

MATANUSKA SUSITNA BOROUGH

350 E Dahlia Ave., Palmer, Alaska 99645

CHAIRPERSON

Dane Crowley

VICE CHAIR

Fred Elvsaas



COMMISSION MEMBERS

John Pike

Bryan Scoresby

Christopher Gerteisen

PORT COMMISSION AGENDA

LOWER-LEVEL CONFERENCE ROOM, DSJ

REGULAR MEETING

3:00 P.M.

April 21, 2025

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES

A. Regular Meeting, January 20, 2025

4. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Operations Manager

1. Quarterly Update
2. Business Development
3. Staffing Update
4. Grants Update

B. Mr. Joe Metzger, Asset Manager

1. Review Port Lease/Permit Activities

5. PERSONS TO BE HEARD
6. UNFINISHED BUSINESS -NONE
7. NEW BUSINESS
8. CORRESPONDENCE AND INFORMATION
9. ADMINISTRATION AND COMMISSION MEMBER COMMENTS
10. ADJOURNMENT

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

The regular meeting of the Port Commission was held in the DSJ Lower-Level Conference Room and called to order at 3:10 p.m. by Chairperson Dane Crowley.

Commission members present and establishing a quorum were:

Mr. Dane Crowley

Mr. Fred Elvsaaas

Mr. John Pike

Mr. Bryan Scoresby

*Mr. Christopher Gerteisen -absent and excused

Staff in attendance were:

Mr. Dave Griffin, Port Operations Manager

Mr. Joe Metzger, Asset Manager

Assembly Members in attendance:

Mr. Bill Gamble

2. APPROVAL OF AGENDA WITHOUT OBJECTION

3. APPROVAL OF MINUTES WITHOUT OBJECTION

A. Regular Meeting, October 7, 2024

B. Special Meeting, January 10, 2025

4. ELECTIONS

A. Chair – Dany Crowley by unanimous vote.

B. Vice Chair – Fred Elvsass by unanimous vote.

5. AGENCY AND STAFF REPORTS

A. Mr. Dave Griffin, Port Operations Manager

1. Quarterly Update – Broad support at the assembly level and administration.

2. Business Development – Communicating with Jim Baxter. Building business connections, willing to bid the job with the state, and trying to open the Lorrain pit (broad overview) infrastructure development.

Soliciting bids for the crane from grant funding, the 75-ton crane will not be large enough, we need a larger crane. There is \$1.2 million in the bank for a crane purchase, resulting in the potential for the 120-ton mobile rough terrain crane required for the Port.

Overall, the Port has doubled in revenue in 2024 compared to 2023.

NOVA Minerals, meeting last week in January. Updates will continue.

3. Staffing Update- The full-time position for building maintenance has been approved. Currently,

Greg Snell is working in the position, but he will be required to apply for the job per the Borough code, and interviews will need to be conducted.

4. Grants Update: CRISI- The Port is preparing to submit additional grants for further infrastructure development. We are willing to get a third-party opinion on construction costs. We may need 4 million in match funding if the grant is approved.

COMMISSIONER DISCUSSION AND QUESTIONS FOR STAFF

B. Mr. Joe Metzger, Asset Manager

A. Mr. Joe Metzger, Asset Manager

1. Review Port Lease/Permit Activities
 - Vitus Lease at the Port
 - QAP – recently re-upped these two permits.
 - Permit with NorthStar, who is storing salt.
 - There has been expressed interest from Mod home builders.
 - \$19,000/ month revenue on permits
 - MTA – reached out to establish communication infrastructure in the port district. The intended area is in the ROW; the Port will require more information from the attorneys about who is responsible for handling this.

6. PERSONS TO BE HEARD

- A. Mr. Jim Fluri's C2C Alaska presentation begins at 3:39 and discusses the recycling of waste products created in Alaska into usable products ethically and efficiently—introductions to the team. Use wasteful materials to produce something that can be reusable. C2c Alaska wants to get the conversation started and networking. C2C Alaska is looking for feedback from the Port Commission member. C2C Alaska expressed interest in processing waste at the Port by acquiring two acres of land if possible. Furthermore, investing in infrastructure in the future. C2C Alaska states they will be able to create their power and no by-product of waste from their technology. C2C Alaska extends an invitation to Port Commissioners to tour their current facility. C2C Alaska expressed interest in the potential to use the fifty acres of agricultural land that have already been set aside.

7. UNFINISHED BUSINESS

B. Define Goals for Port MacKenzie

1. 1 Year Goal:
 - Update master plan (Feasibility study, Cost analysis study),
 - More public outreach
 - Double traffic and revenue of business
 - Actively court Matson and paint them the picture for future business.
2. 3 Year Goal:
 - Funding for build out of Port.
 - Lease lands cleared and available for funding.
3. 5 Year Goal:
 - Rail spur finished.
 - Build out of the current dock.

8. NEW BUSINESS

- A. Approve Port Commission Meeting Dates for Calendar Year 2025
 - o Every third Monday quarterly from 3-5 in the lower-level conference room

9. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

10. CORRESPONDENCE AND INFORMATION

11. ADMINISTRATION AND COMMISSION MEMBER COMMENTS

12. ADJOURNMENT

Mr. Bryan Scoresby - Motions to adjourn.
Mr. John Pike – Seconds motion
No objections – The meeting adjourned at 5:00 p.m.

Corinne Lindfors, Assistant Port Operations Manager

Dane Crowley, Chairperson

Minutes Approved _____