

**Gary Paxton Industrial Park – Board of Directors Meeting
April 21, 2021 3:00pm – Harrigan Centennial Hall**

- A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:04pm
- B. ROLL CALL**
- Members Present:** Scott Wagner, Vaughn Morrison, Mike Johnson, Chris Ystad, Lauren Mitchell
- Members Absent:** None
- Staff Present:** Garry White, Makena Hardwick
- City Representatives:** John Leach (Administrator), Brian Hanson (Municipal Attorney), Thor Christianson (Assembly Liaison), Michael Harmon (Public Works Director)
- Others Present:** Jeremy Serka, Linda Behnken, Jeff Farvour and Robert Woolsey via Zoom

C. Review of Minutes – March 25, 2021

- Motion:** M/S Johnson/Ystad to approve the minutes of March 25, 2021
Action: Motion Passed 5/0 on a voice vote

D. Correspondence & Other Information-

Tomorrow, April 22nd at 2pm SEDA will be hosting the State of the Sitka's Economy event. Jim Calvin from the McKinley Research Group, Southeast Conference and others will present on economic indicators for Sitka and Southeast Alaska.

E. Changes/Additions/ Deletions to Agenda- None

F. Reports –

Garry White presented the GPIP Management Report. Port Tariff number 4 was approved by assembly. Herring season has increased dock usage. Artic Blue Waters made their payment to the city, their contract is currently in good standing. Three other groups have contacted Mr. White for contracts to export water. City officials and Mr. White recently visited the site, the group noticed that used cars have been dumped at the park. They are working on a plan to mitigate that issue.

G. Persons to Be Heard- None

H. Unfinished Business- None

I. New Business-

1. GPIIP Dock Improvements

Mr. White introduced this item. A lot of requests for water to be added to the dock so that fresh water can be used to hose off boats. Estimate of permanent underground potable water pipe to be run to the dock with a meter has been received. With a meter, use can be measured and cruise ships could be charged for the water. The cruise ship that was going to make 6 stops at the GPIIP dock is no longer coming this summer.

Discussion from Board:

City code says GPIIP will pay \$157.71 per month to the water dept. Per the code it will cost users \$3.50 per thousand gallons for treated water. The board can adjust the tariff to add a gallon limit. To make up for the cost to the water dept. 45,000 gallons would need to be sold per month. Therefore, this might be made up by adjusted moorage rates and this could be made into a free service for the dock users.

Motion: **M/S Johnson/Morrison** move to establish a capital budget of \$24,999 to install an underground potable water line to the dock.

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

2. GPIIP Haul Out and Shipyard Proposals

Mr. White gave a brief overview of the goal to establish a marine haul out at the park.

Public Comment:

The three contributors to the proposal that was submitted came up as a group to discuss their proposal. Linda Behnken introduced herself to the board. She gave the board an overview of the proposal that they submitted in response to the RFP. A commitment of the City holding ownership of the land. Looking to SEDA to provide a loan to establish the haul out. Jeremy Serka would oversee the construction of the yard and the management of the yard once it is up and running. Mr. Serka gave a brief overview of his position and goals for the haul out as well as the amount of work that has gone into creating this proposal. The goal is for this to be a community boat yard. Jeff Farvour stated that the proposal has responded to the RFP well and that Sitka has a need for a boat yard.

Mr. Christianson asked what the timeline is like between approval and obtaining the funding listed.

Ms. Behnken stated that they have several sources of funding listed that will supply the funding immediately after approval and that many of the other sources have said that the process should be quick once approval is received.

Mr. Leach stated that the funding for this project seems to be coming from many different sources. And asked what money the group has without the funding listed. Mr. Leach also asked what the difference is between their operation plan and others.

Ms. Behnken states that the size of the hoist would be smaller with potential for an upgrade to a larger hoist later. Ms. Behnken also specified that they have commitments around \$400,000 from local fisherman. They also have a fair bit of confidence that the other money will become available after this proposal receives approval.

Motion: M/S Johnson/Ystad Move to enter executive session at 3:35pm and invite John Leach, Thor Christianson, Brian Hanson, Michael Harmon and Garry White as technical advisors.

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

Motion: M/S Johnson/Ystad Move to exit executive session at 5:04 pm and resume the regular GPIIP board meeting.

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

GPIIP board was unable to reach a decision. The board would like some clarification on certain items. Mr. White will draft a list of issues that came up during the executive session and will send that list to the proposers. Once those questions are answered the board will meet again to score the proposal and come up with a decision.

3. GPIIP Strategic Plan

Mr. White introduced the strategic plan item. As this item is contingent upon the result of the haul out proposal this item will be tabled until the next board meeting.

J. Adjournment: The Chair, Scott Wagner, adjourned the meeting at 5:08 pm