

**Gary Paxton Industrial Park – Board of Directors Meeting
March 18, 2023 3:00 pm
Room 6, Centennial Hall**

- A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:01 pm
- B. ROLL CALL**
- Members Present:** Scott Wagner, Chad Goeden, Casey Campbell, Lauren Howard (arrival 3:45pm)
- Members Absent:** Mike Johnson
- Staff Present:** Garry White
- City Representatives:** Chris Ystad, John Leach, Michael Harmon
- Others Present:** Members of the public
- C. Review of Minutes – December 14, 2023**
- Motion:** **M/S Campbell/Goeden** to approve the minutes of December 14, 2023.
Action: **Motion Passed 3/0** on a voice vote.
- D. Correspondence & Other Information-** None
- E. Changes/Additions/ Deletions to Agenda-** None
- F. Reports –** Mr. White and Mr. Wagner gave a brief report regarding CBS water infrastructure related to providing industrial and bulk water. Currently, the high-pressure water line related to the bulk water line is nonfunctional. There currently is no plan or funding to upgrade the water pipes and valves. NSRAA is working with the CBS to ensure industrial water can continue to flow to its hatchery in the GPIIP, but future industrial water infrastructure has not been determined.
- G. Persons to Be Heard-** None
- H. Unfinished Business –**
- 1. GPIIP Haul Out Operations Discussion**
Mr. White provided an overview of progress on the project.

Project Construction – Mr. Harmon gave an update on the planning for the haul out infrastructure. A 35% design has been completed by PND. A RFP for Construction Manager at Risk (CMAR) was released and scored. Western Marine Construction Inc. was selected as the contractor to work with PND to develop the 65% design.

Construction Grant Opportunities – Mr. White explained that there is currently a Denali Commission Grant opportunity to request funding for the development. Mr. White discussed the implications of adding federal funding to the waterfront development. He proposed that the CBS pursue a grant for electrical infrastructure for the shipyard as planning and funding has not been identified for that portion of the development and it is not attached to the waterfront development. The Board approved the following motion:

Motion: M/S Goeden/Campbell move that the Assembly apply for a Denali Commission grant for the development of electrical infrastructure for the GPIIP Haul Out and Shipyard.

Action: Motion Passed 3/0 on a roll call vote

150-Ton Vessel Lift RFP – A Invitation to Bid (ITB) was released to purchase a vessel lift to meet the needs of the community. Mr. White worked with haul out facilities and operators around the regional to develop specification for the equipment to ensure it will meet the needs and tidal conditions of the site.

GPIIP Operations – Mr. White has developed a RFP to request operational plans from private marine service operators. The goal of the RFP is to see what services, fees, and compensation private operators would be willing to provide. Discussion revolved around on adding additional language to the RFP to ensure that potential operators would be required to follow in a lease agreement. Mr. White will bring the final RFP to the Board at its next meeting.

I. New Business-

1. Adventure Sitka LLC Dock Use Agreement

Mr. White discussed past use of the dock from Adventure Sitka’s tourism operation. Mr. White suggested adjusting the agreement to have moorage fees follow current and future posted moorage rates in the tariff as the Board has followed those rates in past agreements. Mr. White outlined that Adventure Sitka has asked for a reduced passenger fee of \$1/passenger. Current passenger fees in the tariff are \$5/passenger. The Board discussed moving that rate up, as \$1/passenger fee was initial given to help a new business in startup. The Board approved the following motion:

Motion: M/S Goeden/Howard move that the Adventure Sitka LLC dock use agreement be updated to have moorage fees follow current and future published

tariffs and that an increase in passenger fees be moved to \$2/passenger with the rate moving to \$5/passenger in 2025. Fees will apply to use of the GPIIP Access Ramp as well.

Action: Motion Passed 4/0 on a roll call vote

Mr. Serka from the audience asked for public testimony as it was not offered in the deliberations. Mr. Serka suggested that fees should follow the tariff as the dock is starting to be congested.

Motion: Goeden/Howard moved to reconsider the previous motion.

Action: Motion Passed 4/0 on a roll call vote

Motion: Howard/Goeden move that the Adventure Sitka LLC dock use agreement be updated to have moorage fees follow current and future published tariffs and that passenger fees be moved to \$5/passenger. Fees will apply to use of the GPIIP Access Ramp as well and that passenger to be escorted while loading and unloading to not impede other park activities.

Action: Motion Passed 4/0 on a roll call vote.

2. Silver Bay Seafoods Lot 9c Lease Request

Mr. White discussed that the Silver Bay Seafoods would like to lease Lot 9c again to house employee trailers. This is a 35,000 square foot space. They are responsible for all utilities, this has worked smoothly the last few years. This is on a month to month basis. They attend to use it May through September. This should not affect haul out development.

Motion: Howard/Goeden moved to move forward with a month-to-month lease of Lot 9c to Silver Bay Seafoods as presented.

Action: Motion passed 3/0 on a roll call vote. Mr. Campbell recused his vote.

J. Adjournment

Motion: M/S Campbell/Goeden move to adjourn the meeting at 4:15pm.

Action: Passed (4/0) on a voice vote.