

Gary Paxton Industrial Park – Board of Directors Meeting
April 6th, 2023 3:00 pm
Room 6, Centennial Hall

- A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:00 pm
- B. ROLL CALL**
- Members Present:** Scott Wagner, Mike Johnson, Chad Goeden, Lauren Mitchell
- Members Absent:** Casey Campbell
- Staff Present:** Garry White
- City Representatives:** Chris Ystad, John Leach, Michael Harmon
- Others Present:** Members of the public, P & D Team (Dick Summerville, Tyler Bradshaw, Greg Meissner)

C. Review of Minutes – February 27, 2023

Motion: M/S Mitchell/Goeden to approve the minutes of February 27, 2023
Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- None

F. Reports – None

G. Persons to Be Heard- None

H. Unfinished Business –

1. NSRAA Lot 2 & 3 Combination Request

Mr. White discussed the Northern Southeast Regional Aquaculture Association (NSRAA) met with the GPIIP Board on June 27th, 2022 to request to combine Lot 2 and Lot 3 at the GPIIP into one continuous lot and to have the related leases amended to reflect the new lot.

The GPIIP Board approved the following motion during the July 2022 meeting: Mitchell/Ystad moved for the approval of NSRAA combining Lot 2 & 3 and the amendment of the lease.

Action: Passed (4/0) on a roll call vote (Mr. Wagner recused himself).

The request from NSRAA for lot combination did not include the request for including an apartment on the lots for the site residential care taker. Per Sitka General Code (SGC) 22.16.015-1 residential use at the GPIIP is not permitted. Per SGC code 2.38.080, the GPIIP Board has ability to approve any uses at the GPIIP, except retail and business uses, and natural resource extraction and mining support facilities uses.

NSRAA is requesting that the GPIIP Board approve the use for on-site residential use to allow for a site care taker.

Mr. Olsen from NSRAA spoke discussing it would be just one apartment with a care taker for emergencies and after hours needs and that this is common practice in their industry.

Motion: M/S Mitchell /Goeden to allow the addition of a residential lease on their newly formed lot 1.

Action: Motion Passed 4/0 on a voice vote.

2. GPIIP Haul Out Development Discussion

Mr. White explained as the haul out project continues to progress this will remain a line item on the agenda.

Mr. Harmon, explained the core task is completing a project charter with scope, timeline and budget set to be approved in late July. He introduced the PND team: Dick Summerville (40 years experience in marine design), project manager, Tyler Bradshaw and Greg Meissner, marine planner with extensive experience in haul out development.

Mr. Summerville summarized the charter and budget of 8.2 million. He discussed the goal is to procure a 150 ton haul out travel lift and pier with ability to expand in future to haul out larger vessels with at least one wash down pad along with wash water treatment meeting environmental regulations with storm water run off. He discussed the goal is to maximize secured space for working and storage along with power, lighting, water and sewer services as needed with a small shop, office space and restroom services. All of these needs will be tight on the budget, but they hope to accomplish as much as possible while remaining within budget.

Mr. Summerville shared images of the Hoonah and Wrangell facilities. He explained the Hoonah facility had a heated washdown pad and how helpful that has been. His team was authorized to begin work on March 29th and have since conducted bathymetry, site surveying, and other site investigations to create the GPIIP – Vessel Haul Out Site Selection Decision Matrix to help the Board select a site location, the goal of today's meeting.

To create the decision matrix we ranked locations based on four main factors: cost, operations, expansion facility, constructability risk Mr. Summerville discussed. This is an industry standard process for decision making. Mr. Bradshaw explained they looked at three major locations: Option 1 (adjacent to SBS), Option 2 (over existing ramp), and Option 3 (adjacent to NSRAA). Option 3 was the highest ranking and is our suggested location to proceed with based on the charter. Option 2 was a close second. Option 1 is not recommended and least desirable based on its scores.

Mr. Summerville said he would be remiss if he did not state Option 2 & 3 were very close. Option 2 ranked lower due to impact to operations, if the decision was made to abandon the ramp for barge haul out operations, then Option 2 would be the preferred site. Option 2 is closer proximity to the proposed main yard, run time to lift is shorter, proximity to wash down pads is better. The current project Charter states the ramp should be kept at the park. He suggests reconsidering how important keeping the ramp is.

It was opened for public discussion primary concerns included if the ramp was abandon a new one could be built elsewhere, if barges would actually ever use the facility, and timeline of the project.

Mr. White explained the ramp gives ability to operate trailers, it wasn't hard to build and it could perhaps be built elsewhere, there are options. This has been a fluid decision making process, the board has the ability to edit the charter. The Board, PND, and CBS representatives all chimed in with various reasons why 2 made more sense.

Motion: M/S Johnson /Goeden to move forward with the recommendation of site 2 for the haul out location.

Action: Motion Passed 4/0 on a voice vote.

I. New Business-

1. GPIIP Dock Security Services Agreement

The City and Borough is required to have a Facility Security Plan (FSP) to address security concerns when certain vessels use the GPIIP Dock. CBS Harbor Department staff implemented a FSP and acted as Facility Security Officers (FSO) for the 2022 GPIIP Dock during cruise ship moorings. Due to staffing concerns the CBS Harbor Department is recommending that FSO and FSP requirements be outsourced to Cruise Line Agencies of Alaska (CLAA). CBS Legal Department has developed an Agreement for Security services for the Board's review and approval. Section 6 of the Agreement designates an area for storage of equipment to provide security services.

Motion: M/S Goeden /Johnson to approve the Dock Security Services Agreement.

Action: Motion Passed 4/0 on a roll call vote.

2. Adventure Sitka LLC GPIIP Tariff Adjustment Request

Adventure Sitka requests to continue with their agreement to on load and off load passengers at the newly approved wharfage rate when GPIIP Dock is available for a fee of \$1.00/passenger. When the Dock is full, Adventure Sitka wishes to use the access ramp to transfer passengers.

Motion: M/S Goeden/Mitchell move that a new dock use agreement be entered into to reflect the new dockage rates but keep head rate at \$1.00 per passenger.

Action: Passed (4/0) on a roll call vote .

J. Adjournment

Motion: M/S Goeden/Campbell move to adjourn the meeting at 5:12 pm

Action: Passed (4/0) on a voice vote