PORT OF CENTRALIA
Established 1986

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Minutes
Regular Meeting of the
PORT OF CENTRALIA
October 21, 2026
Port of Centralia Administrative Office & Via Teleconference
3:00 PM

Attendees: Commissioners: Joel Cummins and Ally Pickard
Port Staff: Amy Graber, Executive Director; Erin Maloney, Port Auditor;
Public: Jan Banevich and Mark Faas
Teleconference: 4 remote attendees
Absent: Commissioner Lahmann, absence excused

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

2) **Approval of Agenda:** Commissioner Pickard made a motion to approve the October 21, 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 7, 2026, regular meeting minutes. Commissioner Cummins seconded the motion. The motion carried.

5) **Approval of Warrants:** Commissioner Pickard made a motion to approve warrants 25202 through 25221 with an aggregate amount of $89,403.75. Commissioner Cummins seconded the motion. The motion carried.

   Commissioner Pickard noted that the warrants to the Centralia Downtown Association was for the lighted tractor parade sponsorship and to Chehalis Rentals was for equipment used for the asphalt repair project.

6) **New Business:**

   a) **Resolution 2026-11:** Amy Graber stated that Graphic Communications never received Warrant #25093 issued on August 5, 2026, in the amount of $284.66.

   Commissioner Pickard made a motion to approve Resolution 2026-11 To Void Warrant 25093. Commissioner Cummins seconded the motion.

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

   The motion carried.

b) Landlord Consent Request – Mountain Drivetrain LLC – 1708 Midway Court: Amy Graber stated that Mountain Drivetrain LLC, tenant at 1708 Midway Court, has requested approval for the addition of a storage container next to their building.

Commissioner Pickard made a motion to approve the Landlord Consent Request submitted by Mountain Drivetrain LLC with the condition that the storage container be in good condition, free of rust or graffiti, and in a color in keeping with the buildings on Midway Court. Commissioner Cummins seconded the motion.

Commissioner Cummins opened the agenda item for public comment. Mark Faas, of Centralia, provided public comment.

The motion carried.

c) 2027 Preliminary Budget Presentation: Amy Graber presented the updated 2027 preliminary budget with changes requested by the Commissioners at the budget workshop. She stated that the preliminary budget would be available on the Port's website and on request. She said that the estimated levy calculations will be presented at the November 4, 2026, regular meeting, and the final budget hearing and regular meeting for final budget approval and setting the levy for 2027 will be held on November 18, 2026. Amy noted that the numbers may change once Port staff has completed gathering estimates for the Port's new ADA-compliant website and office remodel. The Commissioners discussed the memberships, website, and office remodel budget items.

Commissioner Cummins opened the agenda item for public comment. Mark Faas, of Centralia, provided public comment.

d) CPA Consulting Agreement – Baker Tilly: Amy Graber stated that the Port previously sent out two requests for proposals for CPA services to review the Port's financial statements. After those requests were unsuccessful, Port staff directly contacted Baker Tilly, who provided a cost not-to-exceed $29,000.00 for annual financial statement review and audit assistance.

Commissioner Pickard made a motion to approve the Consulting & Managed Services Master Services Agreement with Baker Tilly Advisory Group, LP for GAAP consulting services. Commissioner Cummins seconded the motion.

Commissioner Pickard said that having additional oversight was good for transparency and public trust. Commissioner Cummins asked if the Port had used a CPA previously. Amy Graber replied the Port had, except for the previous three years when the RFPs were unsuccessful.

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

The motion carried.

7) **Essential Updates:**

a) **Staff Reports:**

i) **Website Update for ADA Compliance:** Erin Maloney provided the Commissioners with an update on the current request for proposals for a new Port website that is compliant with the ADA Title II rules.

ii) **Executive Director Report:** Amy Graber announced that Governor Bob Furgeson selected the census tract representing Park I and Park II for Opportunity Zone designation, making Port property more attractive to investors. She thanked the Economic Alliance of Lewis County, the City of Centralia, and Lewis County for their support during the application process. Commissioner Pickard stated that the designation was positive by providing federal tax incentives without affecting local tax dollars.

Amy Graber reported that she met with the Centralia School District regarding their new Health and fitness center and discussed a potential CTE program partnership. She announced that Chick-fil-A has began mobilizing equipment to their site in preparation for construction. She reported she met with Lewis County Commissioner Scott Brummer. Amy provided the Commissioners with invitations to several upcoming meetings and the City of Centralia's traffic impact fee study. Commissioner Pickard thought it was amazing it the City conducted the study for a data-driven fee structure.

b) Commissioner Reports: Commissioner Cummins reported that he toured the Port's maintenance shop with Facilities Director Noel Vazquez and shared his ideas on the Port's submission to the 2026 Lighted Tractor Parade.

Commissioner Pickard shared that she attended a lunch meeting with the entire Port staff. She said that the Washington State Department of Transportation was seeking feedback regarding State Route 507. She also reported that she met with William Keepers, a property owner neighboring Centralia Station.

8) **Adjourn:** Commissioner Pickard made a motion to adjourn the meeting. Commissioner Cummins seconded the motion. The motion carried. Commissioner Cummins adjourned the meeting at 4:33 p.m.

COMMISSIONER **COMMISSIONER**