

Gary Paxton Industrial Park – Board of Directors Meeting
Feb 27th, 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, Casey Campbell, Chad Goeden

Members Absent: Lauren Mitchell

Staff Present: Garry White

City Representatives: Chris Ystad, John Leach, Michael Harmon,

Others Present: Members of the public

C. Review of Minutes – January 12, 2023

Motion: M/S Johnson/Goeden to approve the minutes of January 12, 2023

Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- Mr. Johnson asked to add a discussion item on a more focused mission statement on what GPIIP is trying to accomplish. Mr. White discussed that we have a strategic plan, but we can certainly add discussing fine tuning it to our next meeting agenda when it has been properly advertised.

F. Reports –

Mr. White discussed positive dock revenues. He added there will be 14 ports of call for cruise ships this summer and how later on we will discuss increased moorage rates. He explained that CBS has come under contract with PND Engineering for the haul out plan. They are in the research and plan development phase and he is hopeful at our next meeting PND will be able to help us narrow down the haul out location.

There was a discussion on who would be part of a local subject matter expert group, specifically the desire for haul out users to be on a panel. Mr. White, Mr. Leach, and Mr. Harmon reiterated once the consultants have done their part it will all be public forum before any decisions are made.

There was a discussion regarding how consultants are decided and who is involved in making those decisions and the relationship between GPIIP Board members and CBS Staff.

Mr. Ystad reported they are creating a tourism task force which would discuss tourism caps, tourism plan, establishing tourism management best practices program, long term of working waterfront along with other spaces and exploring regional strategies to advance the needs. If there were space for a GPIIP member would a member be interested? The board felt it would be appropriate.

G. Persons to Be Heard- None

H. Unfinished Business –

1. GPIIP Port Tariff Discussion and Adjustment

Mr. White discussed at the last meeting the board voted for there to be a 25% discount for fishing and tender vessels with fish tickets from a Sitka processing plant. After further discussion since the last meeting Mr. White recommends to remove that discount to ensure the dock is being used for its primary purpose, a repair facility, vice a moorage facility.

Motion: M/S Goeden /Campbell to remove the 25% discount for fishing and tender vessels with fish tickets from a Sitka processing plant.

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

I. New Business-

1. Silver Bay Seafoods Lot 9c Lease Request

Mr. White shared that the Silver Bay Seafoods would like to lease Lot 9c again to house employee trailers. This is a 35,000 square foot space. They are responsible for all utilities, this has worked smoothly the last few years. This is on a month to month basis. They attend to use March through September. This should not impact our haul out facility.

There was a brief discussion if we should look into leasing other properties for housing since there is a housing issue. Mr. White suggested we add this to strategic planning for next time.

Motion: M/S Johnson /Goeden to move forward with the month to month lease of Lot 9c to Silver Bay Seafoods at presented.

Action: Motion Passed 3/0 on a roll call vote. Mr. Campbell recused his vote.

2. Danen Vest dba Electric Adventures Proposed GPIIP Use and Tariff Adjustment Request

Mr. White outlined that Electric Adventures would like to run a tourism company out of Lot 4. Currently the way the zoning code works is if the board approves the use, then the use is approved. Equipment and vehicle rental services is currently not permitted, marine services are. But, the board has the ability to change this should they want it at the industrial park. Having a more unified code should be part of the strategic planning meeting the board agreed. Secondly, they'd like to use the access ramp to launch kayaks. This means bikes would be allowed through our access easements.

Mr. Vest stated he is indeed here to seek approval to run a tourism company out of Lot 4. He discussed he is in the process of starting an eco-focused tour company. Northline will keep conducting business there, but he would ideally utilize one of the buildings for equipment storage, rental and outfitting for self-guided and guided tours : electric bikes, kayaks, and jet skis, he outlined. He anticipates 7 full time employees, 1 full time manager, and they are up against the current Sitka general code not allowing equipment or vehicles out of the GPIP. Mr. Vest discussed there will be two 15 passenger vans caravanning passengers back and forth.

Mr. Vest discussed the \$1.25/ft for kayak/jet ski tariff is a little high so due to the frequency the equipment will be launched and pulled out a standard fee for the month to simplify cost. Mr. Vest suggested \$250/month through summer months.

Mr. Wagner commented visitors in this town need more to do, his concern is user conflict with it being an operating marine facility. Mr. Johnson agreed he supports the entrepreneurial spirit, but he doesn't know that this is the right spot for an industrial park with fork lifts, etc... Mr. Vest responded he feels like the already existing Bike & Hike company, Cruise Ships, and Fortress of the Bear are already operating there.

Mr. Ystad discussed there is a tourism task force being created with 5 directives to look into one of them being recommendations on land use and identifying gaps in tourism activities and policy for reasons such as this.

Mr. Wagner suggested Mr. White & Mr. Vest come up with a more specific plan and present next meeting with safety concerns addressed.

Motion: M/S Goeden/Campbell move to table Mr. Vest's request for permit tourism and vehicle usage on the lease property until the following meeting.

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

J. Adjournment

Motion: M/S Goeden/Campbell move to adjourn the meeting at 4:24 pm

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