

**Gary Paxton Industrial Park - Board of Directors Meeting
July 13, 2016 - 3:00 PM
Minutes**

A. CALL TO ORDER: The Chair called the meeting to order at 3:06 pm.

B. ROLL CALL

Members Present: Scott Wagner, Dan Jones, Charles Horan, Hugh Bevan

Members Absent:

City Representatives: Mark Gorman, Michael Harmon, Dan Tadic

Others Present: Garry White,
Tom Hesse (Sitka Sentinel), Pat Glaab, Sam Pointer

C. REVIEW OF MINUTES – May 16, 2016

MOTION: M/S Horan/Bevan moved to accept the minutes of May 16, 2016

ACTION: Motion PASSED 4/0 on a voice vote

D. CORRESPONDENCE AND OTHER INFORMATION

- A financial report of FY16 was presented

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA – Moved Strategic Planning to the end of the meeting

F. REPORTS

GPIP Management Report

Mr. White reported:

- Mr. White reported that the funds required to initiate the bulk water contracts have not been received to date.
- Mr. White reported that he had followed up with the Sitka Farm people regarding cleanliness of the site. Efforts are being made to improve the appearance of the site.
- Mr. White reported that rock has been leaving the site. The Board request information on where the rock is being moved.
- Mr. Gorman informed the board that the CBS intends to send lease termination notification to tenants of the Administration building effective September 30th, 2016. Mr. Gorman reported that during a meeting between city officials and the geotechnical firm providing hazard risk assessment of the hillside above the administration building, the city was informed of potential landslide risks. The formal report will not be received for another month.
 - Motion M/S Bevan/Horan – GPIP Board support of administration's authority to take urgent action regarding the administration building. Passed 3/1 on voice vote.

G. PERSONS TO BE HEARD – None

I. NEW BUSINESS

1) Alaska Pacific & Packing Lease Request

Mr. Glaab stated the need to lease the Lot 4 property for a short term basis. Mr. Glaab wishes to use the building to conduct fabrication work on a floating barge and other projects.

MOTION: **M/S Jones/Horan** moved to recommend that the Assembly approve a 1-year lease term between Alaska Pacific & Packing and CBS for a rate of \$49,860 annually. APP is responsible for its own utilities.

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

2) Sitka Organic Farming Lease request

Mr. Pointer requested that a portion of Lot 1, Block 2 be leased to Sitka Organic Farm (SOF) for the establishment of organic farming on the hillside. Mr. Pointer provided an overview on which crops he would like to grow, method of growing, and use of property.

The Board requested that the following information be provided before granting a lease:

- A detailed site plan for the use of the property
- A detailed budget showing cash flow of the project.
- A detailed operational plan to include animal deterrent and showing compliance with any potential regulatory issues such as water use rights and wet lands issues.

The board suggested starting with a test plot before moving ahead with full use of the entire parcel of property.

3) GPIIP Multi-Purpose Dock Update

Mr. Tadic briefed the board on the current status of the dock project.

- A RFP for a design/build project was released June 22nd.
- The City is getting a lot of response from the marine construction industry.
- The RFP will close in mid-August.

H. UNFINISHED BUSINESS

1. Strategic Planning

The Board discussed the future use of the property once the dock project is completed.

Mr. Jones suggested that a Port Authority be established in the future as a new management structure of the GPIIP. Mr. Jones wishes to see all remaining property at the GPIIP be available for lease only and designated for marine services. Mr. Jones does not wish to see property sold.

Mr. Bevan initiated a discussion on how the future dock will be managed.

The Board discussed potential uses for property.

The Board suggested to wait on official action until the dock project is more clearly defined.

J. Executive Session – begin 4:52 pm

The Administrator called for an executive session to discuss the delinquent payments in regards to the bulk water agreements.

Executive Session - end 5:15 pm

The board directed Mr. White to advise the bulk water clients that they had until July 19th at midnight to send funds or the board would recommend that new direction take place.

K. Adjournment MOTION: M/S Jones/Horan moved to adjourn the meeting at 5:20 pm