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**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 23-033

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A LEASE WITH FORTUNE SEA, LLC FOR A TERM OF
EIGHT YEARS WITH TWO ONE-YEAR OPTIONS FOR RENEWAL AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, Fortune Sea, LLC currently has a ten-year lease that will be expiring April 30,
2023 with no options remaining for Lot 19, Homer Spit Subdivision No. 5; and

WHEREAS, Ian Pitzman, owner/manager of Fortune Sea, LLC, has submitted a lease
application and written request for a new five to ten-year lease exempted from competitive
bidding for the purpose of upland vessel support, fishermen's gear staging and storage,
fishermen's freight handling, and temporary trailer and equipment parking, in accordance
with HCC 18.08.130(b); and

WHEREAS, HCC 18.08.130 further states Council, upon written recommendation by the
City Manager, may exempt the renewal of a lease from competitive bidding if Council finds such
exemption serves the City's best interests and must do so by resolution within six months prior
to the date of lease termination; and

WHEREAS, The City Manager and Lease Staff have found Fortune Sea's proposal to be
compatible with applicable land use regulations and either meets or exceeds the criteria
outlined in City Code, and recommend a lease be awarded exempted from the competitive
bidding process; and

WHEREAS, The City proposed a longer term of eight years with two, one-year options to
renew for a total of 10 years beginning May 1, 2023 and expiring April 30, 2033 to allow a longer
lease commitment, therefore spending less staff and lessee's time on multiple short lease
renewals, without the risk of delaying any future port expansion as the City will continue to
seek the highest and best use of all City-owned property; and

WHEREAS, The Port and Harbor Advisory Commission (PHC) has advisory capacity to
the City Manager and Council to make recommendations on land use and future development
within the port and harbor areas; and

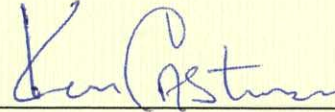
WHEREAS, The PHC discussed the proposal at their March 22, 2023 regular meeting and
voiced support for Fortune Sea's operation and proposed land use.

44 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves a
45 new, eight year-term lease with two, one-year options to renew, to Fortune Sea, LLC for Lot 19,
46 Homer Spit Subdivision No. 5, with a base rent of \$12,222.24 per year, and authorizes the City
47 Manager to negotiate and execute the appropriate documents.

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49 PASSED AND ADOPTED by the Homer City Council this 10th day of April, 2023.

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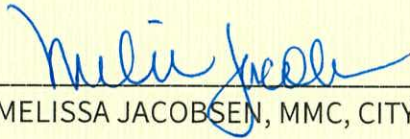
CITY OF HOMER



KEN CASTNER, MAYOR

56 ATTEST:

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60 MELISSA JACOBSEN, MMC, CITY CLERK

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62 Fiscal note: \$12,222.24 annually; subject to annual CPI increases and 5-year appraisals

