



BOARD OF DIRECTOR'S MEETING

**MONDAY, DECEMBER 6TH, 2021 - AGENDA
3:00 PM**

Room 6 Harrigan Centennial Hall/Zoom Meeting

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
JUNE 17TH, 2021	
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.	
I. New Business	
1. Northline Seafood LLC Lease Reassignment	Discussion/Recommendations
2. FY2022 GPIP Enterprise Budget	Discussion/Recommendations
3. GPIP Dock Summer 2022 Discussion	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
June 17, 2021 3:00pm – Harrigan Centennial Hall**

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, Chris Ystad, Lauren Mitchell, Vaughn Morrison

Members Absent: None

Staff Present: Garry White, Makena Hardwick

City Representatives: John Leach (Administrator), Brian Hanson (Municipal Attorney), Michael Harmon (Public Works)

Others Present: Jeremy Serka, other members of the public

C. Review of Minutes – May 12, 2021

Motion: M/S Johnson/Ystad to approve the minutes of May 12, 2021

Action: Motion Passed 5/0 on a voice vote

D. Correspondence & Other Information- None

E. Changes/Additions/ Deletions to Agenda- None

F. Reports –

GPIP Report:

Mr. White gave a brief overview of the GPIP Dock use. As of May 19th, for FY21 revenue was \$49,022. This is an increase from previous years and the revenue is split between GPIP and the harbor as they are managing the use and billing of the dock.

Funding has been approved on first reading for potable fresh water to be installed at the dock. The fees will need to be adjusted to account for this new service.

G. Persons to Be Heard- None

H. Unfinished Business

1. GPIP Haul Out and Shipyard Proposal Lease Terms

Gary Paxton Industrial Park Board Meeting
June 17, 2021

Mr. White gave a brief overview of the Haul out development and RFP process thus far. Mr. White spoke with Jeremy Serka prior to the meeting and some edits to the contract terms were discussed.

The contract terms indicate that Sitka Community Boatyard (SCB) will be awarded a lease for 8,000 SF of tidelands, a small parcel of lot 9a, lots 9b & C, and Lot 15. The lease will start with the small parcel of Lot 9a being made available, with additional lots released as performance benchmarks are met. SCB said they need to be able to show their banker that they have ability to use all proposed parcels to operate a haul out to be able to get necessary loans. The performance benchmarks that must be met in phase 1A are to secure at least \$2 million in financing, present a draft contract with design details for CBS approval for marine travel lift piers, a retaining wall, and staging dock, and show that they will purchase a 150-ton lift. Additionally, SCB will need to complete all of the benchmarks by January 31, 2022 or the CBS can terminate the agreement.

Currently, the goal of the contract is to allow SCB to be successful and ensure that what they have proposed will be built. Once they have accomplished that they can move onto phase 1B including installing a wash down pad and water treatment system, to be completed by June 30th of next year. Once that is completed more lots of GPIIP property will be released to SCB. The City will be responsible for removal of debris, snow removal, and existing utilities.

The City is pursuing a RAISE grant. There is disagreement on the language regarding the pursuit of the RAISE grant. SCB wants the language to clearly state that the goal is for the two groups to work together. Due to Federal grant procurement policies the CBS cannot guarantee a funding relationship with SCB.

Public Comment:

Jeremy Serka-

There wasn't much that SCB was looking to change in the contract terms. The best case scenario is that SCB gets its financing and the City wins the grant and the two groups can work together. SCB must pay for engineering to get the professional drafting done in order to get financing. SCB is fully committed to creating a haul out to meet the local fleet's needs. One of SCB's concerns was the wording around the lift purchase. SCB was hoping that if the City was awarded the grant they would use that money to purchase a 300-ton lift.

John Leach-

The grant application is already complete and a cost analysis was done for a 150-ton lift. This cost analysis cannot be changed this close to the grant application deadline.

Board Discussion:

The board discussed changing the wording in the contract regarding the lift that will be purchased. The board decided to change wording to say purchase a lift between 100-300 ton. This will give SCB more flexibility to purchase what is needed to have a haul out that will serve the fleet.

Motion: M/S Mitchell/Morrison move to accept SCB's proposal with the presented terms including the adjustment to the size of the lift to be purchased as approved by the selection committee.

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

I. New Business-

1. Roy Uber Fish Company LLC Dock Use Request

Mr. White presented this item to the board. Mr. White offered Mr. Uber the same terms that Sitka Salmon Shares is operating under. In the future, a process will need to be developed to ensure that the use of the GPIIP dock is made equally available to all businesses. A competitive process may need to be pursued if demand cannot be met by the dock space available.

The current meter system assumed that only one vessel would use the dock at a time. If the dock were to be used for an extended period, the user would need to put in their own meter.

Motion: M/S Mitchell/Johnson move to allow Roy Uber Fish Company LLC to use the GPIIP dock this summer, 2021, under the Executive Director's presented terms.

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

2. GPIIP Strategic Planning

The board took this opportunity to bring forth items that will need to be discussed at a future meeting and will need to be addressed in the next strategic plan.

Could potential developments be made that would allow the dock to be usable on more sides? If revenue keeps increasing these upgrades could be made.

If cruise ships are using the dock, the fishing companies will not be able to use the dock. How will GPIIP manage that?

J. Adjournment

Motion: M/S Ystad/Morrison move to adjourn the meeting at 3:33pm

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

Tuesday, November 30, 2021

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 YTD - \$49,822. **(05/19/2021)**

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 withdrew with its proposal to construct a vessel haul out at the GPIP 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 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 release 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 GPIP 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 GPIP. **(09/15/2020)**

The CBS was unsuccessful in obtaining grant funds for the development of a CBS owned marine haul out facility. The GPIP 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)**

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 inquires 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)**



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

Thursday, December 02, 2021

MEMORANDUM

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

From: Garry White, Director

Subject: Northline Seafoods LLC Lease Reassignment Request

Introduction

Northline Seafoods LLC is requesting to reassign its three different leases and a sublease for a portion of Lot 8A from Northline Seafoods LLC to another entity called Sayak Logistics LLC.

The GPIP Board can approve short term month to month lease reassignments. Northline's long term lease on Lot 4 will require CBS Assembly approval.

Northline Seafoods 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, Northline 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 Northline 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.

Note: A portion of Lot 8a has been subleased to Sitka Salmon Shares. The GPIIP Board will need to approve reassignment of the sublease agreement.

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

- GPIIP Board approval and recommendation of the proposed lease and sublease reassignment.

FY2023 Projected Revenues									
Tenants	Location	Term	Monthly	Annual	Start Date	Rent Adjustment			
Long Term Leases									
NSRAA	Lot 2	10 years	\$ 200.00	\$ 2,400.00	5/1/2016	None			
NSRAA	Lot 3	7 years	\$ 289.91	\$ 3,478.92	3/1/2021	Annually - CPI			
Fortress of the Bear	Block 3, Lot 1	99 years	\$ 50.00	\$ 600.00	Apr-03	None			
Northline Seafoods	Lot 4	5 years	\$ 4,155.00	\$ 49,860.00	1/15/2017	expired			
Total			\$ 4,694.91	\$ 56,338.92					
Short Term Leases									
Northline Seafoods	Lot 8a	month-month	\$1,147.00	\$13,764.00	9/4/2018	none			
Northline Seafoods	Access Easement	month-month	\$250.00	\$3,000.00	9/4/2018	none			
Northline Seafoods	Tidelands	month-month	\$150.00	\$1,800.00	11/9/2015	none			
Bike and Hike	lot 6 - portion	month-month	\$208.08	\$2,497.00	4/1/2018	none			
Delta Western	Lot 9a	month - month	\$576.72	\$6,920.64	8/1/2019	more depended on fuel sale volume			
Clayton Stromquist DBA CS Enter	Lot 20	month - month	\$80.00	\$960.00	4/1/2021				
K&E	Lot 15	month-month	\$842.00	\$10,104.00	4/1/2021				
			\$3,253.80	\$27,981.64					
Dock Use Agreements									
Sitka Salmon Shares	Dock Storage	month - month	\$ 1,000.00	\$ 6,000.00	4/1/2021	Plus Mocrage/Wharfage			
			\$ 1,000.00	\$ 6,000.00					
Dock Revenues				\$ 40,000.00					
Tidelands									
Northline Tideland			\$ 150.00	\$ 1,800.00					
Upland Tariff Fees			\$ 1,200.00	\$ 7,200.00					
Bulk Water Fees				\$ 30,000.00					
CBS Tenants									
CBS Recycling			\$ 2,554.48	\$ 30,655.00	???	None			
CBS Electric	Lots 16b & 20		\$ 1,015.50	\$ 12,186.00	5/1/2019	none			
			\$ 3,569.98	\$ 42,841.00					
Total Lease Income				\$ 212,161.56					



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Thursday, December 02, 2021

MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors
From: Garry White, Director
Subject: FY2023 GPIP Enterprise Budget

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 FY2023 – dock and uplands
- Draft FY2023 budget

Action

- Board discussion and approval of FY2023 budget.

Operating Budget	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	F2021	FY2022	FY2022	FY2023
Category	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	YTD 12/3	Budget
Salaries & Benefits	\$26,496	\$36,906	\$12,043	\$0	\$0	\$92,902	\$64,237		\$0							
Travel and Training	\$0	\$0		\$0	\$0											
Utilities	\$14,205	\$16,672	\$21,987	\$23,901	\$18,356	\$33,478	\$24,449	\$26,784	\$21,826	\$18,667	\$20,105	\$16,089	\$19,466	\$20,000	\$5,614	\$20,000
Heating Fuel	\$21,933	\$16,655	\$30,772	\$22,414	\$25,718	\$24,208	\$21,020	\$18,277	\$16,600	\$16,336	\$17,320	\$0	\$0	\$0	\$0	\$0
Telephone	\$3,280	\$3,739	\$4,016	\$3,560	\$4,560	\$5,685	\$4,750	\$3,935	\$1,121	\$1,294	\$1,383	\$1,414	\$1,416	\$1,400	\$385	\$1,400
Insurance	\$86,562	\$63,932	\$51,682	\$34,812	\$18,697	\$20,307	\$20,766	\$5,915	\$6,163	\$9,770	\$16,906	\$22,059	\$19,831	\$20,858	\$10,473	\$21,000
Office Supplies	\$3,698	\$680	\$808	\$2,484	\$1,296	\$2,930	\$0	\$0	\$5,657	\$0	\$32	\$0	\$0	\$0	\$0	\$0
Wastewater lab supplies					\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repair and maintenance	\$28	\$4,933	\$1,080	\$0	\$1,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,612	\$15,000	\$0	\$15,000
Building maintenance	\$9,537	\$4,106	\$15,260	\$13,236	\$31,425	\$20,865	\$21,210	\$12,558	\$9,883	\$6,125	\$4,061	\$470	\$0	\$0	\$0	\$0
MIS Fees	\$0	\$0	\$3,707	\$3,732	\$3,732	\$3,700	\$3,737	\$3,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract services	\$97,218	\$85,932	\$86,415	\$231,606	\$86,438	\$94,178	\$124,599	\$138,857	\$146,074	\$97,171	\$95,445	\$96,623	\$106,839	\$111,768	\$45,960	\$112,725
landfill testing																\$3,600
ADEC oversight																\$1,500
SEDA contract																\$90,000
road maintenance																\$3,000
snow removal																\$3,000
Janitorial																\$0
electrician																\$3,000
surveyor																\$5,000
wastewater testing																\$0
sprinkler/alarm																\$0
stormwater testing																\$1,000
audit fees																\$2,625
dock management																\$0
Interdepartmental services	\$96,007	\$86,366	\$81,673	\$78,082	\$72,224	\$58,268	\$48,009	\$38,973	\$42,188	\$36,520	\$73,191	\$70,122	\$66,864	\$70,185	\$27,160	\$70,500
Legal Fees											\$5,276	\$30,208	\$522	\$2,500	\$23,068	\$2,500
Bad Debts											\$39,958	\$2,147	\$404	\$0	\$0	\$0
Vehicles	\$4,553	\$3,912	\$3,913	\$3,914	\$670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tools/small equipment	\$1,743	\$620	\$0	\$0	\$0	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000
Advertising	\$1,002	\$492	\$0	\$4,501	\$3,114	\$773	\$4,000	\$2,176	\$0	\$651	\$202	\$0	\$457	\$2,500	\$0	\$2,500
Credit card expense	\$79	\$0	\$16	\$27	\$154	\$233	\$480	\$424	\$384	\$549	\$685	\$1,072	\$1,059	\$1,250	\$88	\$1,250
Interest Expense				\$13,085	\$14,561	\$12,943	\$11,325	\$9,708	\$8,090	\$6,472	\$4,854	\$3,236	\$1,618	\$0	\$0	\$0
Note Princiial Payment									\$49,783	\$49,783	\$0	\$0	\$0	\$0	\$0	\$0
Other Expense		\$17	\$7,840	\$0	-\$148,178	\$958	\$1,523	\$0	\$810	\$683	\$85	\$1,032	\$0	\$1,000	\$0	\$1,000
Total Operating Budget	\$366,341	\$324,962	\$321,212	\$435,354	\$134,309	\$371,428	\$350,125	\$261,339	\$308,579	\$244,021	\$279,503	\$244,472	\$220,088	\$247,461	\$112,748	\$248,875

	2007	2008	2009	2010	2011	2012	2012	2013	2013	2014
Revenue										
*Note: Does not include other revenue sources	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Projected</u>	<u>Budget</u>
Lease Income	\$317,993	\$462,783	\$286,768	\$78,326	\$77,165	\$75,339		\$83,209	\$264,000	\$405,000
Bulk Water fees	\$0	\$0	\$0	\$100,000	\$100,000	\$0		\$150,000	\$150,000	\$83,333
Total	\$317,993	\$462,783	\$286,768	\$178,326	\$177,165	\$75,339		\$233,209	\$414,000	\$488,333
Total Operating Budget	\$461,243	\$538,467	\$366,341	\$324,962	\$321,212	\$339,954	\$421,234	\$256,887		\$343,215



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Thursday, December 02, 2021

MEMORANDUM

To: Gary Paxton industrial Park (GPIP) Board of Directors
From: Garry White, Director
Subject: GPIP Dock Summer 2022 Discussion

Introduction

The GPIP Dock has seen substantial use over the past few summers. For the past two years, Sitka Salmon Shares has used the dock to purchase fish and stage equipment, such as a fork truck and a 40' freezer van. A Dock Use agreement was established with Salmon Shares to outline operations, rules, and regulations for the use.

Last summer, the GPIP Director received calls from other local fish buying operations that wished to establish similar Dock Use Agreements for fish buying operations.

Projected increase in commercial ventures wishing to stage on the GPIP Dock has the potential to further add to dock congestion and exceed the limitations of the public dock.

GPIP Dock

The GPIP dock was opened for operation in the spring of 2018. The GPIP dock is managed by the CBS Harbor Department. Activity at the GPIP dock has increased substantially every year the facility has been open to the public for use.

Fees to use the GPIP Dock can be found at:

<https://www.cityofsitka.com/government/departments/harbor/documents/MasterTariffNo4.pdf>

Additional Information

- The GPIP Director recommends that any use of the dock be considered non-exclusive use, vessels using the facility must complete a GPIP Vessel Berthing Application and follow CBS Harbor scheduling processes.

Action

- GPIP discussion regarding limiting congestion on the dock via a competitive bid RFP for fish buying operations.