



**BOARD OF DIRECTOR'S MEETING**

**FRIDAY, FEBRUARY 28, 2020 - AGENDA  
3:00 PM**

**Harrigan Centennial Hall, 330 Harbor Dr. - Meeting Room #6**

**Regular Meeting**

**3:00 PM**

<b><u>Item</u></b>	<b><u>Action</u></b>
A. Call to Order	Acknowledge
B. Roll Call	Acknowledge
C. Review of Minutes	Motion to Approve
<b>DECEMBER 4TH, 2019</b>	
D. Correspondence & Other Information	Acknowledge/Questions
E. Changes/Additions/Deletions to Agenda	Change/Add/Delete
F. Reports	
G. Persons To Be Heard	
H. Unfinished Business	
1. GPIP Waterfront Development/Haul Out RFP	Discussion/Recommendation
I. New Business	
1. GPIP FY2021 Budget	Discussion/Recommendation
2. GPIP Dock Crane	Discussion/Recommendation
J. New Business	
K. Adjournment	

**EXECUTIVE SESSION POTENTIAL**

**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  
Dec 4, 2019, 3:00pm – Centennial Hall, Room 3  
GPIP – DRAFT MINUTES**

**A. CALL TO ORDER:** The Vice Chair, Vaughn Morrison, called the meeting to order at 3:07pm

**B. ROLL CALL**

**Members Present:** Scott Wagner (Arrived 3:15), Vaughn Morrison, Sheila Finkenbinder, Al Stevens, Mike Johnson

**City Representatives:** Hugh Bevan, Shiloh Williams, Stephen Weatherman, Thor Christianson, Richard Wein, Mike Harmon

**Others Present:** Lee Hanson, Garry White, Brigette Klakring, Chris Ystad, Dan Cooper, Tyler Green, Rob Lihou, Andrew Callstine, R. Eliason, Karen Johnson, Chuck Olson, Baker Hensley, Pat Glaab, Terry Perensovich, Dan Falvey, Jeff Farvour, Chris McGraw, Jacob Ogliloie, Tamy Stevenson, Shawna Thornton, Jason Gjertzen, Charlie Wilber, Mike Gassman, Kai Olney-Miller, Ken Creamer, Phil Nasz, Kent Barkau, Frank Balovich, Dick Curran, Scott Saline

**C. Review of Minutes – October 21, 2019**

**MOTION:** M/S Finkenbinder/Johnson moved to approve the minutes of October 21, 2019.

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

**D. Correspondence & Other Information – None**

**E. Changes/Additions/Deletions to Agenda –** Mr. White suggested we move H.1 (GPIP- Strategic Planning) to end of agenda.

**MOTION:** M/S Finkenbinder/Johnson moved to put H.1 at end of agenda.

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

**F. Reports – None**

**G. Persons to Be Heard – None**

**H. New Business –**

**1. GPIP Waterfront Development/ Haul Out Proposal**

Mr. White gave an overview of the history, scope and goals of this project. He explained that this decade long discussion began in 2007 when a marine survey was conducted to create a list of desires from a new haul out. It was continued in 2009 when an RFP was put out globally with only one response from a company in Bellingham requiring \$25 million to construct. He continued, in 2014, a public meeting was conducted to understand fleet wide needs and after this meeting it was determined that a good amount of work could be conducted without being hauled out. Mr. White went on, fast forward a few years and Northline added their ramp concept and has left us

with the infrastructure to continue this. He continued, while this is a suitable alternative for some projects our town's current haul out system at Halibut Point Marine will be discontinued sometime in 2021, leaving the city with a need for a new haul out. Mr. White explained an engineering firm was contracted to break the potential project down into six different phases totaling 7.5 million dollars. The plan included:

- A. Treat wastewater from washdowns for EPA.
- B. Capture water from washdowns.
- C. Improve current ramp infrastructure.
- D. Upland improvements of water, electric, sewer, etc. for the haul out yard acreage that is set aside.
- E. Timber float.
- F. Purchase haul out equipment.

Mr. White invited Mr. McGraw to come forward. Mr. McGraw explained that his company, Halibut Point Marina, has submitted a proposal to the CBS to fund a new 100 ton, 26 foot wide haul out for a trade of 17 acres of city property.

Mr. White opened a conversation to discuss this proposal to the individuals present. He noted the goal of this conversation was to ensure this proposal met the needs of the fleet, not the proposal specifications regarding the land value or trade agreement as that is city assembly business.

With such a strong turnout from the public a great deal of conversation occurred regarding the need for additional washdown space, difference in cost between a 100 ton and 150 ton haul out, need for a finger pier, width of the haul out, and how we can compete against other successful boat yards like Wrangell.

Mr. McGraw explained a 150 ton haul out would cost 1.5-2 million dollars more and he feels a 100 ton haul out will service 90% of our fleet. He added, the bigger boats can be rolled up the ramp. After much discussion the crowd tended to agree. Mr. Christianson added, CBS does not have funds to build either size, so this trade is a very alluring option.

Mr. Leo discussed concerns of southeast winds and the need to add a finger pier and/or float for boats to bounce off of so boats don't end up beached. Mr. Johnson stressed this concern as well and suggested CBS adds that into a revised proposal.

Many showed concerns regarding the washdown and explained that it is often a bottleneck. Mr. Olson suggested CBS add additional washdowns when negotiating with Mr. McGraw. Additionally, many mentioned the success of Wrangell's boat yard and how that in addition to the haul out they have skilled laborers and indoor facilities for people to work on their boats. Mr. White explained that was the vision for GPIIP as well and that details would be discussed in the strategic planning portion of the agenda.

Lastly, Mr. Johnson explained the need to ensure the haul was not a standard haul out, but has some bells and whistles. There are a variety of models and we want one that will be most profitable.

At this point, 4:28pm, the board felt they had covered the variety of topics necessary to make a decision of whether or not to recommend CBS move forward with negotiations.

Mr. Bevan informed Board and audience that the final location of the haul out has not been finalized. The CBS is investigating the Bathymetry of the Sawmill Cove area.

**MOTION:** **M/S Stevens/Morrison** moved to recommend the CBS assembly moves forward with negotiations on Mr. McGraw's proposal contingent on that the marine piers are at least 26 feet wide, that the 100 tons Marine Travel Lift is new and not used equipment, that additional wash down space in added to proposal, that a finger float is added, that additional infrastructure on marine piers is added to allow for people exit the vessels before vessel is hauled.

**ACTION:** **Motion PASSED 5/0 on a roll call vote.**

4:39pm The Chair called for a 10 minute intermission. Many left at this point.

4:49 The Chair resumed the meeting.

## **I. Unfinished Business –**

### **1. GPIP Strategic Plan**

Mr. White explained people are already wanting to buy property at GPIP if the new haul out proposal proceeds. He asked the board for suggestions on if he should begin accepting offers as they come in or do an RFP for marine service trades locations. Mr. Wagner suggested Mr. White move forward with an RFP and the board can refine it and publish once the proposal is finalized.

The board opened the conversation up to the floor.

The remaining in the crowd discussed the need to plan out the space accordingly before beginning leases keeping in mind where retail space makes most sense versus where covered work spaces makes the most sense to ensure the area is most profitable and malleable to the haul out specs.

Dr. Wein also suggested we improve the lease process and extend the lease term lengths, Mr. Christianson agreed.

Mr. Wagner suggested Mr. White move forward with an RFP and re-mapping of the specific units that will be available for lease. He also suggested we discuss removing the retail ban from that area at the next meeting. The board all agreed.

Mr. Christianson stated should this all move forward it will be an exciting time for economic development in Sitka.

**J. Adjournment:** **M/S Finkenbinder /Morrison** moved to adjourn meeting at 5:31pm.

Monday, February 10, 2020

MEMORANDUM

TO: SEDA 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)**

Dock Revenues: FY2018 - \$689, FY2019 - \$10,464, FY2020 (as of 10/9) - \$13,436 **(10/14/2019)**

**2. Marine Services Industries at the GPIP.**

The CBS is moving forward with design, engineering and permitting of an access ramp to support the marine service sector. **(03/27/2018)**

The Director is researching cost and management options for the storage of fishing gear on GPIP properties. **(07/24/2018)**

The GPIP Board held meetings on June 28<sup>th</sup> and July 26<sup>th</sup> to discuss the development of an access ramp at the GPIP to promote the marine service industry. PND Engineers of Juneau is under contract with the CBS to design, engineer and permit an access ramp. PND presented different concepts for the development of an access ramp. The consensus was to develop a ramp at an 8% grade to accommodate both barges and larger commercial vessels. The existing gravel ramp constructed by Northline Seafoods is already at an 8% grade and could be improved to allow more use. PND engineers provided a cost estimate of \$6.7 million dollars to construct a fully operational concrete

access ramp, EPA approved wash down pad, and all the associated upland improvement for a fully operational haul out yard. The Board is in the process of prioritizing development with current funds available. **(07/31/2018)**

The GPIIP Board met and set the priority order for the development of a haul out as the following recommended priorities phases:

1. EPA approved water treatment infrastructure.
2. EPA approved wash down pad or water collection infrastructure.
3. Ramp infrastructure improvements, including installing a concrete ramp.
4. Upland improvements (Electric, water, lighting, etc.).
5. Timber float.
6. Potential CBS owned infrastructure to haul vessel (Hydraulic trailer or lift). **(10/22/2018)**

The GPIIP Board and Assembly approved additional funding of \$22,000 for PND Engineers to provide detailed analysis for the phased development of the haul out facilities. **(05/06/2019)**

The Director has received word from CBS Administration that Halibut Point Marina will be transitioning out of the marine haul out business in the next few years. **(07/03/2019)**

The GPIIP Board reviewed and discussed the phase development estimates for the construction of an access ramp and associated infrastructure to construct a haul out facility at the park. Total project costs are estimated to be \$7.5mm. **(11/12/2019)**

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 GPIIP Board has been unable to secure funding for the construction of haul out infrastructure to date.

The GPIIP Board held a meeting on December 4<sup>th</sup> 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 withdrew with its proposal to construct a vessel haul out at the GPIIP in exchange for other CBS property due the CBS general code that requires CBS property to be disposed of via competitive bid. The CBS Assembly and GPIIP Board held

a joint work session on January 30<sup>th</sup> 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)**

### **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 30<sup>th</sup> 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 GPIP 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 met with Eckert Fine Beverage's engineering firm to finalize the design for the low volume water loading system. The goal is to have Eckert design, engineer, construct, and fund the water loading station. The water loading station will be strategically located on the GPIP properties next to the Raw Water Meter building. The infrastructure will be turned over to the CBS upon completion for future use of all low volume water exporters. Eckert wishes to have a project completed this summer and start exporting water for vodka production. **(06/03/2019)**

### **4. Bottled Water**

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

### **5. Public Industrial Water**

The Director has met with both NSRAA and the Electric Department to find a way to ensure public industrial water is available to the park for economic development opportunities. **(06/03/2019)**

The CBS and NSRAA have come to an agreement on a water delivery agreement to allow NSRAA to use public industrial water for raising salmon. **(02/10/2020)**

### **6. Blue Lake Dam Expansion Project**

The Blue Lake Dam Expansion Project has been completed. Evacuated rock from the project is still being stored on park property. Rock needs to be removed from the property for economic development to continue on the site. The CBS is still working on a solution. **(05/12/2015)**

The CBS Electrical Department intends to release a request for proposals of entities interested in purchasing rock stored at GPIP. **(06/29/2015)**

The CBS Electrical Department has recently investigated several plans to remove rock from the property. **(09/22/2015)**

Rock is actively leaving the park via contracts between the CBS Electric Department and various entities. **(07/11/2016)**

The Director is currently working with various groups to continue to remove rock from the industrial site and bring the industrial site condition back to leasable condition. **(05/31/2017)**

The CBS Electric Department reports that a contractor has purchase all the remaining rock left in the GPIP. The rock will be barged out of the park for use in a private waterfront development. The contractor anticipates that all rock will be removed from the park by the end of the calendar year. **(08/01/2017)**

A majority of the rock in the park has been removed. Rock remains on lots 15, 16b, 19, and 20. **(10/16/2017)**

More rock has left the park. Rock only remains on lots 16b, 19, & 20. The Assembly has approved funding to clean up the waterfront and interior lots to bring back to a usable state. **(01/18/2018)**

The GPIP Board met in September and agreed to allow the CBS another 6 months to store rock on lots 16b, 19, & 20. **(10/22/2018)**

The Assembly has approved a MOA between the GPIP and Electric Department to allow the GPIP 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)**

## **7. Utility Dock**

The CBS Assembly met on April 22, 2019 and voted to reverse the condemnation notice the CBS Building Official issued for the Utility Dock in January 2019. The Assembly directed staff to draft a purchase and sales agreement, using outside legal counsel, to include language specific to requiring Hanson Maritime to complete a conditional assessment of the facility and to repair for safe use of the facility. **(05/06/2019)**

The Director and CBS Attorney has met with outside counsel and is preparing a term sheet of contract details for the Assembly to approve on lieu of preparing a full purchase and sales agreement. **(06/03/2019)**

The Assembly approved a term sheet with Hanson Maritime at its August 27<sup>th</sup> meeting. A detailed purchase and sales agreement is being drafted for Assembly approval. Additionally, the process to subdivide the lot for sale is moving forward with CBS planning. **(09/03/2019)**

The Assembly approved a purchase agreement between the CBS and Hanson Maritime to purchase the Utility Dock at the GPIP. **(02/10/2020)**

## **8. GPIP 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)**



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Thursday, February 27, 2020

MEMORANDUM

To: Gary Paxton Industrial Park Board of Directors  
From: Garry White, GPIIP Director  
Subject: GPIIP Waterfront Development/Haul Out RFP

**Introduction**

The GPIIP Board has long recognized the importance of the fishing and maritime industry to the community of Sitka. The GPIIP Board and CBS have been working on vessel haul out development concepts since the GPIIP properties were acquired.

Most recently, the GPIIP Board has worked with the community and an outside engineering firm on concepts to construct an access ramp for vessel haul outs using either hydraulic trailers or amphibious marine travel lifts.

The public announcement in the fall of 2019, that Halibut Point Marina (HPM) will cease public haul out operations in the next few years has intensified the priority of establishing a marine haul out facility at the GPIIP. The CBS received a proposal from HPM to build infrastructure to support the establishment of a vessel haul out at the GPIIP in November 2019.

The GPIIP Board met on December 4<sup>th</sup>, 2019 to discuss overall GPIIP Waterfront Development and the proposal from HPM. The GPIIP Board did not discuss the merits of the entire HPM proposals, but rather focused on what infrastructure is needed to support the fleet in a vessel haul out.

HPM has since withdrew its proposal. The GPIIP Board, CBS, and community are now working towards the development of a vessel haul out facility at the GPIIP properties. Much discussion on how to best service the local fleet and create an economic driver at the GPIIP has taken place by both the GPIIP Board and CBS Assembly.

The GPIIP Board and Assembly held a joint work session on January 30<sup>th</sup>, 2020 to discuss different concept regarding; ownership of facility and operations, infrastructure needed to support the fleet, and funding for the haul out construction and operations. The Assembly gave direction to develop a RFP to investigate private ownership and operations of a haul out.

**Action**

- GPIIP Board discussion and recommendations regarding proposed RFP  
*\*(Note: the DRAFT RFP will be presented at the meeting)*



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Friday, February 14, 2020

MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors  
From: Garry White, Director  
Subject: FY2021 GPIP Enterprise Budget adjustment

**Introduction**

Section 2.38.150 of the Sitka General Code states the following:

**2.38.150 Preparation and submission of a budget.**

The director shall prepare the budget in accordance with approved city and borough procedure and format and shall submit it to the board of directors for approval and recommendation to the assembly. The board of directors shall modify the budget as it deems necessary and forward it to the municipal administrator for transmittal to the assembly. The board shall annually prepare and submit to the municipal administrator a proposed six-year capital improvements program for submittal to and consideration by the assembly. (Ord. 00-1568 § 4 (part), 2000.)

**Additional Information**

Attached is the following:

- Estimated revenues for FY2021 – dock and uplands
- Draft FY2021 budget

**Action**

- Board discussion and approval of FY2021 budget.

<b>Operating Budget</b>	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
Category	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Salaries & Benefits	\$98,201	\$113,702	\$26,496	\$36,906	\$12,043	\$0	\$0	\$92,902
Travel and Training	\$0	\$0	\$0	\$0		\$0	\$0	
Utilities	\$12,440	\$12,602	\$14,205	\$16,672	\$21,987	\$23,901	\$18,356	\$33,478
Heating Fuel	\$13,576	\$21,570	\$21,933	\$16,655	\$30,772	\$22,414	\$25,718	\$24,208
Telephone	\$4,064	\$4,441	\$3,280	\$3,739	\$4,016	\$3,560	\$4,560	\$5,685
Insurance	\$86,824	\$110,372	\$86,562	\$63,932	\$51,682	\$34,812	\$18,697	\$20,307
Office Supplies	\$4,595	\$4,298	\$3,698	\$680	\$808	\$2,484	\$1,296	\$2,930
Wastewater lab supplies							\$0	\$0
Repair and maintenance	\$12,057	\$3,671	\$28	\$4,933	\$1,080	\$0	\$1,542	\$0
Building maintenance	\$6,743	\$24,962	\$9,537	\$4,106	\$15,260	\$13,236	\$31,425	\$20,865
MIS Fees	\$8,286	\$0	\$0	\$0	\$3,707	\$3,732	\$3,732	\$3,700
Contract services	\$81,969	\$106,013	\$97,218	\$85,932	\$86,415	\$231,606	\$86,438	\$94,178
landfill testing								
ADEC oversight								
SEDA contract								
road maintenance								
snow removal								
Janitorial								
electrician								
surveyor								
wastewater testing								
sprinkler/alarm								
stormwater testing								
audit fees								
dock management								
Interdepartmental services	\$126,410	\$128,165	\$96,007	\$86,366	\$81,673	\$78,082	\$72,224	\$58,268
Legal Fees								
Bad Debts								
Vehicles	\$4,189	\$3,760	\$4,553	\$3,912	\$3,913	\$3,914	\$670	\$0
Tools/small equipment	\$1,083	\$3,872	\$1,743	\$620	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$1,002	\$492	\$0	\$4,501	\$3,114	\$773
Credit card expense	\$72	\$20	\$79	\$0	\$16	\$27	\$154	\$233
Interest Expense						\$13,085	\$14,561	\$12,943

Note Princial Payment								
Other Expense	\$734	\$1,019		\$17	\$7,840	\$0	-\$148,178	\$958
<b>Total Operating Budget</b>	<b>\$461,243</b>	<b>\$538,467</b>	<b>\$366,341</b>	<b>\$324,962</b>	<b>\$321,212</b>	<b>\$435,354</b>	<b>\$134,309</b>	<b>\$371,428</b>

FY2015	FY2016	FY2017	FY2018	FY2019	FY2019	FY2020	FY2020	F2021
Actual	Actual	Actual	Actual	Budget	Actual	Budget	7/1-12/16	Budget
\$64,237		\$0		\$0				
\$24,449	\$26,784	\$21,826	\$18,667	\$17,000	\$20,105	\$0	\$7,164	\$0
\$21,020	\$18,277	\$16,600	\$16,336	\$13,000	\$17,320	\$0	\$0	\$0
\$4,750	\$3,935	\$1,121	\$1,294	\$1,200	\$1,383	\$1,200	\$595	\$0
\$20,766	\$5,915	\$6,163	\$9,770	\$6,000	\$16,906	\$6,000	\$11,253	\$18,000
\$0	\$0	\$5,657	\$0	\$0	\$32	\$0	\$0	\$0
\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$2,500	\$0	\$15,000	\$0	\$15,000
\$21,210	\$12,558	\$9,883	\$6,125	\$15,000	\$4,061	\$0	\$203	\$0
\$3,737	\$3,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$124,599	\$138,857	\$146,074	\$97,171	\$133,725	\$95,445	\$112,225	\$46,575	\$111,225
				\$3,600		\$3,600		\$3,600
				\$1,500		\$1,500		\$1,500
				\$90,000		\$90,000		\$90,000
				\$3,000		\$3,000		\$3,000
				\$3,000		\$3,000		\$3,000
				\$0		\$0		\$0
				\$3,000		\$3,000		\$3,000
				\$5,000		\$5,000		\$5,000
				\$0		\$0		\$0
				\$1,000		\$1,000		\$0
				\$1,000		\$1,000		\$1,000
				\$2,625		\$2,625		\$2,625
				\$20,000		\$0		\$0
\$48,009	\$38,973	\$42,188	\$36,520	\$71,277	\$73,191	\$36,520	\$32,627	\$65,000
				\$0	\$5,276	\$0	\$30,169	
				\$0	\$39,958	\$0	\$1,745	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$20	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000
\$4,000	\$2,176	\$0	\$651	\$2,500	\$202	\$2,500	\$0	\$2,500
\$480	\$424	\$384	\$549	\$850	\$685	\$500	\$555	\$500
\$11,325	\$9,708	\$8,090	\$6,472	\$4,854	\$4,854	\$3,236	\$0	\$1,618

		\$49,783	\$49,783	\$49,783	\$0	\$49,783	\$0	\$49,783
\$1,523	\$0	\$810	\$683	\$1,000	\$85	\$1,000	\$0	\$1,000
<b>\$350,125</b>	<b>\$261,339</b>	<b>\$308,579</b>	<b>\$244,021</b>	<b>\$319,689</b>	<b>\$279,503</b>	<b>\$228,964</b>	<b>\$176,120</b>	<b>\$265,626</b>







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Thursday, February 27, 2020

## MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors  
From: Garry White, Director  
Subject: GPIP Dock Crane

### **Introduction**

Since acquiring the industrial site in 1999, the CBS has considered the potential for development of a deep-water port at the Industrial Park. The CBS took a step forward in this vision in 2018 with the opening of the GPIP Dock.

During the planning phase of the GPIP Dock, the Director and Board heard multiple comments requesting that a crane be added to the dock to support the commercial fishing fleet to move gear and equipment over the dock.

The Director has investigated cranes being used at other marine facilities around Alaska and is recommending that the CBS consider an 8 ton telescopic boom crane with a 30 foot reach. Estimate cost of the crane is roughly \$170,000. Estimate costs to install the crane is \$100,000. Additionally, there is a potential for cost associated with engineering the crane placement on the GPIP Dock.

### **Additional Information**

- The CBS is considering selling the Marine Service Center which current contains the only CBS owned crane.
- The CBS Interim Administrator has recommended that the funding for the crane come from the SE Economic Development Fund within the CBS.

### **Action**

- GPIP Board discussion on adding a capital budget request for \$270,000 to support the installation of a crane at the GPIP.