PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
February 18, 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
Public: Jan Banevich, Cynthia Mudge, and Gary Odegaard
Teleconference: 15 unknown callers

1) **Pledge of Allegiance/Call Meeting to Order/Introductions:** Commissioner Lahmann called the meeting to order at 3:02 p.m. Commissioner Markstrom said that there were technical issues with the meeting video.

2) **Approval of Agenda:** Commissioner Pickard made a motion to approve the February 18, 2026, agenda. Commissioner Markstrom seconded the motion.

   Commissioner Markstrom made a motion to amend the agenda to move the City of Centralia SEPA appeals to after the executive session. Commissioner Pickard seconded the motion. The motion carried.

   Commissioner Markstrom made a motion to approve the amended February 18, 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.

   Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, announced several upcoming events and encouraged the public to vote.

4) **Approval of Minutes:**

   a) Commissioner Markstrom made a motion to approve the February 4, 2026, regular meeting minutes. Commissioner Pickard seconded the motion. The motion carried.

   b) Commissioner Pickard made a motion to approve the February 11, 2026, special meeting minutes. Commissioner Lahmann seconded the motion. Commissioner Markstrom abstained as he was not present at the meeting. The motion carried.

5) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24804 through 24826 with an aggregate amount of $77,397.33. Commissioner Pickard seconded the motion. The motion carried.

6) **Old Business:**

a) **Executive Director Search:** Amy Graber gave a brief overview of changes made to the executive director job posting and recommended changing the application deadline to March 25, 2026.

Commissioner Markstrom made a motion to approve the executive director job posting with an application deadline of March 25, 2026. Commissioner Pickard seconded the motion. The motion carried.

7) **Essential Updates:**

a) **Executive Director Report:** Amy Graber presented the Commissioners with the executed 4th Amendment to the Purchase and Sale Agreement with NWIW1. She said the Centralia College Foundation invited the Commissioners to their Lunch with the President event. She gave an update on the west side boundary line adjustment and reported that she had a meeting with Lindsey Senter, the CEO of the Port of Chehalis.

b) **Commissioner Reports:** Commissioner Markstrom had nothing to report.

Commissioner Pickard reported that she attended Washington Port Day at the Capitol.

Commissioner Lahmann reported that he attended the WPPA's social hour the night before Washington Port Day. He announced an upcoming job fair at Centralia College.

Gary Odegaard asked for the reason the agenda was amended. Commissioner Lahmann replied that the executive session was for potential litigation and the SEPA appeals might fall under it.

8) **Executive Session:** Commissioner Lahmann adjourned the meeting to executive session to discuss potential litigation pursuant to RCW 42.30.110(1)(i)(i) at 3:15 p.m. He expected the executive session to reconvene at 3:45 p.m. with possible decisions.

At 3:45 p.m. Commissioner Lahmann informed the public that executive session is extended and would be reconvened at 4:00 p.m.

9) **Reconvene:** Commissioner Lahmann reconvened the meeting at 4:00 p.m.

10) **City of Centralia SEPA Appeal:** Commissioner Markstrom made a motion to withdraw the City of Centralia development regulations SEPA appeal. Commissioner Pickard seconded the motion. The motion carried.

Commissioner Pickard presented the public with a map showing the Logistics Property Company site. Commissioner Markstrom said the regulations affect all Port properties, including Park II and Park 3, and all other properties that anyone in Centralia wants to develop, not just the Port.

Commissioner Markstrom made a motion to adjourn. Commissioner Pickard said that she was not finished talking yet.

Commissioner Pickard made a motion to withdraw the Norwegian Woods SEPA appeal. Commissioner Lahmann seconded the motion.

Commissioner Pickard stated that the City will be charging mitigation fees at civil site plan review. Commission Markstrom said that the only projects the City can use those collected fees are for other projects currently identified in the Six-Year Transportation Plan, and not directly to traffic mitigation impacting the project the fees are collected from. He said the appeal would hopefully lead to an ordinance that can mitigate site-specific issues as determined by traffic engineers. Commissioner Pickard said the appeal will not create an ordinance. Commissioner Markstrom agreed and said the Port has been asking the City for such an ordinance for many years. Commissioner Pickard said the appeal would not directly lead to a policy change. Commissioner Markstrom agreed it would take action on the City's part to change the policy. Commissioner Lahmann said the idea was to get uniformity of design regulations for everyone. He said the Port has paid its fees for its projects and now there is an adjacent project that does not have to meet the same rules the Port met, and that is an issue. Commissioner Pickard said she agreed but did not agree with the method of creating a legal precedent and continuing with that precedent in future appeals. Commissioner Markstrom said that legal precedent is important. Commissioner Pickard agreed but said it was not policy change. Commissioner Markstrom said that the appeal was how the Port would get to a place for the City to implement policy change as it has not done so in the past. Commissioner Lahmann said that he wanted to pursue regulation uniformity and that the City has had the opportunity to do the correct thing in the past and has chosen not to, so the Port is forced into the position of having to do the SEPA appeal. Commissioner Pickard said the appeal does not give the Port that. Commissioner Markstrom said that it may lead to a solution, but doing nothing will likely continue in the same fashion as it has. Commissioner Pickard expressed concern for the Port's relationship with the City and the costs for appeals. Commissioner Markstrom thought protecting the Harrison Avenue traffic corridor in Centralia was important and that some things are worth fighting for and spending money on. He said that the Port takes on various endeavors and if spending money to ensure there is uniformity in regulating how developers address traffic issues at the time of SEPA then the costs are worth it.

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

Commissioner Pickard presented the Port's financial projection with and without the LPC project. Commissioner Markstrom stated the Port has a purchase and sale agreement with a developer it has chosen to work with and it was important the Port continues to support them.

11) Adjourn: Commissioner Lahmann adjourned the meeting at 4:21 p.m.

COMMISSIONER **COMMISSIONER**