

CITY OF HOMER
HOMER, ALASKA

RESOLUTION 98 - 15

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
REVISING THE PROPERTY MANAGEMENT POLICY AND
PROCEDURES MANUAL, AS PROVIDED BY HOMER CITY CODE,
SECTION 18.08.160(b)

WHEREAS, revisions to Chapter 6 of the Property Management Policy and
Procedures Manual were approved by the Homer City Council at the February 23, 1998
meeting; and,

WHEREAS, the Homer City Council may revise the Property Management Policy
and Procedures Manual by resolution, as provided in Homer City Code, Section
18.08.160(b).

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that
Chapter 6 of the Property Management Policy and Procedures Manual is replaced in its
entirety to read as follows.

CHAPTER 6: LEASE RENEWALS AND NONRENEWALS

6.1 POLICY

It is the policy of the City of Homer that equal access be provided to public
property and that leases do not automatically go to the current lessee. The
property will be offered in a competitive bid process unless the City Council finds
it is in the City's best interest to continue leasing to a current lessee.

6.2 PROCEDURE

a. From time to time the City Council shall approve a list of current leases
identifying those City Council finds is in the City's best interest to continue to
leasing to the current lessee; those leases will be identified on this list as renewable.
The lessee of any property so identified on the list shall be entitled to negotiate for
a lease renewal, without going through the competitive bidding process. Such a
lease renewal is, however, subject to other provisions of the city code and the
property management policies and procedures, including approval by the City
Council.

Renewable Leases

b. The City Council shall elect to not require a competitive bid process if the Council finds that the current lessee has demonstrated it is in the best interest of the City to continue leasing to the current lessee. Findings shall be based on, but not limited to the following factors:

1. Lessee's capital investment in the property, and commitment to future capital investment;
2. Lessee's financial capabilities/credit history/prior lease history;
3. Number of person's employed at the property;
4. Tax revenues to the City from the property;
5. Other economic, social, or other benefits to the local economy;
6. Intended use of the property, as stated in the lease, was met.

b.1. The current lessee is responsible for submitting an application and proposal demonstrating the above listed factors, outlining why it is in the best interest of the City to continue with the current lessee.

b.2. The City will review the proposal, but is under no obligation to agree to continue leasing to the current lessee.

Nonrenewable Leases

c. When a lease expires, and does not have any renewal option clauses, and is not identified on the list as renewable, the City will request proposals to lease the property.

c.1. Criteria used for scoring the proposals will include, but are not limited to the following:

1. Capital investment/term; and,
2. Rent rate/price per square foot; and,
3. Financial capabilities/credit history/prior lease history; and,
4. Number of employees; and,
5. Other revenues generated in the local economy; and,
6. Experience.

c.2. A Selection Committee will be formed to score the proposals and recommend a proposal to the Homer City Council for approval.

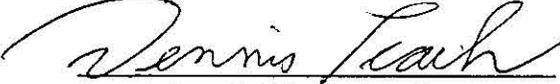
c.3. The Homer City Council is responsible for final approval of the proposal and lease.

c.4. If no proposals are received for a specific lot; the City will consider responsive proposals on first come first served basis.

PASSED AND APPROVED by the City Council of Homer, Alaska this 9th day of
March, 1998.

CITY OF HOMER




Dennis Leach, Mayor Pro Tem


Julia Martin, Deputy City Clerk