centralia, said that it looked like a good project but there was already too much traffic. He asked for Logistics Property Company to contribute what is necessary for traffic infrastructure.

Elizabeth Cameron, of Centralia, was in support of the proposed property sale and said that it looked like a wonderful addition to the community.

Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, was in support of the proposed property sale.

Brian Dow, of Centralia, hoped the project would create a good environment for future employees.

c) Adjourn: Commissioner Markstrom adjourned the public hearing to the regular meeting at 3:26 p.m.

3) **Reconvene:** Commissioner Markstrom reconvened the regular meeting at 3:26 p.m.

4) **Approval of Agenda:** Commissioner Lahmann made a motion to approve the April 2, 2025, agenda as submitted. Commissioner Shaffley seconded the motion. The motion carried.

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

   Paul Crowner, of Centralia, declined to make public comment.

   Brian Dow, of Centralia, commented on public comment questions and answers.

   Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, thanked the Commissioners for bringing WinCo Foods as it prepares to open and announced several upcoming Chamber and community events.

   Bill Ralph commented on access difficulties due to traffic to the Hash restaurant and Jan Banevich's house on Yew Street and stated he will be sending a letter regarding those issues as well as the Port's behaviors.

6) **Approval of Minutes:** Commissioner Shaffley made a motion to approve the March 19, 2025, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

7) **Approval of Warrants:** Commissioner Lahmann made a motion to approve warrants 24273 through 24299 with an aggregate amount of $97,526.96. Commissioner Shaffley seconded the motion. The motion carried.

8) **New Business:**

   a) **Executive Director Report:** Kyle Heaton gave a brief overview of ongoing Port maintenance projects.

   b) **Findings of Fact and Determination of Advisability of Sale of Real Property:** Commissioner Shaffley made a motion to approve the Findings of Fact and Advisability of Sale of Real Property pursuant to RCW 53.25. Commissioner Lahmann seconded the motion. The motion carried.

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

   Commissioner Lahmann asked about the discrepancy of parcels shown on the map versus the Findings of Fact. Kyle Heaton replied that the three extra parcels shown on the map were not to be sold, but would be used for by the project for mitigation.

   c) **Commissioner Reports:** Commissioner Shaffley thanked Logistics Property Company for attending and said that she was excited about working with them in the future.

   Commissioner Lahmann had nothing to report.

   Commissioner Markstrom thanked Logistics Property Company for their presentation.

9) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:38 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER **COMMISSIONER**