



MEMORANDUM

Resolution 23-117, A Resolution of the City Council of Homer, Alaska Approving an Amendment to the Copper River Seafoods Lease for a Portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2 According the Plat No. 80-92, KPB Parcel 18103425. City Manager.

Item Type: Backup Memorandum
Prepared For: City Council
Date: October 11, 2023
From: Sean Conway, Port Lease Manager
Through: Rob Dumouchel, City Manager

As of September 7th, Copper River Seafood with guidance from the City, agreed upon taking action to avoid a contractual default. Previously, Copper River Seafood entered into an amended contract in February of 2020. The purpose of the 2020 amendment was to outline a path of contract completion considering the Pandemic's effect on port specific supply-chains & the overall softening of the economy. Considering present days' economic uncertainty, Copper River Seafoods will take a more prudent approach to construction. Allowing themselves ample time for any future considerations, as the City indicates this should be an ultimate plan. Furthermore, the City & Copper River Seafoods amicably agree that their continuation of operation is beneficial to both parties.

On September 20th Copper River Seafood provided an updated action plan, summary of related site tasks, and approximate CAD drawings of a "Pre Engineered Metal Building". Their proposal indicates that a 40'x47' structure, meeting their operational needs, will be erected on an existing slab.

Lastly, the Lease Manager, Head of Planning, and Port Director discussed a preliminary review of the proposed change. It was agreed upon review of the materials that there was no initial objection to any of the proposal documents and that the amendment proposal should continue through the committee process for approval.

The e-mailed proposal summary, schematics for the pre-fab building, proposed layout, and clarifying notes are all included as attachments to the memo, and are available for your review and comment.

Recommendation

For City Council to approve the resolution 23-117

Attached: *Copper River Seafoods – Homer Lease Amendment Proposal*

Exhibits:

#D. Summary of Current Situation & Request Memorandum directed from Copper River Seafoods by way of Bryan Kimball (VP) intended for City of Homer, current City Manager, Rob Dumouchel.

- #E. Clarifying Notes with an Overhead sitemap.
- #F. Top-Down Interior CAD view with square footage.
- #F. Cardinal CAD views with basic finishing & measurement notes.
- #G. Pictures of Sheds.