

## GPIP Action Item Update

### Bid projects

#### 1. Utility Dock RFP

<i>GPIP Board Approved</i>	<b>12/18/2018</b>	<i>Assembly Approved</i>	<b>NA</b>
<i>Submitted to CBS</i>	<b>12/18/2018</b>	<i>Completion</i>	<b>1/11/2019</b>
<i>Bid Due Date</i>	<b>01/25/2019</b>		

#### Background

The Utility Dock RFP will allow the CBS to divest itself from the former APC Utility Dock. The dock is a non-performing asset. Private industry has expressed interest in obtaining facility to repair and create local jobs.

- Revenue – The Utility dock has never been in adequate condition to lease. Private Job creation is possible with dock being repaired for use.

#### Update

The GPIP Board approved recommending selling the Utility Dock to Hanson Maritime at its February 27<sup>th</sup>, 2019 meeting. The Assembly approved at its March 26<sup>th</sup> meeting to allocate \$20,000 for outside legal counsel to research potential navigation issues and prepare a purchase and sales agreement for Assembly approval. Outside counsel prepared a term sheet for sale terms for Assembly review and approval at its July 23<sup>rd</sup> meeting, but the item was pulled from the agenda due to Hanson Maritime objections to the term sheet. Outside Counsel and CBS legal has met with Hanson Maritime to try to find a term sheet that is acceptable to both parties and are continuing to work towards a resolution.

### CBS Projects

#### 1. Eckert Water Line Installation

<i>GPIP Board Approved</i>	<b>07/31/2017</b>	<i>Assembly Approved</i>	<b>09/12/2017</b>
<i>Submitted to CBS</i>	<b>9/27/2018</b>	<i>Suggested Completion</i>	<b>ASAP</b>

#### Background

Eckert Fine Beverages established a water purchase agreement with the CBS in September 2017. Eckert needs infrastructure to fill containers with raw water to be shipped south to a bottling location. Per the water purchase agreement, Eckert is to design, fund, and construct a water loading station by tapping into the CBS raw

water pipeline. The CBS has the right to approve the water line design and construction. The CBS will take over ownership of the water line to allow for future water exports.

- Eckert's Engineer is in need of direction from the CBS.
- Revenue is unknown at this time.

## UPDATE

The GPIIP Board re-approved the location for the establishment of a water loading station at its February 2019 meeting.

CBS staff appears to have finalized its review of the design for the water loading system.

## **2. Rock removal**

<i>GPIIP Board Approved</i>	<b>9/24/2018</b>	<i>Assembly Approved</i>	<b>NA</b>
<i>Submitted to CBS</i>	<b>9/24/2018</b>	<i>Suggested Completion</i>	<b>3/24/2019</b>

### Background

Rock from the Blue Dam Expansion project has been stored on Lots 16b, 19, & 20 since the project began in 2013 without an established lease or lease fee. The GPIIP Board set a 6 month deadline for 09/24/2018 for the CBS Electric Department to have the rock removed from the site and have the lots brought to the original topography level before the lots were used.

- Rock removal from lots or a lease be established with market rate rent.
- Revenue – Potential loss of \$16,785 annually in lease rents from not having the lots available to lease.

### Update

Assembly approved a lease between GPIIP and CBS Electrical for use of the lots still covered in rock at its May 14<sup>th</sup> meeting. CBS Electrical has been advertising for rock removal by the public.

A majority of the rock is still located on the lots. It appears there is little interest from the public to take rock from the site.

## **3. Bulk Water Delivery Infrastructure**

<i>GPIIP Board Approved</i>	<b>3/29/2018</b>	<i>Assembly Approved</i>	<b>4/10/2018</b>
<i>Submitted to CBS</i>	<b>3/29/2018</b>	<i>Suggested Completion</i>	<b>ASAP</b>

## Background

The CBS is conducting an analysis of the operational capabilities of the existing bulk water delivery system. The GPIIP Board recommended and the Assembly approved a transfer of \$100,000 from the Raw Water Fund to complete the analysis.

- The GPIIP Board received the CBS Electrical Department's report on operational capabilities of high pressure water delivery system (Completed 1/29/2019).
- Revenue – unknown at this time.

## UPDATE

- The Assembly held a special meeting on April 30<sup>th</sup> to discuss needed repairs to the raw water delivery infrastructure. The Assembly requested information on why the infrastructure was not updated to meet increased water pressure issues with the Blue Lake Dam expansion project. The Assembly discussed not completing the repairs until the penstock and high pressure water system can be taken off line. The Assembly directed the GPIIP Director to continue to work with potential bulk water exporters and investors to help fund the project.
- The GPIIP Director continues to work with clients interested in exporting Sitka's water. Repairs to infrastructure are an impediment to moving the venture forward.

### **4. GPIIP Access Ramp**

<i>GPIIP Board Approved</i>	<b>WIP</b>	<i>Assembly Approved</i>	<b>WIP</b>
<i>Submitted to CBS</i>	<b>1/9/2017</b>	<i>Suggested Completion</i>	<b>ASAP</b>

## Background

The GPIIP Board's strategic plan calls for the establishment of an Access Ramp to allow for vessels to be haul out at the GPIIP. The GPIIP Board recommended that the Assembly approve \$40,000 in the GPIIP FY18 capital budget for the design and engineering of an access ramp. The GPIIP Board recommended that the \$40,000 be rolled over into the FY19 budget and that another \$20,000 be included for wash-down pad design and engineering. The CBS hired PND Engineering to conduct conceptual design of access ramp and associated water treatment and wash-down facilities. PND met with the GPIIP Board in June and July 2018 to discuss cost of entire facility (\$6.8 million) and a phased development.

- CBS is working with PND for a cost estimate on phase development conceptual design. Design is expected in September of 2019.

## UPDATE

The Assembly approved funding at its March 26<sup>th</sup> meeting to continue with the design and engineering for a phase development of the GPIIP Access Ramp.

## 5. Industrial Public Water Supply

<i>GPIIP Board Approved</i>	<b>WIP</b>	<i>Assembly Approved</i>	<b>WIP</b>
<i>Submitted to CBS</i>	<b>12/13/2017</b>	<i>Suggested Completion</i>	<b>ASAP</b>

### Background

The GPIIP Board met with NSRAA at its December 2017 meeting to approve a lease of Lot 3 at the GPIIP to NSRAA to increase salmon production. NSRAA requested an increase of industrial water for hatchery operations. CBS Electric Department staff suggested that additional water allocations would need to be investigated in relation to water flow restrictions. The GPIIP Board requested that the CBS work with NSRAA on a new water agreement.

- The GPIIP Board is awaiting direction on allocation of industrial water for NSRAA hatchery operations and other industrial public water supply potential. (Completed 1/29/2019).

### UPDATE

- The Assembly held a special meeting to determine future of the remaining Public Industrial Water supply. A detailed water delivery agreement is being developed between the CBS and NSRAA to allow NSRAA's hatchery expansion to move forward.
- No further action has occurred since April 2019.