

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

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4 City Manager/Port Director

5 **RESOLUTION 17-065**

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7 A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING A
8 LEASE ASSIGNMENT FOR THE HARBOR LEASING, LLC LEASE TO
9 SOUTHWIND FOODS/GREAT AMERICAN SEAFOOD IMPORTS CO.
10 AND AWARDING A NEW 20 YEAR LEASE WITH TWO FIVE YEAR
11 OPTIONS TO RENEW ON LOT 12-C HOMER PORT INDUSTRIAL
12 SUBDIVISION NO. 4 AT AN ANNUAL BASE RENT OF
13 APPROXIMATELY \$25,626.36 AND AUTHORIZING THE CITY
14 MANAGER TO MOVE FORWARD WITH LEASE NEGOTIATIONS AND
15 EXECUTE THE APPROPRIATE DOCUMENTS.
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17 WHEREAS, Harbor Leasing, LLC, dba Auction Block, has reached a tentative agreement
18 to sell the building and business to Southwind Foods, LLC/Great American Seafood Imports
19 Co. which will continue operating as a fish processing business under the name Southwind
20 Foods, LLC/Great American Seafood Imports Co.; and
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22 WHEREAS, Per Chapter 13.3 of the City's Lease Policy and Procedures, Southwind
23 Foods, LLC/Great American Seafood Imports Co. has submitted a lease application for a new
24 20-year lease with two, five-year options to renew; and
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26 WHEREAS, The City Administration and the Port and Harbor Commission have reviewed
27 the application and proposal and found it to be complete and responsive; and
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29 WHEREAS, Due to the proposed investment and plans for future development it was
30 further agreed that a new lease be awarded without the parcel being advertised through the
31 Request for Proposal process, and
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33 WHEREAS, Upon the signing of a new lease, the lease with Harbor Leasing, LLC dba
34 Auction Block would be terminated, and
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36 WHEREAS, The Port and Harbor Commission recommend that the City Council
37 authorize the City Manager to assign the Harbor Leasing, LLC lease to Southwind Foods,
38 LLC/Great American Seafood Imports Co. and to negotiate a new 20-year lease with options for
39 two consecutive 5-year renewals on Lot 12-C Homer Port Industrial No. 4. for the purpose of
40 operating a fish processing business without the parcel being advertised through the Request
41 for Proposals process.
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43 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby authorizes the
44 City Manager to assign the Harbor Leasing, LLC lease to Southwind Foods, LLC/Great American
45 Seafood Imports Co. and to negotiate and execute the appropriate documents for a new 20-
46 year lease with options for two consecutive 5-year renewals on Lot 12-C Homer Port Industrial
47 No. 4. with an annual base rent of \$25, 626.36 (subject to change as determined by lease
48 negotiations) for the purpose of operating a fish processing business without the parcel being
49 advertised through the Request for Proposals process.

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51 PASSED AND ADOPTED by the Homer City Council this 26th day of June, 2017.

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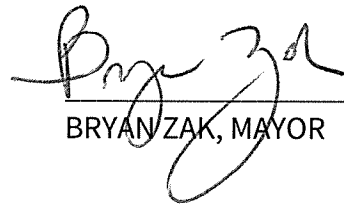
CITY OF HOMER

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BRYAN ZAK, MAYOR

58 ATTEST:

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62 MELISSA JACOBSEN, MMC, CITY CLERK

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65 Fiscal information: Lease fee of approximately \$25,626.36 annually with annual increases
66 according to the Consumer Price Index subject to change as determined by lease
67 negotiations.

