

Memorandum 12-160 Lease Assignment of Lot 88-1 Homer Spit

Memorandum ID: 12-160
Memorandum Status: No Status

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MEMORANDUM 12-160

TO: MAYOR HORNADAY AND CITY COUNCIL
THROUGH: WALT WREDE, CITY MANAGER
FROM: LEASE COMMITTEE
DATE: OCTOBER 11, 2012
RE: RECOMMENDATIONS TO APPROVE REQUEST FOR ASSIGNMENT OF
A LEASE ON LOT 88-1, HOMER SPIT

Background

The Lease Committee considered a proposal for assignment at the regular meeting on October 11, 2012 for South Central Radar. The following is an excerpt of the minutes from the meeting:

NEW BUSINESS (Testimony or presentation by a proposal applicant is set at 10 minutes.)

- A. South Central Radar Proposal & Assignment
1. Chapter 14 – Assignments
 2. Chapter 6 – Proposal Evaluation Process
 3. Staff Evaluation & Findings

Chair Yager requested the City Manager continue to address the business on the agenda since there were no questions from committee.

Mr. Wrede provided a summary of his report contained in the packet. He asked if there were any questions from the committee members.

Chair Yager declared he may have a conflict a motion was made and seconded by Mr. Hawkins and Mr. Zimmerman respectively. After a brief explanation from Mr. Yager the remaining members of the committee voted and determined that Mr. Yager did not have a conflict and could participate.

There were no further questions from the committee.

Chair Yager invited the applicant s to provide testimony on behalf of their application. Chair Yager welcomed the applicants.

The applicant, Mark Zeiset, provided their background, experience and how it would complement and/or benefit the existing business and Harbor community. The applicant asked a few questions on designation of responsibility and Mr. Hawkins responded that it would be determined before the lease would be executed.

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The committee members offered comments welcoming the applicants back to Homer and taking on the responsibility of an existing business.

Chair Yager inquired of the applicants if there were any plans regarding the lack of experience or on the job training since there was no apparent experience in the industry previously provided.

The applicant stated the agreement with the current owner to stay on after the sale and that he is planning to obtain the certifications required to continue the existing services provided.

Chair Yager asked if there were any additional questions or comments. There were none and he requested a motion to submit a recommendation to City Council to approve the assignment of the South Central Radar Lease to Mark A and Laura Zeiset.

HAWKINS/MAURAS - MOVED THAT THE LEASE COMMITTEE RECOMMENDS THAT THE HOMER CITY COUNCIL APPROVE THE ASSIGNMENT OF THE LAND LEASE ON LOT 88-1 FROM WILLIAM TENER TO MARK AND LAURA ZEISET OR THE LLC THAT WILL BE FORMED ONCE ALL THE TRANSACTIONS ARE COMPLETED; FURTHER THE LEASE COMMITTEE RECOMMENDS THAT THE TERM OF THE CURRENT LEASE BE AMENDED TO START ANEW WITH A 20 YEAR BASE TERM AND TWO 5 YEAR OPTIONS; AND THE EXISTING RENTAL RATE AS DETAILED IN THE CURRENT LEASE FOR LOT 88-1 SHOULD APPLY; AND THAT THE LEASE COMMITTEE ADDITIONALLY RECOMMENDS THAT THE LEASE INCLUDE STIPLUATIONS THAT AN "ASBUILT" SURVEY BE COMPLETED, THAT POTENTIAL ENCROACHMENT ISSUES BE RESOLVED; THAT A PLAN FOR LOT DELINEATION BE SUBMITTED FOR APPROVAL BY THE MANAGER; AND THAT ALL INFORMATION NOT INCLUDED IN THE LEASE APPLICATION INCLUDING INSURANCE DOCUMENTATION AND LLC INCORPORATION PAPERS BE PROVIDED.

There were no further comments or discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT

Motion carried

RECOMMENDATION

Approve the recommendation to Approve the Assignment of the lease for South Central Radar, Lot 88-1, Homer Spit Subdivision #2 Amended, William Tener to Mark & Laura Zeiset.

Related Resolutions **Memorandum - Related Resolutions:** [Resolution 12-086\(S\) Approving the Assignment of the City Land Lease on Lot 88-1 from William Tener, dba South Central Radar, to Mark and Laura Zeiset](#)

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