

**NOTICE OF MEETING  
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
  - a. January 14, 2014 Regular Meeting Minutes **Page 3**
- 6. VISITORS**
  - a. Michael Haines, Creating an Entrepreneurial Culture in Homer
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
  - a. Market to Internet Based Entrepreneurs: final review of survey **Page 7**
- 10. NEW BUSINESS**
  - a. Expand Shoulder Season Sports **Page 13**
  - b. Memo from City Clerk: Scheduling for Boards and Commissions **Page 17**
  - c. Land Allocation Plan **Page 19**
- 11. INFORMATIONAL ITEMS**
  - a. Resolution 14-021 A Resolution of the Homer City Council Approving an Economic Development and Tourism Marketing Agreement Between the City of Homer and the Homer Chamber Of Commerce **Page 157**
  - b. Resolution 13-116(A) A Resolution of the City Council of Homer, Alaska, Amending the Economic Development Advisory Commission Bylaws to Include that the Director of the Homer Chamber of Commerce and a Representative of the Homer Marine Trades Association May Serve as a Non-Voting, Ex-Officio Members of the Commission. City Clerk/Economic Development Advisory Commission. **Page 165**
  - c. Ordinance 14-01 An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 2.76.010, Commission—Creation and Membership, to Make a Representative of the Homer Marine Trades Association and the Director of the Homer Chamber of Commerce Ex Officio, Non-Voting Members of the Economic Development Advisory Commission. City Clerk/Economic Development Advisory Commission. **Page 167**
  - d. City Manager’s Report **Page 171**
  - e. Citizens Academy Flyer **Page 173**

- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER**
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, MARCH 11, 2014**  
at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer,  
Alaska.

Session 14-01 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Barth at 6:00 p.m. on January 14, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ARNO, BARTH, ROSS, WAGNER

ABSENT: SARNO (excused) KRISINTU (unexcused)

COUNCILMEMBER: ZAK

STAFF: COMMUNITY & ECONOMIC DEVELOPMENT COORDINATOR KOESTER  
DEPUTY CITY CLERK JACOBSEN

### **AGENDA APPROVAL**

WAGNER/ARNO MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

None

### **RECONSIDERATION**

None

### **APPROVAL OF MINUTES**

A. December 10, 2013 Regular Meeting Minutes

WAGNER/ROSS MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **VISITORS**

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT**

Councilmember Zak commented that the January 27<sup>th</sup> Council agenda will include sales tax on non-prepared food that is tied to recreation. There is an upcoming Board of Fish hearing relating to the possible closure of Cook Inlet set net area 1 which Council took testimony and weigh in on with a resolution. It was interesting to hear about the impact the closure would mean to the community and local economy.

## **PUBLIC HEARINGS**

## **PENDING BUSINESS**

## **NEW BUSINESS**

### A. Market to High Tech Entrepreneurs

The Commission worked on finalizing their survey. They noted the goal of the survey is to determine how many of the internet based or telecommuter businesses are in Homer. They discussed options for distribution including getting out to the entrepreneurs group that meets monthly, directing people to the survey through the media, encouraging people they know to complete it, asking the Chamber Director if it could go out to their membership, and asking the local internet providers if they would make it available to their subscribers. They agreed on a two week time frame to receive response.

In considering the specifics of the survey they made the following suggestions:

- Change title to Internet Based Entrepreneurs or something to that effect.
- Primary location of business, keep it as is.
- How much band width needed for their business, change to What speed of internet do you need for your business.
- Category of business, keep it as is.
- What is businesses target market, keep it as is.
- Net income of business, keep it as is.
- Number of people employed in Homer area would be a good question to add.
- How many years in business, keep and reword to add in the Homer area.
- What do you see as the greatest challenge to your business, keep question as is but change the answer government regulations to city regulations.
- What could City of Homer do to help your business, keep it as is.
- What attracted you to Homer, keep it as is.

Jim Lavrakas, Chamber Director, participated in conversation with the group about relocation information on the Chamber website and the city's website. Relocation incentives are something to explore further as a way to welcome people to the community in addition to the other relocation information.

They also briefly discussed the idea of a tech conference and the annual business and technology conference that's held at Land's End in November.

B. Expand Shoulder Season Sports

The Commission agreed to discuss this at a future meeting.

**INFORMATIONAL ITEMS**

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF CITY STAFF**

Community and Economic Development Coordinator Koester let the Commission know she won't be at the February meeting and will work with the Chair to get the agenda set before she goes. She noted the KPEDD is hosting the Industry Outlook Forum that will be held in Kenai this year. She will email the Commissioners the information.

**COMMENTS OF THE COUNCILMEMBER**

Councilmember Zak commented that it might be beneficial to hear from some of the groups that are involved in the shoulder season sports, to see what kind of challenges they are facing. The Wooden Boat Society has the conference in conjunction with the native kayak event, so maybe the groups from current festivals could comment to the Commission.

**COMMENTS OF THE CHAIR**

Chair Barth thanked everyone for being at the worksession and Councilmember Zak for being here. It is good to get moving forward on some of these things on our list of things to do.

**COMMENTS OF THE COMMISSION**

Commissioner Wagner thought it was a good meeting and he always likes talking about e-commerce. He thinks the worked out a lot of issues and things moved forward.

There were no other commission comments.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 7:38 p.m. The next regular meeting is scheduled for Tuesday, February 11, 2014 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Administration

491 East Pioneer Avenue  
Homer, Alaska 99603

(p) 907-235-8121 x2222

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## Memorandum

TO: Advisory Economic Development Commission

FROM: Katie Koester, Community and Economic Development Coordinator

DATE: February 1, 2014

SUBJECT: Promoting EDC "Internet Based Entrepreneur" Survey

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Attached you will find a draft for the "Internet Based Entrepreneur" Survey incorporating the edits from last EDC meeting. My apologies I was not able to get this back to you for feedback via email before the meeting as was discussed. I have also attached a draft of the posting on the City website that would advertise the survey. It is in a press release format so it can be sent to different outlets.

Advertising would be launched for the survey Friday, February 14 (when I get back to the office). Promotion would include sending the attached press release to media contacts and posting the survey online. I would also send an email to contacts involved in "Market to High-tech Entrepreneur" debate and ask that commissioners do the same to get the word out among their peer group. I suggest the survey stay open until March 4<sup>th</sup> (a little over 3 weeks) at which point I can tabulate results for the Commission's March meeting.

# City of Homer Economic Development Commission Internet Based Entrepreneur Survey

## 1. Where is the primary location of your business?

Homer City Limits

Greater Homer Area

Anchor Point

Kenai Peninsula Borough

Other (please specify)

## 2. How much internet speed do you need for your business?

400k

2-4Mb

6-10Mb

15-25Mb

25+ Mb

## 3. What type of business are you in?

Information

Manufacturing

Retail

Service

Agriculture

Financial

Real Estate

Arts

Transportation

Other (please specify)

## 4. Where is your business' target market?

Homer Region

Kenai Peninsula Borough



State of Alaska

United States of America

Global

**5. What is the net income of your business?**

\$10,000 or under

\$25,000

\$50,000

\$100,000

\$200,000 or over

**6. How many years have you operated your business in the Homer area?**

less than 1

1-2

2 - 5

5 - 10

10+

**7. What do you see as the greatest challenge to your business?**

Access to capital

Access to qualified employees

City of Homer regulations

Lack of available resources in Homer

Other (please specify)

**8. In your opinion, what could the City of Homer do to help your business?**

**9. What attracted you to Homer?**

**10. How many full time equivalent positions do you employ (not including yourself) in the Homer area?**

- 1
- 2-3
- 4-6
- 5-10
- 11-20
- Over 20

Done

Powered by **SurveyMonkey**  
Check out our [sample surveys](#) and create your own now!

## Take the EDC's "Internet Based Entrepreneur" Survey

Unpublished

**Press release date:** 2014-02-01



The City of Homer Advisory Economic Development Commission is looking at how to attract/foster "internet based entrepreneurs" in Homer and is conducting a short survey to help with that goal. An "internet based entrepreneur" has been defined as someone who is able to do their work anywhere in the world through the internet and other technologies. These professionals are an important sector of the economy as they bring in new dollars and expertise.

The Commission is collecting information on who "internet based entrepreneurs" are in Homer, what attracts them to our community, and what infrastructure needs they have. This purpose of collecting this information is then to think of ways the community can grow and accommodate this sector.

If you could take a few minutes to fill out the survey online, it would be helpful in the Commission's goals to promote economic development in Homer. Your answers are anonymous.

LINK TO SURVEY

**Source URL (retrieved on 2014-02-01 19:16):**

<http://www.cityofhomer-ak.gov/economicdevelopment/take-edcs-internet-based-entrepreneur-survey>





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Economic Development

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Homer, Alaska 99603

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## Memorandum

TO: Homer Advisory Economic Development Commission  
FROM: Katie Koester, Community and Economic Development Coordinator  
DATE: January 8, 2014  
SUBJECT: Expand Shoulder Season Sports

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One of the directives from the Homer City Council in Resolution 12-041 was to come up with recommendations regarding implementation strategies including timetables, responsible parties and funding sources for “Expanding Shoulder Season Sports.” The purpose of this memo is to provide some information for the Commission to begin that conversation.

### **What are “Shoulder Season Sports”?**

I was not able to get clarity from Council on their definition of shoulder season nor is it specifically mentioned in the CEDS. According to Dictionary.com, shoulder season is “a travel season between peak and off-peak seasons, especially spring and fall, when fares tend to be relatively low.” I think a safe assumption would be that the Council is looking for activities that bring in visitors and dollars outside of the peak summer months.

### **What Sporting Activity is Generated by the Homer High School?**

I spoke with Homer High School Athletic Director Mark Casseri about the athletic program at Homer High School. The High School supports the following sports, all of which are not summer sports as school is not in session during that time.

- Basketball
- Hockey
- Football
- Cross Country Skiing
- Swimming
- Running
- Baseball
- Softball
- Track and Field
- Soccer

The High School charges an entrance fee (\$5 per adult, \$2 per student) for the most popular sports (Basketball, Hockey and Football). Mr. Casseri estimated that 1,000 individuals ‘come

through the doors' at an any one of the events for the major sports. That includes athletes, staff and fans. He said there is a healthy fan base for visiting teams and a 60/40 split home/visitor in the audience. Many of these fans are families that will fill up their gas tanks, eat at our restaurants and on some occasions stay in Homer hotels.

The teams themselves spend a fair amount to get to away games. A recent trip for the Homer High Boys and Girls Basketball teams to Ketchikan cost \$18,000, mostly in airfare (\$14,000). Round trip travel to Anchorage is \$1,200 per bus, and \$600 to Soldotna, more frequent destinations. The school district pays some of the transportation costs, but much of the revenue for these trips is generated by fundraising in the community.

Tournaments and regional competitions attract both a large number of athletes and out of town fans whose longer stay means more dollars spent in our community. Homer Hockey is hosting Regionals in February which will bring 6 teams and their fan base and Bantams in March will attract 12 teams.

I asked Mr. Casseri what could be done to attract sporting events and their fans to Homer. He emphasized the need to get the community out to see the kids play, the more fans there are the more buzz and support our local teams have.

### **What Organized Sports and Sporting Events Occur in Homer Outside of the School District?**

Homer Hockey Association has a robust program that includes broom ball and multiple leagues (adult, pee-wee, etc).

City of Homer Community Recreation facilitates indoor/outdoor soccer, pickle ball, basketball, karate, gymnastics, rock climbing, volleyball, and dance. Most of these are local activities/games that do not have tournament participation that draw spectators from outside Homer.

Kachemak Nordic Ski Club grooms over 70 miles of trail in the Homer area. The Kachemak Nordic Ski Club hosts events such as Sea to Ski, Homer Marathon, and Epic 100 that draw participants from other communities.

Kachemak Ski Club maintains and operates a rope tow at Ohlsen Mountain for downhill skiing.

Dog Mushing. The course for the Tustemena 200 has a check point in Fritz Creek.

Homer Running Club hosts a number of events that may draw out of town participants including the Spit Run (June), Migration Run (May), Run to the Alter (October).

### **What could the City do to Increase Off Season Visitorship through Shoulder Season Sports?**

The City could be accommodating and helpful to organizations that would like to host or facilitate a regional event such as a triathlon, running race or other event that would attract participants (and possible fans) from out of town.

The City could work to support the construction of infrastructure needed to host sporting events, for example, the recent move to upgrade the Homer High Track and Field were supported through resolutions by the Homer City Council.

### **In Conclusion**

According to the Homer Chamber of Commerce, every visitor to Homer spends an average of \$100 a day. Bringing new business to Homer's restaurants, stores and hotel/B&Bs during the 'down season' is new money flowing into our local economy when we need it the most.

This is by no means a comprehensive list of the sporting events that take place in Homer. It is merely intended to give the Commission a starting place to frame the conversation of what the City can do to promote shoulder season sports.







# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

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## Memorandum

TO: ADVISORY BODIES

FROM: JO JOHNSON, CITY CLERK

THROUGH: WALT WREDE, CITY MANAGER

DATE: JANUARY 29, 2014

SUBJECT: REDUCING MEETINGS OF THE BOARD, COMMISSIONS, AND COMMITTEES

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At a recent council meeting City Council discussed their intention of reducing staff time spent preparing for and attending meetings. Council asked that the board and each commission and committee review their meeting schedule and explore options of reducing the number of meetings held.

Initial discussion among City staff indicates that some of the Advisory Boards and Commissions could function as effectively with revised schedules that could be organized seasonally and the duties of other standing and special committees could be eliminated or absorbed by another group. Some of the initial suggestions are listed below for your review.

An example for a seasonal schedule is that the Parks and Recreation Advisory Commission could forego November – March meetings and complete business in the other seven months. Alternately, summer meetings could be canceled since this is the busiest time for parks staff.

Other groups who participate in department development of policies and budget or don't have larger issues presently at hand could reduce to quarterly meetings, like the Library Advisory Board. The Board was established to assist with the fundraising, budget process, and policy making for the library.

Advisory bodies that don't have specific tasks defined and/or budgets to accomplish them could convene on an as needed basis at the request of the City Council, like the Economic Development Advisory Commission.

Council directed that the Transportation Advisory Committee be dissolved and the duties of addressing road standards when needed be transferred to the Advisory Planning Commission.

They also directed that the make-up of the Lease Committee return to administrative staff, the way it used to be.

The Karen Hornaday Park Committee is primarily comprised of Parks and Recreation Advisory Commissioners and their business could be conducted as needed in a Worksession prior to the Commission's meeting.

Council also directed commissions to form no new committees, subcommittees, or task forces without Council approval. They also recommended that advisory bodies' bylaws be amended to state that NO special meetings of boards, commissions, committees, or task forces can be scheduled without Council approval (with the exception of the Advisory Planning Commission due to time constraints within the code). This would encourage participation in the regularly scheduled meetings and alleviate a significant amount of staff time. Often we have a commission or committee that does not have a quorum for a regularly scheduled meeting so they schedule a special meeting. This results in added staff time notifying all parties to reach a consensus on meeting dates, increased advertising costs, and preparation of duplicate packets.

**RECOMMENDATION:** At the February meetings discuss reducing the number of meetings and make recommendations to Council by memorandum.

Fiscal Note: N/A



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

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TO: Economic Development Commission  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: February 19, 2014  
SUBJECT: 2014 Land Allocation Plan

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### Background

Each year, the City Council reviews and approves which city properties should be made available for lease through the Land Allocation Plan. The Land Allocation Plan is a listing of each property the City owns. The Council requests the Commissions provide comments on which lands should be offered for lease. In previous years, Commissions and bodies have reviewed all the City lands, and its been a somewhat cumbersome process. There is usually a joint work session between the Council and Commissions. This year, in an effort to streamline the process, no joint work session is scheduled. Instead, each Commission will provide comments via a memorandum on which lots should be offered for lease. Council will pass a resolution adopting the draft plan for the year, including any changes to lots available for lease.

Most City leasing occurs on the Spit and at the airport terminal. A map of the Spit is attached. The full Draft 2014 Land Allocation Plan is attached for your convenience.

Below is a list of changes to municipal lands over the past year.

### Newly leased properties

- Fortune Sea LLC entered into a 10 year lease for Lot 19 on Freight Dock Road (next to Coast Guard building)

### Port Land Changes

Lots 22 and 23, Freight Dock Road, are under design for the new harbormaster office

### Changes to City properties in 2013-2014

- Old redwood water tank was demolished at the water treatment facility
- A fire station is scheduled for construction on the old water treatment plant foundation, summer 2014
- Restrooms were constructed in four locations
- End of the Road park was paved, and the Spit Trail extension between Pier One Theater and the End of the Road Par is under construction
- Worked on acquiring the tidelands associated with the Deep Water Dock (not yet recorded)
- Worked on selling Lot 47 to Lands' End, in process not yet recorded (C-13)

- Citizens had a title search conducted on the lands on the eastern side of Homer Spit Road at the base of the Spit. The report stated the lands are State, not City lands. (Spit trail head parking and further east). (C-9)

**Staff Recommendations:**

1. Make recommendations on any lands that should be available for lease

**Attachments**

1. 2014 Draft Land Allocation Plan





**Legend**

- Parcels
- City Lands**
- Available for Lease
- Leased Lands
- Other City Lands (undesignated)
- City Facilities
- Parks

ATS 612

OUTER DOCK RD.

Tr.A

FREIGHT DOCK RD.

G-8

Small Boat Harbor

TR.1-A

TR.1-C

TR.1-B

TR.2

21

7

HOMER SPIT RD.

11

11B

20

9

31

Parking/Access

88-2 88-3 88-4

33

32

30

29

28

19

17

16

15

14

13

12A

12

11

10

9

8

7

6

5

4

3

2

1

Fuel Dock  
Coal Point Park

13B

41

12-C

12-B

12-A1

10-A

9-A

49

48

49

50

20

20

45-A

45-B

47

ATS 612

ATS 612







**2014 Land Allocation Plan  
City of Homer**

**DRAFT**



## **Table of Contents**

### **Sections**

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

**Index—City lands listed by parcel number**

**Appendix - Homer Harbor Map**

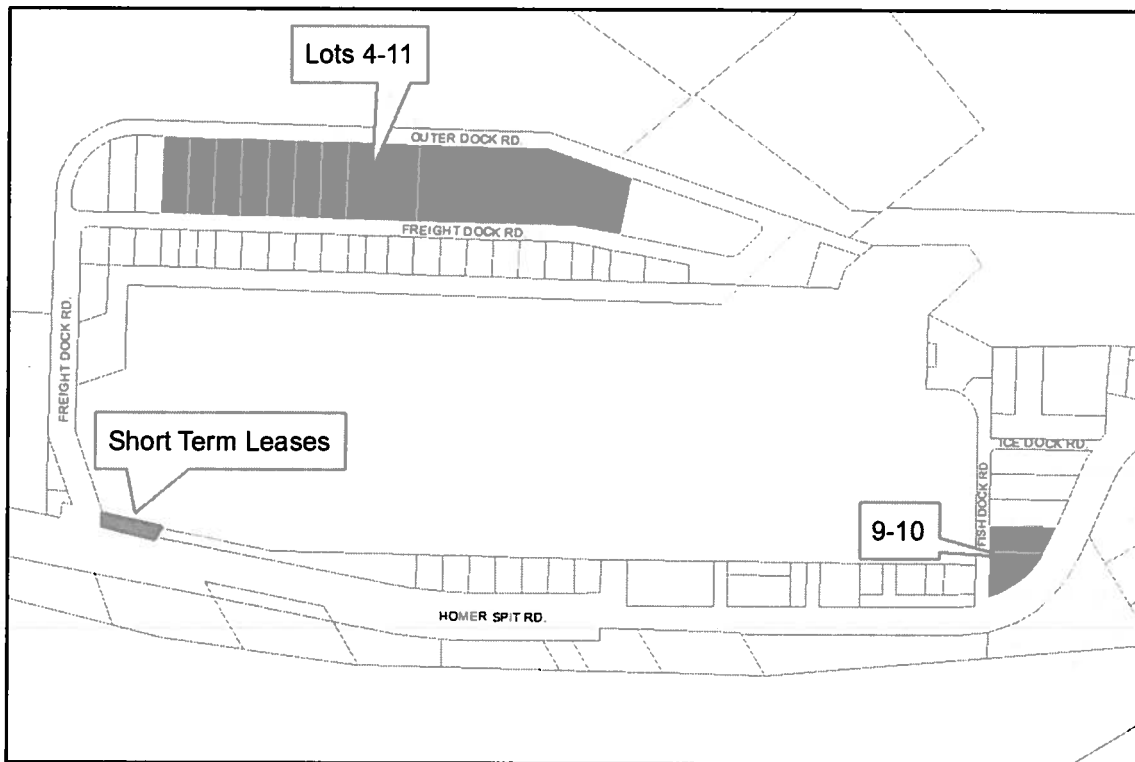
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

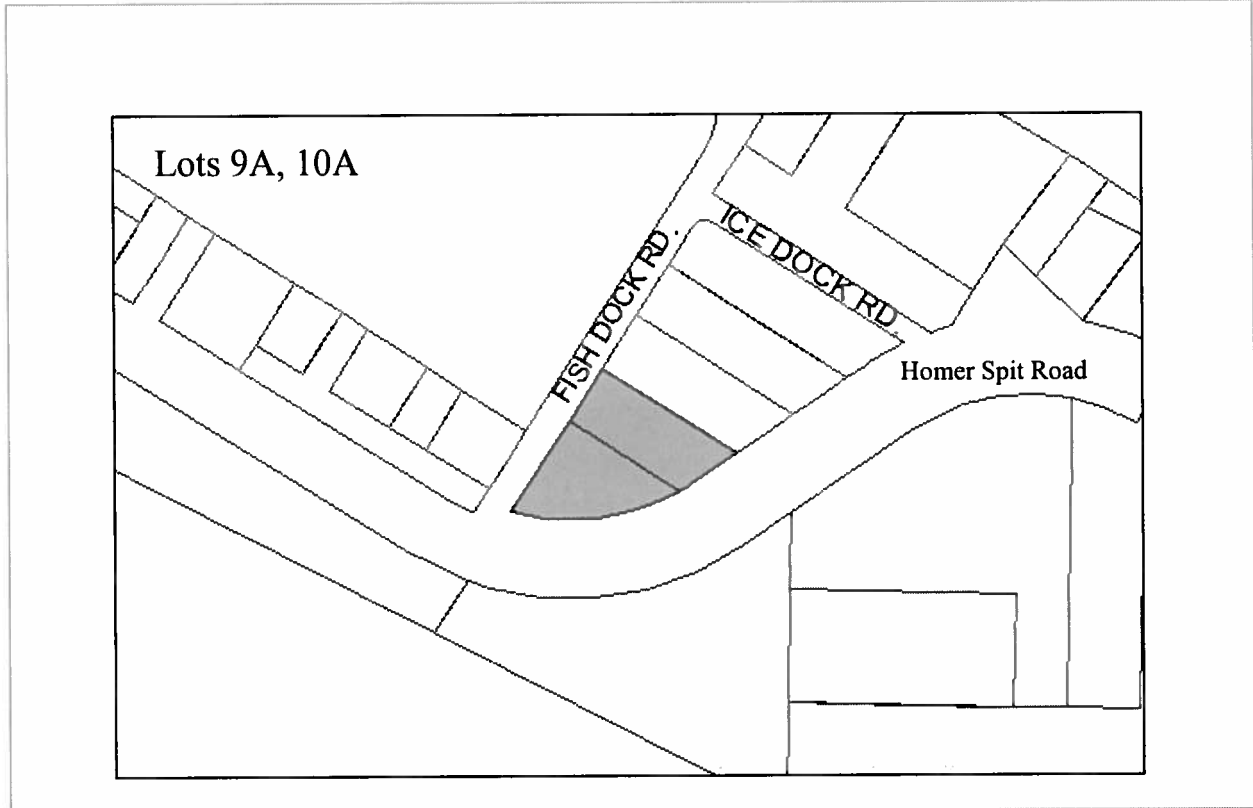


# Section A

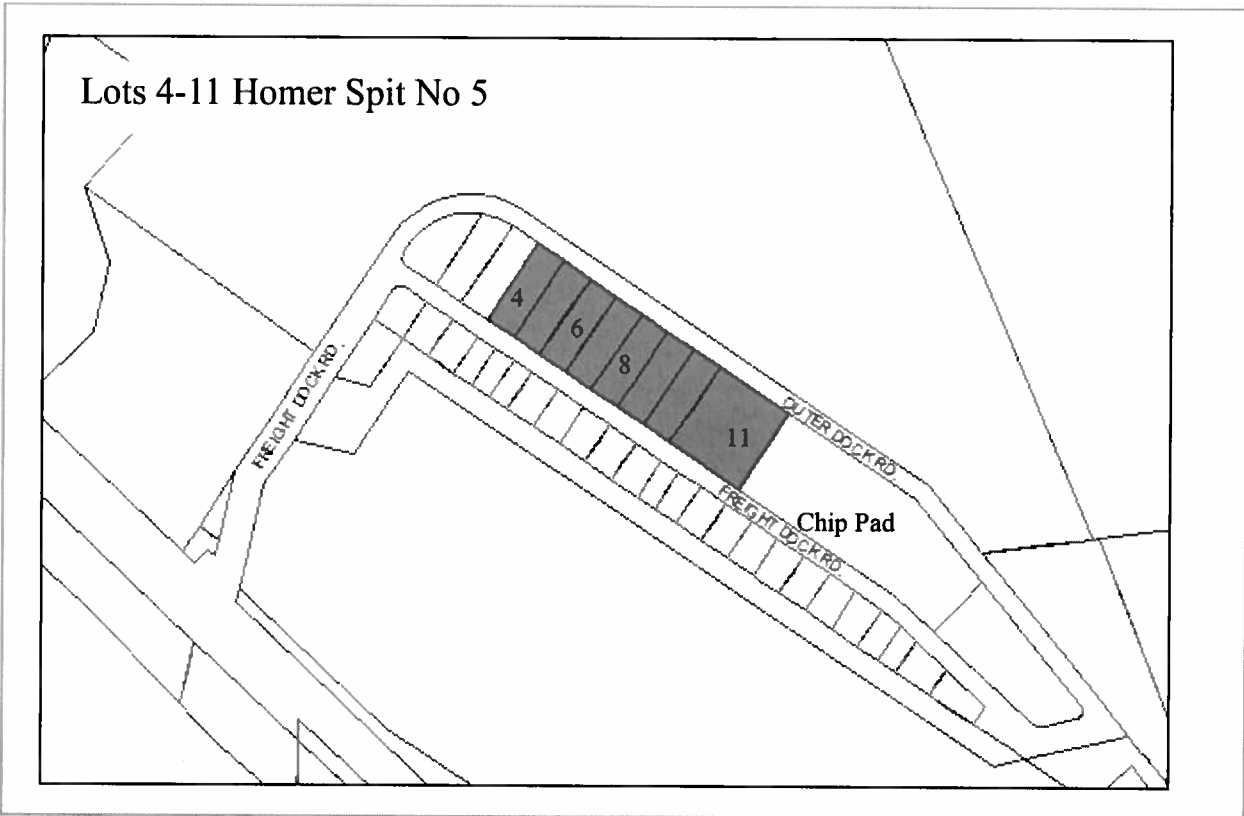
## Lands available for lease

The following lots are available for lease in 2013. Lease procedures follow the City of Homer Lease Policy, and City Code.

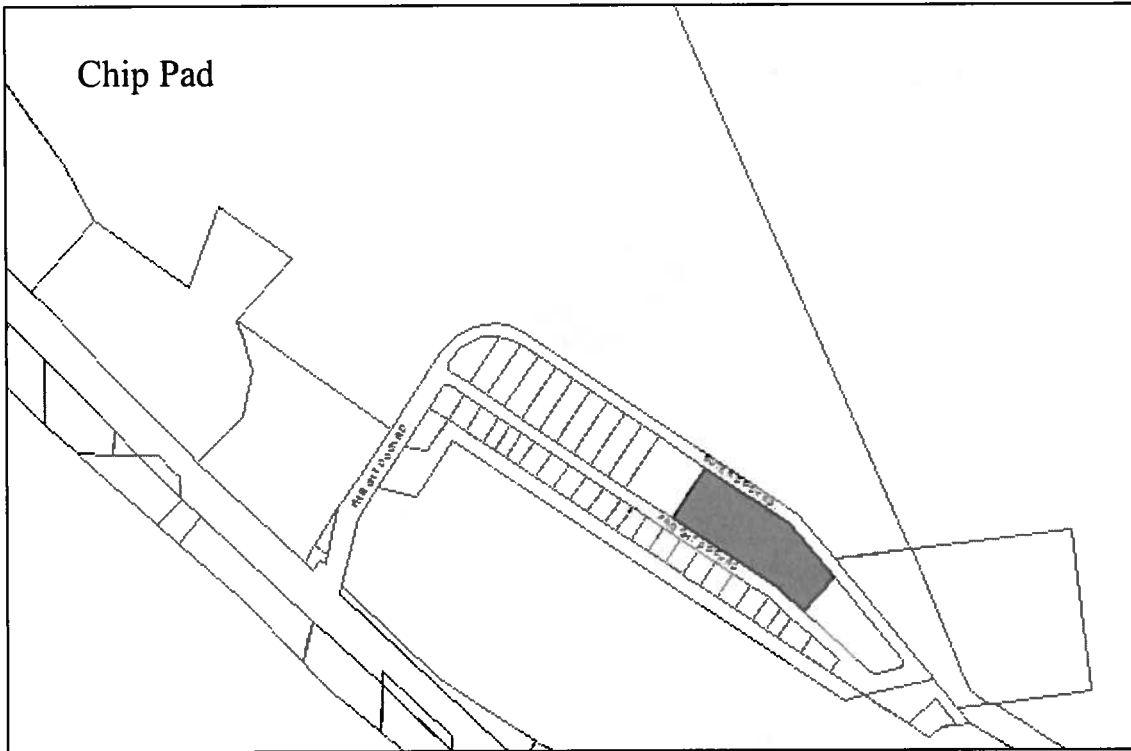




<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 1.05 acres (0.52 and 0.53 acres)	<b>Parcel Number:</b> 18103477, 78
<b>2012 Assessed Value:</b> Land value \$312,200	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
Former Manley building lots.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	<b>Parcel Number:</b> 181032 23-30
<b>2012 Assessed Value:</b> \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lots 4 through 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**2012 Assessed Value:** \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)

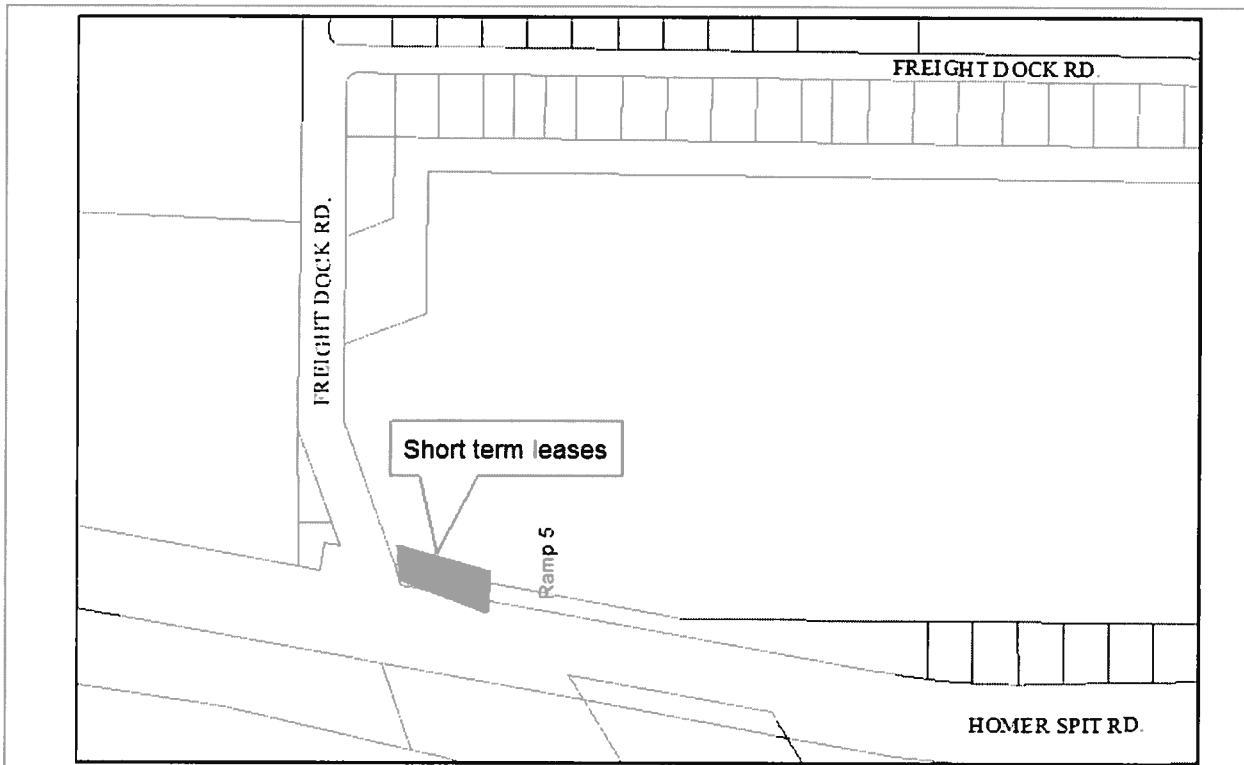
**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access

**Address:** 4380 Homer Spit Road

Old Chip Pad  
 Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.



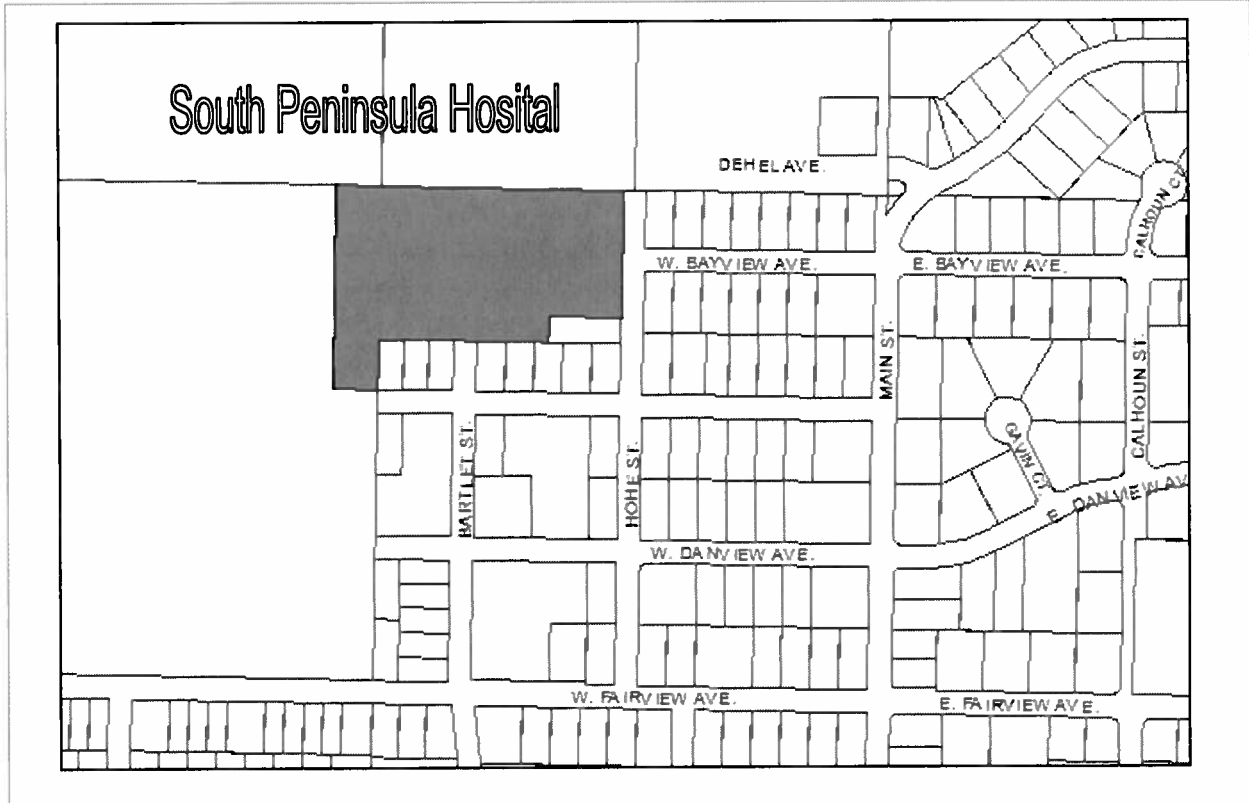
<b>Designated Use:</b> Lease (Resolution 10-35(A))	
<b>Acquisition History:</b>	
<b>Area:</b> Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)	<b>Parcel Number:</b> 18103324
<b>2012 Assessed Value:</b>	
<b>Legal Description:</b> Homer Spit No 2 Lot 12-A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, water and sewer (may or may not be close to a stub out)	
<p><b>Notes:</b> Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet.</p> <p>2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.</p>	
<b>Finance Dept. Code:</b>	



## **Section B**

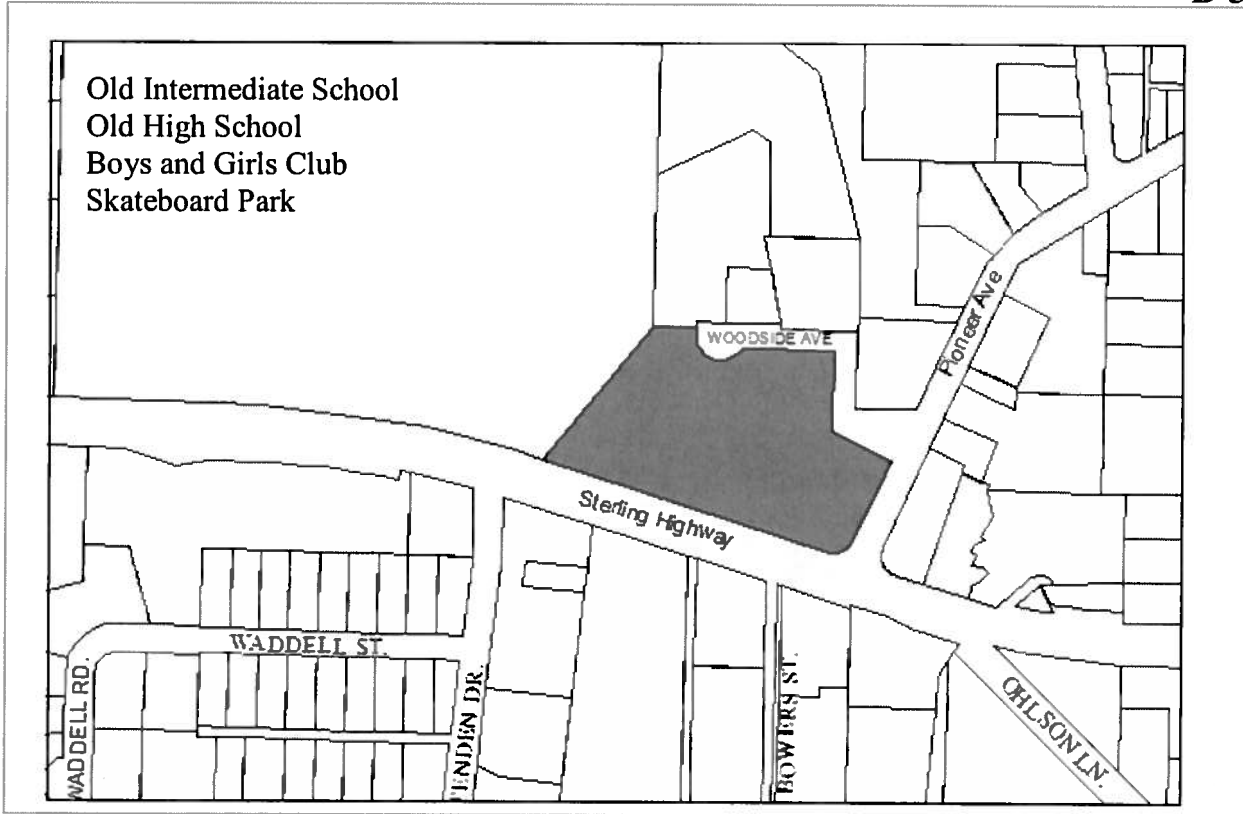
### **Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.

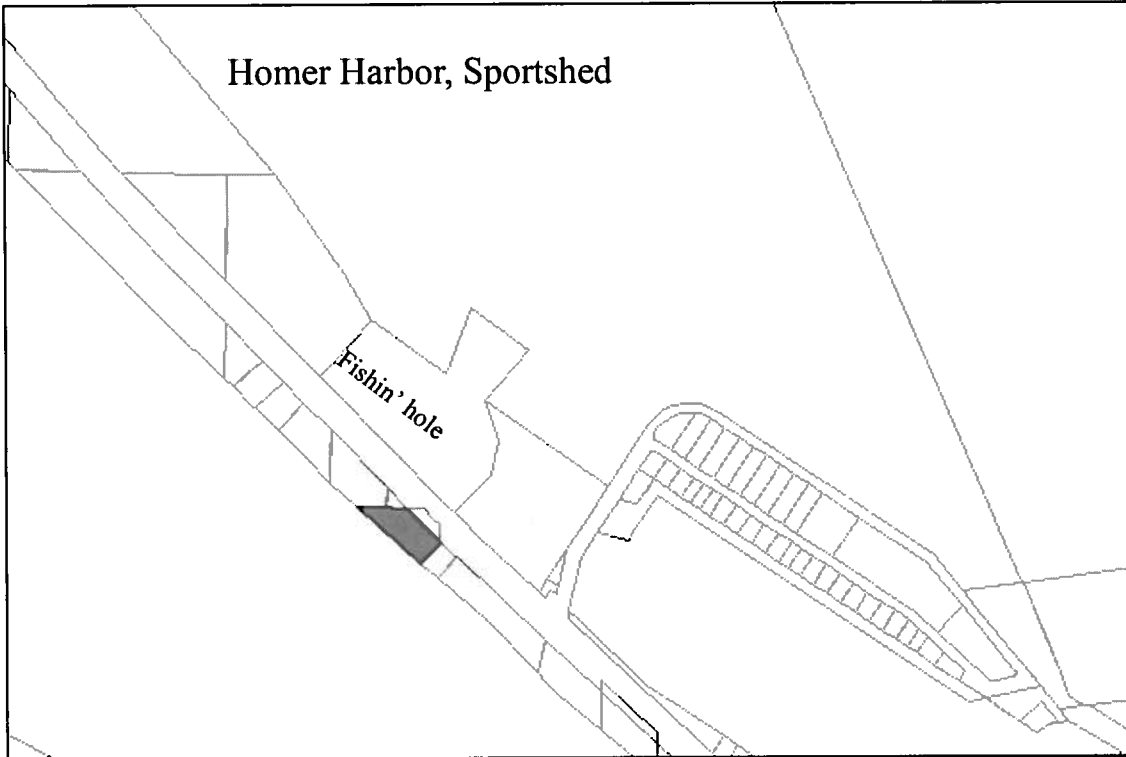


<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2012 Assessed Value:</b> \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
<b>Finance Dept. Code:</b>	





<b>Designated Use:</b> Public Government Lands with the intent to use for community purposes	
<b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2012 Assessed Value:</b> \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> Currently Leased to the Boys and Girls Club.	
<ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Old Intermediate School has flooding problems in the basement.</li> <li>• Older building has asbestos.</li> <li>• Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes.</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105

**2012 Assessed Value:** \$338,500 (Land: \$155,800 Structure: \$182,700)

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

**Zoning:** Marine Commercial

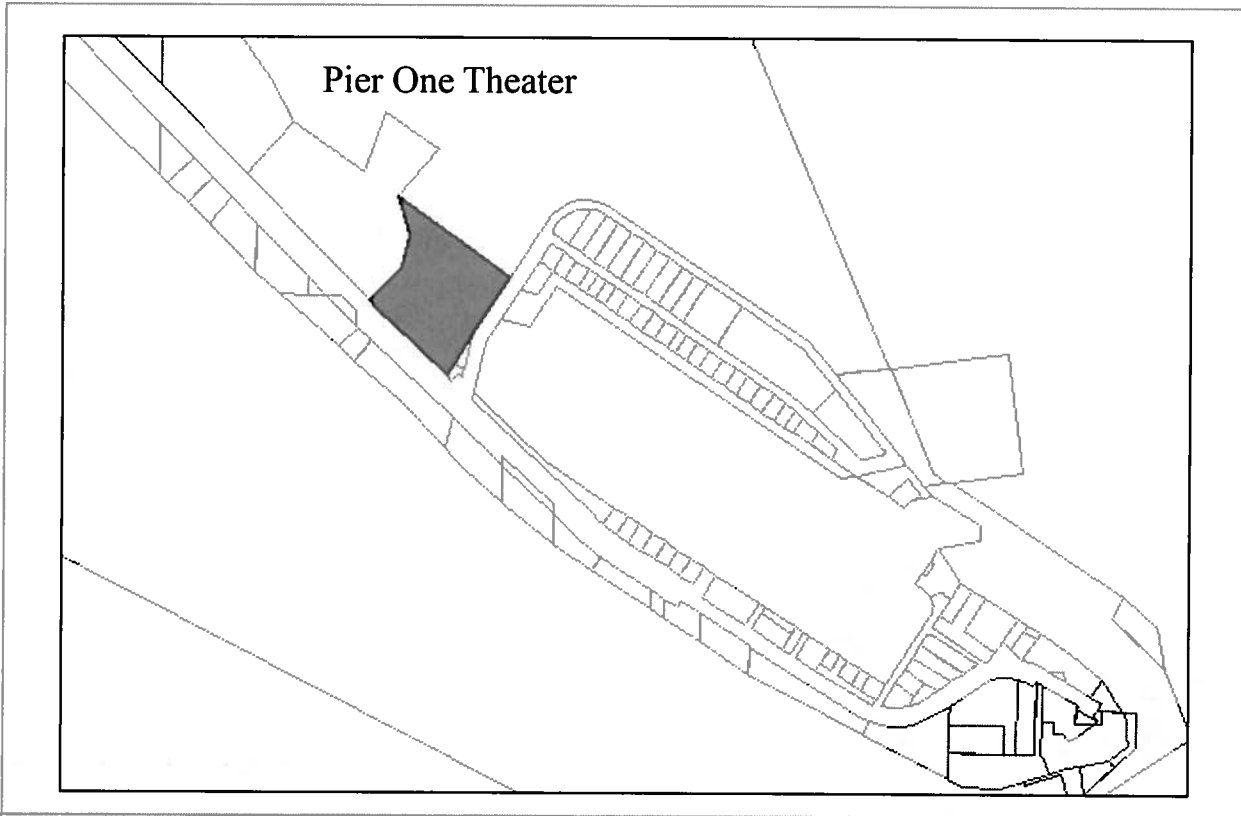
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

**Leased to:** Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease  
**Expiration:** 2029 two 5 year options

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon  
**Acquisition History:** Ordinance 83-26. Purchase from World Seafood.

<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
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**2012 Assessed Value:** \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
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This is a large parcel that is used several ways.

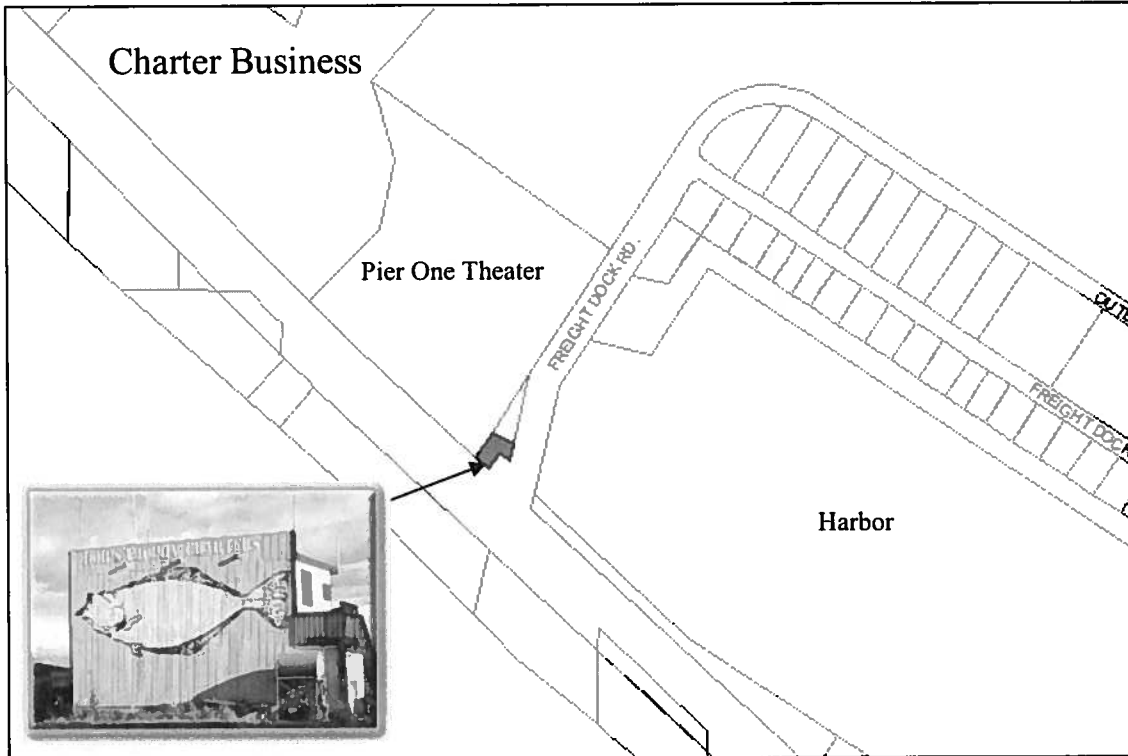
- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**Resolution 2011-37(A):** Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)

**Resolution 13-020:** Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

**Leased to:** Pier One Theater  
 Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required.  
 The Homer Spit Trail currently ends on this lot.

**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

**2012 Assessed Value:** \$117,700 Land \$57,300 Structure \$60,400

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Commercial

**Wetlands:** None

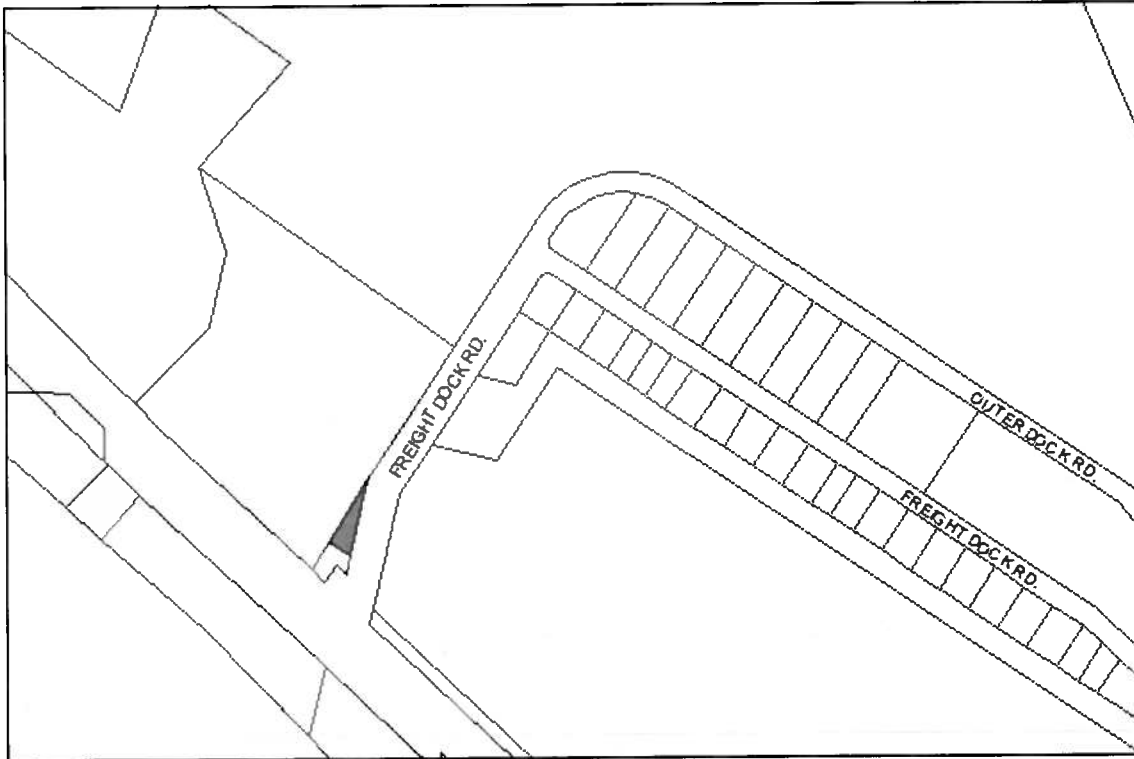
**Infrastructure:** Paved road, water and sewer.

**Address:** 3978 Homer Spit Road

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)

Expiration: March 31, 2013, one 5 year option

**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

**2012 Assessed Value:** \$123,100 (Land: \$66,600 Structure \$56,800)

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

**Zoning:** Marine Commercial

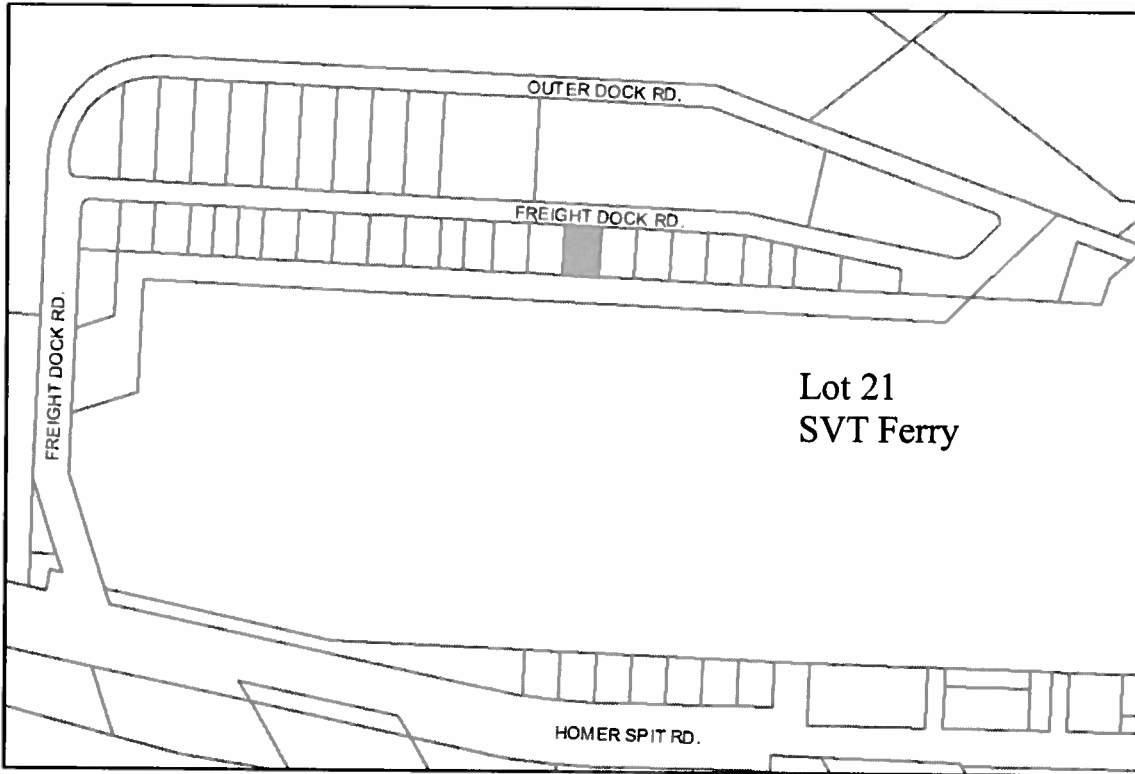
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV  
**Expiration:** March 31, 2013, one 5 year option

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103240

**2012 Assessed Value:** \$105,000

**Legal Description:** Homer Spit No 5 Lot 21

**Zoning:** Marine Industrial

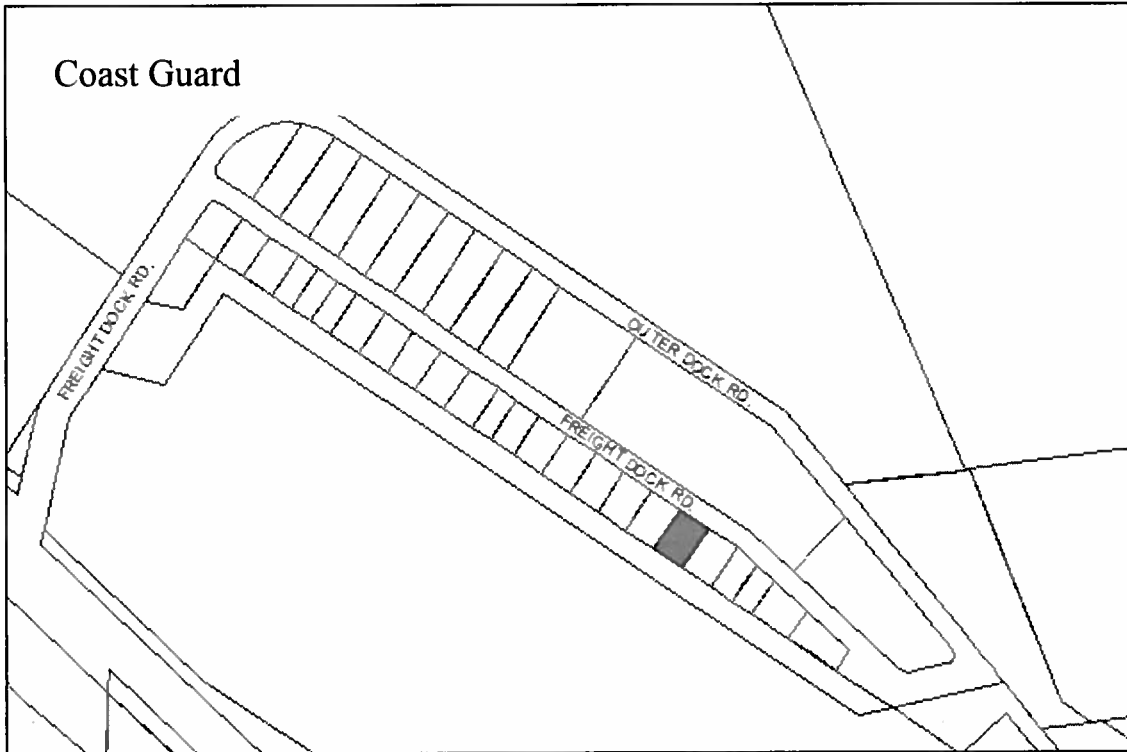
**Wetlands:** N/A

**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



**Designated Use:** Leased to USCG

**Acquisition History:**

**Area:** 0.34 acres

**Parcel Number:** 18103218

**2012 Assessed Value:** \$567,300 (Land: \$105,000 Structure: \$462,300)

**Legal Description:** Homer Spit Four subdivision Lot 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

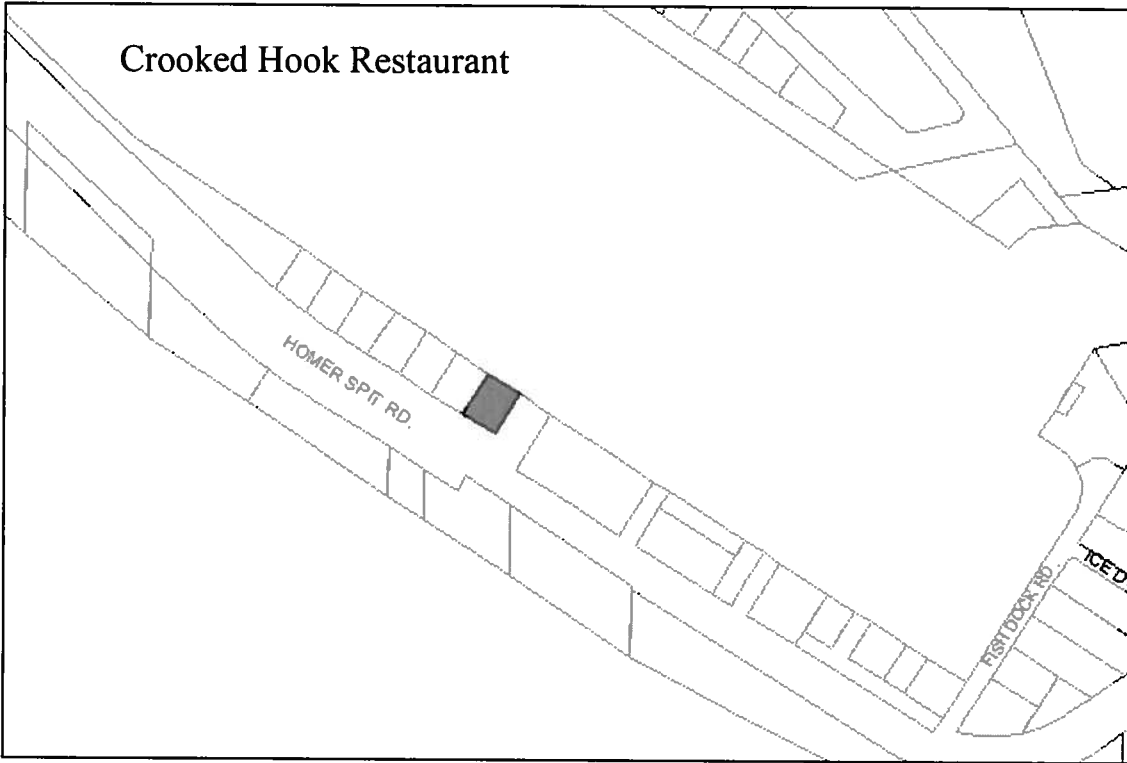
**Address:** 4373 Freight Dock Rd

**Leased to:** USCG

Lease Renewal Options: None

Expiration: September 30, 2016

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 12,700 sq ft

**Parcel Number:** 18103316

**2012 Assessed Value:** \$543,400 (Land: \$97,100 Structure: \$446,300)

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

**Zoning:** Marine Commercial

**Wetlands:** None

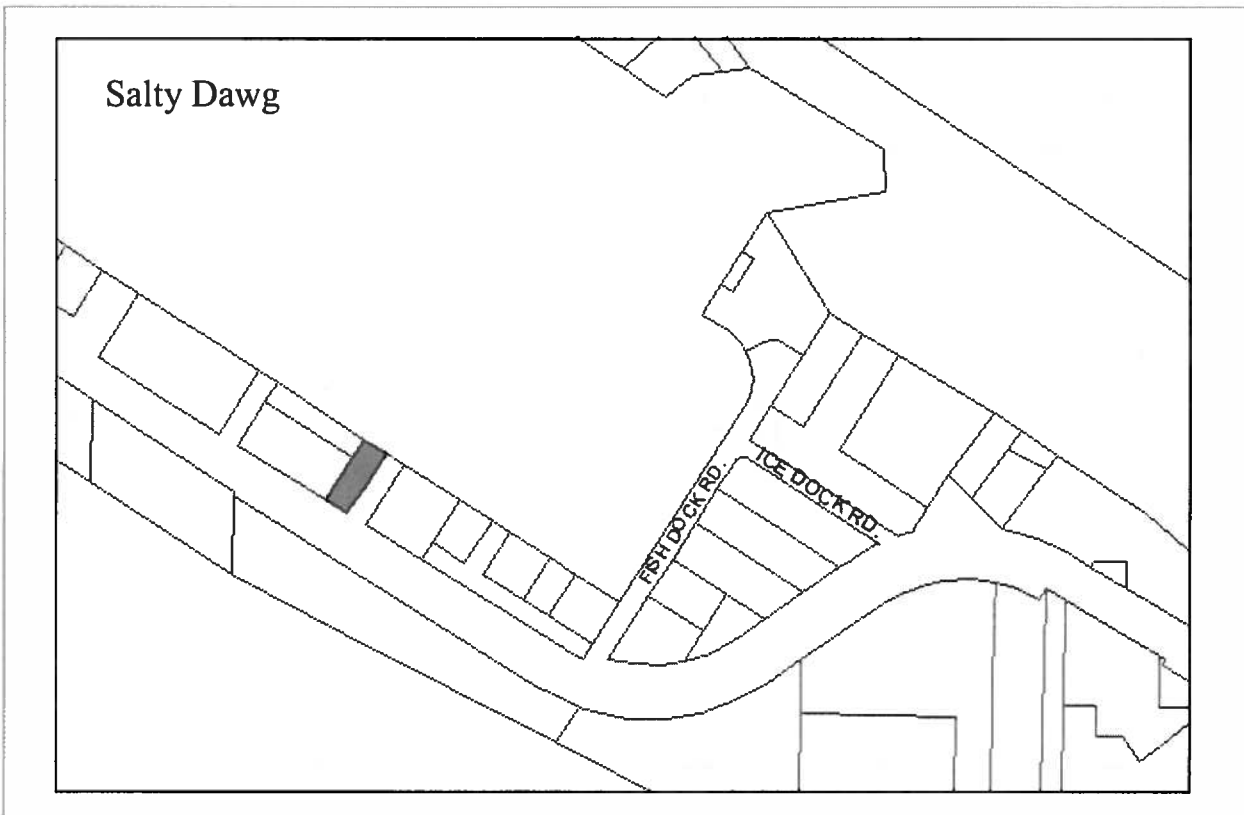
**Infrastructure:** Paved road, water and sewer

**Address:** 4262 Homer Spit Road

**Leased to:** Jose Ramos/El Pescador, Restaurant is now Harbor Bar & Grill  
 Expiration: Lease expires 2/1/2016, no options.

**Finance Dept. Code:**





**Designated Use:** Leased Lands  
**Acquisition History:**

<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
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**2009 Assessed Value:** \$238,200 (Land: \$80,700 Structure: \$157,500)

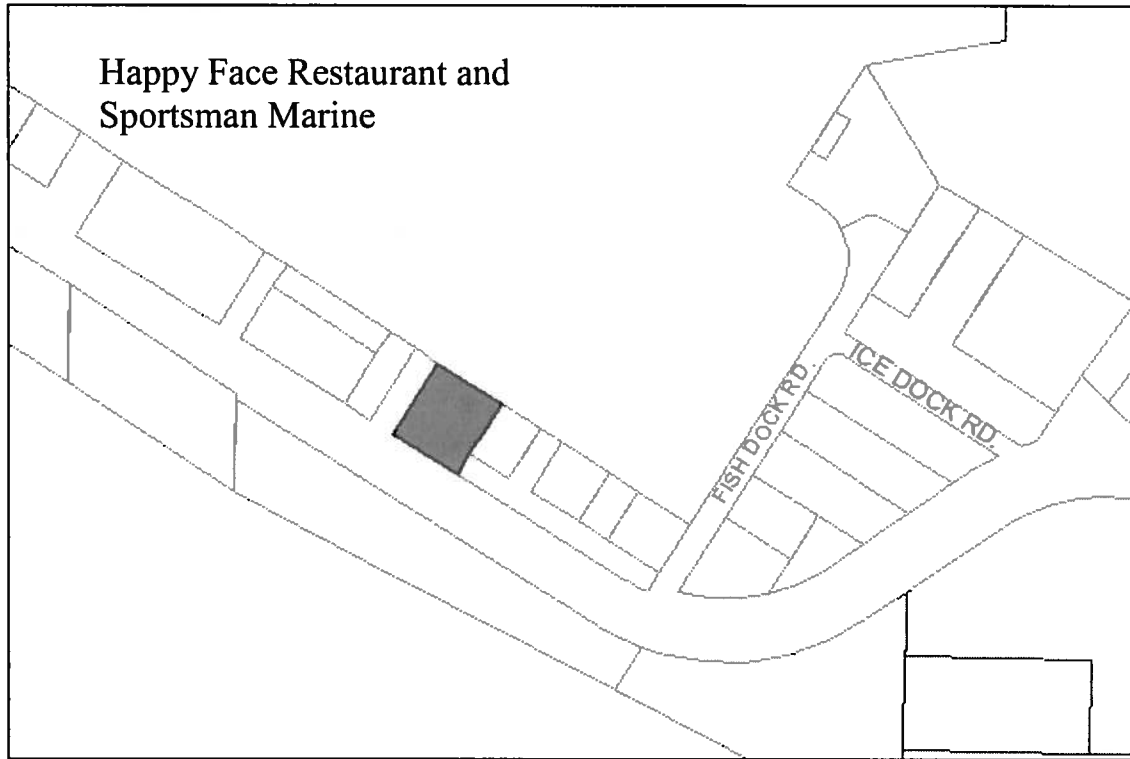
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4390 Homer Spit Road
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**Leased to:** John Warren, Salty Dawg  
**Expiration:** 1/31/2026. No options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

**2012 Assessed Value:** \$619,800 (Land: \$166,700 Structure: \$453,100)

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

**Zoning:** Marine Commercial

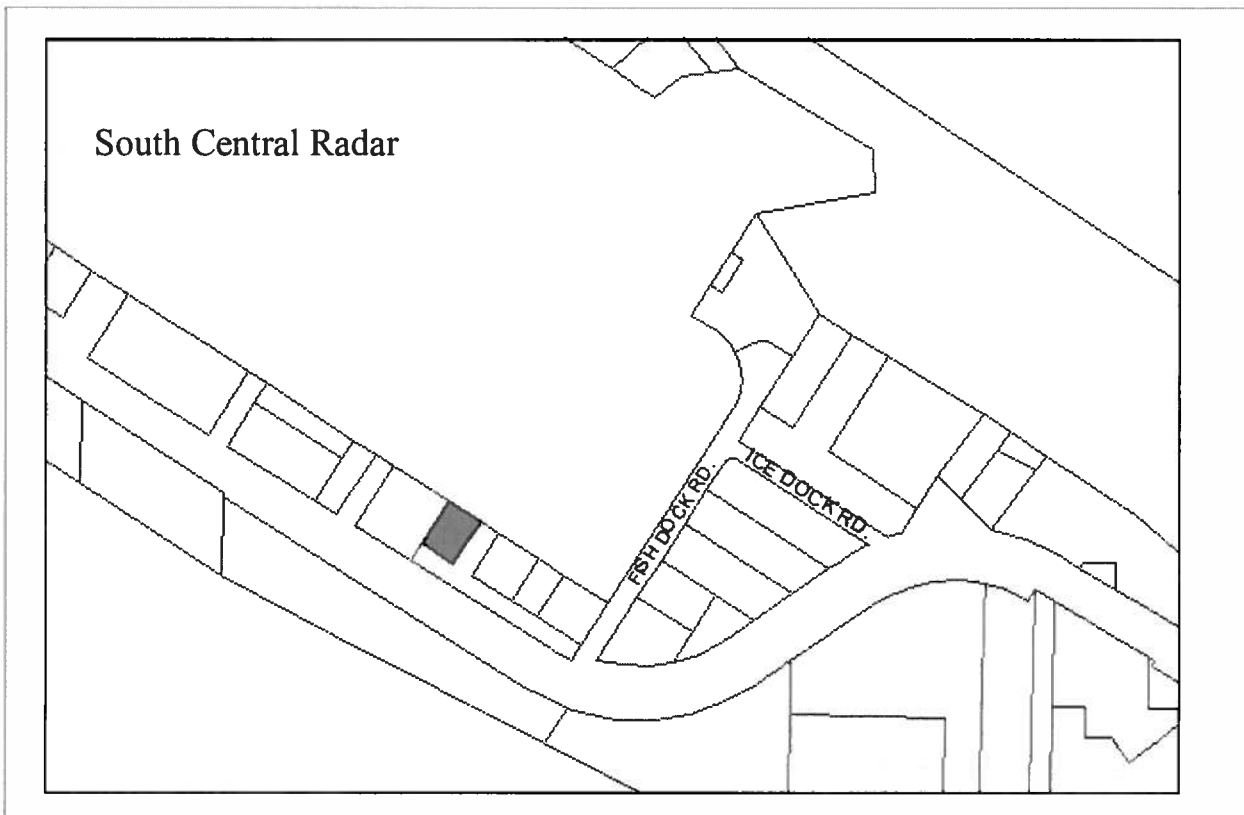
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

**Leased to:** Happy Face Restaurant and Sportsman Marine  
 Expiration: 12/31/2014. No options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
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**2012 Assessed Value:** \$162,900 (Land: \$72,100 Structure: \$90,800)

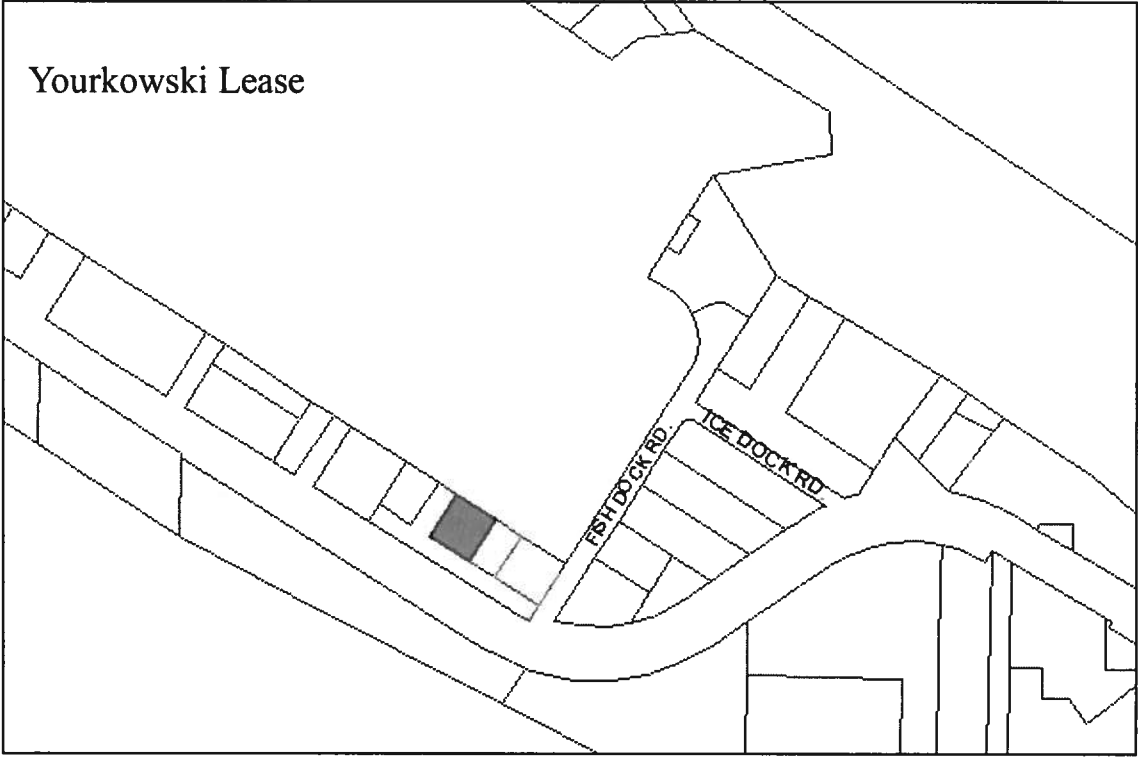
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

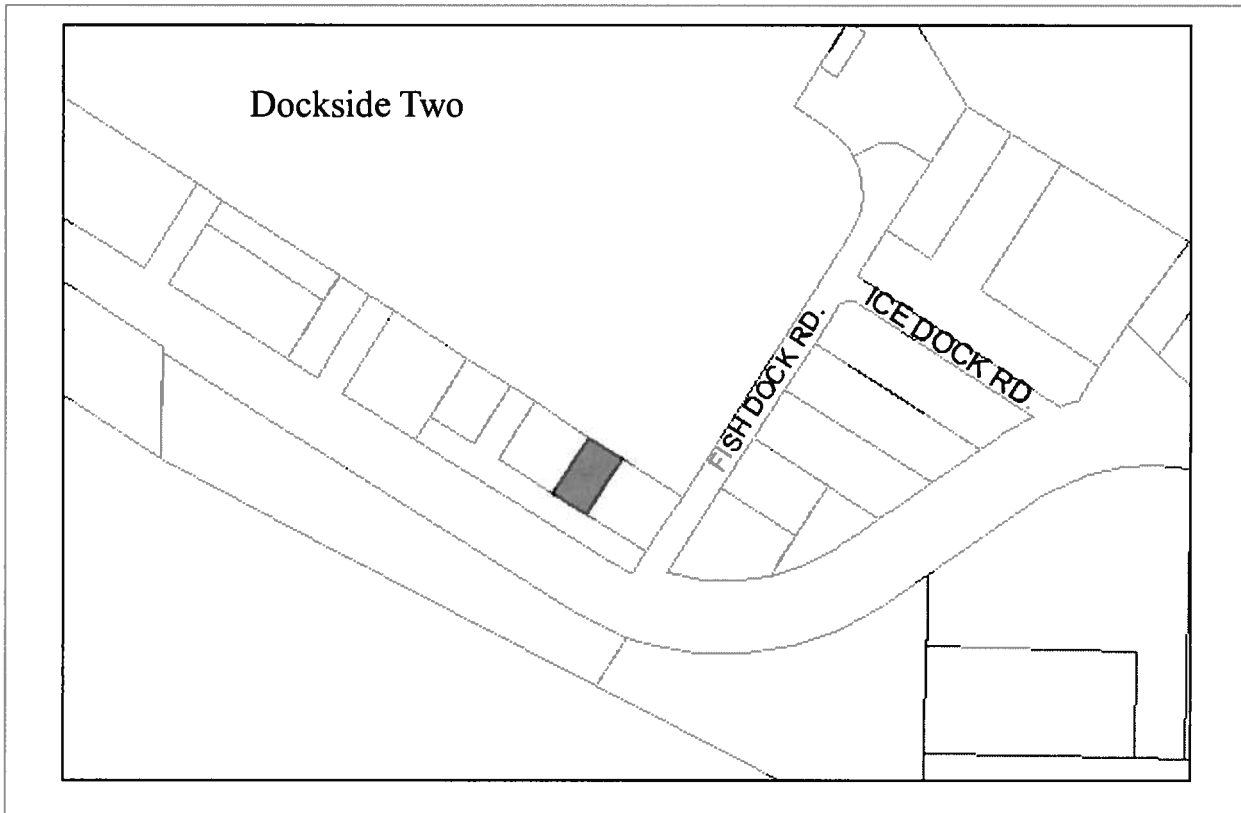
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
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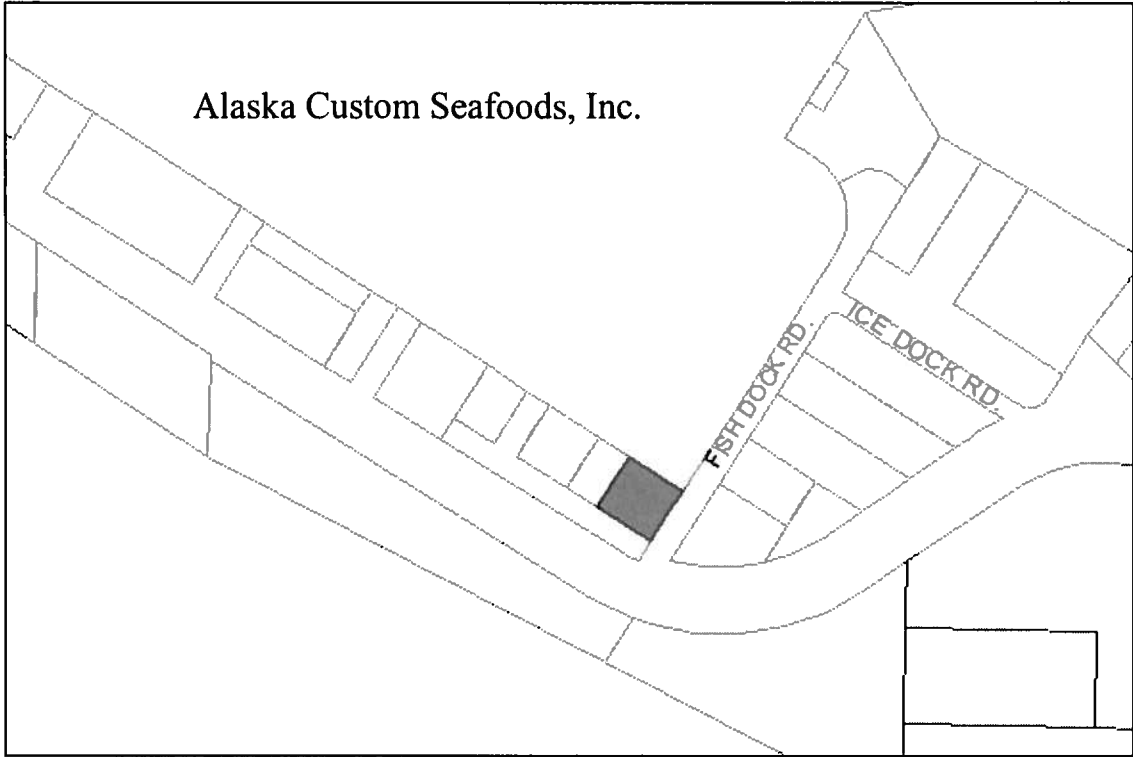
**Leased to:** Mark & Laura Zeiset dba South Central Radar  
**Expiration:** 11/1/2022, two additional 5 year renewal options

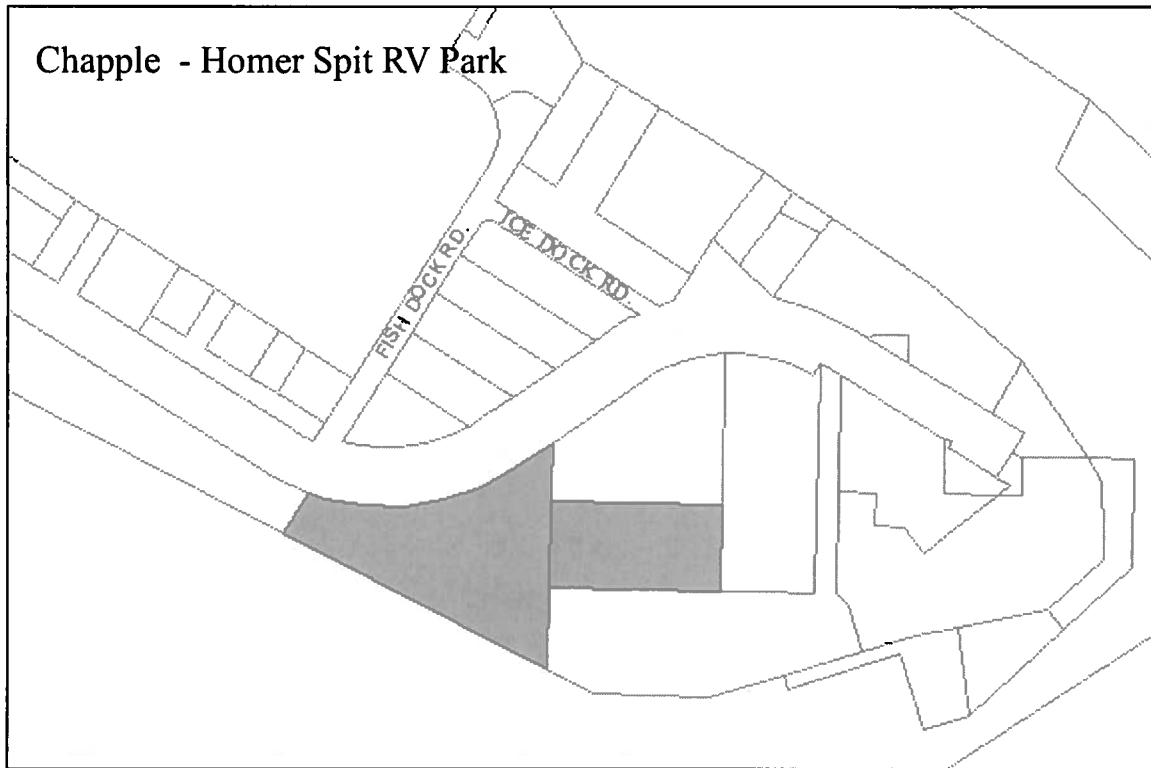
**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>2012 Assessed Value:</b> \$277,500 (Land: \$97,100 Structure: \$180,400)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<b>Leased to:</b> Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>2012 Assessed Value:</b> \$115,400 (Land: \$66,300, Structure: \$49,100)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<p><b>Leased to:</b> William Sullivan dba Docks Two                  Expiration: 4/15/2012. 2012/13 new lease under negotiation</p>	
<b>Finance Dept. Code:</b>	

 <p style="text-align: center;">Alaska Custom Seafoods, Inc.</p>	
<p><b>Designated Use:</b> Leased land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.31 acres, or 13,383 sq ft</p>	<p><b>Parcel Number:</b> 18103444</p>
<p><b>2012 Assessed Value:</b> \$222,400 Land Value - \$102,400 Structure Value - \$120,000</p>	
<p><b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4</p>	
<p><b>Zoning:</b> Marine Commercial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 4474 Homer Spit Road</p>
<p><b>Leased to:</b> Brad Faulkner DBA Alaska Custom Seafoods, Inc.                  Leased month to month. New lease is in progress.</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 192,970 sq ft

**Parcel Number:** 18103402, 03

**2009 Assessed Value:** Total: \$593,400 Land: \$474,600 Structures: \$118,800

**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

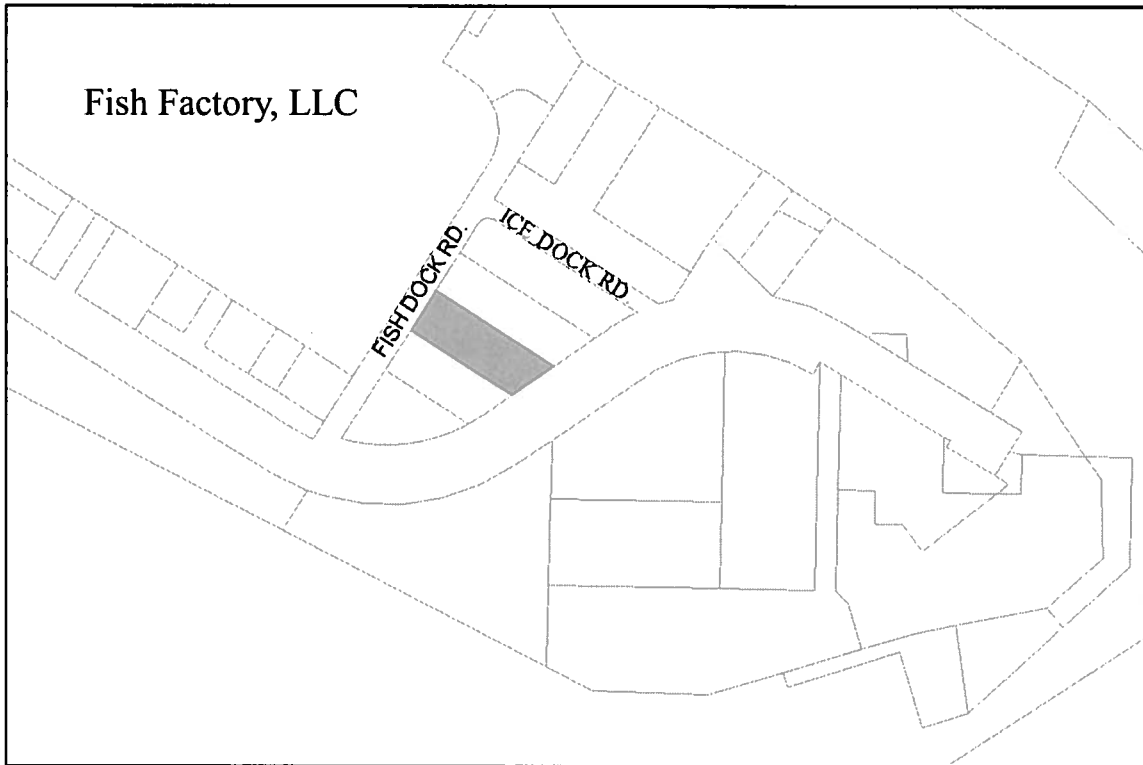
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4535 Homer Spit Road

**Leased to:** John & Margaret Chapple. Homer Spit Campground  
 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

**2012 Assessed Value:** \$841,900 (Land: \$180,600 Structure: \$661,300)

**Legal Description:** HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

**Zoning:** Marine Industrial

**Wetlands:** None

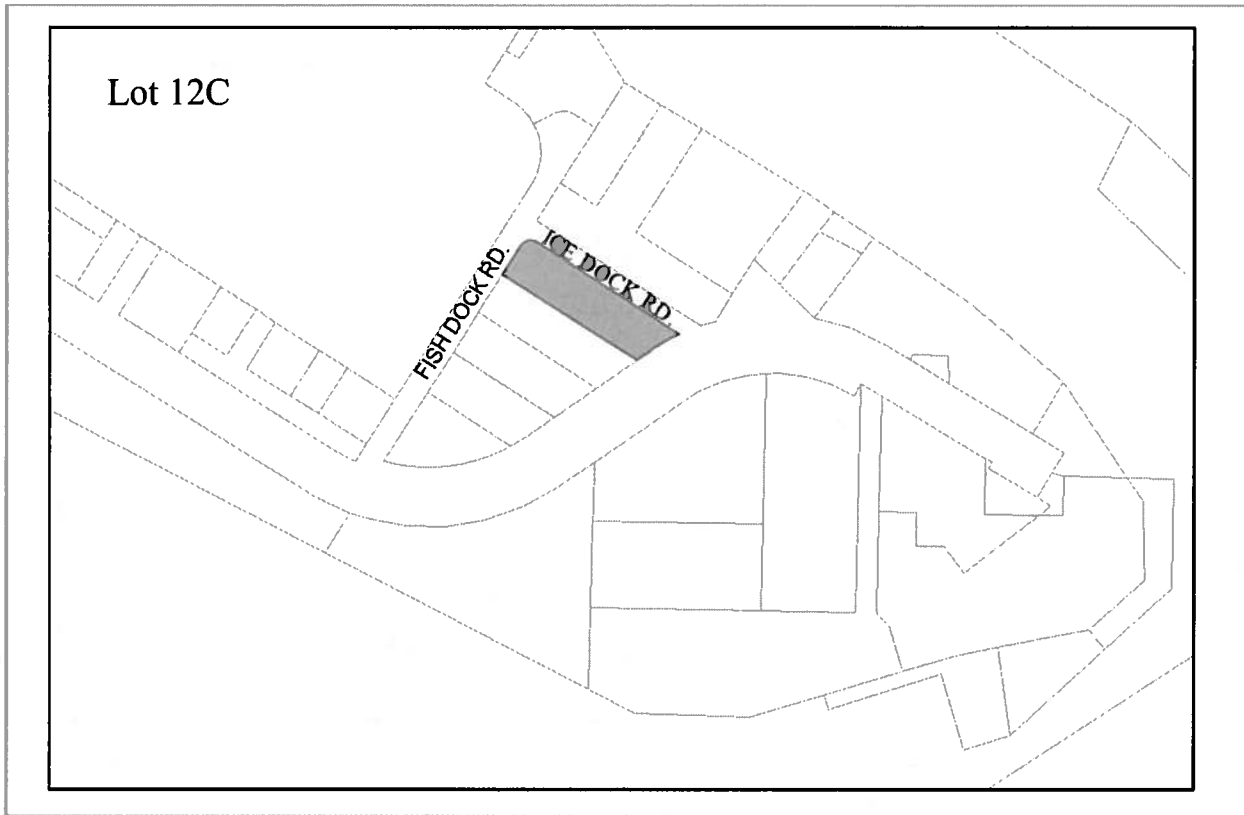
**Infrastructure:** Paved road, water and sewer.

**Address:** 800 Fish Dock Road

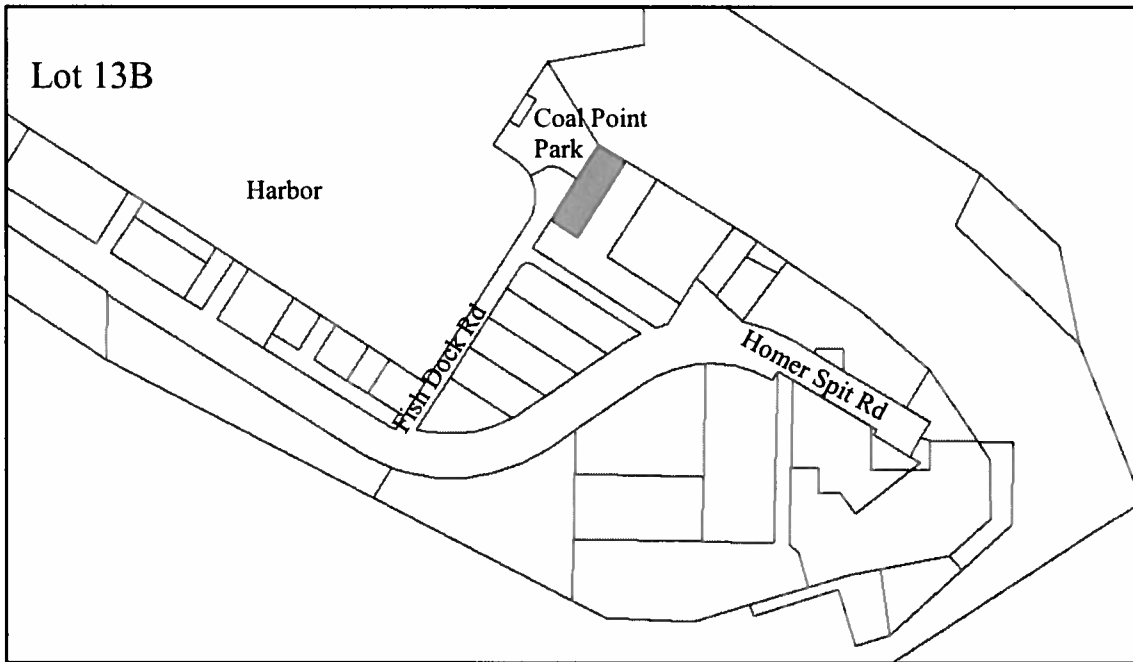
**Leased to:** Fish Factory, LLC  
 Expiration: 3/31/2020 with two 10 year options

**Finance Dept. Code:**





<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>2012 Assessed Value:</b> \$802,000 (Land: \$216,400 Structure: \$586,300)	
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

**2012 Assessed Value:** \$194,400

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

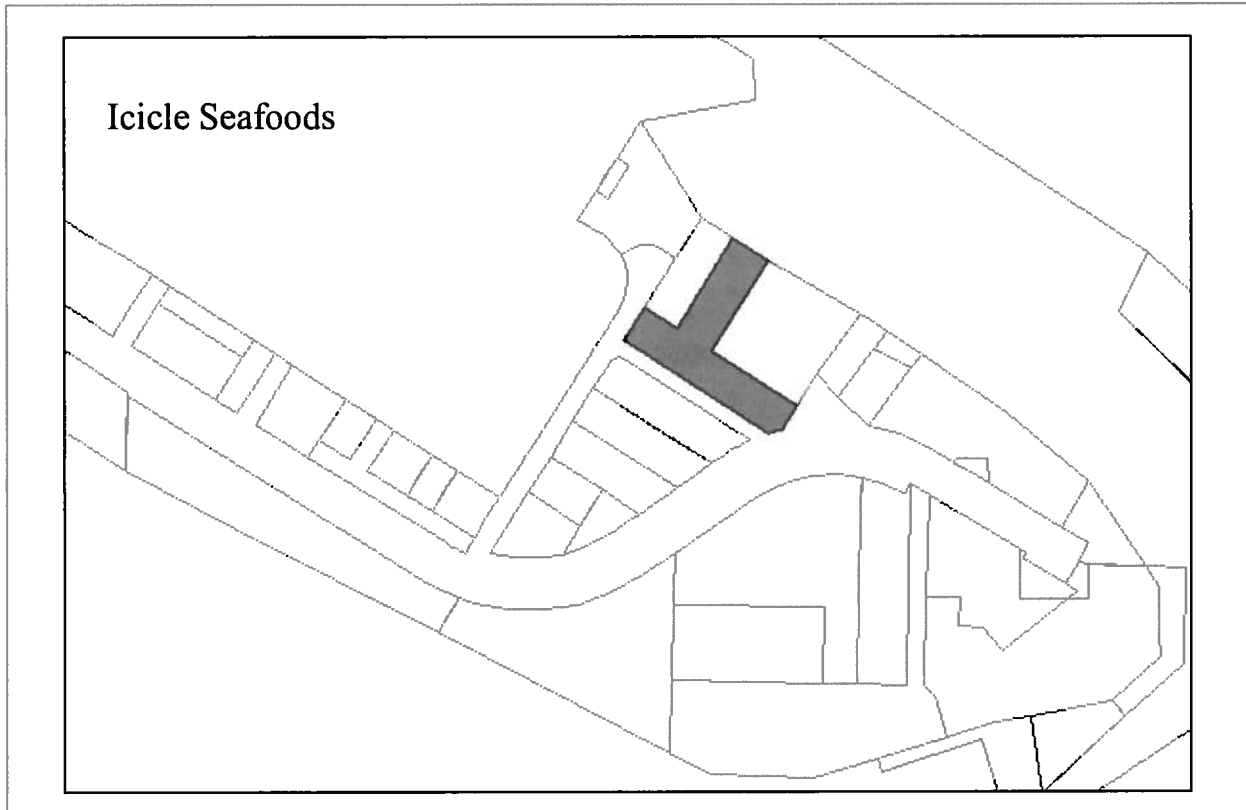
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

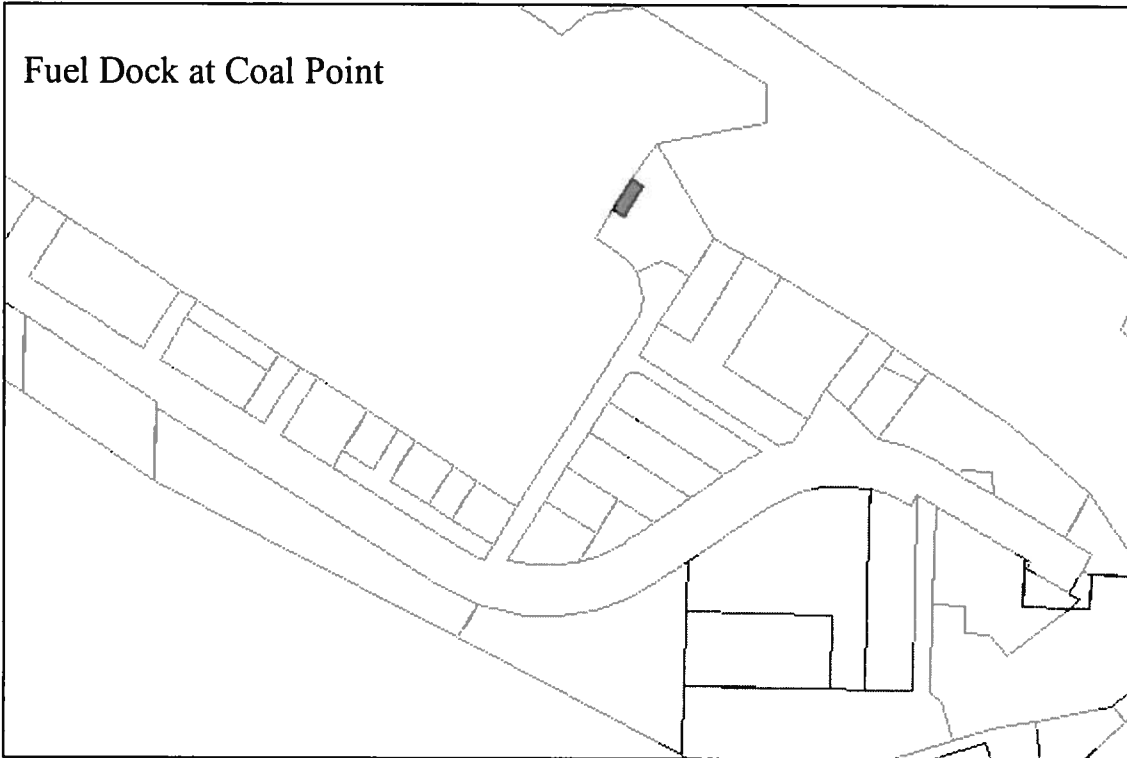
Resolution 10-98. 2012: Snug Harbor has discussed leasing this lot and constructing a building.

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

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 1.49 acres	<b>Parcel Number:</b> 18103419
<b>2012 Assessed Value:</b> \$534,900 (Land: \$359,600 Structure: \$175,300)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<p><b>Leased to:</b> Icicle Seafoods, Inc  <b>Expiration:</b> 9/14/2029. No options.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 0.07 acres

**Parcel Number:** 18103427

**2012 Assessed Value:** \$476,100 (Land: \$31,100 Structure: \$476,100)

**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

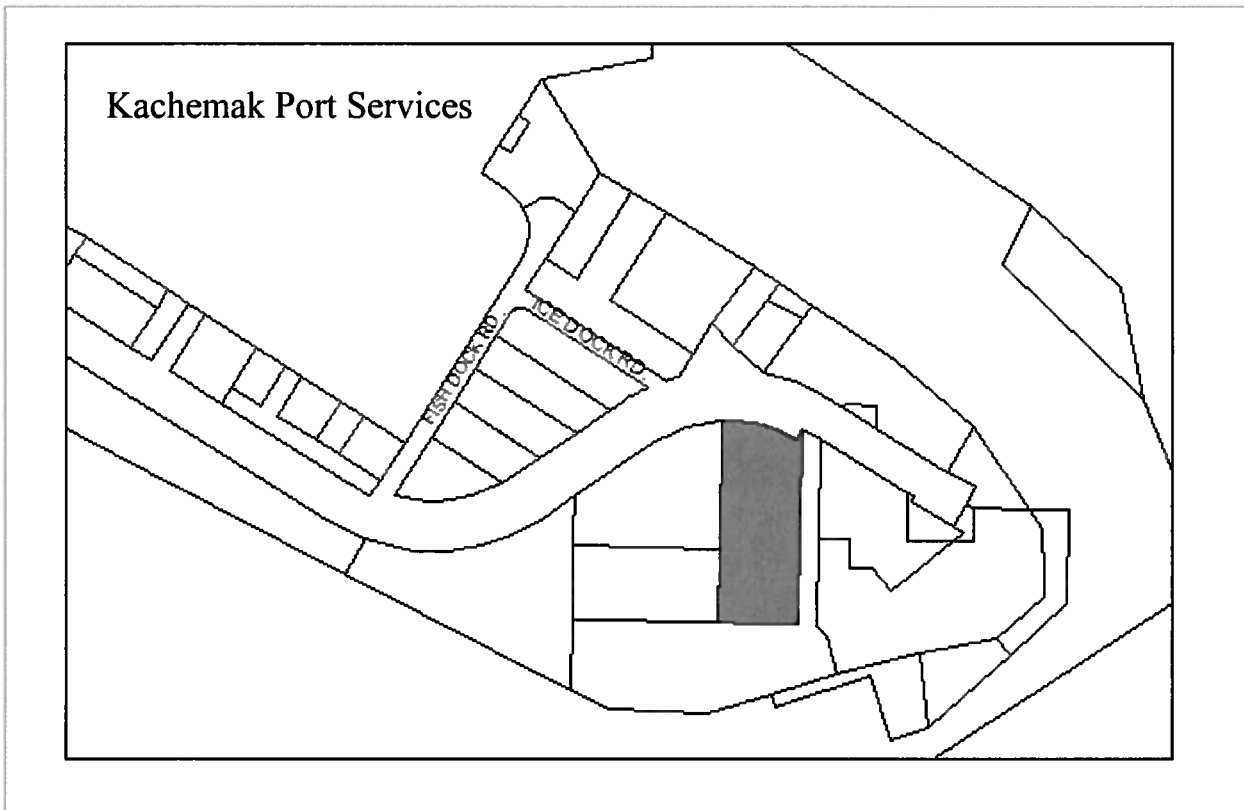
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

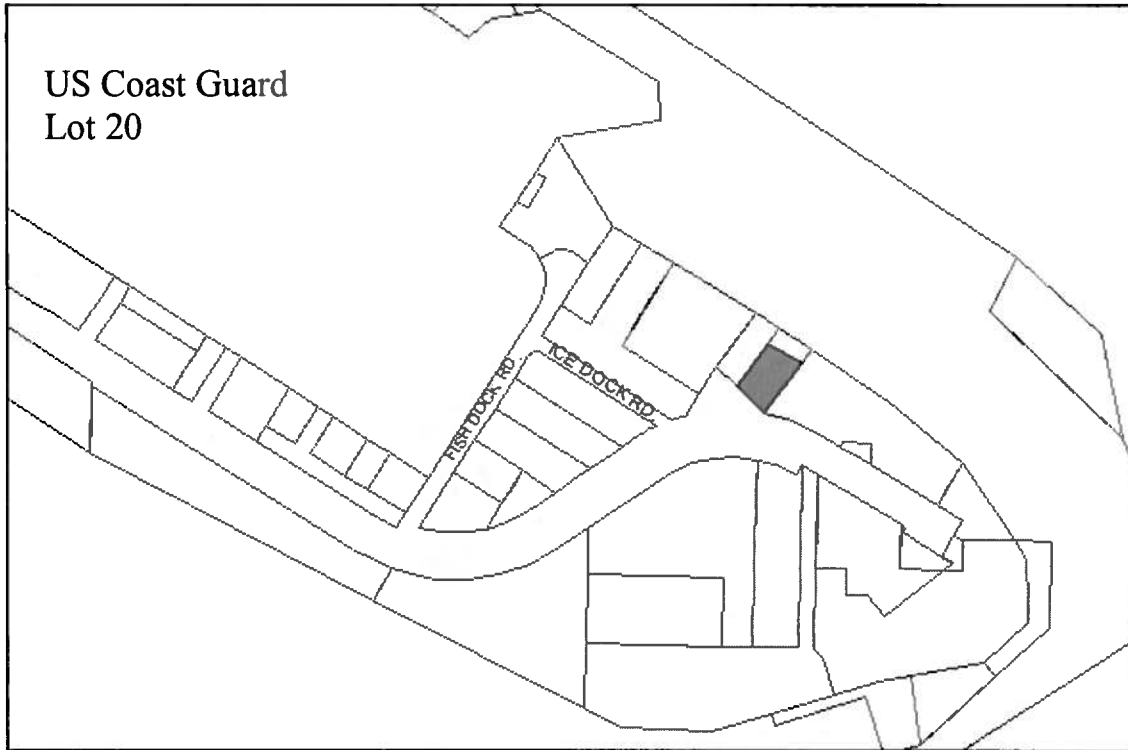
**Address:** 843 Fish Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.  
**Expiration:** 11/30/2013. One 5 year option.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land. Also includes the Port Maintenance Shop and a large tank.	
<b>Acquisition History:</b>	
<b>Area:</b> 2.23 acres (Lease is for a small portion of the lot)	<b>Parcel Number:</b> 18103404
<b>2012 Assessed Value:</b> 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4667 Homer Spit Road
<p><b>Leased to:</b> Kachemak Port Services. See KPB 18103464.                  Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200</p> <p>Only a small portion is leased to Kachemak Port Services.                  Resolution 09-66, lease renewal, lease expires 7/31/14, with two one year options.</p> <p><b>ACS MACTel lease:</b> Expires 3/3/2014, with two additional one year options. (999 sq ft lease)</p> <p><b>Alaska Marine Highway lease:</b> Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)</p> <p>The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.35 acres

**Parcel Number:** 18103445

**2012 Assessed Value:** \$112,800

**Legal Description:** Portion of Government Lot 20

**Zoning:** Marine Industrial

**Wetlands:** N/A

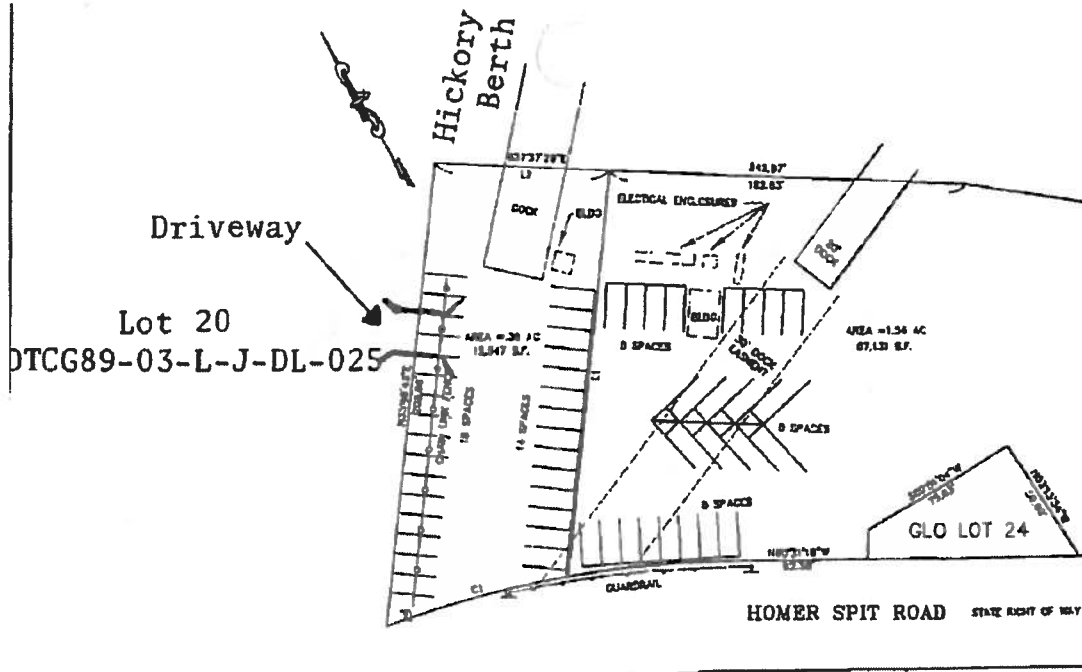
**Infrastructure:** Water, sewer, paved road access

**Address:** 4688 Homer Spit Road

**Leased to:** US Coast Guard.  
 Lease expires September 30, 2023

**Finance Dept. Code:**

Hickory Lease

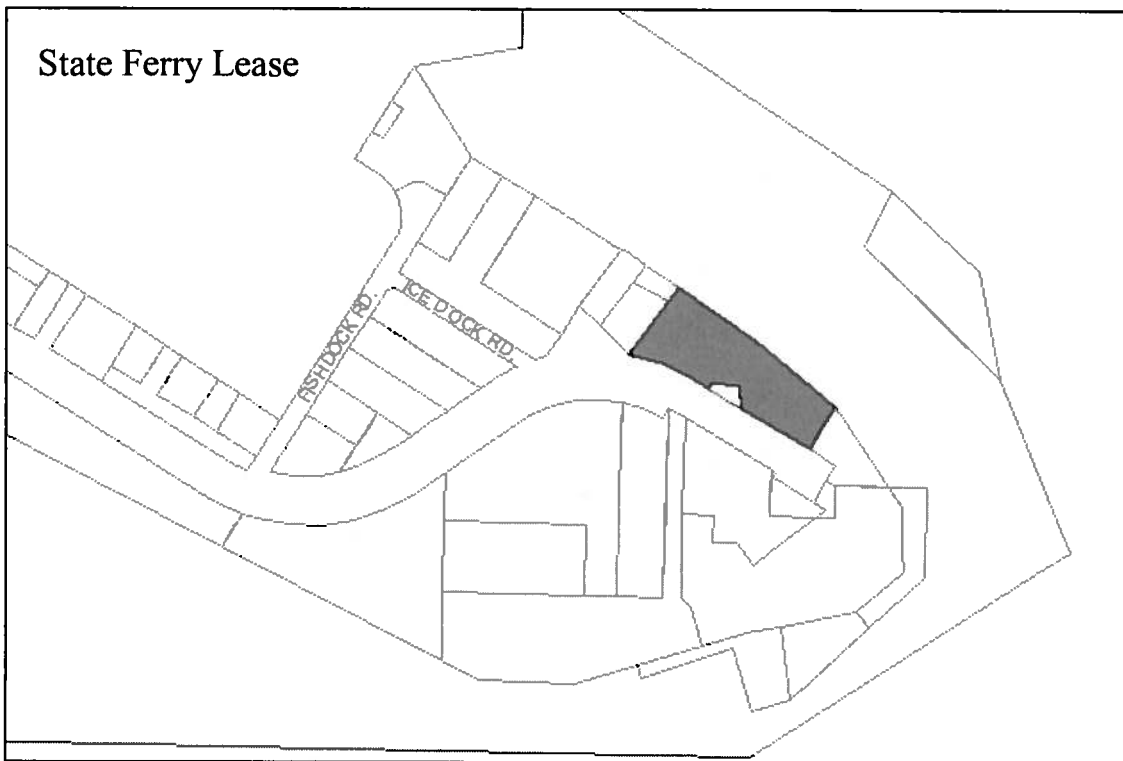


See page B-25. This lease is a portion of the Pioneer Dock.

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:** Ferry Terminal and Staging  
**Acquisition History:** Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

**2012 Assessed Value:** \$1,076,900 (\$423,800 Land, \$653,100 Structure)

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

**Zoning:** Marine Industrial

**Wetlands:** None

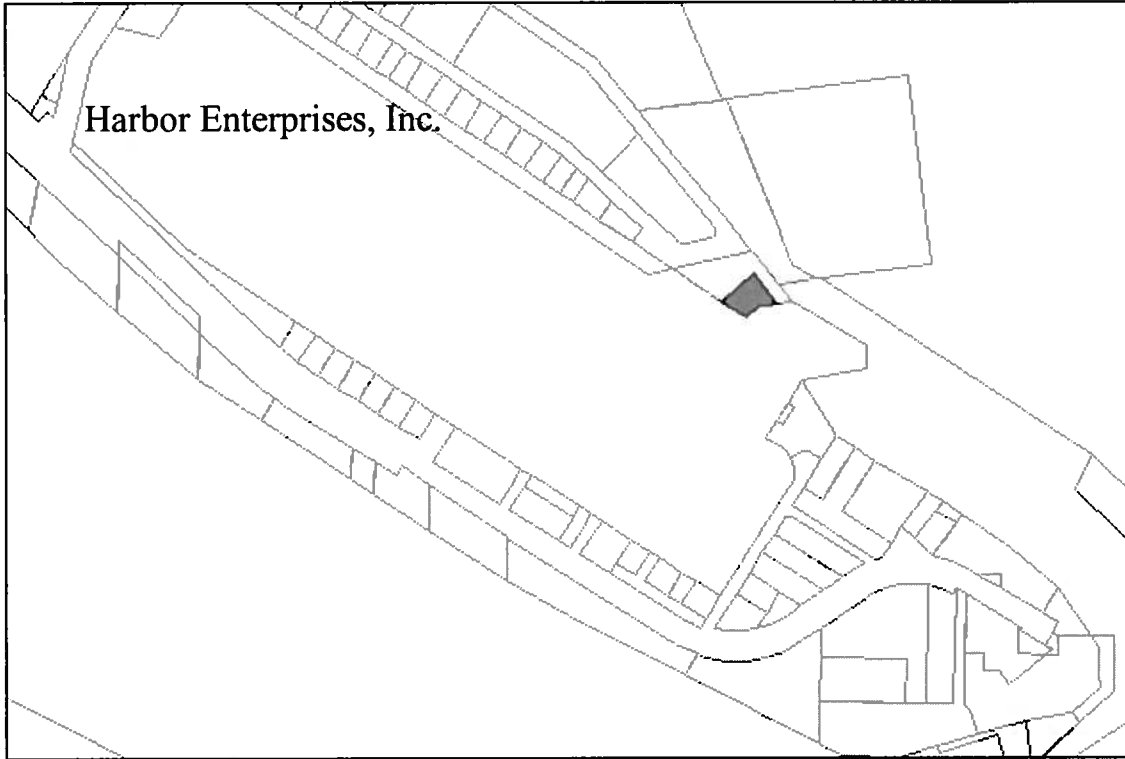
**Infrastructure:** Paved road, water and sewer.

**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway  
 Expiration: April 30, 2060  
 MOA on file regarding ferry terminal and city maintenance shop.

**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

**2012 Assessed Value:** \$361,800 (Land: \$140,400 Structure: \$221,400)

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

**Zoning:** Marine Industrial

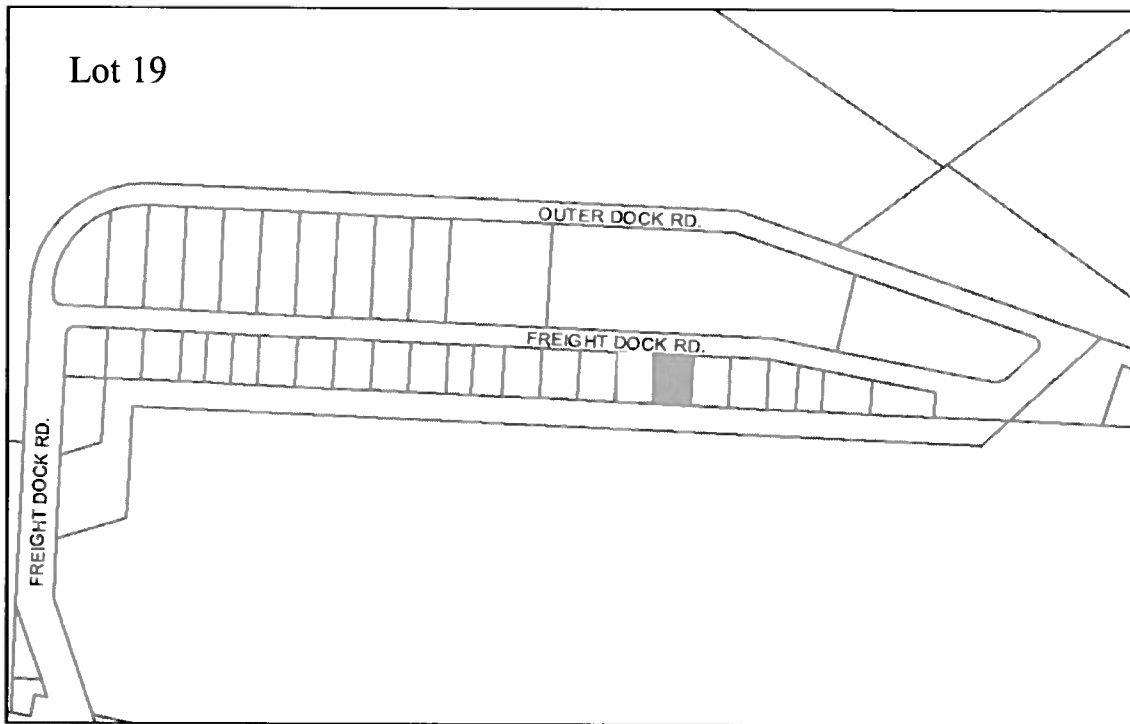
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales  
**Expiration:** 12/1/2018 no options left.

**Finance Dept. Code:**



**Designated Use:** Lease (Resolution 09-33)

**Acquisition History:**

**Area:** 0.96 acres, 0.32 acres

**Parcel Number:** 181032 38

**2012 Assessed Value:** \$105,000

**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:**





# **Section C**

**Other City Lands  
Generally Undesignated**



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 1810125, 1810126

**2012 Assessed Value:** \$22,345,000

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

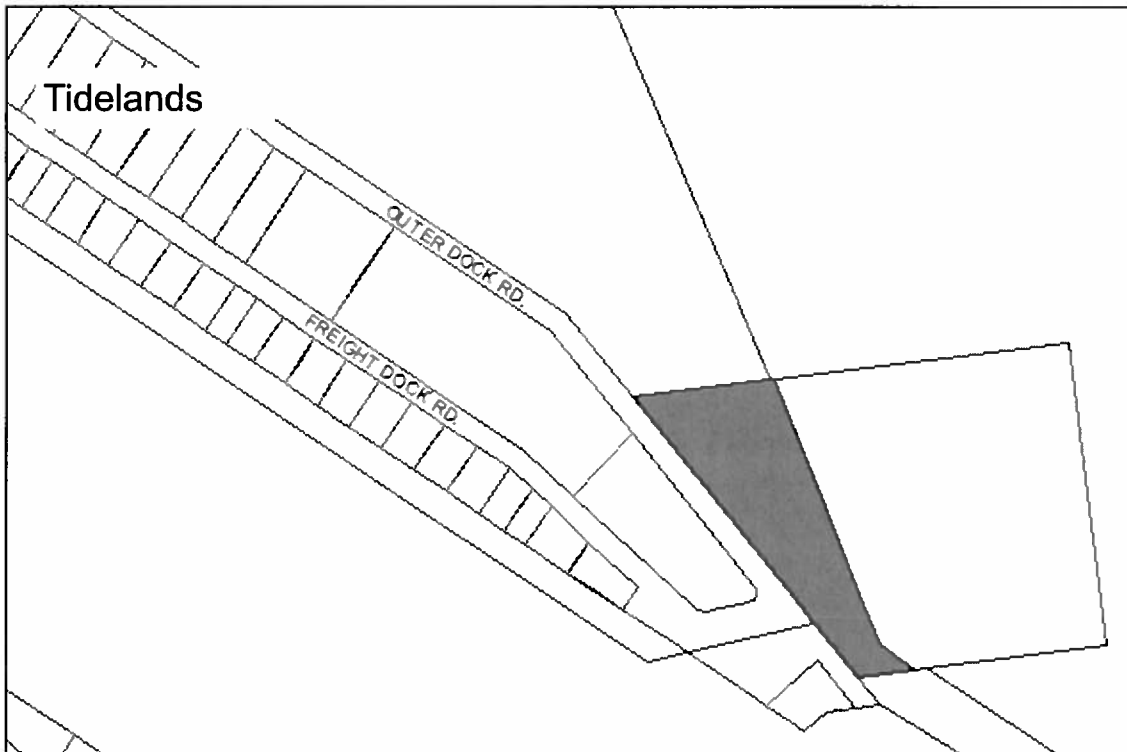
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

**Finance Dept. Code:**



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

**2009 Assessed Value:** \$800,800

**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050  
 HOMER SPIT SUB NO TWO AMENDED TRACT A

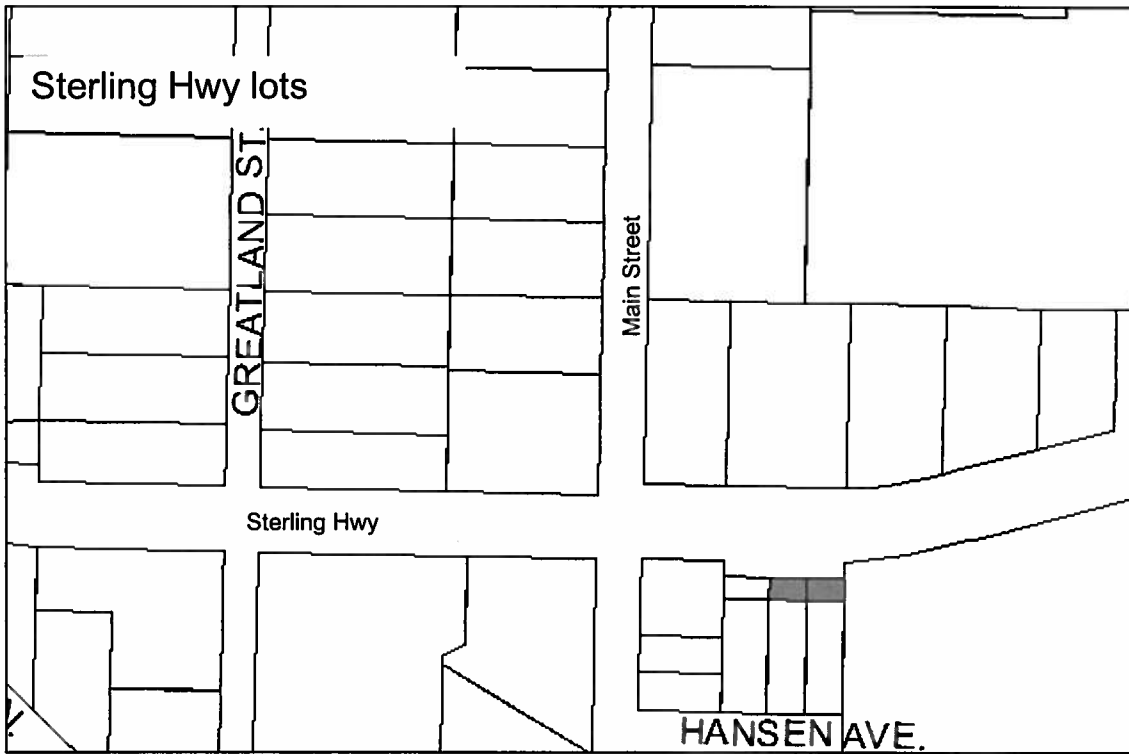
**Zoning:** Not zoned

**Wetlands:** Tidelands

**Infrastructure:**

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648  
 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

**Finance Dept. Code:**



**Designated Use:** Undesignated  
**Acquisition History:** Detling Deed 6/10/82

**Area:** 0.03 acres each. Total of 2,613 sq ft

**Parcel Number:** 177154 02, 03

**2009 Assessed Value:** \$1,400

**Legal Description:** T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD\*

**Zoning:** Central Business District

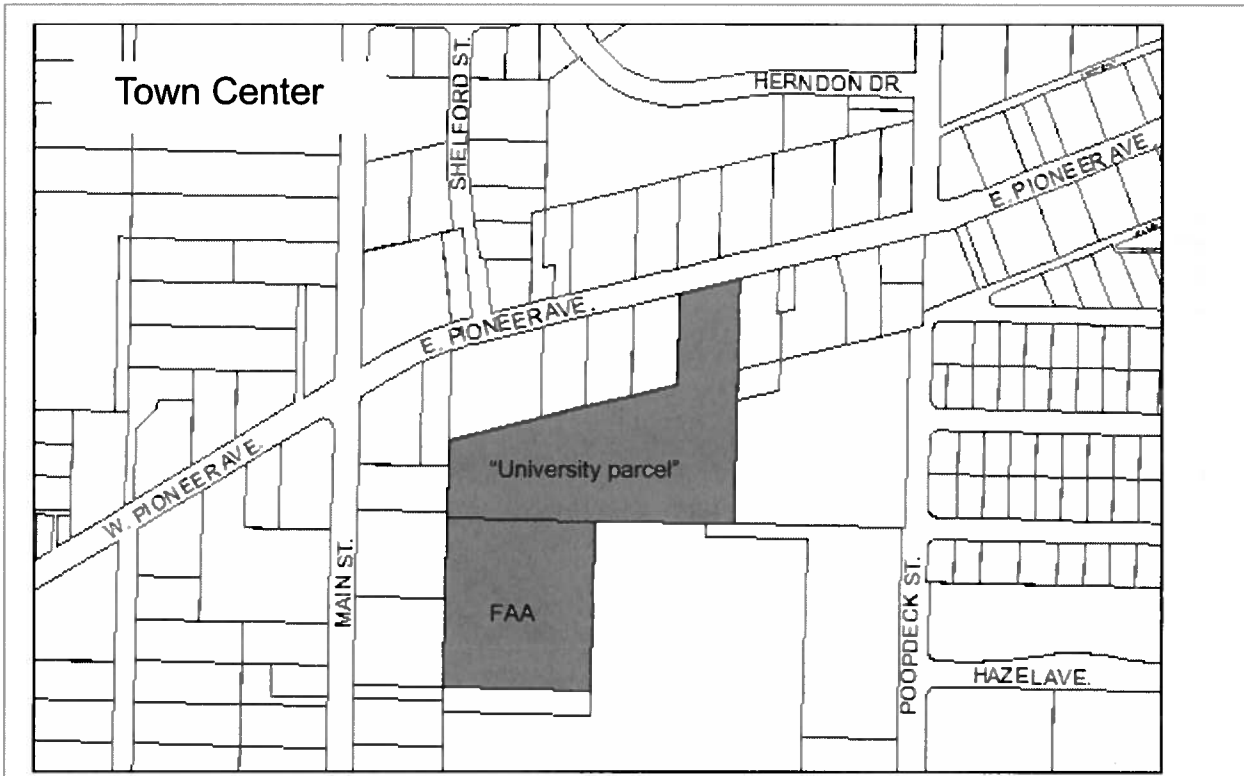
**Wetlands:** Possibly. Lots are steep.

**Infrastructure:** Paved Road and sidewalk

**Notes:** Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

**Finance Dept. Code:**





**Designated Use:** UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek.

**Acquisition History:** UA: Ord 03-61 purchase.

**Area:** 7.71 acres

**Parcel Number:** 17719209, 17708015

**2009 Assessed Value:** \$520,200

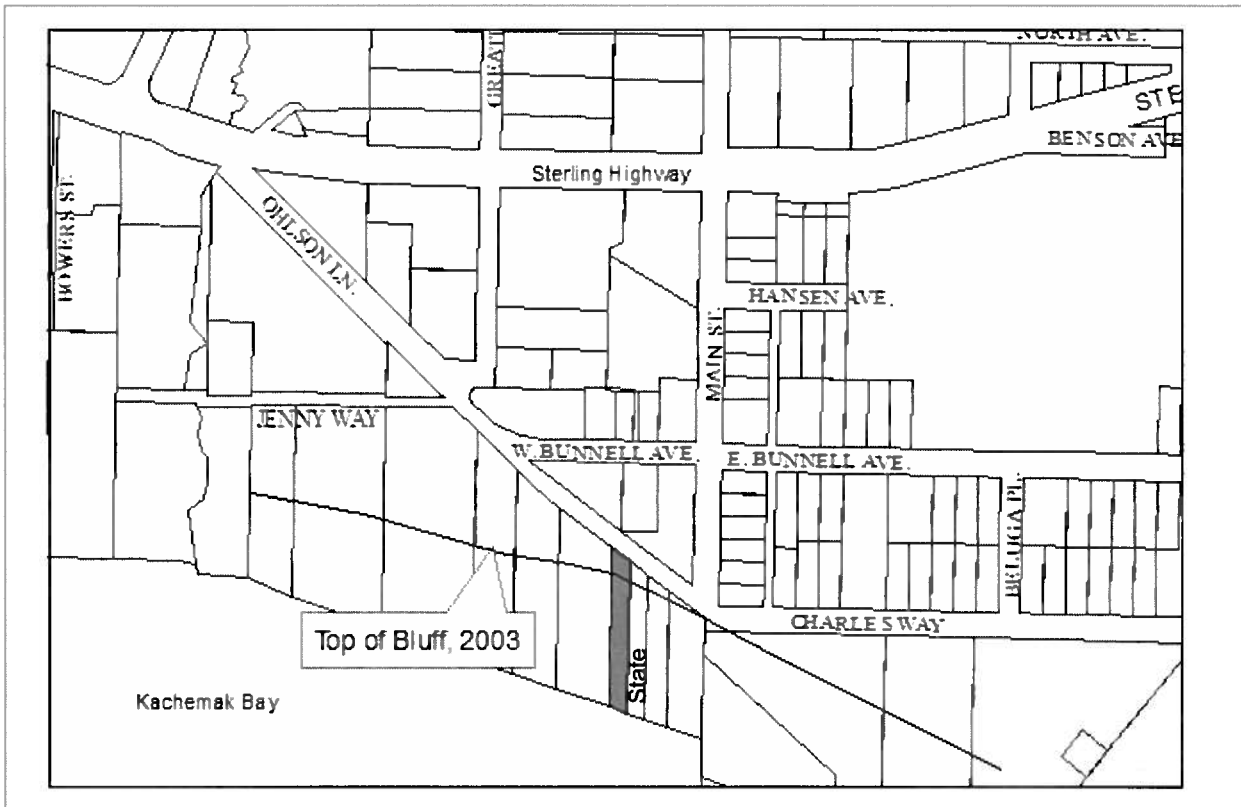
**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

**Zoning:** Central Business District

**Wetlands:** City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

**Infrastructure:** Must be built as land is developed.

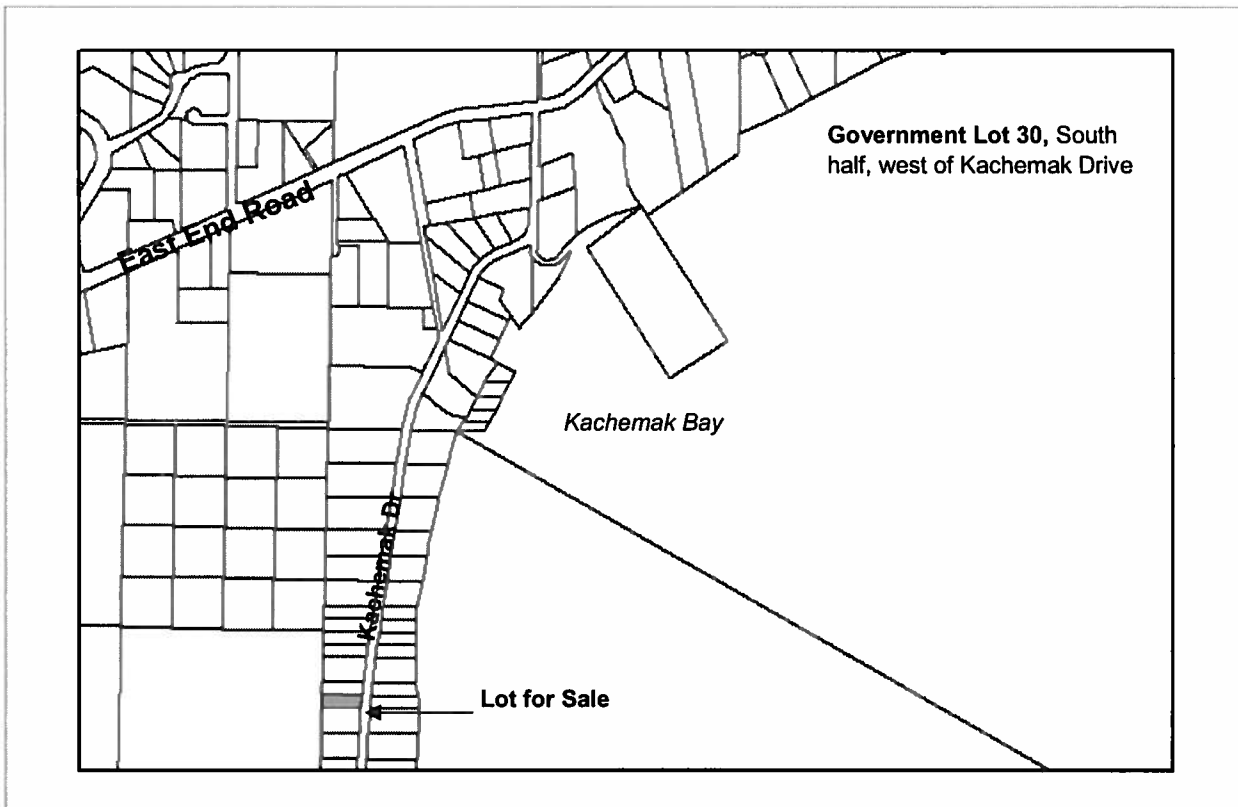
**Finance Dept. Code:**



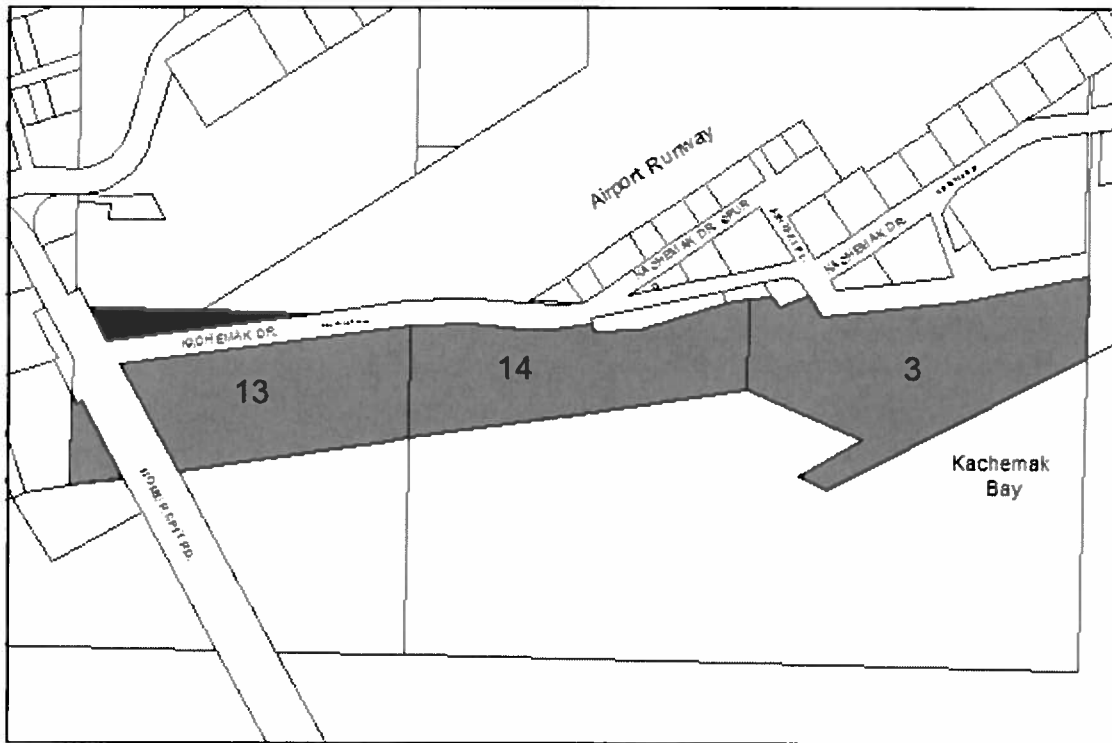
<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Donated by Herrick, Resolution 90-7	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
<b>2009 Assessed Value:</b> \$27,500	
<b>Legal Description:</b> HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
<b>Infrastructure:</b> Gravel Road access, no water or sewer	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 392.0008	



<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> The western lots were granted by State Patent.	
<b>Area:</b> 10 acres total. Each lot is 2.5 acres.	<b>Parcel Number:</b> 179080 09,15,25,26
<b>2009 Assessed Value:</b> Each lot: \$20,400. Total: \$81,600	
<b>Legal Description:</b> Government Lots 10, 21, 24, 25, HM T06S R13W S14	
<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.
<b>Infrastructure:</b> No infrastructure currently available.	
<b>Notes:</b> Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Sell (Resolution 2011-37(A))	
<b>Acquisition History:</b> Tax foreclosure, Ord 2010-24(S)	
<b>Area:</b> 0.49 acres	<b>Parcel Number:</b> 17908050
<b>2009 Assessed Value:</b> \$2,300	
<b>Legal Description:</b> South half of Government Lot 30 Lying West of Kachemak Drive	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Will require wetland permit for development
<b>Infrastructure:</b> Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.	
<b>Notes:</b> Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

**Acquisition History:** Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

**Area:** 35.16 acres

**Parcel Number:** 18101030, 18101032, 17940107

**2009 Assessed Value:** \$292,300

**Legal Description:** Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

**Zoning:** General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

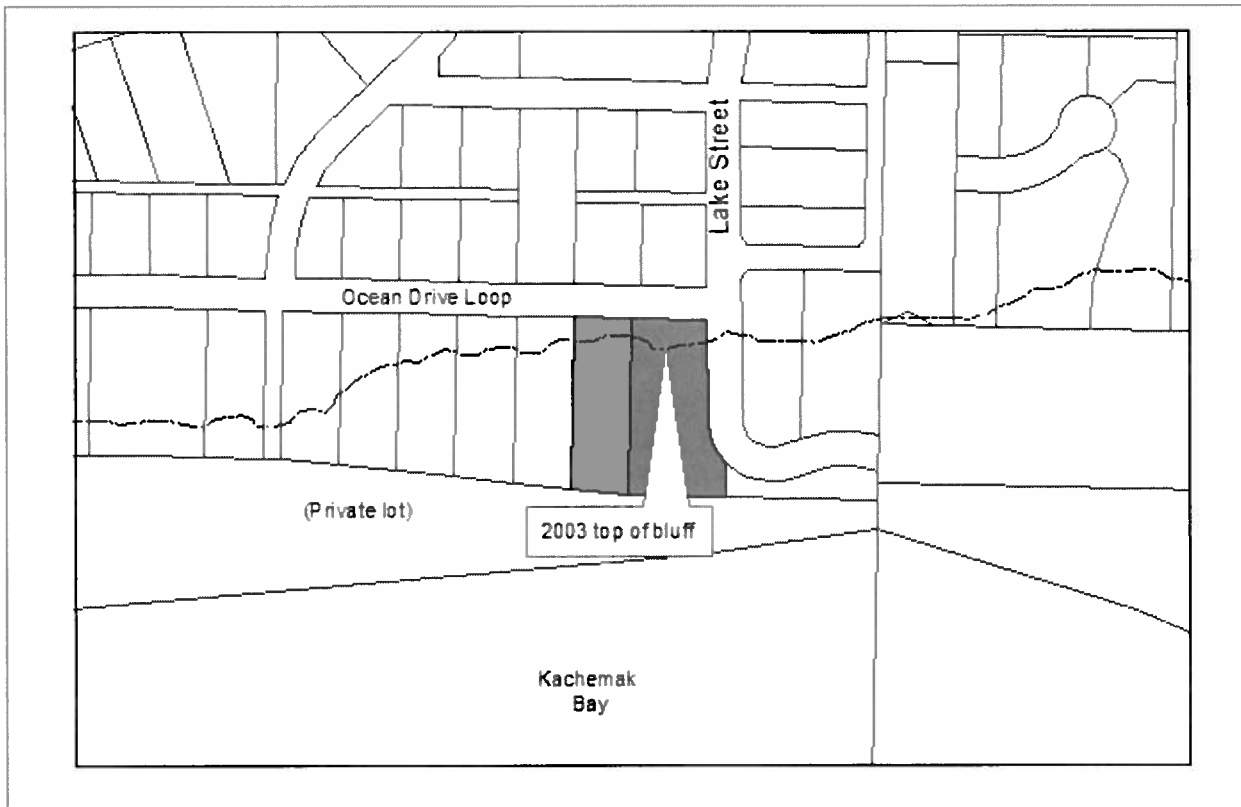
**Wetlands:** Coastal wetlands and critical habitat. Flood Hazard area.

**Infrastructure:** Water, sewer and paved road access

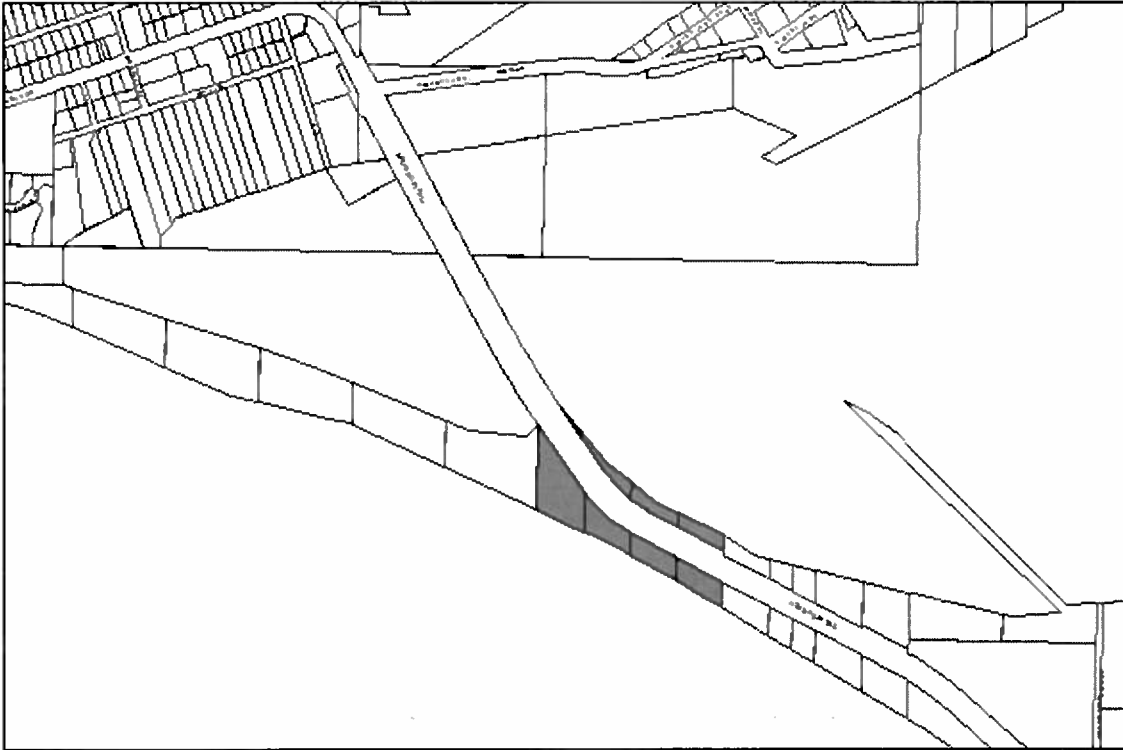
**Notes:** 2009, Lot 13: the Spit trailhead parking was expanded.

See also section E page 25.

**Finance Dept. Code:**



<b>Designated Use:</b> Sell (Resolution 2009-33)	
<b>Acquisition History:</b> Tax foreclosure (seawall) KPB Ord 02-41	
<b>Area:</b> 1.66 acres	<b>Parcel Number:</b> 177174-06, 07
<b>2009 Assessed Value:</b> \$51,500 (combined value)	
<b>Legal Description:</b> Lot 43 and 44, Oscar Munson Subdivision	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Most of these lots are tidal and critical habitat.
<b>Infrastructure:</b> Gravel road, water and sewer, seawall.	
<p><b>Notes:</b> These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.</p> <p>Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.</p> <p>February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Intertidal Wetland Habitat for Shorebirds To be Conservation Easement  
**Acquisition History:** EVOS purchase/Unknown

**Area:** 10.96 acres

**Parcel Number:** 18101 08-14

**2009 Assessed Value:** \$104,300

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTs 5,6,7,8

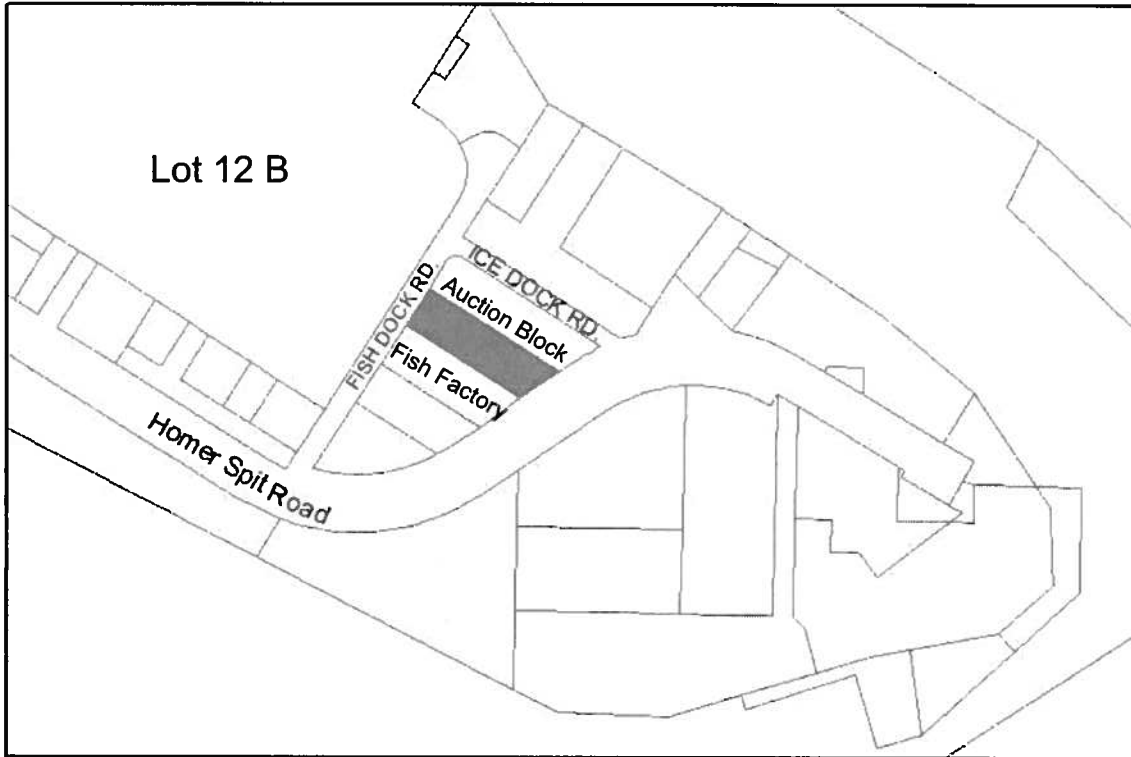
**Zoning:** N of Homer Spit Rd: Marine Industrial.  
 S of road, Open Space Recreation

**Wetlands:** Tidal

**Infrastructure:** Paved road, Homer Spit Trail

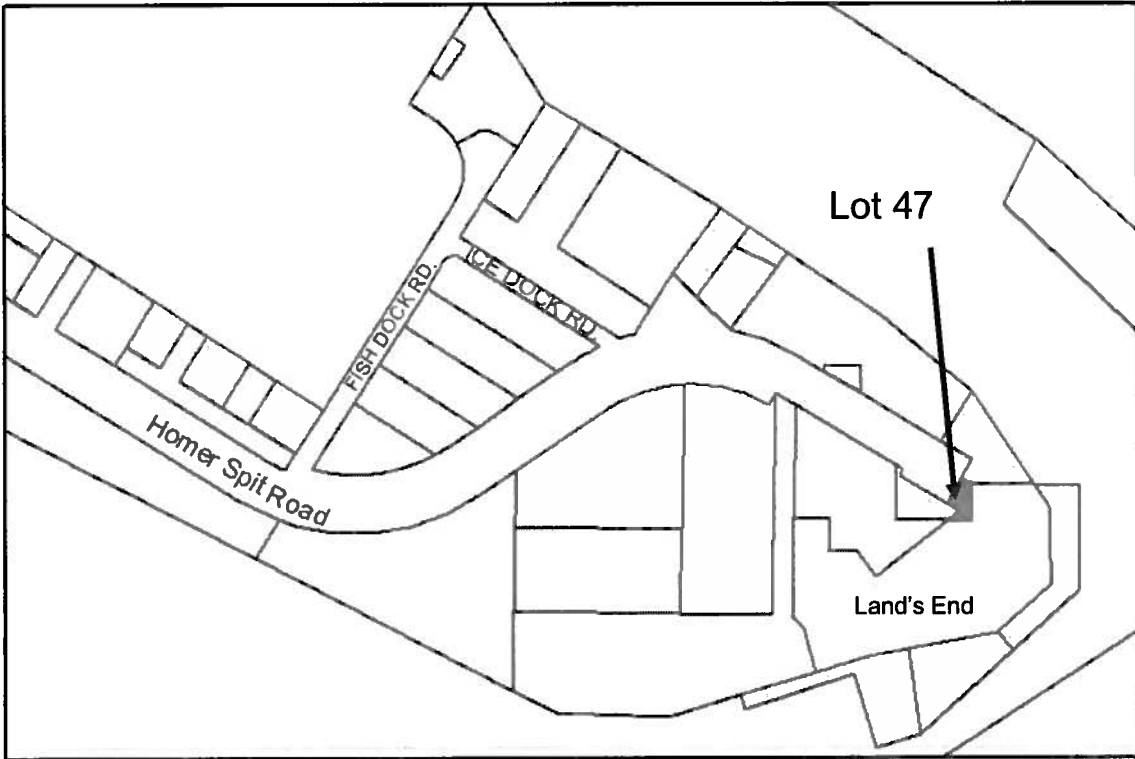
**Notes:** Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>2009 Assessed Value:</b> \$265,300	
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Undesignated. Has easement to Land's End  
**Acquisition History:**

**Area:** 0.08 acres

**Parcel Number:** 18103408

**2009 Assessed Value:** \$55,600

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Paved road, sewer through lot

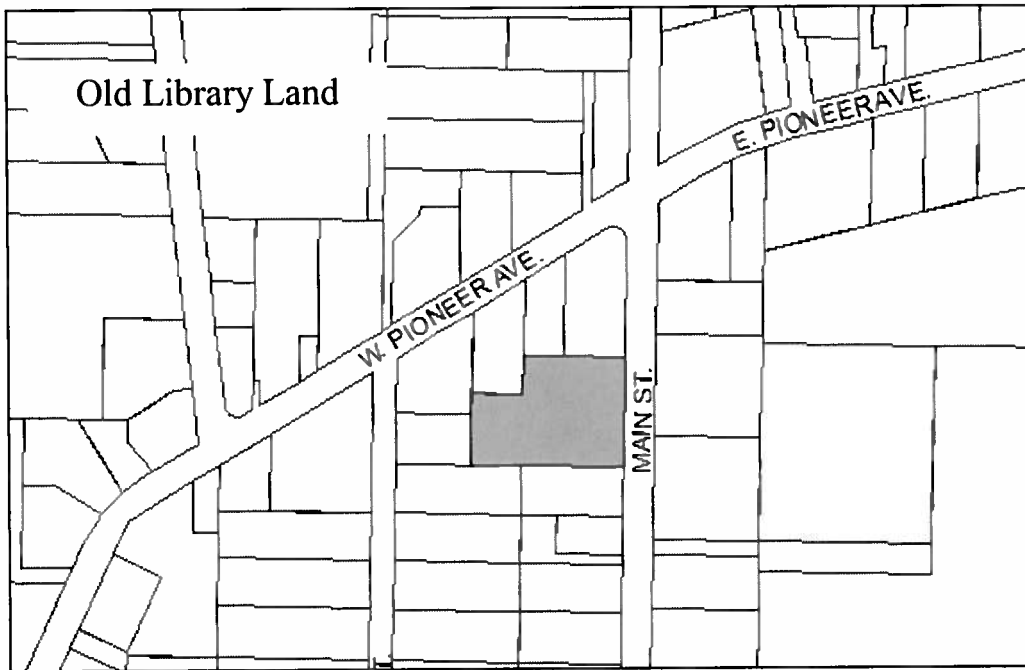
**Notes:**

In the process of selling to Lands End, spring 2014

**Finance Dept. Code:**



**Section D**  
**City Facilities**



**Designated Use:** Sell.

**Acquisition History:** Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

**Area:** 1.31 acres

**Parcel Number:** 17514416

**2009 Assessed Value:** \$189,200

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

**Zoning:** Central Business District

**Wetlands:** Drainage and wetlands may be present

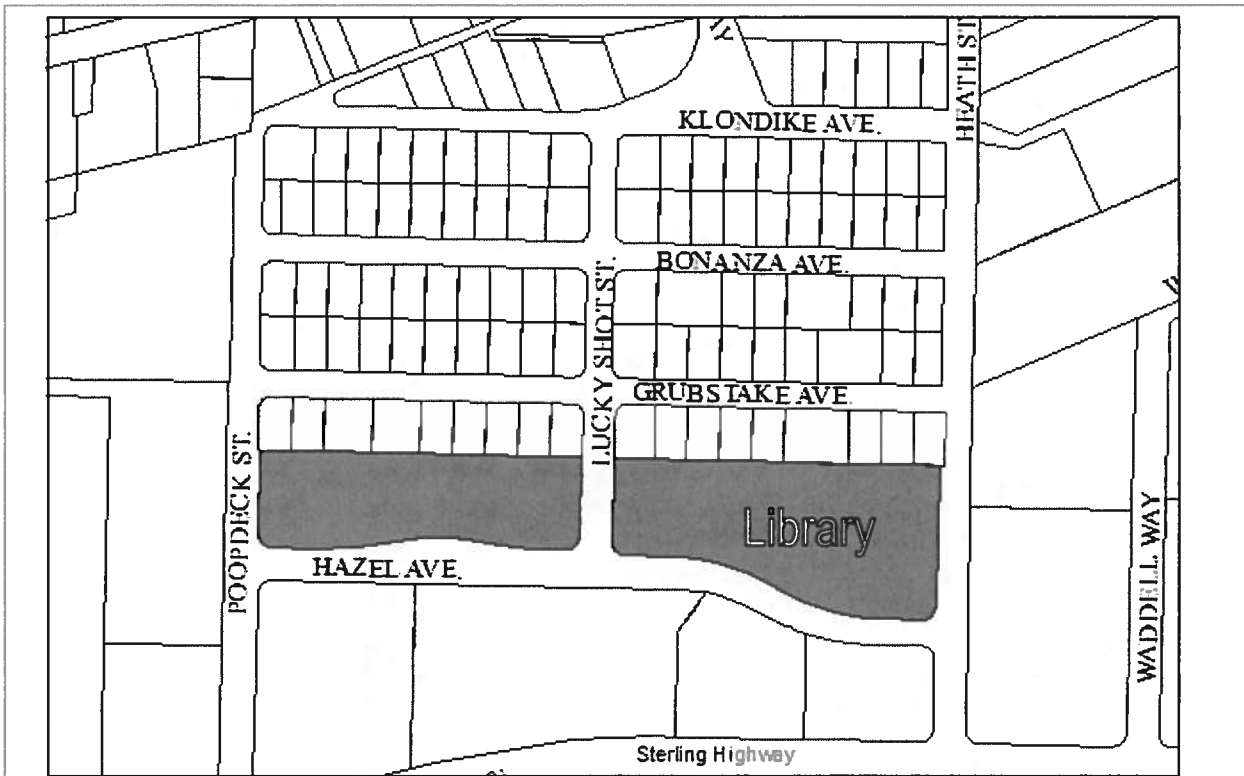
**Infrastructure:** Paved road, water, sewer

**Notes:** This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500.

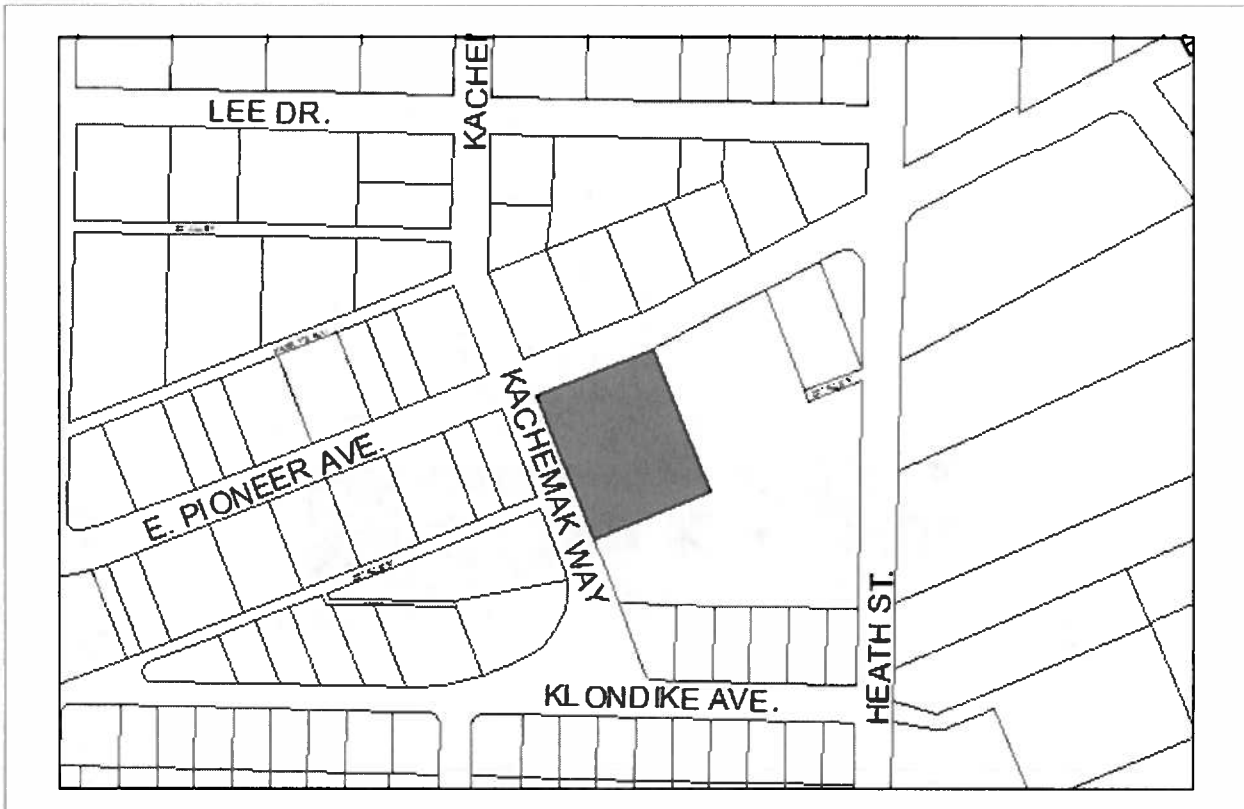
Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

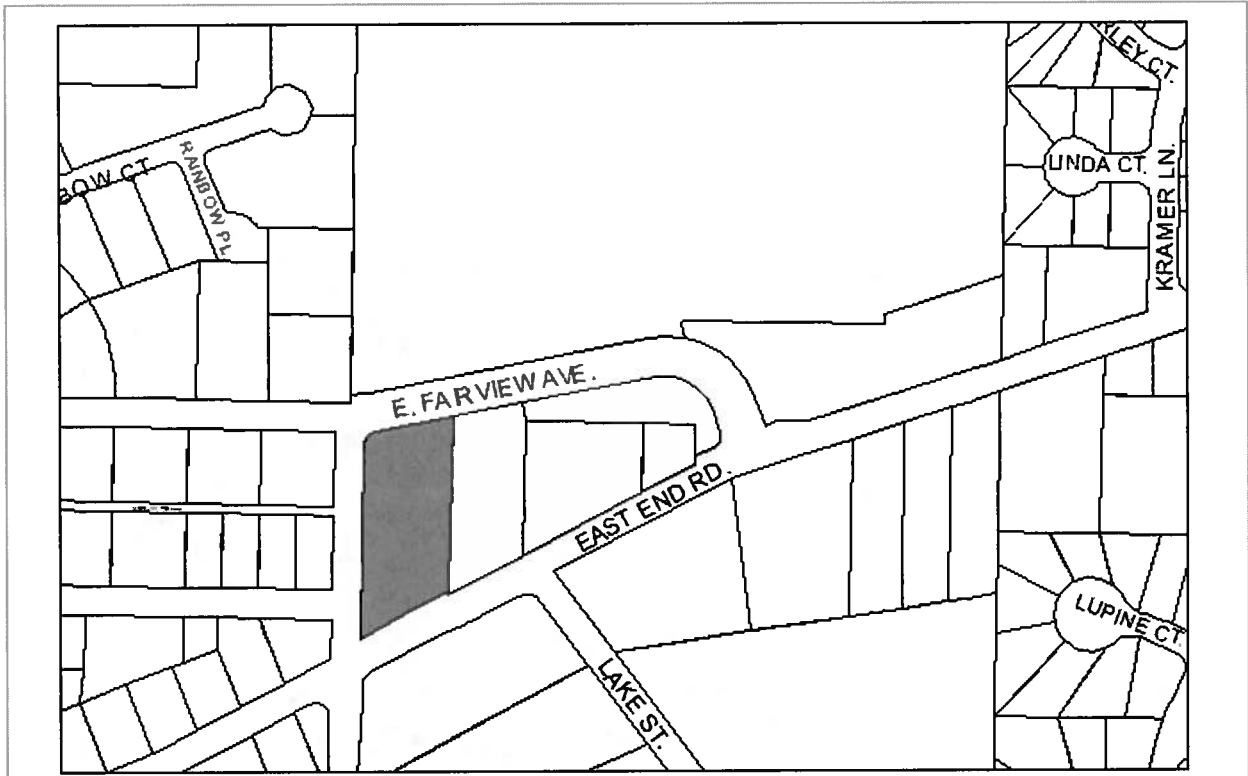
**Finance Dept. Code:**



<b>Designated Use:</b> Library. Resolution 2003-72	
<b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2009 Assessed Value:</b> \$3,335,200 (Land 335,200, Structure 3,000,000)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, water and sewer available.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> City Hall	
<b>Acquisition History:</b> Purchased, Schoulz 12/31/86	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 17720408
<b>2009 Assessed Value:</b> \$1,082,100 (Land 172,300 Structure 909,800)	
<b>Legal Description:</b> HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road access, water and sewer.	
<b>Notes:</b> New addition and remodel 2011/12. Lower parking area paved.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Police and fire stations

**Acquisition History:** Straub Warr Deed 4/74, partial purchase Straub 4/5/74

**Area:** 1.57 acres

**Parcel Number:** 17702057

**2009 Assessed Value:** \$2,054,700 ( Land: \$208,000 Structure: \$1,846,700)

**Legal Description:** HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

**Zoning:** Central Business District

**Wetlands:** N/A

**Infrastructure:** Water, Sewer, Paved access

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Water Tank (A Frame Tank)  
**Acquisition History:** Dehel Deed 6/1/65

**Area:** 0.5 acres

**Parcel Number:** 17504011

**2009 Assessed Value:** \$30,700

**Legal Description:** HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4

**Zoning:** Rural Residential

**Wetlands:** Possible drainage through site

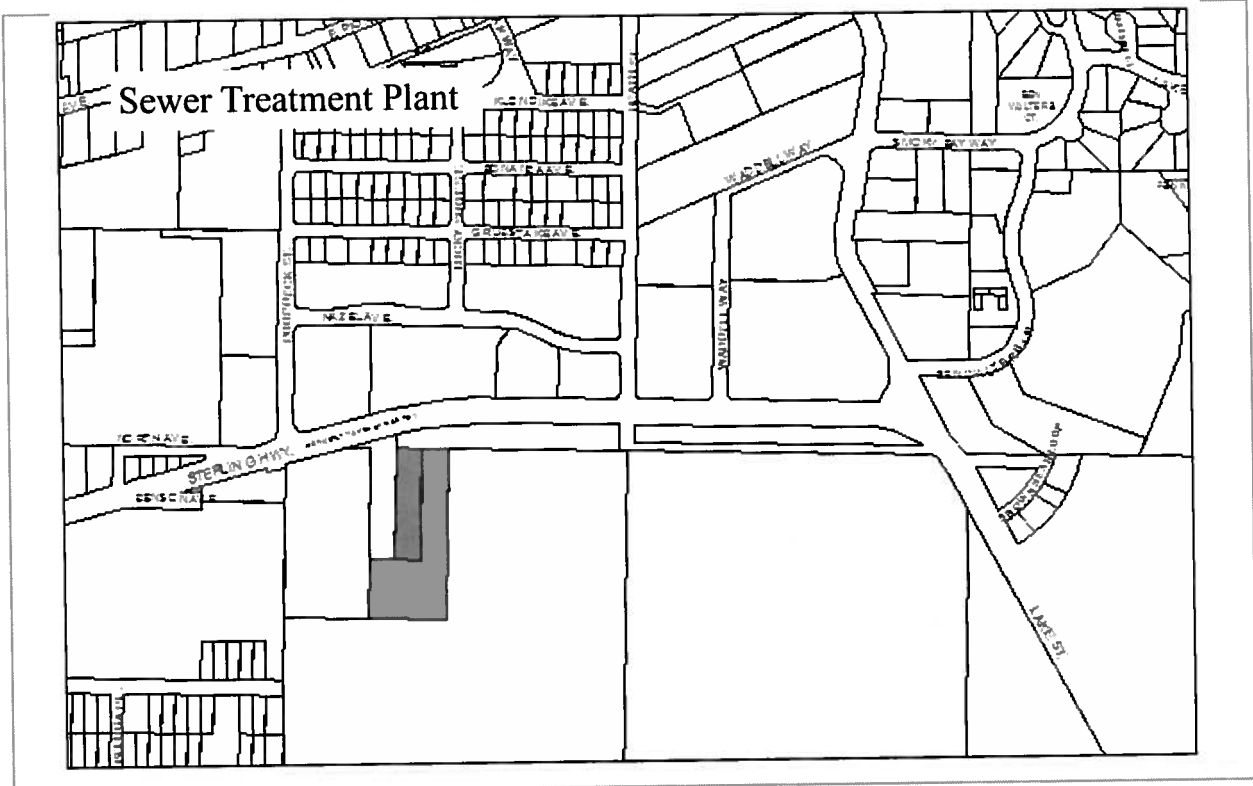
**Infrastructure:** N/A

**Notes:**

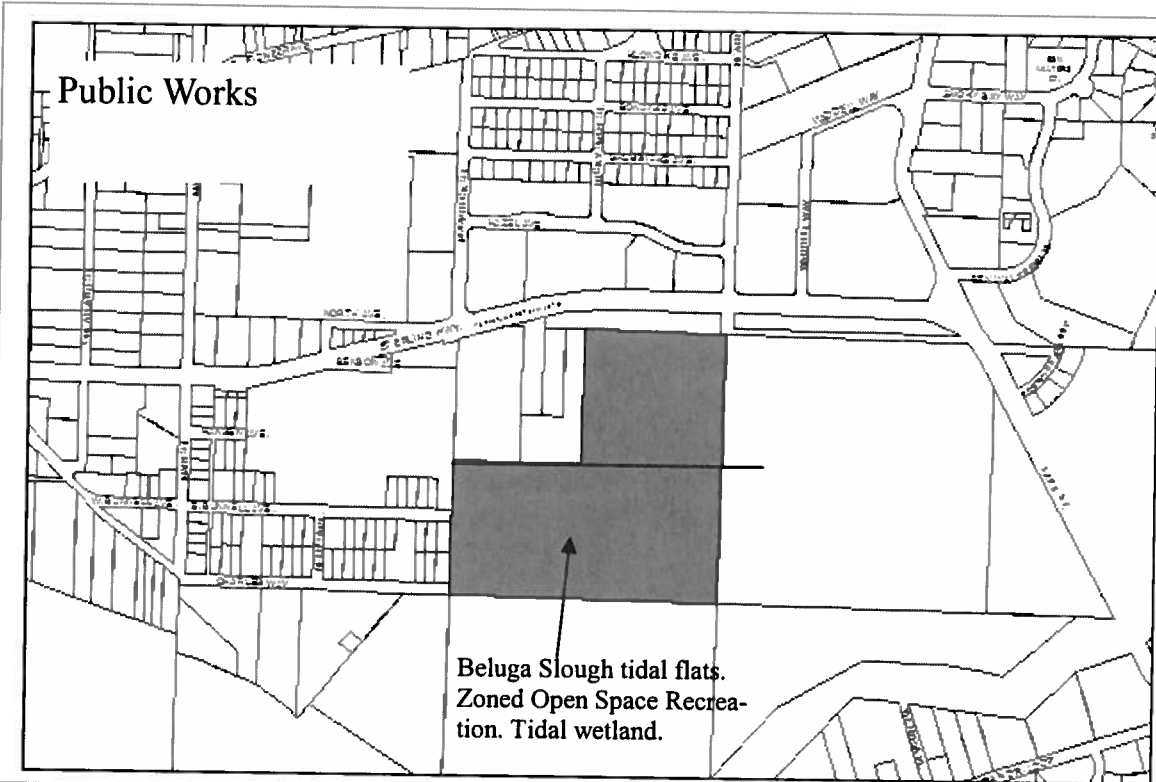
**Finance Dept. Code:**



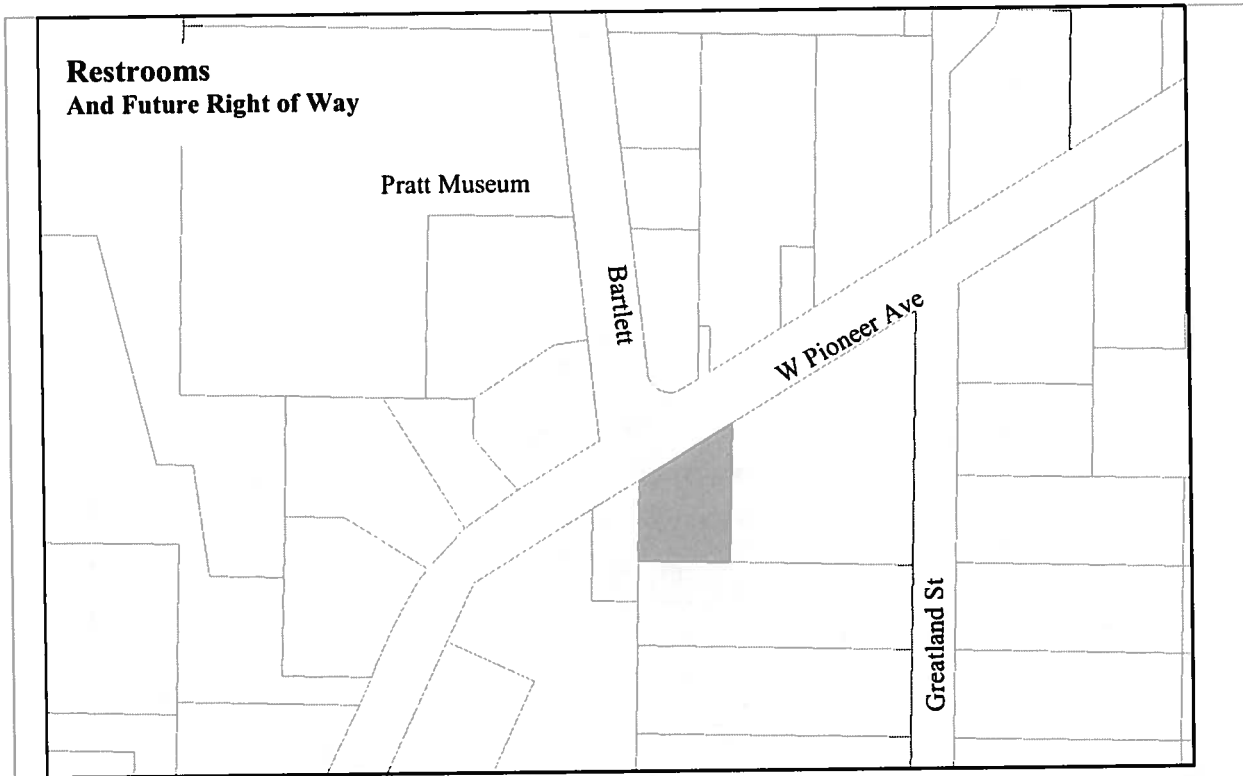




<b>Designated Use:</b> Sewage Treatment	
<b>Acquisition History:</b> see below	
<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
<b>2009 Assessed Value:</b> \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Water and Sewer. Access via PW complex	
<p><b>Notes:</b>                  Acquisition:                  17414014: Mitchell Warr Deed 1/9/84                  17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.</p> <p>Within a FEMA mapped flood hazard area.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Works	
<b>Acquisition History:</b> Heath Dead 3/10/71	
<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016
<b>2009 Assessed Value:</b> \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b>  Within a FEMA mapped flood hazard area.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Restroom and Future right of way  
**Acquisition History:** Ordinance 2012-42

**Area:** 0.27 acres

**Parcel Number:** 17514301

**2012 Assessed Value:** \$58,800

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

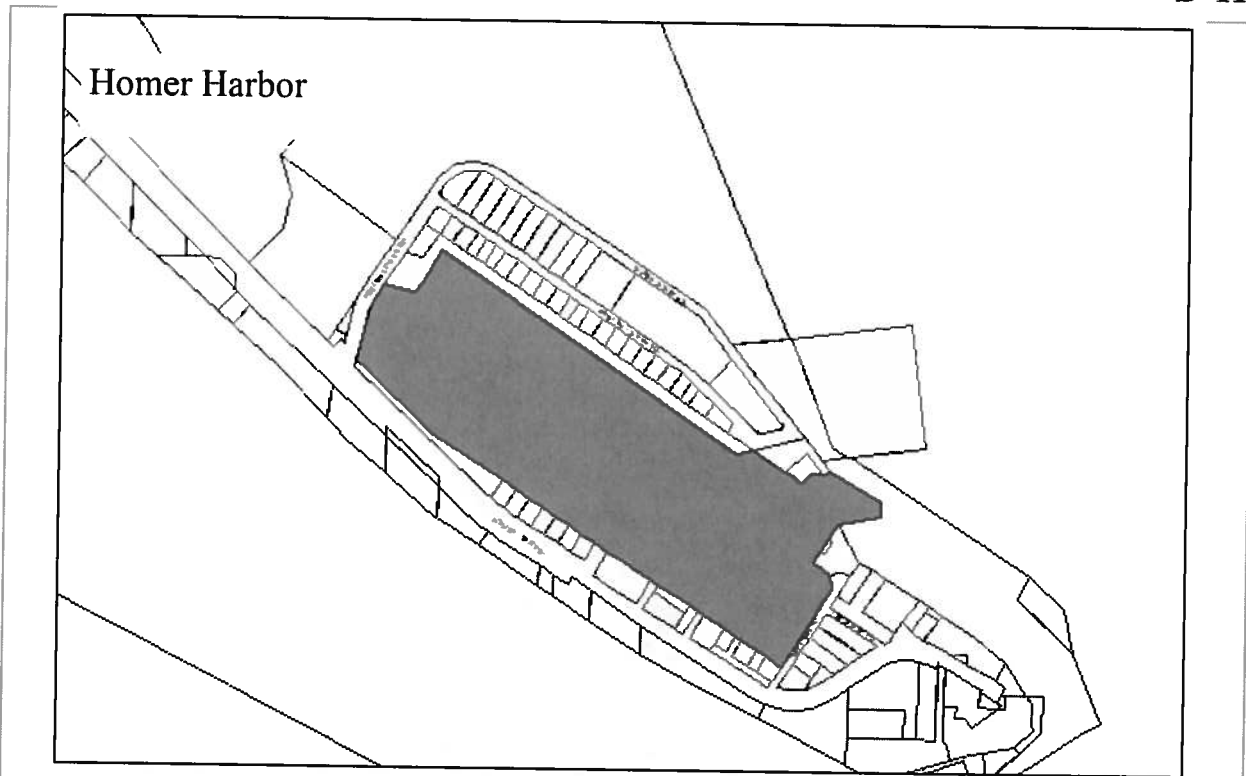
**Zoning:** Central Business District

**Wetlands:** Yes

**Infrastructure:** Paved Road, water and sewer

**Notes:**  
 Public restroom constructed 2013-2014  
 Future road extension for Bartlett.

**Finance Dept. Code:**



**Designated Use:** Homer Small Boat Harbor  
**Acquisition History:** Reso 99-51 Reconveyed from ACOE

**Area:** 72.94

**Parcel Number:** 18103214

**2009 Assessed Value:** \$5,607,100

**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

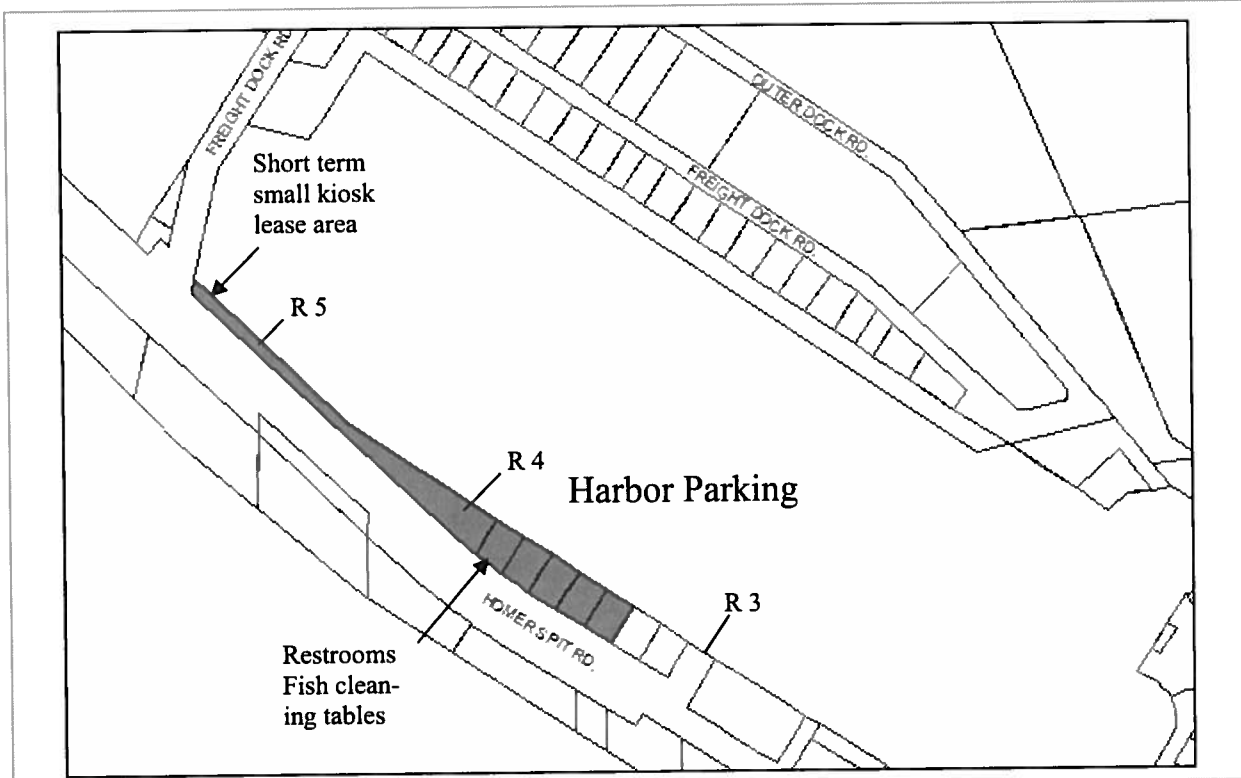
**Zoning:** Marine Commercial

**Wetlands:** N/A

**Infrastructure:** floats, road access, water and sewer

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Parking  
**Acquisition History:**

**Area:** 3.12 acres

**Parcel Number:** 181033 18-22, 24

**2009 Assessed Value:** \$953,200 (Land: \$1,110,800, Structures: \$142,300)

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

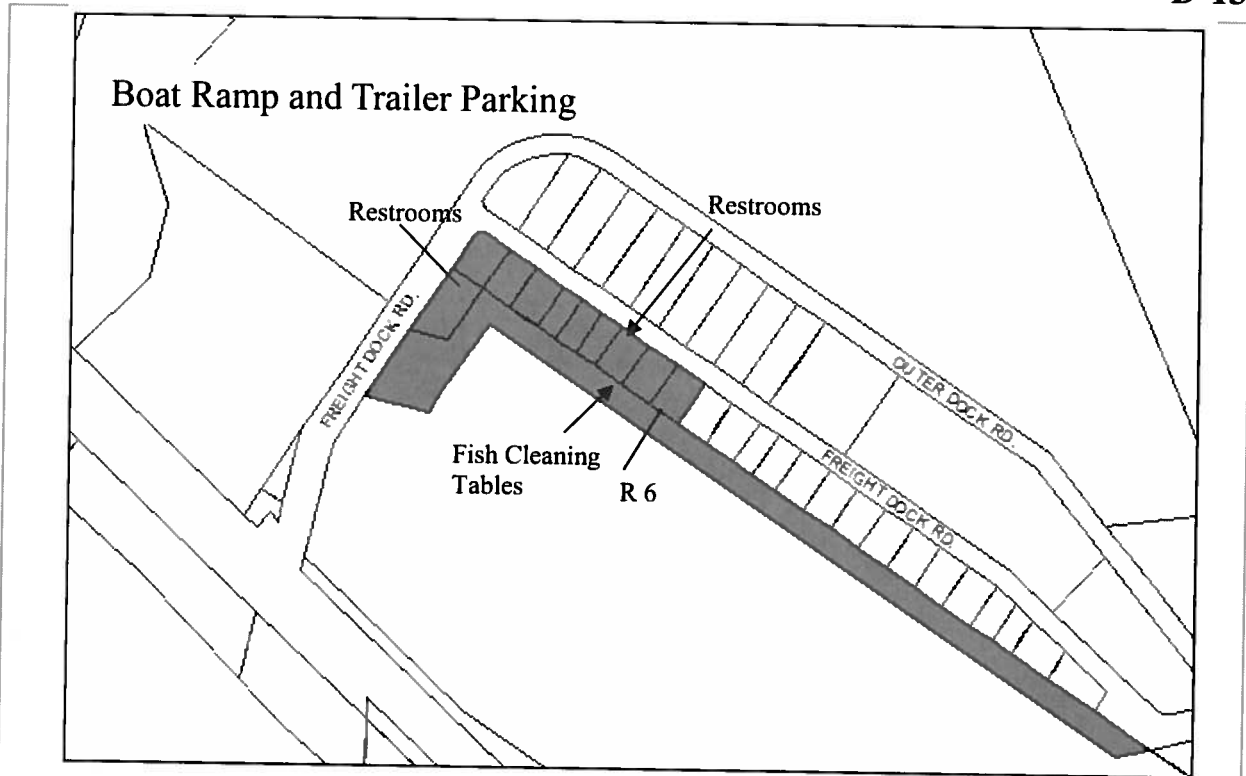
**Zoning:** Marine Commercial

**Wetlands:** N/A

**Infrastructure:** Paved road, water and sewer, public restrooms

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Boat ramp and trailer parking  
**Acquisition History:**

**Area:** 8.32 acres

**Parcel Number:** 181032 47-58, 18103216

**2009 Assessed Value:** \$2,323,400

**Legal Description:** Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

**Zoning:** Marine Industrial, over slope area is Marine Commercial

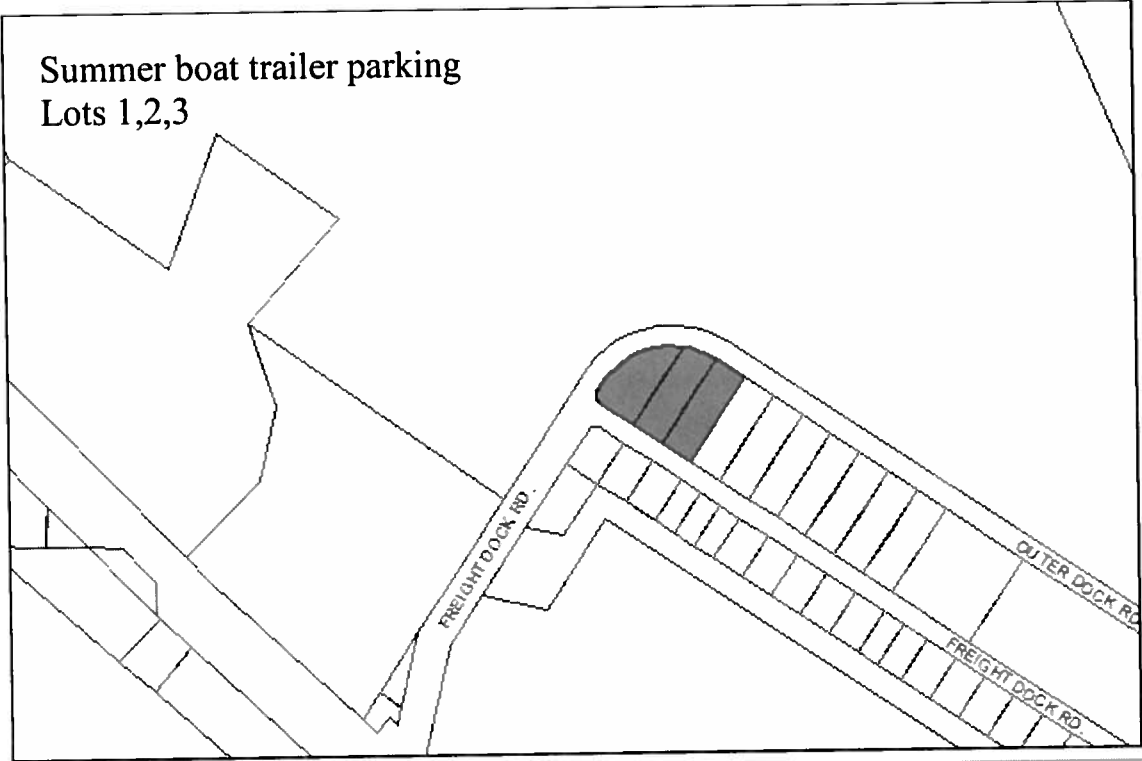
**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer, public restrooms

**Notes:** Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

**Finance Dept. Code:**



**Designated Use:**  
**Acquisition History:**

**Area:** 1.98 acres

**Parcel Number:** 181032-21,22,31

**2009 Assessed Value:** \$698,600

**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

**Zoning:** Marine Industrial

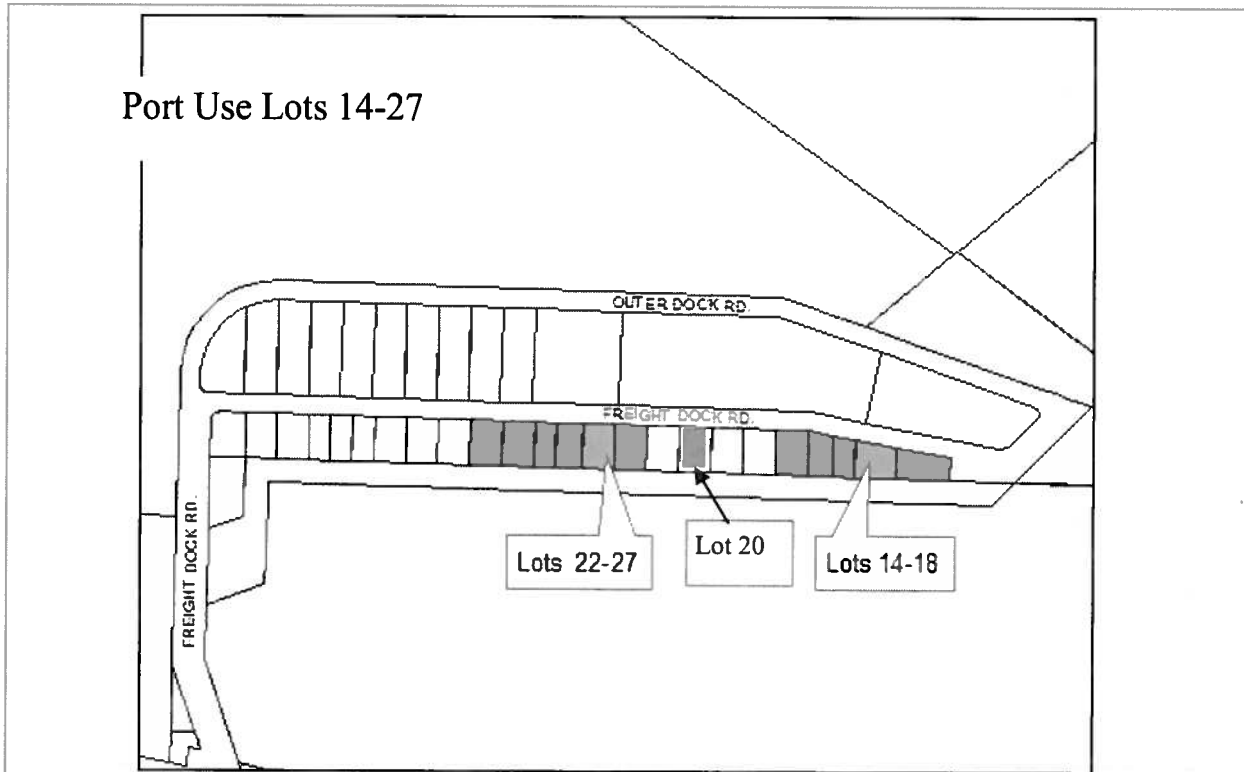
**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer, Barge ramp

**Notes:**

**Finance Dept. Code:**





**Designated Use:** Port Use  
**Acquisition History:**

**Area:** 3.16 acres

**Parcel Number:** 18103233-37, 41-46

**2009 Assessed Value:** \$1,454,000

**Legal Description:** Homer Spit No 5 Lots 14-18, 22-27

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

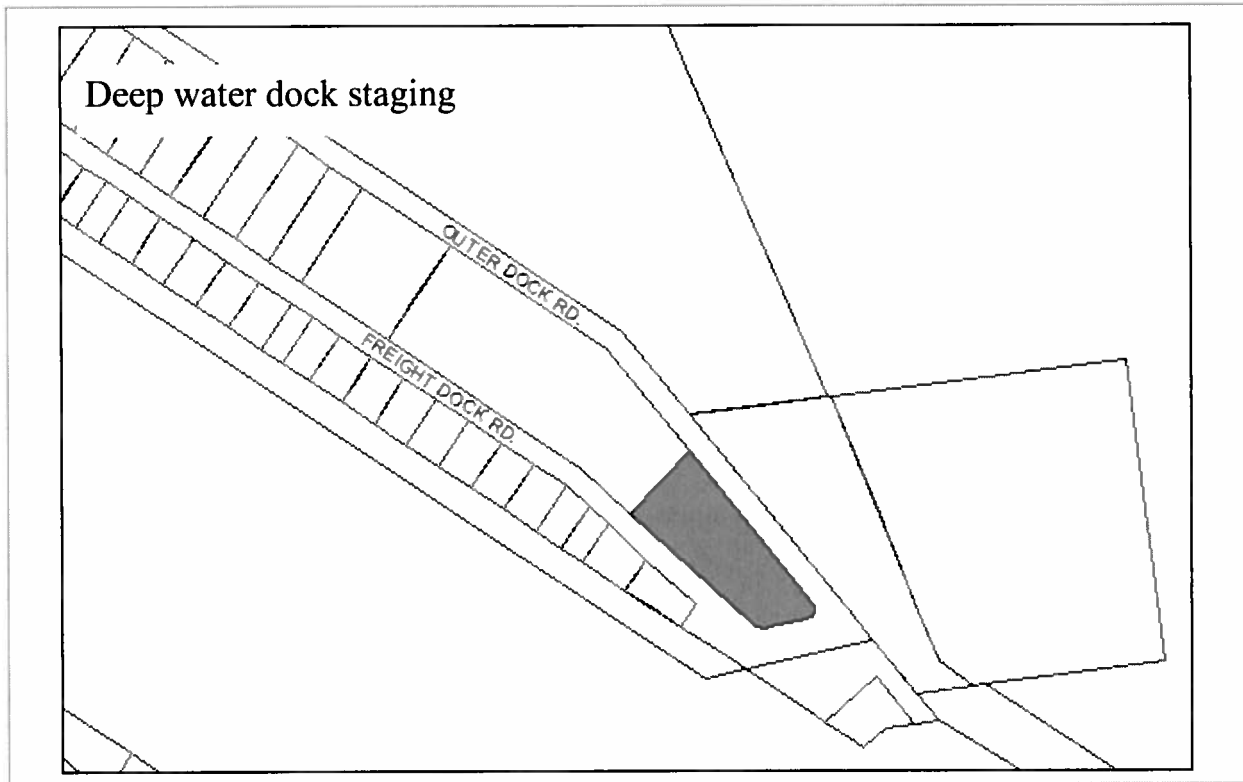
**Notes:**

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Lots 22 and 23 are under design for a new harbormaster office, construction scheduled for 2014

Lot 20 reserved for future travel lift Resolution 13-032

**Finance Dept. Code:**



**Designated Use:** Deep water dock staging  
**Acquisition History:**

**Area:** 2.08 acres

**Parcel Number:** 18103232

**2009 Assessed Value:** \$497,600

**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

**Zoning:** Marine Industrial

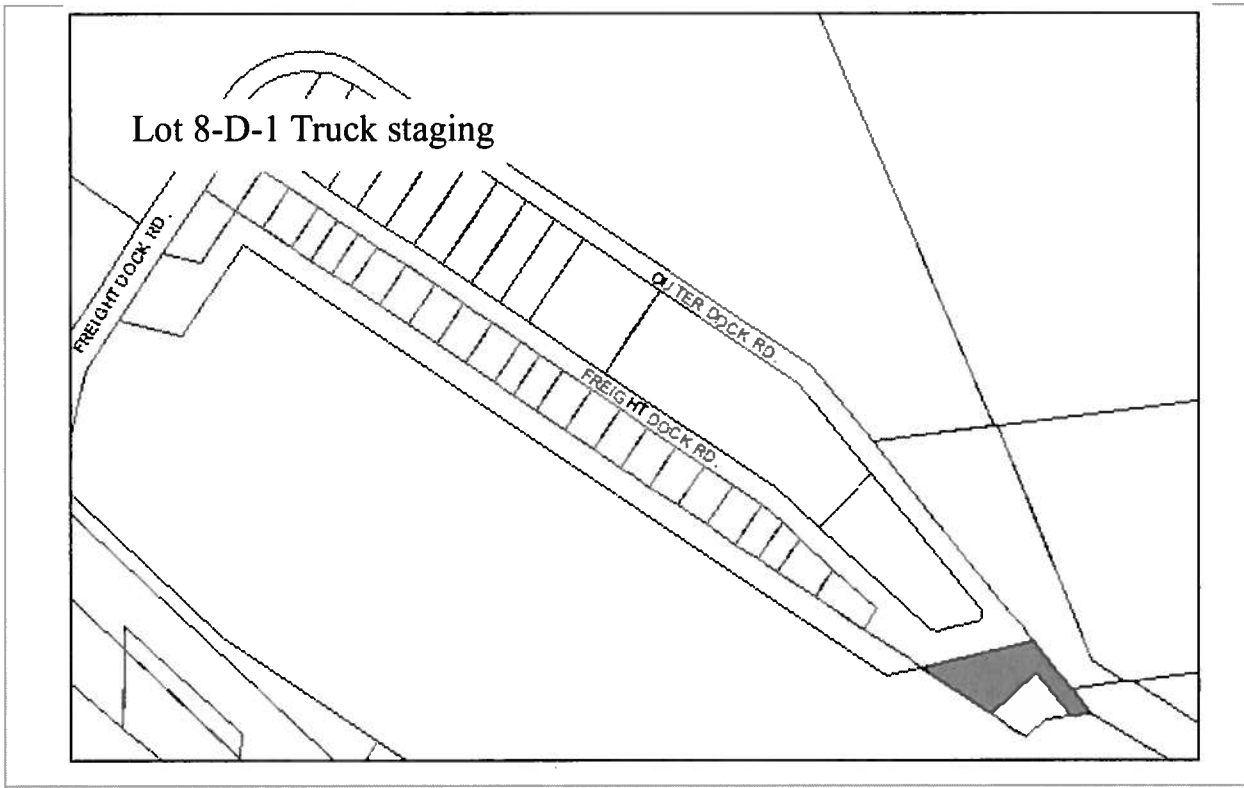
**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

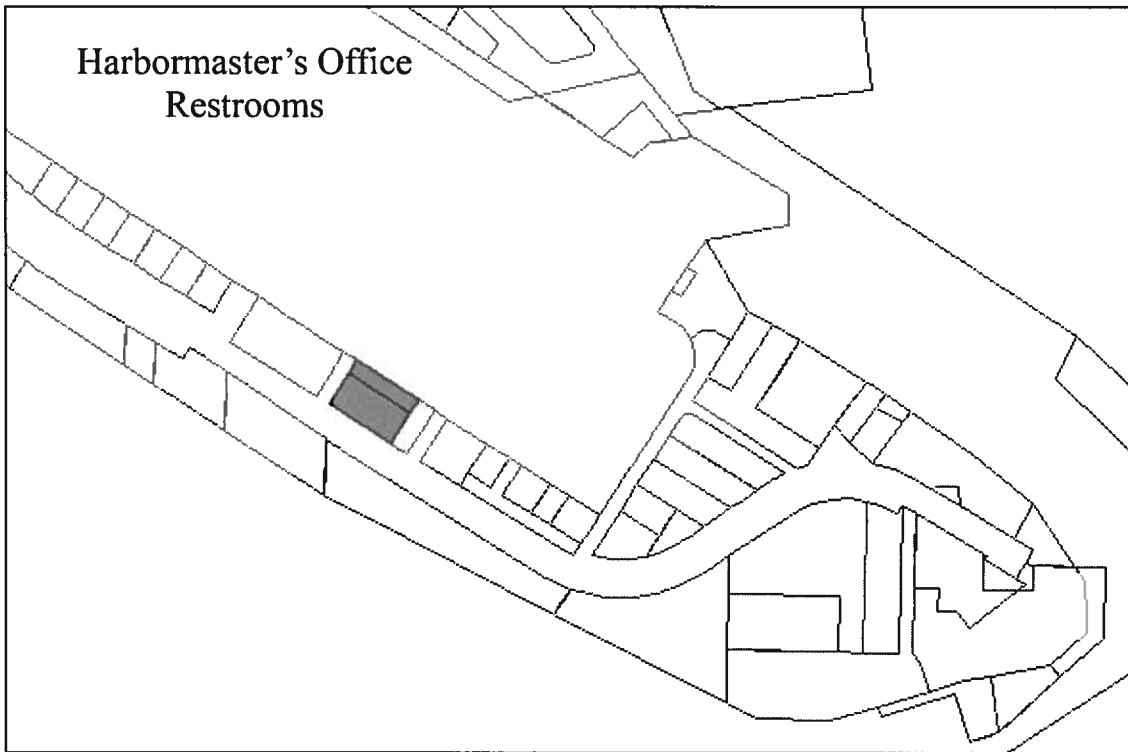
**Notes:**

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

**Finance Dept. Code:**



<b>Designated Use:</b> Commercial Truck Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>2009 Assessed Value:</b> \$342,800 (Land: \$329,600, Structures: \$13,200)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b>  Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Harbormaster Office, parking and restrooms  
**Acquisition History:**

**Area:** 0.65 and 0.28 acres, or 0.93 acres

**Parcel Number:** 181033 10, 11

**2009 Assessed Value:** \$446,700 (Land: \$358,900 Structures: \$107,800)

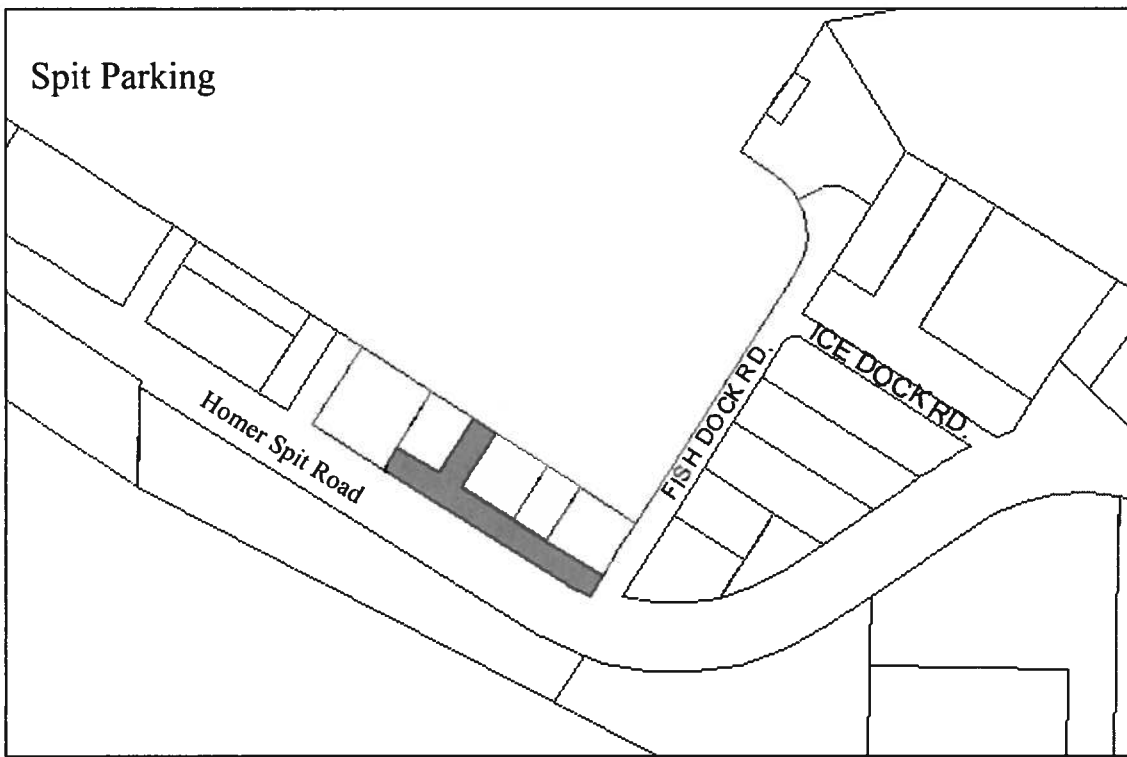
**Legal Description:** Homer Spit Subdivision Amended, Lots 28 and 29

**Zoning:** Marine Industrial

**Infrastructure:** Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

**Finance Dept. Code:**



**Designated Use:** Parking and Access  
**Acquisition History:**

**Area:** 0.6 acres

**Parcel Number:** 18103441

**2009 Assessed Value:** \$217,000

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

**Zoning:** Marine Industrial

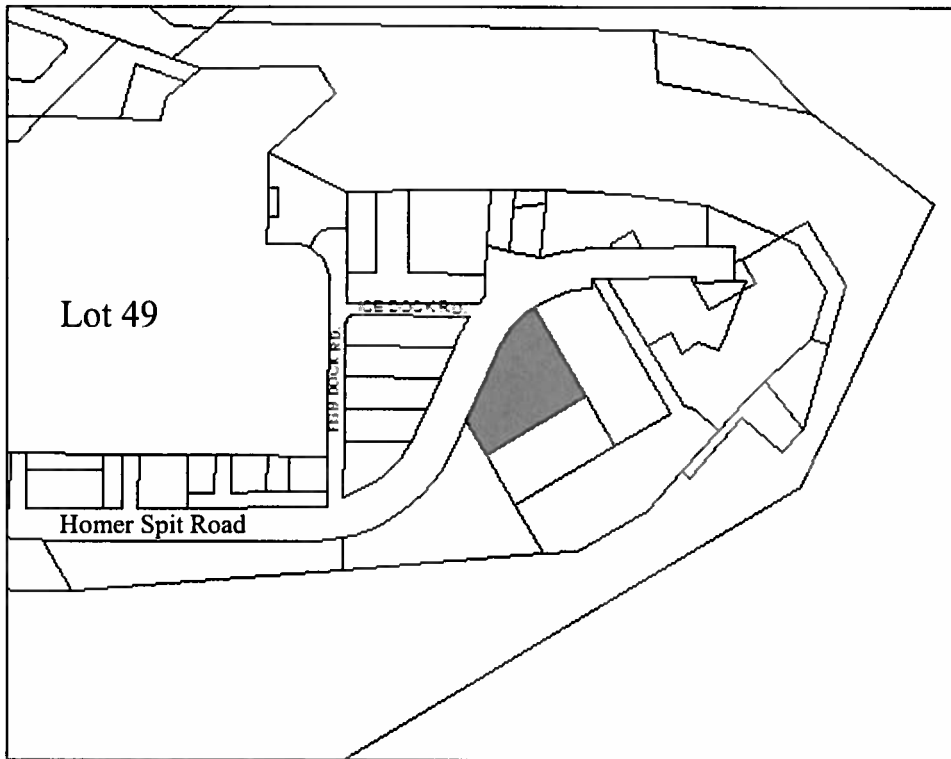
**Wetlands:** N/A

**Infrastructure:** Paved road

**Notes:**

Provides parking for adjacent businesses, and harbor access.

**Finance Dept. Code:**



**Designated Use:** Main Dock Staging  
**Acquisition History:**

**Area:** 2 acres

**Parcel Number:** 18103436

**2009 Assessed Value:** \$688,400 (Land: \$651,200 Structure: \$37,200)

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Paved road, water and sewer

**Notes:**

Resolution 2007-51: Continue to use for dredge material dewatering.

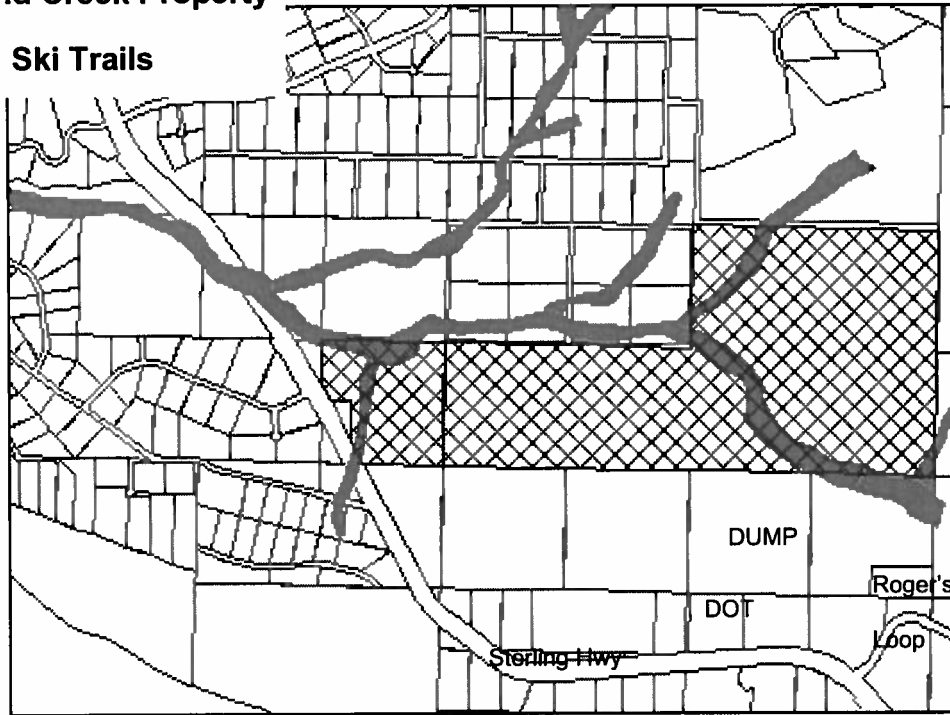
**Finance Dept. Code:**

# **Section E**

**Parks + Beaches  
Cemeteries + Green Space**

**Diamond Creek Property**

**Ski Trails**



**Designated Use:** Public Purpose for park land

**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

**Area:** 273 acres (240 acres and 33 acres)

**Parcel Number:** 17302201, 17303229

**2009 Assessed Value:** \$393,700

**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

**Zoning:** Not in city limits

**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

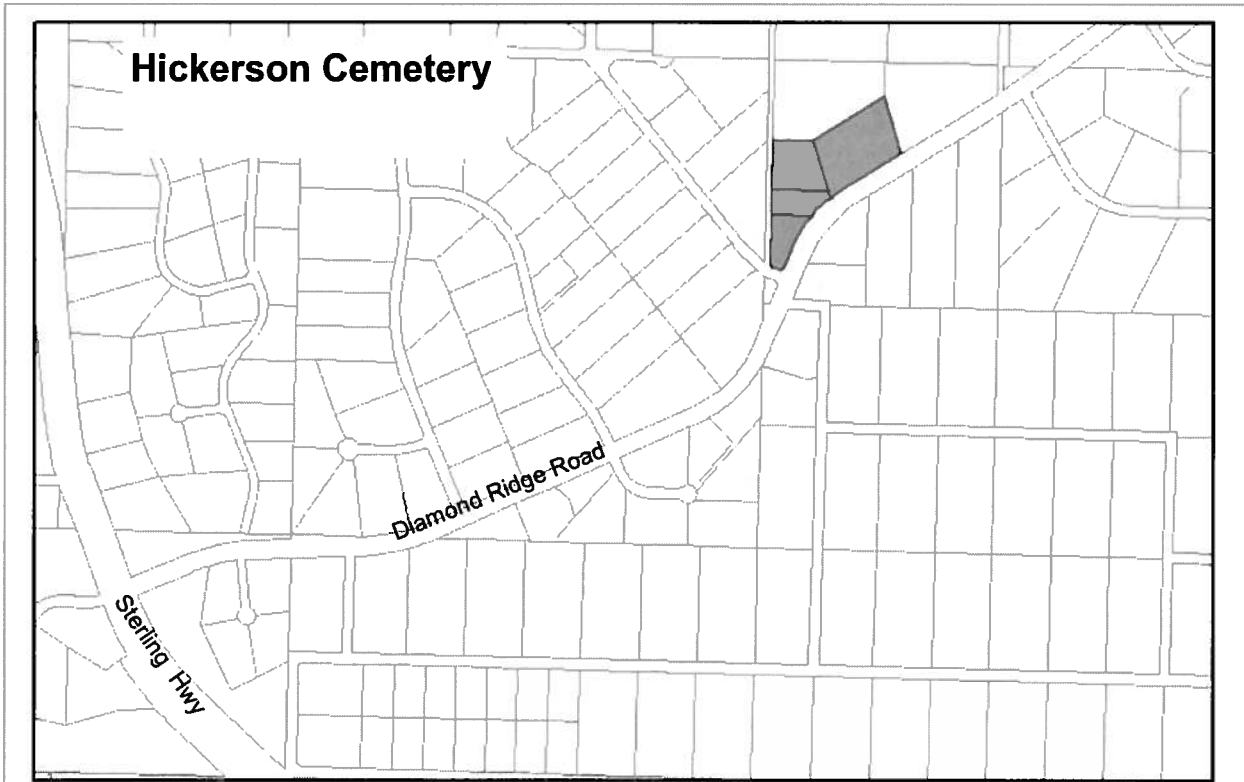
**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.

**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

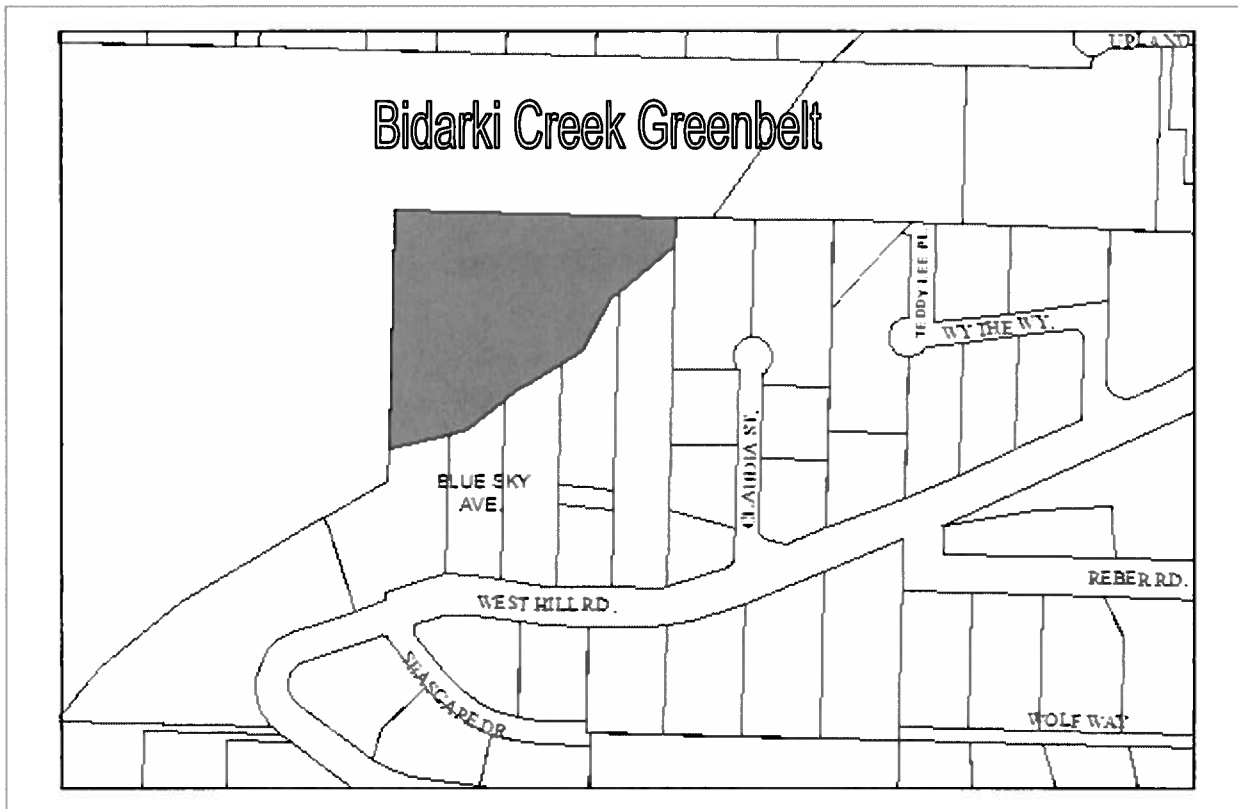
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

**Finance Dept. Code:**

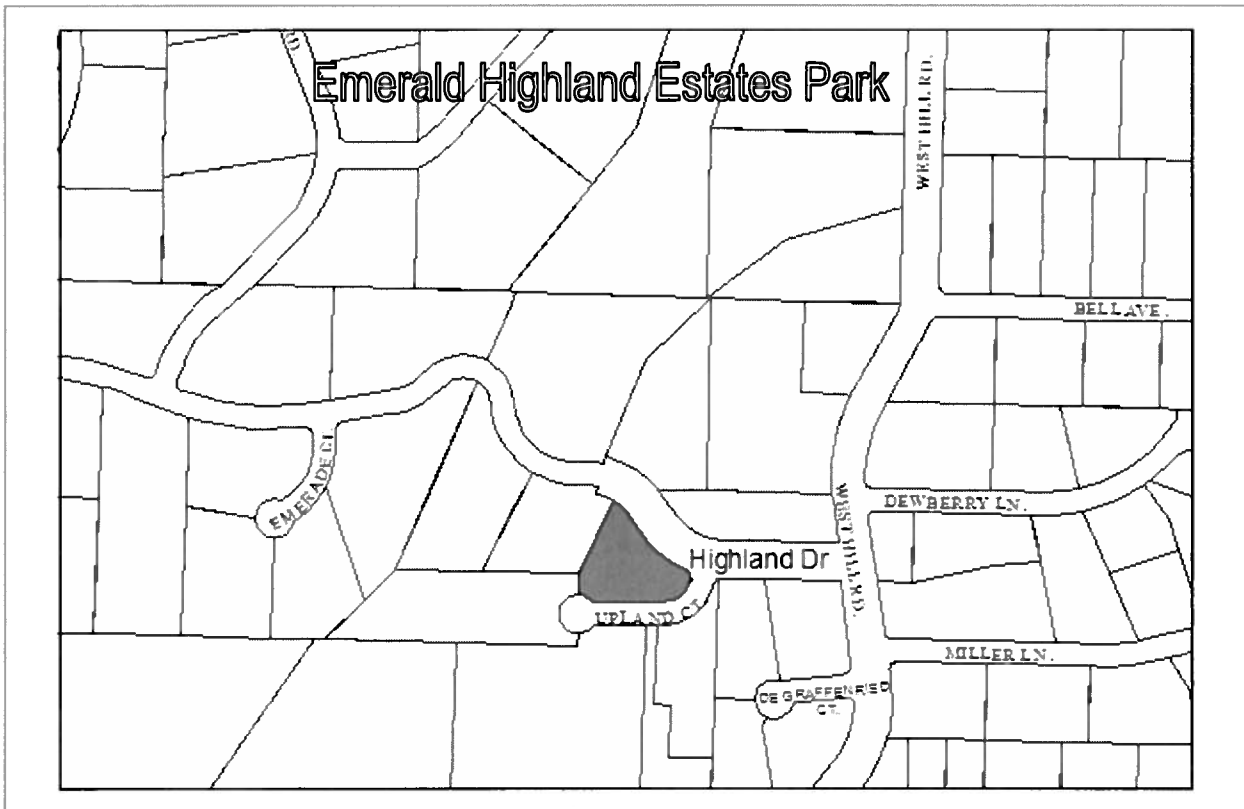




<b>Designated Use:</b> Hickerson Memorial Cemetery	
<b>Acquisition History:</b> Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30	
<b>Area:</b> 6.91 acres	<b>Parcel Number:</b> 17321011, 13, 14, 15
<b>2010 Assessed Value:</b> \$111,990 (Land \$113,100, Structure \$6,800)	
<b>Legal Description:</b> HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C	
<b>Zoning:</b> Not within city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved access	
<b>Notes:</b> Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.	
<b>Acquisition History:</b> KPB Ordinance 83-01	
<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
<b>2009 Assessed Value:</b> \$70,100	
<b>Legal Description:</b> HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
<b>Infrastructure:</b> No access, no utilities	
<b>Notes:</b> Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Use/Emerald Highland Estates Park  
**Acquisition History:** Gangle Deed, 12/1989

**Area:** 1.04 acres **Parcel Number:** 17502056

**2009 Assessed Value:** \$49,300

**Legal Description:** HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

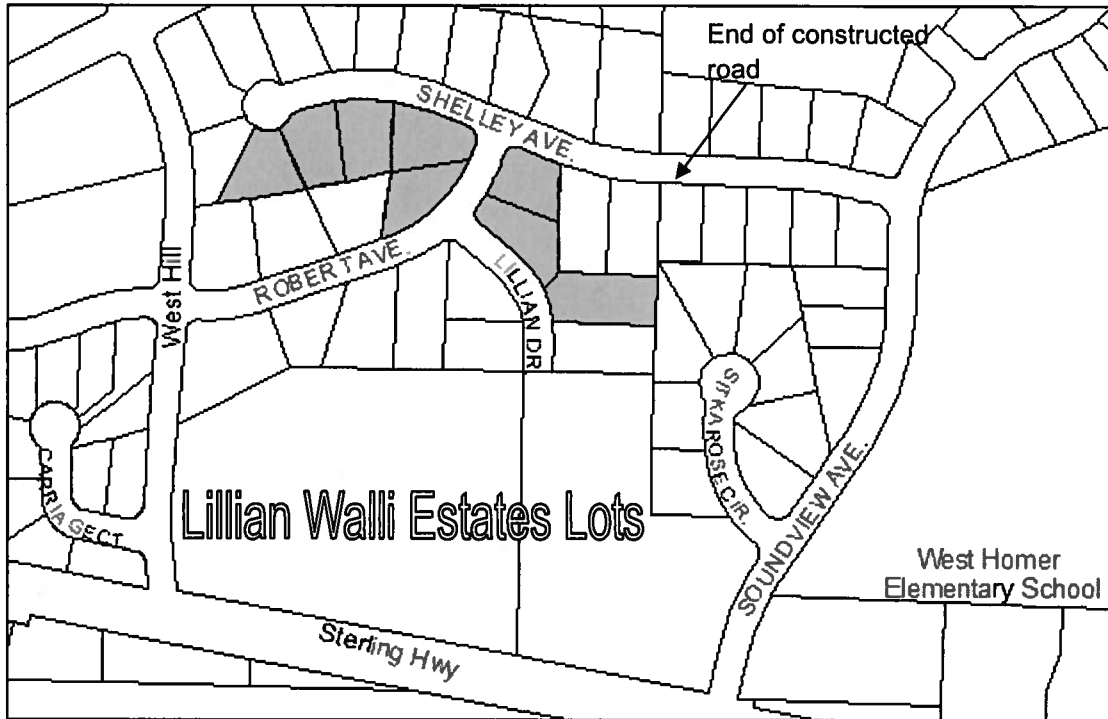
**Zoning:** Rural Residential **Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

**Infrastructure:** Gravel road access

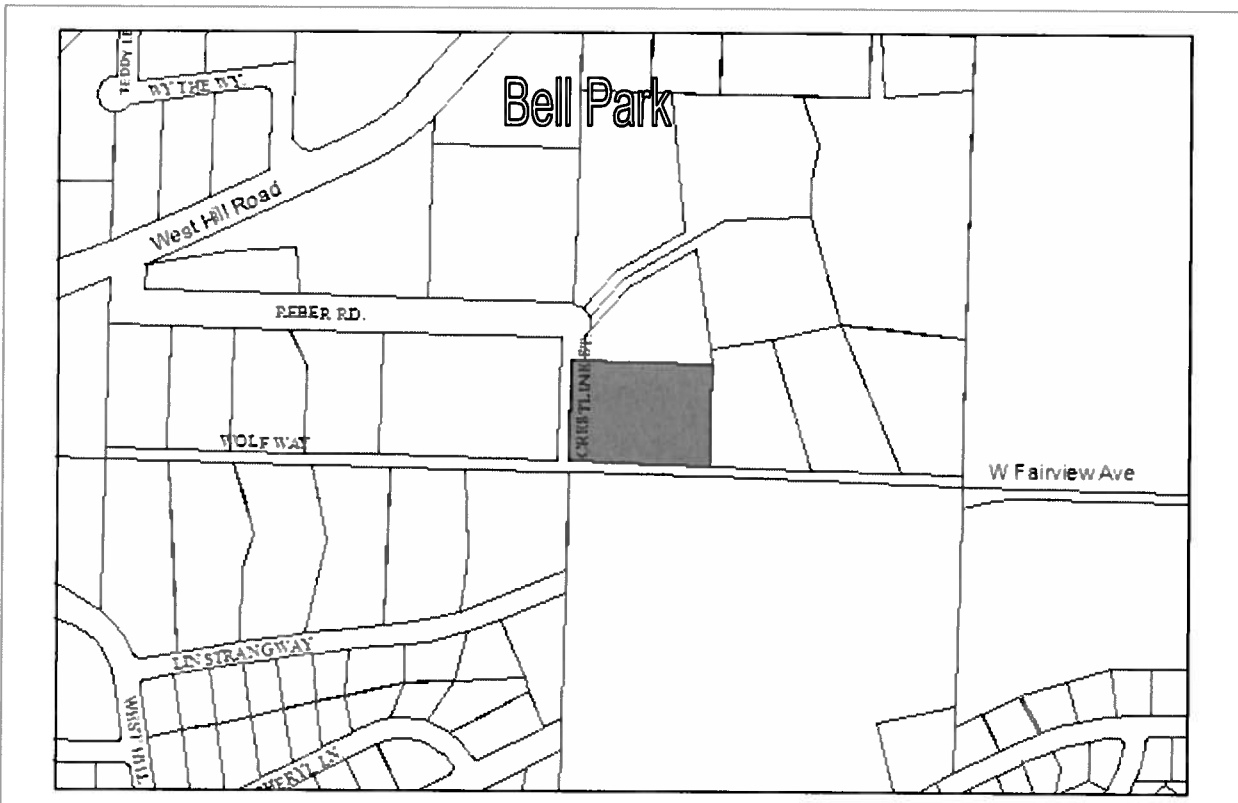
**Notes:** This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

**History:**  
 Resolution 2004-24A, Land Allocation Plan  
 Resolution 2007-03 Emerald Park Master Plan

**Finance Dept. Code:**



<b>Designated Use:</b> Public Purpose	
<b>Acquisition History:</b> Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)	
<b>Area:</b> East lot is just over a third of an acre. Total Acreage: 3.02 acres.	<b>Parcel Number:</b> 175241-10-12, 26-30
<b>2006 Assessed Value:</b> \$7,800-\$8,400 per lot. Total: \$56,000	
<b>Legal Description:</b> HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> All lots mapped as potential wetlands
<b>Infrastructure:</b> No roads, water or sewer immediately adjacent to these lots.	
<b>Notes: Resolution 2004-24A:</b> The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.	
<b>Resolution 2012-50(S):</b> Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.	
These lots were previously assessed for the Sterling Highway Sewer line.	
<b>Finance Dept. Code:</b> 392.0005	



**Designated Use:** W.R.Bell Public Park.  
**Acquisition History:** Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

<b>Area:</b> 2.75 acres	<b>Parcel Number:</b> 17524006
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**2009 Assessed Value:** \$81,800

**Legal Description:** HM0700402 T06S R13W S18 TRACT E W R BELL SUB

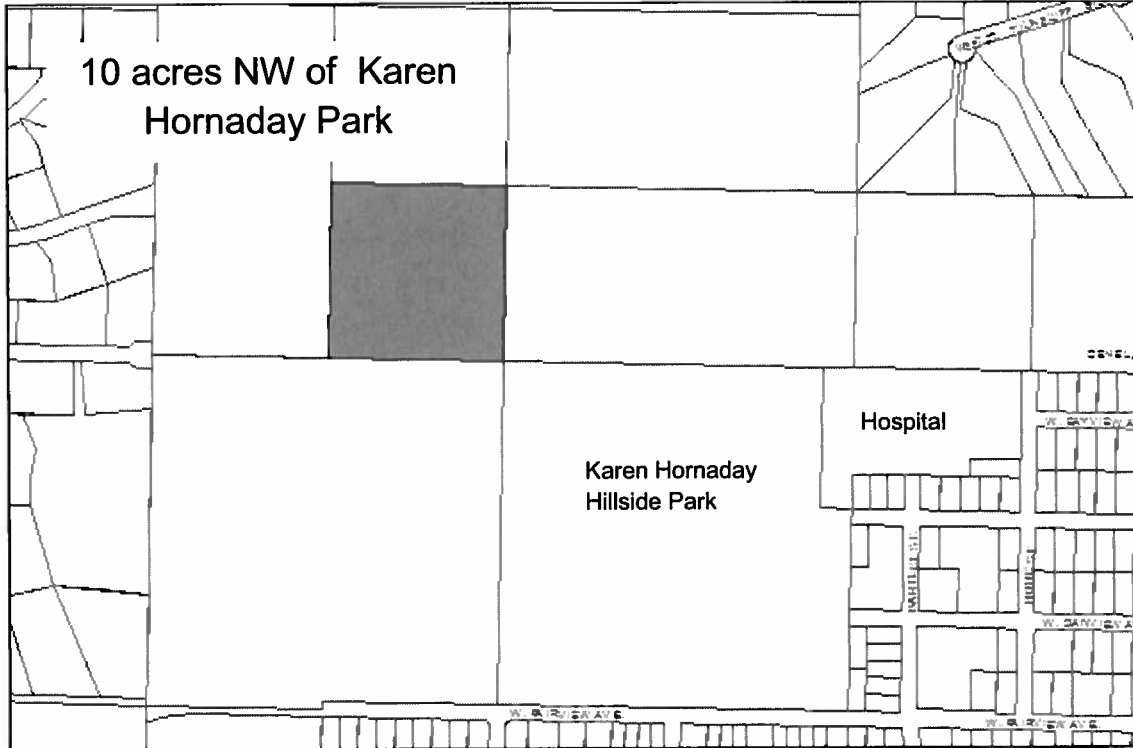
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages on lot.
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**Infrastructure:** Gravel road access. Rough trails across property.

**Notes:**  
 Park contains the gravesite of W.R. Bell.  
 It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

**Finance Dept. Code:**



**Designated Use:** Retain for a future park Resolution 2011-37(A)  
**Acquisition History:**

**Area:** 10 acres

**Parcel Number:** 17504003

**2009 Assessed Value:** \$64,300\*

**Legal Description:** T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

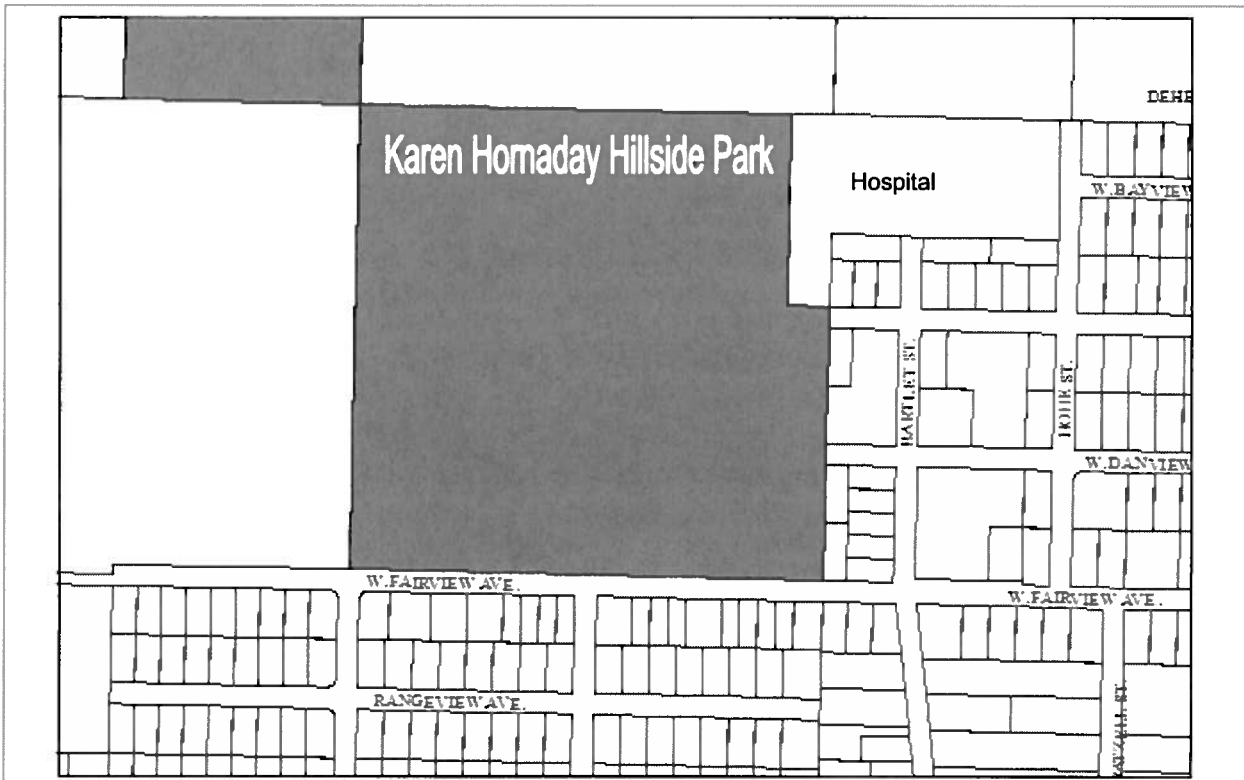
**Zoning:** Rural Residential

**Wetlands:** Drainages and wetlands may be present

**Infrastructure:** None. No access.

**Notes:** \*2007—Land could not be appraised due to lack of legal access.

**Finance Dept. Code:**



**Designated Use:** Public Recreational Purpose/Karen Hornaday Hillside Park  
**Acquisition History:** Homer Fair Association, Deed 8/1966 with covenants

<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
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**2009 Assessed Value:** \$382,200 (Land \$263,500 Structure \$118,600)

**Legal Description:** HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn

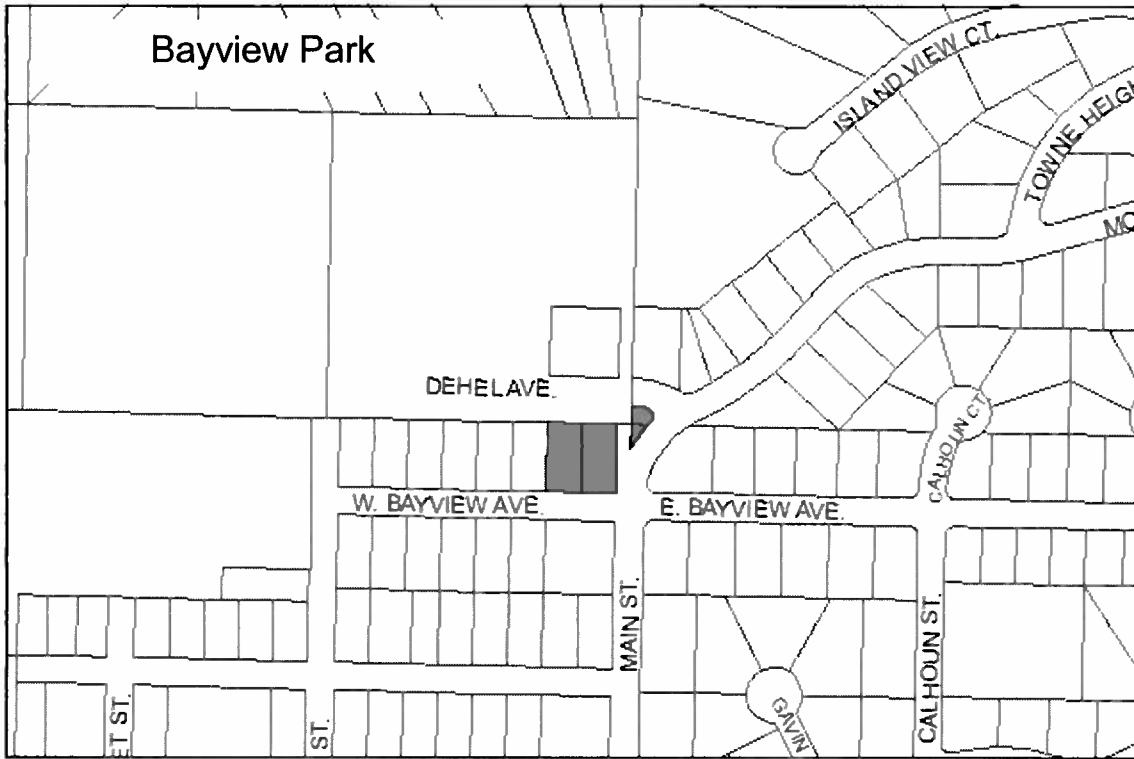
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
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**Infrastructure:** Water, sewer and road access

**Notes:** Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

**Finance Dept. Code:** 175.0003 (driveway, parking), 175.0007 (campground)



**Designated Use:** Public Purpose/Bayview Park/Water tank access  
**Acquisition History:** Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park. FINISH

**Area:** 0.58 acres total

**Parcel Number:** 175051 07, 08  
 17726038, 17727049

**2006 Assessed Value:** \$91,700 total

**Legal Description:** 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2  
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1  
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE  
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

**Zoning:** Rural Residential

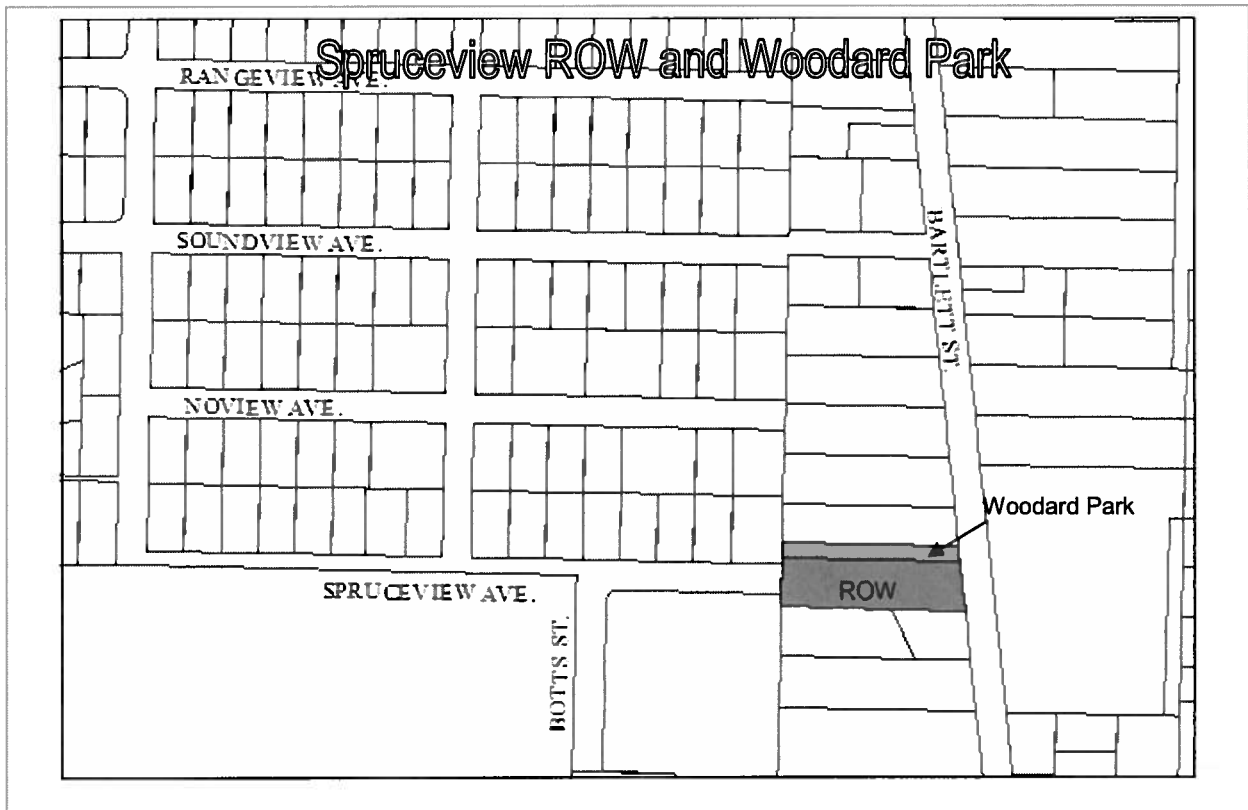
**Wetlands:** N/A

**Infrastructure:** Paved road access

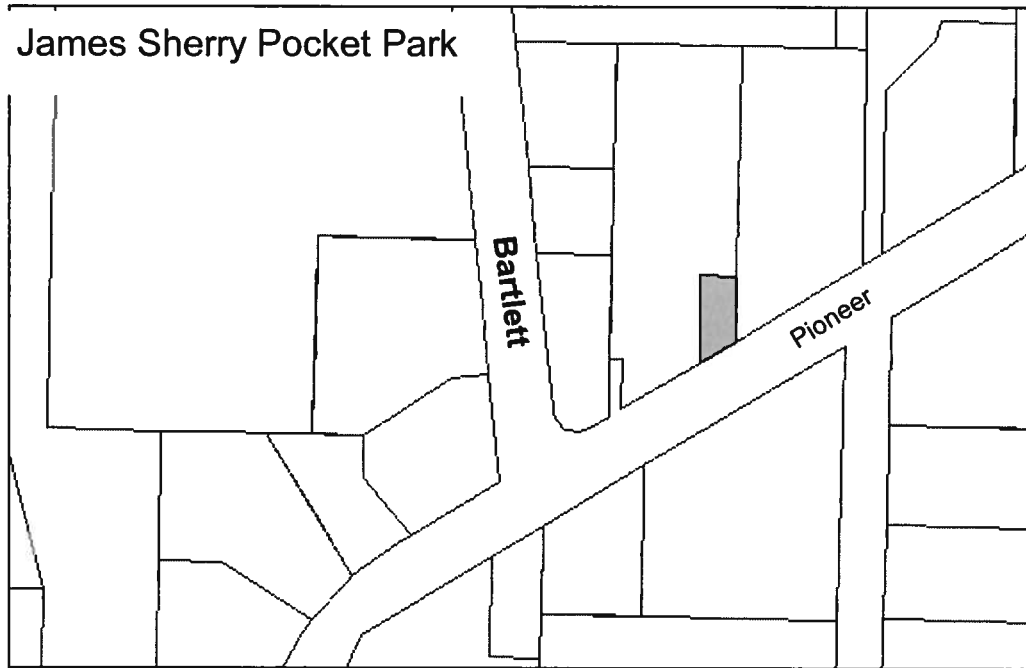
**Notes:**

**Finance Dept. Code:**





<b>Designated Use:</b> ROW and Woodard Park	
<b>Acquisition History:</b> ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
<b>2006 Assessed Value:</b> ROW: \$61,400, Park: \$36,200	
<b>Legal Description:</b> ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> ROW: 500.0051 Park:	



**Designated Use:** Retain for use as public park or parking  
**Acquisition History:** Ord 83-01 (KPB)

**Area:** 0.06 acres or 2,766 sq ft

**Parcel Number:** 17514235

**2009 Assessed Value:** \$41,200

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

**Zoning:** Central Business District

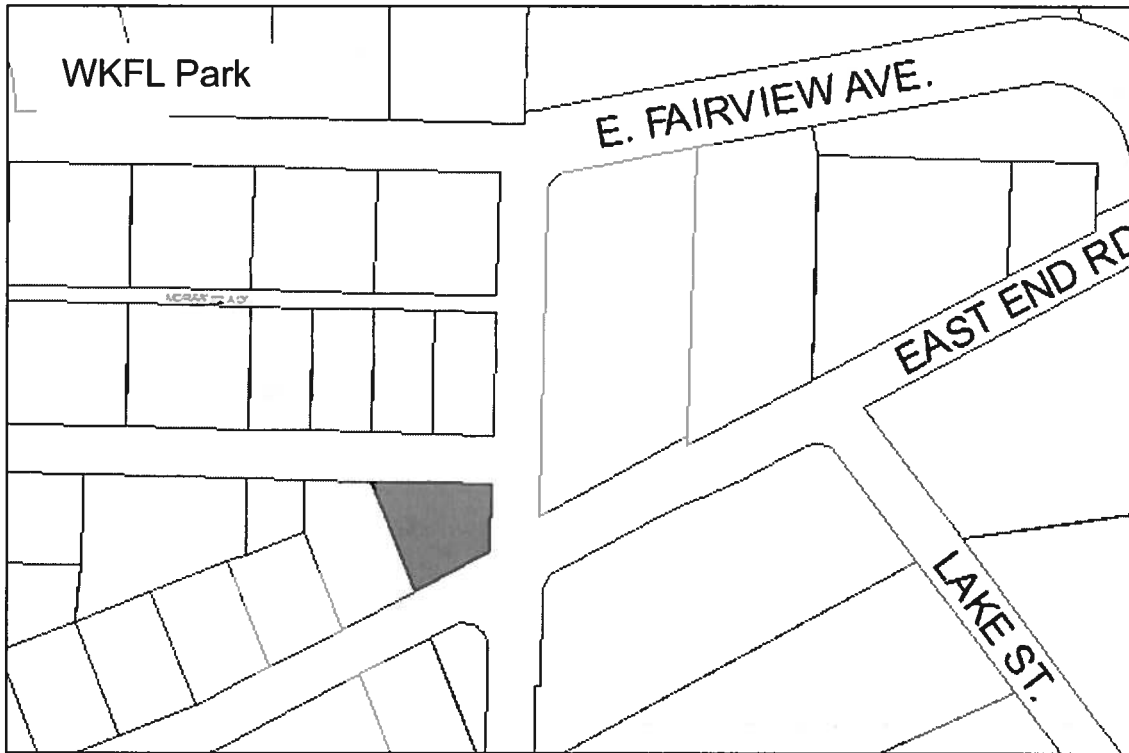
**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

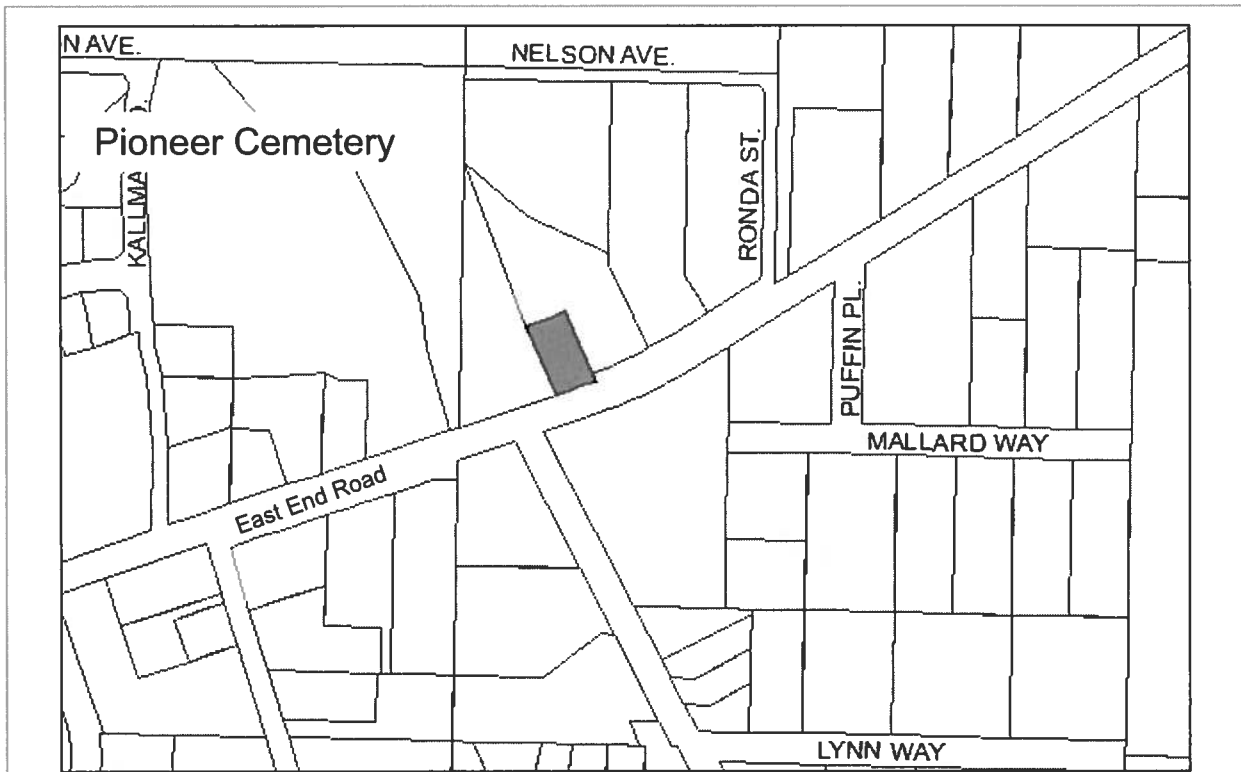
**Notes:**

HEA/phone company utility infrastructure on lot—big green boxes.

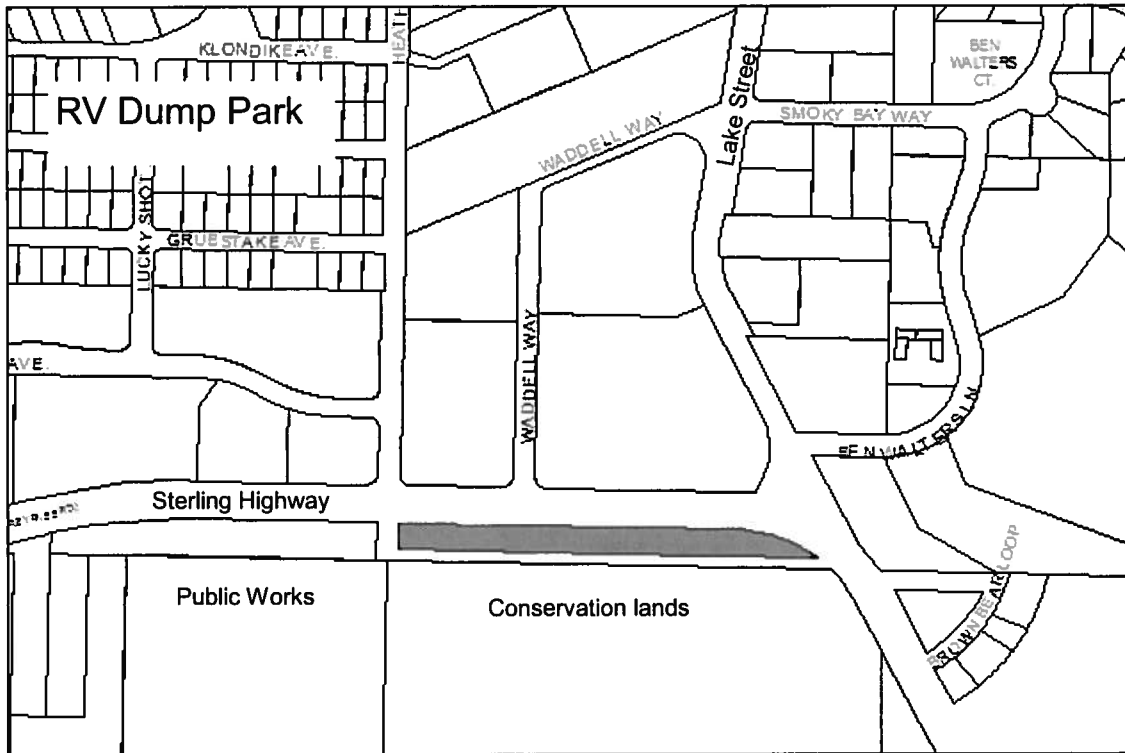
**Finance Dept. Code:**



<b>Designated Use:</b> WKFL Park	
<b>Acquisition History:</b> Asaiah Bates Deed 3/88	
<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
<b>2009 Assessed Value:</b> \$95,600	
<b>Legal Description:</b> Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, paved road, electricity	
Public restroom constructed in 2013.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Pioneer Cemetery	
<b>Acquisition History:</b> Quitclaim Deed Nelson 4/27/66	
<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
<b>2009 Assessed Value:</b> \$26,400	
<b>Legal Description:</b> James Waddell Survey of Tract 4 Lot 4A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	



**Designated Use:** RV Water/Dump station  
**Acquisition History:** Deed states "Waddell Park Tract"

**Area:** 1.73 acres

**Parcel Number:** 17712014

**2009 Assessed Value:** \$215,800

**Legal Description:** Waddell Subdivision, portion S of Homer Bypass Road

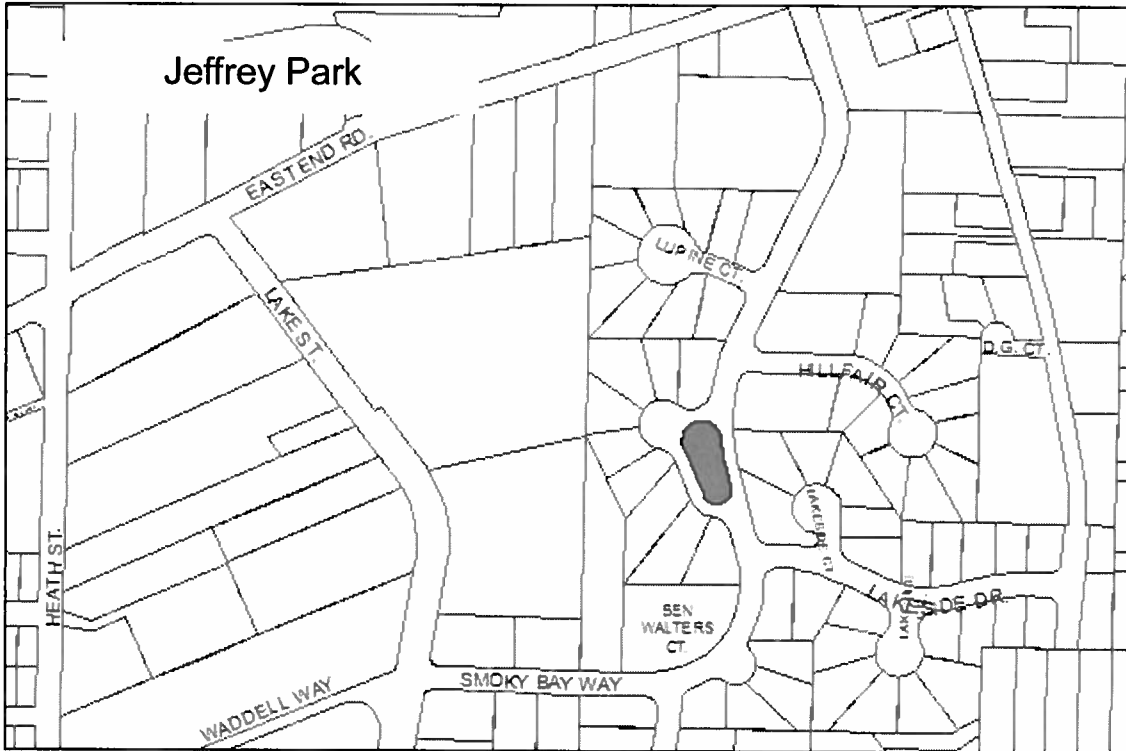
**Zoning:** Central Business District

**Wetlands:**

**Infrastructure:** Water, Sewer, gravel/paved access

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Public Purpose/Greenbelt/Jeffrey Park  
**Acquisition History:** Ordinance 83-27 (KPB)

**Area:** 0.38 acres

**Parcel Number:** 17730251

**2009 Assessed Value:** \$41,900

**Legal Description:** Lakeside Village Amended Jeffrey Park

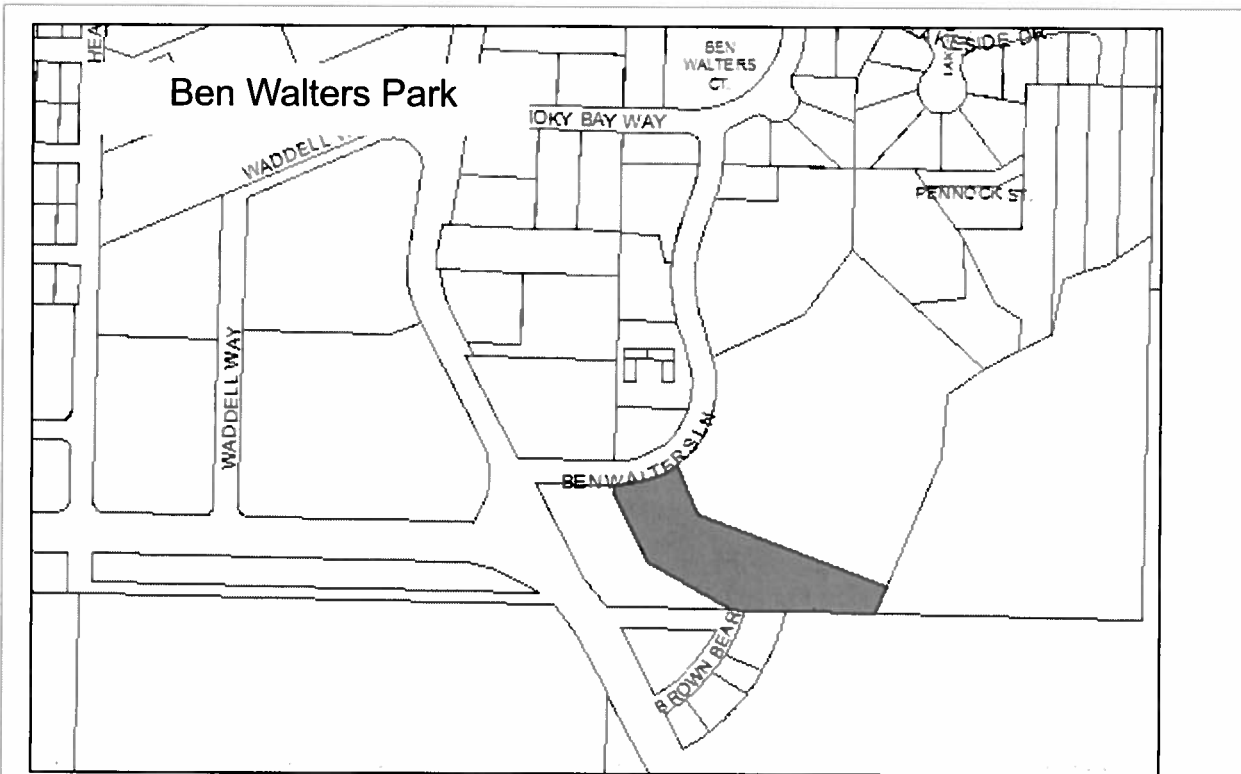
**Zoning:** Urban Residential

**Wetlands:**

**Infrastructure:** Paved Road, water, sewer

**Notes:** Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

**Finance Dept. Code:**



**Designated Use:** Ben Walters Park. Public park or greenbelt per deed.  
**Acquisition History:** Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
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**2009 Assessed Value:** \$435,200 (Land \$386,100, Structure \$49,100)

**Legal Description:** Lakeside Village Park Addition Replat Lot 1A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
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**Infrastructure:** Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

**Notes:** New swing set installed, 2008. New dock installed in 2009.

**Finance Dept. Code:**



**Designated Use:** Bishop's Beach Park  
**Acquisition History:** McKinley Warrant Deed 1/9/1984

**Area:** 3.46 acres

**Parcel Number:** 17714010

**2009 Assessed Value:** \$56,600 (Land \$45,300, Structure \$11,300)

**Legal Description:** HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

**Zoning:** Central Business District

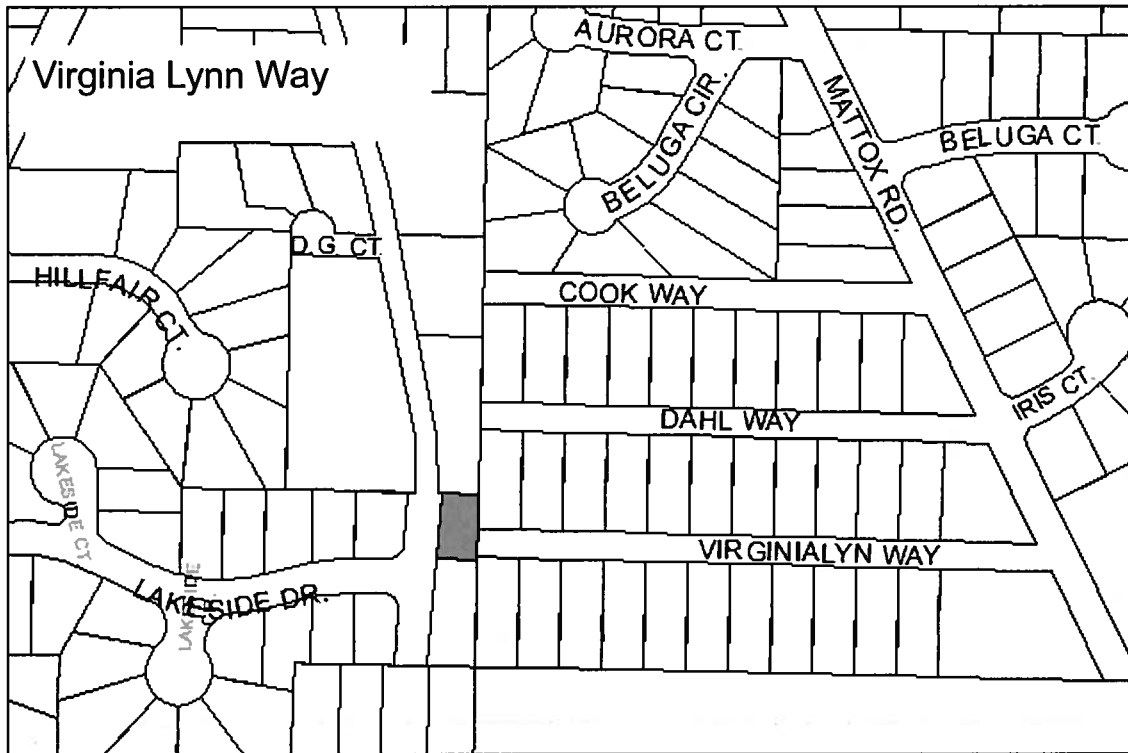
**Wetlands:** Some wetlands (along boardwalk).  
Flood hazard area.

**Infrastructure:** Paved road access. No water or sewer. City maintained outhouses.

**Notes:**

**Finance Dept. Code:**





**Designated Use:** Public use easement for Virginia Lynn Way, public park  
**Acquisition History:** Quit Claim Deed from NBA 1/4/83

**Area:** 0.21 acres

**Parcel Number:** 17730239

**2006 Assessed Value:** \$22,800

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

**Zoning:** Urban Residential

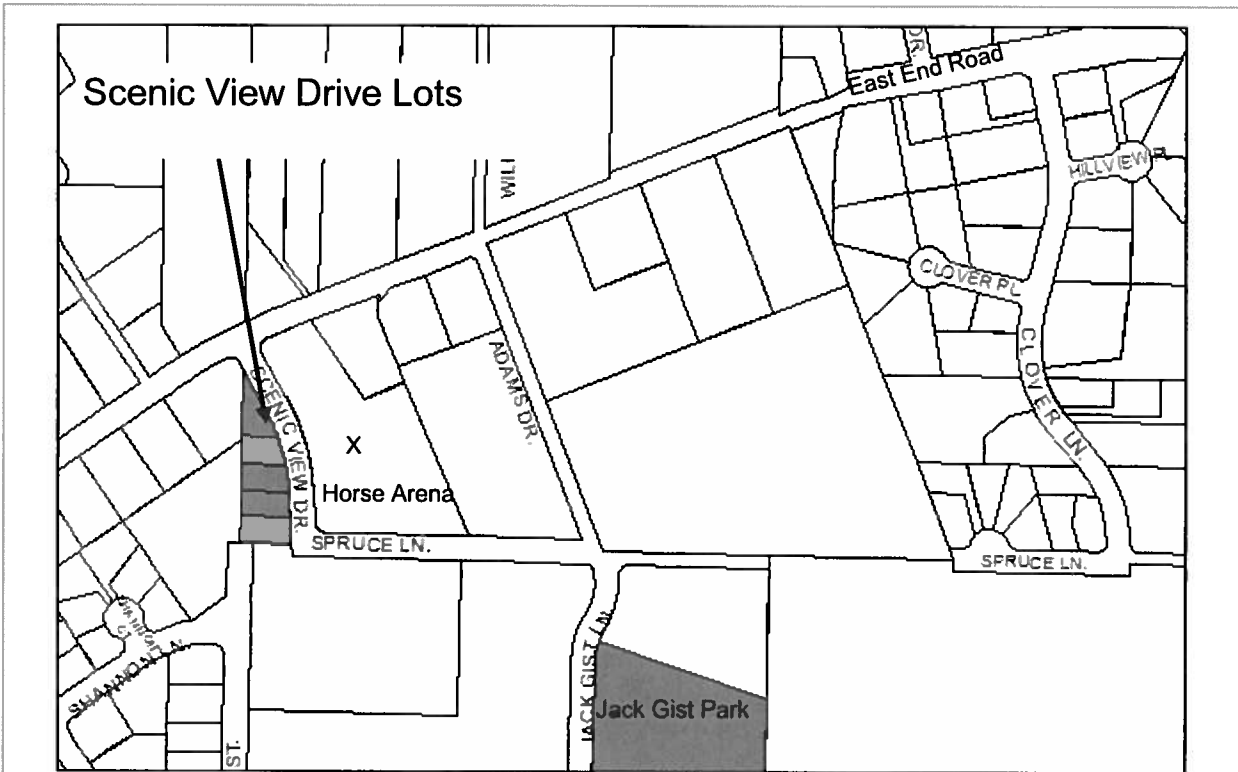
**Wetlands:** possibly on a small portion

**Infrastructure:** Road access

**Notes:** This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

**Finance Dept. Code:**



**Designated Use:** Public Park and future Donation to Equestrian group.  
**Acquisition History:** Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park land is purchased.

<b>Area:</b> 0.89 acres total	<b>Parcel Number:</b>
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**2009 Assessed Value:** \$43,400

**Legal Description:** Scenic View Subdivision No. 6 Lots 1-5

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Yes, the back half of the lots has a creek and wetlands.
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**Infrastructure:** Gravel road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Jack Gist Ball Park  
**Acquisition History:** Warranty Deed Moss 8/27/98

**Area:** 14.6 acres

**Parcel Number:** 17901023

**2009 Assessed Value:** \$86,900

**Legal Description:** HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

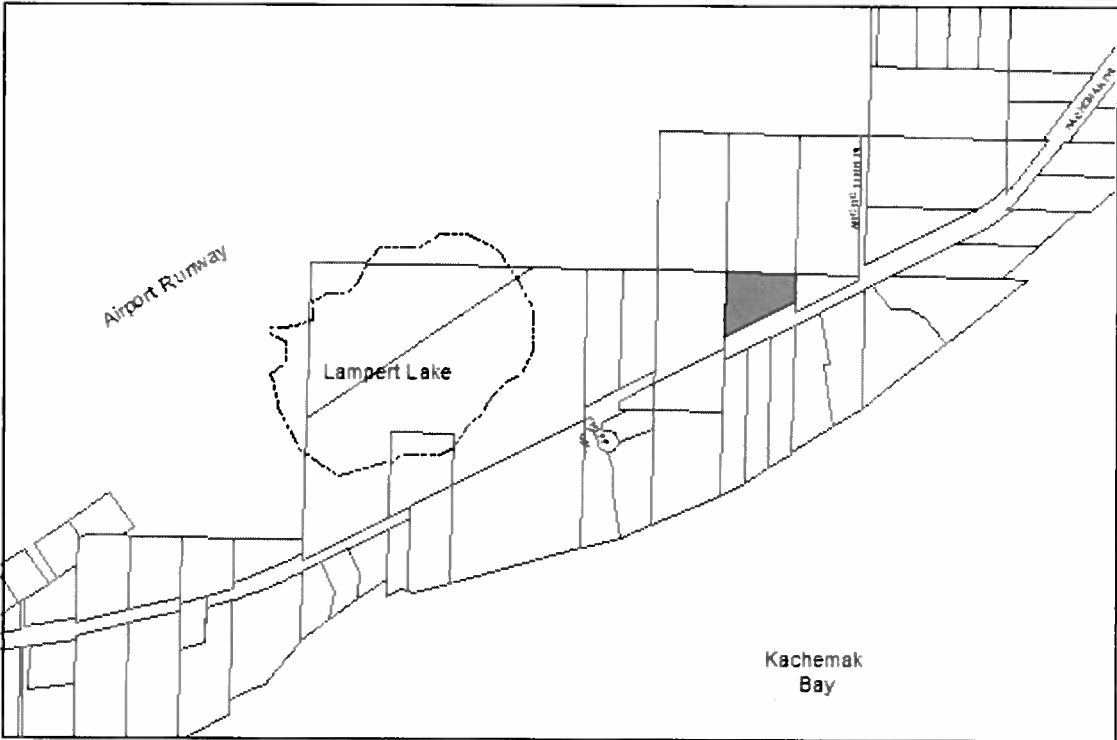
**Zoning:** Rural Residential

**Wetlands:** May be present. Site is mostly fill and old dump.

**Infrastructure:** Gravel road access.

**Notes:** Old dump site. No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

**Finance Dept. Code:**



**Designated Use:** Future Kachemak Drive Trail and rest area Resolution 2011-37(A)  
**Acquisition History:** Ord 96-16(A) (KPB)

**Area:** 1.65 acres

**Parcel Number:** 17936020

**2009 Assessed Value:** \$10,500

**Legal Description:** Scenic Bay Lot 4

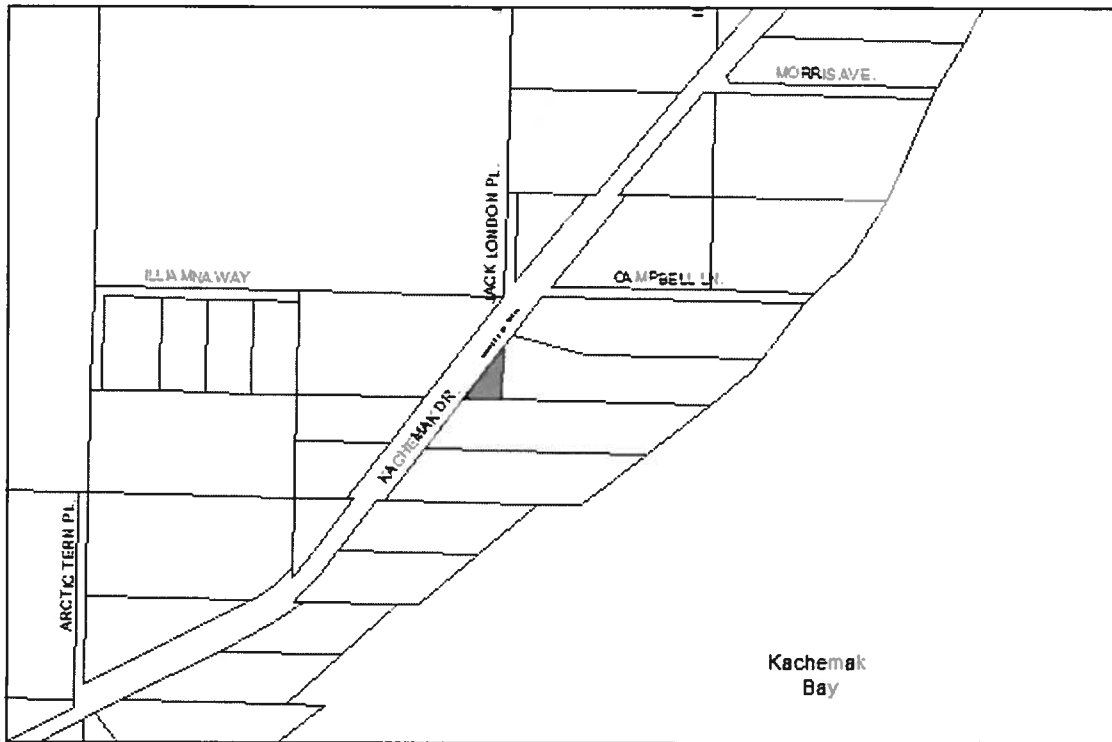
**Zoning:** General Commercial 2

**Wetlands:** 100% Wetlands

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Public Park/Designated Public Use  
**Acquisition History:** Tax Foreclosure Ord 78/18

**Area:** 0.24 acres

**Parcel Number:** 17915003

**2009 Assessed Value:** \$18,200

**Legal Description:** That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

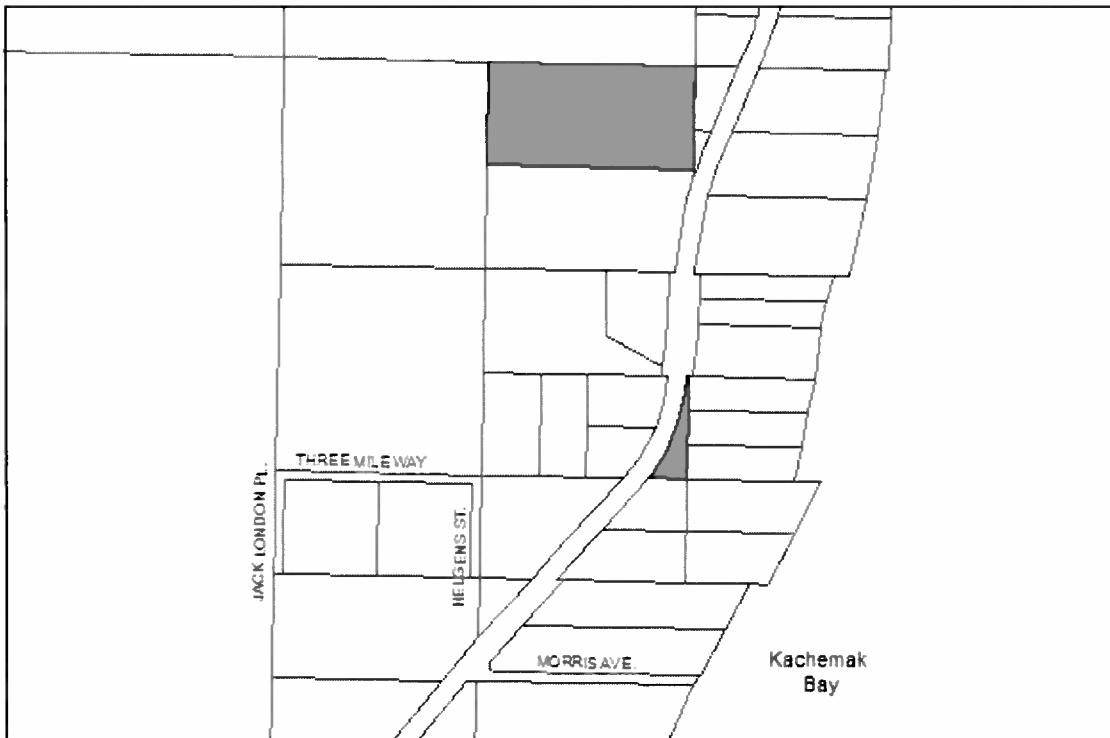
**Zoning:** Rural Residential

**Wetlands:** No wetlands

**Infrastructure:** Paved road access

**Notes:** Limited developable area due to setback requirements from Kachemak Dr.

**Finance Dept. Code:**



**Designated Use:** Future Kachemak Drive Trail and rest areas. Resolution 11-37(A)  
**Acquisition History:** No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

**Area:** Gov't Lot 36: 5 acres  
 Harry Feyer Subdivision Lot 1: 0.39 acres

**Parcel Number:** 17910001, 17911005

**2009 Assessed Value:** \$72,300 (lot 36), \$23,800 (lot 1)

**Legal Description:** Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

**Zoning:** Rural Residential

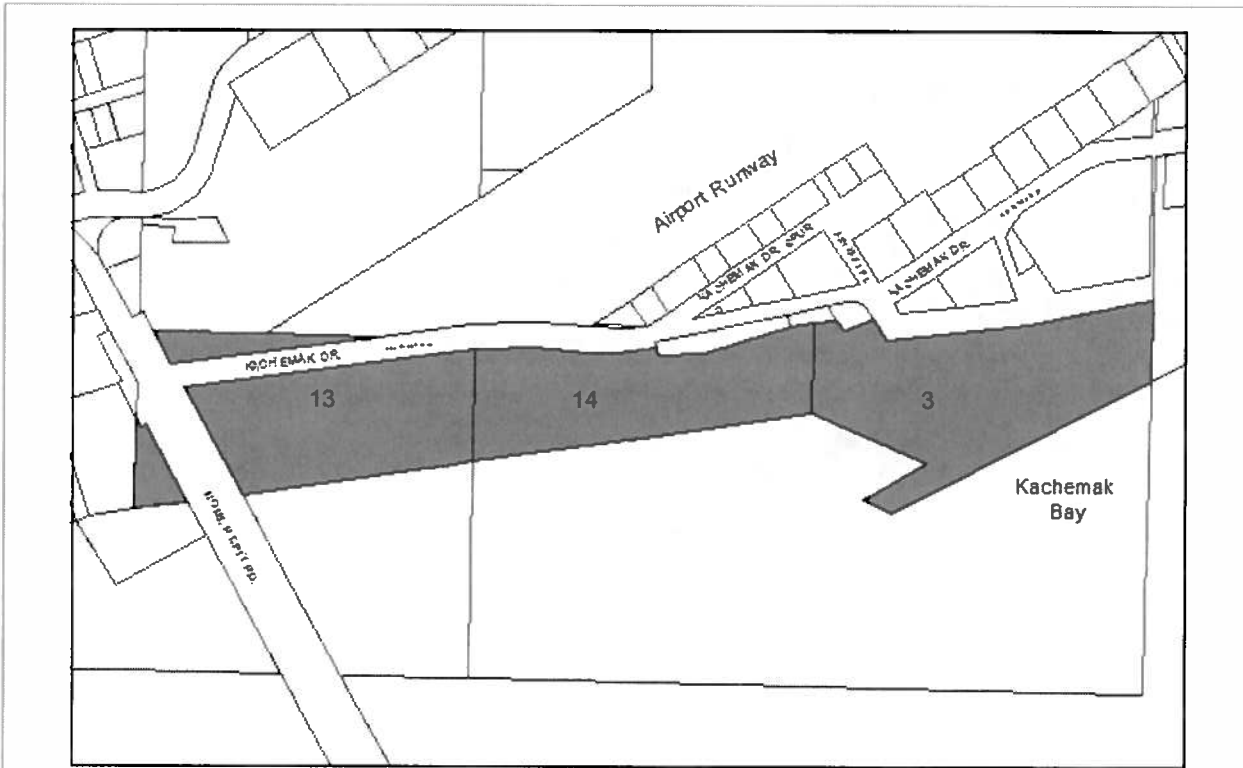
**Wetlands:** Lot 36 is wetland. Lot 1 is not.

**Infrastructure:** Paved Road access, power.

**Notes:** Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.

**Finance Dept. Code:**



**Designated Use:** Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

**Acquisition History:** Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

**Area:** 35.16 acres

**Parcel Number:** 18101030, 18101032, 17940107

**2009 Assessed Value:** \$292,300

**Legal Description:** Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

**Zoning:** General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

**Wetlands:** Coastal wetlands. Designated critical habitat. Flood Hazard area.

**Infrastructure:** Water, sewer and paved road access

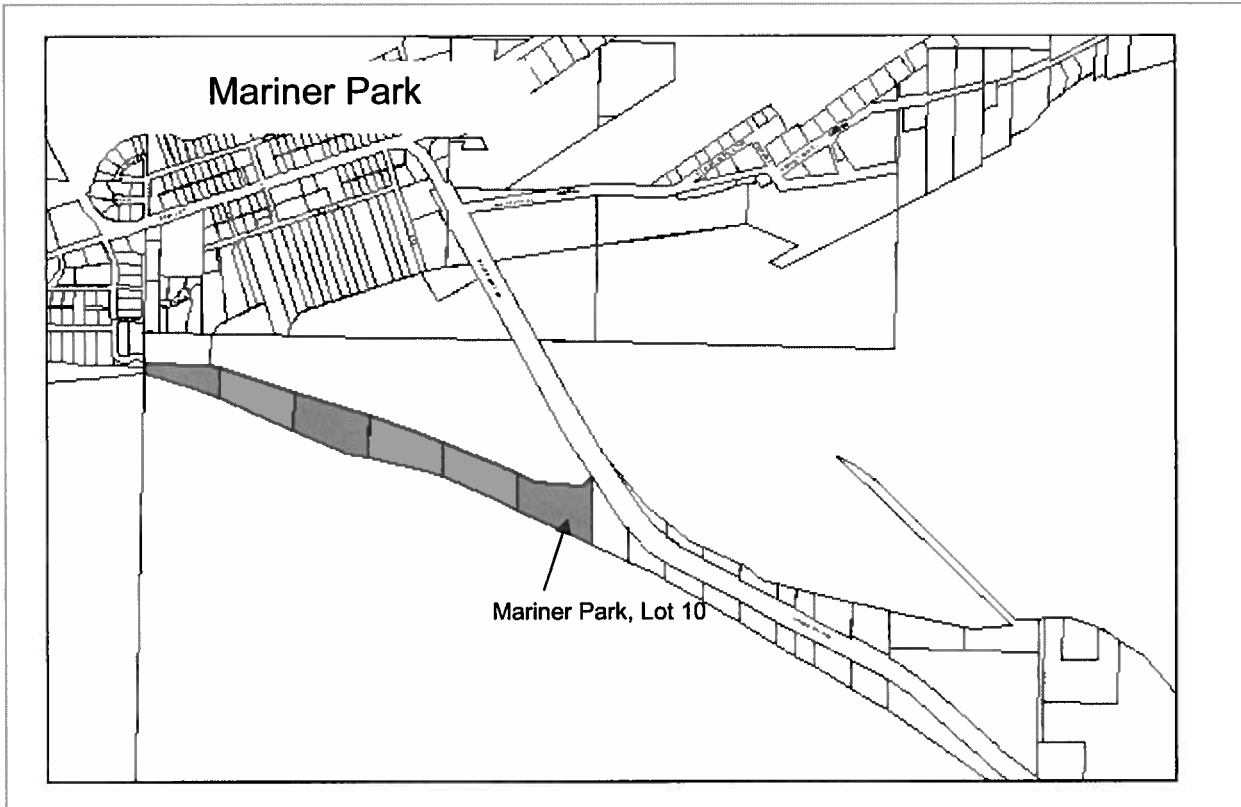
**Notes:** Spit trailhead parking lot expanded in 2009.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

See also section C page 9.

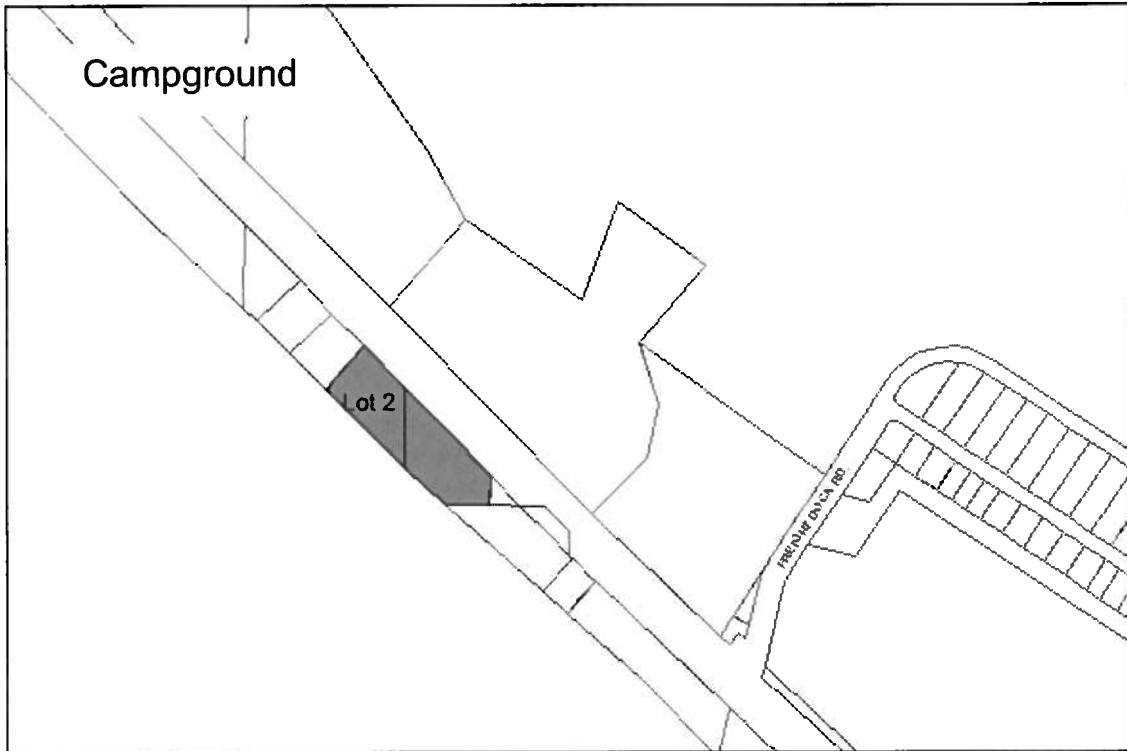
A title report conducted in 2013 reported that these lots are state property, not City lands.

**Finance Dept. Code:**



<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-07
<b>2009 Assessed Value:</b> \$144,700	
<b>Legal Description:</b> T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> No infrastructure	
<p><b>Notes:</b> Acquisition of Lots 11-145 should be researched to see how they were acquired.</p> <p>Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north.</p> <p>Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a></p> <p>2012 Mariner Park driveway was relocated to the north.</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Camping  
**Acquisition History:**

**Area:** 3.92 acres (2.1 and 1.82 acres)

**Parcel Number:** 18103101, 02

**2009 Assessed Value:** \$580,000 (Includes value of the campground office)

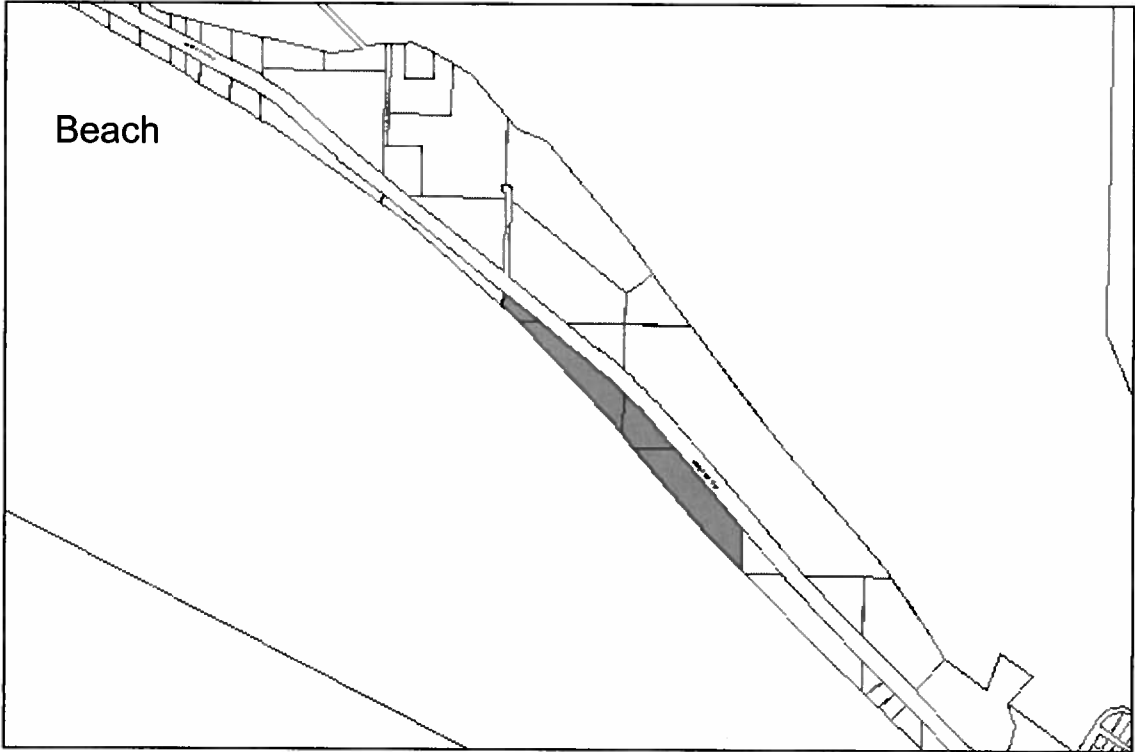
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Lot 2: Open Space Recreation. Lot 14: Marine Industrial

**Infrastructure:** Paved road, water and sewer

**Notes:** At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

**Finance Dept. Code:**



**Designated Use:** Public Use/ Open Space Recreation  
**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

**Area:** 23 acres

**Parcel Number:** 181030 02, 04, 06 18102011

**2009 Assessed Value:** \$262,200

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

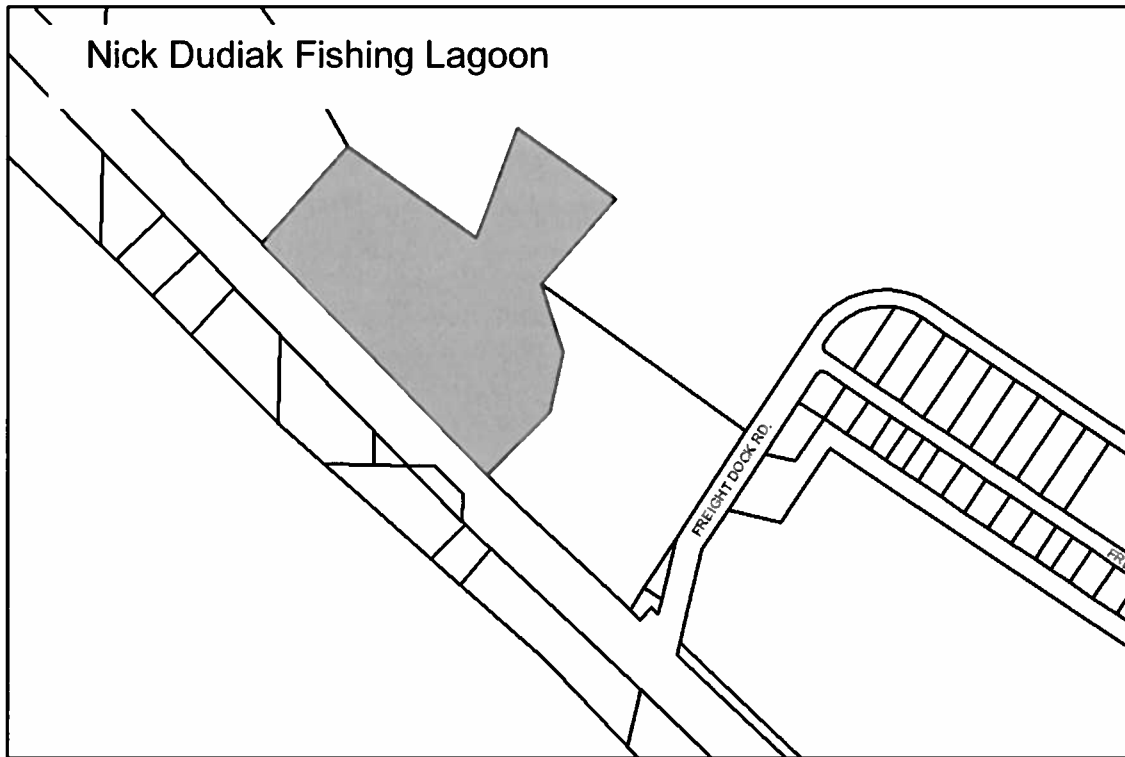
**Zoning:** Marine Industrial. Lot 6: Open Space Rec

**Wetlands:** Tidal

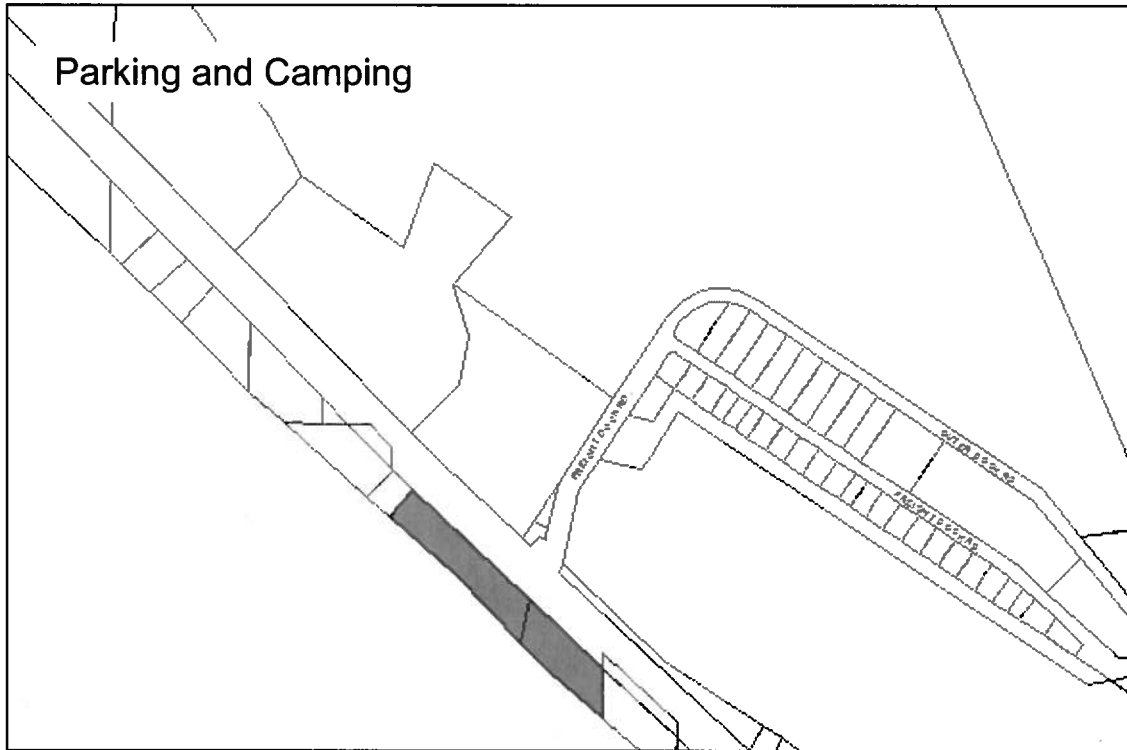
**Infrastructure:** Paved Road access

**Notes:**  
 Acquisition history of lot 6 should be researched.

**Finance Dept. Code:**



<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ord 83-26 Purchase from World Seafood	
<b>Area:</b> 17.71 acres	<b>Parcel Number:</b> 18103116
<b>2009 Assessed Value:</b> \$2,144,700	
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A. Portions in floodplain.
<b>Infrastructure:</b> City Water and Sewer, paved road access. Restroom.	
<b>Notes:</b>  Dredged in 2012	
<b>Finance Dept. Code:</b>	



**Designated Use:** Western lot: Camping. East lot, parking  
**Acquisition History:**

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2009 Assessed Value:** \$672,500

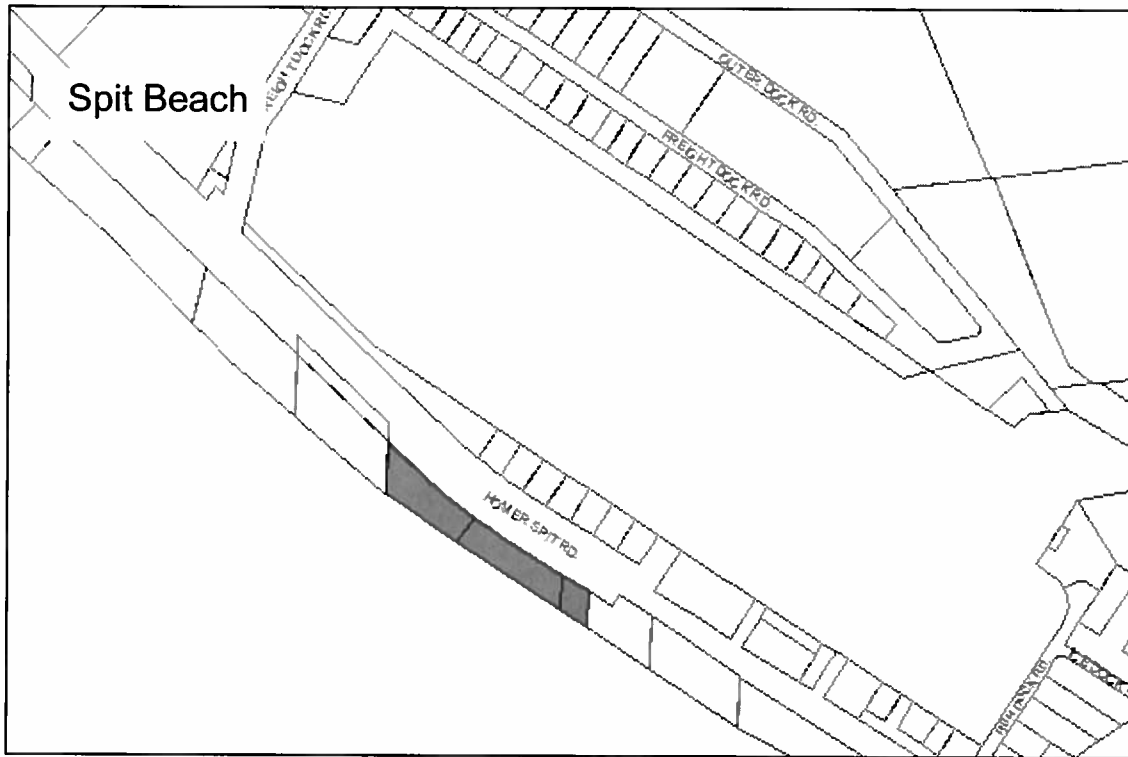
**Legal Description:** Homer Spit Amended Lots 7 and 9

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



**Designated Use:** Open Space Recreation  
**Acquisition History:** Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

**Area:** 2.36 acres

**Parcel Number:** 181033 4, 5, 6

**2009 Assessed Value:** \$414,000

**Legal Description:** Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

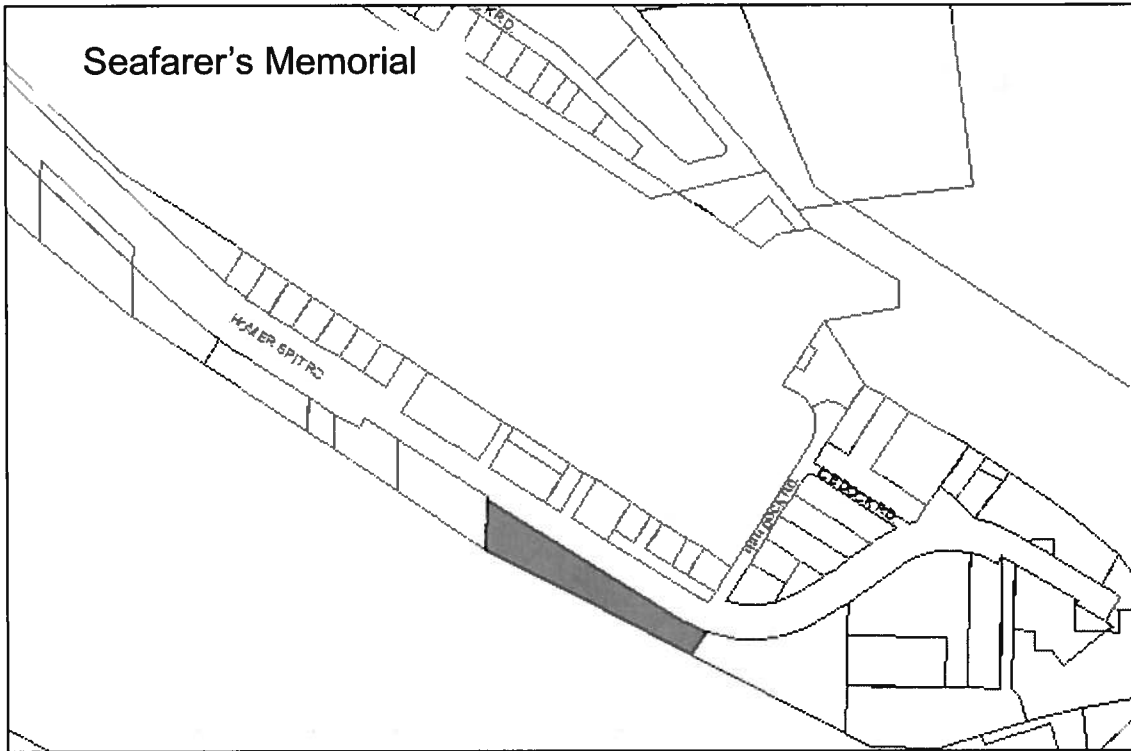
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Seafarer's Memorial and parking  
**Acquisition History:**

**Area:** 2.52 acres

**Parcel Number:** 18103401

**2009 Assessed Value:** \$316,900

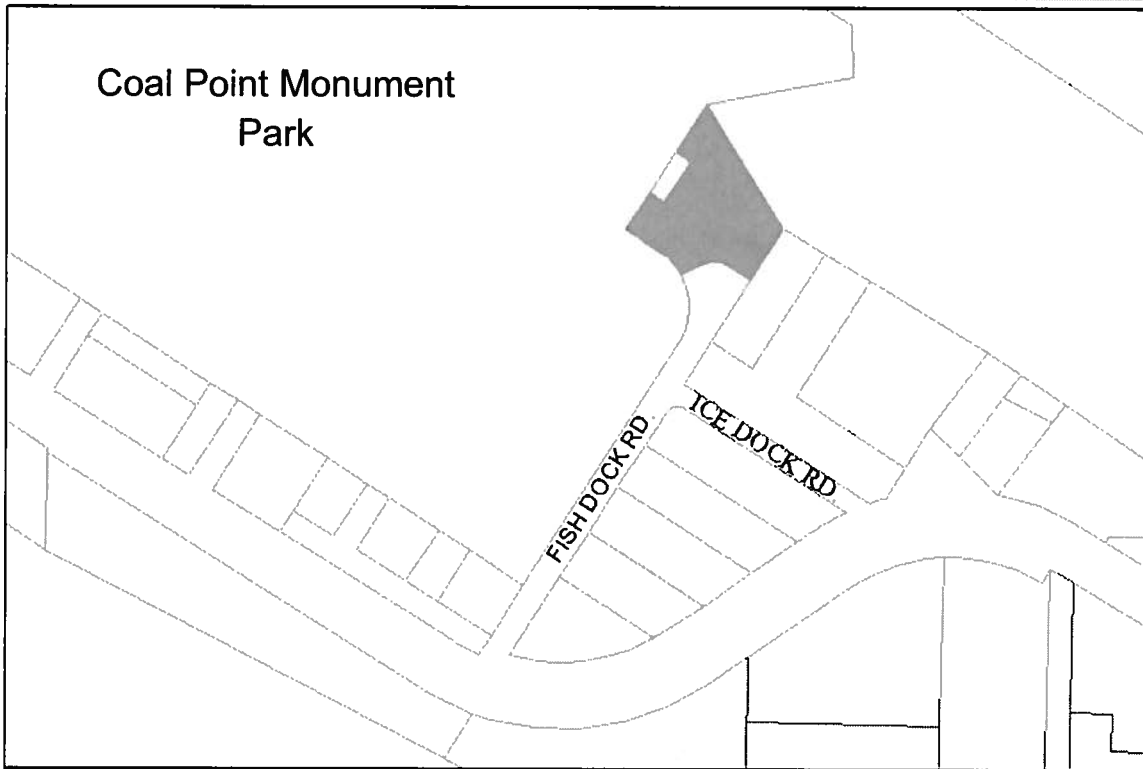
**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



**Designated Use:** Park  
**Acquisition History:**

**Area:** 1.09 acres

**Parcel Number:** 18103426

**2010 Assessed Value:** \$322,600

**Legal Description:** LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921

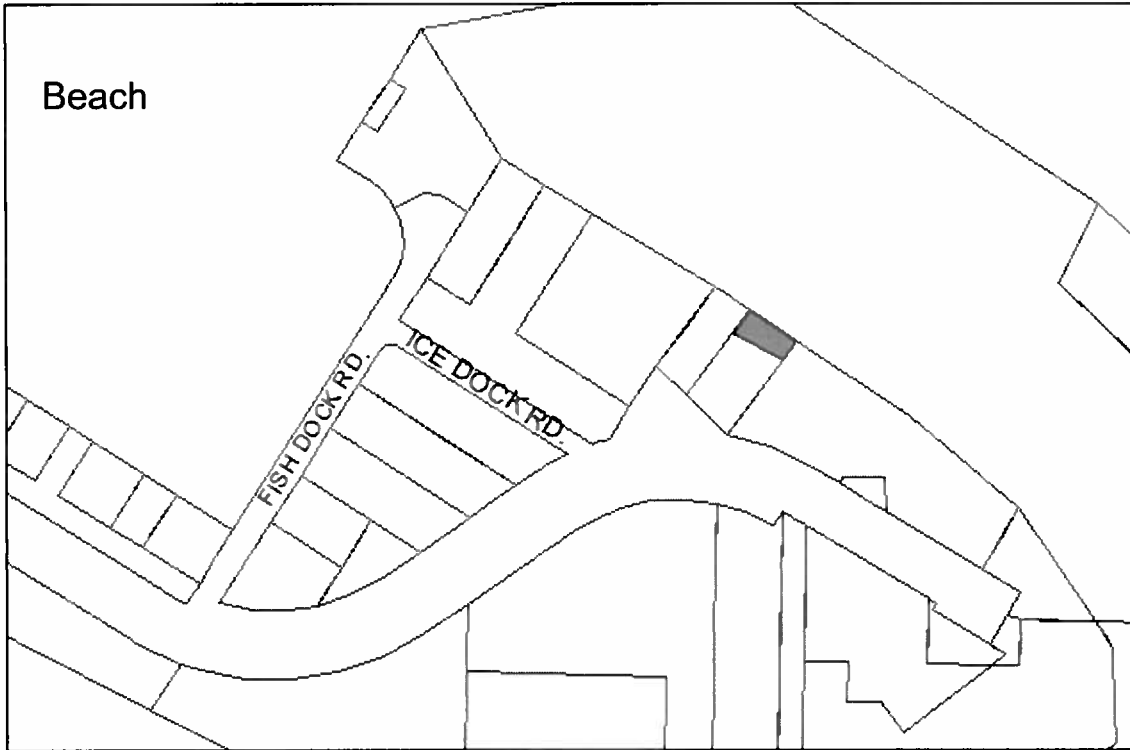
**Zoning:** Marine Industrial

**Wetlands:**

**Infrastructure:** gravel road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Beachfront between Icicle and Main Dock  
**Acquisition History:**

**Area:** 0.11 acres

**Parcel Number:** 18103446

**2009 Assessed Value:** \$68,800

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

**Zoning:** Marine Industrial

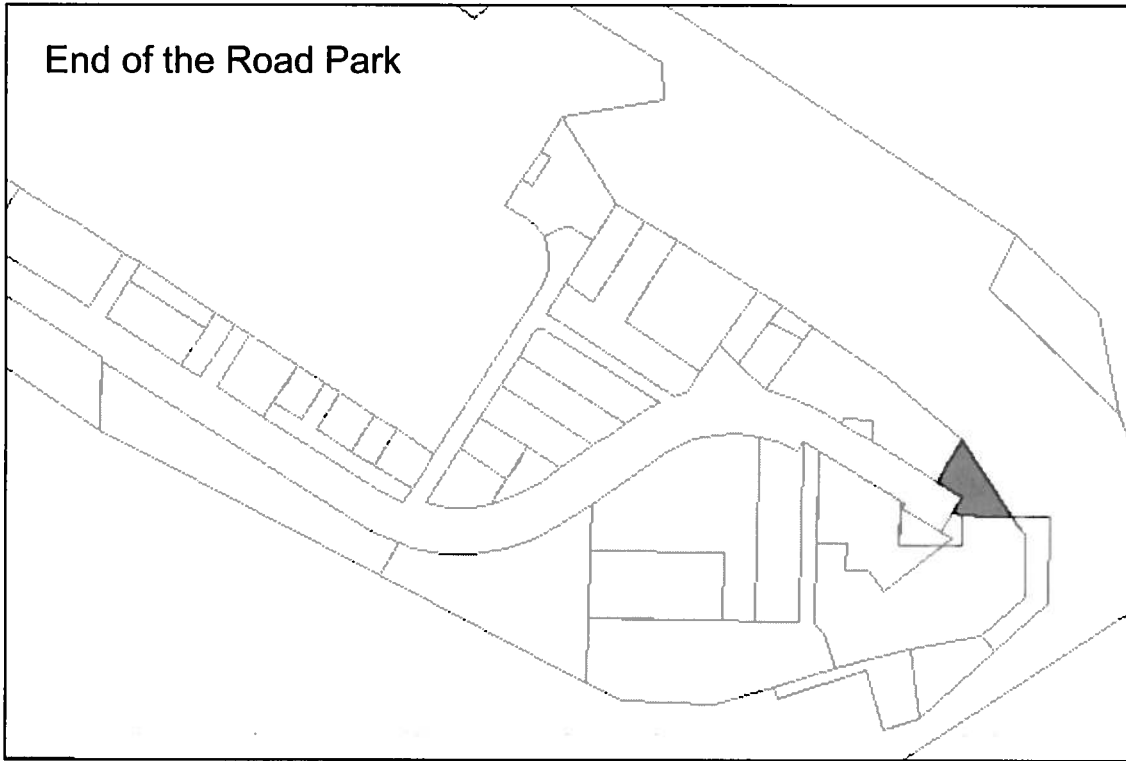
**Wetlands:** N/A tidal, flood plain

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**





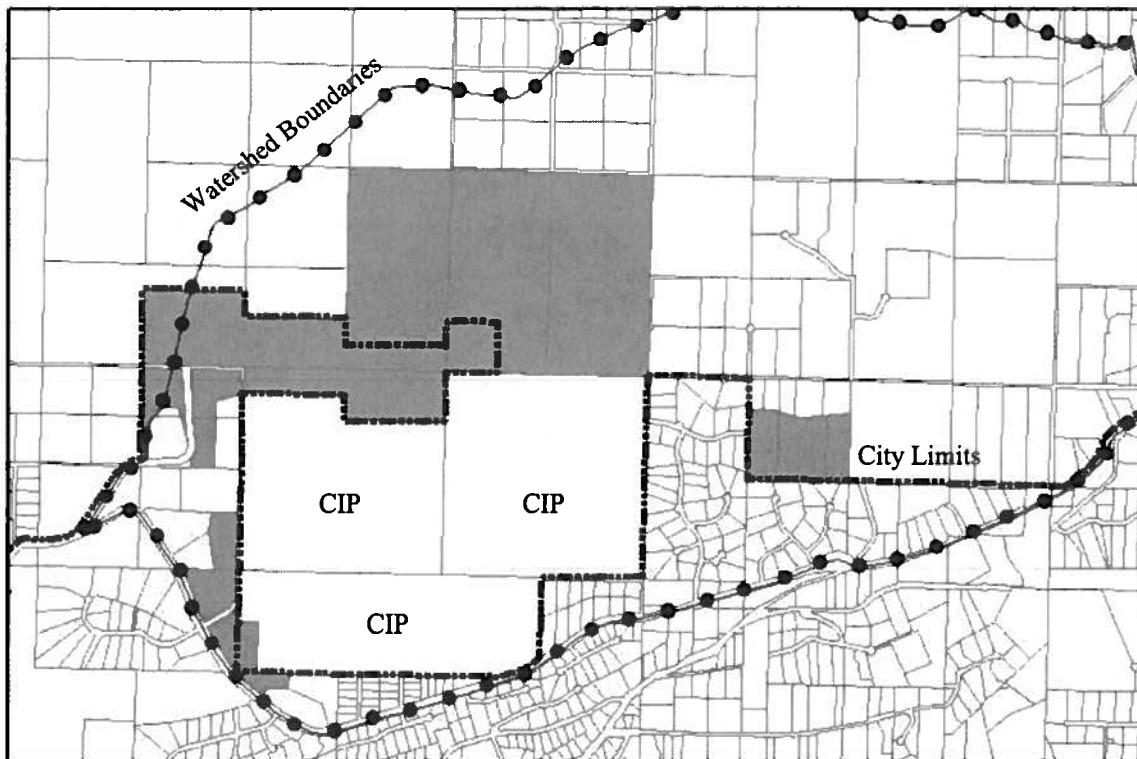
<b>Designated Use:</b> End of the Road Park Resolution 13-032	
<b>Acquisition History:</b>	
<b>Area:</b> 0.43 acres	<b>Parcel Number:</b> 18103448
<b>2009 Assessed Value:</b> \$173,400	
<b>Legal Description:</b> HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<ul style="list-style-type: none"> <li>Restroom construction 2013/14, parking lot paved, and spit trail completed</li> </ul>	
<b>Finance Dept. Code:</b>	



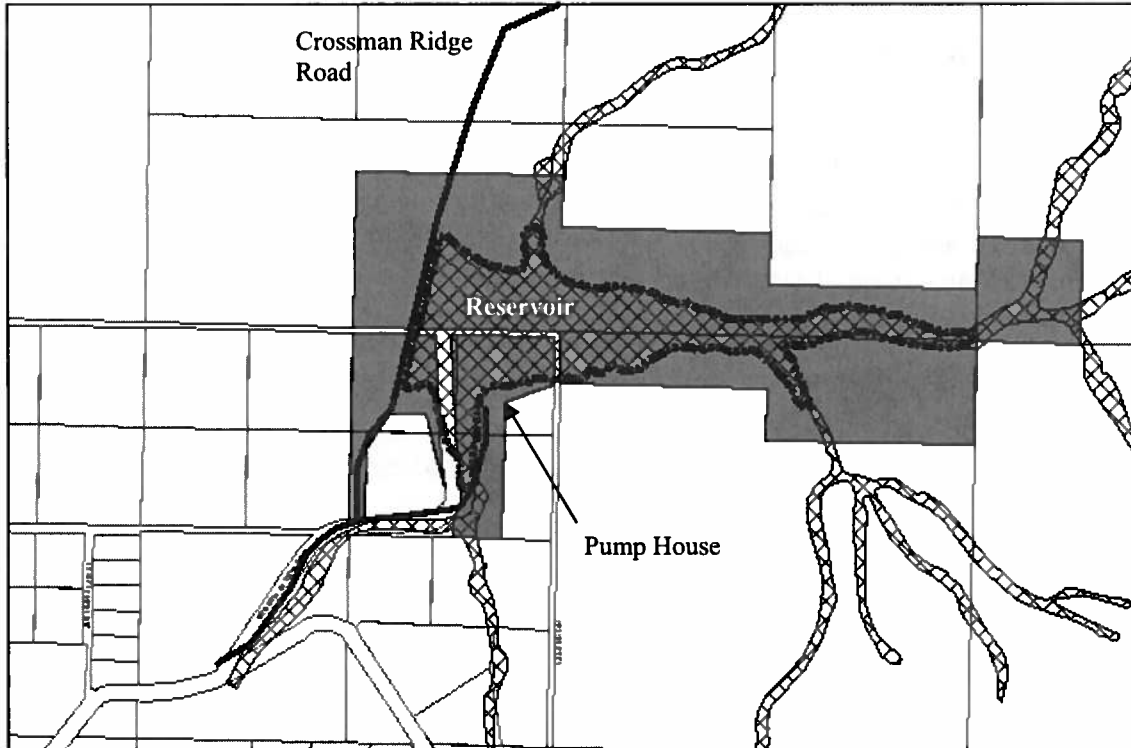
## City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 19 lots totaling 395.6 acres with an assessed value in 2012 of \$3,957,500. Lands include conservation purchases from the University of Alaska, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated February 4, 2014



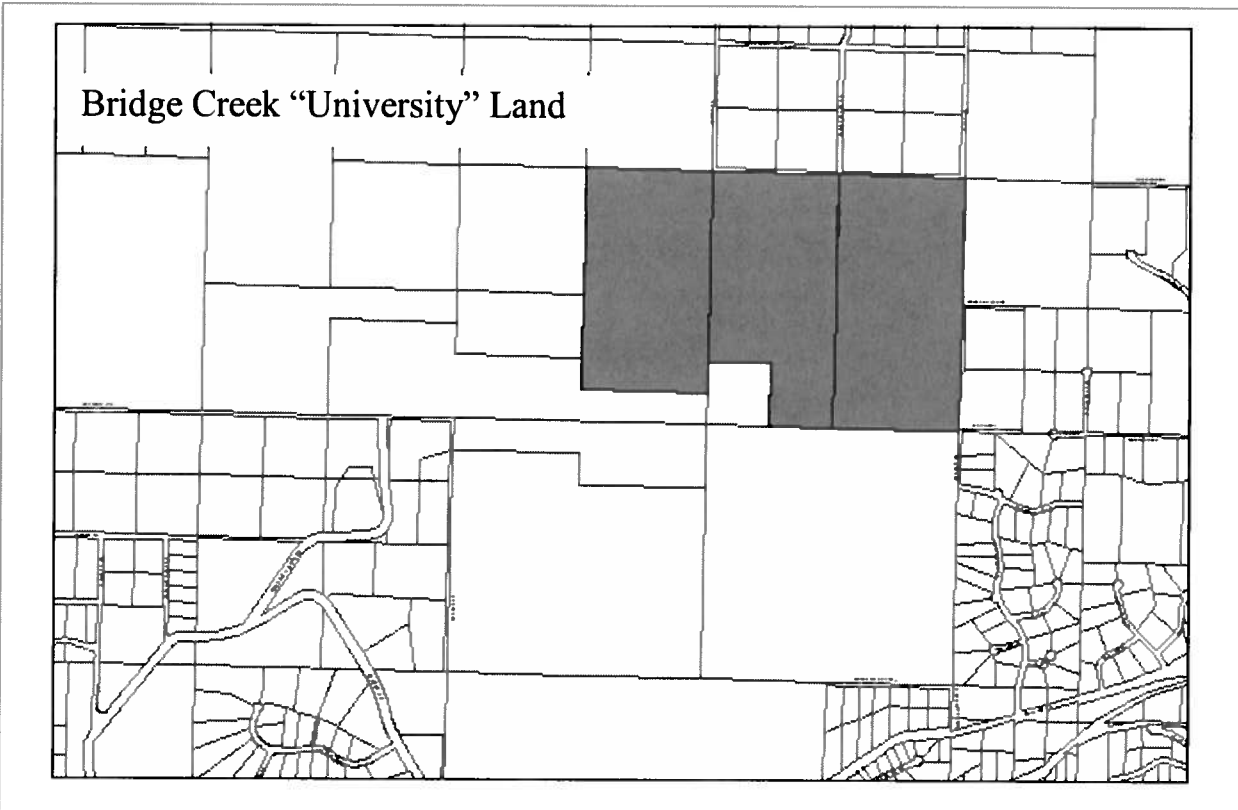
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation      **2012 Assessed Value:** \$313,000

**PARCEL ACREAGE LEGAL**

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

**Finance Dept. Code:**



**Designated Use:** Bridge Creek Watershed Property  
**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
------------------------	--

**2012 Assessed Value:** \$184,100

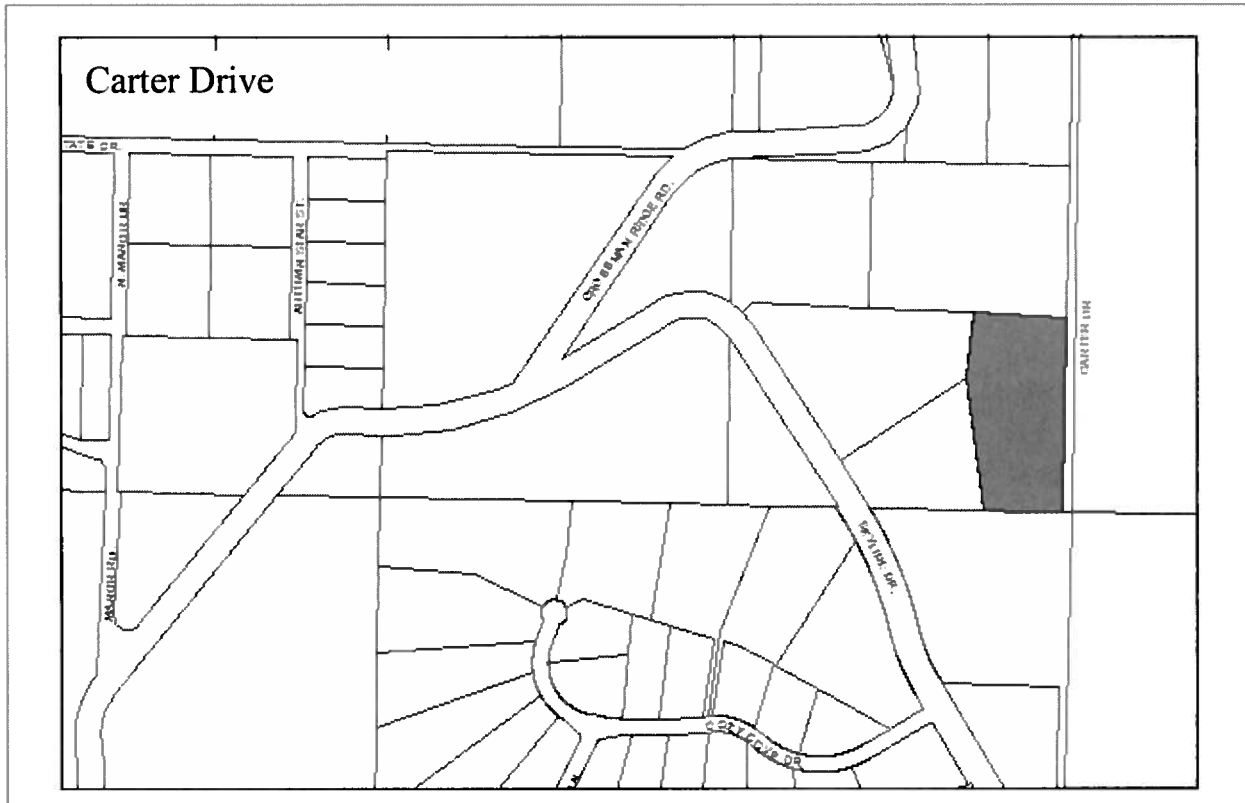
**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> Some wetlands. Bridge Creek flows through the property.
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**Infrastructure:** None. Limited legal and physical access.

**Notes:**  
 Paid \$265,000 for land in 2003.

**Finance Dept. Code:**



**Designated Use:** A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

**Acquisition History:** Emergency Ordinance 2005-40, 2005-45.

**Area:** 5.93 acres

**Parcel Number:** 173070760

**2012 Assessed Value:** \$76,300 (Land \$44,300 Structure \$32,000)

**Legal Description:** HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

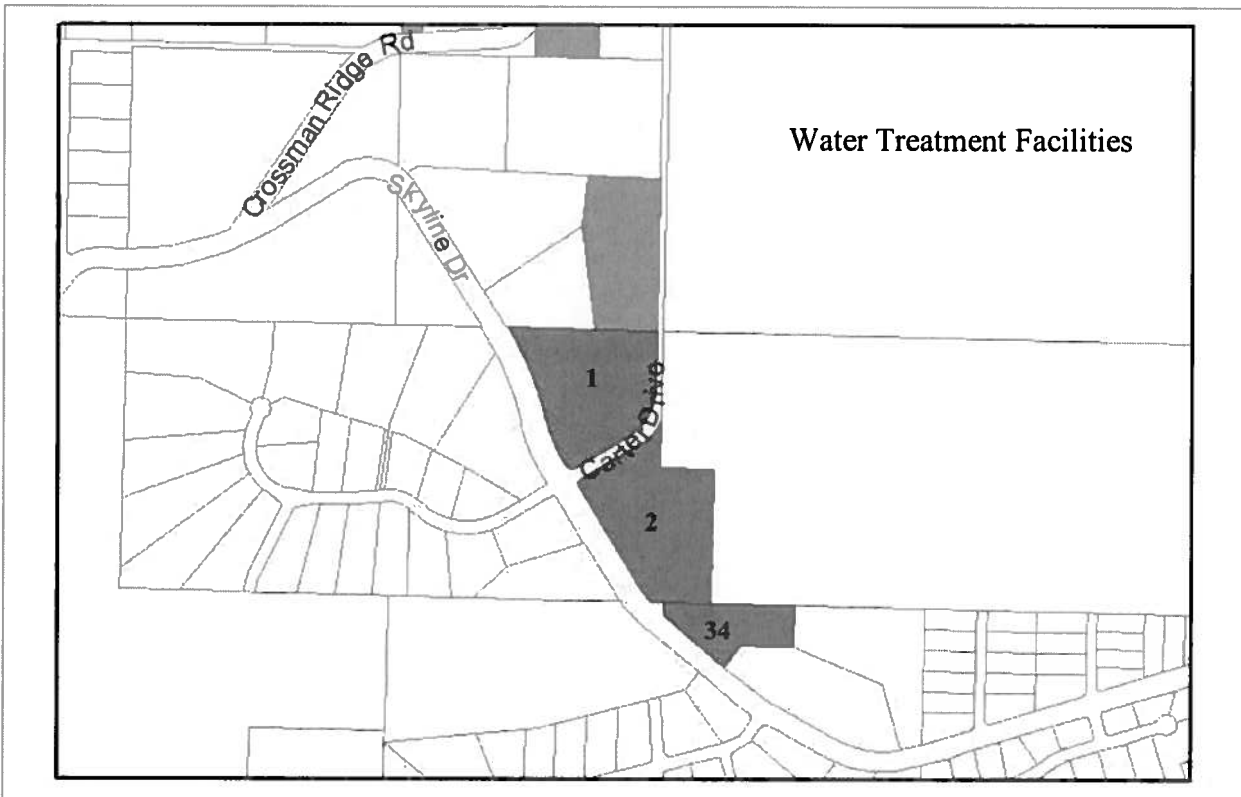
**Zoning:** Rural Residential, Bridge Creek WPD

**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Driveway access to property.

**Notes:** Property includes a small cabin.

**Finance Dept. Code:**



**Designated Use:** Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

**Acquisition History:** Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

**Area:** Lot 1: 7.83 acres  
 Lot 2: 8.34 acres  
 Lot 34: 3 acres

**Parcel Number:** 17307094, 95, 96, 17308034

**2012 Assessed Value:** Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$2,389,400  
 Lot 34: land \$42,300, Improvements \$677,500,

**Legal Description:** Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

**Zoning:** Rural Residential, Bridge Creek WPD

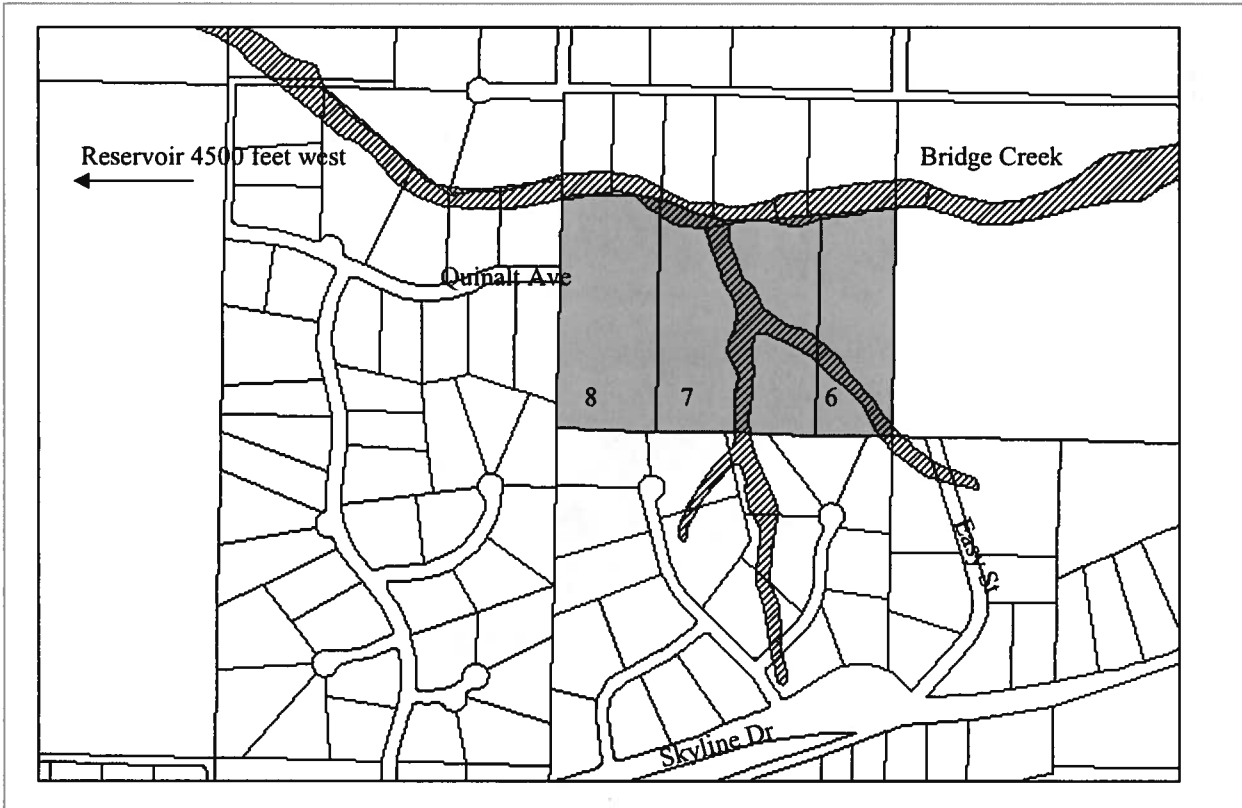
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Paved road, electricity

**Notes:**

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr  
 Western half of lot 2 has old water tank. Former water treatment plant site. A fire station is scheduled for construction on the old water treatment foundation for summer 2014.  
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.  
 Lot 34 is the site of a 1 million gallon water tank.

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes  
**Acquisition History:** Ordinance 2009-08(A)

**Area:** Lot 6: 6.91 acres, Lot 7: 13.38 acres  
 Lot 8: 8.89 acres Total: 28.81 acres

**Parcel Numbers:** 1736600 6, 7, 8

**2012 Assessed Value:** \$185,700 (all lots)

**Legal Description:** Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

**Zoning:** Not in city limits.

**Wetlands:** about half the land is wetland. Bridge Creek is the northern boundary of these lots.

**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

Lots purchased 2/25/09  
 Lot 6, \$58,735, recorded document 2009-000612-0  
 Lot 7, \$113,730, recorded document 2009-000613-0  
 Lot 8, \$75,565, recorded document 2009-000611-0  
 Total Cost: \$248,030

The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

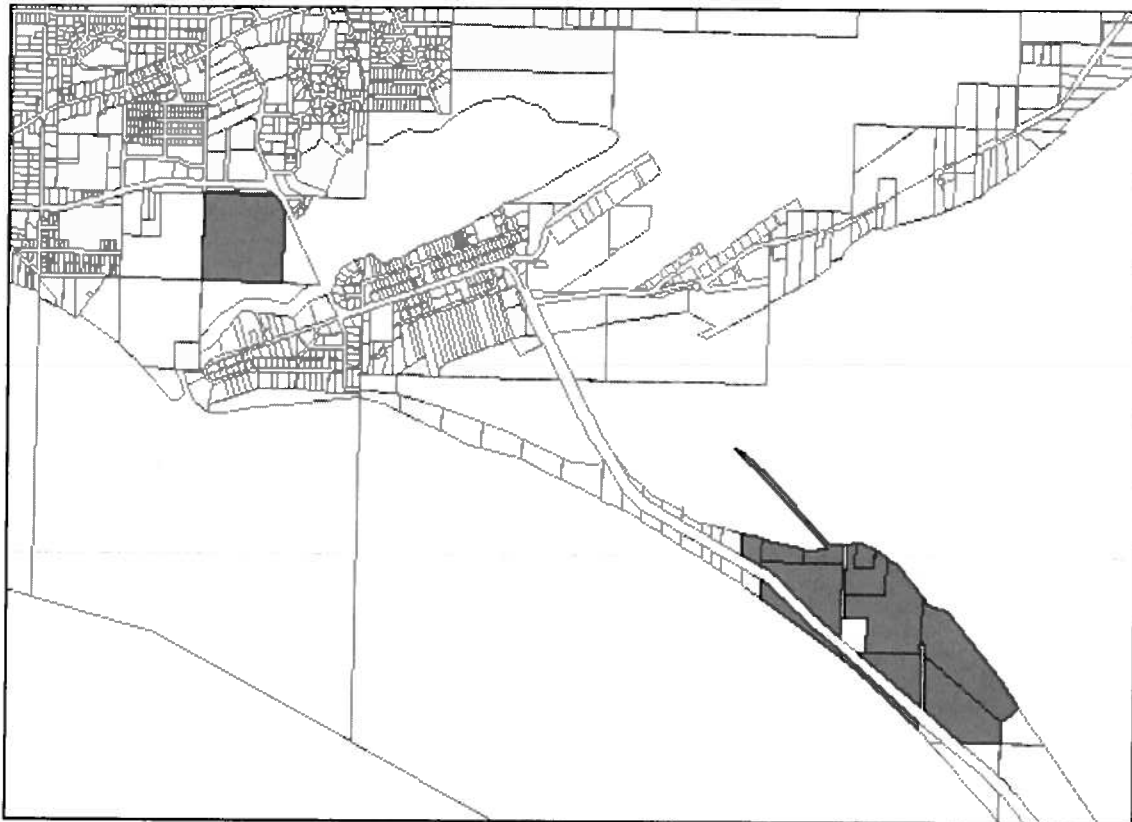
**Finance Dept. Code:**



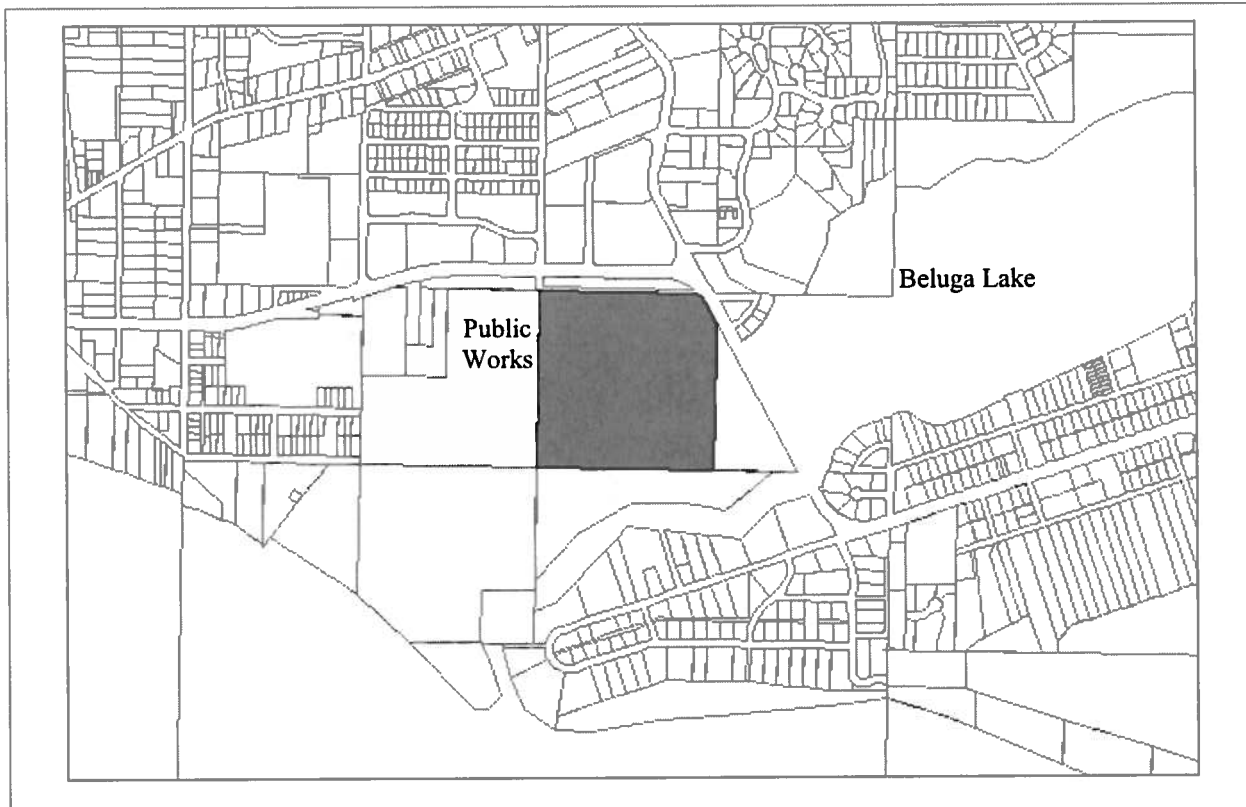
## Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 1/27/2012



**Designated Use:**

**Acquisition History:** EVOS purchase and conservation easement.

**Area:** 39.24 acres

**Parcel Number:**17714006

**2009 Assessed Value:** \$48,400

**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

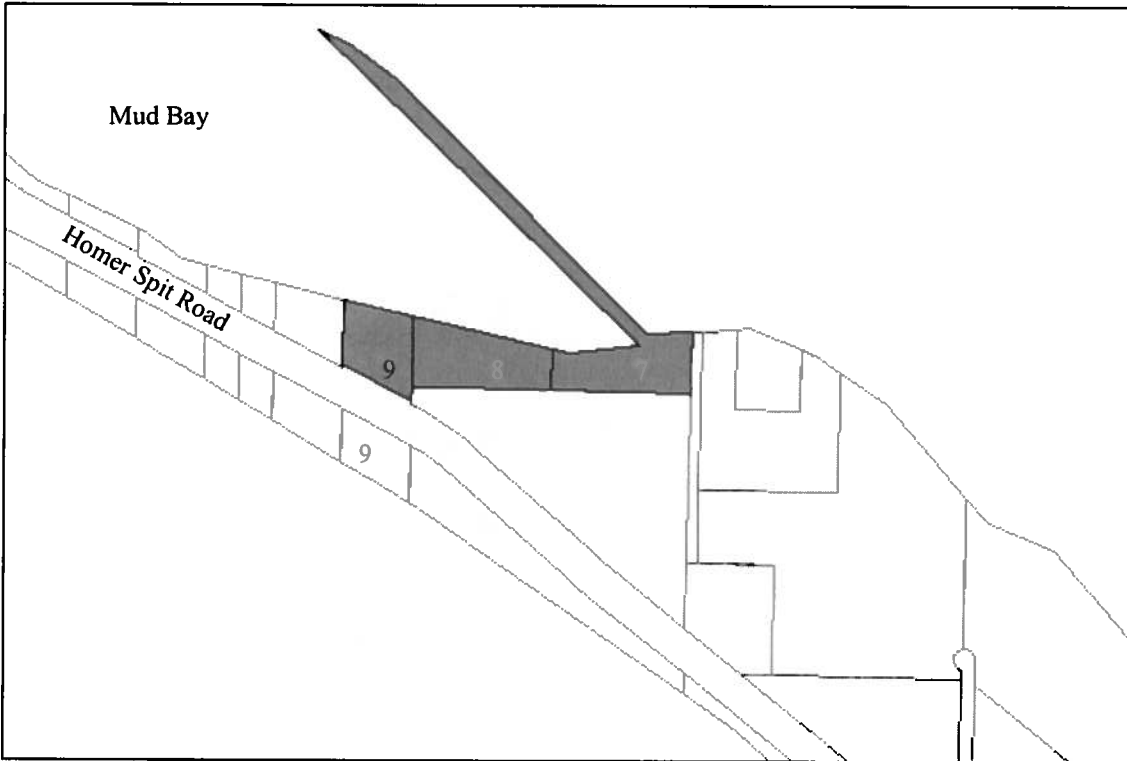
**Zoning:** Conservation

**Wetlands:** Beluga Slough Estuary

**Notes:**

- Conservation Easement document recoded in Book 0275, Page 243, Homer Recording District, 4/21/98.
- Parcel is within a FEMA-mapped floodplain.

**Finance Dept. Code:** 392.0013



**Designated Use:**

**Acquisition History:** EVOS purchase and conservation easement. Resolution 97-72 and 104.

**Area:** Lot 7: 7.1 acres  
 Lot 8: 3.94 acres  
 Lot 9: 3.00 acres  
 Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)

**Parcel Number:** 181020 02, 01, 18101023, 24

**2009 Assessed Value:** Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

**Legal Description:** HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)  
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

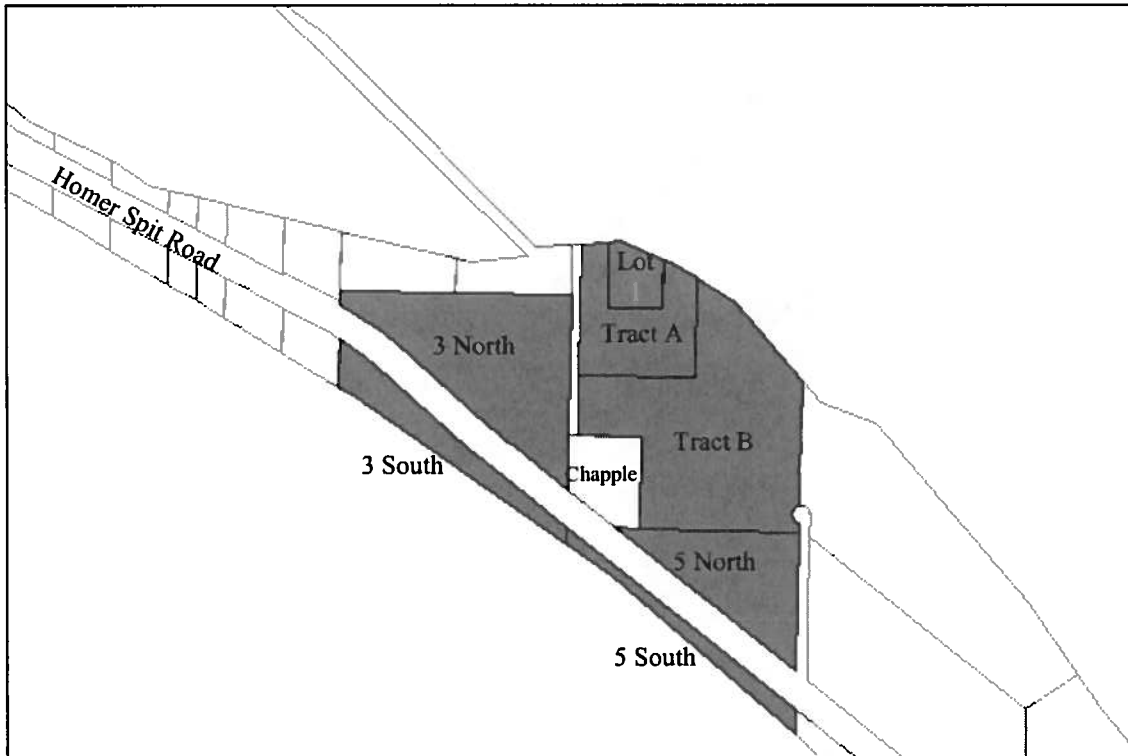
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

**Environment:** State Critical Habitat Area below 17.4 ft . mean high tide line.

**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



**Designated Use:**

**Acquisition History:** EVOS purchase and conservation easement.

**Area:** Total: 70.97 acres

**Parcel Number:** 18102 03, 04, 05, 06, 09, 10,14

**2009 Assessed Value:** Total: \$989,500

**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

**Zoning:** Conservation

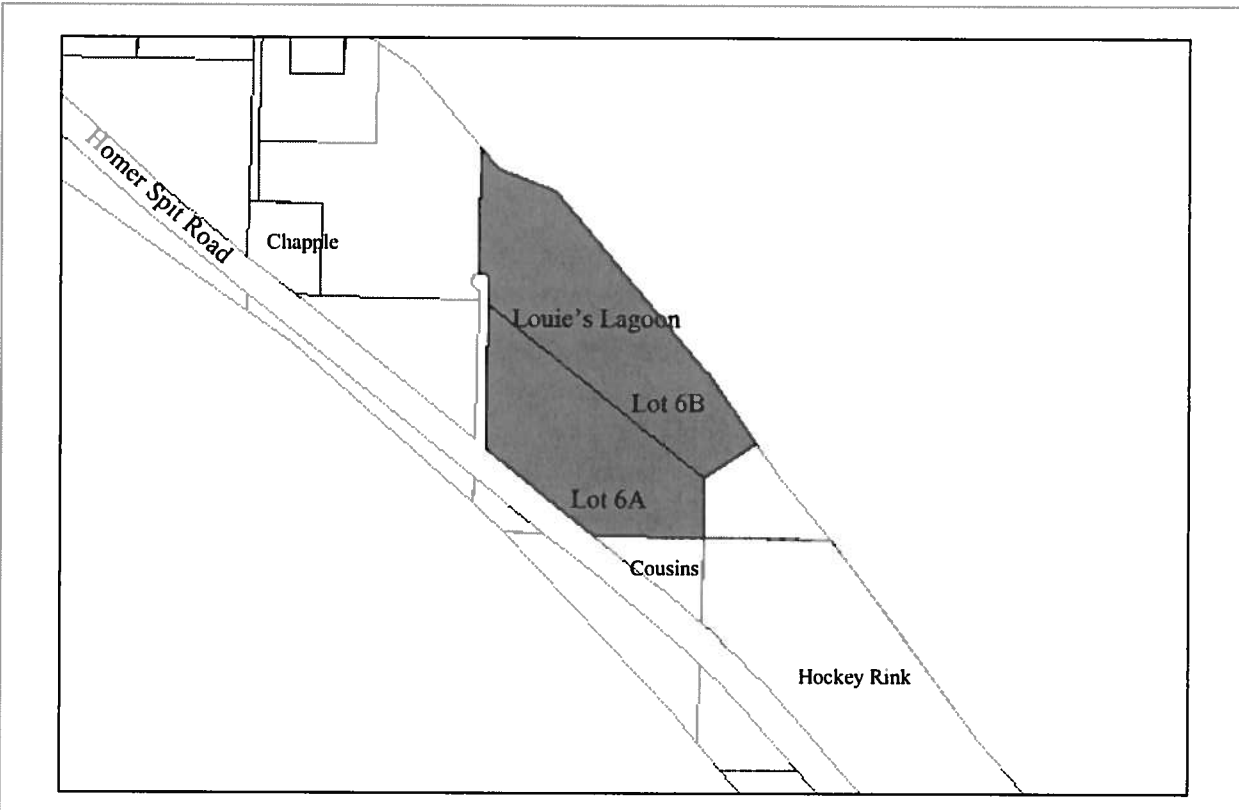
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.

**Notes:**

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> Total: 45.47 acres	<b>Parcel Number:</b> 181-020 - 18, 19
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**2009 Assessed Value:** Total: \$747,300

**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A  
 HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

<b>Zoning:</b> Conservation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
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- Notes:**
- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
  - Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
  - Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



## City Lands

PARCEL_ID	ADDRESS	LEGAL DESCRIPTION	ACREAGE	Land Allocation
18103477	4480 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	0.52	A-2
18103478		T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	0.53	A-2
18103223		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	0.67	A-3
18103224		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	0.67	A-3
18103225		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	0.67	A-3
18103226		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	0.67	A-3
18103227		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	0.67	A-3
18103228	4290 FREIGHT DOCK RD	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	0.67	A-3
18103229		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	0.67	A-3
18103230		T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	1.78	A-3
18103220	4380 FREIGHT DOCK RD	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	5.00	A-4
18103324		Portion Homer Spit Sub No 2 Lot 12-A		A-5
18103316	4262 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	0.29	B-10
18103309	4390 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	0.23	B-11
18103432	4400 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	0.57	B-12
18103431	4406 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	0.20	B-13
18103442	4460 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	0.29	B-14
18103443	4470 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	0.18	B-15
18103444	4474 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	0.31	B-16
18103402	4535 HOMER SPIT RD	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	2.93	B-17

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-17
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-18
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-20
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-24
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-26
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-27
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-4
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-5
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-6
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-7
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-8



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-9
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-10
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-10
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-11
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-11
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	C-11
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-11
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-11
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-11
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-11
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-13
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-7
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-8
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-10
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-11
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-12
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-13
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-13
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-13
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-13
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-13
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-13
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-13
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-13
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-13
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-13
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-15
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-15
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
18103436	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	D-20
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-2
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-3
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-3

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-4
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-5
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-6
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-7
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-8
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-8
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-20
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-20
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-20
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-20
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 1	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
17940107		14.08	T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT 3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-25
18101030		10.30	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 13 EXCLUDING HOMER SPIT RD & KACHEMAK BAY DR	E-25

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-25
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-26
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-26
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-26
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-26
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-26
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-26
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-27
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-27
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-28
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-28
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-29
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-30
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-30
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-31
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-31
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-31

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	E-33
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-34
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-35
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-7
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-7
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-7
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7



## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-9
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119	F-4
17307094	184 SKYLINE DR	7.83	PIONEER VALLEY SUB LOT 2 Hillstrands Homestead Lot 1	F-5
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051	F-5
17307095,6	188 SKYLINE DR	8.34	TULIN TERRACE SUB UPPER TERRACE LOT 34 Hillstrands Homestead Lot 2	F-5
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	400 T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK	F-6
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5



1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Manager

4 RESOLUTION 14-021  
5

6 A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING  
7 AN ECONOMIC DEVELOPMENT AND TOURISM MARKETING  
8 AGREEMENT BETWEEN THE CITY OF HOMER AND THE  
9 HOMER CHAMBER OF COMMERCE.  
10

11 WHEREAS, The adopted FY 2014 Operating Budget contains an appropriation and  
12 transfer of \$51,000 to the Homer Chamber of Commerce; and  
13

14 WHEREAS, The appropriated funds are located within the Economic Development  
15 Budget because the City views the Chamber as a contractor that is providing marketing and  
16 other economic development services; and  
17

18 WHEREAS, In previous years, the Council has discussed whether it should ask the  
19 Chamber if it was willing and able to expand its marketing and economic development efforts  
20 to other sectors of the Homer economy; and  
21

22 WHEREAS, It is common and appropriate for there to be a contract or formal  
23 agreement between the City and a business or organization providing contracted services; and  
24

25 WHEREAS, The City and the Chamber of Commerce have collaborated on a Draft  
26 Economic Development and Tourism Marketing Agreement which formalizes the relationship  
27 between the parties and expands the Chamber's marketing and economic development efforts  
28 to other sectors of the economy; and  
29

30 WHEREAS, The Agreement makes it clear that marketing is what the Chamber is  
31 staffed for and does best and that the bulk of its expanded economic development effort will  
32 be marketing additional sectors of the economy and Homer generally as a great place to live  
33 and establish your business; and  
34

35 WHEREAS, The Homer City Council reviewed the Draft Economic Development and  
36 Tourism Marketing Agreement at its regular meeting on January 27, 2014.

37 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the  
38 Economic Development and Tourism Marketing Agreement between the City of Homer and  
39 the Homer Chamber of Commerce; a copy of which is attached and incorporated herein.

40  
41 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of January, 2014.

42  
43 CITY OF HOMER



44  
45  
46 Mary E. Wythe  
47 MARY E. WYTHE, MAYOR  
48

49 ATTEST:

50  
51 [Signature]  
52  
53 JO JOHNSON, MMC, CITY CLERK  
54

55 Fiscal Note: N/A  
56  
57



*Our Mission: To support our membership through cooperative economic development and community service.*

## **Homer Chamber & Visitor Center Economic Development & Tourism Marketing Agreement**

This Agreement is made effective January 1, 2014 by the Homer Chamber of Commerce, whose address is 201 Sterling Highway, Homer, AK 99603, herein referred to as the "Chamber," a nonprofit 501 (c)(6) corporation, and the City of Homer, whose address is 491 E. Pioneer Avenue, Homer, AK 99603, herein referred to as the "City."

WHEREAS, the City has designated the Chamber as the lead marketing entity of the Homer community and the recipient of public funds which are to be utilized and expended for the promotion of the City of Homer economic development and tourism marketing, and

WHEREAS, the Chamber can best accomplish this mission most efficiently by focusing its energies on marketing the city and managing the marketing activities, and

WHEREAS; The City has determined that it is most efficient and cost effective to contract with the Chamber for marketing services instead of attempting to perform that function itself; and

WHEREAS, the Chamber is an organization whose mission is to promote and support a diversified economy for a positive business and living environment for its members and the greater Homer area. The Chamber accomplishes that mission by marketing the City of Homer as a destination for conferences, economic development, tourism in general as an economic development strategy for the community at large and its supporting members, specifically, and

WHEREAS, the Chamber has acquired the resources, facilities, and personnel with the specialized skills to conduct tourism and economic development marketing programs to attract and serve new businesses and visitors of all types.

NOW, THEREFORE, the parties, each in consideration of the promise herein agree as follows;

1. The City hereby engages the Chamber to market business and industry development and tourism for the City of Homer. The term of this Agreement shall initially be three (3) years, unless notice of termination of the Agreement is given pursuant to paragraph 7 hereof.
2. The Chamber accepts the engagement and shall diligently promote such businesses by producing marketing, sales promotion, and publicity programs including:
  - A. Sales calls to potential convention, tradeshow, and conference prospects;

- B. Participation in regional advisory committees engaged in business and industry development issues;
  - C. Exhibits at various conference shows and special events as deemed necessary by the Chamber to promote economic development and the visitor industry;
  - D. Conducting Homer familiarization tours and product development tours and activities;
  - E. Oversight of certain special community-wide events currently being held in the City of Homer as noted in annual addendum;
  - F. Hosting prospective meeting planners and other clients in the city to promote business and industry development and the tourism industry;
  - G. Development, production, and distribution of promotional sales material;
  - H. Providing community and visitor information and assistance;
3. The Chamber shall conduct economic development and tourism industry promotion to aid the City in achieving their mission to increase customers coming to Homer, and attracting new business and industry to Homer by conducting programs including:
- a) Work closely with the City EDC to develop a Relocation campaign targeted at Internet entrepreneurs, or individuals who can work from home for larger companies;
  - b) Tourism marketing, sales, and promotion campaigns;
  - c) Generic advertising of the community's assets and tourism attractions;
  - d) Market cooperatively with the Chamber's members to the mutual benefit of its members and the City;
  - e) Produce by itself, or by contract, brochures, visitors guides, maps, and other publications useful to economic development and tourism visitors;
  - f) Promote economic development and tourism via electronic media;
  - g) Operate a Visitor Information Center to serve visitors;
  - h) Work with other community groups and non-profits (such as the Arts) to market the broad quality of life aspects of living in Homer;
  - i) Work with other business sectors not necessarily Chamber members (such as Marine Trades) to promote the unique services that exist in Homer.
4. For the promotion and marketing services rendered by the Chamber to the City for the community-at-large, the City shall pay to the Chamber, subject to appropriation, the amounts as detailed in an annual addendum as referenced in paragraph 5 hereof.
5. The Chamber will annually, by October 1 of each year, provide a marketing workplan and budget ("Marketing Plan and Budget") outlining anticipated expenditures to conduct the aforementioned services on behalf of the City and the community. The Marketing Plan and Budget is a part of this Agreement and will compare the prior year's plan with actual results. The initial Marketing Plan and Budget is attached hereto and incorporated into this Agreement. The City will assist the Chamber with approval of each Marketing Plan and Budget through the annual budget approval process of the City.
6. The Chamber shall utilize and dedicate all such funds received from the City for the promotion of economic development and tourism in the Marketing Plan.
7. This Agreement may be terminated by either party serving upon the other six months prior written notice of termination of the Agreement. This Agreement is binding upon both parties and shall inure to the benefit of their successors in interest. If the City terminates this agreement, the City agrees to pay for expenses already incurred at the time of notification of termination.



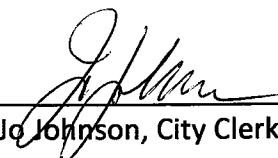
8. The Chamber is an independent contractor in the performance of any work under this Agreement, and neither the Chamber nor its employees, members or volunteers shall be an employee or agent of the City.
9. The Chamber shall defend, indemnify and hold harmless the City, its officials, employees, agents and contractors from any and all liability (including attorney fees) or claims for damages, including personal injuries, environmental damage, death and property damage arising out of or resulting from the Chamber's use of the City's funds or the Chamber's actions taken pursuant to this Agreement, including the Chamber's employees, assignees, contractors, agents or the public.
10. Prior to disbursement of any funds by the City, the Chamber shall procure and maintain, at the Chamber's sole cost and expense, comprehensive commercial general liability insurance with limits of liability of not less than TWO MILLION DOLLARS (\$2,000,000) for all injuries and/or deaths resulting to any one person and ONE MILLION DOLLARS (\$1,000,000) limit from any one occurrence. The Chamber will add the City to its generally liability insurance as an Additional Insured.
11. In addition to the insurance described in paragraph 11, the Chamber shall maintain, at the Chamber's sole cost and expense, workers' compensation insurance as required under Alaska law and owned and non-owned automobile liability insurance with limits of liability of not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000) per occurrence combined single limit for bodily injury and property damage, and FIVE HUNDRED THOUSAND (\$500,000) total aggregate.
12. All insurance policies shall provide for thirty (30) days' notice of cancellation and/or material change to be sent to the City. All such policies shall be written by insurance companies legally authorized or licensed to do business in Alaska and acceptable to the City (Best's Rating B+ or better). The City shall be listed as an additional insured. Upon execution of the contract, the Chamber shall furnish certificates evidencing that it has procured the insurance required herein. The minimum insurance requirements under this Agreement shall not act to limit the Chamber's liability for any occurrence and shall not limit the Chamber's duty to defend and indemnify the City for claims related to this Agreement.

IN WITNESS THEREFORE, the parties hereto executed the Agreement by duly authorized offices respectively.

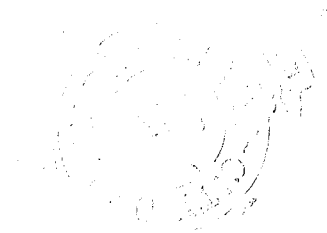
By:   
 Jim Lavrakas / Homer Chamber, Executive Director

By:   
 Walt Wrede / City of Homer, City Manager

ATTEST:

  
 Jo Johnson, City Clerk

1/30/14  
 Date





*Our Mission: To support our membership through cooperative economic development and community service.*

## **2014 MARKETING PLAN WITH ANTICIPATED BUDGET PERCENTAGES:**

Information below describes the Homer Chamber of Commerce's planned use of the \$50,000 from the City for advertising, marketing, and economic development.

### **Specific core programs using these funds are:**

1. Winter King Salmon Tournament
2. Kachemak Bay Shorebird Festival
3. Jackpot Halibut Derby
4. Taste of Homer

### **New Initiatives using these funds are**

#### **(APPROX. 10% Of Budget):**

1. Work closely with the City EDC on a new branding and HCOC-centered website redesign for "Make Homer Home" program to replace outdated, ineffective, packet-based program currently used.
2. "Fishing Hole" marketing campaign
3. Anchorage 4<sup>th</sup> Avenue presence
4. Small Boat Harbor webcam

### **Use of City payment to the Chamber was broken down as follows:**

1. Local Advertising (**APPROX. 20%**):
  - a. Newspapers
  - b. Public Radio
  - c. Commercial Radio
2. State-wide Advertising (**APPROX. 40%**):
  - a. Magazines
  - b. Newspaper
  - c. Travel Guides
  - d. Radio
  - e. Online
3. Marketing (**APPROX. 30%**):
  - a. Three travels shows
  - b. Anchorage television
  - c. Develop video for advertising



***Our Mission: To support our membership through cooperative economic development and community service.***

## **2014 Special Community-wide Events:**

1. Winter Carnival
2. Cleanup Day
3. Get to Know Homer
4. Garden Club Plant Sale
5. Lemonade Day
6. Fourth of July Parade
7. Christmas Tree Lighting
8. Community Forums (legislative, candidate, information)
9. Chamber luncheons & Business After Hours (formerly "Mixers")



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**CITY OF HOMER  
HOMER, ALASKA**

City Clerk/Economic Development  
Advisory Commission

**RESOLUTION 13-116(A)**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
AMENDING THE ECONOMIC DEVELOPMENT ADVISORY  
COMMISSION BYLAWS TO INCLUDE THAT THE DIRECTOR OF  
THE HOMER CHAMBER OF COMMERCE **AND A  
REPRESENTATIVE OF THE HOMER MARINE TRADES  
ASSOCIATION** MAY SERVE AS A NON-VOTING, EX-OFFICIO  
MEMBERS OF THE COMMISSION.

WHEREAS, The Community Economic Development Strategy (CEDS) was adopted via  
Resolution 11-007(S)(A); and

WHEREAS, The implementation table in the CEDS identifies the Homer Chamber of  
Commerce as one of the groups responsible for carrying out the implementation strategies;  
and

WHEREAS, The Economic Development Advisory Commission and Director of the  
Homer Chamber of Commerce have acknowledged the importance of communication  
between the City and Chamber as key to being successful in carrying out these strategies, as  
well as other areas the entities can work together to promote economic development for the  
community; and

WHEREAS, The Commission introduced the amendment at their July 9, 2013 regular  
meeting and approved their amendment at a second meeting on November 12, 2013 in  
accordance with their bylaws.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby amends the  
Economic Development Advisory Commission Bylaws to include that the Director of the  
Homer Chamber of Commerce **and a representative of the Homer Marine Trades  
Association** may serve as a non-voting, ex-officio members of the Commission.

PASSED AND ADOPTED by the Homer City Council this 10<sup>th</sup> day of February, 2014.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHER, MAYOR

45 ATTEST:

46

47

48

49 \_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

50

51 Fiscal Note: N/A

1 CITY OF HOMER  
2 HOMER, ALASKA

3 City Clerk/Economic Development  
4 Advisory Commission

5 ORDINANCE 14-01(A)  
6

7 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
8 AMENDING HOMER CITY CODE ~~1.78.010~~ 2.76.010,  
9 COMMISSION—CREATION AND MEMBERSHIP, TO MAKE A  
10 REPRESENTATIVE OF THE HOMER MARINE TRADES  
11 ASSOCIATION AND THE DIRECTOR OF THE HOMER CHAMBER  
12 OF COMMERCE ~~AN~~ EX OFFICIO, NON-VOTING MEMBERS OF  
13 THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION.  
14

15 WHEREAS, Resolution 11-007(S)(A) adopted the Community Economic Development  
16 Strategy (CEDS); and  
17

18 WHEREAS, The implementation table in the CEDS identifies the Homer Chamber of  
19 Commerce as one of the groups responsible for carrying out its implementation strategies; and  
20

21 WHEREAS, The Economic Development Advisory Commission and Director of the  
22 Homer Chamber of Commerce have acknowledged the importance of communication  
23 between the City and Chamber to successfully carrying out the CEDS implementation  
24 strategies, as well as the two entities' cooperation in other areas to promote economic  
25 development for the community; and  
26

27 WHEREAS, At its July 9, 2013 regular meeting the Commission introduced an  
28 amendment to its bylaws to make the Director of the Homer Chamber of Commerce an ex  
29 officio, non-voting member of the Commission, and approved the amendment at its  
30 November 12, 2013 regular meeting.  
31

32 WHEREAS, The Homer Marine Trades Association represents professionals and  
33 businesses in the marine trades that contribute to the economic vitality of the community;  
34 and  
35

36 WHEREAS, The work the Economic Development Advisory Commission does to  
37 promote economic development would benefit from the perspective and expertise of this  
38 industry.  
39

40 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:  
41

42 Section 1. Homer City Code ~~1.78.010~~ 2.76.010, Commission—Creation and  
43 membership, is amended to read as follows:

[Added language underlined. Deleted language stricken through.]

44 ~~1.78.010~~ 2.76.010 Commission--Creation and membership. a. There is created the City  
45 of Homer Economic Development Advisory Commission, referred to in this chapter as the  
46 Commission. Such Commission will be made up of seven members, who shall be nominated by  
47 the Mayor and confirmed by the City Council. A minimum of five commissioners shall reside  
48 within the corporate limits of the City of Homer and shall be registered voters in the Kenai  
49 Peninsula Borough or the City of Homer.

50  
51 b. A Chairman and Vice-Chairman of the Commission shall be selected annually and  
52 shall be appointed from and by the appointive members.

53  
54 c. The Mayor, the City Manager, ~~and~~ one Councilmember, a representative of the  
55 Homer Marine Trades Association, and the Director of the Homer Chamber of Commerce  
56 shall serve as consulting members of the Commission in addition to the seven appointive  
57 members, and may attend and participate in all meetings as consultants, but shall have no  
58 vote.

59  
60 Section 2. This Ordinance is of a permanent and general character and shall be  
61 included in the City Code.

62  
63 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of  
64 \_\_\_\_\_ 2014.

65  
66 CITY OF HOMER

67  
68  
69 \_\_\_\_\_  
70 MARY E. WYTHE, MAYOR

71  
72 ATTEST:

73  
74  
75 \_\_\_\_\_  
76 JO JOHNSON, MMC, CITY CLERK

77  
78  
79  
80 YES:  
81 NO:  
82 ABSTAIN:  
83 ABSENT:

[Added language underlined. Deleted language stricken through.]



84 First Reading:  
85 Public Hearing:  
86 Second Reading:  
87 Effective Date:  
88  
89  
90 Reviewed and approved as to form.

91  
92 \_\_\_\_\_  
93 Walt Wrede, City Manager

\_\_\_\_\_  
Thomas F. Klinkner, City Attorney

94  
95 Date: \_\_\_\_\_

Date: \_\_\_\_\_

96  
97  
98 Fiscal Note: N/A  
99

[Added language underlined. Deleted language stricken through.]





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

### MANAGER'S REPORT

February 10, 2014

**TO:** MAYOR WYTHE / HOMER CITY COUNCIL

**FROM:** WALT WREDE

#### UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. Public Works Department: Carey Meyer wears many hats for the City and he juggles many important responsibilities. The Council and the Public see him and interact with him most often in his roles as Project Manager and City Engineer. In fact, that is where he spends a great deal of time and where his work is most visible. However, Carey is also the Public Works Director and the head of the City's largest department, with the biggest budget and the most personnel. The Public Works Department has experienced a number of retirements lately and it has lost many great employees and years of experience. This was not a surprise and we knew this was coming for several years. As a result, Carey has been involved in succession planning and in looking at ways to reorganize the department with the goal of increasing efficiency, saving money, and providing an even better product to the public. Carey has a report on this for you (attached) and I would like to devote my time for the Manager's report to Carey so you can get some insight into what is happening in the City's biggest (and many in the public would say most important) department.
2. Ramp 7: As most of you probably know by now, we experienced a structural failure at Ramp 7 last weekend and the lower end of the ramp is currently sitting in the water. The ramp is blocked off so that the public cannot access it. This is the ramp constructed by the Seldovia Village Tribe (SVT) to access the Seldovia Ferry Berth. It also provides much improved access to the System 5 float. The ramp is available for public use and will become the property of the City when the lease expires. We are currently working closely with SVT to determine the cause, get the ramp out of the water, and repair the damage.
3. Board of Fisheries Testimony: I went to Anchorage last week to provide testimony at the Board of Fish meetings related to Resolution 14-019. A copy of my testimony is attached for your information. I plan to head back to Anchorage on Thursday, the 6<sup>th</sup> to provide additional testimony at committee meetings.
4. Harbor Construction Projects: The last agenda contained a resolution awarding a construction contract for the replacement of Ramp 3 and several floats in the harbor. You

may recall that this work was paid for by a 4.2 Million State grant and \$4.2 Million in bond sale revenue. Here is the good news. All of the bids came in under the engineers estimate and the two lowest, from very reputable companies, came in approximately \$2 Million under the estimate. Carey has double checked the bids and he and Bryan have talked to the engineers who did the cost estimate to look for discrepancies. The Bond Bank and the State of Alaska have approved the idea (that we talked about at the last meeting) of using the unallocated funds for additional float replacement and improvements that are already on the CIP and are simply an expansion of the existing work. The Port and Harbor Commission has reviewed and endorsed this approach. This agenda contains a resolution authorizing us to proceed accordingly.

5. Parks and Recreation Needs Assessment: The second meeting of the Needs Assess Steering Committee took place on Wednesday, February 5<sup>th</sup>. The focus of this meeting was reviewing other needs assessments, reviewing draft RFPs, and talking about the kinds of questions that should be asked.
6. Citizen's Academy: Katie is working very hard on setting up the Citizens Academy. The Academy is scheduled to begin February 20. We appreciate the helpful input from Council member Howard. Attached is a memorandum from Katie on this topic. This information appeared in the last packet. Since the time is getting short and we want to get the word out to the public, I thought it would be good to include this information again.
7. Enstar Meeting: We had a meeting with Enstar officials last week to discuss the workplan for the upcoming construction season (which has already begun apparently!). In the next month we will be approving the workplan, and adjusting the assessment roll to account for decisions that were made during construction last year. Enstar's contractor, UTI is already working on the Spit, which you may have noticed. They expect to have gas to Spit business by April. Kachemak Drive will be next and then the bluff areas. Enstar projects that it could be done and construction completed by the end of August.
8. Critical Habitat Legislation: The legislation that would remove the Homer Port and Harbor from the critical habitat area is on the move. Companion bills have been read across in both the House and the Senate. Committee hearings in both Chambers are scheduled this week and I will testify, once from Homer and once from Anchorage.

## **ATTACHMENTS**

1. Board of Fish Testimony
2. Public Works Reorganization and Succession
3. Citizens Academy
4. February Employee Anniversaries



# **City of Homer Citizens Academy**

*A behind the scenes look at how the City of Homer operates*

**Thursday Evenings  
5:30pm-8:00pm  
February 20 - March 27th  
Certification Ceremony April 14th**

**Space is limited. Spots will be held on a first come first serve basis.  
Registration closes Monday, February 17th at 5:00pm.**

**For more info, including online registration, visit:  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)**

