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
November 4, 2026
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Peter Lahmann, Joel Cummins, and Ally Pickard
Port Staff: Amy Graber, Executive Director; Erin Maloney, Port Auditor; Noel Vazquez, Facilities Director
Public: Mark Faas; Brian Dow; Andrew Balerud, and Gary Odegaard
Teleconference: 7 remote attendees

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 Pickard made a motion to approve the November 4, 2026, agenda. Commissioner Cummins seconded the motion. The motion carried.

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

4) **Approval of Minutes:** Commissioner Pickard made a motion to approve the October 21, 2026, regular meeting minutes. Commissioner Cummins seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Pickard made a motion to approve warrants 25222 through 25247 with an aggregate amount of $95,894.50. Commissioner Cummins seconded the motion. The motion carried.

6) **New Business:**

a) Lease Amendment and Assignment and Assumption Agreement – 3507 Northpark Drive: Amy Graber stated that the agreement would assign the current lease agreement at 3507 Northpark Drive from Zev Technologies to Hardpoint Precision, LLC.

Commissioner Pickard made a motion to approve the Lease Amendment and Assignment and Assumption Agreement for 3507 Northpark Drive with Zev Technologies, LLC and Hardpoint Precision, LLC in substantial form. Commissioner Cummins seconded the motion.

Commissioner Pickard said that she was pleased the Port worked with a tenant to support and retain a new small business when the parent company leaves the state.

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

The motion carried.

b) Exclusive Sale Listing Agreement – Lee & Associates – Centralia Station: Amy Graber stated that the agreement was to renew the listing agreement with Lee & Associates for the Port's remaining properties at Centralia Station.

Commissioner Pickard made a motion to approve the Exclusive Sale Listing Agreement with Lee & Associates for the Port's property in Centralia Station. Commissioner Cummins seconded the motion.

Commissioner Lahmann and Commissioner Cummins complemented Amy Graber for her work on the agreement terms. Commissioner Lahmann opened the agenda item for public comment. Brian Dow, of Centralia, and Gary Odegaard, of Centralia, provided public comment.

The motion carried.

c) 2027 Levy Presentation: Amy Graber presented four options for the Commissioners to consider for the 2027 levy in preparation for the November 18, 2026, final budget hearing.

Commissioner Pickard made a motion to approve Option #4 for the 2027 Levy. Commissioner Cummins seconded the motion. Option #4 comprised a 0% levy increase and no administrative refund.

Commissioner Cummins stated that he desired to hold steady for Centralia citizens to give them a break. Commissioner Pickard agreed. She said the Port is for-profit and she did not want to tax the citizens unfairly. She stated she would like to pursue proper property evaluations to prevent the need for future administrative refunds. Commissioner Lahmann said the Port is doing the best it can to not burden Centralia taxpayers.

Commissioner Cummins opened the agenda item for public comment. Gary Odegaard, of Centralia, and Andrew Balerud, of Centralia, provided public comment.

The motion carried.

7) Essential Updates:

a) Staff Reports:

i) Auditor Report: Erin Maloney provided the Commissioners with an update on the current request for proposals for the Port's new ADA Title II-compliant website. She also provided the Commissioners with the 2026 Lighted Tractor Parade invitation that was distributed to Port tenants.

ii) Facilities Director Report: Noel Vazquez provided an update on the Port's Lighted Tractor Parade entry. He also reported that the Port direct contracted with Moerke & Sons Pump and Drilling, Inc for an upgraded irrigation well pump in Park I.

iii) Executive Director Report: Amy Graber shared a photograph of the Chick-fil-A site. She reported that the East Side Boundary Line Adjustment for Centralia Station had been submitted to the City of Centralia.

Amy provided the Commissioners with a letter to the Centralia City Council opposing the proposed Business and Occupation Taxes on gross receipts and square footage. Commissioner Cummins, Commissioner Lahmann, and Commissioner Pickard agreed with the letter. Commissioner Pickard noted that she hoped the Centralia-Chehalis Chamber of Commerce and the Economic Alliance of Lewis County would also oppose the tax proposal.

Amy provided the Commissioners with a membership request to the Association of Washington Business. The Commissioners declined to participate.

Amy reported that she attended meetings with the Economic Alliance of Lewis County regarding the new Opportunity Zone, the annual Lewis County flood meeting, and a meeting with Eric ffitch with the Washington Public Ports Association. She provided the Commissioners with the MRSC Guidance on Expectations of Confidentiality and OPMA Executive Sessions. She also reported the Wild Blue will continue their ground lease on a month-to-month basis after their lease expires.

b) Commissioner Reports:

i) Committee Assignments: Commissioner Cummins said that he was unable to represent the Port at the Centralia Downtown Association due to scheduling conflicts and would prefer to serve on the Centralia-Chehalis Chamber of Commerce Board. Commissioner Pickard said that she would be willing to take on the CDA committee assignment, but would also retain her position on the Chamber Board as she was already attending.

8) **Executive Session:** Commissioner Cummins made a motion to adjourn the meeting into executive session to consider the minimum price for sale or lease for real estate pursuant to RCW 42.30.110(1)(c) at 4:27 p.m. Commissioner Pickard seconded the motion. The motion carried. Commissioner Pickard stated that the regular meeting would reconvene at 4:57 p.m. with no decisions.

9) **Reconvene:** Commissioner Lahmann reconvened the meeting at 4:57 p.m.

10) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Cummins seconded the motion. The motion carried. Commissioner Lahmann adjourned the meeting at 4:57 p.m.

COMMISSIONER **COMMISSIONER**