

**Gary Paxton Industrial Park – Board of Directors Meeting**  
**November 20, 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 (zoom)

**Members Absent:** Casey Campbell

**Staff Present:** Garry White

**City Representatives:** John Leach, Thor Christianson, Rachel Jones

**Others Present:** Members of the Public

**C. Review of Minutes – October 23, 2025**

**Motion:** **M/S Johnson/Goeden to** approve the minutes of October 23, 2025 as amended to include clarification of Mrs. Howards comments on New Business (1) Pacific Jewel Marine Vessel Movement Transportation Discussion.

**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. GPIP Haul Out Development Discussion**

Mr. White shared the RFP has not yet been sent forward to the Assembly. He wants to have the information zoning completed to bring together as a package, they are hopeful that will be available at the next meeting as it was pulled from today's agenda. He also stated he is working on insurance options for otherwise uninsured boats to be able to be hauled. Mrs. Howard shared she had been working with a

fishermen to try and get him temporary insurance through USI for the vessel value and pollution for the temporary term of the haul.

## **2. GPIP Zoning Discussion – PULLED**

### **I. New Business-**

#### **1. Commercial Vessel Movement Operation Regulations**

Mr. White shared the GPIP Board met in October to discuss commercial vessel movement operations. Pacific Jewel Marine (PJM) requested to transport vessels with a travel lift and/or hydraulic trailer from the CBS Shipyard to its property at 4500 Sawmill creek. The Board directed the GPIP Director to draft an agreement outlining the requirements and regulations to move vessel within the GPIP. He shared a draft Commercial Vessel Movement Operation Regulations for the board discussion and review. The board discussed that park infrastructure is built to normal road operating standards, but if there is a unique use being proposed a condition assessment would be appropriate.

The board also discussed if the high pollution insurance is necessary or cost prohibitive for this specific proposal because there is little pollution risk when moving a boat, versus working on a boat. Mr. White will work with the city and the risk assessor to re-evaluate that number.

The board also discussed state road use special use permitting vs park permitting.

**Motion:** **M/S Johnson/Goeden** move to recommend Assembly approval of the Draft Commercial Vessel Movement Operation Permit for the GPIP with the caveat that the CBS investigate the pollution insurance dollar amounts as well as set a standard for implementation of this permit.

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

#### **2. Pacific Jewel Marine Lot 9b Lease Amendment**

Pacific Jewel Marine (PJM) requested a non-competitive long-term lease of Lot 9b at the Gary Paxton Industrial Park (GPIP) to provide unobstructed access to a future boat house for marine services associated with its current tenants working in its building at 4500 Sawmill Creek Rd. Please see the original attached letter of request. The GPIP Board met on June 19, 2025, to discuss the request. The GPIP Director informed the Board that all non-competitive long-term lease requests would need to follow Sitka General Code 2.100.080. The GPIP Board approved to proceed without competitive process after careful review and moved to proceed with leasing Lot 9b to provide non-obstructed access to future boathouses for marine services provided by the tenant on Lot 5 by way of a 10-year lease to Pacific Jewel Marine with 4 – 10-year extensions available agreed upon by both parties for \$453.50/month with an annual CPI adjustment. The CBS Assembly approved this lease at their September 23rd meeting.

Pacific Jewel Marine is requesting that the terms of the lease be adjusted to allow for additional uses other than just unobstructed access. Additionally, Pacific Jewel is requesting to modify the lease terms of the lease.

Both Mr. Leach and Mrs. Jones shared CBS will need clarification from the GPIP Board on what accessory uses don't defeat the non-competitive bid. The original criteria measured whether a competitive bid needed to happen. The board needs to re-evaluate based on the new potential tenants intended use.

The board discussed concerns and suggestions to fine tune suggested lease verbiage. They will work with Mr. White to redraft their use and criteria findings to ensure the non-competitive bid process is still most appropriate, along with specific suggestions for fitting primary and secondary use. They will bring a new motion to the Dec 18<sup>th</sup> meeting.

**Motion:** **M/S Goeden/Johnson** move to postpone amending the findings and lease process until the December 18<sup>th</sup> meeting.

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

#### **J. Adjournment**

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

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