PORT OF CENTRALIA
Established 1986

3508 Galvin Road · Centralia, WA 98531-9002
Phone 360-736-3527 · Fax 360-330-5666
www.portofcentralia.com

Agenda
Regular Meeting of the
PORT OF CENTRALIA
January 21, 2026
Port Administrative Office
3:00 PM

Remote attendance of meetings is also available through video and call-in with the following information:

Meeting Link: https://portofcentralia.my.webex.com/portofcentralia.my/j.php?MTID=md80f4f8ad7859c3d20f7c763cc949626
Meeting Number/Access Code: 2551 733 5455
Public Call-in Number: 1-650-479-3208
Meeting Password: 3527

1) **Pledge of Allegiance/Call Meeting to Order/Introductions**

2) **Approval of Agenda: January 21, 2026 Regular Meeting**

3) **Good of the Order/Public Comment**

4) **Approval of Minutes: January 7, 2026 Regular Meeting**

5) **Approval of Warrants**

6) **Old Business: City of Centralia SEPA Appeals**

7) **New Business:**
   a) **Resolution 2026-03 Authorizing the Executive Director to Execute Certain Real Estate Documents**
   b) **Second Amendment to Purchase & Sale Agreement: Wilco Farmers**
   c) **Lease Agreement: Ferrellgas – 3810 Galvin Road**
   d) **Executive Director Search**
   e) **Agenda Order of Business**
   f) **Committee Assignments**
   g) **Grant Opportunities**
   h) **Executive Director Report**
   i) **Commissioner Reports**

8) **Executive Session: Potential Litigation Pursuant to RCW 42.30.110(1)(i)(i)**
   Note: Executive Session is expected to be for a duration of 30 minutes

9) **Meeting Adjourned**

Remote attendees will not have the ability to provide oral public comment but may submit public comment to agraber@portofcentralia.com before 2:00 PM of the meeting date. All public comment received will be provided to the Port Commission.

THE PORT COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

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RESOLUTION 2026-03

A RESOLUTION OF THE COMMISSION OF THE PORT OF CENTRALIA, LEWIS COUNTY, WASHINGTON AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTAIN REAL ESTATE DOCUMENTS

The Commission of the Port of Centralia (the "Commission"), in Public Session, does hereby find and declare:

WHEREAS, in accordance with chapter 53.25 RCW, the Commission has authorized the Executive Director to execute the following purchase and sale agreement within Park 1 ("Park 1 PSA"):

Buyer	**Approximate Acreage**	**Commission Authorization**
LPC Acquisition Company, LLC	37.77 acres	September 17, 2025

WHEREAS, pursuant to Resolution Nos. 2017-01 and 2023-05, the Commission has surplused significant portions of property in Park 3, as identified in the Port of Centralia ("Port") Industrial and Commercial Parks Master Plan; and

WHEREAS, the Commission has authorized the Executive Director to execute the following purchase and sale agreements within Park 3 (collectively, "Park 3 PSAs"):

Buyer	**Approximate Acreage**	**Commission Authorization**
NW1W1, LLC	3.22 acres	March 5, 2025
Cole Valley Partners, LLC	0.67 acres	July 17, 2024
Great Northwest Federal Credit Union	0.69 acres	October 15, 2025
Wilco Farmers	4 acres	October 15, 2025

WHEREAS, the Commission has authorized amendments to the Park 1 PSA and one of the Park 3 PSAs to modify their respective terms but not to materially change the sale price or the area of property being conveyed thereunder; and

WHEREAS, the Commission anticipates that additional time-sensitive amendments to the Park 1 PSA and the Park 3 PSAs may be necessary from time to time to modify terms that do not materially change the sale price or the area of property being conveyed thereunder; and

WHEREAS, RCW 53.12.270 authorizes the Commission to delegate administerial powers and duties to the Executive Director; and

WHEREAS, provided that amendments to the Park 1 PSA and the Park 3 PSAs do not materially change the sale price or area of land being conveyed thereunder, the Commission desires to delegate to the Port's Executive Director authority to execute such amendments and undertake other administerial powers and duties necessary to close the transactions set forth in the Park 1 PSA and Park 3 PSAs.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE PORT OF CENTRALIA AS FOLLOWS:

1. The Executive Director is authorized to execute amendments and other written instruments pertaining to the following:

    a. Purchase and Sale Agreement with LPC Acquisition Company, LLC for approximately 37.77 acres of land in Park 1.

    b. Purchase and Sale Agreement with NW1W1, LLC for approximately 3.22 acres of land in Park 3.

    c. Purchase and Sale Agreement with Cole Valley Partners, LLC for approximately 0.67 acres of land in Park 3.

    d. Purchase and Sale Agreement with Great Northwest Federal Credit Union for approximately 0.69 acres of land in Park 3.

    e. Purchase and Sale Agreement with Wilco Farmers for approximately 4 acres of land in Park 3.

2. Notwithstanding the foregoing, the Executive Director shall not by authorized to execute amendments or other written instruments that modify the purchase price by more than 10% or that modify the area of land by more than 10% of the amount set forth in the aforementioned Park 1 PSA and Park 3 PSAs previously authorized by the Commission.

PASSED by the Port of Centralia this _____th day of _____, 2026.

_____

COMMISSIONER

Attested to:

_____

COMMISSIONER

_____

_____

COMMISSIONER