

BUSINESS

TO BUSINESS

May 2026

Vol. 31, No. 5

Single Copy \$2.50

Presentation shows economic impact of industrial real estate throughout the state

By Susan DeLaire
Business to Business

Representatives with Logistics Property Co. made a presentation during the Port of Centralia's regular meeting on April 15. The Port Commission unanimously voted to allow former director Kyle Heaton to negotiate a Purchase and Sale Agreement for 17 parcels totaling 78.37 acres to Logistics Property Company in April 2025, which was approved that September. Earlier that year, LPC purchased a 31-acre property from Manuel Rocos, for its Ford Prairie Industrial Park. Construction for the 604,854 square-foot building is well underway on Harrison Avenue.

Since the P&S Agreement between the Port and LPC was signed, the City of Centralia imposed and extended a moratorium on warehouses over 250,000 square feet in size. If the city's moratorium remains in place and the sale to LPC falls through, the Port of Centralia stands to lose just over \$9 million in revenue in 2026 alone, according to information reported by the Port this February. This includes money for the Gallagher Road extension LPC has paid for which the port would then be liable for if the sale fails to close.

During public comment prior to the presentation, International Union of Operating Engineers Local 612



Graphic courtesy of Logistics Property Co.

Logistics Property Co. expects completion of the Fords Prairie Industrial Park Building 1 by this August. The graphic illustrates what the building will look like when its completed.

Business Representative Chad Campbell and Laborers' International Union of North America Local 252 Organizing Director Anthony Johnson each spoke against the moratorium and the loss of local construction jobs such planned developments would bring.

Campbell said Local 612 supports the Port of Centralia's "responsible industrial development plan" and respectfully opposes the city's moratorium.

"A moratorium of this kind does not

simply pause construction, it pauses opportunity. It reaches directly into the pockets of working families and deprives the community of the economic growth that supports schools, roads and essential public services," Campbell said, adding when major projects are turned away, so too is the tax revenue that keeps the city strong and resilient.

Pacific Rim Real Estate Designated

(See "LPC Presentation" on Page 2)

New project honors legacy businesses

By Susan DeLaire
Business to Business

A new project dedicated to honoring businesses that have been in the Twin Cities communities a long time brought the Centralia Downtown Association, Experience Chehalis and the Centralia-Chehalis Chamber of Commerce together. Experience Chehalis Executive Director Annalee Tobey spoke about it the Friday with Friends meeting on April 10.

"Every now and then we have to say goodbye to a business that has been in our community for a very long time," Tobey said. The three organizations were discussing ways to thank those businesses, she said, noting the owners of these businesses often work there day in and day out, and often when it's the last day, "there's not a lot of fanfare."

Providing an opportunity for the community to celebrate those businesses felt like a wonderful idea, Tobey continued. The group determined a legacy business would be a business that was open for at least 10 years.

Chamber Director Cynthia Mudge

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Business After Hours event at Lucky Eagle 'one of the best'

By Susan DeLaire
Business to Business

More than 35 people traveled from Lewis, Grays Harbor and Thurston counties to attend the Centralia-Chehalis Chamber's Business After Hours event at the Lucky Eagle Casino & Hotel in Rochester on April 16.

"This was one of the best BAHs ever," Chamber Director Cynthia Mudge said, adding a lot of good connections were made during the evening.

The event featured networking opportunities, appetizers, entertainment and a presentation and remarks from Rodney Youckton, Chief Community Relations Officer for Lucky Eagle Casino & Hotel and Centralia-Chehalis Chamber Board member; Lucky Eagle Marketing Director Shawna Ridgebear and Lucky Eagle Executive Director of Operations Arick Burnett.

Youckton outlined the "Lucky Eagle Cares program," noting the money raised for an initiative to give back to the community came from patrons' support, by rounding up their winning tickets at the casino. In October 2025, Lucky Eagle Casino & Hotel announced a major investment in local community welfare, donating a total of \$90,000 to be divided equally among nine different non-profit organizations serving Lewis, Thurston and Grays Harbor counties. All of those organizations received an unrestricted donation of \$10,000 to support their critical programs and services.



Photo by Susan DeLaire / Business to Business

People from Lewis, Thurston and Grays Harbor counties gathered at the Lucky Eagle for the Business After Hours event.

This initiative is a cornerstone of Lucky Eagle's commitment to local enrichment and community engagement. The recipients represented a diverse and essential array of services, including providing vital resources to local youth, young adults, veterans, and animal rescue and rehabilitation.

Burnett shared a moving personal story about the time his family received their first disbursement from the Tribe when he was about eight years old. His father worked in construction and had a lot of trouble getting to work because his truck would

break down. Burnett said his dad used the money to purchase a fuel pump and repair their car, which enabled him to get to his job dependably. Burnett remarked it changed his family's life, adding those disbursements the Tribe provides to its tribal members changes the lives of many families.

During the event, attending guests were offered a unique opportunity to participate in the Soaring Slot Tournament—an experience typically reserved for casino members on Monday nights. The casino gives away \$420 in prizes every Monday to those participating in the tournament.

The Lucky Eagle Casino & Hotel opened in 1995 and is owned and operated by the Confederated Tribes of the Chehalis Reservation under its Enterprise program. The organization is committed to responsible gaming and takes pride in supporting its employees and surrounding communities. The Chehalis Tribe continues to honor its rich cultural heritage while advancing opportunities in business, education, healthcare, and community outreach.

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On The Inside



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