

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

City Manager

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4 **RESOLUTION 20-135**

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6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 APPROVING THE LEASE ASSIGNMENT ORIGINALLY HELD BY
8 HARBOR LEASING LLC AND ASSUMED BY ALASKA GROWTH
9 CAPITAL BIDCO, INC. TO SALMON SISTERS HOLDINGS LLC AND
10 AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
11 THE APPROPRIATE DOCUMENTS FOR A 20 YEAR LEASE WITH
12 OPTIONS FOR TWO CONSECUTIVE FIVE YEAR RENEWALS FOR LOT
13 12C, PORT INDUSTRIAL SUBDIVISION NO. 4, PLAT 99-43

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15 WHEREAS, Alaska Growth Capital BIDCO (“AGC”) has requested to transfer its leasehold
16 interest assumed from Harbor Leasing, LLC to Salmon Sisters Holdings, LLC as a result of their
17 pending sale; and

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19 WHEREAS, HCC 18.08.160 Assignment (b) states the City Manager must make a
20 determination that a lessee is in full compliance with a lease before an assignment will be
21 effective; and

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23 WHEREAS, Salmon Sisters Holdings, LLC submitted a lease application pursuant Homer
24 City Code (HCC) 18 and will provide the City with any required additional documents prior to
25 execution of the lease; and

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27 WHEREAS, Per HCC 18.08.075(d) Council may approve a lease of City land for less than
28 fair market rent only if the motion approving the lease contains a finding that the lease is for a
29 valuable public purpose or use , and a statement identifying such public purpose or use ; and

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31 WHEREAS, The Homer City Council has determined that there is a sufficient valuable
32 public purpose to approving a lease rate below fair market value for Salmon Sisters Holdings
33 LLC; and

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

37 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the
38 lease assignment held by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holdings LLC
39 and authorizing the City Manager to negotiate and execute the appropriate documents for a
40 20 year lease with options for two consecutive five year renewals for Lot 12C, Port Industrial
41 Subdivision No. 4, Plat 99-43, at an initial base rent of \$25,805 in 2021.

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BE IT FURTHER RESOLVED that an appraisal of the property will be conducted by the end of 2021, and the rates for 2022 until the termination of the lease will be set at fair market rent as determined by processes contained within Title 18 of the Homer City Code.

BE IT FURTHER RESOLVED that assignment of the lease shall be contingent on the City Manager determining that the lease is in full compliance before transfer per HCC 18.08.160 and on Salmon Sisters Holdings LLC providing all required documents.

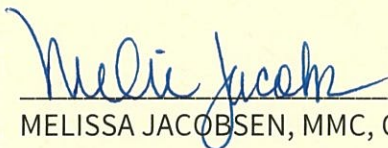
PASSED AND ADOPTED by the Homer City Council on this 14th day of December, 2020.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: \$29,785.32 annually or \$25,805 subject to appraisal

