



MEMORANDUM

Resolution 25-057, A Resolution of the City of Homer, Alaska, Approving a Sublease between Happy Face, LLC and Cove Collective, LLC dba Cove & Co. Occupying Unit #2 (consisting of 1,250 square feet) in the building located on the property entitled T7S R13W Sec 1 Seward Meridian HM 0890034 LSEHLD Lot 32 Homer Spit AMD and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: May 28, 2025
From: Mark Bowman, Port Property Associate
Through: Melissa Jacobsen, City Manager

Happy Face, LLC has a lease with the City for the property located at 4400 Homer Spit Road, also identified as Homer Spit Amended Lot 32.

Happy Face LLC and Cove & Co. have requested that the City consent to a sublease allowing Cove & Co. to use retail space to offer beverages and food to customers.

Both Tenants and Subtenants understand that there is a proposed \$500.00 annual fee payable to the City of Homer, Port and Harbor as part of the Sublease. If that fee is approved by Council at a later date, the Fiscal Note for this sublease will be \$500 of annual revenue to 400-0600-4650. Otherwise there is no Fiscal Note.

An application, along with the required supporting documentation, was submitted and reviewed by Port & Harbor Staff. The application is complete and staff recommend approving this lease application.

RECOMMENDATION:

Approve Resolution 25-057