

**Gary Paxton Industrial Park – Board of Directors Meeting
December 15, 2020 3:00pm – Harrigan Centennial Hall**

A. CALL TO ORDER: The Acting Chair, Vaughn Morrison, called the meeting to order at 3:05pm

B. ROLL CALL

Members Present: Vaughn Morrison, Mike Johnson, Jamal Floate, Chris Ystad

Members Absent: Scott Wagner

Staff Present: Garry White, Makena Hardwick

City Representatives: Thor Christianson (Assembly Liaison), John Leach (Administrator)

Others Present: Jeremy Serka, Stan Eliason, Jorgen Eliason, along with Robert Woolsey and Michael Harmon via Zoom.

C. Review of Minutes – November 30, 2020

Motion: M/S Floate/Johnson to approve the minutes of November 30, 2020

Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information-

Garry White presented his recent correspondence with a representative from TRANSOCEANIC LLC. They have a proposal to form a public/private/partnership with the CBS. If the board would like to discuss this further it can be added as an agenda item in the future.

E. Changes/Additions/ Deletions to Agenda- None

F. Reports –

Garry White reported on the recent GPIP usage. The dock has seen an increase in revenues in FY19. The RFP has gone to Ports and Harbors administration and was approved. It will go to the assembly on December 22nd. Artic Blue is asking that we postpone their contract until they finish their internal paperwork. The contract for Eckert Fine Beverages will go to the assembly next week. There has been more interest in selling fuel out at the dock. Sitka Salmons Shares came in with a proposal that will be discussed at the next meeting.

Mr. Floate asked when the RFP will be made available to the public and how long it will be out. Mr. White stated that the RFP should be ready by the end of the year and they will keep it out for 3 months.

G. Persons to Be Heard- None

H. Unfinished Business

1. GPIIP Port Tariff Adjustments

Garry White presented this item. He gave a brief history of the dock's port tariffs. This will be the 4th Tariff.

Suggestions-

Dockage: adjusted to a 3% increase rather than a 6% increase annually. Additional increase to the incidental use rate per hour for up to 4 hours, from \$25/hr to \$35/hr.

Flat fee of \$850 for any vessel that requires a security plan. And \$4 per person fee.

Terminal Operator Permit—rates would mirror Homer rates. Rates will differ depending on whether you are in the Sitka harbor system.

Limit how long people can be hauled out. A 4-month limit seems reasonable, with option to extend. It will deter people using the GPIIP facility as long-term storage.

Mr. Leach mentioned that a correction is needed in the packet to state \$1.50 per foot, rather than \$150 per foot.

Public Comment:

Jeremy Serka stated that working at the GPIIP dock relieves pressure in downtown docks. If the fees are too high, it will not be desirable.

Board Discussion:

The board discussed the cost difference between a 400-foot vessel that would make the dock unusable to others and a 250-foot vessel that would allow other use. Clarification on the cost breakdown for a passenger vessel was then requested.

Mr. White went over the Dock Sample Use document. He mentioned that we need a certain amount of money to cover maintenance costs. Someone will need to be present to monitor the dock to keep all users accountable. Currently Stan is the monitor and because of that we split moorage with Harbors.

Yearly increase rates were discussed and it was brought up that GPIIP does not want to compete with Harbors. Mr. Christianson suggested that a base rate be established with the increases tied to the increases used by the Harbor. Mr. Christianson also suggested that the annualized increase be established so that it does not need to be determined every year by the board. Mr.

Floate mentioned that the increase set up now could be an arbitrary number that can be revisited later.

Mr. Ystad brought up that the incidental rate for a small vessel would be higher than a daily rate. Mr. Floate suggested a split level structure so that the pricing for smaller vessels would not be too high.

Mr. Leach reminded the board that GPIIP and the City need working capital to provide funds to fix failing infrastructure.

Mr. Johnson asked the board if they want GPIIP to pay for itself or pay for other docks?

Public Comment:

Jorgen Eliason addressed the board and stated that he does not like the fact that the board must charge the fisherman for using the dock. Silver Bay's dock is not functional right now, however, it is free to use. Therefore, when it is functional he will be using that instead of GPIIP. The issue, he said, is that people were overusing GPIIP and just parking there, making it unusable to others. No overnight parking and a reservation system could alleviate the overuse. The fees should be low. Especially during the summer when docks are needed more. Paying for everything that comes on and off the boat seems costly.

Board Discussion:

Mr. Floate asked for clarification on the wharfage fee and how it applies to items being taken on and off a boat at the dock. Board members expressed concern for charging too high a cost and discouraging use. Mr. Johnson suggested that they cut fees to small items being taken on and off the dock.

Motion: M/S Floate/Johnson move to approve the proposed adjustments to the GPIIP Port Tariff Fee Schedule

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

Board Discussion:

Mr. Morrison asked Stan Eliason to speak to how they track movement on the dock to charge fees for certain movement. Mr. Eliason said they focus on items listed in the Tariff. Mr. Morrison clarified that that meant small items and items not listed in the tariff do not get charged. Mr. White mentioned that a list of exemptions could be proposed at the next meeting. Mr. Floate had one final suggestion that the charges for what is done at the dock were eliminated and a higher dockage fee was created.

The board moved on to discussion on the Policies & Best Management Practices and Appendices document. It was said that changing the language to take out additional insurance requirements will be done.

No public comment received.

Motion: M/S Floate/Johnson move to approve the Policies & Best Management Practices as written w/ administrative review

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

I. New Business- None

J. Adjournment: The Acting Chair, Vaughn Morrison, adjourned the meeting at 4:14 pm