

**Gary Paxton Industrial Park – Board of Directors Meeting
January 27th, 2022 3:00pm – Zoom Meeting**

A. CALL TO ORDER: The Chair, Scott Wagner, called the meeting to order at 3:00pm

B. ROLL CALL

Members Present: Scott Wagner, Chris Ystad, Lauren Mitchell, Vaughn Morrison

Members Absent: Mike Johnson

Staff Present: Garry White

City Representatives: John Leach (Administrator)

Others Present:

C. Review of Minutes – December 6th, 2021

Motion: M/S Mitchell/Morrison to approve the minutes of December 6th, 2022

Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- None

F. Reports –

GPIP Report:

Mr. White presented an update on the GPIP Dock usage. For Fiscal Year 2021 the GPIP Dock grossed \$65,332 in revenue, almost double of FY20. Fiscal Year 2022, as December 6th, the park has grossed \$41,292 in use. Dock usage has been slower this winter than summer, but still seeing weekly use.

The Sitka Community Boatyard group is still working towards finding funding to construct the project. The lease has not moved forward due to the current lack of funding. SEDA and the CBS are investigating additional grant opportunities. The question was discussed of how long the current RFP process should continue for the SCB to find funding for the project before a new process starts.

Arctic Blue Waters is still working towards moving bulk water from Sitka. Mr. White is receiving calls from other entities additional interested in establishing a bulk water purchase contract with Sitka.

A group is investigating making alcohol in Sitka with Sitka water.

Mr. White has investigated cost for installing a 4 ton crane on the GPIIP Dock. Current estimated costs are much higher than 2019, estimated to be around \$510k. The current GPIIP Enterprise Budget is insufficient to afford the crane. Mr. White is working with a marine consultant on potential grants to fund the crane.

Mr. White is also working on getting estimates for additional security cameras for the GPIIP properties for better management and to capture illegal use of GPIIP properties. The CBS recently found illegal dumping activities and used the Sitka PD to help stop and rectify the situation.

G. Persons to Be Heard- None

H. Unfinished Business - None

I. New Business-

1. CBC Construction Inc. Lease Request

CBC would like to lease 12,000 SF of Lot 15 on a short term, month to month basis to burn construction and overburden materials. CBS has presented their burn plan to the CBS Fire Department and has received conceptual pre-approval for their plan. Mr. White is proposing a lease on a month to month basis for \$2,500 per month with a \$5,000 retainer or bond to ensure the property properly cleaned up afterwards.

Ms. Mitchell brought up potential air quality issues during herring and fishing season.

Mr. Ystad requested that provisions in the lease be added to make lessee responsible if burning embers destroy other lease holder's equipment.

Motion: **M/S Morrison/Mitchell** move to recommend approval of a short term lease of \$12,000 SF on Lot 15 with terms presented.

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

2. GPIIP Strategic Plan

Mr. White introduced this item as a place holder is anyone had anything to discuss in general about the GPIIP.

Mr. Wagner asked the current electrical set up would allow for small cruise ships to plug into dock power, and if not, could cruise passenger head tax funds be used to modify system to allow the use.

Ms. Mitchell asked when the fresh water system would be installed. There is demand from both the commercial fishing industry and cruise lines for potable water.

Mr. Wagner asked if the CBS was earning any revenues from the Turnagain barge being anchored in the cove all winter.

Mr. White responded that he would investigate all questions.

J. Adjournment

Motion: M/S Mitchell/Morrison move to adjourn the meeting at 3:27pm

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