

**Gary Paxton Industrial Park - Board of Directors Meeting
July 26th, 2018 3:00pm SEDA Conference Room**

A. CALL TO ORDER: The Chair called the meeting to order at 3:00pm

B. ROLL CALL

Members Present: Scott Wager, Sheila Finkenbinder, Wayne Unger, Dan Jones (teleconference)

Members Absent: None

City Representatives: Keith Brady, Bob Potrzuski, Mike Harmon

Others Present: Garry White, Shannon Haugland (Daily Sitka Sentinel), Dick Somerville (PND Engineers), Steve Reifentuhl (NSRAA), Rebecca Osborn, Pat Glaab, Sarah Nelson.

C. Review of Minutes – June 28th, 2018

MOTION: M/S Finkenbinder/Unger moved to accept the minutes of June 28th, 2018

ACTION: Motion PASSED 4/0 on a voice vote

D. Correspondence & Other Information

E. Changes/Additions/Deletions to Agenda

F. Reports

Executive Director

GPIP DOCK

Mr. White said the dock is getting a lot of use. The city is fixing the 50 amp electrical. Still waiting for ACS to get the phone line in.

BULK WATER

Arctic Blue Waters is waiting for the fall to move forward with executing its contract.

BOTTLED WATER

Costa Rica group is putting a proposal together for the board to review.

Administration Building

Working on the bid process. Identify the risks such as land slide and asbestos and find ways to make it marketable. Last summer it was out for bid and no one bid on it. It costs the city around \$40,000 - \$60,000 a year to maintain. There is no minimum bid currently.

Ms. Finkenbinder moved to bring the outcry bid back. No second.

G. Persons to Be Heard – Rebecca Osborn

Concern with the Sawmill Farm cleanup.

Mr. White informed her that the City approved \$10,000 to clean the area. The process is in the legal department now. The lien holder has released the 20ft. container.

A local contractor has shown interest to clean it up for free, in exchange for use of the property.

H. Unfinished Business

1. Raw Water Update

Mr. Brady told the board about the email Mr. Bertacchi had send to Mr. White that was included in the packet. He has prioritized what the board gave him to do and is in the process. It is moving quickly. He will have more information in a month to month and a half to share. One third of the money has been spent.

Mr. Jones appreciates Mr. Bertacchi's work and stressed the urgency of this project. He questioned that there is a problem with the current system and stated that it should be tested and run for 48 hours. Mr. Jones asked why we are making an improved system when the current one has not been tested since 2014 and it worked fine at that time. Mr. Brady answered that Mr. Bertacchi is looking at worst case scenarios.

Mr. Reifenhuth brought up the lease for the hatchery property and the urgency to resolve the water issue. Southeast Alaska is having a chinook crisis and NSRAA wants to increase their chinook program. The work NSRAA does is very important to Sitka and the trolling fleet.

2. GPIIP Access Ramp Project

Mr. Somerville of PND Engineers reviewed the GPIIP Ramp project from the last meeting. He identified the elements for the project and the phases to complete it. The boat haul out would be 8% gradient for commercial use. He recommended a 40' X 312' ramp for a +20 to -5 tide.

Discussion

- Is washing required?
- Will the ramp generate funds for the city? In Wrangell is has been an economic boom for the town. Their ramp was built with grants so they don't have any debt. They have independent woodworking, painting, and welding onsite. Hoonah does not have the services we would have. A private party can supply the haul out.
- A firm was hired in 2013-2014 to look into if a ramp would be profitable and they said the profit would be moderate to low. Mr. White does not agree. He believes that the demand would be more than what they thought. The ramp has potential but the city does not have money to borrow to complete it.
- The first importance is to get a wash-down pad for people who use the current ramp.
- Mr. Glaab shared that the Coast Guard is requiring barges to be hauled out every 5 years. The current ramp will work for this. A wash-down pad has to be put in and he suggested that it be in line with the ramp. He believes a private party will get a trailer to pull the barges out. He suggested to get an EPA permit and the wash-down. Hauling out barges will not be competing with Wrangell. He said the barge companies will want to know to cost to pull a barge and how long it can be there.
- Discussion to look into using a thick tarp for the wash-down area. To check with the EPA.
- The best location is where Mr. Somerville has placed the ramp because of the water depth.

- Mr. White recommended the board set priorities of checking into the liability of using the current ramp, looking into the barge market, and the EPA wash-down. He also suggested putting together a facility use agreement. Mr. White pointed out that we have an approved capital project for a wash-down facility – but that the amount of money we budgeted isn't enough.
- Mr. Unger suggested looking at the bare minimum to be able to get started.
- It will take money to get the wash-down pad. This will take some strategic planning as to how to manage it. Along with the wash-down pad a treatment system will be necessary.
- Discussion about funding and looking into a grant. The forms are complicated and it can cost up to \$25,000 to put an application together.

3. Strategic Planning

Mr. Jones had to leave the meeting and Mr. White suggested waiting until he can be here for the strategic planning.

I. New Business

1. Rock Discussion

Lots 20, 19, and 16b have rock on them from the Blue Lake Dam project. Organic material is mixed in with the rock. Until the city takes the rock off the lots there is no incentive to market the lots. The rock should be taken off to pre-survey level, or to pre-dam level.

Mr. White said we have the potential to buy the rock at a discounted rate and store it. He suggested an early August meeting with a field trip to GPIIP.

J. Adjournment: M/S Finkenbinder/Unger moved to adjourn the meeting at 5:08pm