PORT OF CENTRALIA
Established 1986

3508 Galvin Road · Centralia, WA 98531-9002
Phone 360-736-3527 · Fax 360-330-5666
www.portofcentralia.com

Minutes
Regular Meeting of the
PORT OF CENTRALIA
May 6, 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, Juanita McNoughton, Mark Faas, Scott Tennant, Paul Crowner, and Brian Dow
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) **Approval of Agenda:** Commissioner Markstrom made a motion to approve the May 6, 2026, agenda. Commissioner Pickard seconded the motion.

   Commissioner Pickard made a motion to amend the agenda to include Executive Director Search under Old Business. Commissioner Markstrom 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.

   Jan Banevich, of Centralia, commented on public comment and a pending lawsuit naming the Port of Centralia and Logistics Property Company. Commissioner Pickard suggested adding a comment form to the Port's website and noted that the Port cannot comment on ongoing litigation.

   Juanita MacNaughton, with the Centralia-Chehalis Chamber of Commerce, thanked the Commissioners for sponsoring a student table at the Rob Fuller Scholarship Luncheon for the top 25 Centralia and Chehalis High Schools students and announced several upcoming Chamber events.

   Brian Dow, of Centralia, commented in support of Logistics Property Company.

   Commissioner Lahmann read the public comment submitted by Deb Parnham.

4) **Approval of Minutes:** Commissioner Pickard made a motion to approve the April 15, 2026, regular meeting minutes. Commissioner Markstrom seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Markstrom made a motion to approve warrants 24917 through 24948 with an aggregate amount of $199,295.40. Commissioner Pickard seconded the motion. The motion carried.

Commissioner Pickard noted that all legal fees paid to Van Ness Feldman for the month of January 2026 totaled $59,051.76.

6) **Old Business:**

a) Vision and Strategies for Industrial Development in the UGA: Amy Graber presented the Commissioners with vision and strategy materials for the upcoming meeting with the City of Centralia and Lewis County regarding industrial development in the UGA. She reported that the previous meeting went well and stated the entities are working toward a mutual development agreement. Commissioner Lahmann thanked Amy Graber for her work on the issue and said that it has been great for the entities to discuss consistent development guidelines. Commissioner Pickard agreed, but added that she still felt like the process was going too slowly. She said that the strategy only had one measurable and timely goal for the Port and no measurable and timely goals for the City or County, which she would like to see included. Amy Graber noted the next step in the process will be an action plan. Commissioner Markstrom said that he would like to see City and County code and Port regulations meet the development guidelines outlined in the resolution of the meetings, saying the document compiled from the meetings is not set in stone. Amy Graber agreed and said the vision and strategy document is part of the process for planning the final development agreement.

b) Executive Director Search: Commissioner Pickard proposed one of the Commissioners go through the existing Port personnel policies and the Executive Director contract concurrently before the next Commission meeting to have the policies match the contract better so it is updated as the Port moves forward in the Executive Director search process. She discussed elements of both documents that she would like to review and update. Commissioner Markstrom agreed and said that there needed to be room for negotiation in the contract for whoever filled the position. Commissioner Lahmann said that he would like all of the Commissioners to review it. Commissioner Markstrom said that he would also like legal counsel to review it and it would be fine it was not completed in two weeks. The Commissioners agreed to discuss the issue at the next meeting.

7) **New Business:**

a) Chick-fil-A Site Plam Review: Amy Graber gave a brief overview of the Determination of Conceptual and Detailed Site Plan Review submitted by Chick-fil-A, including several minor deviations from the Port Master Plan, and said that she and Port counsel had reviewed it. Commissioner Markstrom made a motion to approve the Chick-fil-A Determination of Conceptual and Detailed Site Plan Review and its minor Port Master Plan deviations. Commissioner Pickard seconded the motion. The motion carried.

Commissioner Pickard thought the deviations for extra signage and parking aisle width made sense and would help with traffic. Commissioner Lahmann agreed.

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

b) Logistics Property Company Fords Prairie Industrial Park Bldg. 1 Signage: Commissioner Markstrom made a motion to approve the Logistics Property Company Fords Prairie Industrial Park Bldg. 1 signage request. Commissioner Pickard seconded the motion. The motion carried.

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

c) Westside Connector Scheuber Road Railroad Crossing: Amy Graber outlined the proposed railroad crossing closures within the Port Park I and Park II areas for the Westside Connector project. She said three crossings would need to be closed to allow the installation of a new one. Commissioner Markstrom gave a brief history of the project and explained the plan is to extend Scheuber Road over Galvin Road to connect with Harrison Avenue, which will include a new railroad crossing. He thought closing the Sandra Avenue crossing would be favorable to keep residential and industrial traffic separate. Commissioner Pickard said the project was considered necessary for improved access to the hospital and closing the railroad crossings was a positive step. Commissioner Markstrom said the project will include alleviating the trains blocking Reynolds Road, which also block Port tenants at Kuper Road, and requested a commitment from the railroad companies to try not to block Kuper Road if the railroad crossing is closed at Foron Road. Commissioner Lahmann was not in favor of closing any infrastructure the Port had paid for, but accepted Commissioner Markstrom's comments about the Sandra Avenue neighborhood.

Commissioner Markstrom made a motion to approve the closure of the pedestrian railroad crossing between Galvin Road and Northpark Drive and the railroad crossings at Sandra Avenue and Foron Road. Commissioner Pickard seconded the motion. The motion carried.

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

d) Port-Owned Personal Electronic Device Policy: Commissioner Markstrom made a motion to approve the Port-Owned Personal Electronic Device Policy. Commissioner Pickard seconded the motion. The motion carried.

Commissioner Lahmann opened the agenda item for public comment. Scott Tennant, of Chehalis, proposed a few changes to the policy. The Commissioners discussed other changes that could be made once the personnel policy is updated.

e) Opportunity Zones: Amy Graber reported the Port of Centralia was partnering with Lewis County, the Economic Alliance of Lewis County, and the Port of Chehalis in submitting applications to the Washington State Department of Commerce for Opportunity Zone consideration in Lewis County. She gave a brief overview of Opportunity Zones and discussed the three Census Tracts that were being applied for, which would include Parks I and II. She said the Commissioners would have a resolution to support the applications at the next meeting.

f) Agenda Order of Business: The Commissioners discussed the order of public comment at meetings.

Commissioner Lahmann opened the agenda item for public comment. Mark Faas, Brian Dow, Jan Banevich, Scott Tennant, and Paul Crowner provided public comment on public comment times.

Commissioner Pickard made a motion to amend the Guidelines for Public Comments in Public Meetings to remove the stipulation of Port business only. The motion failed.

8) **Essential Updates:**

a) Executive Director Report: Amy Graber gave a brief overview of ongoing Port projects. She stated the City of Centralia issued a Mitigation Determination of Nonsignificance for the Norwegian Woods subdivision and Port counsel found no concerns with it.

b) Commissioner Reports: Commissioner Pickard discussed the Centralia Downtown Association and the Commissioners agreed she should serve as the liaison with the CDA under Committee Assignments.

Commissioner Lahmann reported he attended a City Council meeting and a Lewis County Board of County Commissioners meeting.

Commissioner Markstrom had nothing to report.

9) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Markstrom seconded the motion. The motion carried. Commissioner Lahmann adjourned the meeting at 4:31 p.m.

Peter Lahmann
COMMISSIONER

COMMISSIONER