

**Gary Paxton Industrial Park - Board of Directors Meeting
August 29th, 2018 3:00pm Gary Paxton Industrial Park – NSRAA Building – 4680 SMC**

A. CALL TO ORDER: The Chair called the meeting to order at 3:04pm

B. ROLL CALL

Members Present: Scott Wager, Sheila Finkenbinder, Wayne Unger

Members Absent: Dan Jones

City Representatives: Keith Brady

Others Present: Garry White, Dr. Wein, Rob Woolsey (KCAW), Rebecca Olson (NSRAA), Al Stevens, Pat Glaab, Sarah Nelson.

C. Review of Minutes – July 26th, 2018

MOTION: M/S Finkenbinder/Unger moved to accept the minutes of July 26th, 2018

ACTION: Motion PASSED 3/0 on a voice vote

D. Correspondence & Other Information – None

E. Changes/Additions/Deletions to Agenda – None

F. Reports

Executive Director – Garry White

BOTTLED WATER

Mr. White is in discussion with two groups that are interested in bottling water in Sitka. Eckert Fine Beverages will send up a 330 gallon tote to be filled and they are working with a local contractor.

ADMINISTRATION BUILDING

Two businesses walked through the building today. They are both interested in possibly putting bids in.

STORAGE REQUESTS

Mr. White has been getting requests to store nets and bait sheds on the property.

G. Persons to Be Heard – None

H. Unfinished Business

1. Raw Water Infrastructure Update

McMillan is hired and is onsite today.

2. STRATEGIC PLANNING – Walking Tour

BOAT HAUL OUT

Mr. Glabb discussed his vision for expanding Northline Seafood's existing access ramp to allow more uses in the future. People are currently using the ramp effectively to launch private skiffs. It would be helpful if it could be a little longer.

If the CBS desires to get into the boat haul out business a water treatment system is needed. A system to collect and treat the water when a boat is washed would include concrete or geo-fabric to collect debris on, a tank, and a way to get the water to the tank. Mr. Glabb pointed out a low point in the current concrete that would be a good place to put the wash down.

Sitka has 640 boats that use the grid and Halibut Point Marine. These boats can be pulled now, but what happens in the future.

The conceptual design provided by PND Engineers during the last GPIIP meeting was top dollar as it provided access for all tides. This is a perfect world scenario and doesn't seem financially viable at this time.

Water and electric need to be onsite. Find out what the EPA requires for a wash down pad.

Mr. White mentioned that he has been researching how Wrangell operates their yard and has developed a facility user agreement similar to Wrangell.

Discussion to keep the treatment facility next to a current structure and not in the middle of the park. Maybe put it next to the water meter shack.

Barges have to be flat to change direction.

DOCK

A 190 foot boat is requesting to tie up here over the winter. Discussion on how to physically arrange the use to allow for other vessels to use facility at the same time. Put together a package deal to offer customers.

A 225 amp outlet was discussed on the dock for larger boat projects.

Nets are being stored on the dock short term. Rated needs to be added for this. Recommended to designate 12 spaces on the dock and charge \$250 a month. Maybe paint blocks to designate location. Put a clause in the agreement that the nets may be moved if someone needs the dock.

LIGHT

Mr. Stevens informed the board of a dark area in the park that needs a light to provide a safe environment for users of the GPIIP. He received a quote from Mr. Wheeler for \$1,500 to install a light pole.

No opposition from the GPIIP board to put the pole in.

Mr. Brady agreed to get the light pole installed.

ADMINISTRATION BUILDING

It appears the building has a leak in the hallway.

September 11, 2018 the administration building will hopefully be on the City Assembly agenda.

ROCK

Lot 20 has trees on it.

Lot 16b has rock on it from the dam project. Discussion to lower it to pre-existing level.

No opposition to having lot 16b lowered down to pre-existing level.

Lot 19 is being used for Fortress of the Bear parking.

Mr. Wagner recommended a sloped easement. Keep lot 19 at current road elevation. Lot 20 will remain the same. Lot 16b should be lowered to park elevation.

Lot 17 – the city wants to use this space for a new water treatment plant.

Mr. Eddy and Mr. O'Brien have been going through rock at the park.

Lot 6 should go to original grade. Mr. Eddy is interested in lot 6.

I. New Business

1. GPIIP Raw Property Storage Rates

Mr. White reviewed the proposed rate structure.

1. Fishing Nets on 8'x12' pallets:

- \$1,000/year
- \$125/month (2 month minimum, paid up front)
- \$250/month for on dock storage.

2. Bait Sheds and Misc. fishing gear stored in 20' x 20' area:

- \$0.60/SF/month or \$240/month (2 month minimum, paid up front)

Update GPIIP Port Tariff to include a \$35 fee for moving fishing nets and bait sheds across the dock.

MOTION: M/S Finkenbinder/Unger moved to accept the storage rates and Port Tariff update as presented by the GPIIP Director.

ACTION: Motion PASSED 3/0 on a voice vote

J. Adjournment: M/S Finkenbinder/Unger moved to adjourn the meeting at 4:40pm