PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
June 2, 2021
Via Teleconference
3:00 PM

Attendees: Commissioners: Julie Shaffley, Peter Lahmann, Kyle Markstrom
Executive Director: Kyle Heaton
Press: Susan Delaire, Business to Business
Public: Jared Ross, Laborers Union; Naomi Pavlicek, Washington & Northern Idaho District Council of Laborers #252; Paul Crowner; Jan Banevich; and three unknown callers (via telephone)

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

2) **Approval of Minutes:** Commissioner Lahmann made a motion to approve the May 19, 2021, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

3) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 21882 through 21906 with an aggregate amount of $343,008.39. Commissioner Lahmann seconded the motion.

4) **New Business:**

   a) **Executive Director Report:** Kyle Heaton reported that work on the building located at 3802 Galvin Road has been completed, except for janitorial service. He said that lease negotiations are still underway for the building.

   Kyle gave an update on the Washington Department of Ecology violations in Park 3. Even though there is nothing to report, a quarterly report must be filed and the silt fence must be removed. Kyle said that the subject violations will be rectified by the end of the week.

   Kyle gave an update on the field mowing on Port property. He stated that the work will be completed by July 4.

   Kyle reported that there will be a special Legislative session that will occur, likely in July, to deal with the transportation budget that was not passed during the regular session. He said that agencies that have projects on the books are being given the opportunity to reevaluate their budgets for a current cost update. He said the Port has requested its engineering team to update their costs to provide to the lobbyist. He said that Senator Braun is aware that a request is coming and has been very supportive and understands the recent extreme escalation of project costs across the board.

Kyle said that the Port's engineer, in discussion with the Federal Highway Administration, believes the offramp project will be ready for bid in August.

Kyle provided the Commissioners with the 2020 financial statements and gave a brief overview, including total assets increasing by $140,000 and long-term liability decreasing by $850,000.

b) **Resolution 2021-04:** Commissioner Lahmann made a motion to approve Resolution 2021-04 To Void Warrant 21761. Commissioner Markstrom seconded the motion. The motion carried.

c) **Committee Reports:** Commissioner Lahmann said that the Washington Public Ports Association will be holding their annual legislative get-together in the coming weeks if the Port had anything they would like to bring forward.

Commissioner Shaffley stated that the Centralia-Chehalis Chamber of Commerce executive board meeting. She said the Chamber will be having a Business After Hours hosted by Port tenant Dick's Brewing Company.

5) **Public Comment:** Commissioner Lahmann stated that he noticed that there was no sign for Scot Industries in Park II and asked who was responsible for paying for signage. Kyle Heaton replied that the Port is responsible for signage and rotates the signs periodically.

Commissioner Shaffley asked if there were any public comments received. Kyle Heaton responded that there were public comments received and that they will be attached to the minutes.

6) **Adjourn:** Commissioner Markstrom made a motion to adjourn the meeting into executive session to discuss lease matters pursuant to RCW 42.30.110(1)(c) at 3:16 p.m. Commissioner Lahmann seconded the motion. The motion carried. Kyle Heaton stated that the executive session will last approximately 10 minutes with decisions likely.

7) **Reconvene:** Commissioner Shaffley reconvened the meeting at 3:23 p.m.

8) **Lease Termination:** Commissioner Lahmann made a motion to approve the Agreement for Early Termination of Commercial Sublease Agreement with ZEV Technologies for the building located at 2120 Northpark Drive. Commissioner Shaffley seconded the motion. The motion carried. Commissioner Markstrom recused himself from deliberating and voting on the matter.

9) **Lease Agreement:** Commissioner Lahmann made a motion to approve the Lease Agreement with ZEV Technologies for the building located at 2120 Northpark Drive. Commissioner Shaffley seconded the motion. The motion carried. Commissioner Markstrom recused himself from deliberating and voting on the matter.

10) **Adjourn:** Commissioner Markstrom made a motion to adjourn the meeting at 3:26 p.m. Commissioner Lahmann seconded the motion. The motion carried.

Tilly Lehmann
COMMISSIONER

COMMISSIONER

Erin Maloney

From: Kyle Heaton <heaton@portofcentralia.com>
Sent: Wednesday, June 2, 2021 9:39 AM
To: Erin Maloney; Amy Graber
Subject: FW: Port Meeting on June 2, 2021

From: Linda Greenwood <lindagreenwood555@gmail.com>
Sent: Tuesday, June 1, 2021 9:45 PM
To: Kyle Heaton <heaton@portofcentralia.com>
Subject: Port Meeting on June 2, 2021

I have a question to ask for the meeting tomorrow. What is the name of the Attorney that the Port uses for employment contracts or issues? Thanks Linda Greenwood.

Amy Graber

From: JAN Banevich <JANEVICH@msn.com>
Sent: Wednesday, June 2, 2021 1:57 PM
To: Amy Graber
Subject: Public Comment/Question for 6/2/2021 meeting

At the May 12, 2021 Commission meeting, Director Heaton mentioned "new clients" and Commissioner Shaffley said that she was "excited about the new businesses that are looking at the port and at coming to Centralia." However, there was no mention of what those businesses were.

Question: Please tell us: What had Ms. Shaffley so excited? What businesses are looking at and/or coming to the port? Since this was said in an open public meeting, the constituents would like to know.

Please provide an answer and then attach to the minutes.

Ms. Jan Banevich

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