

**Gary Paxton Industrial Park - Board of Directors Meeting
October 30, 2018 3:00pm SEDA Conference Room**

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

B. ROLL CALL

Members Present: Scott Wager, Dan Jones, Sheila Finkenbinder, Vaughn Morrison

Members Absent: Wayne Unger

City Representatives: None

Others Present: Garry White, Lee Hanson, Tim Eddy, Tyler Andrews, Robert Woolsey (KCAW), Sarah Nelson.

C. Review of Minutes – September 24th, 2018

MOTION: M/S Finkenbinder/Morrison moved to accept the minutes of September 24th, 2018

ACTION: Motion PASSED 4/0 on a voice vote

D. Correspondence & Other Information – Budget Performance Report
Building and land rentals are swapped. \$3,500 for moorage. \$500 for wharfage.
The Administration building is the most expensive thing at the park. Our goal is to create jobs.

E. Changes/Additions/Deletions to Agenda – None

F. Reports

Executive Director – Garry White

DOCK

Still being used. It has had a little drop off with fishing season ending. ACS apologizes for the internet connection taking so long to set up. It was a good soft opening and we will ramp up the marketing of the dock.

City of Sitka is implementing moorage fees at the Eliason drive down dock. No wharfage fees at Seawall.

HAUL OUT

GPIP board put together a list of 6 priorities.

1. EPA approved water treatment infrastructure
2. EPA approved wash-down pad or water collection infrastructure
3. Ramp infrastructure improvements - extend current ramp and pave it
4. Uplands improvements
5. Timber Float
6. Something to haul out boats with

BULK WATER/ BOTTLED WATER

Mr. White continues to have requests for bulk water. Still working with potential water bottlers.

ROCK

Gave the city notice that they have 6 months to remove the rock before they will start paying lease rates.

ADMINISTRATION BUILDING

Invitation to bid not out yet. Still waiting for legal department.

Asbestos is being cleaned up.

SAWMILL FARM

Deer caught in the fencing at the farm. Still waiting for contractors to see if they will clean it up. PNW may do it. They are processing rock at the park now.

MAP OF MARINE SERVICES AREA

Mr. Jones requested a map of what the marine uplands will look like. How will it be managed long term? He recommended identifying the marine uplands and assigning it as it is being used.

G. Persons to Be Heard – Lee Hanson of Hanson Maritime

Mr. Hanson is interested in acquiring the utility dock and tideland under it. Not interested in a lease. His company does marine salvage and marine construction. They have the ability to rehabilitate the dock. It will cost \$160,000 right away and more money later. What they will do will benefit the entire park.

The concrete where it is over the land. Mr. Jones recommended that Mr. Hanson follow what Silver Bay did to acquire their land, their proposal.

No opposition to accepting a proposal from Mr. Hanson.

MOTION: **M/S Jones/Finkenbinder** moved to move new business before unfinished business.

No opposition

I. New Business

1. PNW Civil, Inc. Lot 6 Lease Request

Mr. Eddy of PNW is requesting to lease Lot 6, to bring it down to park elevation. PNW is producing sand and pea gravel for the city. They are recycling rock in the park and need more space. Currently they are on Lot 7 and some of Lot 3. They are making the park look better. Lot 6 is 34,863 actual square footage. PNW offers \$1,000/month, submitting month to month for a year.

The market rate is \$1,626/month.

MOTION: **M/S Jones/Morrison** moved to provide a month to month lease to PNW for \$1,626/month.

Discussion – Rates are not uniform throughout the park. The value to remove the concrete is not set. What is the value to bring Lot 6 down to park level? It is taking more effort to go through the rock because it has sticks in it.

Friendly Amendment: Finkenbinder moved to ask \$1,000/month instead of \$1,626/month and change the rent credit to zero and take out the \$9,000 rent credit.

Friendly Amendment: Morrison moved to charge \$1,626/month with a credit of \$14,634 instead of \$9,000. Mr. Wagner added that the foundations need to be done in the first 3 months or they will be charged the \$1,626/month.

ACTION: **Motion PASSED 4/0** on a voice vote

Mr. White will get a draft lease from the city as soon as he can.

H. Unfinished Business

1. Raw Water Infrastructure Update

CBS will have more for our next meeting.

Existing infrastructure has not been tested.

At the last meeting NSRAA brought a proposal to double their water supply. They are ready to move forward.

To merchandise our water we need to supply 33.6 million gallons a day.

2. Strategic Planning

Map of GPIIP.

Rates are approved for storage of nets on 8x12 and 20x20 spots. Nets will be allowed on the dock for 30 days.

Discussion on how to divide the park. Grid or designated spots.

Working to get rid of easement in the middle of lot 6 (it has an old fire hydrant on it).

Ask Kelly to work on both types of maps.

SEDA is looking into grants for the haul-out ramp.

Easement between NSRAA and Northline Seafood is becoming storage for Pat Glaab. Everyone needs to keep their things on their own property.

J. Adjournment: **M/S Jones/Finkenbinder** moved to adjourn the meeting at 4:01pm.