

**Gary Paxton Industrial Park – Board of Directors Meeting
April 22, 2024 3:00 pm
Room 5, Centennial Hall**

- A. CALL TO ORDER:** The Chair, Scott Wagner, called the meeting to order at 3:00 pm
- B. ROLL CALL**
- Members Present:** Scott Wagner, Mike Johnson, Casey Campbell, Lauren Mitchell
- Members Absent:** Chad Goeden
- Staff Present:** Garry White
- City Representatives:** John Leach, Michael Harmon
- Others Present:** Chris McGraw of Adventures Sitka LLC, Members of the public

C. Review of Minutes – March 18, 2024

Motion: M/S Johnson/Goeden to approve the minutes of March 18, 2024

Action: Motion Passed 4/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- None

F. Reports –

Mr. White briefly discussed bulk water and that there was another proposal should the current company not want to continue.

G. Persons to Be Heard- None

H. Unfinished Business –

1. Adventures Sitka LLC Dock Use Agreement

At the last board meeting the board voted to increase the dock use agreement from \$1 to \$5 per passenger. Chris McGraw of Adventures Sitka LLC declined renewing the agreement at that rate and wrote a letter asking to revisit this subject due to the 500% increase three weeks before the start of his season. He suggested meeting half way to find a proposal that worked for both parties, then increasing incrementally over the next

few years. He was in attendance at the meeting and addressed the board. They shared they have to negotiate rates at a two or three year advance agreement with cruise ships, so increasing the fee structure well in advance is helpful to their business model.

Members of the public did share a future concern of how using this dock for recreation and a haul out would work and urged caution in creating too long-term of an agreement. The board agreed but ultimately expressed they needed to address this year's agreement.

Motion: M/S /Mitchell/Johnson motion to change the rate privileges to \$2 per person for Adventures Sitka LLC Dock Use Agreement for the 2024 season, with the increase to \$5 or the posted city rate in the 2025 season. With the understanding the adjustment needed to be made in the fall to have sufficient time to plan ahead for tour bookings.

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

2. GPIIP Haul Out Development Discussion

Mr. White gave an update that Western Marine won the bid for the contractor and that there are weekly meetings with CBS, PND, & Mr. White. Permitting is also underway. The CBS put out a bid for a 150 ton lift for a bid, Kendrick Equipment was the only one who responded to the bid. The bid came in at \$1, 412, 800 a little over budget (\$1.3 million), but it is the desired piece of equipment and only bid. Mr. White suggested GPIIP pass a motion to move forward with that bid. He will hopefully be able to negotiate further but wants to have a motion passed so he can move forward when needed instead of waiting for another meeting.

Motion: M/S Johnson/Mitchell motion to move forward with the Kendrick Equipment bid for the haul out lift in the amount of \$1, 412, 800.

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

Mr. White then updated that he is working with the Denali Commission to work on a price point that would be helpful to put in the electrical in the North Yard at the new GPIIP haul out site which is just over \$1 million. EDA has a public works grant that is funded with no deadlines, so Denali Commission can do a matching leverage grant. We are hoping to find out in July if this shared cost option would work. We had \$0 budgeted for this so it would be huge for this concept to be successful he expressed.

I. New Business-

1. GPIIP Bus Policy

The GPIIP Director has received multiple complaints from tenants of the park regarding bus parking at the GPIIP. Buses have been staging on the GPIIP easement roadways impeding traffic flow and causing potential safety issues. Mr. White outlined a policy to bring to CBS stating:

“It is unlawful for any person to park or stop any bus upon any part of the Gary Paxton Industrial Park (GPIIP), except as follows-

1. When a cruise ship is in port, or in conjunction with an authorized tour operation at the GPIIP Dock, buses may park in the GPIIP Dock passenger loading zone as signed while actively loading or unloading passengers only.
- B. The driver of a bus shall enter the GPIIP Dock passenger loading zone as signed in such a manner that the bus, when stopped to load or unload passengers, shall be in a position as not to unduly impede the movement of other vehicular traffic.
- C. No taxicab or for-hire vehicle shall be parked at the GPIIP except when actively engaged in loading or unloading passengers.”

Motion: **M/S Johnson/Mitchell** motion to move forward with the above GPIIP Stopping, Standing and Parking Bus & Taxi Cab Policy.

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

J. Adjournment

Motion: **M/S Mitchell/Johnson** move to adjourn the meeting at 3:43 pm

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