

**Gary Paxton Industrial Park – Board of Directors Meeting  
November 21st, 2022 3:00 pm  
Room 6, Centennial Hall**

**A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:02 pm

**B. ROLL CALL**

**Members Present:** Scott Wagner, Mike Johnson, Lauren Mitchell, Casey Campbell

**Members Absent:** Chad Goeden

**Staff Present:** Garry White

**City Representatives:** Chris Ystad, John Leach, Michael Harmon, Brian Hanson

**Others Present:** Robert Woolsey and other members of the public.

**C. Review of Minutes – July 11th, 2022**

**Motion:** M/S Mitchell/Johnson to approve the minutes of July 11th, 2022

**Action:** Motion Passed 4/0 on a voice vote

**D. Correspondence & Other Information-** Mr. White discussed correspondence from former Board Member Jones regarding the need to determine if the CBS wishes to move forward with repairing the Bulk Water Line valves during the scheduled penstock shutdown in the future. Valves will need to be ordered soon to make the penstock shutdown.

**E. Changes/Additions/ Deletions to Agenda-** None

**F. Reports –**

Mr. White reported that he has been in contact with a couple of new groups that are interested in exporting Sitka's water.

**G. Persons to Be Heard-** None

**H. Unfinished Business –** None

**I. New Business-**

**1. GPIIP Haul Out Project Charter**

Mr. White gave an overview of the GPIIP Haul Out Development Project Charter. The document is a “living” document that outlines the project goals, scope of work, and timeline for moving the project forward. The project has been broken down into 2 phases; Phase 1 – Waterfront Development and Phase 2 – Upland Shipyard Development. Mr. White does not believe the \$8.18 million appropriated by the recent vote is enough to complete the entire project, additional funds will need to be identified.

Various members of the Public spoke regarding the project, to suggest that a community partnership for development should be considered and that to suggest that \$8 million should be sufficient to complete the project and that time is of the essences to move the project forward.

Mr. White stated that the goal is to build as much of a haul out as the secured funds allow.

Mr. Harmon outlined the Key Tasks and Milestones of the project. He explained the process of working with a subject matter expert/project manager for the project to help to determine the basis of design with the community. He outlined how a future design build contract will be arranged and executed for construction of the project.

GPIIP Board members commented on different sections of the project charter and had a discussion if the more analysis was needed to determine the appropriate size lift to haul vessels. The Board agreed that the document was a good outline of the process and that more robust discussions are needed to develop the basis of design for the project.

**M/S Campbell/Mitchell** moved for the approval the GPIIP Vessel Haul Out Development Project Charter as presented

**Motion Passed 4/0** on a voice vote

## **2. GPIIP Port Tariff Discussion and Adjustment**

Mr. White outlined the GPIIP Tariff development process and discussed recent reviews and adjustments to the tariff over the past few years. He discussed certain portions of the Tariff that should be adjusted moving forward to include; creation of a dockage fee for cruise ship vessels which require more staff support than non-cruise passenger ships, whether GPIIP Dockage fee should mirror CBS Harbor fees, increasing wharfage passenger fees, and monthly dockage rates.

The Board will review the tariff and come back with suggests at the next GPIIP Meeting. The Board agreed that dockage fees should mirror harbor rates in most cases and that a cruise passenger ship rates should be similar to other private cruise ports.

### **3. GPIIP FY2024 Budget**

Mr. White presented a draft budget for fiscal year 2024. The Board discussed the draft budget and dock revenue. The Board requested historic revenues of the dock since it was built.

**M/S Johnson/Mitchell** moved for the approval the draft GPIIP FY2024 budget as presented.

**Motion Passed 4/0** on a voice vote

### **J. Adjournment**

**Motion:** **M/S Mitchell/Johnson** move to adjourn the meeting at 4:34 pm

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