

- N 20-106** Approve the City and Borough of Sitka Athletic Field Use Policy and Guidelines as recommended by the Parks and Recreation Committee
- Knox had some questions for staff and offered to possibly postpone this until the next regular meeting.
- A motion was made by Christianson to POSTPONE this item to the next regular Assembly meeting on May 26. The motion PASSED by the following vote.**
- Yes:** 7 - Christianson, Eisenbeisz, Knox, Wein, Paxton, Mosher, and Nelson
- O [20-104](#)** Discussion / Direction / Decision regarding a recommendation whether to enter negotiations on a final contract with a developer to construct, maintain, and operate a haulout and shipyard at the Gary Paxton Industrial Park in accordance with the Request for Proposal
- Gary Paxton Industrial Park (GPIP) Board Director Garry White gave history of the proposals and the process. He stated the GPIP Board was asking for the Assembly to approve the process which would allow city staff to negotiate with the company.
- Kelly Warren went over the proposed plan to operate and manage the marine haulout noting that construction would take place in three phases. He told that phase 1 estimated to be completed in June of 2021 and vessels would be able to be hauled out after phase 1 was complete. He stated the haulout had no affiliation with Silver Bay Seafoods. Although the number was yet to be quantified, he confirmed that boats from 35 feet to 300 tons would be able to be hauled out without much time in the conversion to accommodate different sized vessels. Dan Cooper spoke to possible funding coming from the Southeast Economic Development Fund with repayment and that phase 1 would cost approximately \$1.5 million. He stated phase 1 would consist of constructing what was necessary, the lift, wash rack, small offices, and electric service in the yard. He told of the insurance requirement and felt that any environmental insurance policy would be absorbed.
- Public Comment:
- Jeremy Serka, a member of a local haulout group was looking at an agreement to use a lift and land. He said the group would come up with their own funding, had a business plan, but did not get a proposal in. Serka asked the city to not give away the property. Chris Hanson stated the haulout facilities are lacking in Sitka but would like to be able to haulout in Sitka. He told of haulout needs of slings, a pier, and a travel lift. He said a RFP requirement was to be able to haulout boats of 32 feet. He had concerns with the proposal stating it was geared toward larger boats. Greg Miller stated the plant and electrical was on the property and would be willing to work with a developer. He stated he was working with the local haulout group. Rob Allen recommended delaying making a commitment to negotiate with either party on the construction and operation. He stated the low scoring on important elements of the proposal and said that waiting or requiring better proposals would be in the best interest of the city. Michael Nurco urged to have a municipal body created to control how the lands at the new boat/shipyard are used and gave the example of a Port Authority. He asked to hold off on committing to either of the replies of the RFP. George Paul felt that the plan presented was good and it would bring tax money into Sitka.
- Nelson told of concerns with regards to not being able to accommodate smaller vessels. She stated she was willing to give 30 days to see if the proposal would work. Christianson stated concerns and confirmed that the machine to be used was a lift and not a trailer. He added that Allen Marine was hauling boats out and didn't feel that the