

**Gary Paxton Industrial Park – Board of Directors Meeting
February 11, 2021 3:00pm – Harrigan Centennial Hall**

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

B. ROLL CALL

Members Present: Vaughn Morrison, Mike Johnson, Scott Wagner, Chris Ystad

Members Absent: None

Staff Present: Garry White, Makena Hardwick

City Representatives: Thor Christianson (Assembly Liaison), Brian Hanson (Municipal Attorney)

Others Present: Tad Kisaka along with Robert Woolsey via Zoom.

C. Review of Minutes – January 14th, 2021

Motion: M/S Morrison/Ystad to approve the minutes of January 14, 2021

Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information-

There was a letter from a member of the public that was placed in the packet.

E. Changes/Additions/ Deletions to Agenda- None

F. Reports –

Garry reported on the RFP for a haul out at GPIIP passing the assembly in January and that it is listed on the bid express webpage.

The Arctic Blue Waters water purchase contract is going to the Assembly on February 23rd.

G. Persons to Be Heard- None

H. Unfinished Business

1. Clay Stromquist Proposal

Mr. White introduced this topic. The landfill at GPIIP requires DEC approval to have anything done to it. Lot 20 is being proposed instead of the landfill, right across from the Silver Bay bunk house. An area of 2,600 square ft. there could work for their proposed purpose. The Lot is valued at \$54,400. For 2,600 SF, the market rate payment is \$80 per month. The board would like them to pre-pay a year in advance to avoid the hassle of monthly collection.

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Public Comment: None received

Board Discussion: Board supports this use of the land. A board member asked Mr. Kisaka what the plans for the sawdust and byproduct are?

Mr. Kisaka stated that he expects people will come and buy it or they will give it away. It has worked for them to do that in the past.

Mr. White mentioned that standard lease terms will be used to ensure that the property is well maintained and left in the same or better condition at the end of the lease term.

Mr. Hanson expressed gratitude that this is being put onto land that does not have contamination concerns.

Motion: M/S Ystad/Morrison to approve a month-to-month lease with an annual payment of \$962

Action: Motion Passed 4/0 on a voice vote

2. GPIP Port Tariff Adjustments

GPIP got a request to tie up a vessel for 4 months. During slower months GPIP could allow vessels to use the dock for extended periods of time.

Mr. White suggested that GPIP match harbor rates, by increasing the rates by 5%.

Public Comment: None received

Board Discussion: Define slow season and the time that this would be allowed. Mr. White said this could be up to the Harbor Master's discretion and therefore be more flexible to work with the commercial users of the dock.

Motion: M/S Morrison/Johnson move to adjust the tariff rates per executive director's recommendation

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

The Chair Scott Wagner recused himself for this next item and asked Vaughn Morrison to act as Chair in his place.

I. New Business-

1. NSRAA Lot 3 Lease Extension

NSRAA agreed to a three-year lease for Lot 3. In section 1.3 of the lease it states that if they meet certain criteria they can extend for 10 years. NSRAA would like to extend the lease based on contractual terms in the original lease. However, rather than extend for 10 years, NSRAA

would like the term renewal for Lot 3 to coincide with the term renewal for their other lot at GPIIP, Lot 2. Which is set to expire in May 2026.

Public Comment:

Brian Hanson- In the motion make a reference to the conditions being complied with in accordance with the documents that were prepared by the municipal attorney.

Motion: **M/S Ystad/Johnson** move to recommend approval of the 74-month lease extension between the City of Sitka and NSRAA with the knowledge that NSRAA has complied with all the lease terms in accordance with the document prepared by the municipal attorney.

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

Additional Board Discussion: The chair asked that board members think of suggestions for a new member.

J. Adjournment: The Chair, Scott Wagner, adjourned the meeting at 3:21pm