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Friday, July 17, 2026

MEMORANDUM

To: John Leach – CBS Administrator

From: Garry White, Director

Subject: Request for Proposals (RFP) for the development of Lot 16 at GPIIP

Introduction

The GPIIP Board has expressed interest in leasing out properties at the GPIIP via long term leases for development of the GPIIP properties. Lot 16b has been identified as a parcel of property that has interest from the public in being released for development for marine services related to the haul out facility and other potential non-marine services uses.

The GPIIP Board has suggested at previous meetings that it wishes to see the lot removed of rock that has been stored on the lot since the Blue Lake Dam expansion project. The Board wishes to allow the RFP process to determine the best use of the property and to see if rock removal is the best option. If the property is determined that best use is access from Sawmill Creek Road, a DOT driveway permit will be needed.

The GPIIP Board met on April and June 2026 to discuss the Lot 16b RFP and approved the following motion:

Motion: M/S Goeden/Campbell moved to forward this RFP onto the assembly with no restricted use within the zoning.

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

Background

The GPIIP Board has held multiple meetings to discuss the yard space requirements for the haul-out and shipyard facility, including working yard space, long-term vessel storage, gear storage, and vendor operations. The Board's discussions have emphasized prioritizing the remaining property near the facility for lease to qualified organizations engaged in the repair, maintenance, modification, or construction of marine vessels and related services. Other lots within the GPIIP have not been defined.

Property

Lot 16b is 20,135 SF parcel of property, located on the western end of the GPIIP, adjacent to Sawmill Creek Rd. Lot 16B is valued at \$95,580 or ~\$4.75/SF.

Additional Information

GPIP remaining property for development

Waterfront property adjacent to Phase 1 of the haul out available for haul out and shipyard support

Lot 6	~10,000 SF
Lot 9c	34,636 SF*
Lot 15	113,369 SF*

**Portions of lots 9c and 15 could also be used as additional shipyard space as the haul out grows.*

Additional property within the GPIP proper available for development

Lot 16b	20,135 SF
Lot 19	12,669 SF
Lot 20	13,088 SF

~Additional GPIP property consisting of Block 4, Lot 1 and Block 2, Lot 1 currently have development challenges

Action

- Assembly approval of the **RFP for Private Sector Development of Lot 16b.**