

**Gary Paxton Industrial Park - Board of Directors Meeting  
November 22, 2017 2:30pm at NSRAA Building - GPIP**

**A. CALL TO ORDER:** The Chair called the meeting to order at 2:33 pm.

**B. ROLL CALL**

**Members Present:** Scott Wager, Hugh Bevan, Dan Jones, Sheila Finkenbinder

**Members Absent:** Charles Horan

**City Representatives:** Keith Brady, Michael Harmon, Dan Tadic, Steven Eisenbiesz, Richard Wein

**Others Present:** Garry White, Robert Woolsey, Pat Glaab

**C. Review of Minutes- October 19, 2017**

**MOTION:** M/S Finkenbinder/Bevan moved to accept the minutes October 19, 2017

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

**D. Correspondence & Other Information- None**

**E. Changes/Additions/Deletions to Agenda**

**F. Reports**

**Executive Director**

**Bulk Water**

Mr. White stated that recently a group from Holland and Switzerland had visited Sitka to investigate Sitka's fresh water assets. Two members of the group had visited in 2012 as well. There is still a lot of interest from various parties to export Sitka's water.

Mr. White stated that the rest of his report would be discussed during the walking tour of the GPIP site.

**G. Persons to Be Heard**

Pat Glaab informed the Board that Northline Seafoods has won the 2017 Fish 2.0 global sustainable seafood competition. Northline would like to construct a 200' by 120' boat barn on the GPIP site to construct its barges in the future. Mr. Glaab has been contacted by groups that wish to haul barges out of the water at the GPIP site.

**H. GPIP Walking Tour**

Mr. White led a walking tour of the GPIP waterfront.

- The shoreline stabilization project at the park is substantially complete. The project came in under the \$250k budget.

- Northline Seafoods access ramp on Lot 9a is nearly complete. Northline plans to haul its barge next month.
- The GPIIP Dock project is moving along fine. The mooring dolphins should be completely installed by the end of the month. Next steps are to installed the access ramp, run electrical to the barge, and ballast the barge. The contractor hopes to have the project complete before the end of the year.
- Lots 9a, 15, and the “water access” area between lots 2 & 4 have rock and trash left over from the Blue Lake Dam expansion project on the lots. Mr. White suggested that the Board request that a budget be set to clear and grade the lots for future use for marine services.

## **I. Unfinished Business**

### **1. GPIIP Port Planning/Tariff Schedule**

Mr. White presented a draft scope of services for a firm to conduct a rate study for the GPIIP Dock. The Board discussed the benefits of having a professional firm develop a rate schedule for the dock. Mr. White informed that the rates developed in the draft GPIIP Dock Tariff were researched by looking at other regional ports. Mr. White additionally stated that he had contacted a firm about hiring it to develop an official tariff schedule without researching rates. The firm would file the tariff with the appropriate entities and train staff on how to file and adjust the tariff in the future.

**MOTION: M/S: Finkenbinder/Jones** Move to recommend the City and Borough of Sitka Assembly expand the scope of the GPIIP Dock Project to include the establishment of a tariff schedule for the park and to include training for staff to update the tariff. Budget not to exceed \$15k.

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

### **2. Administration Building RFP Results / Next Step**

Mr. White asked the board to reconsider its motion made during the October 19 GPIIP meeting as follows:

**MOTION: M/S: Bevan/Jones** Move to recommend the City and Borough of Sitka Assembly put the Administration Building and associated land out for bid with the minimum bid the current appraised value of the land, with the condition that the building needs to be demolished or renovated for occupancy within 18 months.

Mr. White commented that he was not sure that performance based deed restrictions are legal. Mr. White is waiting for a legal opinion from CBS legal staff and wanted to see if the Board would consider changing its motion.

The Board discussed the issue. Mr. Bevan stated and Mr. Wagner agreed that concerns exist with the redevelopment of Lot 23 (admin building). Stating that the property is the adjacent to the main entrance of the park and they wish to see the development be beneficial to the park.

The Board directed Mr. White to research and find a mechanism that will ensure future redevelopment of Lot 23.

### **3. Sawmill Farm Lease Area**

Mr. White informed the board he had not received any correspondence from Ms. Daniels until the morning of the meeting. Ms. Daniels stated that she is still in the process of getting the site cleaned.

**Discussion:**

- The board discussed the need to get the property cleaned immediately.
- City officials were concerned about potentially damaging the landfill cap when cleaning up the site and the fact that AK DEC could start fining the CBS if the site is not take care of soon.

The Board chose to table the item until later in the meeting.

**J. Unfinished Business**

**1. GPIP Site Clean-up**

Mr. White discussed the need to get portions of the GPIP that were used during the Blue Lake Dam Expansion Project cleared and graded for future use. Mr. White suggested that the Board request a budget of \$25k from the remaining budget established for the Shoreline Stabilization Project that came in under budget.

**Discussion:**

- The Board agreed the site needed to be cleared and graded and that the use of the funds from the Shoreline Stabilization Project was a good source of the funding.
- Mr. Bevan suggested that an additional \$10k be included and the scope of the clean-up to include the Sawmill Farm site.

**MOTION: M/S: Bevan/Finkenbinder** Move to recommend the City and Borough of Sitka Assembly establish a budget of \$35k for site clean-up at the GPIP, to include Lots 9a, 15, the “water access area”, and Lot 1 (Sawmill Farm site). The Board recommends that funds remaining from the Shoreline Stabilization Project be used for the clean-up.

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

**2. GPIP Dock Camera System**

Mr. White stated that the original scope of work for the GPIP Dock Project did not include the installation of security cameras. Mr. White believes a camera system is needed to not only to meet safety and liability concerns, but also to be used as a tool in management of the facility.

**MOTION: M/S: Jones/Bevan** Move to recommend the City and Borough of Sitka Assembly expand the scope of the GPIP Dock Project to include the purchase and installation of security camera for the GPIP Dock. Budget not to exceed \$25k.

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

**J. Adjournment: M/S Jones/Finkenbinder** moved to adjourn the meeting at 4:30 pm