

**Gary Paxton Industrial Park – Board of Directors Meeting
June 22nd, 2023 3:00 pm
Room 6, Centennial Hall**

- A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:00 pm
- B. ROLL CALL**
- Members Present:** Scott Wagner, Mike Johnson, Chad Goeden, Lauren Mitchell, Casey Campbell
- Members Absent:** None
- Staff Present:** Garry White
- City Representatives:** Chris Ystad, John Leach, Michael Harmon
- Others Present:** Members of the public, PND Team Member - Dick Summerville, Greg Meissner
- C. Review of Minutes – April 26, 2023**
- Motion:** M/S Mitchell/Johnson to approve the minutes of April 26, 2023
Action: Motion Passed 5/0 on a voice vote
- D. Correspondence & Other Information-** None
- E. Changes/Additions/ Deletions to Agenda-** None
- F. Reports –** Garry White gave a brief report that the dock is in full swing this season with more cruise ships. Security was contracted out and has been working very well complete with a luggage x-ray machine. Additionally, he has been working with an individual to find a way to transport bulk water in a floating bag which could be a game changer for transporting bulk water, stay tuned.
- Scott Wagner reported he is filling a spot on the tourism task force and the next meeting is in September. If anyone has info to pass along in that forum let him know.
- G. Persons to Be Heard-** None
- H. Unfinished Business –**
- 1. GPIIP Haul Out Development Discussion**

Mr. White explained as the haul out project continues to progress this will remain a line item on the agenda.

Dick Summerville from PND Team and Michael Harmon discussed the conceptual designs with the goal of a 150 ton lift with potential for future expansion and job growth all within the budget. By July we need a final charter for draft permits to stay on schedule, Harmon explained.

Based off the selected waterfront development area from the last board meeting, conceptual designs were developed for the GPIIP Board's review and approval at today's meeting. Draft conceptual designs were presented at a public Subject Matter Expert (SME) meeting on June 1, 2023, they explained. The SME group were selected as local and regional community members that have actively designed and/or operated a marine haul out facility. The SME group suggested that concept #4 was the preferred concept.

All of the concepts presented were at site 2. Concept 1 is only for a 150 ton boat hoist, there is not room to expand to a 300 ton with this arrangement. Concept 2 satisfies the desire to have a 150 ton, but would also be able to expand to a 300 ton in the future. This requires a wider central pier. Concept 3 is very similar however flipped. We took advantage of the deeper water and put the larger vessel in the deeper water, he explained. Concept 4 is more of a linear approach for expansion. Very similar to the 1st concept but a widened pier with phase 1 as 150 ton, then extend short legs off shore for a future 300 ton lift. All concepts include a 32 foot wide inside clear width for 150 ton and a 40 foot wide inside clear for a 300 ton. SME selected concept 4, Mr. Summerville reiterated.

Every concept budget has a max limit of \$8.18 million at phase 1. We had to make some adjustments, anything that doesn't fit is labeled as alternate or future phase, he explained. Each includes the 150 ton haul out, wash down pad (permanent or temporary), and treatment facility. There were some questions regarding power, phase 1 will likely utilize generators they explained. He thoroughly went through each option and how it relates to budget and timeline. Key takeaways included: concept 3 falls short of charter, concept 1 only has 150 ton option, concept 2 & 4 provide for future expansion, concept 4 is \$4 million less to expand to a 300 ton option in the future.

There was a public discussion regarding priorities, time line and budget. Mr. Harmon explained the goal is for the board to select a concept to present to the assembly. The board further discussed the SME thought process in why they landed on concept 4 and then felt ready for a vote.

Motion: M/S Johnson /Goeden to move forward with Concept 4.

Action: Motion Passed 5/0 on a voice vote.

I. New Business-

1. Sayak Logistics Lot 8a Lease Termination

All 4 of the before mentioned haul out options suggest that Lot 8a and their infrastructure needs to be moved before we can move forward with building. This is a month to month lease and they have 30 days to move infrastructure as written now. Dawn Johnson from Sayak came forward and stated they have no problem turning the lot back over, they just don't want to be blindsided during peak fishing season, more notice the better she explained. Mr. White will work with the design team to see when the critical time for this to occur is, as for now it is tabled.

J. Adjournment

Motion: M/S Goeden/Johnson move to adjourn the meeting at 4:35 pm

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