



**Sawmill Cove Industrial Park
Board of Directors Meeting
November 19, 2009 – 3:00 PM
SEDA Conference Room
329 Harbor Drive – Suite 212**

A. CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m.

B. ROLL CALL

Board Members Present: Grant Miller Chris Fondell Trevor Harang

Board Members Absent: Charles Horan Lowell Frank

City Representatives: Dan Jones

Others Present: Garry White Linda Wilson Keith Perkins

C. REVIEW OF MINUTES – October 29, 2009

MOTION: M/S Fondell / Harang Moved to approve the minutes of October 29, 2009.

ACTION: Motion PASSED 3/0 on a voice vote.

D. CORRESPONDENCE AND OTHER INFORMATION (NONE)

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA

F. REPORTS

1. SCIP Management Report

Mr. White referred to the printed report provided in the packet and made the following comments:

- o There has been no recent communication from Cove Partners.
- o Terry Trapp states that he has a contract for bulk water sales in hand and that representatives from the purchasing entity intend to visit Sitka soon.
- o There is a decommissioned water base distributor system for sale in Valdez. The system was valued at about \$35 million when new (1970s). Appraised value in 2004 was \$3.5 million. The system could be set up to transfer bulk water from shore to ship and serve vessels in the 120 to 160 DWT range. The 96' x 390' platform would be installed in the water with suspended pipes running from shore to the platform.
- o The Assembly passed the request for STA to consider Lot 16 for the Tannery.
- o The sale of the Stores Building has been completed.

G. PERSONS TO BE HEARD (NONE)

H. UNFINISHED BUSINESS (NONE)

I. NEW BUSINESS

1. SCIP Dock Discussion

The Board discussed various strategies and options for development of a multi-purpose dock at SCIP. Discussion yielded the following points:

- Phase I, construction of a bulkhead, is the first priority and should be included in the FY2011 Legislative funding request.
- Phase I should be complete as soon as possible in order to support the Blue Lake dam expansion project.
- Bulkhead design should allow for expansion to Phase II, and the public should be made aware of the Board's intent to pursue Phase II.
- Phase II, construction of a multi-purpose dock needs to remain open for discussion of various options, including the possible berthing of cruise ships.
- After Phase I funding is secured, a public education and participation process will begin to prepare for Phase II. This may include a public vote for approval.
- The dock would remain under City ownership; however, the City could hire a management company to manage operations of the facility.
- Phase II design needs to remain flexible and open to all possible options.

2. SCIP Capital Wish List

Approximately \$143K in HUD money remains to be spent "to continue rehabilitation of SCIP. This could include:

- Removal of the old tire shop;
- Utility improvements;
- Additional communication infrastructure; and
- Clean-up of the carpenters shop.

Clean-up of the carpenters shop will help prepare the property for potential lease to STA or another interested party.

Mr. Jones stated that the STA architect and structural engineer have made a preliminary inspection of the carpenter's shop and the site looks good so far.

Mr. Jones will provide a list of potential projects for the HUD money with an estimated cost for each project.

Mr. Jones stated that there may be stimulus money available to connect the SCIP sewer system to the main City system.

3. SCIP Chamber Presentation

The Board discussed the main points to be covered in a presentation to the Chamber of Commerce about the status of SCIP. Points to include in the presentation are:

- The Reid Middleton report estimated that it will take about twenty years from the time the mill closed to bring SCIP to a financially self-sustainable position.
- There is increased interest in SCIP properties, including the shipyard and another large company that would require as much as 20 acres of the Park.
- Progress has been made.

J. ADJOURNMENT

MOTION: M/S Harang / Fondell Moved to adjourn the meeting.

ACTION: Motion PASSED 3/0 on voice vote.

The meeting adjourned at 4:00 p.m.