

**Gary Paxton Industrial Park – Board of Directors Meeting
January 15, 2026 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, Chad Goeden, Lauren Howard

Members Absent: Casey Campbell, Mike Johnson

Staff Present: Garry White

City Representatives: John Leach

Others Present: Jeremy Serka, Members of the Public

C. Review of Minutes – December 18, 2025

Motion: M/S Howard/Goeden to approve the minutes of December 18, 2025.

Action: Motion Passed (3/0) on a voice vote

D. Correspondence & Other Information - None

E. Changes/Additions/ Deletions to Agenda – None

F. Reports – Mr. White shared he and Mr. Serka have had some conversations to move forward the commercial vessel movement plan and it will go to the Assembly. He also shared he spoke with Highmark and they are getting closer to waivers that will help alleviate insurance obstacles at the park, more information to come at the February meeting.

G. Persons to Be Heard- None.

H. Unfinished Business –

1. GPIIP Zoning Discussion – Mr. White shared CBS Zoning was unable to get the board information in time for this meeting. They are hopeful to have information by the next meeting and understand the importance of this to move things forward.

I. New Business-

1. GPIIP Fiscal Year 2027 Budget

Mr. White shared he has been working with the finance department to come up with the proposed GPIIP Fiscal Year 2027 Budget. He explained he included an allocation for a port director position, that the assembly approved, and additional money for advertising RFP's for property development.

The board shared they'd like to keep an 8 ton crane on the capital wish list even though they understand the money isn't currently there for it. Mr. Serka shared from the public that he agreed this was needed.

Motion: M/S Goeden/Howard move to approve the GPIIP 2027 Operating Budget as proposed.

Action: Passed (3/0) on a roll vote.

2. GPIIP Traffic Management and Vehicle Policy

Mr. White shared the GPIIP Board in November discussed and recommended requirements for Commercial Vessel Movement Operations within the GPIIP. The Board recommended the CBS Assembly approve the requirements as presented with a caveat that pollution umbrella insurance policy be investigated to reduce the insurance levels. CBS risk managers and insurance providers have been consulted and a reduction in insurance levels has been amended (attached).

Additionally, the Board requested that a policy be developed for when the requirements would be implemented. The packed includes a draft GPIIP Traffic Management and Vehicle Operations Policy for the Board review and recommendations. The draft policy addresses that the GPIIP is an industrial park and not a public roadway. It allows for industrial vehicle activities, including vessel movement. The policy establishes a clear, enforceable framework for managing vehicle and equipment traffic to protect public safety, preserve municipal infrastructure, and support continued industrial activity.

The Board discussed the draft and shared some minor verbiage changes. They also shared the draft should clarify this is an industrial zone, not a leisure area. They suggested "pedestrians must yield to active work being conducted in the park" verbiage.

Motion: M/S Goeden/Howard move to approve the GPIIP Traffic Management and Vehicle Policy Draft as amended.

Action: Passed (3/0) on a voice vote.

J. Adjournment

Motion: M/S Wagner/Howard move to adjourn the meeting at 3:37pm.

Action: **Passed (3/0)** on a voice vote.