

**Gary Paxton Industrial Park – Board of Directors Meeting
May 12, 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:** 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), Michael Harmon (Public Works Director), Thor Christianson (Assembly Liaison)
- Others Present:** Linda Behnken, Jeremy Serka, Jeff Farvour, Dan Falvey
- C. Review of Minutes – April 21, 2021**
- Motion:** M/S Johnson/Ystad to approve the minutes of April 21, 2021
Action: Motion Passed 5/0 on a voice vote
- D. Correspondence & Other Information**
1. **Fortress of the Bear Letter-** Evy addressed the board during public comment on the haul out item.
- E. Changes/Additions/ Deletions to Agenda-** None
- F. Reports –** None
- G. Persons to Be Heard-** None
- H. Unfinished Business**
1. **GPIP Haul Out and Shipyard Proposals**

Public Comment:

Linda Behnken-

Added more context to their answers to the board's clarifying questions. They have back up plans for every part. They believe it is very responsive to the RFP. The PND estimate is a great deal higher than their proposal. The proposal also offers the ability to upgrade all aspects when build grants are received. They are open to negotiations.

Evy Kinnear-

Of Fortress of the Bears spoke on behalf of the organization. Their concern is that they can retain access to lot 19 for overflow parking.

Jacob Finsen-

Security and sustainability of the fishing fleet is directly supported by a boat yard and haul out. It is a great way to support the local economy. Sitka Salmon Shares is in support of using the Economic Development funds to create the haul out.

Jeremy Serka, Jeff Farvour, Dan Falvey-

Mr. Serka stated that hopefully after reviewing the answers the board has a better understanding of what the team was trying to achieve. The business plan is not dependent on SEDA funds, although they have been identified as a driving force. If the City gets a grant, it could go towards development of the haul out, and that would be in addition to the planned development in this proposal. Funding has already been identified. The proposers' understanding is that they would go into negotiations after it is pushed forward to the assembly. The city has a lot to gain from this haul out.

Mr. Falvey thanked the board for considering their proposal and looking further into the numbers. It could be a two-stage process where in the first years, minimums will be met and upgrades and expansions to include servicing requirements for the coast guard fleet could be added. Can look at scaling back the footprint of the GPIIP land use.

Mr. Farvour re-emphasized the need for a haul out and that waterfront land is being eaten up for other purposes. A year is realistic for getting a haul out up and running.

Steven Rhodes-

He chose to speak to the human factor of the proposal. He believes that the work that the proposers put into this proposal says a lot to what they will do for the community. The fact that it is a public/private partnership with an entity that is already supporting the community makes Mr. Rhodes very optimistic about the outcome.

Mike Narco-

Mike is a local Shipwright. He is looking forward to a full-scale boat yard where he could work, instead of working out of the back of his truck.

Lance McCutchen-

It would be great to have an actual place where tradespeople could set up and serve the community. This proposal is a necessary project for Sitka, and would be great for the local economy. And he thinks that he speaks for the local fisherman that it would be great to get something started.

Wendy Alderman-

In the Sitka Comprehensive Plan supporting the working waterfront industry was a high priority and this checks a lot of those boxes.

Mr. White wanted to quickly note that it is not SEDA's money it is a City fund called Sitka Economic Development fund.

Motion: M/S Ystad/Morrison move to enter executive session as the Selection Committee to continue to evaluate and score the proposal at 3:25 pm and invite Garry White, John Leach, Michael Harmon, Brian Hanson and Thor Christianson as technical advisors to assist the selection committee.

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

Motion: M/S Johnson/Ystad move to exit executive session at 4:50 pm and resume regular session

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

The Selection Committee accepts the proposal from the Sitka Community Boatyard (SCB) on conditions that certain aspects of the proposal are negotiated with the GPIP Executive Director and team, and ultimately brought back to the GPIP Board for approval of recommended lease terms.

The Selection Committee offers to start with an upland and tideland lease on the southern portion of Lot 9a for the initial phase development of a travel lift piers, retaining wall, and staging dock as outlined in the proposal, including the purchase of a 150 ton vessel lift.

The Selection Committee is recommending that no CBS funds be used for the initial phase development.

The Selection Committee offers to lease Lot 9b and/or a portion of Lot 9c for the development of a wash down pad and water treatment facility, upon SCB securing non-CBS funding and contracts for the initial phase development on Lot 9a.

The Selection Committee offers to lease additional property to SCB contingent on funding being identified for construction of needed infrastructure to operate a haul out.

I. New Business-

1. Eckert Fine Beverages Funding Request

Scott Wagner recused himself from this item due to personal conflict.

Budget to repair raw water line, along with repairing the line Eckert wanted to install for a low volume water delivery system. Does the board want to pay for part of the costs? At the expiration of their contract the installed infrastructure would become City-owned. City funding would be against their contract.

No motion was made to approve this request.

2. GPIIP Strategic Plan

Mr. White brought this to the board for possible discussion, the board elected to discuss this item at a later date.

J. Adjournment: The Chair, Scott Wagner, adjourned the meeting at 5:02pm