



City of Homer

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Port and Harbor

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Memorandum 21-162

TO: HOMER CITY COUNCIL
THRU: ROB DUMOUCHEL, CITY MANAGER
FROM: BRYAN HAWKINS, PORT DIRECTOR
DATE: SEPTEMBER 1, 2021
SUBJECT: REQUESTED LEASE RENEWAL –PIER ONE THEATRE

In April of 2021, Pier One Theatre contact the Port and Harbor's Office requesting a new lease as their existing term expires April 30 2022; a lease proposal was received April 30th 2021 requesting another 5-year lease subject to the same conditions in their current lease. Jennifer Norton, Pier One's executive director, will be overseeing the listed improvements in their development plan section of their lease application.

Pier One Theatre has been operating as a non-profit on the Homer Spit and leasing from the city for over 30 years. City staff recognize the benefits the theatre add to the Homer community and also wish to continue to seek the highest and best use of all City-owned property. City staff recommends a 5 year short -term lease since it fulfills the current need of that lot, while also keeping the City's interests open in case the Port and Harbor Enterprise engages plans to expand the Homer Marine Repair Facility.

The Port and Harbor Advisory Commission also reviewed this lease proposal at their August 25TH meeting and recommended approval and to award Pier One Theatre a new five year short term lease with no renewals for the base rent of the \$1.00 per year.

Below are some highlighted details of the proposed lease:

- Property: portion of Tract 1-A (KPB 181-031-17) consisting of 2344 square feet (area of buildings). It shares lot with Homer City Campground and adjacent to the Marine Haul Out Facility.
- Term and Rent: New term of 5 years with no options to renew to begin May 1 2022 and end April 30 2027. Rent is \$1.00 per year.

The city manager, port director, Pier One Theatre board members, and Pier One's executive director have also met to discuss the future plans for Pier One past the next 5 year mark. The age and state of the current theatre building as well as an increase in marine repair activity make a move and new structure a logical need moving forward. Pier one has provided the first rough draft of considered options, developed from their board and planning committee, and is requesting feedback and comment from Council and the community in general as they move forward with planning. (See attached rough draft for development ideas)

Recommendation

Approval of Resolution 21-xx, awarding Pier One Theatre a five year lease with no options for renewal, for a Portion of Tract 1-A, FISHING HOLE SUB NO. 2, with an annual base rent of \$1.00, and authorizing the City Manager to move forward with executing the appropriate documents

Enclosed: Pier One Theatre Development Plan