PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
March 4, 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 (via teleconference)
Public: Andrew Balerud, MW Faas, Jan Banevich, and Gary Odegaard
Teleconference: 11 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 March 4, 2026, agenda. Commissioner Pickard seconded the motion. The motion carried.

3) **Executive Session:** Commissioner Lahmann adjourned the meeting to executive session to discuss potential litigation pursuant to RCW 42.30.110(1)(i)(i) at 3:02 p.m. He expected the executive session to reconvene at 3:32 p.m. with no decisions likely.

4) **Reconvene:** Commissioner Lahmann reconvened the meeting at 3:31 p.m.

5) **Good of the Order/Public Comment:** Commissioner Lahmann opened the meeting to public comment and stated the rules regarding public comment. There was no public comment made.

6) **Approval of Minutes:** Commissioner Markstrom made a motion to approve the February 18, 2026, regular meeting minutes. Commissioner Lahmann seconded the motion.

   Commissioner Pickard disagreed with a description of the map she had presented during the meeting as written in the minutes and asked that the minutes be amended.

   Commissioner Pickard made a motion to approve the minutes as amended. Commissioner Markstrom seconded the motion. The motion carried.

7) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24827 through 24849 with an aggregate amount of $118,443.10. Commissioner Pickard seconded the motion. The motion carried.

8) New Business:

a) Resolution 2026-04: Commissioner Markstrom made a motion to approve Resolution 2026-04 To Void Warrant 24748. Commissioner Pickard seconded the motion. The motion carried.

b) City of Centralia Right-of-Way Dedication: Amy Graber stated that the Port would be dedicating a five-foot-wide right-of-way to the City of Centralia as a requirement for the West Side boundary line adjustment in Park 3 to be recorded.

Commissioner Markstrom made a motion to approve the City of Centralia Right-of-Way Dedication and to authorize the executive director to sign any necessary documents. Commissioner Pickard seconded the motion. The motion carried.

c) 5th Addendum to Lease: Amy Graber stated that the 5th Addendum to Lease with ZEV Technologies for their facility at 3507 Northpark Drive would extend the lease an additional three years, add additional insurance requirements, allow for interior tenant improvements, and would increase the monthly rent.

Commissioner Markstrom made a motion to approve the 5th Addendum to Lease with ZEV Technologies for their facility located at 3507 Northpark Drive. Commissioner Pickard seconded the motion. The motion carried.

9) Essential Updates:

a) Executive Director Report: Amy Graber noted that ZEV Technologies signed a lease addendum for their second facility, located at 2120 Northpark Drive, for a three-month extension, and provided notice they will be vacating the premises after the lease expires. She added that Mountain Drivetrain has renewed their lease at 1708 Midway Court through March 31, 2028. She reported that she and Commissioner Lahmann attended mediation with Lewis County and the City of Centralia where development concerns were discussed and said that a second meeting will be held this month.

Amy Graber presented the Commissioners with a letter from the Lewis County Assessor regarding a value adjustment for Sierra Pacific Industries, which has led to a reduction in their property valuation from $105 million to $56 million, reducing the Port's collected taxes by $14,500. She said the Port has the option during budget time to possibly get a refund administrative levy. Commissioner Lahmann asked how many businesses in the Port were affected. Amy Graber replied that the previous year's refund administrative levy was $75,000, but she was unsure how many appeals were still being processed. Commissioner Markstrom said the refunds were originated by property owners who contest their assessed value with the Lewis County Assessor. He said that he had attended a meeting with the Lewis County Assessor the previous year regarding concerns over commercial tax assessments, and he learned the County was using a Washington State agency service that took into account the businesses' gross revenue in the assessment of property value. He had shared his concern that this method could lead to massive refunds on industrial properties, which it has, and could lead to more. He said it affected all taxing districts, and the schools have been impacted the most.

Commissioner Pickard agreed that it is a huge challenge and said that, while it will be a discussion for the Port, she would be reluctant to pursue a refund levy. She said she would like the citizens' support in communicating the issue to the Lewis County Assessor's office.

Amy Graber also presented the Commissioners with a letter from the City of Centralia Attorney confirming the withdrawal of the Port's SEPA appeal for the City's development regulations and also the 5th Amendment to the Purchase and Sale Agreement with NW1W1. She added that the Centralia Downtown Association has requested support for their annual flower basket program. The Commissioners declined to participate due to budgetary concerns. Amy Graber stated that a public hearing has been scheduled for March 18, 2026, at 3:00 p.m. regarding the advisability of sale for a one-acre parcel on Northpark Drive.

Commissioner Lahmann asked where the Port had advertised for the new executive director search. Amy Graber replied that it is advertised on LinkedIn, Indeed, the Port's website, and the Washington and Oregon Public Ports Associations' websites. She noted some of the applicants on Indeed and LinkedIn were not following the application instructions. She added the Commissioners would receive copies of the applications prior to the next meeting for their review.

b) Commissioner Reports: Commissioner Pickard stated that the Port's legal counsel has determined that Commissioners do not have to submit phone logs for public records requests, although other local agencies do voluntarily submit them. She asked if the Port Commission wanted to set a new precedent by submitting phone logs as a show of good faith to the citizens and to match what other entities are doing. Commissioner Markstrom said there was no way to determine if a phone call was related to Port business. He disclosed that the request focused on himself and said it was a fishing expedition in relation to his personal phone log. He did not think personal phone logs needed to be public record but said he would entertain having Port-issued cell phones, although it would be an additional expense. Commissioner Lahmann and Commissioner Pickard supported the idea of Port-issued cell phones.

Commissioner Pickard reported that she attended an Economic Alliance of Lewis County meeting, a Centralia City Council meeting and annexation workshop, and had the annexation map if anyone was interested in a copy.

Commissioner Lahmann reported that he attended the Pacific Mountain Workforce Development Council annual board meeting as Lewis County's representative.

Commissioner Markstrom had nothing to report and thanked Commissioner Pickard for the annexation information.

10) Adjourn: Commissioner Lahmann adjourned the meeting at 4:01 p.m.

COMMISSIONER **COMMISSIONER**