PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
March 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
Public: Jan Banevich, M.W. Faas, Gary Odegaard, Cynthia Mudge, and Jacob H. Moore
Teleconference: 8 unknown callers

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

2) **Public Hearing – Industrial Development District No. 1:** Commissioner Lahmann adjourned the regular meeting to the Industrial Development District No. 1 public hearing at 3:00 p.m.

   a) Review of Proposed Property Sale: Amy Graber gave an overview of the proposed property sale of Lewis County Tax Parcel No. 023982002004, Lewis County, Washington.

   b) Public Testimony For/Against Sale of Property: Commissioner Lahmann stated the rules for public testimony for the public hearing.

   Jan Banevich, of Centralia, commented on the lack of information regarding the purchaser of the property. Amy Graber replied that this was the first step in the process of selling the property and there was not a specific end user.

   c) Adjourn: Commissioner Lahmann adjourned the public hearing to the regular meeting at 3:03 p.m.

3) **Reconvene:** Commissioner Lahmann reconvened the regular meeting at 3:03 p.m.

4) **Approval of Agenda:** Commissioner Pickard made a motion to approve the March 18, 2026, agenda. Commissioner Markstrom seconded the motion. The motion carried.

5) **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 remote public comment.

   Cynthia Mudge, executive director of the Chehalis-Centralia Chamber of Commerce, announced several upcoming Chamber events.

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

7) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24850 through 24876 with an aggregate amount of $81,028.42. Commissioner Pickard seconded the motion. The motion carried.

8) **New Business:**

a) **Resolution 2026-05:** Commissioner Pickard made a motion to approve Resolution 2026-05 To Void Warrant 24796. Commissioner Markstrom seconded the motion. The motion carried.

b) **Findings of Fact and Determination of Advisability of Sale of Real Property:** Amy Graber stated that the sale of the property located at 3621 Northpark Drive was consistent the Port Master Plan and would create employment opportunities, increase tax base, and further the development of Industrial Development District No. 1.

Commissioner Markstrom made a motion to approve the Findings of Fact and Determination of Advisability of Sale of Real Property for Lewis County Tax Parcel No. 023982002004 and to allow the Port to pursue the sale of the property. Commissioner Pickard seconded the motion. The motion carried.

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

9) **Essential Updates:**

a) **Executive Director Report:** Amy Graber presented the Commissioners with the Sixth Amendment to Real Estate Purchase and Sale Agreement with NWIW1, LLC granting a two-week extension. Commissioner Pickard clarified that the name NWIW1 was the name of the company, not an acronym. Amy Graber reported that the Commissioners received a request for a letter of support from the Western Forest Industries Museum for a letter of support for their upcoming federal Consolidated Rail Infrastructure and Safety Improvement grant application to restore freight rail service between Eatonville and Morton. The Commissioners agreed to have the Port send a letter of support for the grant. Amy Graber presented information on Port-issued cell phones for the Commissioners to review and stated that Port will need to establish a cell phone policy. She announced that the Port was nominated for Best Community Partner for the KMNT Country Listeners Choice Awards.

b) **Commissioner Reports:** Commissioner Markstrom reported that he attended a .09 Committee meeting and a meeting with Jay Vander Stoep regarding his flood mitigation efforts in the Chehalis River Basin.

Commissioner Pickard reported that she attended a tour of UNFI. She discussed UNFI's ability to expand its facility, truck traffic, and the robotic portion of its operations.

Commissioner Pickard stated that she did not agree with the Port's legal strategy in dealing with the City of Centralia and the Port's existing stance on continually appealing SEPAs to apply legal pressure to force policy change. She was not sure if the public was aware of the Port's strategy. Commissioner Markstrom disagreed with Commissioner Pickard that the Port is continually appealing City SEPAs as the Port has only appealed one SEPA for one development on Harrison Avenue, although the Port does provide comments on other SEPAs as do most jurisdictions. He stated that the Port is operating on legal advice that the public is not privy to that he trusts will bring the desired result. Commissioner Lahmann said changing policy at the City of Centralia would set a procedure going into the future that everyone can live with.

Commissioner Pickard announced an upcoming Farm Bureau barn bash.

Commissioner Lahmann reported that he attended a Centralia City Council meeting and that he provided public comment to advertise the open executive director position. He said that he also attended a Lewis County Historical Society meeting and announced an upcoming Washington Patriotic Day event.

10) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Markstrom seconded the motion. The motion carried. Commissioner Lahmann adjourned the meeting at 3:44 p.m.

COMMISSIONER **COMMISSIONER**