

**Gary Paxton Industrial Park - Board of Directors Meeting
June 28th, 2018 3:00pm SEDA Conference Room**

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

B. ROLL CALL

Members Present: Scott Wager, Dan Jones, Sheila Finkenbinder, Wayne Unger

Members Absent: None

City Representatives: Keith Brady, Stephen Weatherman, Stan Eliason, Bryan Bertacchi

Others Present: Garry White, Shannon Haugland (Daily Sitka Sentinel), Dick Somerville, Steve Reifentstahl (NSRAA), Lisa Perry (Trident Seafoods, Tele-conference), Sarah Nelson.

C. Review of Minutes – May 10th, 2018

MOTION: M/S Finkenbinder/Jones moved to accept the minutes of May 10th, 2018

ACTION: Motion PASSED 4/0 on a voice vote

D. Correspondence & Other Information

Mr. White projected that the GPIIP Enterprise expense budget would come in under budget for FY18.

GPIIP website is www.sawmillcove.com it is Sawmill Cove Park. Do we want to change it?

E. Changes/Additions/Deletions to Agenda

Move H-1 to end of meeting. No opposition.

F. Reports

Executive Director

GPIIP DOCK

Mr. White said there has been a lot of activity at the dock. Mr. Eliason shared that is has been used for mending seine nets and offloading longline gear. We are starting to make a little money with the dock. Sitka Salmon Shares have requested to use a portion of the dock to unload their vessels this upcoming salmon season.

The tariff for moving fish across the dock is \$ 0.007 cents per pound or \$14 a ton.

Still waiting for ACS to get the line in for the camera.

BULK WATER

Legal has the agreement with Arctic Blue Waters to take to the Assembly.

Administration Building

Waiting for the legal department to approve Invitation to Bid document. A draft documents modeled after how the Municipality of Anchorage sells property were provided to legal.

BOTTLED WATER

Continued conversations with the group out of Costa Rica. Mr. White believes they have a good plan and they want to bottle water here.

Water line for existing bottling plant (lot 5) is not ideal where it is currently located. No agreements with the city when it was put in. Not on anyone else's property. They are wanting to use it for raw water for growing plants.

TRIDENT LEASE

The Trident Lease did not pass the assembly vote. It came up at the end of the assembly meeting and was only discussed about 5 minutes before it was voted on.

G. Persons to Be Heard – Lisa (Trident Seafoods), Bryan (CBS Electrical Department)

Lisa stated that they are disappointed in the outcome. Trident understands strategic plans. They are already an employer in Sitka. They own Murray Pacific and have jobs in the community. Is there any other property that the Assembly would accept the agreement with Trident?

Mr. Jones asked that she get together with Garry again to have another offer for the Assembly. Trident does not want to walk away. They want a presence in Sitka. Hopefully have a solution that will work for everyone.

Bryan – GCI cell tower is going good for high speed internet and cell service. They are working on permitting and pulling fiber on all 5 sites. It should be completed within the next 3 months. New towers will provide better service for the GPIP properties.

I. New Business

1. Raw Water Infrastructure Update

Mr. Bertacchi handed out the design criteria (7 pages) and task list to board members.

CBS Electric worked with Paul Carson and Matt McMillan to put the documents together. Paul worked on Green Lake. He has 40 years of experience with high pressure systems.

Mr. Wagner hasn't had time to look through everything. What is the maximum public industrial water flow?

Mr. Bertacchi stated they are looking at NSRAA's base amount and their second tier.

Mr. Wagner recommend that they look at all the entire amount of water available and not only the current demand.

Mr. Bertacchi stated they can look incrementally.

Mr. Jones asked to prioritize the existing bulk water delivery system. He wants action immediately on the existing system.

Mr. Bertacchi stated that the department was looking at all options, not just the existing bulk water delivery infrastructure to determine if there was a better option for delivery. They want to

get it right and prioritize what should be done first, but understands the Board's concerns and priorities.

Direction: Ensure the Public Industrial Water delivery rate up to the full amount on the design and to prioritize the task list so the bulk water service can deliver the maximum flow as soon as possible.

2. GPIIP Access Ramp Project

Steven Weatherman (senior engineer with the city) we have PND onboard to do initial evaluation of the ramp project. To find out what we want to have done and the best way to do it.

Mr. Somerville presented the GPIIP Access ramp project. He is using the current data for designing the project. Today is a kick off meeting to talk about possibilities.

Elements for an operational boat haul out: Hydraulic trailer (100 ton trailer), haul-out ramp 6-8% concrete (35-40 feet wide), moorage float, wash down pad (40X80 ft. heated for winter), treatment facilities (restroom, shower, & shop), sizable boat yard (10 spaces per acre for boat work), utilities (water, sewer, power, & area lighting), storm water runoff (oil-water separation & catch particulates), and possibly a covered fabric shelter for fiberglass work.

Mr. Jones commented that they are thinking about re-subdividing the land that has not been sold as marine upland and making a grid system. To keep the area flexible instead of designated spots.

The people working will need power, water, and lighting.

There are approximately 5 acres of land to work with.

Recreational ramp 13% and it needs a lot of parking – 100 parking stalls. It is an operational conflict for the industrial park. Board discussion on focusing on boat yard rather than on recreational vessels.

Focus on what we have and making deeper so it will work on all tides. Possibly start with a high tide ramp and then extend it.

Current ramp was built for barges.

What to include: concrete ramp, haul out (talking with Allen Marine), wash down area, storm water system. These are what we need to go into business. Add phases, then prioritize and implement them. Total cost and broken down into the phases.

Petersburg has 150 launches a year, they have a 100 ton lift. Boats over 100 tons go to Wrangell. Wrangell has 150 ton and 300 ton lifts. They do 300 a year with the two lifts. Wrangell is swamped with business. They have welding shops, fiberglass shops, and wood working on site.

There are a lot of funding options available but they have a lot of competition. Lot of federal money out there. EEA funding for depressed economy. Our unemployment is too low for this.

Existing utility dock may impede the project.

Mr. Somerville with prepare concept designs and bring them back to look at it again. Then refine elements and look at what it would take for permits, design and construct. He will come back in the next few weeks with some layouts to look at.

3. GPIIP Port Tariff fee modification

Mr. White met with Mr. Unger, Mr. Wagner, and Mr. Eliason to discuss potential new uses for the facility and feedback from current users. Suggested changes to the tariff.

Some boats want to tie up and wait to sell fish or drop off 4-wheelers.

- \$25.00 flat rate for incidental tie-ups for up to 4 hours for boats up to 200 feet. (We have a \$25.00 minimum fee now).
- Seine skiffs - \$35.00 flat rate.
- Change minimum Wharfage charge to \$35. (Wharfage. Current minimum fee of \$75.00).
- Three power types. Add charge for 50 amps. Same as what would be done in the harbors for transient guests.

MOTION: M/S Jones/Finkenbinder Moved to recommend the City and Borough of Sitka Assembly approve to adjust the GPIIP Port Tariff Fee Schedule as presented by the GPIIP Director.

Discussion:

- Mr. Wagner suggests to continue to monitor fees and usage to ensure the fees are not too high which would discourage use.
- Mr. White said we should see what for profit docks charge.
- Mr. White recommended no charges for smaller items moved across the dock, such as tubs of gear, fishing poles, etc.
- Mr. Unger recommended that if the freight is for commerce it should be charged.
- Mr. White stated the tariff will more than likely need some modification again depending on future use.

ACTION: Motion PASSED 4/0

Yes: 4 – Unger, Wagner, Finkenbinder, Jones.

No: 0

H. Unfinished Business

1. GPIIP Strategic Plan

- Trident Seafood – Discussed other potential lease areas for Trident. Mr. White suggested a portion of Lot 15. Lot 15 has been identified in the strategic plan as location for vessel work once access ramp is installed. It will more than likely take 2-3 years for access ramp to be established. Board approved Trident terms were 3 years with no ability to extend lease.
- Mr. White reported that he has actively been working with a potential water bottling group out of Costa Rica that is looking for space in the park. Mr. White believes Lot 6 would be a good location to consider with limited options in the park available.

J. Adjournment: M/S Finkenbinder/ Unger moved to adjourn the meeting at 4:43pm