

**Gary Paxton Industrial Park – Board of Directors Meeting  
January 12th, 2023 3:00 pm  
Room 6, Centennial Hall**

**A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:04 pm

**B. ROLL CALL**

**Members Present:** Scott Wagner, Mike Johnson, Lauren Mitchell, Casey Campbell, Chad Goeden

**Members Absent:** None

**Staff Present:** Garry White

**City Representatives:** Chris Ystad, John Leach, Michael Harmon, Brian Hanson

**Others Present:** Members of the public

**C. Review of Minutes – November 21st, 2022**

**Motion:** M/S Mitchell/Campbell to approve the minutes of November 21st, 2022

**Action:** Motion Passed 5/0 on a voice vote

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

**E. Changes/Additions/ Deletions to Agenda- None**

**F. Reports –**

Mr. White discussed the upcoming cruise ship schedule for the GPIIP Dock. 14 Port of calls are currently scheduled for this summer.

Mr. Leach reported that the CBS does not intend on pursuing a Federal Raise Grant for the haul out development this year. Debriefs of last year's Raise Grant Application does not lead the CBS to believe they will be successful in obtaining a grant until more detailed development costs and concepts are better developed. Additional funds for the haul out development are included in the CBS's State and Federal legislative priorities. Mr. Leach has met with both State and Federal officials to outline the need for additional funds to complete the haul out.

**G. Persons to Be Heard- None**

## H. Unfinished Business –

### 1. GPIIP Port Tariff Discussion and Adjustment

Mr. White presented suggested changes to the GPIIP Port Tariff. He provided a draft GPIIP Port Tariff #5 for the boards review and consideration.

Proposed changes are as follows:

- A. Adjust dockage rates to mirror current harbor rates and to have rates adjust for new rates in FY24'.
  - A discussion was had on whether to include a 25% discount for fishing and tender vessels with fish tickets from a Sitka processing plant. The Board decided to include the discount.
- B. Create a new dockage rate for cruise passenger vessels greater than 150'. A flat fee of \$3,000 per day was implemented. The rate was based on current fees charged at other commercial cruise docks in Sitka.
- C. Adjust monthly dockage fee to mirror current harbor rates and to have rates adjust for new rates in FY24'.
- D. Adjust all wharfage rates not otherwise discussed to current FY23' amounts with an 8.3% increase for the following fiscal years.
- E. Adjust the passenger vessel fee to increase the fee to \$5 per person. The rate was based on current fees charged at other commercial cruise docks in Sitka.
- F. Create a new wharfage fee for vessel wishing to take on potable water.
  - A discussion was held on whether to set tiered rates for different amounts of water or to install a water meter system. A consensus was met to start with targeting large cruise ships and adjust rates if need be in the future.

**M/S Goeden/Mitchell** moved for the approval the presented GPIIP Port Tariff #5 with an adjustment to the length of cruise ships from 250' to 150' for the cruise dockage rate. The presented GPIIP Port Tariff will be adjusted to FY24' dockage rates once adjusted by CBS Assembly.

**Motion Passed 5/0** on a voice vote

## I. New Business-

### 1. GPIIP Haul Out Development Discussion

Mr. White gave an overview of the GPIIP Haul Out Development Project Charter. The document is a "living" document that outlines the project goals, scope of work, and timeline for moving the project forward. The project has been broken down into 2 phases; Phase 1 – Waterfront Development and Phase 2 – Upland Shipyard Development.

Mr. White informed the board that the CBS currently has an RFQ for project management on the street. The goal is to find a person/firm with extensive background in haul out development to move the project forward.

Mr. White asked the board to discuss different aspects of the of the waterfront infrastructure to help form the basis of design for the development. The board discussed haul out location, lift capacity, pier widths, and wash down pads.

The goal was to focus on outputs and needs of the local and regional fleets. The following criteria was found through consensus with an opinion that more research into geotechnical, environmental, and further public input could change the basis of design criteria.

- Lift size – 150 ton lift
- Haul out pier widths – 25'-32', more analysis needed.
- Washdown pads – multiple pads, currently need at least 2
- Pier location – TBD, in water and up land development costs need to be investigated to help drive the right location.

Members of the public spoke on the need for multiple wash down locations and to include more folks as stakeholders in the project.

Mr. Harmon outlined CBS Public Works plans to move development forward. Comments made by members of the public and board suggest a set design has not be identified. A project manager with expertise in haul out development will help drive the project with more detailed information.

#### **J. Adjournment**

**Motion:** M/S Mitchell/Campbell move to adjourn the meeting at 4:59 pm

**Action:** Passed (5/0) on a voice vote