

POSSIBLE MOTION

A final decision on this item was postponed at the December 22, 2020 assembly meeting and then again on January 12, 2021 after amendments were approved*.

The motion pending is:

I MOVE TO direct the Municipal Administrator to issue the Request for Proposal for private sector development of a haul out at the Gary Paxton Industrial Park as amended.

Note- In addition, the following amendment may be proposed for Assembly consideration:

I MOVE TO:

1) add to Section C, Task 1: Ownership Criteria “Long term leases or purchase options should include a schedule of development benchmarks. The CBS will negotiate performance benchmark development criteria, including infrastructure construction and operational performance, to ensure the haul out will meet the needs of the community and fleet. Purchase options should expect to enter into a lease and meet performance benchmarks before execution of a sale. Purchase proposals should include assurances and/or terms and conditions, along with support for their legal enforceability, that the facility will remain a marine service facility in perpetuity or, at least, in the long term.” and

2) add to Section H, 3. Rates & Fees Bid “The CBS Assembly prefers long term leases that match the anticipated life of the proposed marine facility(s), but will accept all proposals including ownership options. Scoring will be weighted towards lease rates or purchase prices that provide the best long term benefits to the community.”

Informational - amendments made at January 12, 2021 meeting:

Amendment #1

Motion by Knox to shorten advertising period of the RFP from 90 days to 60 days. **Approved 5-2.**

Amendment #2

Motion by Knox to modify the scope of the project to move the first two bullet points under required components to the aspirational project scope. These include "Provide haul-out and vessel washdown system for the next 20 years" and "Provide float for passengers to safely get off a vessel prior to being lifted out of the water." **Approved 6-1.**

Amendment #3

Motion by Christianson to modify sentence in Section B "Developers are expected to finance the full project development" to "Developers are expected to finance the full project development, however, CBS may have limited loanable economic development funds for the initial startup." Failed 1-6.

Amendment #4

Motion by Knox to remove all references to sale of property in document and only focus on the preference of long term lease options. Failed 1-6.

Motion to postpone vote on main motion as amended approved 6-1.