

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

A. CALL TO ORDER: The Chair called the meeting to order at 3:00 pm.

B. ROLL CALL

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

Members Absent: None

City Representatives: Mark Gorman, Dan Tadic

Others Present:

Les Kinnear, Evy Kinnear, Michael Tisher, Michelle Barker, Garry White, Mary Suminski, Robert Woolsey, Tom Hesse

C. REVIEW OF MINUTES – July 13, 2016 and July 25, 2016

MOTION: M/S Horan/Bevan moved to accept the minutes of July 13, 2016 and July 25, 2016

ACTION: Motion PASSED 4/0 on a voice vote

D. CORRESPONDENCE AND OTHER INFORMATION

- None

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA

- Move Strategic Planning to end of meeting

F. REPORTS

GPIP Management Report

Mr. White reported:

- Mr. White stated that the CBS would be accepting RFP's to the Dock project until August 18, 2016 at which time Garry White, Dan Tadic and Michael Harmon will meet to research and summarize proposals for the board to review. Board will receive recommendations in packet form.
- Mr. White continues to pursue bulk water options.
- Mr. White added that letters have gone out to terminate leases in the Administration Building due to landslide hazard assessments; Mr. Gorman added that the CBS is looking into a covenant that would indemnify landowners in high-risk areas.

G. PERSONS TO BE HEARD – None

H. UNFINISHED BUSINESS

1) Fortress of the Bear land purchase request

Mr. White provided a summary of land purchase request.

Discussion:

- Mr. Kinnear stated having potential investors, but they were contingent on land ownership, Mr. Kinnear offered to purchase for one hundred dollars. Mr. Kinnear added that Kinnears have invested \$373,000 in FOB to date.
- Mrs. Kinnear mentioned receiving 20% of Sitka's visitors but not enough space, creating a safety issue for the FOB.
- Mr. Horan questioned the future of FOB when Kinnears no longer own, Mr. Wagner agreed with concern.
- Mr. Bevan requested a more accurate map and survey of the area. Mr. Gorman mentioned possibility of using working capital to obtain survey.
- Mr. White added that FOB have been a tenant since 2003, FOB wants to purchase roughly 118,320sq ft of land with a property value of \$3.50 a sq/ft, with total value of \$414,000. The buildings on the land are valued at zero dollars, deconstruction of the tanks would be a minimum of \$250,000, and potential risks to CBS include landslides and safety concerns of tanks. Mr. Bevan stated that \$250,000 for tank destruction was on the low end and that a more reasonable number may be twice that amount.

MOTION: M/S Bevan/Horan moved to obtain an As-Build survey of leasable area working towards a possible sale.

ACTION: Motion PASSED 4/0 on roll call vote

Yeas: Dan Jones (teleconference), Charles Horan, Scott Wagner, Hugh Bevan

Nays: None

I. NEW BUSINESS

1) Sitka Bike and Hike LSC

Michelle Barker, of Sitka Bike and Hike, requested a lease for lot #17 at GPIP for \$9000 annually.

Discussion:

- Mr. White recommended that lot #17 be leased to Ms. Barker once the Electrical department removed the rock from the lot.
- Ms. Barker agreed to 'float' until lot #17 was cleared, stating that she does not need the entire lot right away, can be in stages. Ms. Barker did request that she have a spot by September 15, 2016.
- Mr. Horan suggested that lots #6, #20 or #16B could be possibilities for Ms. Barker.
- Ms. Barker stated she preferred lot #17 because it makes for better tours for her clients, but she was willing to be flexible.
- Mr. White asked Ms. Barker if she was comfortable with the corner of lot #15 for 1 year, Ms. Barker stated that that location was not the best for her clients.
- Mr. Jones stated that the Electrical Department should make a deal with the GPIP Board to move rock.

MOTION: M/S Horan/None moved to lease as presented by Mr. White and deal with issues as they arise.

ACTION: DIED for lack of 2nd

MOTION: **M/S Horan /Jones** moved to lease lot as recommended by Mr. White with rock to be dealt with by lessee and substitutable space be made accessible until Lot 17 is available.

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

Yeas: Dan Jones (teleconference)

Nays: Charles Horan, Scott Wagner, Hugh Bevan

MOTION: **M/S Horan/Jones** moved to lease Lot 19, Lot 16B or Lot 20 with terms as recommended by Mr. White for \$9000 annually.

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

Yeas: Dan Jones (teleconference), Charles Horan, Scott Wagner, Hugh Bevan

Nays: None

2) Tisher Construction Lot 6 Lease Request

Michael Tisher, of Tisher Construction, requested a lease for lot# 6 for processing rock.

Discussion:

- Mr. Jones recused himself due to a working relationship with Mr. Tisher.
- Mr. Tisher stated that he was looking to process 11,000 yards of rock from the Electrical Department and stockpile it on lot #6 for future sales. Mr. White added that the lease was month to month.
- Mr. Gorman asked Mr. Tisher about possibility of using rock on lot #20, Mr. Tisher stated that rock did not interest him, it was not cost effective.

MOTION: **M/S Bevan/Horan** moved to accept proposal from Tisher Construction for a month-to-month lease to process rock from lot #6 with cleanup of lot preformed to Mr. White's standards.

Action: **PASSED 3/0 on a roll call vote**

Yeas: Charles Horan, Scott Wagner, Hugh Bevan

Nays: None

Recused: Dan Jones (teleconference)

J. Strategic Planning

Discussion:

- Mr. White proposed to develop another Strategic Plan once the dock design is determined.

K. ADJOURNMENT: **MOTION: M/S Bevan/Horan** moved to adjourn the meeting at 4:38pm