



BOARD OF DIRECTOR'S MEETING

MONDAY, JUNE 27TH, 2022 - AGENDA

3:00 PM

Room 6 Harrigan Centennial Hall

Regular Meeting

3:00 PM

<u>Item</u>	<u>Action</u>
A. Call to Order	Acknowledge
B. Roll Call	Acknowledge
C. Review of Minutes	Motion to Approve
APRIL 18TH, 2022	
D. Correspondence & Other Information	Acknowledge/Questions
E. Changes/Additions/Deletions to Agenda	Change/Add/Delete
F. Reports	
1. CBS Strategic Plan Report	
G. Persons To Be Heard	
H. Unfinished Business	
1.	
I. New Business	
1. Sayak Logistics Lot 4 Lease Extension Request	Discussion/Recommendations
2. NSRAA Lot 2 & 3 Combination Request	Discussion/Recommendations
3. GPIP Officers	Discussion/Recommendations
J. Adjournment	

EXECUTIVE SESSION – Possible

The Mission

It is the mission of the Gary Paxton Industrial Park Board and management, by direction of the Sitka Assembly, to strategically develop the park in a fiscally responsible manner that maximizes its economic benefit to the community through creation of meaningful jobs in conformance with established community plans and policies.

Gary Paxton Industrial Park – Board of Directors Meeting
April 18th, 2022 3:00pm
Gary Paxton Industrial Park
DRAFT Meeting Minutes

A. CALL TO ORDER: The Chair, Scott Wagner, called the meeting to order at 3:00pm

B. ROLL CALL

Members Present: Scott Wagner, Mike Johnson, Lauren Mitchell, Vaughn Morrison, Chris Ystad

Members Absent: None

Staff Present: Garry White

City Representatives: John Leach, Brian Hanson

Others Present: John Dunlap – Adventure Sitka, other members of the public.

C. Review of Minutes – March 31st, 2022

Motion: M/S Morrison/Mitchell to approve the minutes of March 31st, 2022

Action: Motion Passed 5/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- Mr. White suggested to move Strategic Planning Item to end of discussion. Approved by Chair, Scott Wagner

F. Reports –

GPIP Report:

Mr. White reported that traffic at the dock has increased due to the start of local fisheries.

Mr. White reported that the Sitka Community Boatyard LLC (SCB) has submitted official correspondence that they have rescinded their proposal due to increased construction costs. Mr. Leach, Mr. Wagner, and Mr. White met with SCB earlier in the day and had discussed next steps for moving the haul out forward. The CBS will be considering another RFP for potential use of the access ramp to haul vessels. The city and SEDA understand the importance of having a haul out in Sitka.

Mr. White continues to work with potential bulk water clients and is expecting another proposal soon. Lot 15 has been cleared of junk vehicles that were dumped at the park. The GPIIP Enterprise fund will have to pay for the clean-up, but the CBS is still investigating the dumping of the vehicles and will be looking for recourse. Mr. White is working on obtaining costs to secure the GPIIP properties to discourage dumping of junk in the future, including cameras, hidden or otherwise.

G. Persons to Be Heard- None

H. Unfinished Business – Moved to end of meeting

I. New Business-

1. Fortress of the Bear Sublease Request - Pulled

The Fortress of the Bear item was pulled due to the lack of a sublease agreement for review.

2. Sayak Logistics LLC Tidelands Amendment Request

Mr. Wagner and Ms. Mitchell recused themselves for the next two agenda items due to potential conflicts of interest. Mr. Morrison took over as chair for the next two items.

Sayak has recently met with NSRAA to discuss moving Sayak's tideland lease area to accommodate the NSRAA tidelands lease request for a marine outfall pipe. Sayak requested to amend its tidelands lease location from the documented area to an area that was actually used when it retrofitted its barge. Mr. White commented on that he was unaware of the proposed use of the tidelands lease going forward and that typically lease areas need to have a defined use. Mr. Hanson commented that the proposed new location should go through a new process as original documented location and use has changed. The proposed drawing also would need defined dimensions and proposed location parameters such as GPS locations.

Motion: **Johnson/Ystad** moved to recommend termination of the existing tidelands lease with direction to have Sayak submit a new drawing of proposed new tideland location with dimensions for the next GPIIP meeting

Action: **Passed (3/0)** on a voice vote

3. NSRAA Tidelands Lease Amendment Request

Mr. White informed the Board that NSRAA had met with Sayak to adjust its original tidelands lease request to shrink the actual footprint. NSRAA is seeking similar terms as presented and approved at the last GPIIP meeting for its hatchery expansion and the need to install an additional marine outfall drain line. Mr. White outlined the proposed terms proposed by NSRAA at the last meeting.

Motion: **Ystad/Johnson** moved to recommend a 30 year lease for NSRAA for ~1.60 acres of tidelands as outlined in the amended drawing. The Board recommends a fee of \$0.00 for use of the tidelands.

Action: **Passed (3/0)** on a voice vote

4. Adventure Sitka LLC GPIIP Tariff Adjustment Request

Mr. Wagner resumed his position as Board Chair. Ms. Mitchell rejoined the Board. Mr. Johnson recused himself due to potential conflict of interests.

Mr. White outlined the proposal by Adventure Sitka to use either the GPIIP Dock or GPIIP Access Ramp to on load and off load passengers for a marine tour in the area of the GPIIP. Adventure Sitka requests to have the passenger fee reduced from \$4/head to \$1/head. The \$4/head fee was implemented to capture the movement of cruise ship passengers over the dock. Adventure Sitka will only be moving passengers for ~20 minutes at a time, not all day moorage as in a cruise passenger. The Adventure Sitka proposed did not include any fees for dockage or landings on the GPIIP property. The GPIIP Board discussed the need to keep fees similar to the CBS harbor system and equitable across all users of the facility. Adventure Sitka express concerns over existing harbor system does not have a passenger fee for movement of tour passengers.

Motion: **Mitchell/Ystad** moved to recommend to establish a preferred user agreement with Adventure Sitka on a month to month basis for; a dockage fee of the published rate of \$1.23/foot/day which would allow Adventure Sitka to come and go multiple times a day for the all-day fee of \$68.88, no dockage fee for the use of the access ramp. A passenger fee of \$1.00/passenger for passengers moving over the dock or access ramp.

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

Unfinished Business: GPIIP Strategic Plan

Mr. Wagner updated the Board on the presentation he gave to the Assembly on April 12th. He highlighted growing potential user conflicts as the dock traffic continues to grow. He also discussed the need to get additional staffing at the park to elevate growing demands that have the potential outgrow the harbor department support.

Jeff Farvour from the public commented on the need to preserve the GPIIP as working waterfront to support the commercial fishing fleet as he has seen fishing interested get pushed out with tourism operations.

Mr. Serka from the public echoed Mr. Farvour's concerns. He discussed the efforts SCB had undertaken in the development of its haul out plans. SCB has spent substantial funds in its due diligence.

Mr. White discussed the need to reexamine the conceptual design layouts for a haul out facility at the park. He discussed that past efforts and conceptual designs are dated and the need for at the very minimum to get an update cost estimate of the development. He recommends that a new conceptual design and cost estimate be made a priority. He will be investigating potential firms to conduct the analysis and funding for the work.

J. Adjournment

Motion: M/S Mitchell/Ystad move to adjourn the meeting at 4:21 pm

Action: Passed (5/0) on a voice vote

DRAFT

June 14th, 2022

MEMORANDUM

TO: GPIP Board of Directors
FROM: Garry White, Director
SUBJECT: Gary Paxton Industrial Park (GPIP) Management Report

1. GPIP Dock

The GPIP Dock is open for business. The dock had a lot of traffic during the spring of 2019. Most use was related to the commercial fishing fleet with vessel moving nets and other fishing gear across the dock.

Security cameras were installed in April, which allows for better management and tracking of use.

Next steps are to continue to monitor uses and adjust the Port Tariff to accommodate users of the facility. Additionally, prepayment or pay for use electric meters are being investigating to allow for better management of electric use. **(05/06/2019)**

The GPIP Dock continues to see a lot of use this summer. **(09/15/2020)**

The GPIP Director has received a request from the cruise ship industry for 7-8 port of calls for a 300 foot cruise ship at the GPIP Dock in 2021 and the potential for additional port of calls for the 2022 season. The cruise ship would be turning passengers while in port in Sitka. The GPIP Director and CBS Harbor Master are working cruise line officials to determine infrastructure needs, develop a Facility Security Plan, and work out logistics to accommodate cruise passengers. **(10/27/2020)**

The GPIP Port Tariff #4 was approved by the Assembly in February 2021. The dock is starting to see an increase in use due to the fishing season starting. **(03/22/2021)**

The CBS has been working with an outside consultant to develop a Facility Security Plan (FSP) to allow certain vessels, including small cruise ships, to use the GPIP Dock. The FSP is currently awaiting USCG approval.

The GPIP Board at its April 21st meeting approved a request for a \$24,999 budget be establish to add portable water to the dock. **(05/03/2021)**

GPIP Dock Revenues have increased each fiscal year. FY18 - \$689, FY19 - \$14,643, FY20 - \$37,462, FY21- \$65,322, FY22 (12/6/21) - \$41,292. **(1/25/2022)**

The GPIP Dock is seeing increased use with the warmer months. Fender systems are being investigated for use by cruise ships this summer. **(03/29/2022)**

The GPIP Dock received its first small cruise ship on May 17th. The ship Ocean Victory has 5 more ports of calls at the dock this summer.

The GPIP dock lost a good customer of the dock with the closure of Sitka Salmon Shares local processing facility. **(06/14/2022)**

2. Marine Services Industries at the GPIP.

The CBS received a proposal from the owners of Halibut Point Marina (HPM) stating that it will be reducing service within the next two years. HPM additionally submitted a proposal to the CBS to construct marine haul out infrastructure to include; haul out piers, an EPA approved wash down pad with a water treatment facility, and a 100 ton lift. HPM is requesting a trade of other CBS property to offset the cost of construction. The GPIP Board has been unable to secure funding for the construction of haul out infrastructure to date.

The GPIP Board held a meeting on December 4th to discuss the proposed haul out infrastructure. Discussion from the public and board focused on travel lift capacity, pier width, upland improvements needed, access, and future management. The Board recommended the Assembly move forward with negotiations with HPM for a facility that has a new 100 tons lift, piers that are 26' apart, infrastructure to include a float to help vessel navigate into the lift, a larger or additional wash down pad be included, and that infrastructure is added to allow people to exit vessels before being lifted. **(12/9/2019)**

Halibut Point Marina has withdrawn with its proposal to construct a vessel haul out at the GPIP in exchange for other CBS property due to the CBS general code that requires CBS property to be disposed of via competitive bid. The CBS Assembly and GPIP Board held a joint work session on January 30th to discuss next steps. The CBS Assembly directed the CBS Administrator to prepare and release a RFP for private sector development of vessel haul out at the GPIP. **(02/10/2020)**

The GPIP Board met on Feb. 28th and approved a draft RFP for CBS Administration approval to be released to the public for private sector development of a vessel haul out at the GPIP. **(03/09/2020)**

The CBS received two proposals for development of a vessel haul out at the GPIP. The GPIP Board met via Zoom on April 27th and vetted the proposals as part of a selection committee, containing the 5 members of the Board, the CBS Administrator and Public Works Director. The Selection Committee scored a proposal from WC Enterprises as the best proposal. The RFP Scoring results were presented to the Assembly on May 12th. The Assembly gave direction to the CBS Administrator to work with WC Enterprises to develop a detailed agreement to move forward with the development of the haul out. The

CBS Administrator, Public Works Director, and the GPIIP Director have been meeting twice a week with WC Enterprises on the agreement. **(06/01/2020)**

The CBS Assembly rejected the proposal by WC Enterprises due to substantial changes to WC request for financial support. The CBS is working on conceptual plans and design for a haul out at the GPIIP. **(09/15/2020)**

The CBS was unsuccessful in obtaining grant funds for the development of a CBS owned marine haul out facility. The GPIIP Board met in September and provided direction that another RFP be developed for private sector development of the haul out. The CBS Assembly met in October and gave direction that they wished to see a partial private sector development of a haul out with the CBS retaining ownership of its property. **(10/27/2020)**

The GPIIP Board met at its October 29th meeting and approved another RFP for private sector development of a haul out. The draft RFP was presented and approved by the CBS Ports and Harbors Commission at its November 23rd meeting. The RFP was approved by the Assembly at its January 26th, 2021 meeting and released to the public on February 2nd. The public can find the RFP on the CBS Bid Express website. Proposals are due on April 8th, 2021. **(2/8/2021)**

The CBS received one proposal to its most recent RFP. The GPIIP Board met on April 21st as the selection committee to evaluate and score the proposal. The Board did not finalize its evaluation, but rather sent the proposers a set of clarifying questions to gather more information on the proposal. The Board met again on May 12th and found the proposal responsive to the RFP and directed the GPIIP Executive Director to negotiate terms for a lease with the SCB group for the GPIIP Board's review. **(05/27/2021)**

The GPIIP Board recommended and the Assembly approved proposed lease terms for the development of a haul out at the GPIIP with a newly formed group called the Sitka Community Boat Yard LLC (SCB) in the summer 2021. The CBS hired an outside legal firm to develop a long term lease with proposed performance benchmarks in line with the proposed terms. The lease was presented to SCB for its review in early fall. The CBS was notified in late November that it will not receive a RAISE Grant for the construction of a haul out. The SCB presented clarifying question to the CBS regarding the proposed lease. CBS staff and the GPIIP Director are in working with SCB on finalizing a lease based off approved terms for final approval by the GPIIP Board and Assembly. **(11/30/2021)**

The SCB Group is still working towards finding funding to construct the project. The lease has not moved forward due to the current lack of funding. SEDA and the CBS are working on additional grant opportunities to provide funding for the construction of the haul out. **(01/25/2022)**

The GPIIP Director has been in discussion with the SCB folks on other options to haul vessel this summer via the ramp. The GPIIP Director has informed the SCB folks that adjustments to their proposal as presented in the RFP are now allowed. New proposals will require the existing RFP process to be finalized and a new process started.

The CBS investigated many grant opportunities over the winter/spring. The CBS has developed a grant application for a RAISE grant for the funding for the development of

the haul out. The CBS has worked with outside consultants and lobbyist to submit a quality application. The CBS Assembly will discuss and hopefully approved the grant application at its April 12th meeting. **(03/29/2022)**

The CBS Assembly approved an application for a RAISE Grant to fund the haul out development. SEDA and the CBS continues to investigate potential funding source for the development of the haul. Additionally, funding is being investigated to complete an updated conceptual design and cost estimates for the project. **(04/15/2022)**

The Sitka Community Boatyard LLC (SCB) group has officially withdrawn its proposal for private sector development of a haul out at the GPIIP. SCB has met with the CBS and wish to move forward with a modified proposal to utilize the GPIIP Access Ramp to provide a short term emergency solution for local vessels. The CBS will be potentially developing another RFP for a public private partnership (PPP) of an emergency solution.

The CBS and SEDA have prepared a grant application for a Denali Commission Grant to fund updated planning, engineering, and environmental assessment of a haul out at the GPIIP. The updated planning will give the CBS an updated cost estimate for the development which has not been update since 2014 for a traditional haul out pier and 2019 for a ramp concept. Additionally, new locations for infrastructure has been proposed in the past few years. The updated information will help the CBS establish a more realistic plan to establish a PPP with local stakeholders to move the project forward. **(05/03/2022)**

3. Bulk Water

The Director continues to work with entities interested in the export of Sitka's water. **(05/06/2019)**

The CBS Assembly met on April 30th to discuss needed repairs to the Raw Water delivery infrastructure. No funding or repair plan was determined. The CBS's ability to delivery water will need to be fixed before the bulk water export venture can move forward. The Assembly directed the GPIIP Director to continue to work with potential investors and exports to find a funding solution to repair the system. The CBS does not believe that the infrastructure can be repaired until the penstock is shut down and dewatered. Estimate timeframe for penstock shut down is estimated to be the fall of 2021. **(06/03/2019)**

The Director continues to receive inquiries from entities wishes to export Sitka's water. **(09/15/2020)**

The GPIIP Board recommended approval of a new water purchase agreement between the CBS and Arctic Blue Waters Alaska Inc. at its October 29th meeting. The Agreement will go to the CBS Assembly for approval on February 23rd. **(02/08/2021)**

The CBS Assembly met on March 9th and approved the water purchase agreement between the CBS and Arctic Blue Water. The GPIIP Director has received call from other potential exporters of Sitka's water. **(03/22/2021)**

Arctic Blue Water made all of its required payments to keep its water purchase contract in good standing. The GPIIP Director continues to receive call from other potential exporters and expects new proposals this fall/winter. **(11/30/2021)**

4. Bottled Water

The Director continues to receive inquiries for bottled water. The Director has recently had conversations with entities from China, Costa Rica, and South Korea. **(11/12/2019)**

5. Blue Lake Dam Expansion Project

The Assembly has approved a MOA between the GPIIP and Electric Department to allow the GPIIP to charge for use of Lots 16b and 20. Rock has been stored on these lots since the Blue Lake Dam Expansion project. **(06/03/2019)**

The GPIIP Director has met with the CBS Electric Director regarding leveling out the above lots for future leases or sales at the GPIIP. **(03/22/2021)**

6. GPIIP Dock Fuel Sales

Delta Western has received its build permit to establish a fueling operation on the GPIIP Dock. The fuel tanks will be relocated from the dock itself to the uplands above the dock. **(07/03/2019)**

Delta Western has completed its fuel delivery infrastructure on the GPIIP dock. **(11/12/2019)**

Delta Western is in the process of installing a second fuel tank at the GPIIP for fuel delivery off the GPIIP Dock. **(03/22/2021)**

7. GPIIP Overall Management

CBS Administration and the GPIIP Director toured the park and have talked to tenants about cleaning up various lots at the park. **(05/03/2021)**

The GPIIP Director and CBS Administration has implemented a plan to remove the junk vehicle from the GPIIP site and ensure that future dumping activity does not continue. **(11/30/2021)**

The GPIIP Director is working on establishing a budget estimate for a GPIIP Dock Crane and additional security cameras at the GPIIP. **(01/25/2022)**

All junked cars have been removed from the GPIIP properties. The GPIIP Director is working on plans to provide additional site security and deterrents to future dumping of junk at the park. **(06/14/2022)**



329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Thursday, June 23, 2022

MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors
From: Garry White, Director
Subject: NSRAA Lot 2 & 3 Combination Request

Introduction

The Northern Southeast Regional Aquaculture Association (NSRAA) is requesting to combined Lot 2 and Lot 3 at the GPIP into one continuous lot and to have the related leases amended to reflect the new lot.

NSRAA currently has entered into lease agreements with the CBS for both Lots 2 & 3. Both lease with the CBS are set to expire on May 1, 2026. Both leases allow NSRAA the option for (4) successive terms of (10) ten years.

NSRAA is in the process of expanding their hatchery operations by constructing another hatchery on Lot 3. The planned expansion is requiring lots of space and even with approved setback variances, the plans show that more space is needed.

NSRAA is requesting GPIP Board approval of the plan to combine the two lots. NSRAA will need Planning and Zoning Commission approval to change the plat to combine the lots. The Amendment of the lease will require Assembly approval.

Background

NSRAA is a private non-profit corporation created to assist in the restoration and rehabilitation of Alaska's salmon stocks and to supplement the fisheries of Alaska.

The City and Borough of Sitka (CBS) and NSRAA entered into a lease agreement for Lot 2 of the GPIP in 2006 with an initial term of 10 years with a lease amount of \$1,200 annually. The lease was extending in 2016 for another 10 years with an option to extend the lease for (4) four – additional 10 year terms. The lease amount was increased to \$2,400 annually, with the lease amount to be negotiated at each extension.

NSRAA leased the undeveloped Lot 2 from the CBS in 2006 and constructed a multi-million dollar fish hatchery on the property, including an outfall pipe that extends into the bay. The hatchery provides millions of Coho and Chum Salmon to the common property fishery in the Sitka area. The GPIP hatchery has created 1 ½ FTE job at the site and provides other economic benefits to the community through fish harvest and processing.

NSRAA plans to expand salmon production on Lot 3 in the near future. The expansion will help alleviate crowding, increase capacity and address emergency water loss issues with existing facility. NSRAA estimates the new production will have an ex-vessel value of \$5-\$8 million dollars.

Action

- GPIIP Board discussion and recommendation on NSRAA combining lots 2 & 3 at the GPIIP and to amend the related leases.



329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Thursday, June 23, 2022

MEMORANDUM

To: Gary Paxton industrial Park Board of Directors (GPIP Board)

From: Garry White, Director

Subject: Sayak Logistics LLC Lot 4 Lease Extension Request

Introduction

Sayak Logistics LLC is requesting to extend its lease with the CBS on Lot 4 to allow additional time to close a Purchase and Sale Agreement (PSA) of the property with the CBS.

Sayak Logistics LLC, formerly known as Northline Seafoods LLC entered into a lease agreement with the CBS on 08/01/2017 for Lot 4 with a lease termination date of 07/15/2022. Section 1.2 of the lease contains an option for Sayak/Northline to purchase the property at a price of \$554,000 if certain performance benchmarks are met. Sayak/Northline has met all the required benchmarks and entered into a PSA with the CBS on 06/15/2022. The PSA requires the Sayak to finalize the sale by 08/15/2022.

The GPIP Director is recommending a month to month lease between Sayak and the CBS to allow for the PSA to be completed. The short term lease should not exceed 60 days from 07/15/2022.

Background

Alaska & Pacific Packing (APP) approached the GPIP Board and Assembly in the fall of 2016 about leasing Lot 4 at the GPIP for the purpose of design and fabrication of a floating dock and floating barge refit. The CBS and APP entered into a 1 years in January 2017 for the building and property.

APP approached the GPIP Board in the spring of 2017 to discuss entering into a longer term lease with an option to purchase the building and property of Lot 4. APP wished to conduct improvements on the building and property of Lot 4. APP also requested to change the leasing entity to Northline Seafoods LLC. The CBS and Northline entered into a lease agreement on 08/01/2017 until 07/15/2022.

Northline Seafoods approached the GPIP Board about changing the entity of the lease to Sayak Logistics LLC in late fall of 2021. The CBS approved lessee entity change in December 2021.

Sayak Current Leases

1. Lot 4 lease – 26,031 SF Waterfront parcel containing a 6,900 SF building.
 - Term is for 5 years, starting 08/01/2017;
 - Rent is \$4,155/month;
 - \$10,000 employee lease credit for each employee making over \$36,000 annually at the GPIP site;
 - Lease credits not to exceed \$20,000 annually;
 - Lease credits expire after 3 years (expired).
 - After 5 years, Sayak can purchase the property at today's value of \$554,000 (2014 appraised value for building and footprint of 26,031 SF), contingent on the following:
 - Northline has 4 FTE making over \$36,000 annually at the time of sale.
 - CBS retains first right of refusal to purchase property in the event Sayak wishes to sell the property

2. Lot 8a Lease – 29,421 SF of raw land:
 - Month to month term
 - Rent is \$1,147/month
 - Executed September, 2018
 - Guaranteed access to the waterfront and tidelands via the access and utility easement located between Lots 2 and 4;
 - Payment of an annual \$3,000 user fee.

3. A 20,000 SF portion of tidelands directly in front of Lot 4
 - Month to month
 - At a rate of \$1,800 per year;
 - Executed January, 2018

Action

- GPIP Board approval of a month to month lease extension on Lot 4 with Sayak Logistics LLC, not to exceed 60 days.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____ (SIGNATURE) _____
 DATE _____ OWNER _____ (SIGNATURE) _____

NOTARY'S ACKNOWLEDGEMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN _____ AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

**CERTIFICATE STATE OF ALASKA
 (FIRST JUDICIAL DISTRICT)**

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 19____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS DAY OF _____.

ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD _____

SECRETARY _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR _____

CITY AND BOROUGH CLERK _____

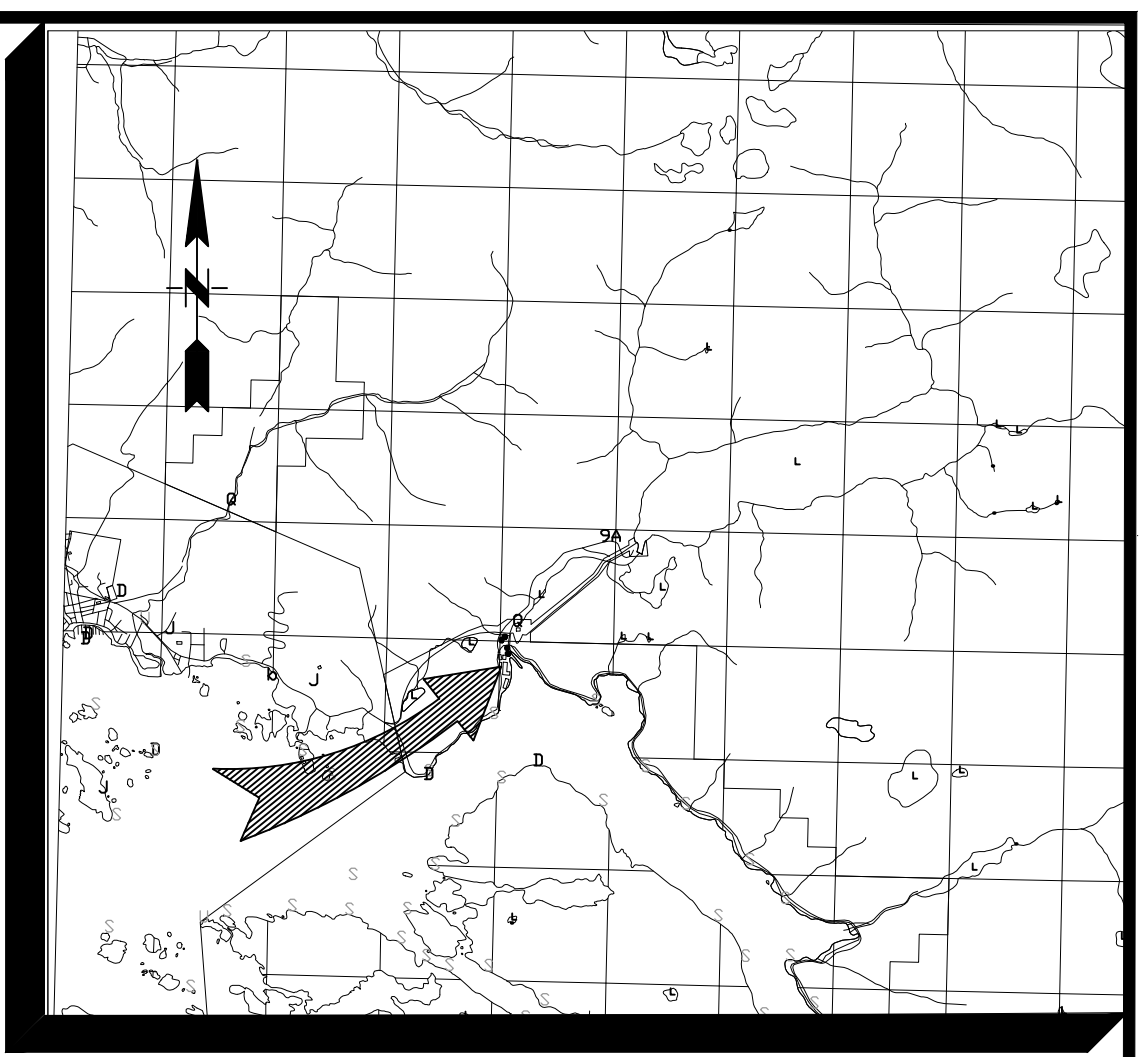
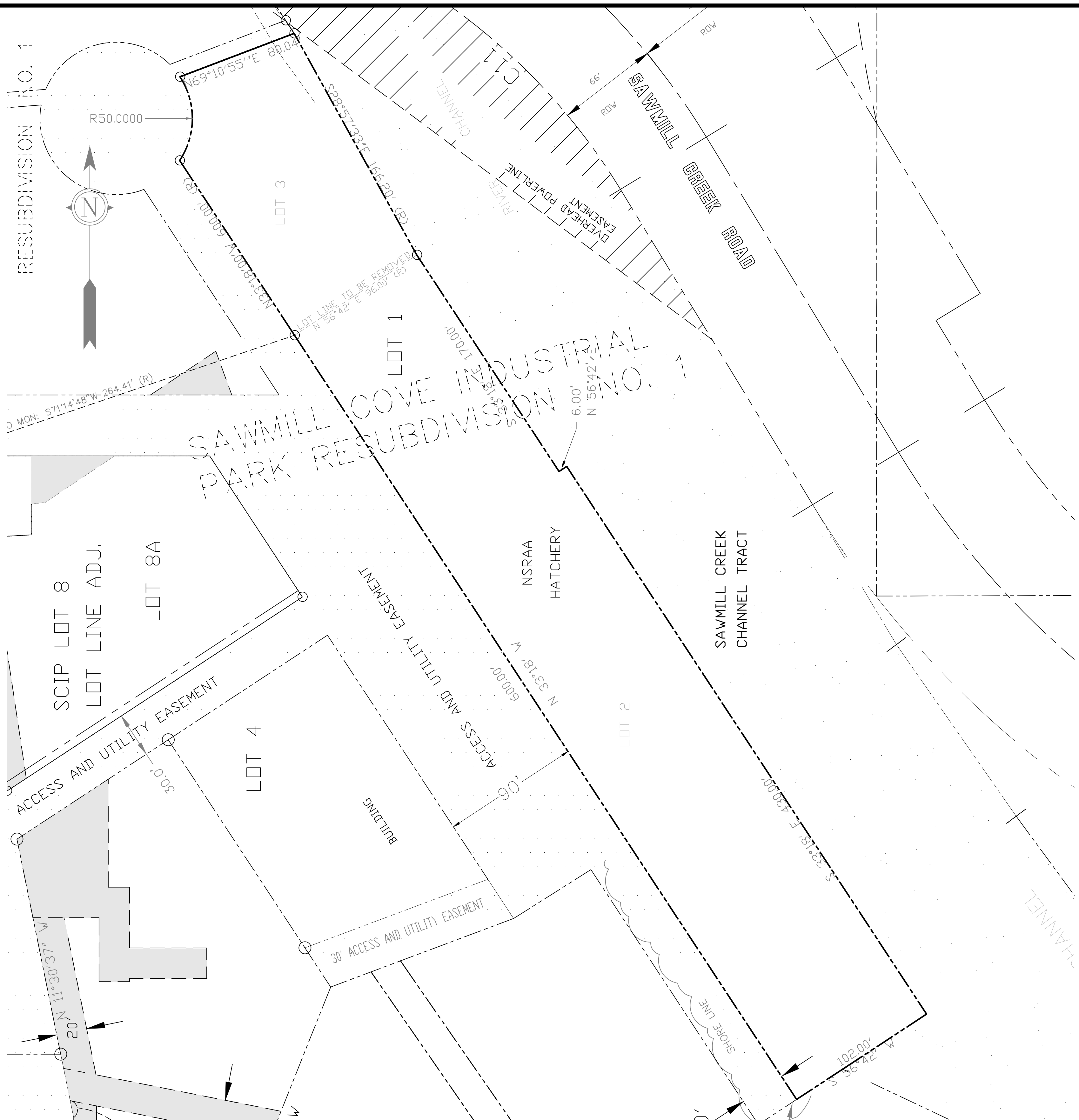
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: _____

(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 20____, AT SITKA, ALASKA.

FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA



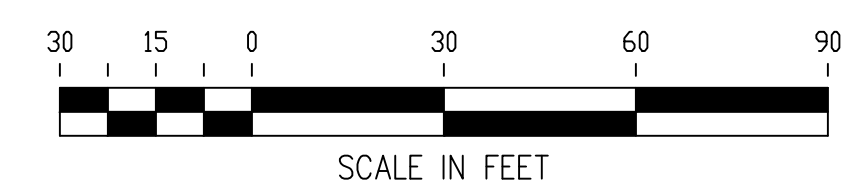
VICINITY MAP

LEGEND

- PRIMARY CONTROL MONUMENT (RECOVERED)
- REBAR AND ALUMINUM CAP (RECOVERED)
- REBAR AND ALUMINUM CAP (SET)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN LOTS 2 AND 3 OF THE SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1 CREATE ONE LARGE LOT.
- 2) THE BEARING BASE IS AS SHOWN BETWEEN THE FOUND TWO PROPERTY CORNERS OF LOT 6 SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1.
- 3) AS PER THE SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1 PLAT (2008-27) "SPECIAL USE UTILITY EASEMENTS LOCATED WITHIN INDIVIDUAL PARCELS ARE SHOWN IN SHADED AREAS. THESE SPECIAL USE EASEMENTS BENEFIT THE MUNICIPALITY AND THE OWNERS WITHIN THE PARK. THEY ARE INTENDED TO COVER ACTIVE UTILITIES; HOWEVER, DUE TO COMPLEXITY OF EXISTING AND AVANDONED UTILITIES IN THE AREA OF THIS PLAT, AND THE INABILITY TO VISUALLY CONFIRM THE EXISTENCE OR ABSENSE OF ADDITIONAL BURIED UTILITIES, SOME ACTIVE UTILITIES MAY HAVE BEEN MISSED. SPECIAL USE EASEMENTS ARE INTENDED TO PROVIDE ACCESS FOR THE MAINTENANCE AND REPLACEMENT OF ALL EXISTING ATIVE UTILITIES WHETHER SHOWN WITHIN AN EASEMENT OR NOT.
- 4) AS PER THE SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1 PLAT (2008-27) "LOTS WITHIN BLOCK 4 MAY BE SURROUNDED ON ONE OR SEVERAL SIDES BY COMMON USE ACCESS AND UTILITY, OR COMMON USE UTILITY ONLY EASEMENTS (COORDORS). THE AREAS OF THESE LOTS ARE INTENDED TO BE EXCLUSIVE OF THE EASEMENTS. EASEMENT OWNERSHIP WILL BE RETAINED BY THE CITY AND BOROUGH OF SITKA. THE MUNICIPALITY RESERVES THE RIGHT TO MODIFY LOT LINES AND/OR FURTHER RESUBDIVIDE THE PARCELS WITHIN THIS SUBDIVISION WITHOUT PRECONDITIONS FOLLOWING THE PROCEDURES IN SITKA GENERAL CODE TITLE 21, AS LONG AS ALL LOTS CONTINUE TO BE SERVED BY THE COMMON USE EASEMENTS.

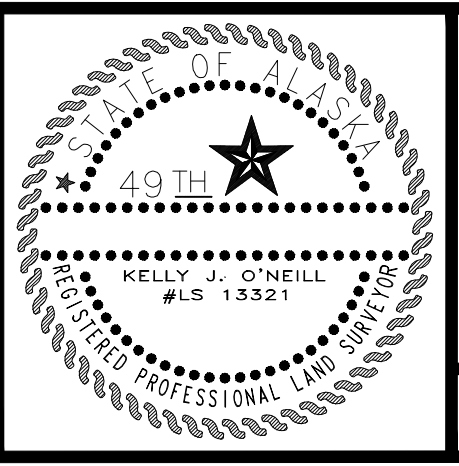


PRELIMINARY SITKA RECORDING DISTRICT

NORTH 57*
LAND SURVEYING LLC
 (907) 747-6700 215-F SMITH STREET, SITKA, AK
 8800 GLACIER HWY, SUITE 224 1/2, JUNEAU, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
 EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED: K. O'NEILL
 DRAWN: JH/SO/ACAD
 CHECKED: KD
 DATE OF PLAT: JUNE 14, 2018 * 09:14:16
 SCALE: 1" = 30'
 DRAWING NAME: 40107-03
 PROJECT NO. 40107-03-00

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
 DATE _____ KELLY O'NEILL LS 13321

HATCHERY SUBDIVISION
LOTS 2 AND 3, SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1
 CLIENT: NSRAA

SHEET



329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Thursday, June 23, 2022

MEMORANDUM

To: Gary Paxton Industrial Park Board of Directors
From: Garry White, Director
Subject: Election of GPIP Board Officers

Background

The last election of Board Officers was held on July 8, 2019. Scott Wagner was elected to the position of Chair and Vaughn Morrison was elected as Vice Chair.

Additional Information

According to Sitka General Code 2.38.030, “The board shall elect annually from its members a chair and vice chair and such other officers as it deems necessary. (Ord. 00-1568 § 4 (part), 2000.)”

Action

- GPIP Board election of Chair and Vice Chair for the next year.