

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 18-030

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A FIVE-YEAR SUBLEASE AT THE HOMER AIRPORT
TERMINAL FOR FLYING WHALE COFFEE AND AUTHORIZING THE
CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Heather Temple and Amanda Moran, the owners of Flying Whale Coffee currently lease Homer Airport Terminal Concession Spaces 103 and 104; and

WHEREAS, Flying Whale Coffee wishes to expand into Concession Spaces 105 and 106; and

WHEREAS, Per Chapter 4 of the Property Management Policy and Procedures Manual, a Request for Proposal to lease airport terminal spaces was advertised in the local newspapers, two Plans Rooms in the State and the City's website; and

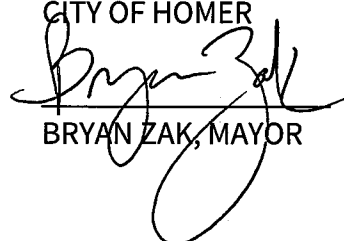
WHEREAS, Flying Whale Coffee - Heather Temple and Amanda Moran have requested a 5-year sublease, through March 30, 2023 (a DOT/PF limitation) for concession spaces 103, 104, 105 and 106 at the advertised rate of \$2 per square foot, per month, plus a 10% concession fee, with annual Consumer Price Index adjustments; and

WHEREAS, Flying Whale Coffee is a tenant in good standing and provides a valuable service to travelers; and

WHEREAS, The City Administration has evaluated the relevant facts and determined that it is in the best interest of the City to enter into a new lease with the current sublessee and makes such a finding by resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby approves a long-term lease, effective April 1, 2018 through March 30, 2023 at the Homer Airport Terminal, for Concession Spaces 103, 104, 105 and 106 to Flying Whale Coffee, at a minimum annual rate of \$11,040 and authorizes the City Manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 27th day of March, 2018.

CITY OF HOMER

BRYAN ZAK, MAYOR

44 ATTEST:

45

46

47

48

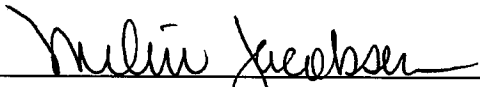
49

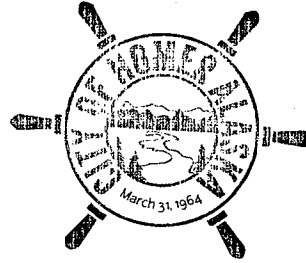
50

51

52

53


MELISSA JACOBSEN, MMC, CITY CLERK



Fiscal information: Minimum annual lease fee of \$11,040 into account number 100-0045-4657