



Memorandum 21-081

TO: HOMER CITY COUNCIL
THRU: ROB DUMOUCHEL, CITY MANAGER
FROM: PORT AND HARBOR ADVISORY COMMISSION
DATE: MAY 11, 2021
SUBJECT: LEASE ASSIGNMENT TO TACKLE SHACK CO. LLC

Tabor Ashment of Harbor Enterprises LLC, the current lessee for the Sport Shed lot, has requested a lease transfer to Tackle Shack Co. LLC as part of a purchase of the business. Tackle Shack Co. LLC has indicated in their application that they intend to continue to conduct the business under the current use of a bait and tackle general retail store, short term vacation lodging rooms (2nd floor), and storage. They have requested a 20 year lease with (2) 5 years extensions. The current lease had 18 years of the original term plus the possibility of (2) 5 year extensions left. The new lease transfer would be a change of 2 years in term length. All other conditions of the lease would remain the same with no changes and be updated to new city language and code requirements. Per HCC 18.08.110 the current lease is in in compliance and the past lease history has shown contractual obligations are satisfactorily met.

The submitted application from Tackle Shack Co. LLC and a draft lease were put before the Port and Harbor Advisory Commission for review at their April 28 2021 meeting. Upon review, the commission made a motion to recommend to City Council the approval of the lease transfer from the current tenant, Harbor Enterprises LLC to Tackle Shack Co. LLC that was passed by unanimous consent.

Recommendation

The Port and Harbor Advisory Commission move to recommend that City Council approve the lease transfer from Harbor Enterprises LLC to Tackle Shack Co. LLC and authorize the City Manager to execute the appropriate documents.

Attached Tackle Shack Co. LLC Lease Application
Tackle Shack Co. LLC Draft Lease.