

**Gary Paxton Industrial Park – Board of Directors Meeting
May 15, 2025 3:00 pm
Room 6, Centennial Hall**

A. CALL TO ORDER: The Chair, Scott Wagner, called the meeting to order at 3:33 pm

B. ROLL CALL

Members Present: Scott Wagner, Mike Johnson, Chad Goeden, Lauren Howard

Members Absent: Casey Campbell

Staff Present: Garry White

City Representatives: Chris Ystad

Others Present: Cooper Curtis (High Mark Marine), Chris Hanson (Sitka Marine Trade Association), Fred Paley (Arctic Blue Waters), Adam Olson (NSRAA), Members of the public

C. Review of Minutes – April 15, 2025

Motion: M/S Howard/Goeden to approve the minutes of April 15, 2025 as written.

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

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda - None

F. Reports – Mr. White gave a brief update on progress of lease requests from the last meeting that are moving forward.

G. Persons to Be Heard- None

H. Unfinished Business –

1. GPIIP Haul Out Development

Mr. White gave an overview on haul out progress. He explained the travel lift was erected this week and they are currently pulling a vessel as a test. Plans for a temporary wash down pad are in the works, as well as some potential power sources and things are continuing to move forward, he stated. Cooper Curtis from Highmark Marine spoke about his excitement to begin to operate the yard and they are working to lower the cost and release that info soon.

2. GPIIP Port Tariff Discussion and Adjustments

Mr. White recommended a discussion and adjustments to the GPIIP Port Tariff #5 at the GPIIP Board's April 17th, 2025 meeting. The Board approved the following motion:

Motion: M/S Howard/Johnson to move forward with the Tariff as written with change of incidental dock fee left at \$35 per hour and the cruise passenger vessel fee at \$5 per hour and adding verbiage about storage of anything on the dock. **Action: Passed (5/0)** on a roll call vote.

Upon further review of the GPIIP Port Tariff #5, the GPIIP Director is recommending that Item 260 – Charges for Miscellaneous Services b) and c) be removed from the tariff. Item 260 b) and c) sets fees for the use of the Access Ramp (no longer available), and upland dry dock fees. The Access Ramp and Dry Dock Fee we set before the development of the haul out facilities and no longer applies with the haul out development being under way and the addition of a haul out operator with other established fees.

Motion: M/S Howard/Johnson to move forward with the Tariff update as written.

Action: Passed (4/0) on a roll call vote.

I. New Business-

1. Sitka Marine Trade Association

Chris Hanson introduced the Sitka Marine Trade Association to the board and detailed the breadth and skill of trades required to support a marine industry in Sitka that generates revenue. He explained their focus is to advance all marine trade businesses in Sitka, building a vibrant marine service sector that provides good and services to Sitka. Their goal is to help members prepare for the future (web presence, aid and compliance, business development), work with government entities to make sure legislation and policy will help build the industry, and get the word out that Sitka is open for maritime business to serve not only our home fleet but all of Southeast and beyond. There was a positive response from the board as the industry works as a unified front to move this forward for the collaborative good.

2. Arctic Blue Waters Purchase Agreement Extension

Fred Paley from Arctic Blue Waters (Alaska) Inc. (Arctic) joined the meeting and requested an extension to its current water purchase agreement with the City and Borough of Sitka executed on April 13th, 2021. Per section 10.2 of the water purchase agreement, Arctic was required to submit to Sitka all designs and construction documents for the loading of bulk water within 48 months of the

effective date of the agreement. The loading plan was required to be submitted by April 13th, 2025. Arctic has modified its loading plan and is working towards a permanent water loading facility construction design with an engineering firm. The scope of the loading plan with permits and construction timeline cannot be completed until the Spring of 2027. He presented a project budget water loading plan from PND Engineers. Arctic is requesting that section of 10.2 of the agreement be extended until September 30, 2026. Section 3.1 of the water purchase agreement requires Arctic to export at least 50 million gallons of water within 60 months of execution or April 13th, 2026. Arctic is additionally requesting that Section 3.1 be extended to October 31, 2027.

Motion: M/S Howard/Goeden to move forward with extension on section 10.2 to September 30, 2025 and section 3.1 to October 31, 2027 for Artic Blue Waters current contract.

Action: Passed (4/0) on a roll call vote.

3. NSRAA Tidelands Request

Adam Olson from The Northern Southeast Regional Aquaculture Association (NSRAA) wanted to make the GPIB Board aware they were requesting approval to furnish and install USCG approved aid to navigation markers in the vicinity of the NSRAA outfall lines within their tideland lease portion of Lot 1 Block 1 tidelands.

Section 3.2 of the lease discusses Lessor's Approval of Certain Alterations or Improvements. It states that the lessor must receive written consent to add structures to its lease area so they want to inform the board. The board was thankful for proactive movement here.

J. Adjournment

Motion: M/S Wagner/Goeden move to adjourn the meeting at 4:15pm.

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