



City of Homer, Alaska Request for Proposals Land Appraisal Services

Sealed Proposals Due June 10, 2021

**REQUEST FOR PROPOSALS
City of Homer, Alaska
For Land Appraisal Services**

The City of Homer, Alaska is soliciting proposals from experienced and qualified real estate appraisers for the provision of land appraisal services on an annual and as-needed basis. It is the intent of this Request for Proposals (RFP) to have the successful appraiser enter into a 5-year contract with the City of Homer to provide the services outlined in the proposal documents.

Sealed proposals must be received by the City Clerk's Office, City of Homer, 491 E. Pioneer Avenue, Homer, Alaska by **4:30 p.m., Thursday, June 10, 2021**. The time of receipt will be determined by the City Clerk's time stamp. Proposals received after the time fixed for the receipt of proposals shall not be considered. All proposers must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List to be considered responsive.

An electronic copy of the RFP Requirements and Plan Holder Registration forms are available online at <http://www.cityofhomer-ak.gov/rfps>. Paper copies of the Proposal Documents may be purchased at the Office of the City Clerk upon payment of \$10 per set (\$15 for priority mail delivery). All fees are non-refundable.

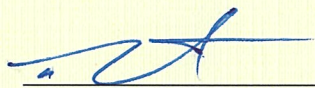
Direct all questions regarding this RFP in writing to:

City Clerk's Office
491 E. Pioneer Avenue
Homer, Alaska 99603
Phone: (907) 235-3130
Email: clerk@ci.homer.ak.us

The City of Homer reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award the contract to the respondent that best meets the selection criteria and the City's needs.

Dated this 27th day of April, 2021.

CITY OF HOMER



Rob Dumouchel, City Manager

Publish: Homer News – May 6 & 13, 2021
Anchorage Daily News – May 9, 2021
Ad #21-038

Fiscal Note: 400-0600-5227

REQUEST FOR PROPOSALS
City of Homer, Alaska
For Land Appraisal Services

The City of Homer, Alaska, is soliciting proposals from experienced and qualified real estate appraisers to provide land appraisal services on an annual and as-needed basis.

The following subjects are discussed in this RFP to assist in preparing a proposal:

- I. Contract Term
- II. Scope of Services and Schedule
- III. RFP General Requirements & Submittal Instructions
- IV. Proposal Format & Content Requirements
- V. Evaluation Criteria & Selection Process
- VI. RFP Timeline & Award Schedule

I. CONTRACT TERM

The City is seeking to engage a five year contract that includes both a fixed fee schedule for annual services performed, and the option for additional land appraisal services procured on a case by case basis as needed. A contract of longer duration or a contract renewal may be considered based on performance under the initial contract and budget considerations; however, the City will be under no obligation to extend the term of the contract stated above.

II. SCOPE OF SERVICES & SCHEDULE

A. Project Overview

The scope of services for this contract will involve 24 City-owned leased parcels that are subject to re-appraisal on five-year cycles. Leasing requirements call for periodic revaluation and possible rent adjustment for existing leases as well as prior to lease inception. These lease terms are staggered in their timing, leading to the need for anywhere from **two to nine (2-9)** appraisals each year. See Table 1.A. below for expected annual appraisal workload.

B. Schedule

City owned leased parcels will be requested annually to be appraised as a multiple property group appraisal for efficiency. In 2021, due to the start of the fiscal year changing, the contract and appraisals shall be complete as of/after July 1, 2021. In following years, appraisals will be requested annually in January of each year. The City would expect completion of the appraisals within 120 days of notice to proceed, with extensions considered for specific complications. All appraisals will be for Market Rent of the Fee Simple Estate. All parcels are valued as-if vacant with no consideration of existing improvements (building(s), site improvements, etc.) that may be located on-site. The 24 properties are located on the Homer Spit in close proximity to each other (see Attachment A for locations and descriptions) and have marine oriented commercial or marine industrial use. Additional individual appraisals may be requested throughout the year on a case by case basis as needed. These additional individual appraisals may include other City-owned properties located outside of the geographical area of the Homer Spit, also valued vacant or as-if vacant.

All parcel lease rates are current as of 2020, with four parcels scheduled for re-valuation in 2021. Individual lease files and a detailed lease schedule are available at the City of Homer Port and Harbor

Office. The lease schedule encompassing all Homer Spit leases will be provided with the annual request for appraisals. The City maintains a file of all prior and current appraisals which are available for reference and review. The prior contract appraisers have offered to provide guidance/counsel as needed.

City of Homer Port and Harbor staff will assist when needed in providing any additional property details, help identifying utility locations, lease adjustment history, etc.

C. Scope of Services and Deliverables

1) Types of Appraisal Services Needed:

- a. One annual group appraisal report for leased properties on the Homer Spit, segregated to provide individual Market Rent opinions for each parcel. The valuation of each parcel must include the data, analysis, and reasoning for the Market Rent opinion.
- b. On an as needed basis: Appraisals of land that are on the Homer Spit, not currently leased, but may be under negotiation/pending for a new lease. The completion timing is to be mutually agreed by the City and appraiser considering the appraiser's workload.
- c. On an as needed basis: Updates of previous individual parcel appraisals to reflect different current market conditions and different scope or restrictions. The completion timing is to be mutually agreed by the City and appraiser considering the appraiser's workload.
- d. On an as needed basis: Appraisals of Property located off of the Homer Spit. Any appraisals of this type would have the fee and completion timing mutually agreed to at the time, by the contract appraiser and City. The City also reserves the right to solicit a proposal from another, independent appraiser.

2) Minimum appraiser-appraisal report qualifications/requirements:

- a. Appraisal Reporting: Each appraisal must meet the following criteria:
 - i. Prepared in conformance with and subject to the Uniform Standards of Professional Appraisal Practice (USPAP).
 - ii. Report to be presented in a Narrative Report format, including summary, location/neighborhood descriptions, individual parcel descriptions, on-site photographs, detailed description of all comparable data used in valuation, a comparable data adjustment table supporting the value/rent opinions. If applicable, details of the basis and market support for any market rent percentages used.
 - iii. The appraisal must be organized to allow dissemination of the individual parcel values (support and basis) to the individual lessees.
 - iv. The report will be provided in electronic format only, submitted to the City electronically.
- b. Appraiser qualifications:
 - i. All appraisals must be completed by an Alaska State Certified General Appraiser with a minimum of 5 years' experience appraising properties of a similar type.
 - ii. The Principal/contract appraiser must make a personal, physical inspection of the properties appraised and all comparables utilized.

- iii. Additional credit may be awarded in the Evaluation Process, at the City’s sole discretion, for those respondents that hold the MAI designation from the Appraisal Institute.

Appraisal Calendar

	Lot Description	KPB Parcel #
Due for 2021:		
2021	Lot 19	181-033-16LH01
2021	Coal Point &	181-034-27
	Coal Point Overslope	181-032-14
2021	8-E-1	181-032-60
	8-E-1 Overslope	181-032-60LH01
2021	Lot 12-C	181-034-52
Due for 2022:		
	Lot 49 & 50	181-034-03(L 49) 181-034-02LH01 (L50)
	Lot 88-3	181-034-43LH01
	Lot 88-1	181-034-31LH01
	Lot 12-A	181-034-21
	Tract 1-C	181-031-19
	Tract 1-B	181-031-18
	Lot 88-4, Homer Spit Sub	181-034-44
	Lot 41 & 42	181-034-19
Due for 2023		
	Lot 19, Homer Spit Sub.	181-032-38LH01
	Lot 20	181-034-45
Due for 2024:		
	Lot 13B	181-034-25LH01
	Lot 32, Homer Spit	181-034-32LH01
	Lot 88-2	181-034-42
	Lot 30	181-033-09
	Lot 5	181-031-05LH01
	Lot 12 entire	181-034-21
	Lot 12, 1 acre section- AK Scrap	181-034-51
Due for 2025:		
	Lot 21	181-032-40LH01
	Lot 9A	181-103-477
	Lot 10A	181-103-478

(Table 1.A)

III. RFP GENERAL REQUIREMENTS & SUBMITTAL INSTRUCTIONS

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals address all the items described in the Section III, Proposal Format and Content. Proposals that do not address these items may be considered incomplete and may be deemed non-responsive by the City.

- A. **All bidders must submit a City of Homer Plan Holders Registration form to be on the Plan Holders List and to be considered responsive.**
- B. **Sealed proposals must be received by the City Clerk's Office at the address referenced below no later than 4:30 p.m. on Thursday, June 10, 2021.** The time of receipt will be determined by the City Clerk's time stamp. Proposals received after that time shall not be considered.
- C. Proposers must submit one original and (1) copy of the completed proposal in an opaque envelope marked as follows:

City of Homer 2021 RFP
Land Appraisal Services
June 10, 2021
Proposer's Name and Address

- D. Proposal submittals shall be delivered in person or mailed to:
City of Homer
City Clerk's Office
491 E. Pioneer Avenue
Homer, Alaska 99603
- E. The City Clerk's Office does not provide envelopes for responsive firms to put their completed proposals in, nor will the Clerk's Office Staff write proposer's information on the envelope on their behalf. Facsimile, email, electronic or telephone proposals will not be accepted. City procurement policies require a paper submittal by the stated time and date.
- F. Proposals may be withdrawn by written, email, or facsimile notice received prior to the deadline for proposal submittal. Withdrawals received after the proposal submittal deadline will not be considered.
- G. Inquiries must be received at least 10 days prior to the RFP submittal deadline. Copies of all written requests and replies will be forwarded to each Proposer on the Official Plan Holders List. Only formal, written responses to properly submitted questions will be binding.
- H. Direct all questions regarding this RFP in writing to:
City Clerk's Office
491 E. Pioneer Avenue
Homer, AK 99603
Phone: (907) 235-3130
Email: clerk@ci.homer.ak.us

IV. PROPOSAL FORMAT & CONTENT REQUIREMENTS

For ease of evaluation, the proposal should be presented in a format that corresponds to and references/labels the sections outlined in this RFP. Proposals should be prepared in such a way as to provide a straightforward, concise delineation of capabilities to satisfy the requirements of this RFP. To be considered responsive, each proposal must include (at a minimum) the following:

- A. Title Page (one page maximum):** At a minimum, the title page shall show the name of the services being proposed (Land Appraisal Services), the appraiser/firm name, address, telephone number, name of contact person, and the date.

B. Proposal Narrative: The proposal narrative must provide the following information:

1. A description of team/individual experience and qualifications relevant to this Scope of Services. This should include examples of appraisals of similar property types, experience in the Homer market, and contracts with any municipalities/public sector entities.
2. Two references (including current contact information) that are familiar with your work appraising similar types of property for Market Rent, with a description of the specific work done and dates completed.
3. A firm, fixed fee schedule for services performed, as described in the Scope of Services Section II.C. It is understood that appraisals needed for Sec. II.C.1 (d) requested on an as needed basis will be priced as needed. Fixed fee schedule must, at a minimum, include a “price per appraisal” cost for comparison. Please also include any cost saving measures that can be achieved by group appraisals of similar properties in the same area if applicable within your rate structure.
4. A description of methodology and process for the appraisal services listed above in Sec. II.C. This should include any uniform standards, implementation or project management strategies, and a detailed example of an expected project’s standard scope of work, identifying all tasks and deliverables that would be performed by the proposer with a general timeline and expected length of time for completion. It should also include any documentation or information that would be required from the City prior to commencing any assignment.
5. Current and accurate credentials/resume of the person or persons who will be principally responsible for providing services under the contract. Any contract resulting from this procurement will require that services be provided by the identified individual(s), with any change in personnel subject to approval by the City in its sole discretion.

V. EVALUATION CRITERIA AND SELECTION PROCESS

A. Evaluation Criteria

Proposals will be evaluated on the following criteria and scored according to the point scale:

Team Experience & Credentials	35 points
Cost of Services	35 points
Methodology and Scope of Work	30 points
Local Bidder Preference 5%*	5 points
Total possible	100 points

* “Local Bidder” per City Code 3.16.080 is defined as a person who submits a bid for goods or services to the City who has a current Alaska business license and Kenai Peninsula Borough sales tax registration in good standing, and who has maintained and staffed a place of business within Homer City Limits for a period of no less than 6 months immediately preceding the date of bid.

B. Selection Process

A selection committee comprised of City Staff will evaluate the proposals and make a recommendation to the City Manager and Homer City Council. If the Council approves, the City will offer the highest ranking Proposer an opportunity to negotiate a Contract.

Other Proposal selection terms, conditions, and exceptions:

1. Evaluators may discuss factual knowledge of, and may investigate proposer's prior work experience and performance. This includes projects referenced in the proposal, available written evaluations, and contacted references that were listed or other persons knowledgeable of a proposer's past performance. Factors such as overall experience relative to the proposed contract, quality of work, cost control, and the ability to meet schedules may be addressed during the evaluation.
2. This request for proposals is designed to be qualifications based, with cost playing a secondary role in the selection process. The City of Homer reserves the right to award a contract to the highest ranked firm based solely on the written proposal or request oral interviews. The highest ranked proposer will be invited to enter into negotiations with the City of Homer for the purposes of contract award. If an agreement with any proposer cannot be reached, the next highest ranked proposer may be contacted for negotiations. The City of Homer reserves the right to terminate contract negotiations with any proposer should it be in the City of Homer's best interest.
3. The City reserves the right to alter, amend, or modify any provisions of this RFP, or to withdraw this RFP, at any time prior to the award of a contract pursuant hereto, if it is in the best interest of the City to do so.
4. The City reserves the right to waive informalities and minor irregularities in proposals received. Alterations, modifications or variations to a proposal may not be considered unless authorized by the RFP or by addendum or amendment.
5. The City reserves the right to reject any and all proposals submitted and shall not be liable for any costs incurred by any proposer in response to this solicitation or for any work done prior to the issuance of a notice to proceed or signed contract.
6. Proposals will be kept confidential until contract is awarded, subject to law.

VI. RFP TIMELINE & AWARD SCHEDULE

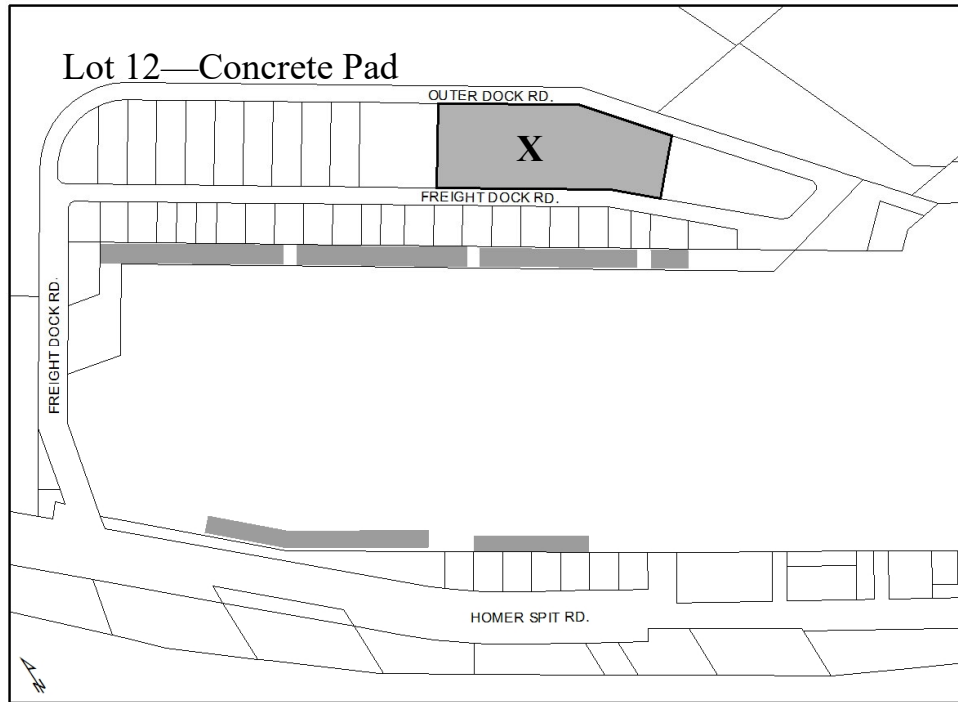
These dates represent a tentative schedule of events. The City reserves the right to modify these dates at any time, with appropriate notice to applicable proposers on the Plan Holders List.

<u>ACTIVITY</u>	<u>DATE/TIME</u>
Publish Dates	Homer News – May 6 & 13, 2021 Anchorage Daily News – May 9, 2021
Submittal Deadline for Proposals	Thursday, June 10, 2021 at 4:30 p.m.
Evaluation Period and Proposal Selection	June 11 – 16, 2021
Contract Approval by Homer City Council	June 28, 2021
Contract Signing/Notice to Proceed	July 1, 2021
Initial Project Meeting	TBD

Attachment A

CITY OF HOMER LAND INFORMATION

Available for Lease



Designated Use: Lease
Acquisition History:

Area: 5 acres

Parcel Number: 18103220

2019 Assessed Value: \$841,600 (Land: \$495,600, Structure/Improvements: \$346,000)

Legal Description: Homer Spit Subdivision no 5 Lot 12

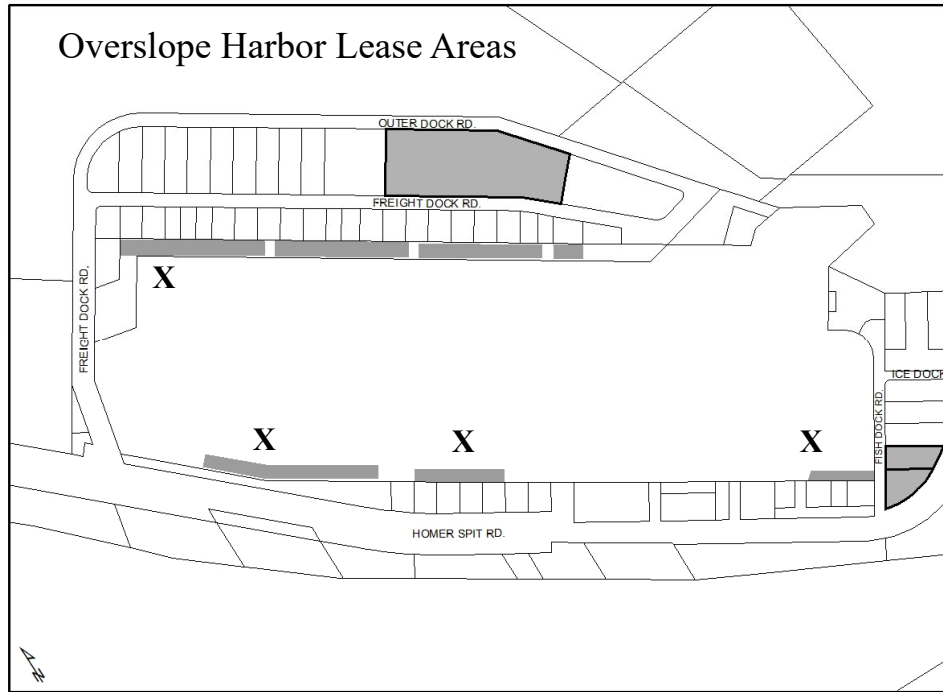
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access, fenced, security lighting

Address: 4380 Homer Spit Road

Notes: 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease
Resolution 17-33

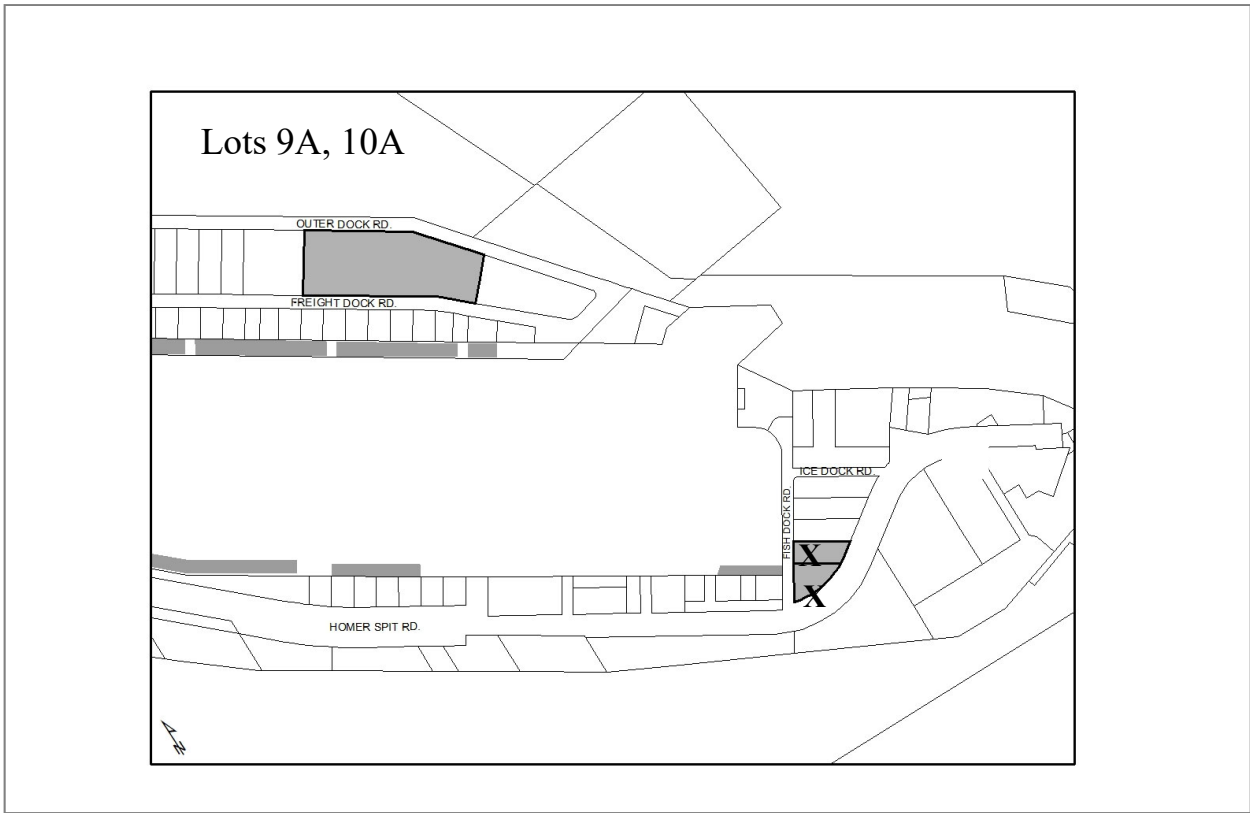
Area:	Parcel Number:
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Legal Description:

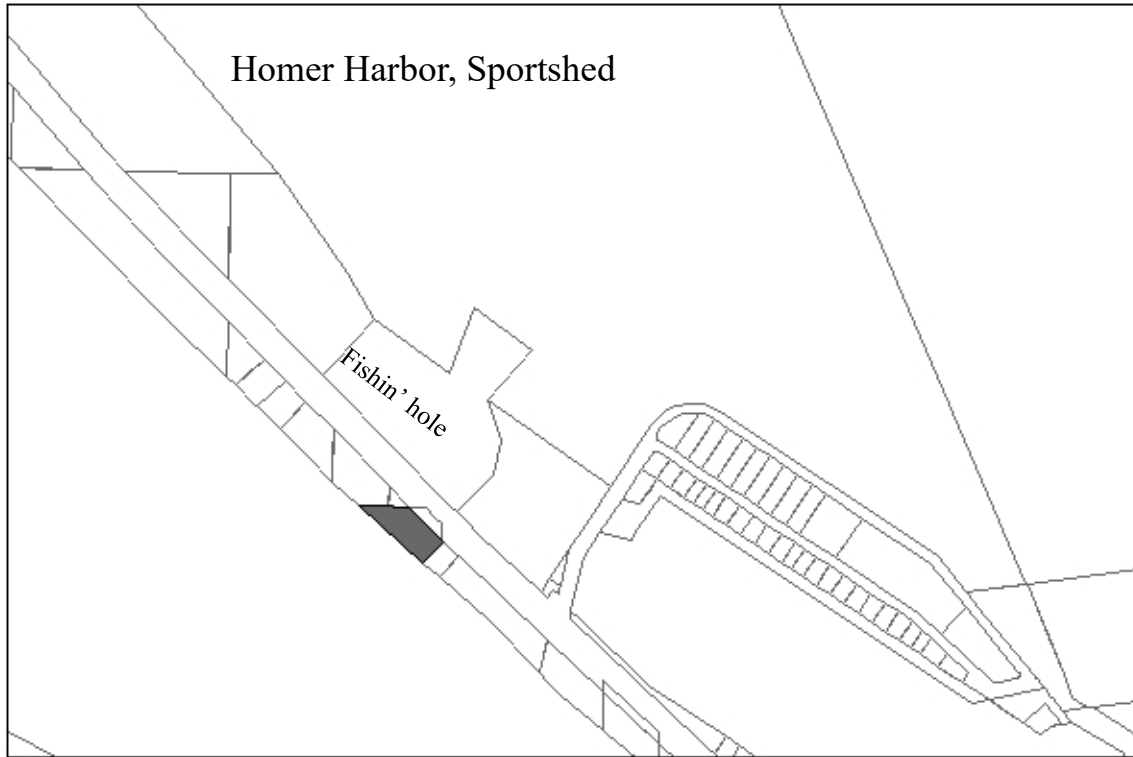
Zoning: Marine Commercial and Small Boat Harbor Overlay	
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Infrastructure:	Address:
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Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease Lands	
Acquisition History:	
Area: 1.05 acres (0.52 and 0.53 acres)	Parcel Number: 18103477, 78
2019 Assessed Value: Land value \$325,700	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, gas, Spit Trail, paved road access	Address:
<p>Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105, LH01

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

Wetlands: None

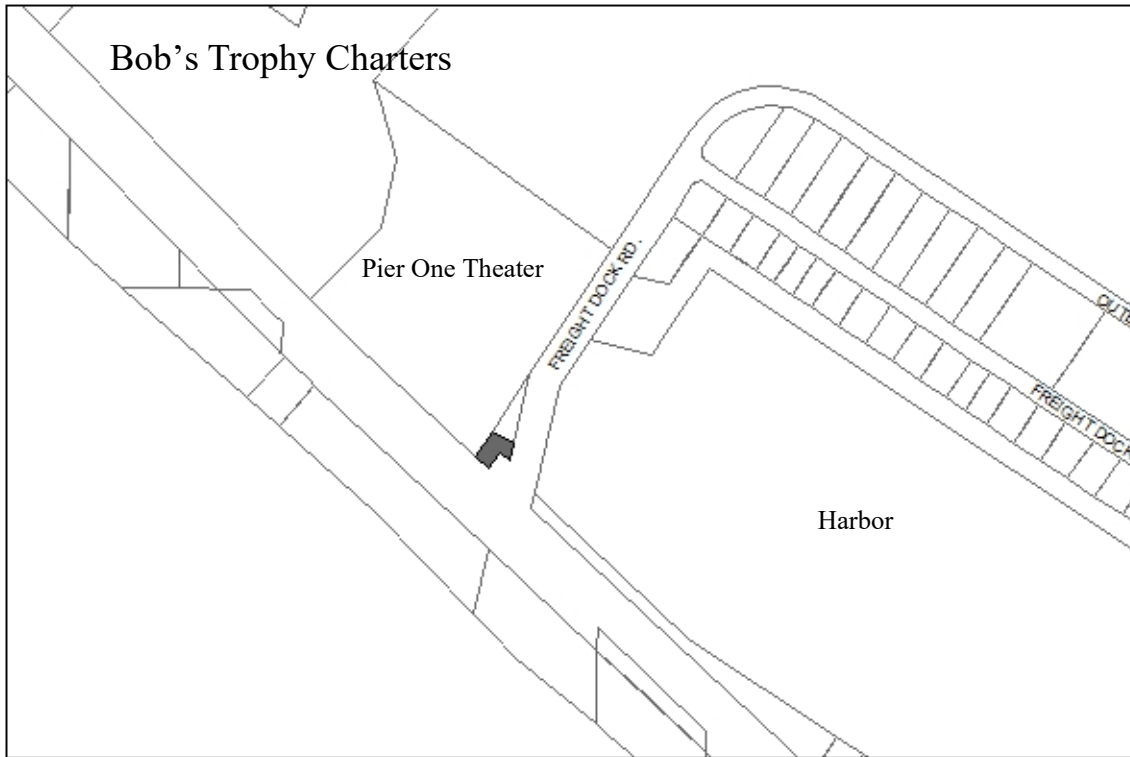
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Lease: Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.
 2019-2020, continued erosion and parking lot damage

Finance Dept. Code:



Designated Use: Lease
Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft	Parcel Number: 18103118
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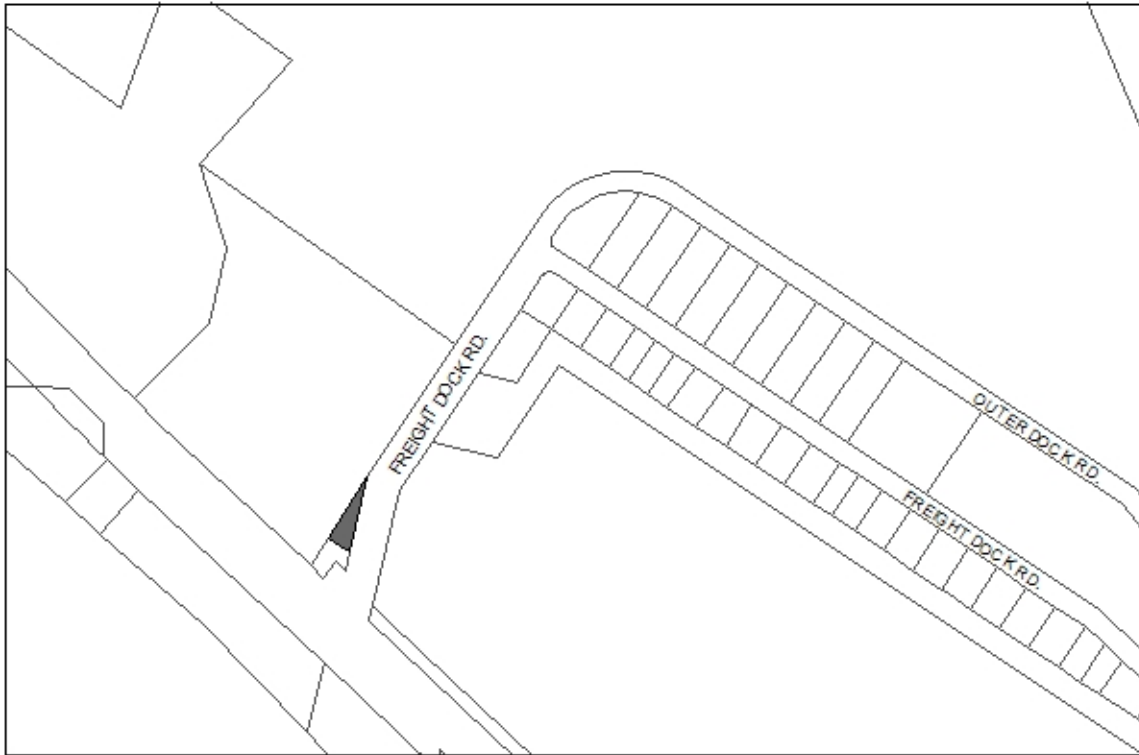
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial	Wetlands: None
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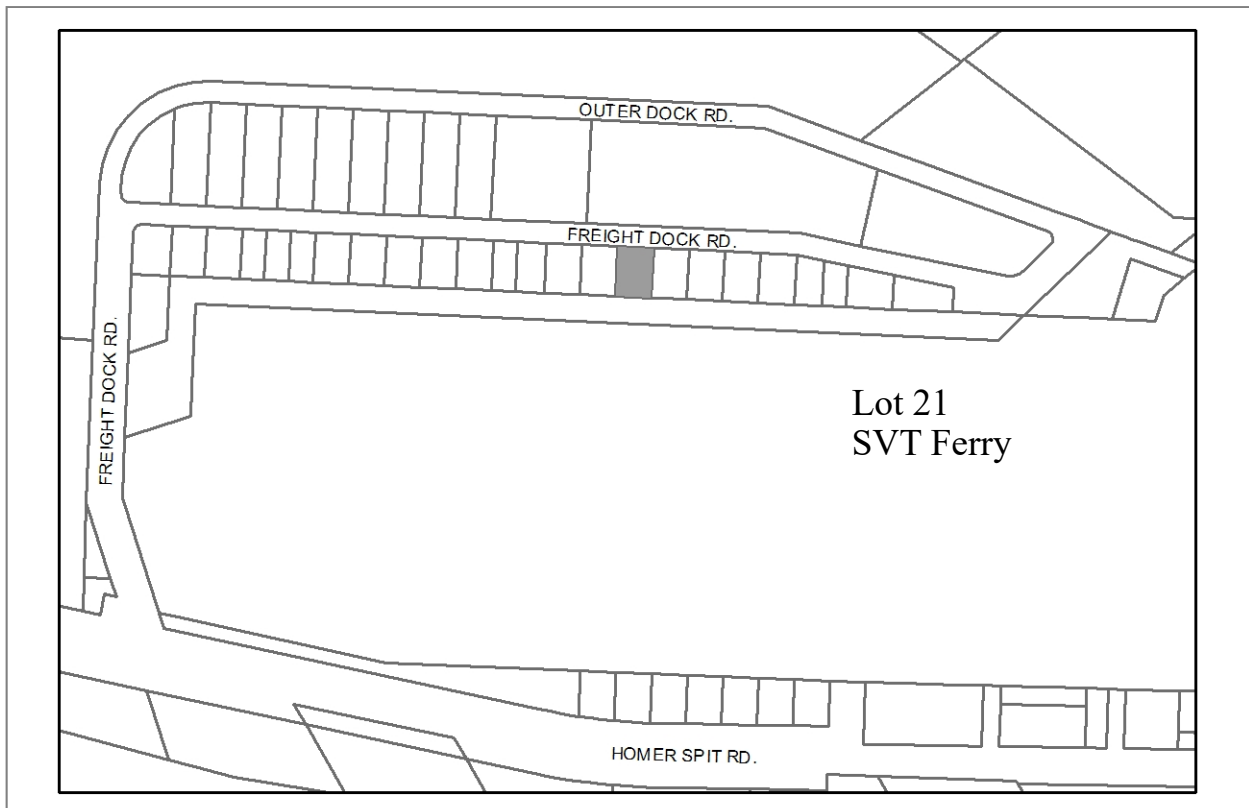
Infrastructure: Paved road, water and sewer.	Address: 3978 Homer Spit Road
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Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years with two 5 year options.. Lease expires 2036.

Finance Dept. Code: 400.600.4650

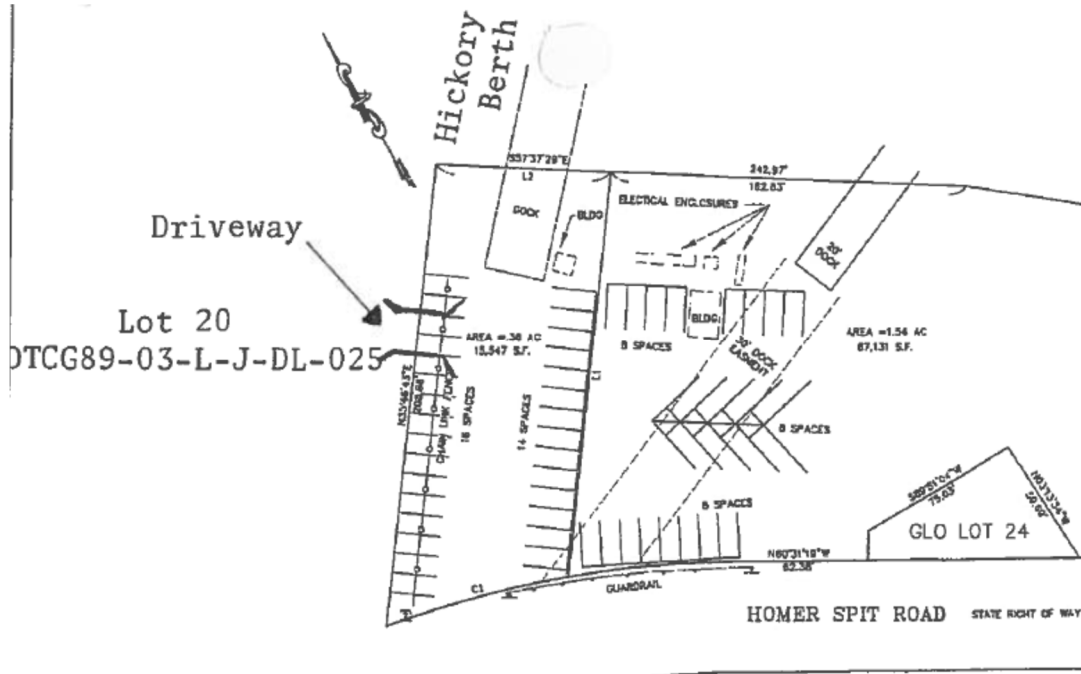


Designated Use: Leased Lands	
Acquisition History: Ord 83-26 purchase from World Seafood	
Area: 0.18 acres	Parcel Number: 18103119
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: April 1, 2038.	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.32 acres	Parcel Number: 18103240
Legal Description: Homer Spit No 5 Lot 21	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4323 Freight Dock Road
Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
Finance Dept. Code: 400.600.4650	

Hickory Lease

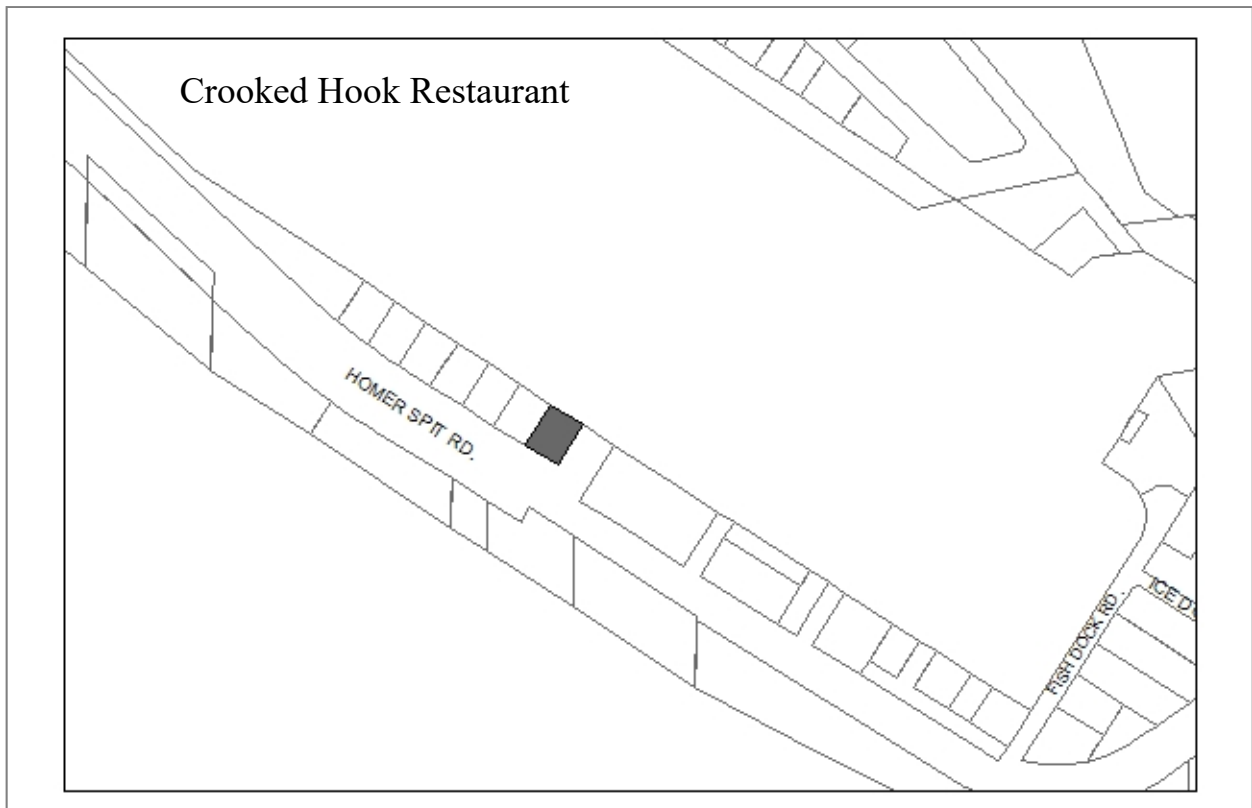


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial

Wetlands: None

Infrastructure: Paved road, water and sewer

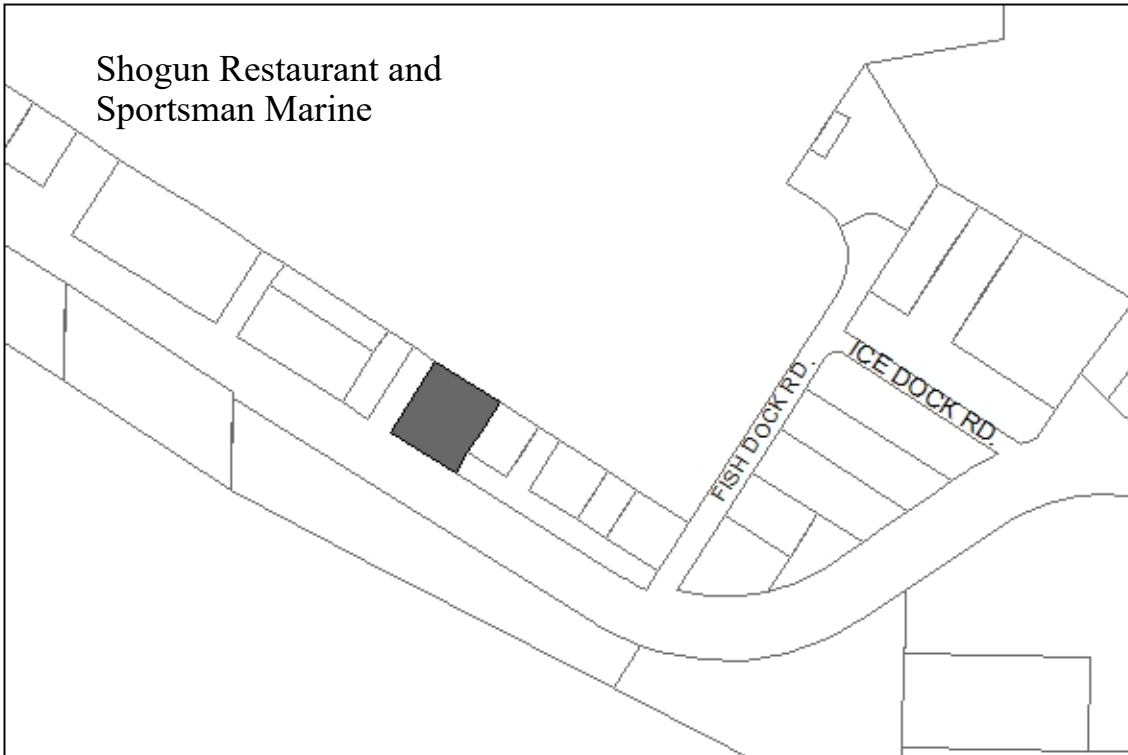
Address: 4262 Homer Spit Road

Leased to: Harbor Bar & Grill
 Expiration: Lease expires 2/1/2046, no options.

Finance Dept. Code:



Designated Use: Leased Lands	
Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
<p>Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

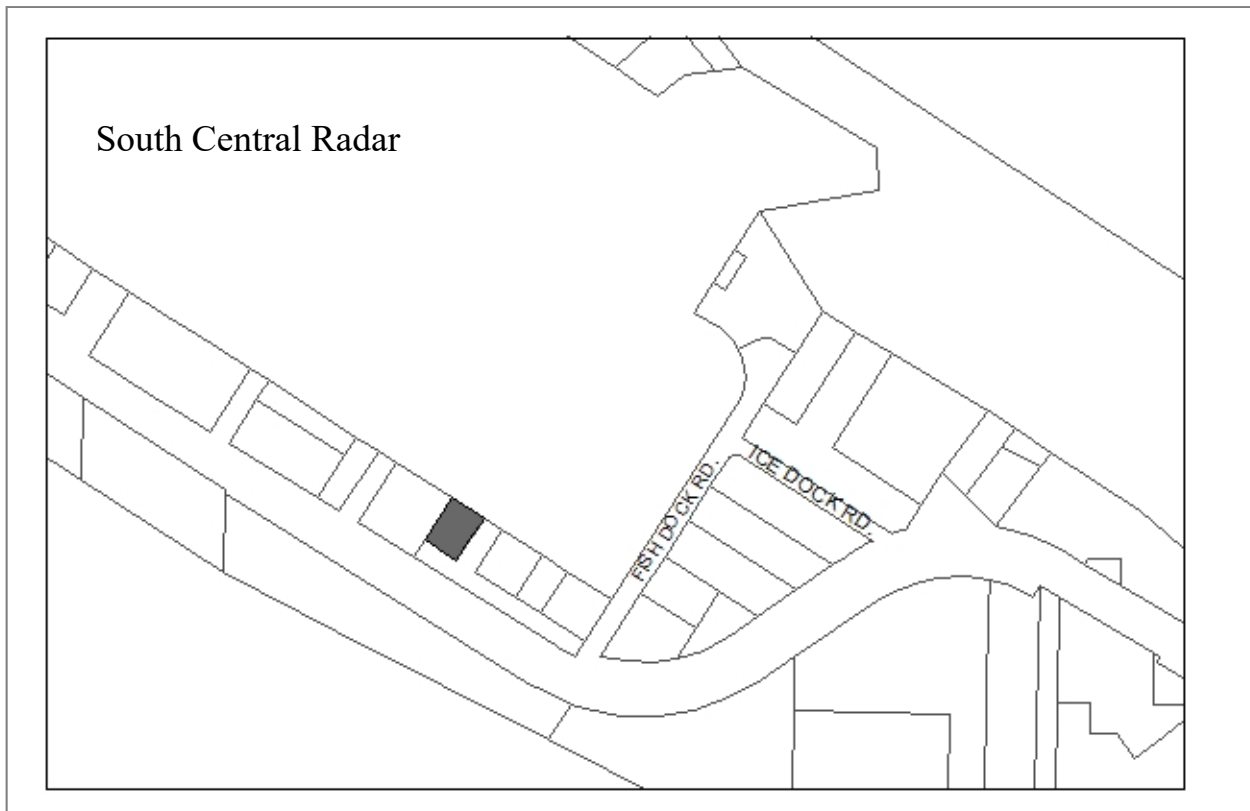
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Shogun Restaurant and Sportsman Marine. Resolution 2019-02
 Expiration: 2039 with two 5 year options.

Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
<p>Leased to: Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S) Expiration: 11/1/2032, two additional 5 year renewal options</p>	
Finance Dept. Code:	



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres	Parcel Number: 18103442
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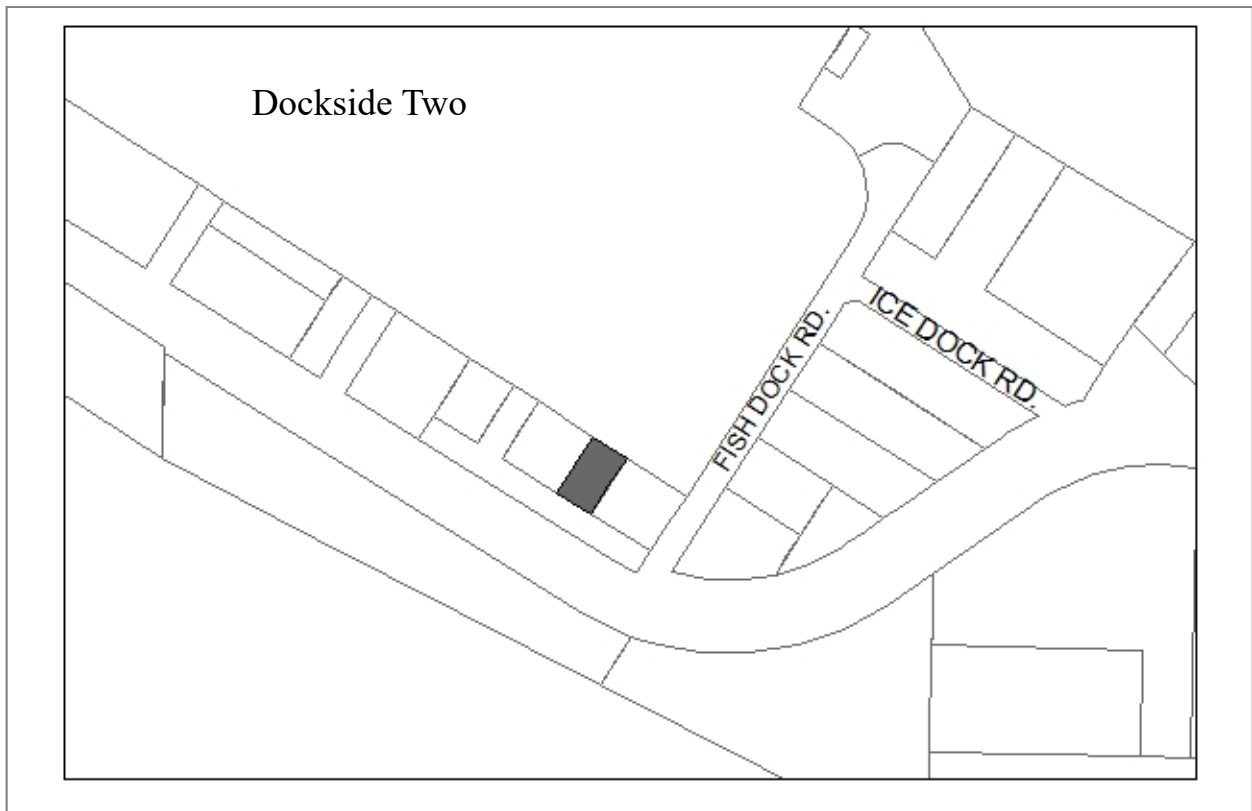
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

Zoning: Marine Commercial	Wetlands: N/A
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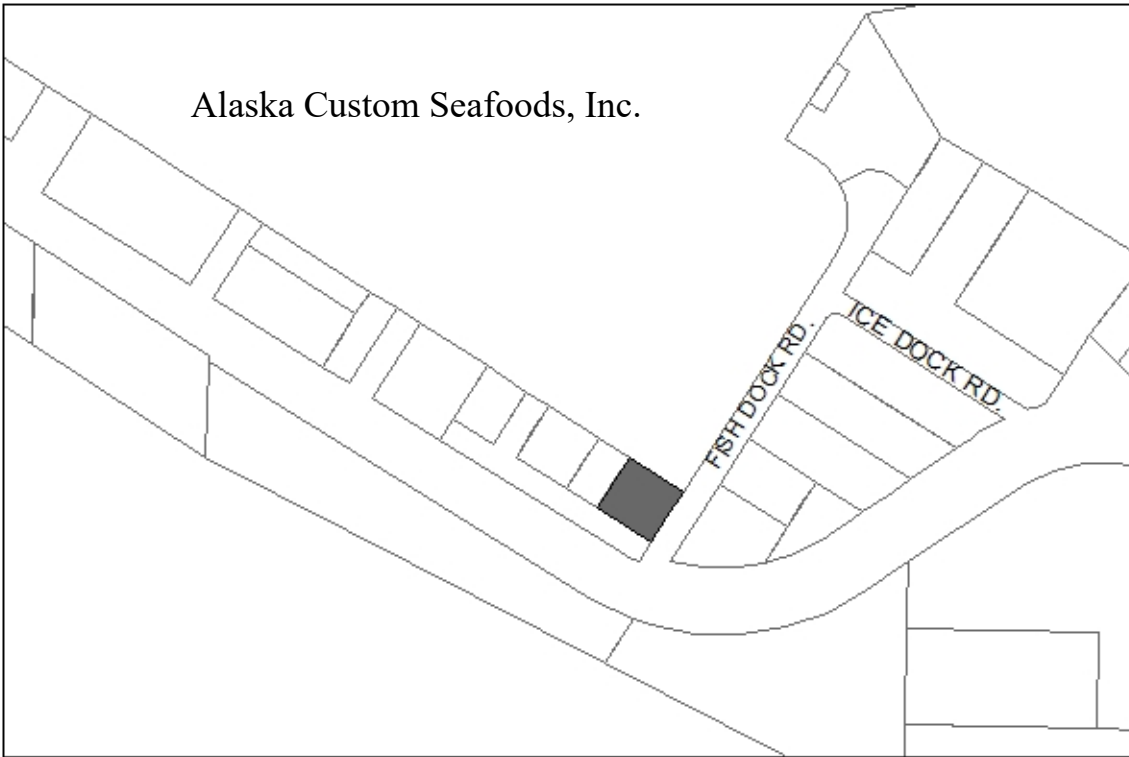
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
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Leased to: Mike Yourkowski
 Lease Renewal Options: one 10 year renewal option.
 Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.

Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Docks Two dba Kachemak Bay Seafoods Expiration: 2027, no options.	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

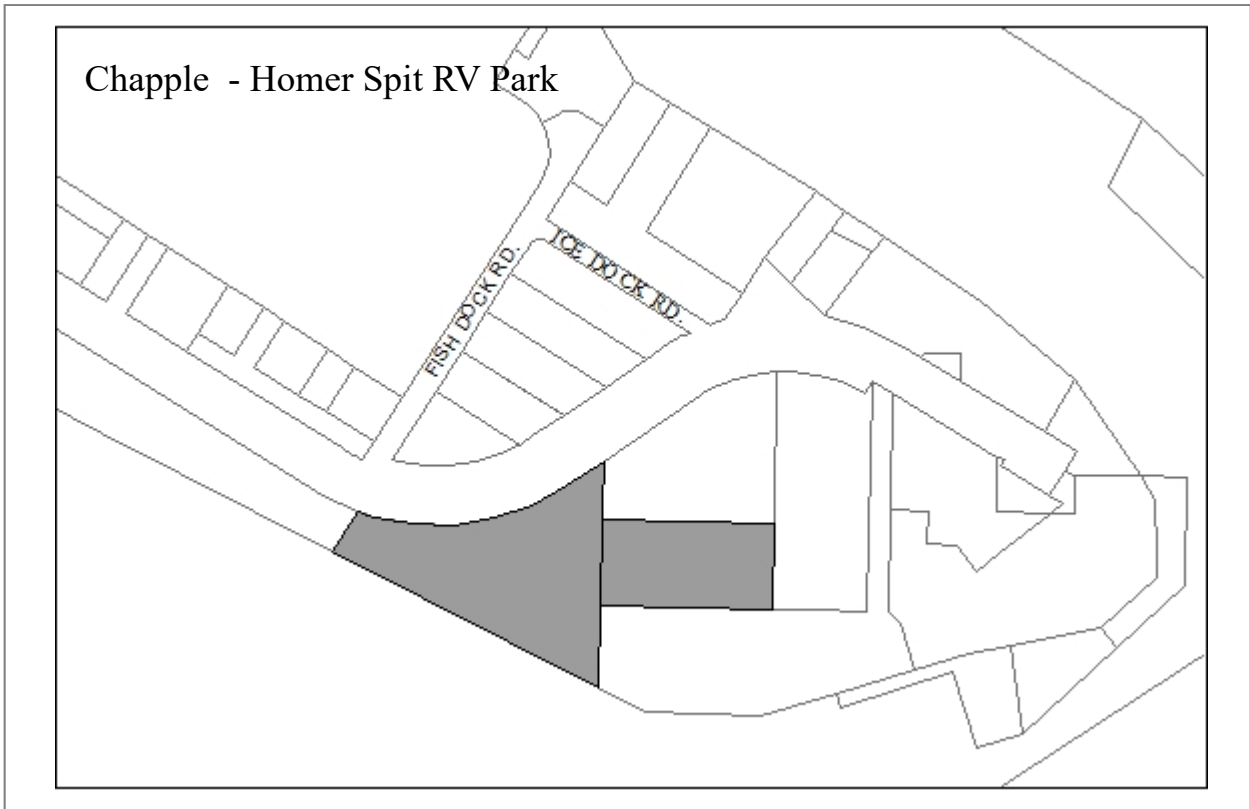
Wetlands: None

Infrastructure: Paved road, water and sewer.

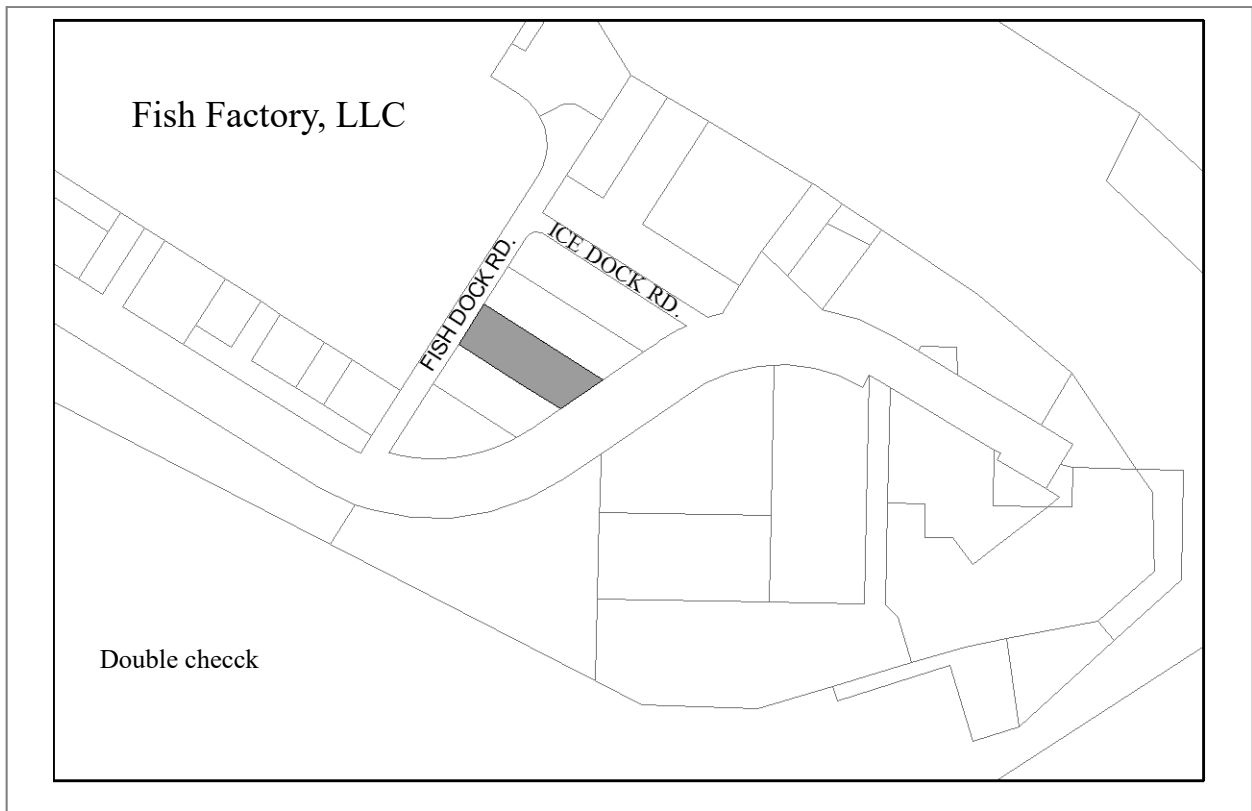
Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

Finance Dept. Code:



Designated Use: Leased Land	
Acquisition History:	
Area: 192,970 sq ft	Parcel Number: 18103402, 03
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50. HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road
Leased to: Truxton Management Inc. Homer Spit Campground. Resolution 19-069 Expiration: 12/31/2026, two addition 3 year options.	
Finance Dept. Code: 400.600.4650	



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)	Parcel Number: 18103421
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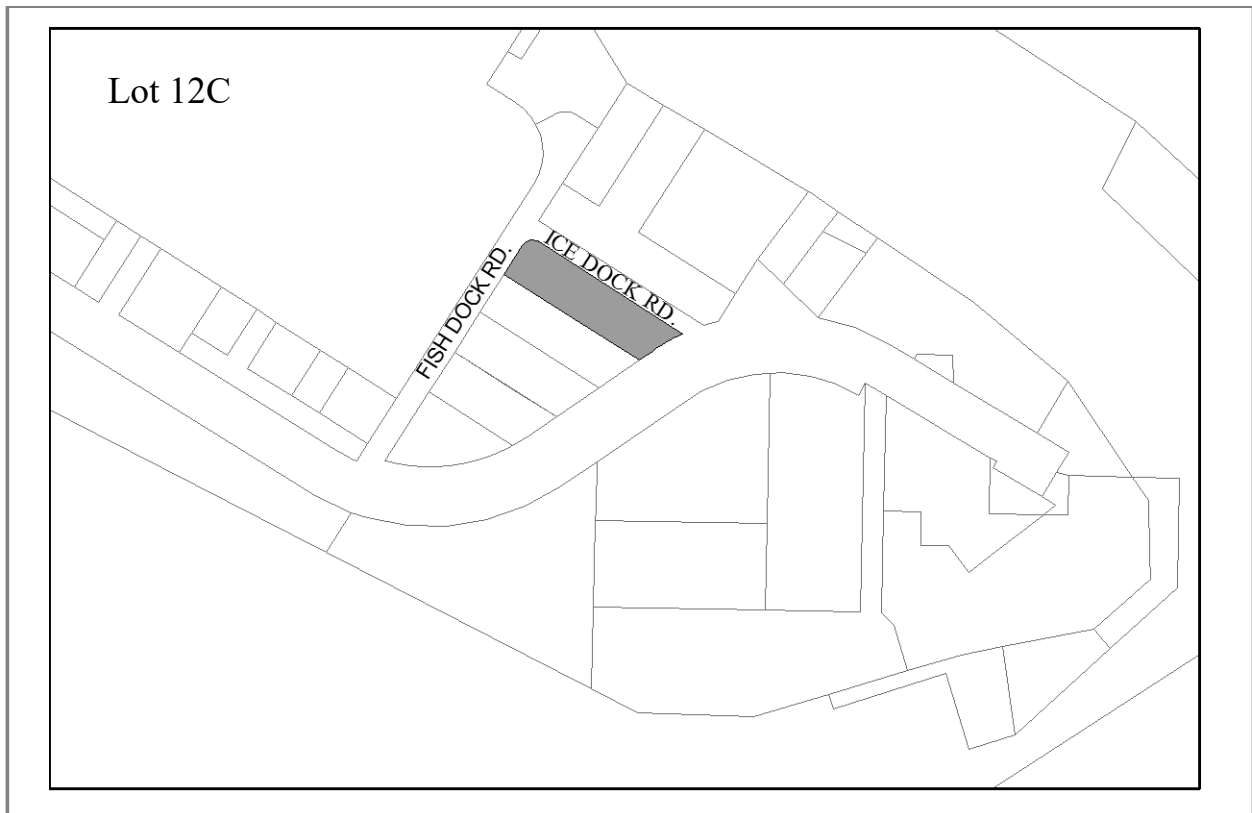
Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial	Wetlands: None
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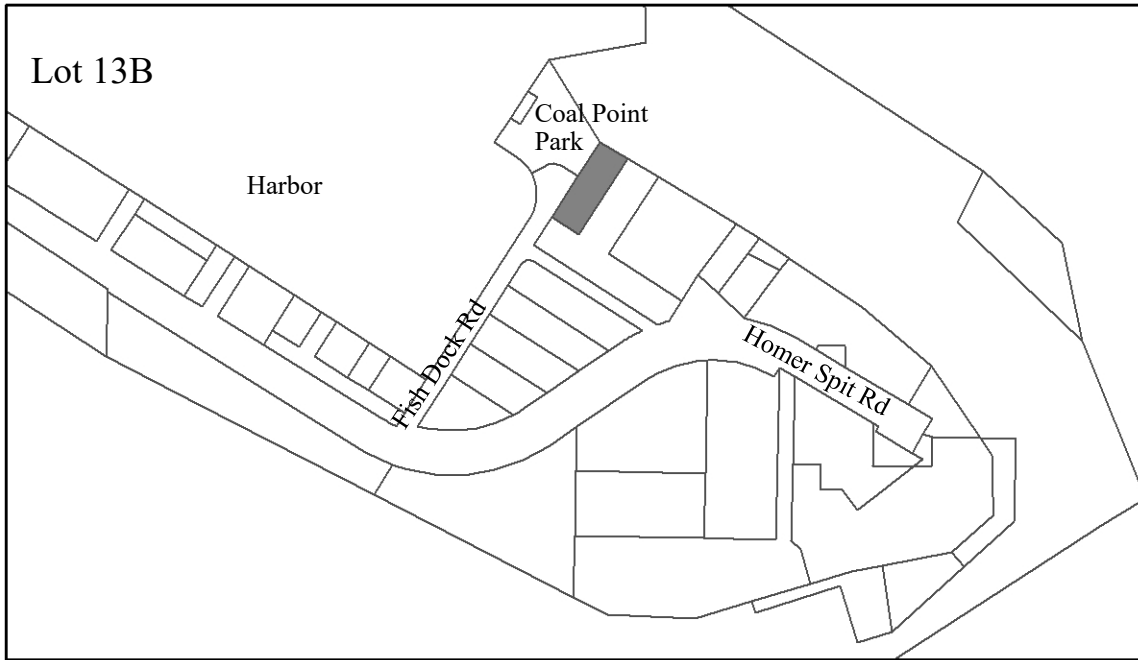
Infrastructure: Paved road, water and sewer.	Address: 800 Fish Dock Road
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Leased to: Fish Factory, LLC
 Expiration: 12/31/2036 with two 5 year options

Finance Dept. Code:



Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options FORECLOSED	
Finance Dept. Code:	



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B

Zoning: Marine Industrial

Wetlands: N/A

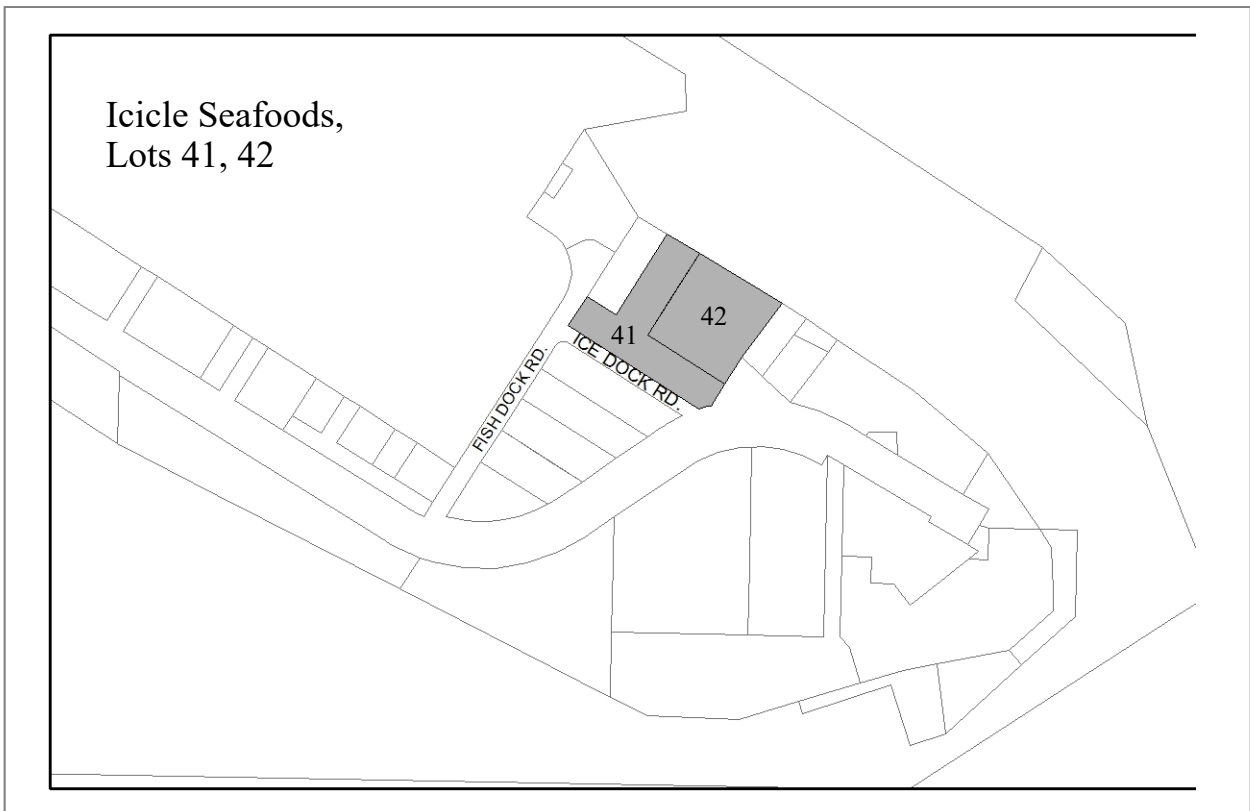
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

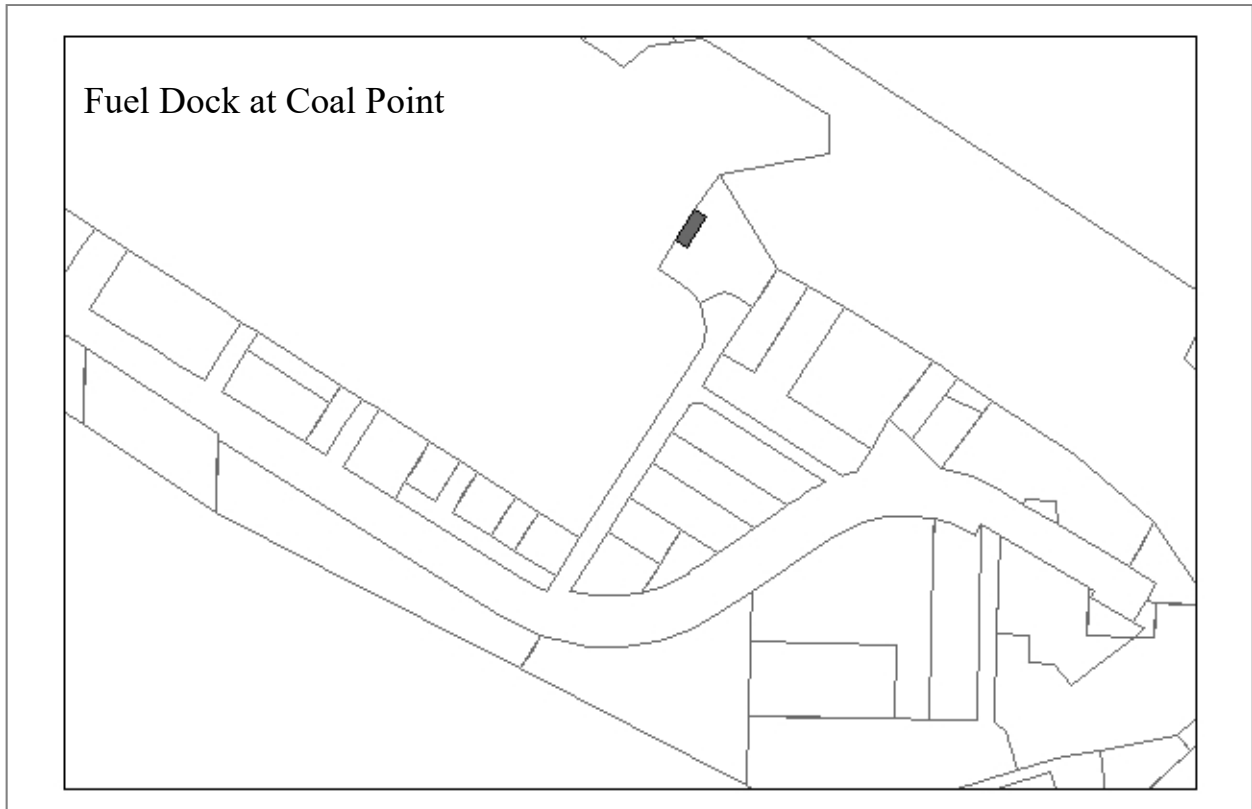
Copper River Seafoods

Finance Dept. Code:

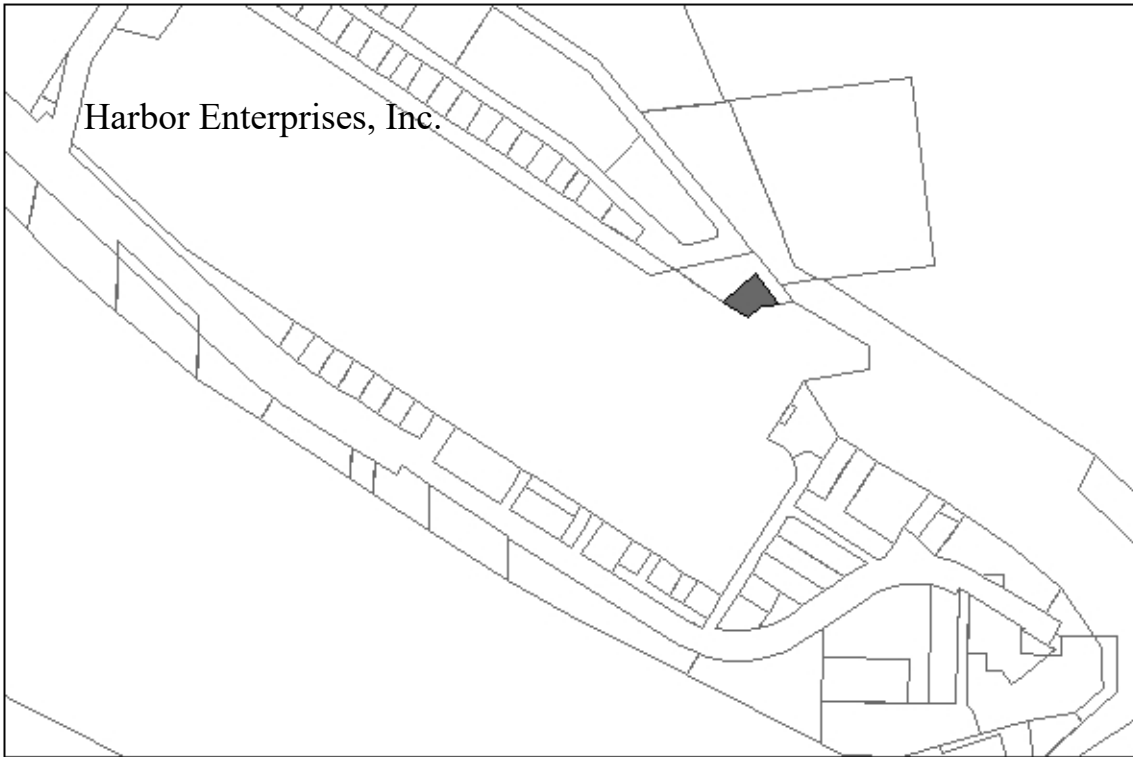


Icicle Seafoods,
Lots 41, 42

Designated Use: Leased Land	
Acquisition History: Lot 42, ordinance 17-41	
Area: 2.96 acres	Parcel Number: 18103419, 18103418
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
Leased to: Ocean Beauty Icicle, Inc Expiration: 2039 with options. Resolution 17-008, Resolution 20-043	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 0.07 acres	Parcel Number: 18103427
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	
Zoning: Marine Industrial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 843 Fish Dock Road
Leased to: Petro 49, expires 11/30/2038	
Finance Dept. Code:	



Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

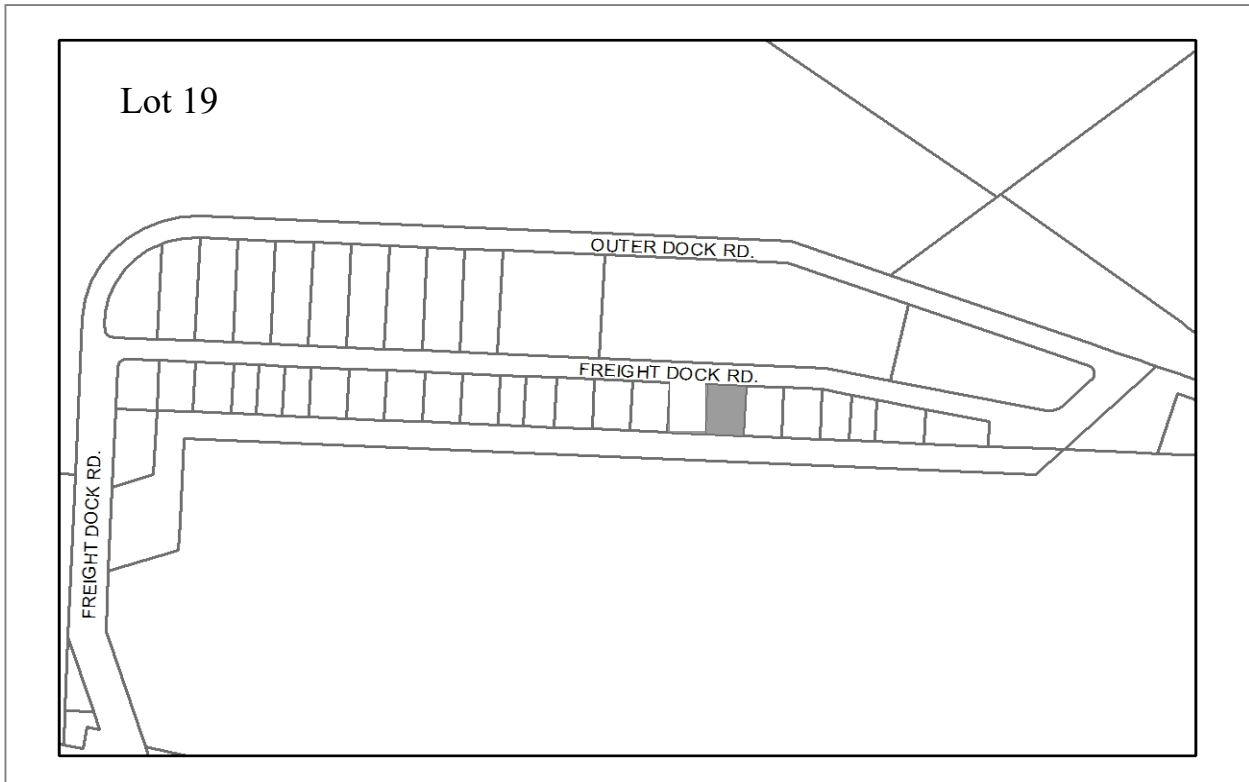
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
 Resolution 16-031(S) 20 yr lease

Finance Dept. Code:



Designated Use: Lease (Resolution 09-33)
Acquisition History:

Area: 0.96 acres, 0.32 acres

Parcel Number: 181032 38

Legal Description: Homer Spit No 5 Lots 19

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: paved road, water and sewer

Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

Finance Dept. Code: