

**Gary Paxton Industrial Park - Board of Directors Meeting
September 24, 2018 3:00pm SEDA Conference Room
GPIP – MINUTES**

A. CALL TO ORDER: The Chair called the meeting to order at 3:01pm

B. ROLL CALL

Members Present: Scott Wager, Sheila Finkenbinder, Wayne Unger

Members Absent: Dan Jones

City Representatives: Keith Brady, Bob Potrzuski, Mike Harmon

Others Present: Garry White, Steve Reifentuhl (NSRAA), Shannon Haugland (Daily Sitka Sentinel), Vaughn Morrison, Sarah Nelson.

C. Review of Minutes – August 29th, 2018

MOTION: M/S Finkenbinder/Unger moved to accept the minutes of August 29th, 2018

ACTION: Motion PASSED 3/0 on a voice vote

D. Correspondence & Other Information – None

E. Changes/Additions/Deletions to Agenda – Move Strategic Plan to the end, after new business.
No opposition.

F. Reports

Executive Director – Garry White

NSRAA

Mr. Reifentuhl provided a memo and drawings proposing to make changes to CBS water lines that will increase the amount of water available for temporary bulk water sales and the hatchery.

DOCK

Mr. White informed the board that the dock has generated about \$5,000 in the last 3 months. It has been a good soft opening with positive feedback. Customers have shown a need for a crane.

Delta Western is interested in selling fuel from the dock. Fuel on the dock may be a safety hazard when people are working on their boats.

Still waiting for ACS to get the internet to the dock.

BULK WATER/ BOTTLED WATER

Mr. White continues to receive calls regarding bulk export and bottling operations. Mr. White hopes to receive a proposal from a Costa Rica group soon. This group is doing the necessary due diligence before getting started.

Eckert Fine Beverages sent up the 330 gallon tote. It was filled and returned to them, they are filling glass bottles in Seattle and will market the water in California. Their next step will be to fill

20 foot containers.

ADMINISTRATION BUILDING

The assembly is looking at the invite to bid. It would be open for 3 months to give people time to do their due diligence and put in a bid.

SAWMILL FARM

Waiting to hear back from potential contractor to clean up the farm. If it falls through the clean-up will go out to bid.

G. Persons to Be Heard – None

H. Unfinished Business

1. Raw Water Infrastructure Update

Paul Carson and Brian Bertachi have reviewed the status with McMillan and they are slightly ahead of schedule.

Steve Reifenstuhl of NSRAA said they are taking bids for construction plans for making the hatchery operational as soon as possible. The completed construction will provide more water for the hatchery and for bulk water sales. The pipes will be bigger with a larger pressure release valve. The flow will double from 10 to 20. NSRAA will pay for the construction. They are waiting for an agreement from the city on the water. Value of the water is an issue. They are not taking water from the city and if in the future they need city water a fee can be added. They have a 3 year lease and progress has been very slow.

2. GPIIP Access Ramp Project

P&D Engineers discussed the access ramp project with the Board in June and July. They gave a cost estimate for a marine service park including a fully operational haul out that works in all tides. Their estimate is the top dollar possibility of \$6.8million.

Northline Seafoods hauls their barge and says there is a market for hauling barges now.

Mr. White suggested the GPIIP board go back to P&D with a list of prioritize components for the haul out and marine park.

1. Washdown water treatment to EPA standards.
2. Have a way to capture and collect water to EPA standards.
3. Put concrete on existing gravel ramp and extend the current ramp.
4. Make improvements to uplands.
5. Install a timber float.
6. Trailer to haul vessels.

MOTION: **M/S Finkenbinder/Unger** moved to accept the priorities as presented by the GPIIP Director.

ACTION: **Motion PASSED 3/0** on a voice vote

Discussion – The city of Sitka can put in the infrastructure of water treatment and collection. Find a private entity to do the work. The ramp should be sized with the end goal in mind. It should be expandable.

I. New Business

1. Rock Discussion/CBS Lease Lot 16b, 19, 20

Mr. White informed the board that the rock has been there for 5 years and we are not receiving any lease revenue from the property. The Board walked the lots at it August meeting and suggested the following:

Lot 16b – brought to previous elevation of the park.

Lot 19 – road level with slope down to park.

Lot 20 – road level with slope down to park.

Electric department said it should be gone in a year. The rock is not usable.

MOTION: **M/S Unger/Finkenbinder** moved for the city to comply with GPIIP request to remove rock to elevation and grades as defined in memo within 6 months, or be charged the market rate for storage of rock.

ACTION: **Motion PASSED 3/0** on a voice vote

H. Unfinished Business

3. Strategic Planning

The board reviewed the current strategic plan.

Mission of the park is to create jobs. We are doing what is best for the community.

Lot 3 – Leased to NSRAA to expand

Lot 6 – Potential Shops (currently Bike & Hike)

Lot 7 – Leased to O’Brein. Processing rock and making the lot flat.

Lot 8 – Northline Seafoods – future wash-down pad

Lot 9a – Ramp (haul out) and utility dock

Lot 9b – Available, support for dock. Or place to put fuel.

Lot 9c – Support for dock and haul out

Lot 15 – Yard (work area) 2.6 acres

Lot 17 – Potential water treatment plant

Lot 19 – Leased to Fortress of the Bear for parking.

Lot 6 – Potential location for a bottling plant for Costa Rica group. They need a minimal footprint. This lot is close to the water infrastructure. The water storage does not have to be next to the building.

Easements through lots 17 and 6, 6 has a dead fire hydrant on it. Mr. White is meeting with Chief Miller about it. Clean up easements and get a better map of the park. The water line was not tracked.

Utility Dock

Opportunity for private industry. Built well, needs piling work. Possible sale or long term lease.

Tidelands

Dolphins are gone

Marketing Plan

Through SEDA. Start advertising dock around the region.

We may need a port security plan in the future. MARSEC rules.

The website needs to be updated with new pictures.

Rock

Lot 1 block 2 – Future development

Lot 3 – Across from Administration building, not recommended.

Rock money goes to enterprise fund.

Private Marina

No utilities, water, or sewer. Can probably get power.

Port Authority

Looking into what it would take to create a port authority. The state of Alaska does not have one. Anchorage is looking into it too. It is a function of the State, not the municipality.

Tariff

Updated storage rates.

GPIP Port facility user agreement is based on what Anchorage has done. It is to protect city.

J. Adjournment: M/S Finkenbinder/Unger moved to adjourn the meeting at 4:00pm.