

**Gary Paxton Industrial Park – Board of Directors Meeting
July 17, 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 (5 minutes late)

Members Absent: None

Staff Present: Garry White

City Representatives: John Leach, Amy Ainslie

Others Present: Members of Public

C. Review of Minutes – June 16, 2025

Motion: M/S Goeden/Johnson to approve the minutes of June 16, 2025 as written.

Action: Motion Passed (4/0) on a voice vote (casey was not there for vote)

D. Correspondence & Other Information- Mr. White informed the board that the September and October meetings needed to be moved due to a conflict with Centennial Hall. He will poll the board for best dates.

E. Changes/Additions/ Deletions to Agenda – None.

F. Reports – Mr. White gave a brief report stating the Arctic Blue Water contract was approved by the Assembly and the GPIIP Port Tariff #6 was also approved by Assembly. He explained a draft lease for Lot 9b with Pacific Jewel has been presented to CBS Attorney for review and submission to Assembly for final approval.

G. Persons to Be Heard- None.

H. Unfinished Business –

1. GPIIP Haul Out Development Discussion/Direction

Mr. White informed the board \$715,250 was approved by Assembly in July for additional capital towards project. He discussed where funding came from and what

funds would be used for including electricity, railing and safety ladder, washdown pad improvements, and some yard equipment and maintenance labor.

Mr. White shared the operations contract with Highmark was in final stages and is slated to go to Assembly in August, and the proposed fees had been lowered. He is hopeful the haul out will be functional and accepting clients in September. The washdown pad should be complete by that time.

The board then discussed RFP for vendor lots, lease terms, and restricted clauses. Conversation will continue at the following meeting.

I. New Business-

1. GPIP Zoning Discussion

Mrs. Ainslie discussed the unique nature of the current GPIP zoning and that the intent of a zoning change is to convert the GPIP zone to function as other CBS zoning districts function (i.e. having a full suite of designated uses that are either permitted, conditional, or prohibited).

Mr. White explained instead of having all uses go through the GPIP Board, instead there could now be a list of permitted uses to speed up development. The GPIP Board would work together to come up with this list things like residential land uses (temporary lodging), cultural and recreational uses (cruise ship dock), general and public use (kennel and animal shelter on uplands side), manufacturing and storage use (things that support and facilitate marine trades), retail and business (food services, pet shops, professional offices), etc..

The board discussed and will work with Mr. White and Mrs. Ainslie as she creates an ordinance for their review. The board will also provide Mrs. Ainslie with an updated strategic plan to compliment the ordinance.

J. Adjournment

Motion: M/S Wagner/Goeden move to adjourn the meeting at 4:36 pm.

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