GARY PAXTON INDUSTRIAL PARK

BOARD OF DIRECTOR'S MEETING AGENDA

THURSDAY, OCTOBER 15TH, 2026 - 3:00 PM

Harrigan Centennial Hall Room 6, 330 Harbor Drive

Regular Meeting

A.	Call to Order	Acknowledge
B.	Roll Call	Acknowledge
C.	Approval of Minutes	Motion to Approve
	September 17th, 2026	
D.	Correspondence & Other Information	Acknowledge/Questions
E.	Changes/Deletions to Agenda	Change/Add/Delete
F.	Reports	
G.	Persons To Be Heard *(For items OFF the agenda - not to exceed 3 minutes)*	
H.	Unfinished Business	
	1. Raven Frog Fibers Lease Request	Discussion/Recommendation
I.	New Business	
	1. Sitka Oyster Company LLC Lot 15 Lease Request	Discussion/Recommendation
J.	Persons To Be Heard *(For items ON or OFF the agenda - not to exceed 3 minutes)*	
K.	Adjournment	

The Mission

It is the mission of the Gary Paxton Industrial Park Board and management, by direction of the Sitka Assembly, to strategically develop the park in a fiscally responsible manner that maximizes its economic benefit to the community through creation of meaningful jobs in conformance with established community plans and policies.

Gary Paxton Industrial Park – Board of Directors Meeting
September 17, 2026 3:00 pm
Harrigan Centennial Hall Room 6

A. CALL TO ORDER: Scott Wagner, called the meeting to order at 3:00 pm

B. ROLL CALL

Members Present: Scott Wagner, Lauren Howard, Mike Johnson

Members Absent: Casey Campbell, Chad Goeden

Staff Present: Garry White

City Representatives: John Leach

Others Present: Members of the public

C. Review of Minutes – July 16, 2026

Motion: **M/S Johnson/Howard to** approve the minutes of July 16, 2026 meeting.

Action: **Motion Passed (3/0)** on a voice vote

D. Correspondence & Other Information – Mr. White shared that he received a letter from Fortress of the Bear suggesting that no controlled burns be allowed at the GPIP Park. Mr. Wagner shared he would take that input.

E. Changes / Deletions to Agenda – None

F. Reports – Mr. White shared that Arctic Blue Waters is still considering the extension proposition that was discussed at the last meeting.

He also shared Pacific Jewel Marine submitted their commercial vessel movement request; the public works director signed off on it and they are waiting on a permit. This is all moving forward and should be wrapped up soon.

Lastly, he explained RFP's for Lots 6 and 16b were released after the last meeting with a due date of October 29th. RFP's can be submitted through the city's bid-express webpage and Mr. White will get more advertising out in the meantime.

G. Persons to Be Heard- None.

H. Unfinished Business –

DRAFT

1. **GPIP Haul Out – Uninsured Vessels**

Mr. White summarized that the direction from the board at the last meeting was to approve the uninsured waiver form with a bonding agreement. Highmark reviewed it with their legal counsel and insurance company; they still feel there is substantial risk to them. CBS has been consulting with a maritime legal company. The Assembly will need to approve a budget for GPIP to move forward with this legal team when they get a proposal. Mr. Leach explained further that if this doesn't move forward, they may need to renegotiate the contract, because Highmark feels they are still in the liability chain currently. They are meeting next week, and the goal is to find a solution through this outside legal counsel.

I. New Business –

1. **Raven Frog Fibers Lease Request**

Mr. White explained that Raven Frog Fibers, owned by Bobby Jordan, seeks to expand her yarn-dyeing business by installing an exhaust system, which requires a variance from building codes due to current restrictions on exhaust discharge proximity to property lines. The city proposed allowing a 3-foot by 3-foot lease area to accommodate the exhaust system as a cost-saving alternative to the current ceiling installation option.

The group discussed concerns about placing an object near a property line, including potential issues with trucks and public access. They explored options like using jersey barriers for protection and discussed the possibility of obtaining a variance from the GPIP board or modifying the access and utility corridor easement. The conversation highlighted the need for further consultation with planning and zoning and the building official to determine the best approach, whether through a lease or easement modification. The group discussed requirements for an exterior hood or clamshell design to prevent rain from entering and meet code requirements for exhaust placement 3 feet from property lines. It's just water vapor coming out, not fumes, for clarification, Mr. White shared.

Motion: **M/S Howard/Johnson** move to continue to explore this agenda item and bring back solutions to make this work for both parties at the next meeting.

Action: **Passed (3/0)** on a voice vote.

J. Adjournment

Motion: **M/S Johnson/Howard** move to adjourn the meeting at 3:27pm.

Action: **Passed (3/0)** on a voice vote.

DRAFT

329 Harbor Drive, Suite 212, Sitka, AK 99385
Phone: 907-747-2660

Monday, October 12, 2026

MEMORANDUM

TO: GPIP Board of Directors

FROM: Garry White, Director

SUBJECT: Gary Paxton Industrial Park (GPIP) Management Report

1. **GPIP Dock**

   The GPIP Dock was open for business in 2018. GPIP Dock revenues have increased each fiscal year.

   The 2025 GPIP dock successfully hosted 18 cruise ship ports of calls in 2025. The dock was additionally used by tour companies to onload and offload passengers. Commercial fishing vessels also have been using the dock to conduct in-water boat work and gear transfer. **(11/17/25)**

   The 2026 GPIP Dock currently has 30 ports of calls scheduled. **(02/16/2026)**

2. **Marine Services Industries at the GPIP.**

   On October 4, 2022, the citizens of Sitka voted to appropriate ~$8.18 million dollars from the Sitka Permanent Fund for the development of a haul out and shipyard at the Gary Paxton Industrial Park (GPIP).

   CBS and GPIP staff developed a GPIP Vessel Haul Out Development Project Charter (attached) that outlines the project goals, project scope, and timeline for moving the development forward.

   Both the GPIP Board and Assembly approved a conceptual design for the haul out. **(09/01/2023)**

   Final design for Phase 1 has been completed. A firm fixed bid with Western Marine has been agreed to with a fixed lumped sum of $6,248,364. (Note: Construction costs came in roughly $1,055,000 above estimated costs). **(8/21/2024)**

   The GPIP Board and CBS Assembly approved additional funding of $850k toward the haul out project, bringing total project cost to ~$10.1 million. The GPIP Board reviewed and made recommendations on a scope of work package to operate the haul out including, a draft operator agreement and an invitation to bid on proposed services at its 1/16 meeting. **(01/08/25)**

The GPIP Board met on January 16th, 2025, and recommended approval of the draft Operating Agreement for the Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park, and the Invitation to Bid. The CBS Assembly approved the GPIP Board recommendations at its January 28th, 2025.

A bid proposal from Highmark Marine Fabrication LLC (Highmark) was received on February 13th. The GPIP Board met on February 20th to discuss the Highmark proposal and requested a work session to further discuss the proposal.

The GPIP Board held a work session and regular meeting on March 13th to discuss the Highmark proposal. The Board recommended accepting Highmark's bid, without including a portion of the bid related to leasing warehouse space.
The CBS Assembly met on March 25th and approved to accept the Highmark proposal as presented, including the warehouse space. **(04/07/2025)**

Haul out Phase 1 construction is nearly complete. The heated concrete pad construction is moving forward. The CBS and Highmark officials met and are working towards a final Operating Agreement for the Assembly review and approval. **(05/06/25)**

The CBS approved an additional $715,250 toward the haul out development at their July 8, 2025meeting. The additional funding will provide yard improvements, equipment, initial yard support materials, and annual operating expenses. The GPIP Board is developing requests for proposals to allow for vendor spaces at the GPIP. The GPIP current zoning code is being reviewed for potential adjustments and modifications to allow for more defined use of the GPIP properties. **(07/11/2025)**

The CBS Assembly at its August 12th meeting approved an operating agreement between the CBS and Highmark Marine Fabricators for the operations of the GPIP Haul out and Shipyard. CBS Administration made the decision not to include heat in the permanent concrete washdown pad due to material delays which would have delayed the construction of the wash down pad and operations of the haul out. **(08/18/2025)**

The Haul Out is now operational. The CBS held a ribbon cutting ceremony on September 18th and the first vessel was hauled on September 23rd.

The GPIP Board approved a Request for Proposals (RFP) for long-term leases of adjacent properties to marine vendors and other uses.

The GPIP Board prioritized a Haul Out and Shipyard future capital improvement plan at its December 2025 meeting.

CBS administration and Highmark Marine are investigating various insurance options for vessels wishing to use the haul out and shipyard facilities. CBS and GPIP staff developed a Waiver Agreement for the GPIP Board review. The GPIP Board recommended approval of the Waiver Agreement at its July 2026 meeting. CBS and GPIP staff took the waiver agreement, as directed, to Highmark Marine Fabricators for its legal and insurance review. Highmark's legal counsel had issues with the Waiver Agreement as written and asked for clarification of certain aspects of the agreement. The CBS has engaged with an outside maritime legal entity for direction and solutions. The CBS has explained the issues to the outside legal counsel and is waiting for an outline of next steps to solve the uninsured issue to meet Highmark's concerns and to ensure the

public is protected from unseen and environmental risks. The outside legal firm will be providing an outline and budget for the Assembly's decision to move forward. **(10/12/2026)**

3. Bulk Water

The Director continues to work with entities interested in the export of Sitka's water. **(05/06/2019)**

The CBS Assembly met on April 30th to discuss repairs needed to the Raw Water delivery infrastructure. No funding or repair plan was determined. The CBS's ability to delivery water will need to be fixed before the bulk water export venture can move forward. The Assembly directed the GPIP Director to continue to work with potential investors and exports to find a funding solution to repair the system. The CBS does not believe that the infrastructure can be repaired until the penstock is shut down and dewatered. Estimate timeframe for penstock shut down is estimated to be the fall of 2021. **(06/03/2019)**

The CBS and Arctic Blue Waters Alaska entered into a water purchase agreement in the spring of 2021. Arctic has 5 years to export water. **(06/01/21)**

The Director continues to receive inquiries from entities wishes to export Sitka's water. **(02/07/2023)**

The GPIP Board has recommended approval of another water purchase agreement with Global Hydration LLC, A Florida Corporation. **(8/21/24)**

The GPIP Board has received an updated conceptual drawing from Arctic Alaska Blue Waters for its water loading infrastructure. **(12/12/24)**

The Assembly met on January 14th to discuss a water purchase agreement between the CBS and Global Hydration LLC and chose to postpone deciding until March 11th due to Arctic Alaska Blue Waters officially executing its first right of refusal to acquire additional water allocations as per its water purchase agreement. The additional water allocations will make it not possible to sign the agreement with Global Hydration. Arctic will need to provide a letter from a qualified purchaser of water and pay the CBS and an additional $100,000. **(01/08/25)**

Arctic Blue Water Alaska failed to make its $100,000 payment within the required timeframe to receive additional water rights per its water purchase agreement. The Assembly chose not to enter into another water purchase agreement with Global Hydration at its March 11th meeting. Arctic Blue Waters met with CBS officials and is still working towards its loading plan to export water. **(04/07/2025)**

The GPIP Board recommended approval of a contract extension for Arctic Blue Waters to have more time to develop its water loading facility. The CBS Assembly approved the extension at its July meeting. **(07/11/2025)**

The GPIP Director has been in contact with Arctic Blue Waters on its plans to construct a water loading facility at the GPIP to facilitate the export of water. The Director continues to receive calls from other groups interested in exporting Sitka's water. **(10/21/2025)**

Arctic Blue Waters requested an extension of its water purchase agreement at the July 2026 GPIP Meeting. The GPIP Board recommended a one-year extension with a $25,000-dollar non-refundable fee. Arctic is considering the recommendation before moving the request on to the Assembly. **(09/14/2026)**

Arctic Blue Waters has submitted a counter proposal for the Assembly to consider at its October 13th meeting. **(10/12/2026)**

4. **Bottled Water**

The Director continues to receive inquiries about bottled water. **(01/08/2025)**

5. **Blue Lake Dam Expansion Project**

The Assembly has approved a MOA between the GPIP and Electric Department to allow the GPIP to charge for use of Lots 16b and 20. Rock has been stored on these lots since the Blue Lake Dam Expansion project. **(06/03/2019)**

The GPIP Director has met with the CBS Electric Director regarding leveling out the above lots for future leases or sales at the GPIP. **(03/22/2021)**

The GPIP Director has met with the new CBS Electric Director regarding a plan to deal with the remaining rock left on site from the Blue Lake Expansion project. **(01/08/25)**

The GPIP Board did a walking tour of the GPIP properties during its June 2025 meeting and reaffirmed its wishes to have the rock removed from Lot 16b, bringing the surface of the lot back to its original elevation consistent with the properties inside the park boundaries. The Board wishes to leave the elevation of Lots 19 and 20 at the elevations of Sawmill Creek to be leased in the future. **(07/11/2025)**

6. The GPIP Board recommended an update to the GPIP Port Tariff at its June 2025 meeting. The CBS Assembly approved the tariff update at its July 2025 meeting. **(07/11/2025)**

7. The GPIP Board recommended a non-competitive bid for a long-term lease of Lot 9b to Pacific Jewel Marine at its June 2025 meeting. The CBS Assembly approved the lease at its September 23rd meeting. **(11/17/2025)** The GPIP recommended requested amendments to the Pacific Jewel Marine lease at its December 2025 meeting. **(01/12/2026).** The Assembly approved the long-term lease at its 2/10/2026 meeting. **(02/16/2026)**

8. The Assembly approved both the Commercial Vessel Movement Operations Requirements and the GPIP Traffic Management and Vehicle Operations Policy at its 01/20/2026 meeting. **(02/16/2026)**

9. Pacific Jewel Marine has submitted a Commercial Vessel Movement Operations request to the CBS to move vessels within the GPIP properties. The plans have been sent to the CBS Municipal Engineer. The Municipal Engineer has reviewed the plans and is working with PMJ to issue the permit once the review is finalized. **(07/13/2026)**

    PMJ has resubmitted a plan that appears to be approved by CBS Public Works. PMJ has ordered a 60-ton hydraulic trailer that has arrived in Sitka. **(10/12/2026)**

10. **GPIP Zoning Code -** The GPIP Zoning Code was reviewed to make changes to allow for more efficient operations at the GPIP by the GPIP Board over the fall and winter and finally approved in February 2026. The updated code was approved by the Planning and Zoning Commission at its May 6th meeting with the suggested changes approved by the GPIP Board at its April meeting. The updated zoning code was approved by the Assembly on 6/9 and 6/23. **(7/13/2026)**

11. **Lot 6 &16b RFPs –** The GPIP Board reviewed and approved RFPs for Lots 6 & 16b at its June 2026 meeting. The RFPs have been approved by the Assembly are released to the public on the CBS Bid Express website with a due date October 29th. **(9/14/2026)**

    Local advertisements have been placed in the local paper to inform the public about the opportunity to bid on the Lot 6 and 16b RFPs. **(10/12/2026)**

12.

GARY PAXTON
INDUSTRIAL PARK

329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Monday, October 12, 2026

MEMORANDUM

To: Gary Paxton Industrial Park Board of Directors

From: Garry White, Director

Subject: Raven Frog Fibers Lease Request

Introduction

Bobbi Jordan dba Raven Frog Fibers is requesting to lease a small area of space in the Access and Utility Corridor west of the former bottling plant building located on Lot 5 of the GPIP and Sawmill Creek Road (please see the attached map). Ms. Jordan currently leases space in the building on Lot 5 and wishes to install a ventilation exhaust into the access corridor to expand her business. CBS building code does not allow for exhausts discharges within 3 feet of property lines. The building on Lot 5 property line ends at the edge of the building. Please see the attached building code.

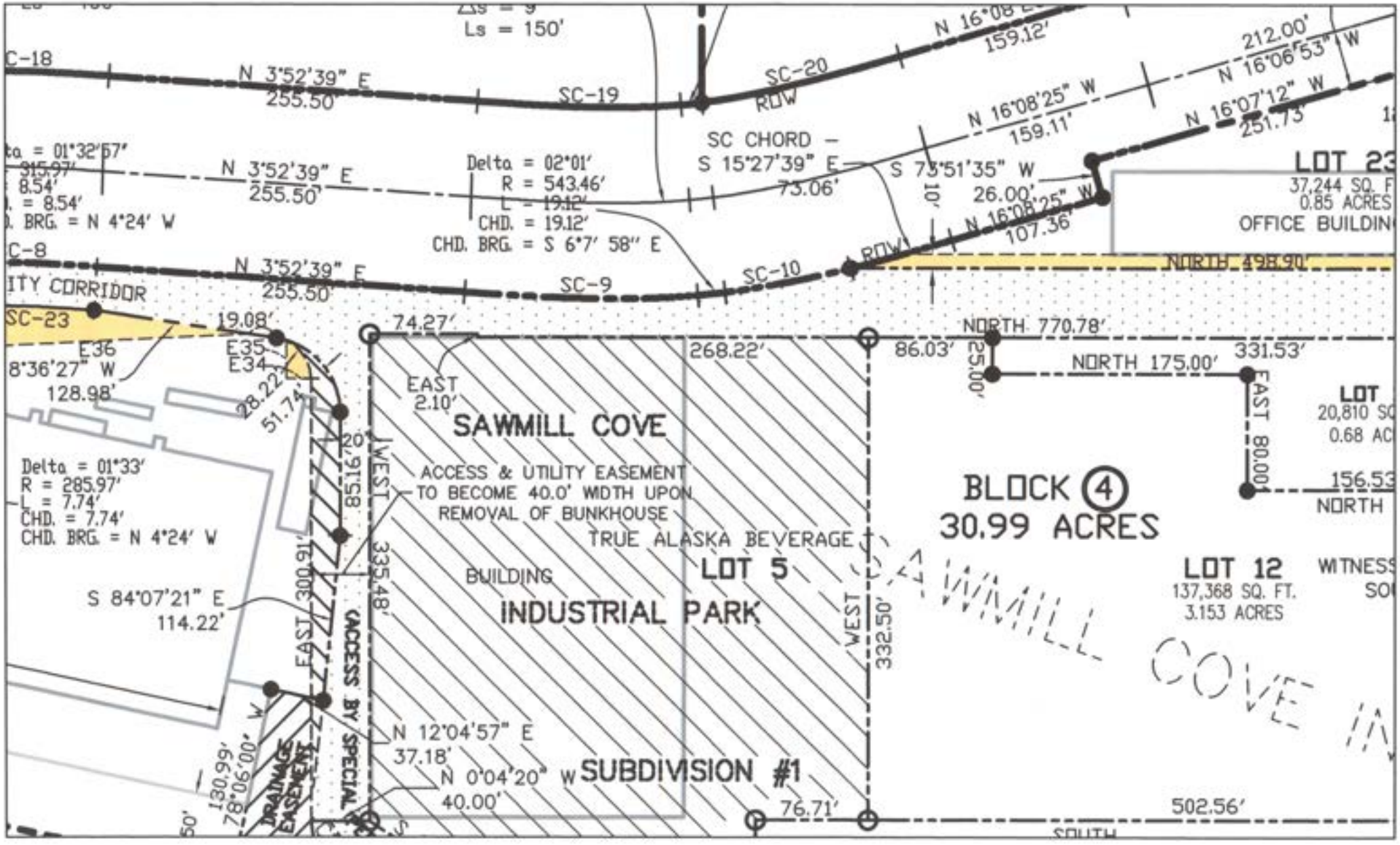
Ms. Jordan is seeking a lease of approximately 9 SF (3-foot x 3-foot) outside of the exhaust discharge to allow for the property line to be expanded to allow for the exhaust discharge to meet building code.

UPDATE: The GPIP Director met with CBS staff and has taken a closer look at the request. The potable water line that runs through the Access and Utility Easement to the west of the building is approximately 4 feet from the edge of the building and property line. Extending the property line or extending a temporary lease area will limit the ability to repair the line in the event of water line issues.

Lease Area

The Access and Utility Corridor in the proposed area for the exhaust discharge is roughly 74 feet wide on paper. Current public traffic through the area generally consists of vehicles, seafood plant workers, and the public.

The Access and Utility Corridor does not have a property value currently. Based off similar property the value is estimated to range from $4.50 - $5.75 per square foot annually. The GPIP Board recommends an annual lease fee with terms to match as long as the exhaust discharge is used.


Ls = 150'
C-18
N 3°52'39" E
255.50'
SC-19
SC-20
ROW
N 16°08'25" W
159.11'
N 16°06'53" W
212.00'
N 16°07'12" W
251.73'
SC CHORD –
S 15°27'39" E
73.06'
Delta = 02°01'
R = 543.46'
L = 19.12'
CHD. = 19.12'
CHD. BRG. = S 6°7' 58" E
S 73°51'35" W
26.00'
N 16°08'25" W
107.36'
LOT 23
37,244 SQ. F
0.85 ACRES
OFFICE BUILDIN
C-8
SC-9
SC-10
ROW
NORTH 498.90'
ITY CORRIDOR
SC-23
19.08'
E36
E35
E34
8°36'27" W
128.98'
28.22'
51.74'
74.27'
268.22'
NORTH 770.78'
86.03'
25.00'
NORTH 175.00'
331.53'
EAST 80.00'
LOT
20,810 SC
0.68 AC
156.53
NORTH
EAST
2.10'
SAWMILL COVE
ACCESS & UTILITY EASEMENT
TO BECOME 40.0' WIDTH UPON
REMOVAL OF BUNKHOUSE
TRUE ALASKA BEVERAGE
BUILDING
LOT 5
INDUSTRIAL PARK
BLOCK (4)
30.99 ACRES
LOT 12
137,368 SQ. FT.
3.153 ACRES
WITNESS
SO
Delta = 01°33'
R = 285.97'
L = 7.74'
CHD. = 7.74'
CHD. BRG. = N 4°24' W
WEST
85.16'
WEST
335.48'
WEST
332.50'
S 84°07'21" E
114.22'
EAST 300.91'
ACCESS BY SPECIAL
N 12°04'57" E
37.18'
N 0°04'20" W
40.00'
SUBDIVISION #1
130.99'
78°06'00" W
DRAINAGE EASEMENT
76.71'
502.56'
SOUTH

same or contiguous building, an adjacent building, adjacent property line and air intake openings into a building where air from the exhaust outlet discharges away from such locations.

506.4 Ducts serving Type II hoods. Commercial kitchen exhaust systems serving Type II hoods shall comply with Sections 506.4.1 and 506.4.2.

506.4.1 Ducts. Ducts and *plenums* serving Type II hoods shall be constructed of rigid metallic materials. Duct construction, installation, bracing and supports shall comply with Chapter 6. Ducts subject to positive pressure and ducts conveying moisture-laden or waste-heat-laden air shall be constructed, joined and sealed in an *approved* manner.

506.4.2 Type II terminations. Exhaust outlets serving Type II hoods shall terminate in accordance with the hood manufacturer's installation instructions and shall comply with all of the following:

1. Exhaust outlets shall terminate not less than 3 feet (914 mm) in any direction from openings into the building.
2. Outlets shall terminate not less than 10 feet (3048 mm) from property lines or buildings on the same lot.
3. Outlets shall terminate not less than 10 feet (3048 mm) above grade.
4. Outlets that terminate above a roof shall terminate not less than 30 inches (762 mm) above the roof surface.
5. Outlets shall terminate not less than 30 inches (762 mm) from exterior vertical walls.
6. Outlets shall be protected against local weather conditions.
7. Outlets shall not be directed onto walkways.
8. Outlets shall meet the provisions for exterior wall opening protectives in accordance with the *International Building Code*.

506.5 Exhaust equipment. Exhaust *equipment*, including fans and grease reservoirs, shall comply with Sections 506.5.1 through 506.5.6 and shall be of an *approved* design or shall be *listed* for the application.

506.5.1 Exhaust fans. Exhaust fan housings serving a Type I hood shall be constructed as required for grease ducts in accordance with Section 506.3.1.1.

Exception: Fans *listed* and *labeled* in accordance with UL 762.

506.5.1.1 Fan motor. Exhaust fan motors shall be located outside of the exhaust airstream.

506.5.1.2 In-line fan location. Where enclosed duct systems are connected to in-line fans not located outdoors, the fan shall be located in a room or space having the same fire-resistance rating as the duct enclosure. Access shall be provided for servicing and cleaning of fan components. Such rooms or spaces shall be ventilated in accordance with the fan manufacturer's installation instructions.

506.5.2 Pollution-control units. The installation of pollution-control units shall be in accordance with all of the following:

1. Pollution-control units shall be *listed* and *labeled* in accordance with UL 8782.
2. Fans serving pollution-control units shall be *listed* and *labeled* in accordance with UL 762.
3. Bracing and supports for pollution-control units shall be of noncombustible material securely attached to the structure and designed to carry gravity and seismic loads within the stress limitations of the *International Building Code*.
4. Pollution-control units located indoors shall be *listed* and *labeled* for such use. Where enclosed duct systems, as required by Section 506.3.11, are connected to a pollution control unit, such unit shall be *listed* and *labeled*, in accordance with UL 2221 or ASTM E2336, for location in an enclosure having the same fire-resistance rating as the duct enclosure. Access shall be provided for servicing and cleaning of the unit. The space or enclosure shall be ventilated in accordance with the manufacturer's installation instructions.
5. *Clearances* shall be maintained between the pollution-control unit and combustible material in accordance with the listing.
6. Roof-mounted pollution-control units shall be listed for outdoor installation and shall be mounted not less than 18 inches (457 mm) above the roof.
7. Exhaust outlets for pollution-control units shall be in accordance with Section 506.3.13.
8. An airflow differential pressure control shall be provided to monitor the pressure drop across the filter sections of a pollution-control unit. When the airflow is reduced below the design velocity, the airflow differential pressure control shall activate a visual alarm located in the area where cooking operations occur.
9. Pollution-control units shall be provided with a factory-installed fire suppression system.
10. Service space shall be provided in accordance with the manufacturer's instructions for the pollution control unit and the requirements of Section 306.
11. Wash-down drains shall discharge through a grease interceptor and shall be sized for the flow. Drains shall be sealed with a trap or other approved means to prevent air bypass. Where a trap is utilized it shall have a seal depth that accounts for the system pressurization and evaporation between cleanings.

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CHAPTER 5
EXHAUST SYSTEMS

User note:

About this chapter: *Chapter 5 addresses exhaust systems for, among others, kitchens, laboratories, processes, garages, hazardous systems, clothes dryers and smoke control systems. Many provisions are linked to the* International Fire Code®. *Exhaust systems mitigate health and fire hazards by removing and diluting contaminants in buildings. Exhaust system discharge location is also addressed as an important concern.*

SECTION 501
GENERAL

501.1 Scope. This chapter shall govern the design, construction and installation of mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking *appliances*; hazardous exhaust systems; dust, stock and refuse conveyor systems; subslab soil exhaust systems; smoke control systems; energy recovery ventilation systems and other systems specified in Section 502.

501.2 Independent system required. Single or combined mechanical exhaust systems for environmental air shall be independent of all other exhaust systems. Dryer, domestic kitchen and hazardous exhaust shall be independent of all other systems. Type I exhaust systems shall be independent of all other exhaust systems except as provided in Section 506.3.5. Single or combined Type II exhaust systems for food-processing operations shall be independent of all other exhaust systems. Commercial kitchen exhaust systems shall be constructed in accordance with Sections 506 through 509.

501.3 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of *dwelling units* having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or *natural ventilation* is otherwise provided in accordance with Chapter 4, *listed* and *labeled* domestic ductless range hoods shall not be required to discharge to the outdoors.

501.3.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

1. For ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from property lines; 10 feet (3048 mm) from operable openings into buildings; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls and operable openings into buildings that are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.
2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining grade.
3. For all *environmental air* exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all *occupancies* other than Group U; and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious. Separation is not required between intake air openings and living space *exhaust air* openings of an individual *dwelling unit* or *sleeping unit* where an approved factory-built intake/exhaust combination termination fitting is used to separate the air streams in accordance with the manufacturer's instructions.
4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above the elevation required by Section 1612 of the *International Building Code* for utilities and attendant equipment.
5. For specific systems, see the following sections:
   - 5.1. Clothes dryer exhaust, Section 504.4.
   - 5.2. Kitchen hoods and other kitchen exhaust *equipment*, Sections 506.3.13, 506.4 and 506.5.
   - 5.3. Dust, stock and refuse conveying systems, Section 511.2.
   - 5.4. Subslab soil exhaust systems, Section 512.4.
   - 5.5. Smoke control systems, Section 513.10.3.
   - 5.6. Refrigerant discharge, Section 1105.7.
   - 5.7. *Machinery room* discharge, Section 1105.6.1.

INTERNATIONAL CODE COUNCIL

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329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Monday, October 12, 2026

MEMORANDUM

To: Gary Paxton industrial Park Board of Directors (GPIP Board)

From: Garry White, Director

Subject: Sitka Oyster Company LLC Lot 15 Lease Request

Introduction
Sitka Oyster Company LLC is requesting to lease a 10,000 SF portion of Lot 15 on a month-to-month basis to stage and implement oyster-growing equipment.

Background
Sitka Oyster Company is a start up entity that has a state permit to grow oysters in the Sitka area. They wish to find space to store shipping containers on wheels and build out oyster-growing equipment that will be installed on its marine farm site in the future.

Property
Lot 15 is a 113,369 SF parcel of property located adjacent to lot 12a in the center of the park. Sitka Oyster Company is looking for 10,000 SF to storage and conduct work on a short-term basis.

Lot 15 has a 2025 assessed value of $509,700 or $4.50/SF.

10,000 SF x $4.50/SF = $45,000 @ 9% = $4,050 per year or $337.50/month

All other standard lease requirements will be included in the lease.

Additional Information

- Lot 15 has been identified as part of the Phase 2 development for the GPIP Haul Out and Shipyard expansion. If shipyard expansion area is needed in the future, the lease can be terminated with 30 days' notice.

Action
• Board discussion and recommendation on Sitka Oyster Company LLC lease request.

Sitka Oyster Co 10/6/26

To: garrywhite@gci.net >

GPIP property lease

Hey Garry,

This is Carlos Schwantes as per our conversation, I'm hoping to rent some space at Gary Paxton Industrial Park for my business Sitka Oyster Co. We're hoping to lease 10,000 sq ft of lot 15 for six months as we work on, stage, and implement oyster growing equipment out onto our permitted oyster lease site. If you have any questions, please feel free to contact us at this email or personally at 738-5761. Thanks

Sitka Oyster Co. LLC
Carlos Schwantes
Alex Schwantes
Colton McLaughlin

Sitka Oyster Company LLC
Lease Area

