PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
March 5, 2025
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Kyle Markstrom, Peter Lahmann, and Julie Shaffley
Port Staff: Kyle Heaton, Executive Director; Amy Graber, Director of Finance
Port Counsel: Ray Liaw, Van Ness Feldman
Public: Jan Banevich and Gary Odegaard
Teleconference: 6 unknown callers

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

2) **Approval of Agenda:** Commissioner Lahmann made a motion to approve the amended March 5, 2025, agenda as submitted. Commissioner Shaffley seconded the motion. The motion carried.

3) **Executive Session:** Commissioner Shaffley made a motion to adjourn the meeting at 3:01 pm to executive session to discuss real estate pursuant to RCW 42.30.110(1)(c). Commissioner Lahmann seconded the motion the motion. The motion carried. Commissioner Markstrom stated that the regular meeting would be reconvened at 3:15 pm.

4) **Reconvene:** Commissioner Markstrom reconvened the regular meeting at 3:15 pm.

5) **Good of the Order/Public Comment:** Commissioner Markstrom opened the meeting to public comment and stated the rules regarding public comment.

   Jan Banevich, of Centralia, commented on public comment.

   Gary Odegaard, of Centralia, commented on public comment.

   Commissioner Markstrom stated that public comment is not a time for questions and answers. He said that Commissioners will reach out to constituents and respond to their specific questions if they leave their contact information.

6) **Approval of Minutes:** Commissioner Shaffley made a motion to approve the February 19, 2025, regular meeting minutes. Commissioner Lahmann seconded the motion. The motion carried.

7) **Approval of Warrants:** Commissioner Lahmann made a motion to approve warrants 24225 through 24251 with an aggregate amount of $87,017.22. Commissioner Shaffley seconded the motion. The motion carried.

8) **New Business:**

a) **Executive Director Report:** Kyle Heaton provided the Commissioners with a letter from the Lewis County Assessor regarding the ongoing appeals and the resulting impacts to the budget. He reported that the maintenance vehicle declared surplus had been sent to the auction house to be sold. He announced that WinCo's grand opening will be April 7, 2025 and reported that there had been some trouble in the area with graffiti on City of Centralia and Washington State Department of Transportation property, but Michael Thomas with the City of Centralia was very helpful in taking care of it.

b) **Small Works Project #24-17 Eastside Parcels Grading – Park 3:** Commissioner Lahmann made a motion to approve Pay Estimate #3 with Midway Underground LLC in the amount of $128,303.87 for Small Works Project #24-17 Eastside Parcels Grading – Park 3. Commissioner Shaffley seconded the motion. The motion carried.

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

c) **Purchase & Sale Agreement – Lewis County Tax Parcel No. 003487007007:** Commissioner Shaffley made a motion to approve the Real Estate Purchase & Sale Agreement with NWIW1, LLC for approximately 3.3 acres for $22 per square foot, to develop a Chick-fil-A restaurant and potentially a 32-car charging station and to authorize the Executive Director to sign said document. Commissioner Lahmann seconded the motion. The motion carried.

Commissioner Lahmann stated that he did not have enough notice to review the document but he agreed with it. Commissioner Shaffley said that she was excited to see Chick-fil-A come to Centralia Station and that its popularity would bring other interested businesses. Commissioner Markstrom stated that Chick-fil-A was the crow jewel of fast-food restaurants and applauded Port staff for their efforts.

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

d) **Commissioner Reports:** Commissioner Lahmann had nothing to report.

Commissioner Shaffley announced several upcoming Centralia-Chehalis Chamber of Commerce events. She reported that she attended the Chamber Board meeting.

Commissioner Markstrom announced an upcoming Centralia School District event.

9) **Adjourn:** Commissioner Shaffley made a motion to adjourn the meeting at 3:31 p.m. Commissioner Lahmann seconded the motion. The motion carried.

COMMISSIONER

Julie Shaffley - approved via teleconference
COMMISSIONER