

**Gary Paxton Industrial Park – Board of Directors Meeting
October 23, 2025 3:00 pm
Harrigan Centennial Hall Room 6**

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 Howard, Casey Campbell (Zoom 3:05pm)

Members Absent: None

Staff Present: Garry White

City Representatives: Kevin Mosher, Amy Ainslie

Others Present: Jeremy Serka (Pacific Jewel Marine), Members of Public

C. Review of Minutes – August 21, 2025

Motion: M/S Howard/Goeden to approve the minutes of August 21, 2025 as written.

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

D. Correspondence & Other Information- Mr. White reported that the CBS Building Official confirmed that Conex boxes with roofs could operate as make-shift shops at the GPIIP. The CBS building code is available online.

E. Changes/Additions/ Deletions to Agenda – Move GPIIP zoning to item 1 and haul out to item 2.

F. Reports – Mr. White gave a brief report stating the haul out is open and operational. The first vessel was hauled on September 23rd. He also stated he has continued to discuss potential operations with Arctic Blue Waters and is still waiting for more info from them to move forward.

G. Persons to Be Heard- None.

H. Unfinished Business –

1. GPIIP Zoning Discussion

Mr. White explained GPIIP and the CBS Planning Department have been reviewing the District Zoning Code Regulations for the GPIIP properties to present potential

adjustments or modifications to the code. Mrs. Ainslie, shared some updates she has made to the draft tables after the July 2025 meeting. The draft use tables have been updated for both permitted and conditional uses including residential uses (tiny houses on chassis/transient worker lodging), cultural/recreational uses, travel trailers, industrial uses, animal shelter/kennel uses, automotive service repair, vocational schools, public services/utilities, manufacturing, storage/warehousing of marine gear/boats/etc, retail uses and accessory uses.

The board discussed specific permitted, conditional and accessory uses and asked Mrs. Ainslie for clarification on a few items including dwelling units, bunk houses, secondary businesses, approval processes, food trucks and more. She clarified just because something is conditional doesn't mean it won't happen; it is just more of a process to ensure things make sense on a case-by-case basis. Currently the GPIIP board would not decide the conditional uses, but the Planning and Zoning Commission would, as written now. However, that could be reevaluated. The sentiment of the board was they want to ensure the space is profitable and leave room for growth, while also prioritizing the desired marine service primary use of the space. Mrs. Ainslie will make some modification to the zoning code as presented and bring back to the board for review and recommendations.

2. GPIIP Haul Out Development Discussion

Mr. White shared they would like to get an RFP out for long term leases and shared a Draft RFP for Private Sector Development of a portion of Lot 6 for Marine Vessel and Marine Services for discussion and recommendations. This lease template could be used for additional lots in the future. He explained a selection committee will be created to review these, then it's brought to the board, then the Assembly.

Motion: M/S Howard/Johnson to move forward with bringing the Draft RFP for long term leases of GPIIP to the Assembly.

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

I. New Business-

1. Pacific Jewel Marine Vessel Transportation Discussion

Mr. White shared Pacific Jewel Marine (PJM) is requesting to transport vessels with a travel lift and/or hydraulic trailer from the CBS Shipyard to its property at 4500 Sawmill creek. He explained, the GPIIP Director and CBS staff are working on a permit/contract process that will outline requirements for Commercial Operators to move vessels in the GPIIP. The goal would be to create a permit or separate contract to allow the movement of vessels in the GPIIP. The permit/contract should include specific information on the machine being used to move vessels (including machine dimensions, load weights to determine potential damage to CBS infrastructure), operating use area, scheduling, and to ensure all Federal, State, and CBS requirements are followed.

Mr. Serka of Pacific Jewel Marine shared he has an engineer ready to act on this, but he needs a go ahead from the city on the above before he can get started. Mr. White is asking the board to help him move the needle here by discussing operator's obligations, insurance requirements, use of GPIP common areas, and indemnification requirements.

Mrs. Howard asked why this needs to be discussed, when it had been part of the site plan and facility use plan including designating a location for vessel transfer. Mr. White stated the Administration just needs the board to give direction on permitting requirements. The board discussed requirements that PJM or anyone else will need to provide to move vessels, including evaluating things like weight limitations on the road, if any city assets need to be moved, insurance required for liability, etc...

The public comment was all in support of figuring this out soon.

Motion: M/S Campbell/Goeden move to have the GPIP Director work with CBS to draft an Operating Agreement outlining requirements to move vessels for the board's review.

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

2. Highmark Marine Fabrications Lot 9c Lease Request

Highmark Marine Fabricators LLC (Highmark), the haul out operator, is requesting a short-term lease of 5,000 SF of lot 9c to locate a travel trailer to temporary house employees. The lease will be month to month, until housing can be secured. Highmark understands that this area is part of the Phase 2 haul out.

The board discussed and was ready to move forward

Motion: M/S Wagner/Campbell move forward with the Highmark Marine Fabrication Lot 9c Lease Request as written.

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

J. Adjournment

Motion: M/S Wagner/Goeden move to adjourn the meeting at 4:33 pm.

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