

**Gary Paxton Industrial Park - Board of Directors Meeting
December 17, 2015 - 3:00 PM
Minutes**

A. CALL TO ORDER: The Chair called the meeting to order at 3:05pm.

B. ROLL CALL

Members Present: Grant Miller, Dan Jones, Scott Wagner, Charles Horan, Ptarmica McConnell
Members Absent: None

City Representatives: Michael Harmon, Dan Tadic, Jay Sweeney

Others Present: Garry White,

Tom Hesse (Sitka Sentinel), Robert Woolsey (KCAW), Les & Evy Kinnear (Fortress of Bear)

C. REVIEW OF MINUTES – November 23, 2015

MOTION: M/S McConnell/Jones moved to accept the minutes of November 23, 2015.

ACTION: Motion PASSED 5/0 on a voice vote.

D. CORRESPONDENCE AND OTHER INFORMATION

Mr. White briefly reviewed the monthly financial included in the packet.

- Mr. Jones requests to start receiving detail information of each account of the GPIP Enterprise Fund..

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA - None

F. REPORTS

1. GPIP Management Report

No Report was given.

G. PERSONS TO BE HEARD - None

H. UNFINISHED BUSINESS – None

1. GPIP Multipurpose Dock

Mr. White reviewed the Final Feasibility Report – Sawmill Cove Industrial Park Pontoon Drive Down Float.

Mr. Jones discussed procedure for releasing an RFP.

Mr. Horan asked CBS Public Works representatives their opinions on the feasibility study. Mr. Harmon stated that feasibility suggests that there is good value for the dollars the city has available.

MOTION: Jones/Wagner the GPIP Board recommends that CBS staff develop and release a design build RFP to purchase, refurbish, and install a floating dock at the Gary Paxton Industrial Park. The GPIP Board recommends that sections N, O, &, P of the former Hood Canal Bridge or similar floating dock be acquired. The project should include options for \$7 million dollars and \$8.7 million dollars.

ACTION: ACTION: Motion passed 5/0 on a voice vote

I. NEW BUSINESS

1. Fortress of the Bear Request

Mrs. Kinnear presented on history, community benefits, and future plans for Fortress of the Bear operations.

- Facility provides a safe haven for bears that would otherwise be killed.
- Benefit community in reduced food scraps to be shipped out.
- Provides a large draw for tourists, helps improve visitor industry
- Brings sales tax revenue to Sitka
- Plan to implement a pilot program for bear rehabilitation and release.
- Need increased space
 - Need to increase black bear area
 - Need additional space for rehabilitation area
 - Need more visitor parking, staff housing, office space, and warehouse space.
- USDA is requiring additional fencing to keep people out of bear areas.

Mr. White reviewed the request from Fortress of the Bear to purchase its lease area and additional space. Mr. White reviewed history for leases and stated that lease was set to expire at end of December. Mr. White stated that before any property or additional property was sold, the CBS needs to identify utility locations and determine drainage issues.

Mr. Kinnear stated that owning the property would provide Fortress of the Bear with opportunities to obtain grants easier.

Board discussion related to determining an equitable sales price for the property; need to expand site area, and investment into the property by Fortress of the Bear.

MOTION: Jones/Horan moved recommend extension of current lease terms for up to 1 year to allow GPIIP Board to respond to Fortress of the Bear's request to purchase property.

ACTION: ACTION: Motion passed 5/0 on a voice vote.

Direction to Staff:

- Work with CBS Assessing Department to determine property value.
- Determine rationale for less the market rate sale. Items to consider:
 - CBS cost to deconstruct clarifying tanks and other old APC buildings.
 - Reduced CBS Liability
 - Reduced CBS environmental liability
 - Economic Benefit to community and GPIIP
 - Job creation
 - Sweat equity provide onsite by Fortress of the Bear
 - Lease history and follow through on original proposal by Fortress of the Bear,
 - Ability to increase tax revenue to CBS

3. GPIIP Port DRAFT Tariff

Mr., White discussed a draft tariff for the proposed dock at the GPIIP. The tariff will need to have professional review before it can be implemented. Current proposed rates for moorage mirror rates of the CBS harbors.

In addition to a tariff, an operational model will need to be determined to run the port and manage the new proposed dock..

J. ADJOURNMENT: MOTION: M/S Miller/Jones moved to adjourn the meeting at 4:45pm.