

**Gary Paxton Industrial Park
Board of Directors Meeting
April 20, 2015 -4:00 PM
Administration Building - GPIIP
Minutes**

A. CALL TO ORDER: The Acting Chair called the meeting to order at 4:02 pm.

B. ROLL CALL

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

Members Absent: Grant Miller

City Representatives: Mark Gorman, Michael Harmon, Dale Goerner

Others Present: Garry White, Linda Wilson

Tom Hesse (Sitka Sentinel), Sam Pointer, Nancy Yaw Davis, Terry Trapp

C. REVIEW OF MINUTES – March 25, 2015

MOTION: M/S McConnell/Wagner moved to approve the minutes of March 25, 2015.

ACTION: Motion PASSED 4/0 on a voice vote.

D. CORRESPONDENCE AND OTHER INFORMATION - NONE

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA

Item I.2., GPIIP Walking Tour was moved ahead of Unfinished Business.

F. REPORTS

1. GPIIP Management Report

Mr. White reported:

- Mr. Trapp and several partners in the Alaska Bulk Water venture toured the Park and Blue Lake today. The background of the partners from BruNa, Inc. is encouraging as they have some experience shipping quantities of water from Iceland to Europe.

G. PERSONS TO BE HEARD

Mr. Pointer advised the Board that he would like to start a biomass energy business to produce pellets for pellet stoves. He wanted the Board to know that he is interested in leasing or purchasing property at the Park and will need a fairly large building for his business plan.

Mr. Trapp stated that he wants the Board to consider his previous request for lease space to store large shipping containers for bulk water.

I.2. GPIIP Walking Tour (taken out of order)

The Board and public toured the Park noting specific lots and potential waterfront areas for development.

H. UNFINISHED BUSINESS

1. Strategic Planning

Board discussion focused on waterfront property and included the following points:

- Need to reserve an appropriate sized area for a marshalling yard associated with the multi-purpose dock. A size of 2 to 3 acres was suggested.
- Need to maintain appropriate public access corridor for other waterfront users. Location and size to be determined.

- A formal response from the Board to the Silver Bay Seafoods proposal that includes purchasing a large section of the waterfront is due as soon as possible.
- Need to determine preferred location for a dock.
- Rock could be used to fill in an area of the waterfront, creating more uplands.
- Develop two to three concepts for waterfront property with drawings prepared for the next meeting.
- Develop an RFP for perimeter lots 19, 20, and 16A.

MOTION: **M/S McConnell/Wagner** moved to adopt the public waterfront area as defined by the drawing made by Dan Jones and use this definition as the waterfront access area as it pertains to the GPIIP Strategic Plan.

NOTE: the area defined in the drawing included all waterfront lots and associated easements: Lots 9A, 9B, 9C, Lot 4, and the utility easement between Lots 4 and Lot 2.

Board discussion included:

- Need to determine location of the dock before any waterfront can be sold.
- The entire waterfront area could be made into a tariff zone with ownership maintained by the CBS. All users could be accommodated through leases and the tariff schedule.
- Perhaps a portion of this large waterfront area could be sold and there would still be enough land to meet CBS needs for the marshalling area and public access corridor.
- Some businesses are reluctant to invest in infrastructure on property they do not own, even with a long-term lease.

ACTION: **Motion FAILED 1/3 on a roll-call vote.**

Yeas: Jones

Nays: Horan, Wagner, McConnell

Absent: Miller

2. GPIIP Multipurpose Dock Discussion

Mr. White handed out some information on a floating pontoon, similar to the one used for the Old Sitka Dock, that is still available and could serve as a multi-purpose dock.

I. NEW BUSINESS

1. GPIIP Port Planning

There is \$334k left in Federal Highway Administration funds that can be used for GPIIP planning. The DOT has confirmed that these funds could be used to do geophysical and bathymetric studies. These studies are needed for Site B to determine if it is good location for the dock.

MOTION: **M/S McConnell/Wagner** moved release an RFQ to do the geotechnical and bathymetric studies for Site B.

ACTION: **Motion PASSED 4/0 on a roll-call vote.**

Yeas: Horan, Wagner, McConnell, Jones

Nays: None

Absent: Miller

2. GPIIP Walking Tour (done earlier)

PUBLIC COMMENT:

Nancy Yaw Davis stated that she would like to see no more property sold at the Park.

J. ADJOURNMENT: **MOTION: M/S McConnell/Horan** moved to adjourn the meeting at 6:27pm.