

**Gary Paxton Industrial Park - Board of Directors Meeting
February 16, 2016 - 3:00 PM
Minutes**

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

B. ROLL CALL

Members Present: Grant Miller, Dan Jones, Scott Wagner, Charles Horan,
Members Absent: Ptarmica McConnell

City Representatives: Steven Eisenbeisz, Mark Buggins, Shilo Williams
Others Present: Garry White, Linda Wilson
Tom Hesse (Sitka Sentinel), Bobbie Daniels

C. REVIEW OF MINUTES – December 17, 2015 (no meeting in January 2016)

MOTION: M/S Horan/Jones moved to accept the minutes of December 17, 2015.
ACTION: Motion PASSED 4/0 on a voice vote.

D. CORRESPONDENCE AND OTHER INFORMATION

Mr. White briefly reviewed the financial information included in the packet.

Mr. Jones requested that someone representing the interests of the GPIIP (Board member, Director or other) be given access to the GPIIP budget transaction reports (or equivalent). This information used to be provided and is now only available within the CBS computer system requiring access from inside CBS.

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA - None

F. REPORTS

1. GPIIP Management Report

Mr. White reported:

- Community Ride is requesting a key to the Administration Building be provided to their bus drivers in order to use the restroom.
- Multi-purpose dock continues to move forward with final information from R&M Engineering to be included in the RFP which is expected to be ready for release soon. The \$7.5 million in funding for the dock received through the 2012 general obligation bond is due to expire June 30, 2017.
- Bulk water is still attracting interest with word out that ABWI did not meet the deadline on payment for their contract.
- Green Lake water export potential is yet to be determined. Electric Department staff are concerned that exporting water from Green Lake would create costly issues related to the FERC permit. Mr. Jones suggesting that the CBS needs to determine if DNR will even grant a water export permit for Green Lake before addressing FERC issues.
- Bottled water interest continues with most callers coming from Canadian and Chinese business representatives.
- RFP for Lots 16B, 19 and 20 is closing on March 31st.
- Fortress of the Bear property is right along the edge of a FERC permit area and there is a small area of conflict that needs to be resolved through an access easement.
- Mr. White informed the board about a potential lease to process rock at the GPIIP. Lessee would process approximately 30,000 CY, taking 18 months to complete project. Board members requested an update on a plan presented in the fall of 2015 to place rock into the tidelands to create more land.

The Board directed Park Director, Mr. White, to have the Electric Department follow through with the permitting to put the rock in Silver Bay. Start the permit process which takes months, and the City can still sell some of the rock in the meantime. The permitting process should not be held up.

G. PERSONS TO BE HEARD - None

H. UNFINISHED BUSINESS

1. Sawmill Farm Lease Request

Mr. White provided a summary of the information provided in the packet.

Ms. Daniels reported on her communication with DEC:

- DEC has acknowledged that Ms. Daniels and her partner appear to be well motivated to do the project correctly and to preserve the landfill cap.
- The Sawmill Farm in Sitka will be designed as a model to be replicated in other Southeast communities. Therefore, we need to do it right.
- Doug Buteyn (Alaska DEC) has been helpful and said that based on the responses and assurances provided by Ms. Daniels, the Sawmill Farm should be able to move forward.

Emphasis was given to Ms. Daniels that a lease will include the stipulation that all activity must provide a 25' buffer from all survey monuments and 10' buffer from all slopes.

MOTION: **M/S Jones/Wagner** moved to approve a month-to-month lease of a portion of Block 4, Lot 1 to the Sawmill Farm at a rate of \$250 per month under the terms listed in the memo dated February 15, 2016, adding a requirement that adequate signage be posted on all electrified fences; and requesting that the Assembly liaison to the GPIP Board inform the Assembly that the Sawmill Farm lease will be reviewed in one-year for the opportunity to move to a long-term lease.

ACTION: **Motion PASSED 4/0** on a roll-call vote.
Yeas: Dan Jones, Scott Wagner, Grant Miller, Charles Horan
Nays: non Absent: Ptarmica McConnell

I. NEW BUSINESS

1. GPIP FY2017 Budget

Mr. White reviewed the Operating Budget proposed for FY2017.

MOTION: **M/S Horan/Wagner** moved to approve the GPIP FY2017 operating budget as presented and adjusted.

ACTION: **Motion PASSED 4/0** on a roll-call vote.
Yeas: Dan Jones, Scott Wagner, Charles Horan, Grant Miller
Nays: non Absent: Ptarmica McConnell

Mr. White reviewed the Capital Budget proposed for FY2017.

MOTION: **M/S Jones/Wagner** moved to approve a GPIP FY2017 capital budget to include:

1. \$8.8 million for construction/installation of a multi-purpose dock with request that additional funds needed beyond the \$7.5 million currently available come from the Raw Water Fee Fund.
2. \$149,000 for FY2018 be added to the \$3k in funds already set aside for improved cell phone reception at the GPIP.

ACTION: Motion PASSED 4/0 on a roll-call vote.
Yeas: Scott Wagner, Dan Jones, Charles Horan, Grant Miller
Nays: non Absent: Ptarmica McConnell

The Board commended staff for negotiating an agreement to bring 50 strands of fiber optic cable to the GPIIP.

3. Alaska Bulk Water, Inc. water purchase agreement extension

Mr. White reviewed the memo included in the packet and asked what the Board desired to do should ABWI not meet the 30-day extension of the contract deadline.

Mr. White noted that ABWI through Terry Trapp has been very amenable during negotiations with the City to clear up conflicts between the ABWI tideland lease and the needs of the planned multi-purpose dock.

The Board consensus was to wait to take any action until after the February 22nd deadline. If the \$1 million has not been paid to the City by that time, the Board will take up the issue at its March meeting.

J. ADJOURNMENT: MOTION: M/S Jones/Horan moved to adjourn the meeting at 5:10pm