PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
January 21, 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; Gary Odegaard; Paul Crowner; Todd Chaput; Eric Sonnenberg; Cynthia Mudge; Brian Dow; and Randy Garland
Teleconference: 14 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 January 21, 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.

   Gary Odegaard, of Centralia, commented on the Washington State Department of Ecology's open house on the TransAlta cleanup project.

   Paul Crowner, of Centralia, commented on the City of Centralia development moratorium and ICE.

   Cynthia Mudge, executive director of the Centralia-Chehalis Chamber of Commerce, announced an upcoming District 20 Legislative update event.

   Brian Dow, of Centralia, commented on the use of Zoom and public comment.

4) **Approval of Minutes:** Commissioner Pickard made a motion to approve the January 7, 2026, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24760 through 24778 with an aggregate amount of $71,486.64. Commissioner Pickard seconded the motion. The motion carried.

   Commissioner Markstrom asked if there was a policy for Commissioner expense reimbursement. Amy Graber replied that the Code of Ethics referred to VISA charges but not expense reimbursements. Commissioner Markstrom asked Port staff for recommendations for Commissioner reimbursements. Commissioner Pickard stated the reimbursement was for her

purchase of the flag for the meeting room. Commissioner Lahmann said that might be a policy to look at in the future.

6) **Old Business – City of Centralia SEPA Appeal:** Commissioner Pickard made a motion to rescind the previous motion to terminate the Port's SEPA appeals against the City of Centralia regarding Norwegian Woods and the City's development regulations. Commissioner Markstrom seconded the motion. The motion carried.

   Commissioner Pickard made a motion to move the agenda item to after executive session. Commissioner Markstrom seconded the motion. The motion carried.

7) **New Business:**

   a) **Resolution 2026-03:** Ray Liaw, Van Ness Feldman, gave a brief explanation of Resolution 2026-03 and stated that it pertained only to the existing purchase and sale agreements with Logistics Property Company, NW1W1, Cole Valley Partners, Great Northwest Federal Credit Union, and Wilco Farmers. Commissioner Markstrom made a motion to approve Resolution 2026-03 Authorizing the Executive Director to Execute Certain Real Estate Documents. Commissioner Pickard seconded the motion.

   Commissioner Pickard said that she would like LPC to be removed from the resolution.

   Commissioner Lahmann opened the agenda item for public comment. Randy Garland, of Centralia, asked if the resolution gave the executive director the ability to change property setbacks. Jan Banevich, of Centralia, commented that LPC should be removed from the resolution.

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

   b) **Second Amendment to Purchase & Sale Agreement – Wilco Farmers:** Commissioner Markstrom made a motion to approve the Second Amendment to the Real Estate Purchase & Sale Agreement with Wilco Farmers. Commissioner Pickard seconded the motion. The motion carried.

   c) **Lease Agreement – Ferrellgas:** Commissioner Markstrom made a motion to approve the Lease Agreement with Ferrellgas for the building located at 3810 Galvin Road. Commissioner Pickard seconded the motion. The motion carried.

   d) **Executive Director Search:** Amy Graber presented the Commissioners with information from the Washington Public Ports Association that Commissioner Lahmann provided and a worksheet for the Commissioners to complete as a reference for the draft position notice. Commissioner Pickard presented information that she had gathered regarding similar positions for local entities. The Commissioners agreed to schedule a workshop and special meeting after the first meeting in February.

e) **Agenda Order of Business:** Commissioner Pickard made a motion to add an agenda section after New Business called Essential Updates for discussion items, which would also include the Executive Director Report. Commissioner Markstrom seconded the motion. The motion carried.

Commissioner Pickard made a motion to remove the stipulation that public comments must be related to Port business from Article VI Guidelines for Public Comment at Meetings of Resolution 2023-01 Amending Rules Governing the Transaction of Port Commission Business to Address Public Comment at Meetings and Restating the Rules in Their Entirety. Commissioner Lahmann seconded the motion. Commissioner Lahmann thought the rules were fine as they are. Commissioner Pickard replied that the rule had been used in the past to stop public comments. Commissioner Markstrom clarified that it was when public comment was not regarding Port business.

Commissioner Lahmann opened the agenda item for public comment. Brian Dow, of Centralia and Jan Banevich, of Centralia commented in favor of removing the Port business stipulation. Gary Odegaard, of Centralia, commented in favor of a question-and-answer format for public comment.

Commissioner Pickard voted in favor of the motion. Commissioner Markstrom and Commissioner Lahmann opposed the motion. The motion failed.

Commissioner Pickard drew attention to the Article VI line requiring citizens volume to be set at a conversational tone and stated the Commissioners' tones should as well.

f) **Committee Assignments:** The Commissioners discussed committee assignments and Commissioner Lahmann set the assignments as follows: Commissioner Pickard, Economic Alliance of Lewis County Board of Directors and Washington Public Ports Association Trustee; Commissioner Markstrom, Centralia-Chehalis Chamber of Commerce Board of Directors and .09 Committee; and Commissioner Lahmann, Southwest Washington Economic Development District/Southwest Washington Regional Transportation Planning Organization and Lewis County/Mayor's Meetings Liaison.

g) **Grant Opportunities:** Commissioner Pickard gave a brief overview of several grant opportunities that Commissioner Lahmann had received from the Southwest Washington Transportation Council and stated that none of the opportunities were worth pursuing for the Port.

h) **Executive Director Report:** Amy Graber reported that she had attended a meeting with the City of Centralia with Commissioner Lahmann to discuss the development of Centralia Station.

i) **Commissioner Reports:** Commissioner Markstrom did not have anything to report.

Commissioner Pickard reported that she attended a Centralia City Council meeting and said she looked forward to continuing progress on the Port's relationship with the City.

Commissioner Lahmann reported that he attended a meeting with LPC and a meeting with the City of Centralia. He announced upcoming Commission meeting dates.

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 4:10 p.m. He expected the executive session to reconvene at 4:25 p.m.

   At 4:25 p.m. Commissioner Lahmann informed the public that executive session is extended and would be reconvened at 4:30 p.m.

9) **Reconvene:** Commissioner Lahmann reconvened the meeting at 4:30 p.m.

10) **Old Business – City of Centralia SEPA Appeal:** Commissioner Pickard made a motion to remove the Port's SEPA appeals against the City of Centralia. The motion did not receive a second. The motion failed.

    Commissioner Pickard made a motion to designate Commissioner Lahmann as the Port representative for mediation. Commissioner Lahmann seconded the motion. The motion carried.

11) **Adjourn:** Commissioner Lahmann adjourned the meeting at 4:31 p.m.

Ally Pickard 2/4/26
COMMISSIONER

COMMISSIONER