

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 19-017

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A LEASE ASSIGNMENT FROM SNUG HARBOR
SEAFOODS INC. TO COPPER RIVER SEAFOODS INC. AND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE
APPROPRIATE DOCUMENTS FOR A NEW TWENTY YEAR LEASE
WITH OPTIONS FOR TWO CONSECUTIVE FIVE YEAR LEASE
RENEWALS FOR A PORTION OF LOT 13B, CITY OF HOMER PORT
INDUSTRIAL SUBDIVISION NO. 2, ACCORDING TO PLAT NO. 80-92,
AT AN INITIAL ANNUAL RATE OF \$12,996.12.

WHEREAS, Snug Harbor Seafoods Inc. requested to transfer their 2014 City lease to
Copper River Seafoods Inc. as part of Copper River Seafoods Inc.'s buyout of Snug Harbor
Seafoods Inc. assets; and

WHEREAS, Copper River Seafoods Inc. submitted a complete application pursuant to
Homer City Code (HCC) § 18; and

WHEREAS, Copper River Seafoods has indicated their intention of operating a fish
buying station which is similar to the Snug Harbor Seafoods Inc. permitted use of seafood
buying; and

WHEREAS, Per HCC § 18.08.110 the lease is in compliance and the past lease history has
shown contractual obligations are satisfactorily met; and

WHEREAS, The lease assignment will be based on the City's updated lease template
which reflects the new and current code requirements; and

WHEREAS, The initial annual rental rate of \$12,996.12 will change in accordance with
the appraisal of the lot due in 2019 per HCC § 18.08.100; and

WHEREAS, On February 27, 2019 The City Administration and the Port and Harbor
Advisory Commission reviewed the application pursuant to HCC § 18.08.060 and recommend
a new twenty year lease with options for two consecutive five-year renewals for a portion of
Lot 13B, City of Homer Port Industrial Subdivision No. 2, according to Plat No. 80-92; and

WHEREAS, HCC § 18.08.160 (4) states Council shall approve or deny the request for lease assignment via resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby approves the lease assignment of the Snug Harbor Seafoods Inc. lease from Snug Harbor Seafoods Inc. to Copper River Seafoods Inc., and authorizes the City Manager to execute a new twenty year lease with options for two consecutive five-year renewals for a portion of Lot 13B, City of Homer Port Industrial Subdivision No. 2, according to Plat No. 80-92, at an initial annual base rent of \$12,996.12 for the purpose of a fish buying station.

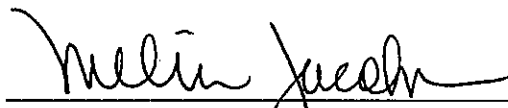
PASSED AND ADOPTED by the Homer City Council this 11th day of March, 2019.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: \$12,996.12

