

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 _____



MATANUSKA-SUSITNA BOROUGH
PORT MACKENZIE DIRECTOR
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MATANUSKA-SUSITNA BOROUGH PORT COMMISSION

BOARD MEETING DATES

CALENDAR YEAR 2023

MEETING	DATE	TIME	LOCATION
REGULAR	JANUARY 16, 2023	3:00 PM	DSJ LOWER LEVEL CONFERENCE ROOM
REGULAR	APRIL 17, 2023	3:00 PM	DSJ LOWER LEVEL CONFERENCE ROOM
REGULAR	JULY 17, 2023	3:00 PM	DSJ LOWER LEVEL CONFERENCE ROOM
REGULAR	OCTOBER 16, 2023	3:00 PM	DSJ LOWER LEVEL CONFERENCE ROOM
REGULAR	JANUARY 22, 2024	3:00 PM	DSJ LOWER LEVEL CONFERENCE ROOM

Port MacKenzie Decision Timeline



MAT-SU BOROUGH



Business Development

- 1 - Roll-on/Roll-off (Ro-Ro) capability
- 2 - Regional needs



Infrastructure Improvements

- 1 - Ro-Ro ramp
- 2 - Cargo handling
- 3 - Private sector participation



Incentivize Private Investment

- 1 - State corporate tax holiday
- 2 - Tariffs and local tax incentives

Regional Port Authority / Economic Development Zone

Resolution 22-020

Proposed Way Ahead

September 6, 2022
Private participation
Complete repairs
Conveyor disposition
PIDP grant (Reso 22-075)

Pile sleeve protection

Spring 2023
Construction contract
Ro-ro ramp design

Ro-Ro Ramp

Time TBD
Construction contract

#1

#2

#3

#4

#5

#6

#7

#8

Marine Energy Alliance

May 3, 2022

PMRE multi-modal use

October 18, 2022
State grant allowable
Legislative priority
Resolution 22-097

Port capital funding

Jan-Feb 2023
Appropriate \$2.1M in
Port debt repayment to
ro-ro ramp project

State Legislative Session

June 2023
PMRE multi-modal use



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January 6, 2023

The following information is provided to keep the Assembly apprised of ongoing operations, maintenance and business development at the Port during the 2nd Quarter of FY23 (October - December).

FY23 Operating Costs and Revenues:

2nd Qtr Operating Costs:	\$76,395.88
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2nd Qtr Revenues:	\$40,117.70
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Dockage	Wharfage	Storage	Leases/Permits
\$0	\$0	\$0	\$40,117.70

Upcoming Vessel Traffic:

The port received two barges in the 2nd quarter, but has not received payment yet. Wharfage and dockage totaled \$13,590.99 and should be received in the 3rd quarter. We do not have any other vessels on the near horizon.

Maintenance:

FEMA Earthquake Repairs - \$839K Funded FEMA 75% and STATE 25%

- Tutka has completed repairs to the dock revetment, Don Young Road and Lu Young Lane.
- Final inspection of the work is in the queue.

Cathodic Protection Retrofit

- Norton Corrosion conducted their annual inspection of the cathodic protection system and Moffitt and Nichol has reviewed the findings.
- The inspection data confirms that the piles with the least cathodic coverage have the most corrosion and damage.
- We are working with Moffitt and Nichol to determine possible solutions

Pile Sleeves/RO-RO Ramp \$9.6M – Funded EDA \$7.6M and MSB \$1.9M

- After receiving input from stakeholders, we have submitted a draft change to the scope of work which would change the location of the Ro-Ro ramp from the deep

draft trestle to the north corner of the barge dock. We are waiting for feedback from EDA.

Uplands Leases and Permits:

Colaska Inc. Permit

- Storing super sacks of cement in the old NPI metal buildings for construction and maintenance projects.

Central Alaska Energy (CAE) Lease

- Negotiations for a revised land lease with CAE have been stymied by volatile fuel prices. In the meantime CAE will continue under the existing lease.

Dave Griffin
Port Operations Manager
Port MacKenzie

**MATANUSKA-SUSITNA BOROUGH PORT COMMISSION
RESOLUTION SERIAL NO. 23-001**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION IN APPRECIATION FOR THE SERVICES OF MS. HELGA LARSON.

WHEREAS, Ms. Helga Larson served on the Matanuska-Susitna Borough Port Commission from March 2014 through December 2022; and

WHEREAS, Ms. Larson was a reliable and committed member and contributed in many ways to discussion of issues presented to the Port Commission; and

WHEREAS, Ms. Larson demonstrated conscientious review of the commission packets, materials and issues before the Port Commission; and

WHEREAS, Ms. Larson has been a supporter of Port MacKenzie and its development; and

WHEREAS, the Port Commissioners have enjoyed working with Ms. Larson and wish her well.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Port Commission expresses its gratitude to Ms. Helga Larson for her role in the successful development of Port MacKenzie.

ADOPTED by the Matanuska-Susitna Borough Port Commission this
- day of -, 2023.

Ronald Tracy, Chair

ATTEST:

SANDY LUCKETT, Administrative Specialist

**MATANUSKA-SUSITNA BOROUGH PORT COMMISSION
RESOLUTION SERIAL NO. 23-002**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION IN SUPPORT OF REDUCING THE COMMISSION TO FIVE MEMBERS.

WHEREAS, the Matanuska-Susitna Borough Port Commission was established with Ordinance Serial No. 88-222 to assist the Borough, other jurisdictions and private industry to plan and promote the development of infrastructure necessary to transport commodities through a Point MacKenzie Port; and

WHEREAS, with the approval of Ordinance Serial No. 88-222 the terms of members in Section 18.04.030 provided for five member seats; and

WHEREAS, Ordinance Serial No. 96-072 increased the member seats from five to seven; and

WHEREAS, the Port Commission has achieved their initial goals of developing a Strategic Port Development Plan and creating a Master Plan for the Port District to plan and promote the development of infrastructure necessary to transport commodities; and

WHEREAS, the Port Commission has established tariffs, rental and ground lease rates consistent with the goal of providing equity among users; and

WHEREAS, the Port Commission finds that a five member commission is adequate moving forward.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Port Commission recommends the Assembly reduce the number of Port Commission Member seats from seven to five members.

ADOPTED by the Matanuska-Susitna Borough Port Commission this - day of -, 2023.

Ronald Tracy, Chair

ATTEST:

SANDY LUCKETT, Administrative Specialist