

**Gary Paxton Industrial Park – Board of Directors Meeting
December 18, 2025 3:00 pm
Harrigan Centennial Hall Room 6**

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 (arrived 3:06), Chad Goeden, Lauren Howard, Casey Campbell (zoom)

Members Absent: None

Staff Present: Garry White

City Representatives: John Leach, Thor Christianson

Others Present: Jeremy Serka, Members of the Public

C. Review of Minutes – November 20, 2025

Motion: M/S Howard/Goeden to approve the minutes of November 20, 2025.

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

D. Correspondence & Other Information - None

E. Changes/Additions/ Deletions to Agenda – Note GPIP Zoning Discussion was pulled.

F. Reports – Mr. White shared the GPIP lot had been cleared of snow and boats were still being pulled. Mr. Wagner asked if there was an update on the sink hole out near the park. Mr. Leach shared that Public Works was aware.

G. Persons to Be Heard- None.

H. Unfinished Business –

~~1. GPIP Zoning Discussion – PULLED~~

2. Pacific Jewel Marine - Lot 9b Lease Amendment

Mr. White summarized that 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. In July, the GPIP

Board approved to proceed without competitive bid because the subject property has limited use, it allowed established business to continue to grow, if leased to another lessee would limit access and economic opportunity of the existing marine service tenants of lot 5, and it allowed access to the marine service tenants of lot 5 potentially creating more jobs. The GPIIP board then approved 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 request in September 2025.

Mr. White continued that Pacific Jewel Marine requested that the terms of the lease be adjusted to allow for additional uses other than just unobstructed access. Additionally, Pacific Jewel requested to modify the lease terms of the lease. The GPIIP Board at its November 20th meeting discussed the requested lease amendments. The Board requested the Pacific Jewel Marine to resubmit its intended use of the property and to have the item discussed at its today's meeting.

Mr. White needs a recommendation from the GPIIP Board on the amendments. The board reviewed and discussed the proposal to review whether this updated lease does or does not need to go through the competitive bid process with these changes. Mr. Serka shared nothing has changed from the primary use, but the additional use would include storage for his equipment and the boats waiting to be worked on to support that primary use.

The board discussed that once zoning has been updated this will help a lot and this needs to be a priority. The board discussed the variety of uses at length and came to a suggestion for the assembly.

Motion: M/S Howard/Goeden recommended to lease Lot 9b in a non-competitive bid process to Pacific Jewel Marine (PJM). We intend in the first 3 years or until substantial progress has been made on the construction of a boat house that the lot will be used to support operations of PJM for their boat building and repair business. Once a boat house has been constructed or substantial progress made Lot 9b will be used to provide vessel access path to their proposed access location, as well as parking and storing their equipment and materials, as well as staging vessels that are being worked on in the boat house. Substantial progress can be measured in an annual review by the GPIIP Director.

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

Motion: M/S Howard/Goeden move to proceed without a competitive bid process of Lot 9b with the following rationale: the subject property has limited use, it allows an established business to continue to grow, if the property was leased to another lessee it would limit access and economic opportunity to the existing marine service tenants of Lot 5 and allowing access to the marine service tenants of Lot 5 has the potential to create more jobs.

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

I. New Business-

1. GPIP Shipyard Future Capital Improvements

Mr. White shared an update on insurance options for vessels, legislative priorities, and phases to improve the yard. He shared the next phase (phase 2) could include north boat yard electrical, north boat yard grading and drainage, lighting and fencing. Phase 3 could include west boat yard electrical, west boat yard grading and drainage, second concrete washdown pad and later could include float and gangway, gravel haul out ramp and a pier widening. Mr. White was looking for direction from the board on priorities as he continues to refine this draft. The board shared moving pile anodes further up the wish list.

Public comments, especially those already working down there, shared the need for fencing, grading, and lighting would be helpful.

Mr. White asked for a recommendation to move forward with the shared plan amended with moving Pile Anodes to #1 and #12 is now #11

Motion: M/S Howard/Johnson move to approve the GPIP Shipyard Capital Improvement Plan as amended.

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

Mrs. Howard shared many have been denied insurance for vessels and everything has been a dead end. Mr. White shared he is still further investigating. Mr. Leach shared the reasons for liability coverage specifically.

Highmark Marine shared the washdown pad could provide a service to clean the bottom of fuel trucks and they would like to discuss that at a future meeting.

Highmark Marine also shared insurance, and weather has slowed things down a bit, but lots of work is being done and boats are being hauled successfully.

J. Adjournment

Motion: M/S Wagner/Johnson move to adjourn the meeting at 4:08 pm.

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