RESOLUTION 22-056

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
APPROVING AN AMENDMENT TO THE SOUTH CENTRAL RADAR
LEASE BY ADDING AN ADDITIONAL ADJACENT 1760 SF OF CITY
RIGHT-OF-WAY TO THE LEASED PREMISES OF LOT 88-1, HOMER
SPIT SUBDIVISION NO. 2, KPB PARCEL 18103431.

WHEREAS, South Central Radar entered into a 10 year lease (option of two additional
consecutive five year extensions) with the City on November 09 2012 for Lot 88-1, Homer Spit
Subdivision No.2, Homer Recording District, State of Alaska consisting of approximately 10,235
square feet; and

WHEREAS, On April 6, 2022 the City received a letter from South Central Radar
requesting an amendment to lease to add an additional 1,760 square feet of City of Homer
right-of-way (ROW) adjacent to their current leased lot, with the intention of combining the
two small parking lots (current South Central Radar parking and small adjacent City ROW
parking) into one larger parking lot allowing for less cramped conditions and better parking
flow overall; and

WHEREAS, The current purpose of use for the City ROW land will remain as parking, and
the amendment to the lease includes use restrictions on the ROW portion prohibiting any kind
of structures; and

WHEREAS, The additional 1,760 sq. ft. of City ROW would be priced at the same sq. ft.
rate as the existing leased lot, adding an additional $1689.60 to the annual rent of the lease;
and

WHEREAS, City staff have reviewed South Central’s proposal and have no objection to
their request or their plans to create a cohesive organization of the parking area; and

WHEREAS, On May 25, 2022 the Port and Harbor Advisory Commission discussed the
proposed change and recommend that Council approve South Central Radar’s lease
amendment; and

WHEREAS, HCC 18.08.160(e) states that any significant changes in the terms (use) of the
existing lease must be reviewed by the Port and Harbor Commission and approved by City
Council by resolution as an amendment to the lease; and

The City Council hereby approves the amendment to the current lease to add
1,760 square feet of City ROW to the leased premises
of Lot 88-1, Homer Spit Subdivision No. 2, KPB Parcel 18103431.

PASSED this 25th day of May, 2022

[Signatures]
NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves the amendment to add an additional adjacent 1,760 sq. ft. of City right-of-way to the leased premises of Lot 88-1 leased by South Central Radar, at the same sq. ft. cost and subject to the same conditions of CPI increase and appraisals as the main leased lot, for the purpose of creating a more efficient parking lot and traffic flow, and authorizes the City manager to execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council on this 27th day of June, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: $1689.60 in additional rent revenues