

**Gary Paxton Industrial Park – Board of Directors Meeting**  
**June 19, 2025 3:00 pm**  
**GPIP Haul Out Building**

**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, Chad Goeden, Lauren Howard

**Members Absent:** Casey Campbell

**Staff Present:** Garry White

**City Representatives:** Chris Ystad, Thor Christianson, Michael Harmon, John Leach, Amy Ainslie

**Others Present:** Jeremy Serka (Pacific Jewel Marine), Members of Public

**C. Review of Minutes – May 15, 2025**

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

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

**D. Correspondence & Other Information- None**

**E. Changes/Additions/ Deletions to Agenda – Move new business first to accommodate the tour.**

**F. Reports – None.**

**G. Persons to Be Heard- None.**

**H. New Business –**

**1. GPIP Strategic Plan Walking Tour**

Mr. White gave a walking tour of the property and discussed execution of the space including offices, lift, washdown pad, restrooms, storage, lots and more. Members of the public asked about leasing lots, ideas for best use of space, and lot layout suggestions.

**I. Old Business-**

**1. GPIP Haul Out Development**

Mr. White explained project construction is pretty much complete, lift has been tested, and washdown pad construction is approved and waiting on rebar. A request for ~\$715,000 for electric, safety needs, and other enhancements. Attorneys are working on final touches on operating contract, hopefully including some lower rates and some money put back into the city. The contract will hopefully be wrapped up in July he shared.

Mr. White discussed future development and leases. He explained the park will have to hold a bid process for leases. He also discussed that most lending institutions want terms of 25 years for leases, especially if they are going to invest in a building. If there is no capitol that could be different. Additionally, these leases can be tailored and specific to include restricted use clauses to ensure the space is used for marine services. Specificities such as a 6 month execution to begin building and completion by 18 months can be contracted to ensure no ones sits on properties, sublease restrictions, zoning, clauses prohibiting things like tourism and more. He concluded by sharing there is much for the board to discuss as we move into leasing lots and a work session could occur in the future but he wanted to begin discussion by sharing all that he had outlined.

Amy Ainslie discussed that the current zoning of the park and that her and Mr. White are working together to propose a new zoning policy that will uphold the marine service centric vision of the park. They hope to have this available for the board to review at the July or August meeting.

Mr. Leach suggested adding a failure to perform penalty to ensure the space is being used and not being bought and sat on as well. Mr. White said the goal is for a draft RFP to be able for board review in July. Public comment was opened up and members reiterated the need to keep the area marine service focused, but also stated it may be slow starting due to financing and proof of concept.

## **2. Pacific Jewel Marine Lot 9b Long Term Lease Request**

Pacific Jewel Marine (PJM) is requesting a long-term lease of Lot 9b 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. Pacific Jewel Marine proposes to lease the 7,583 SF parcel for 10 years with 4 – 10-year extension agreed upon by both parties. Lot 9b has a 2025 assessed value of \$60,465.  $\$60,465 @ 9\% = \$5,442$  per year or \$453.5/month. Mr. Serka explained his intentions with the space to the board.

Mr. White explained the GPIB Board will need to provide recommendations for the CBS Assembly to justify the non- competitive lease based on the following: the nature of the trust (property) to be leased, the nature of the business being sought for the lease or seeking a lease, or the number of jobs to be produced. The board agreed the land has limited use due to proximity of exisiting tenant and using this space in

this way will create more jobs and help an existing business grow which supports proceeding without competitive process.

The Board provided the following rationale for leasing the property without a competitive bid process:

- The subject property has limited use.
- Allows an established business to continue to grow.
- If property was leased to another lessee, it would limit access and economic opportunity to the existing marine service tenants of Lot 5.
- Allowing access to the marine service tenants of Lot 5 has the potential to create more jobs.

**Motion:**      **M/S Goeden/Howard** move to proceed without a competitive process of Lot 9b.

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

**Motion:**      **M/S Howard/Goeden** move 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.

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

## **J. Adjournment**

**Motion:**      **M/S Wagner/Goeden** move to adjourn the meeting at 4:29 pm.

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