

**Gary Paxton Industrial Park – Board of Directors Meeting
March 31st, 2022 3:00pm
Gary Paxton Industrial Park**

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

B. ROLL CALL

Members Present: Scott Wagner, Mike Johnson, Lauren Mitchell, Vaughn Morrison

Members Absent: Chris Ystad

Staff Present: Garry White

City Representatives: Thor Christianson

Others Present: Adam Olson - NSRRA

C. Review of Minutes – February 28th, 2022

Motion: M/S Johnson/Morrison to approve the minutes of February 28th, 2022

Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- Mr. White suggested to move Strategic Planning Item to end of discussion. Approved by Chair, Scott Wagner

F. Reports –

GPIP Report:

Mr. White provided a writing report and stated that he would update Board on GPIP information and issues during the walking tour portion of the meeting.

G. Persons to Be Heard- None

H. Unfinished Business – Moved to end of meeting

I. New Business-

1. GPIP Walking Tour

Mr. White led a tour of the GPIIP properties. The Board discussed various topics of the park, including, but not limited to; GPIIP Dock use, Marine Haul out development, park security, park clean up, securing the park to discourage future dumping of junk, current and future water delivery infrastructure, tideland uses, future expansion opportunities, safety egress routes, past and future infrastructure improvements, current tenants and potential for future tenants, and future staffing needs.

2. NSRAA Lot 7 Lease Request

Mr. Wagner recused himself due to his employment with NSRAA. Mr. Morrison took over as chair for the next two items.

Adam Olson with NSRAA informed the Board on NSRAA's plan for expansion of its hatchery located at the GPIIP and the property needed for the construction project. Mr. White outlined the proposed terms in his memo to the Board.

Motion: **Johnson/Mitchell** moved to recommend approve a month-to-month lease for 10,000 square foot portion of Lot 7 to NSRAA with terms as presented.

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

3. NSRAA Tidelands Lease Request

Adam Olson with NSRAA informed the Board on NSRAA's plan for its hatchery expansion and the need to install an additional marine outfall drain line. Mr. White outlined the proposed terms in his memo to the Board. Ms. Mitchell discussed the existing tidelands lease held by Sayak Logistics. Mr. White stated that the original tidelands lease was established by Alaska Pacific & Packing and transferred and operated by Northline Seafoods. Mr. White discussed that Northline had operated outside of the proposed tidelands lease area and the tidelands area was never adjusted to actually use from proposed use. The Sayak tidelands lease area will need to be adjusted or terminated before the CBS can lease NSRAA the encumbered portion of the same tidelands area. Mr. Olson requested a \$0.00 annual fee for use of the tidelands due to the economic impact NSRAA brings to the community. The Board discussed that NSRAA historically has not paid tidelands fees for its existing tidelands use and agreed with the waiver of a fee for the new tidelands use, noting that NSRAA's underwater tideland lease would not stop other vessels from ingress and egress of the tideland area.

Motion: **Johnson/Mitchell** moved to recommend a 30 year lease for NSRAA for ~2.69 acres of tidelands as outlined in presented drawing. The Board recommends a fee of \$0.00 for use of the tidelands. This approval is contingent on the Sayak Logistics LLC tideland lease being moved to historic use versus proposed use.

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

4. Silver Bay Seafoods Lot 9c Lease Request

Mr. Wagner resumed his position as Board Chair.

Mr. White outlined the proposed use of Lot 9c by Silver Bay Seafoods. Silver Bay has leased 10,000 SF of Lot 9c for housing for its summer employees for the past several summers. Mr. White informed that his memo did not include new CPI adjustments.

Motion: **Mitchell/Morrison** moved to recommend approval of a month to month lease with Silver Bay Seafoods for 10,000 SF of Lot 9c as present with appropriate CPI adjustments in rent.

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

Unfinished Business: GPIP Strategic Plan

The Board postpone further discussion on the Strategic Plan.

J. Adjournment

Motion: **M/S Mitchell/Morrison** move to adjourn the meeting at 4:21 pm

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