PORT OF CENTRALIA
Established 1986

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

Agenda
Regular Meeting of the
PORT OF CENTRALIA
August 5, 2026
Port Administrative Office
3:00 PM

Remote attendance of meetings is also available through video and call-in with the following information:

Meeting Link: https://portofcentralia.my.webex.com/portofcentralia.my/j.php?MTID=m609ef9c1a0994b5661a236ad31d83a9d
Meeting Number/Access Code: 2552 000 6093
Public Call-in Number: 1-650-479-3208 Meeting Password: 3527

1) **Call Meeting to Order/Pledge of Allegiance/Introductions**

2) **Approval of Agenda: August 5, 2026 Regular Meeting**

3) **Good of the Order/Public Comment**

4) **Approval of Minutes:**
   a) **July 14, 2026 Special Meeting**
   b) **July 15, 2026 Regular Meeting**
   c) **July 21, 2026 Special Meeting**

5) **Approval of Warrants**

6) **Old Business:**
   a) **Vision & Strategy for Industrial Property in the Urban Growth Area**
   b) **District 1 Commissioner Vacancy**

7) **New Business:**
   a) **Resolution 2026-10 Prohibiting the Siting of Detention Facilities on Port Property**
   b) **Small Works Project #26-04 Fencing – South Street Stormwater Pond**
   c) **Small Works Project #26-05 Electrical Upgrade – 2120 Northpark Drive**

8) **Essential Updates:**
   a) **Executive Director Report**
      i) **2026 Budget Update**
   b) **Commissioner Reports**

9) **Meeting Adjourned**

Remote attendees can provide public comment by raising their hand in Webex or by pressing *3 if joining by phone. Written comments may be submitted to agraber@portofcentralia.com by 2:00 PM on the day of the meeting. All comments received will be shared with the Port Commission.

THE PORT COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

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RESOLUTION 2026-10

A RESOLUTION OF THE COMMISSION OF THE PORT OF CENTRALIA LEWIS COUNTY, WASHINGTON PROHIBITING THE SITING OF DETENTION FACILITIES ON PORT PROPERTY

The Commission of the Port of Centralia, in Public Session, does hereby find and declare:

WHEREAS, the Port of Centralia ("Port") is a municipal corporation organized under the laws of the state of Washington and governed by a Board of Commissioners ("Commission") for the purposes of the acquisition, construction, maintenance, operation, development, and regulation of commercial and industrial purposes as authorized by the Port District Act, Title 53, RCW; and

WHEREAS, the Port owns and operates two (2) industrial parks and one (1) commercial park exclusively to site industrial and commercial land uses; and

WHEREAS, the Port has adopted and regularly updates its Industrial and Commercial Parks Master Plan, otherwise known as the Port Master Plan ("PMP"), to govern the development, management, and use of its industrial and commercial Parks; and

WHEREAS, the Port's Industrial and Commercial Parks Master Plan ("PMP") defines "Industrial Uses" as "[l]and uses that generally serve other businesses rather than the ultimate consumer, including but not limited to manufacturing, processing, storage, distribution, fabrication and warehousing," and "Commercial Uses" as "[l]and uses that directly serve the consumer, including but not limited to, retail merchandising, personal and professional services, offices, and restaurants"; and

WHEREAS, the PMP establishes "objectives" for the Port's industrial and commercial parks, which include attracting and retaining industrial businesses, retailers, small businesses, and restaurants, among other priorities related to industrial and commercial development; and

WHEREAS, the PMP establishes planning "goals and policies" to realize the stated "objectives" for its industrial and commercial parks, such as attracting, retaining, and encouraging a diverse range of industrial and commercial uses, prohibiting residential and other non-compatible land uses, and implementing design and development standards to minimize the likelihood of incompatible land uses; and

WHEREAS, state law prohibits state agencies, including port districts, from using public property to investigate, enforce, cooperate with, or assist in the enforcement of any federal immigration enforcement, pursuant to RCW 43.17.425(1); and

WHEREAS, the siting of an immigration detention center owned, leased, or otherwise operated by the Immigration and Customs Enforcement ("ICE") agency of the United States Department of Homeland Security on Port property would be in contravention of Washington State law, pursuant to RCW 43.17.425(1); and

WHEREAS, immigration detention centers are not Industrial Uses or Commercial Uses as defined by the PMP; and

WHEREAS, allowing immigration detention centers within the Port's industrial and commercial parks would conflict with the objectives, planning goals, and policies under the PMP.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE PORT OF CENTRALIA AS FOLLOWS:

1. Immigration detention centers are not authorized to be sited on Port-owned property or in the Port's industrial and commercial parks.

2. The Commission directs staff to prepare an update to the PMP, in accordance with the requirements of RCW 53.20.010 and the Master Plan Review procedures provided in the PMP, which shall expressly prohibit immigration detention centers.

PASSED by the Port of Centralia this 5th day of August, 2026.

COMMISSIONER

Attested to:

COMMISSIONER

Amy Graber, Executive Director

COMMISSIONER (VACANT)

PORT OF CENTRALIA
Budget Vs. Actual
As of 6/30/2026

REVENUES:

OPERATING REVENUES	Final Budget	Jan-Jun 26	Over/(Under) Budget	% of Budget
Lease Revenue	$ 973,585	$ 502,376	$ (471,208)	52%
Landscape Fees	$ 43,657	$ 22,280	$ (21,377)	51%
Service Contract FCD #2	$ 1,200	$ 1,200	$ -	100%
Misc. Operating Revenues	$ 500	$ 912	$ 412	182%
Total operating revenue:	**$ 1,018,942**	**$ 526,769**	**$ (492,173)**	**52%**
NON-OPERATING REVENUES	Final Budget	Jan-Jun 26	Over/(Under) Budget	% of Budget
Sales of Fixed Assets	$ 13,608,904	$ 20,615	$ (13,588,290)	0%
Interest Income	$ 6,000	$ 4	$ (5,996)	0%
Ad Valorem Taxes	$ 1,262,990	$ 666,615	$ (596,375)	53%
Leasehold Excise Tax	$ 1,500	$ 1,211	$ (289)	81%
Forest Board Tax	$ 15,000	$ 15,320	$ 320	102%
Private Harvest Tax	$ 15,000	$ 8,918	$ (6,082)	59%
Total non-operating revenues:	**$ 14,909,394**	**$ 712,683**	$ (14,196,711)	5%
TOTAL REVENUES:	***$ 15,928,336***	***$ 1,239,452***	***$ (14,688,884)***	***8%***

OPERATING EXPENSES:

MAINTENANCE/OPERATIONS	Final Budget	Jan-Jun 26	Over/(Under) Budget	% of Budget
Engineering	$ 1,500	$ 1,200	$ (300)	80%
Surveying	$ 1,500	$ 573	$ (927)	38%
Other Professional/Legal Services	$ 30,000	$ 15,863	$ (14,137)	53%
Utilities for Houses/Bldgs	$ 5,000	$ 2,132	$ (2,868)	43%
Bldg-(maint & supplies)	$ 15,000	$ 5,840	$ (9,160)	39%
Maint- Telecommunications	$ 1,750	$ 686	$ (1,064)	39%
Maint - Security	$ 800	$ -	$ (800)	0%
Maintenance Salaries	$ 195,000	$ 71,192	$ (123,808)	37%
Maintenance Benefits & Taxes	$ 115,000	$ 32,514	$ (82,486)	28%
Misc. Land Maintenance	$ 15,000	$ 1,228	$ (13,772)	8%
Fuel & Lubricates	$ 6,000	$ 2,922	$ (3,078)	49%
Equipment Maintenance	$ 2,500	$ 1,460	$ (1,040)	58%
Landscape Supplies	$ 10,000	$ 1,590	$ (8,410)	16%
Landscape Street Lights/pumps/stor	$ 20,000	$ 8,819	$ (11,181)	44%
Landscape Equip Rentals	$ 1,800	$ -	$ (1,800)	0%
Total maintenance:	**$ 420,850**	**$ 146,020**	**$ (274,830)**	**35%**

SALARIES & BENEFITS - ADM	Final Budget	Jan-Jun 26	Over/(Under) Budget	% of Budget
Salaries - Admin & Commissioners	$ 581,970	$ 291,742	$ (290,229)	50%
Social Security / Medicare	$ 44,521	$ 22,627	$ (21,894)	51%
Labor and Industries	$ 1,400	$ 383	$ (1,017)	27%
Pension Staff	$ 85,000	$ 9,011	$ (75,989)	11%
Unemployment Insurance & FMLA	$ 7,200	$ 1,586	$ (5,614)	22%
Health Insurance Staff	$ 125,000	$ 41,881	$ (83,119)	34%
Health Insurance Commissioners	$ 95,000	$ 47,184	$ (47,816)	50%
Total salary/benefit expenses:	**$ 940,091**	**$ 414,413**	**$ (525,678)**	**44%**

OUTSIDE SERVICES	Final Budget	Jan-Jun 26	Over/(Under) Budget	% of Budget
Marketing Port / Community Relati	$ 75,000	$ 29,406	$ (45,594)	39%
Accounting / Auditing	$ 65,000	$ -	$ (65,000)	0%
Security Service	$ 7,500	$ 173	$ (7,327)	2%
Legal Expense General Administrat	$ 70,000	$ 73,314	$ 3,314	105%
Legal Expense - Public Records Re	$ 35,000	$ 9,998	$ (25,002)	29%
Legal Advertising & Notices	$ 1,500	$ 3,802	$ 2,302	253%
Signage	$ 3,000	$ -	$ (3,000)	0%
Total outside services expenses:	**$ 257,000**	**$ 116,693**	**$ (140,307)**	**45%**
GENERAL & ADMIN	**Final Budget**	**Jan-Jun 26**	**Over/(Under) Budget**	**% of Budget**
Computer Supplies/Repairs/Softwar	$ 10,000	$ 5,887	$ (4,113)	59%
Postage	$ 1,200	$ 1,366	$ 166	114%
Printing,Photos,Copies	$ 3,000	$ 3,500	$ 500	117%
Office Supplies	$ 12,000	$ 4,874	$ (7,126)	41%
Promotional Hosting	$ 500	$ 159	$ (341)	32%
Travel - Staff	$ 150	$ 53	$ (97)	35%
Travel - Commissioners	$ 500	$ 1,343	$ 843	269%
Other Business Meetings	$ 1,500	$ 6	$ (1,494)	0%
Insurance	$ 50,000	$ 14,243	$ (35,757)	28%
Membership Dues	$ 6,000	$ 3,201	$ (2,799)	53%
Misc G&A	$ 500	$ 273	$ (227)	55%
Conferences-Comm & Staff	$ 500	$ -	$ (500)	0%
Seminars & Education	$ 500	$ 1,591	$ 1,091	318%
Publications	$ 600	$ 392	$ (208)	65%
Office - Utilities	$ 7,000	$ 2,881	$ (4,119)	41%
Office - Garbage Collection	$ 1,300	$ 462	$ (838)	36%
Office -Telecommunications	$ 9,600	$ 5,447	$ (4,153)	57%
Forest Patrol/FCD Tax	$ 400	$ 325	$ (75)	81%
Bank Charges	$ 1,800	$ 4,225	$ 2,425	235%
Total general and admin expenses:	**$ 107,050**	**$ 50,228**	**$ (56,822)**	**47%**
LONG TERM LIABILITIES	**Final Budget**	**Jan-Jun 26**	**Over/(Under) Budget**	**% of Budget**
CERB #3 Loan - Principal	$ 59,959	$ 59,959	$ -	100%
CERB #3 Loan - Interest	$ 450	$ 450	$ -	100%
Moe Contract Loan - Principal	$ 166,136	$ 30,420	$ (135,716)	18%
Moe Contract Loan - Interest	$ 8,848	$ 5,649	$ (3,199)	64%
Fry Contract Loan - Principal	$ 21,688	$ 5,367	$ (16,321)	25%
Fry Contract Loan - Interest	$ 26,279	$ 13,356	$ (12,924)	51%
Columbia Bank LOC	$ 889,911	$ 405,081	$ (484,830)	46%
Total non-operating expenses:	**$ 1,173,272**	**$ 520,283**	**$ (652,990)**	**44%**
CAPITAL EXPENDITURES	**Final Budget**	**Jan-Jun 26**	**Over/(Under) Budget**	**% of Budget**
Landscaping, Office, & Maint. Equi	$ 75,000	$ -	$ (75,000)	0%
Misc. Land Improvements	$ 50,000	$ 43,693	$ (6,307)	87%
Industrial Properties	$ -	$ 161,363	$ 161,363	
Road Maintenance	$ 50,000	$ -	$ (50,000)	0%
Misc. Building Improvements	$ 50,000	$ -	$ (50,000)	0%
Total Capital Expenditures:	**$ 225,000**	**$ 205,056**	$ (19,944)	91%
TOTAL EXPENSES:	**$ 3,123,263**	**$ 1,452,693**	**$ (1,670,570)**	**47%**