

**BOARD OF DIRECTOR'S MEETING**  
**MONDAY, FEBRUARY 28, 2022 – 3:00 pm**  
**Room 6 Harrigan Centennial Hall/Zoom Meeting**

**Regular Meeting**

- A. CALL TO ORDER**           The Chair, Scott Wagner, called the meeting to order at 3:00 pm
- B. ROLL CALL**
- Members Present:**       Scott Wagner, Vaughn Morrison, Lauren Mitchell, Mike Johnson, Chris Ystad
- Members Absent:**       None
- Staff Present:**           Garry White, Deb Corso
- City Representatives:**   Brian Hanson (Municipal Attorney)
- Others Present:**         Hugh Bevan, others
- C. Review of Minutes – January 27, 2022**
- Motion:**                **M/S Johnson/Mitchell** to approve minutes of January 27, 2022
- Action:**                 Motion passed 5/0 on voice vote
- D. Correspondence & Other Information – None**
- E. Changes/Additions/Deletions to Agenda – Mr. White requested to move Strategic Planning Item to end of discussion. Approved by Chair, Scott Wagner**
- F. Reports –**
- GPIP Report:**
- **Dock:** Mr. White stated that the dock is getting more use as Spring approaches. Working with Turnagin Marine, the group that build the dock, to improve the fender system to increase capacity from 250' in order to accommodate larger vessels without damaging infrastructure. Long-term objective is to have engineers produce numbers that will provide for a range of vessels.
  - **Haul out:** Mr. White spoke with the SCB Group and they are still looking for funding to go forward and this has been rather difficult. Mr. White is working with the City to procure funding and will continue pursuing the RAISE grant. Looked at the two successful applications from Haines and Cordova to see what they did differently and it appears to be an issue of time. This will be CBS's third year applying. The EDA grant is cumbersome and has been broken down into phases in order to better procure any and all funding opportunities – at least for the baseline infrastructure.

- **Bulk Water:** Still working with Arctic Blue Waters, and looking at different opportunities/proposals including entities wishing to manufacture tequila with Sitka water.
- **Management of GPIIP:** Still investigating where dumped vehicles are coming from and SPD is involved in this pursuit while the City is also taking steps to ensure no more vehicle disposals occur at GPIIP.
- **Dock Crane:** Current estimated cost for a crane at the GPIIP Dock is north of \$500K. Current working capital is ~ \$640K and therefore Mr. White is looking into other potential funding options at this time.

Discussion/Questions:

- Mr. Johnson asked about fenders on the Dock: i.e., tonnage vs. overall length; weight and wind-shear considerations. Mr. White contends that manufacturer's current recommendation is 250' maximum. This is further explained in Port Tariff.
- Mr. Johnson asked if Turnagin is paying for their current anchorage space. They are not, however, they are providing pro bono services in providing calculations for GPIIP. Mr. White will be looking at tariff changes to address long term anchoring in the GPIIP tidelands.
- Mr. Wagner asked about status of Eckert Fine Beverages. Mr. White stated that they are requesting 900 gallons and then an additional 6,000 gallons. They have yet to complete their agreement for a proper water filling station. Mr. White will follow up with this.
- Ms. Mitchell asked about the CBC lease for burning of construction debris. Mr. White said they will aspire to get the lease done soon.

**G. Persons to Be Heard – none**

**H. Unfinished Business – none**

**I.**

**J. New Business –**

**1. Sitka Salmon Shares Dock Use Agreement**

Ms. Mitchell is recused from the Board to speak as a member of the Public. Salmon Shares requested to enter into a GPIIP Dock Use Agreement for 2022 with similar terms as the previous two years. GPIIP will provide space for a mobile boom truck and one 40' freezer container to support their fish-buying operation at a rate of \$1000/month for a month-to-month lease. Harbormaster will have permission to request they move on demand for when there is a lot of traffic there. Additionally, there will be a Port Security Plan in place along with some fencing put up for when cruise vessels come in.

**Motion:** Ystad/Morrison move to approve Dock Use Agreement with same terms as 2021.

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

**2. Fortress of the Bear Lot 19 Lease Request**

Hugh Bevan, Board member for Fortress of the Bear (FOB) requests to lease Lot 19 for additional parking on a month to month basis. Lot 19 is a 12,669 square foot parcel of raw property located in the western portion of GPIIP. Current value at 9% = \$383.25/month. He further expressed interest in a longer-term lease and/or option to buy. He states there are current road access issues and he is working with DOT in

hopes of resolving this soon. Mr. White states there is a possibility to sell Lot 19 in the future and he also reiterates that there is a 30-day Notice to terminate included in the terms.

**Motion:** Mitchell/Morrison move to approve to lease Lot 19 at terms presented to FOB.

**Action:** Passed (5/0) on a voice vote

### 3. Coastal Transportation SE, LLC Lot 9a Lease Request

Mr. Billy Akan, representative of Coastal Transportation SE, LLC joins in via Zoom and is requesting to lease 60' x 100' section of a portion of Lot 9a, between the Hanson Maritime dock and the access ramp. Current value at 9% = \$360.00/month on a month-to-month lease. They wish to expand their ramp and dock access to unload/load cargo. Have no intention to make any modifications, just need space.

**Motion:** Johnson/Ystad move to approve a month-to-month lease for 6000 square foot of Lot 9a to Coastal Transportation with terms as presented

**Action:** Passed (5/0) on a voice vote

#### K. Old Business -

##### GPIP Strategic Plan

- **Rock Pit:** Mr. Johnson states that Granite creek is tapped out and a new mining space is needed. Mr. White states that there has been pushback regarding areas directly across from Silver Bay there is another area behind it - Mental Health Lands that has investigated in the past. There is also an area where the old landfills are located. The area has challenges including drainage issues. Mr. White contends there is a third proximal location owned by City, a flat space with decent access, that was at one time considered as a viable location for a water bottling plant, which may be worthy of further investigation without the complications of the aforementioned locations. Ms. Mitchell asked about mining impacts and risks. Mr. Ystad suggested surveying contractors about whether they would be inclined to drive out so far for rock.
- **Haul Out:** Mr. Ystad asked about potential date for the latest RFP proposal for Haul Out development. Mr. White stated that none of the grants are assured and that both development investment groups discovered the cost to be prohibitive with a predicted amounts range of \$3.7 to 3.8 million, whereas the initial proposal was ~ \$1 million for the marine piers alone. Mr. White recommends further investigation since the subject won't even be addressed until October and there needs to be a new creative process or a big bag of money. There is no funding available from government coffers and there is currently not enough grant funding to justify the anticipated cost of development. There is a need for enormous subsidy funds to even begin the process. Mr. White responded that he will share the packet of materials on this subject matter with the Board.

#### L. Adjournment

**Motion:** Morrison/Mitchell move to adjourn the meeting at 3:46 pm

**Action:** Passed (5/0) on a voice vote.