

Gary Paxton Industrial Park – Board of Directors Meeting
April 17, 2025 3:00 pm
Room 6, Centennial Hall

A. CALL TO ORDER: The Chair, Scott Wagner, called the meeting to order at 4:00 pm

B. ROLL CALL

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

Members Absent: None

Staff Present: Garry White

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

Others Present: Members of the public

C. Review of Minutes – March 13, 2025

Motion: M/S Goeden/Johnson to approve the minutes of March 13, 2025 as written.

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 gave a brief update on bulk water. He stated that Arctic Blue Waters Alaska did not make its payment to exercise its first right of refusal to acquire additional water allocations. It is expected they will be coming back to the board asking for an extension in the future. Mr. White informed the Board that Global Hydration LLC was not awarded a water purchase agreement as the assembly did not approve its request.

G. Persons to Be Heard- Chris Hanson spoke about future options for marine trades as a group at the haul out. Jeremy Serka and Michael Nerko spoke addressing the public letting them know that they are open to working with any and all potential clients. Linda Behnken shared she was interested in seeing long term plans for revenue generation. Dave Miller inquired about aesthetics of the GPIIP property as far as tourism is concerned.

H. Unfinished Business –

1. GPIIP Haul Out Development

Mr. White stated the travel lift is expected to arrive May 6th. He then discussed future haul out and shipyard development by opening up discussion to the board regarding how much space to allocate for vendor operations, sales vs leases and the process, how much space will be allocated for long term vessel and gear storage and any other potential GPIP property uses. The board discussed current short-term leases, usable space, benefits of leasing versus selling land, pros and cons of specific lot development, and defined priorities for phase 1 and 2 development. This conversation will continue in future meetings. Lastly Mr. Harmon discussed budgeted cost versus current actual spend and updated project timeline. Public comment showed desire to see what options there were for vendors, electricity plan, restrooms, and washdown pad.

I. New Business-

1. GPIP Port Tariff Discussion and Adjustments

Mr. White explained CBS Harbor rates are currently in the draft FY2026 budget to be increased by 4% for fiscal year 2026. The GPIP Tariff has tried to mirror Harbor Department rates. He has reviewed the rates the CBS charges for small cruise ships in relation to other private docks in the area and is recommending that the CBS increase its rates to be comparable to other local docks. The board discussed transient dock space and appropriate compensation.

Motion: M/S Howard/Johnson to move forward with the Tariff as written with change of incidental dock fee left at \$35 per hour and the cruise passenger vessel fee at \$5 per hour and adding verbiage about storage of anything on the dock.

Action: Passed (5/0) on a roll call vote.

2. Pacific Jewel Marine Lot 9b Long Term Lease Request

Ms. Jones explained the long-term lease request process for the Assembly as it relates to competitive bid and the unique circumstance exceptions to go outside of competitive bid process. Mr. Serka was invited to explain his intentions with the lot. Mr. White suggested the CBS Assessing Department is in the process of revaluating property values and suggested any long-term leases wait until property values can be updated. Mr. White will work with Mr. Serka and bring some lease terms to the next meeting for the board to review and make suggestions to Assembly depending property value updates.

3. Silver Bay Seafoods Lot 9c Short Term Lease Request

Mr. White explained Silver Bay Seafoods has been leasing space at GPIP for nine seasons and that short-term leases can be cancelled with a 30-day notice. He said that SBS knows this is the last summer they will be able to do this.

Motion: M/S Howard/Goeden to move forward with the Lot 9c Short Term Lease request for Silver Bay Seafood at \$ 453.49/month on a month-to-month basis.

Action: Passed (5/0) on a roll call vote.

4. K & E Lot 15 Short Term Lease Request

Mr. Harmon explained this is a short-term lease request to dump rock that will then be used for the city's critical water supply project and that this will basically be a staging area for 3 weeks.

Motion: M/S Johnson/Goeden to move forward with the Lease request for K & E as written.

Action: Passed (5/0) on a roll call vote.

J. Adjournment

Motion: M/S Wagner/Campbell move to adjourn the meeting at 5:10pm.

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