



**Sawmill Cove Industrial Park
Board of Directors Meeting
June 22, 2010 – 4:00 PM
SEDA Board Room**

A. CALL TO ORDER: The Chair called the meeting to order at 4:00 p.m.

B. ROLL CALL

Board Members Present: Grant Miller; Trevor Harang; Charles Horan; Allen Turner

Board Members Absent: Chris Fondell

City Representatives: Jim Dinley; Dan Jones

Others Present: Garry White; Linda Wilson

C. REVIEW OF MINUTES – May 25, 2010

MOTION: M/S Harang/Turner Moved to approve the minutes of May 25, 2010.

ACTION: Motion PASSED 4/0 on a voice vote.

D. CORRESPONDENCE AND OTHER INFORMATION

- Four community projects for Sitka are included in the USDA list generated by the October 2009 visit of two USDA Under Secretaries. The USDA is aware of Sitka's priorities.
- The status of bulk water export in other parts of the world is still tenuous, with very little water actually being transported to date.
- Work has begun on the SCIP paving project. Sewer and water system repairs will be made prior to paving.

The Board asked the Director to follow up on the opportunity to have Jud Kirkness do some clean-up and landscaping work at SCIP.

E. CHANGES/ADDITIONS/DELETIONS TO THE AGENDA

Item I.1. Montlake Mining Company was removed from the agenda and may come back at a future meeting.

F. REPORTS

1. Sawmill Cove Management Report (included in packet)

- Cove Partners will now be purchasing water at the rate set in the General Code.
- The Governor vetoed \$487k for SCIP waterfront development from the FY2011 Capital Budget. The \$487k in Federal funding remains, but may come through Alaska Department of Transportation with restrictions on use.
- An open house at SCIP was suggested.
- A SCIP meeting with the Ports and Harbors Commission will be scheduled in the Fall.
- Jamal Float plans to bring his proposal for the Carpenter's Shop to the Board after the STA has made their final decision.
- Montlake Mining is negotiating with Cove Partners for use of space in the bottling plant.
- Kari Johnson's lease of office space in the Administration Building is now in effect.
- The Audio Workshop lease is still going.
- The Army Corps of Engineers is analyzing the quality of the rock from the proposed SCIP quarry. Once the results are known, the rock can be marketed. Results of the analysis are needed in July in order for SCIP rock to be considered for use in the Airport project.

G. PERSONS TO BE HEARD (NONE)

H. UNFINISHED BUSINESS

1. Review of Development Standards

Mr. White reported that he met with the City Planning Director, Wells Williams, to review current SCIP development standards. Mr. Williams provided his recommendations for changes based on a comparison with development standards for other communities.

MOTION: M/S Horan/Harang moved to approve changes to the development standards for Sawmill Cove Industrial Park as presented in the June 14, 2010 memorandum.

ACTION: Motion PASSED 4/0 on voice vote.

I. NEW BUSINESS

1. Montlake Mining Company (removed from this agenda)

2. Detailed SCIP Property Profiles

The Board reviewed the draft property profiles and made the following suggestions:

- Market the property in larger units with related lots together.
- Design the marketing effort with flexibility for use.
- Suggested uses should be in the introduction to the entire SCIP site and not lead any potential interested person to a limited view of potential uses. Allow for uses not yet considered.
- Add an image with the paved areas defined.
- Include text indicating that blocks can be divided as needed.
- Disclaimer regarding potential uses
- Add lease rate for the area (9% return on assessed value).

J. ADJOURNMENT

It was brought to the attention of the Board that it is time to elect a new Chair and Vice Chair.

MOTION: M/S Harang / Horan moved to adjourn the meeting.

ACTION: Motion PASSED 4/0 on voice vote.

The meeting adjourned at 4:55 pm.