

**MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION**

**REGULAR MEETING
July 18, 2022**

1. CALL TO ORDER; ROLL CALL; PLEDGE OF ALLIGENCE

The regular meeting of the Port MacKenzie Port Commission was held at Port MacKenzie and called to order at 3:00 p.m. by Chairperson Mr. Ron Tracy.

Commission members present and establishing a quorum were:

Mr. Rob Brown	Mr. Ron Tracy
Ms. Helga Larson	Mr. Bryan Scoresby
Mr. Dane Crowley	

Commission members not present were:

Mr. Rob Yundt

Staff in attendance were:

Ms. Therese Dolan, Port Operations Manager

Mr. Nick Spiropoulos, Borough Attorney

Assembly members in attendance were: NA

2. APPROVAL OF AGENDA

- The Port Commission approved the agenda with one change. Mr. Van Dongen's presentation was moved ahead of other agenda items.

3. APPROVAL OF MINUTES

The Port Commission approved the minutes from the following meetings:

- Regular Meeting, April 18, 2022
- Special Meeting, May 2, 2022
- Joint Meeting with Port of Alaska, May 23, 2022

4. BUSINESS DEVELOPMENT

- Mr. Marc VanDongen presented the idea of building a gas to liquids plant at Port MacKenzie. His comments were followed by a lengthy discussion.

5. AGENCY AND STAFF REPORTS

A. Ms. Therese Dolan, Port Operations Manager

1) Quarterly Update

a) Financials

- 4th Quarter Total Operating Costs - \$108,070
- 4th Quarter Revenue - \$154,650
- Year to Date Operating Costs - \$448,966
- Year to Date Revenues - \$266,162

b) Maintenance

- Earthquake Repairs – Total funded \$839K total, 75% FEMA and 25% State
 - Tutka awarded contract.
 - Revetment repairs completed.

- Repairs to high mast lights, Don Young Road and Lu Young Lane underway.
- Expect completion Fall 2022.
- Cathodic Protection Retrofit - available funding \$385K
 - Norton Corrosion, annual services and inspection in August
 - Will provide findings to Moffitt and Nichol for analysis
 - Potential for the design of the retrofit to be change-ordered into the pile sleeve design.
- Pile Sleeves/RO-RO Ramp – EDA funded \$7.6M and MSB \$1.
 - Moffett and Nichol conducted a waterside assessment of the deep draft piles
 - Anticipate receiving the formal report by the end of July

c) Uplands Leases

- Central Alaska Energy (CAE)
 - Negotiations for a revised land lease with CAE continue Central Alaska Energy (CAE) continue
- NPI
 - NPI has until July 30th to complete clean-up. If not completed MSB will remove and charge twice the cost, per agreement

6. PERSONS TO BE HEARD

There were no comments from the public.

7. UNFINISHED BUSINESS – None.

8. NEW BUSINESS

A. Establish a Port Authority for Port MacKenzie

- Per the Borough Attorney, Mr Spiropoulos, forming a Port Authority requires ratification by the voters.
- Mr. Crowley stated he would spend some time doing some prep work on the issue.

B. Port management – personnel structure

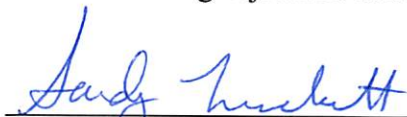
- The Chairman will schedule a meeting to speak with the Borough Manager regarding reclassification of the Port Operations Manager to a Port Director.

9. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

There were no closing comments.

10. ADJOURNMENT

The meeting adjourned at 5:49 p.m.


Sandy Lockett, Port Admin Specialist


Ron Tracy, Chairperson

Minutes Approved Y16/23