

# MATANUSKA SUSITNA BOROUGH

350 E Dahlia Ave., Palmer, Alaska 99645

## CHAIRPERSON

Ron Tracy

## VICE CHAIR

Rob Brown



## COMMISSION MEMBERS

Dane Crowley

Fred Elvsaas

Bryan Scoresby

## PORT COMMISSION AGENDA

**PORT MACKENZIE CONFERENCE ROOM  
28000 S DON YOUNG ROAD, WASILLA, AK**

**REGULAR MEETING**

**3:00 P.M.**

**July 17, 2023**

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
  - A. Regular Meeting, April 17, 2023
4. AGENCY AND STAFF REPORTS
  - A. Mr. Dave Griffin, Port Operations Manager
    1. Introduce the ISE Harmony
    2. Quarterly Update
    3. Pile Sleeve Bid
    4. Business Development
  - B. Mr. Joe Metzger, Asset Manager
    1. Review Port Lease/Permit Activities
5. PERSONS TO BE HEARD
6. UNFINISHED BUSINESS

7. NEW BUSINESS

8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

9. CORRESPONDENCE AND INFORMATION

10. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

11. ADJOURNMENT

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

The regular meeting of the Port Commission was held in the Lower Level Conference Room of the DSJ Building and called to order at 3:04 p.m. by Chairperson Mr. Ron Tracy.

Commission members present and establishing a quorum were:

Mr. Rob Brown	Mr. Ron Tracy
Mr. Bryan Scoresby	Mr. Fred Elvsaas
Mr. Dane Crowley	

Commission members not present were:

There were no members absent.

Staff in attendance were:

Mr. Dave Griffin, Port Operations Manager  
Ms. Sandy Luckett, Port Administrative Specialist  
Mr. Joe Metzger, Asset Manager  
Ms. Heidi Whipple, GIS Specialist  
Mr. Kenneth Kleewein, GIS Manager

There were no Assembly Members in attendance.

2. APPROVAL OF AGENDA

A. The Port Commission approved the agenda as presented.

3. APPROVAL OF MINUTES

A. The Port Commission approved the minutes from the following meetings:

- Regular Meeting, January 16, 2023

4. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Operations Manager

- Commented there is a lot going on at the Port and shared a few maps of the port district boundaries showing nearly 10,000 acres of uplands as well as 4 square miles of tidelands including parcel ownership.
- Stated Central Alaska Energy (Vitus) is the only leaseholder at the Port, however two companies are interested in permits. One for fuel storage for ammonia or hydrogen to transport to California for processing (Knik Energy) and a large company is looking for land to convert wood waste to aviation fuel.
- Stated Colaska has permits for the two warehouses to store super sacks of cement.
- Reported we have a company that will import salt for roads and will transport it throughout the state. They may reconfigure the conveyor to offload the vessel. Mr. Crowley stated he had extensive experience with the conveyor and would be willing to speak with the salt company about operating the conveyor efficiently.
- Stated we are submitting grant applications for the Port Infrastructure and

Development Program Grant for \$11 million for the barge ramp, crane and other loading equipment and Marine Highway Improvement Grant for \$1 million for a 75-ton mobile crane.

- Distributed a diagram of the proposed barge ramp to the north with 7% grade.
- Commented the barge ramp would be beneficial to many users that currently have to go to Homer or Seward to pull barges or landing craft out of the water.

Discussion followed on land leases, salt storage, the barge ramp design and its ability to diversify port operations, deep-draft dock extension to the north with another trestle to create a loop for trucks to drive on and drive off efficiently, original RoRo Ramp concept, ore mining possibilities, promoting the port to barge companies, Port MacKenzie as critical infrastructure for resiliency of port operations for the State, and promoting the port to potential users with the newly improved website.

Mr. Crowley commented Point MacKenzie Road has two curves near the fire station (mile 3) that prohibit the use of double trailers, he has mentioned this before, but would like it passed along as the road will be upgraded this year and that would be the time to make the improvements.

B. Mr. Kenneth Kleewein, GIS Manager and Ms. Heidi Whipple, GIS Specialist

- Reviewed the new Port MacKenzie website which is currently under construction.
- Commented the site is not live yet, however a link to the site will be shared with the Commissioners for their review, recommendations and comments.
- Ms. Whipple outlined the plans for improvements with three sections including Commission, Business, and Planning.
- Reported the website will include property availability with interactive maps, studies, plans, forms, regulations, and contact information.
- Requested the Commissioners provide a short bio to include on the website.

Discussion followed on including vessel type, size, depth and cargo to the website with pictures, timeline, what we can do as well as what we have done, equipment and services the port offers and possibly including a list of contractors, YouTube videos, and bathymetry. The commissioners will email their comments to Sandy to pass along.

C. Mr. Joe Metzger, Asset Manager

- Reported we have two permits with Colaska for the old Alutiiq (white) and NPI (blue) warehouses for \$9,800 +/- per month and they would like to extend the permits for another 18 months.
- Stated we have one lease with Central Alaska Energy for \$5,500 +/- per month.
- Commented he is in discussions with two additional potential lease holders.

Discussion followed on lease terms, infrastructure will bring more ships, QRPC tidal project plans, barge traffic, timber transport and US flagged vessels bypassed for foreign flagged vessels.

## 5. PERSONS TO BE HEARD

There were no comments from the public.

## 6. UNFINISHED BUSINESS

There was no unfinished business.

## 7. NEW BUSINESS

A. Resolution Serial No. 23-003, A Resolution of the Matanuska-Susitna Borough Port Commission in Support of the Port Development and Infrastructure Program (PDIP) Grant Application

B. Resolution Serial No. 23-004, A Resolution of the Matanuska-Susitna Borough Port Commission in Support of the U.S. Marine Highway Program Grant Application.

MOTION: Mr. Elvsaas motioned to approve both resolutions at once, Mr. Crowley seconded, the motion was approved unanimously.

## 8. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

Mr. Brown commented on the target audience and market for the port. There are a lot of potential business prospects, but nothing seems to come through. We should be contacting local businesses to court them to use the port. He further commented he would like to see revenue projections with the operating budget numbers and he is very happy about the RO/RO Ramp design.

The Commissioners introduced themselves.

Mr. Elvsaas commented he is the general manager for Nana Construction in Big Lake and has been with the company since 2008. Nana began as a small company and they are about to double in size. Nana is spread all over Alaska building camp fabrication and rural housing. He is originally from Seldovia and has 20 years of board experience. He got involved with Port MacKenzie when Nana was working toward the contract for the Conoco Modules shipment out of Port MacKenzie. He is very impressed with the facility.

Mr. Scoresby stated he is the director of the Division of Agriculture, formerly a banker with Wells Fargo and former executive with the State. He has been in Alaska for 30 years. This is his third and final term with the Port Commission.

Mr. Tracy commented he owns a logistics company with cold/dry storage and now owns and operates a restaurant and food trailer. His background is transportation logistics. He has 22 years' experience hauling groceries up the Alaska Highway.

Mr. Crowley stated he worked many years with the State Division of Forestry and then with NPI exporting wood chips and importing cement. He has been in aviation and is currently the director of safety for Soloy Helicopters. Has been on the Port Commission for just over a year and is very interested in the Port, where it has been and where it is going. Has history in longshoring and stevedoring at Port MacKenzie. The Port is important for the Borough and underutilized. A big push has been made to improve the port.

Mr. Brown commented he works at Usibelli and was the project manager for the Wishbone Hill project moving coal at Seward to export overseas. He got started with Port MacKenzie early on to truck coal from Wishbone to the Port with a test shipment out of our Port in 2010 with the JP Azure. Has history with exporting bulk commodities out of state. Serves as president for Aurora Energy, a coal fired power plant, and Aurora Energy Solution, a biomass company that makes wood pellets and kiln dried firewood. Both are sister companies to Usibelli in Fairbanks.

Ms. Lockett requested written bios from the Commissioners for the new website.

Mr. Griffin commented he met with the military (army, navy and air force) regarding munitions shipments. He stated they are taking a very close look at our port and it's looking good for us. We may need to boost security for the operations. In May 40 marines will conduct a training exercise for Arctic Edge. He thanked the commissioners for their support.

9. ADJOURNMENT

The meeting adjourned at 5:00 p.m.

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Sandy Lockett, Port Admin Specialist

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Ron Tracy, Chairperson

Minutes Approved \_\_\_\_\_



# MATANUSKA-SUSITNA BOROUGH Port MacKenzie

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July 1, 2023

The following information is provided to keep the Assembly apprised of ongoing operations, maintenance and business development at the Port during the 4th Quarter of FY23 (April - June).

## FY23 Operating Costs and Revenues:

<b>4<sup>th</sup> Qtr Operating Costs:</b>	<b>\$165,804.12</b>
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<b>4<sup>th</sup> Qtr Revenues:</b>	<b>\$56,356.16</b>
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<b>Dockage</b>	<b>Wharfage</b>	<b>Storage</b>	<b>Leases/Permits</b>
\$0	\$0	\$0	\$56,356.16

## 4<sup>th</sup> Quarter FY 23 Vessel Traffic:

Cruz Construction brought in two barges in May. The “Atlas” was loaded with construction material and equipment headed to the village of Kongiganak and the “Baranof Provider” was loaded with construction equipment, building materials and blasting agent headed to the village of Shageluk. Dockage for both barges totaled \$1,603.44 with wharfage totaling \$7,578.78. Payment for these two barges should be reflected in the next quarterly report.

## Upcoming Vessel Traffic (1<sup>st</sup> Quarter FY 24):

The ship “Ise Harmony”, Panamanian flag, will be in port mid-July, bringing in approximately 33,000 tons of Peruvian salt, as part of the State of Alaska Dept. of Transportation statewide road salt contract.

## Maintenance:

### **Barge Dock Cell 1 Repair**

- Alaska Specialized Constructors completed welding the steel strapping on the sheet pile. They will return in August when the tide is favorable to ensure the split in the seam is closed. We will have them weld straps on the interlock between the two sections that split as a pre-emptive measure.

### **Conveyor**

- The transformer that had been leaking mineral oil has successfully been removed and disposed of off-site.
- Northern Gravel & Trucking has removed the conveyor from the barge dock and reconstructed it temporarily on the trestle to offload salt from the upcoming ship.

### **Pile Sleeves/ \$9.6M – Funded EDA \$7.6M and MSB \$1.9M**

- The bid packet for the pile sleeve project will be advertised the middle of July.

### **RO-RO Ramp**

- The Ro-Ro ramp has been separated from the Pile Sleeve project funded by the EDA grant due to the change in SOW from a portable ramp to a permanent structure placed in the water. The design is currently at 35%.

### **Dock Weight Loading Analysis**

- PND Engineering has completed the weight load capacity analysis for the sheet pile faced barge dock, and the deep-draft dock. The analysis will confirm the weight bearing capacity of the docks so that we can evaluate future projects, and cargo handling needs.

## **Items of Interest:**

### **Hydrogen Fuel**

- Applications received from three different companies seeking land use authorizations to perform due diligence activities for the purpose of hydrogen based fuel production and fuel storage – DG Fuels, Knik Energy LLC and Pacific H2.

### **US Department of Defense**

- The Department of Defense visited Port MacKenzie to assess whether the port could be used for off-loading ammunition and explosive ordinances.
- The US Marines hosted a training exercise at the port on May 15<sup>th</sup> as part of a statewide coordinated emergency preparedness program.

### **FEMA**

- Port MacKenzie being evaluated for its geographically strategic role in emergency planning and supply chain redundancy in the event that the Port of Alaska or Glen Highway bridges suffer a catastrophic disaster.

### **Website Updated**

- The Port MacKenzie website has been updated including the domain name. The new address is: <https://.portmackenzie.matsugov.us>.



## Uplands Leases and Permits:

### **Colaska Inc. Permits**

- Storing super sacks of cement in the old NPI blue metal building and the old Alutiiq Manufacturing Company (AMC) white metal building 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



Cruz Construction Barge – Atlas



Cruz Construction – Baranof Provider



Barge Dock Repair – Cell 1



Barge Dock Repair – Cell 1



Conveyor Removal and Reconfiguration



Conveyor Reconfiguration and Assembly



Conveyor Reconfiguration and Assembly