

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

RESOLUTION 25-038

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A SUB-LEASE AGREEMENT BETWEEN HAPPY FACE,
LLC AND UNCLE THIRSTY'S, LLC OCCUPYING 1,166 SQUARE FEET
IN THE BUILDING LOCATED ON THE PROPERTY IDENTIFIED AS T7S
R13W SECTION 1 SEWARD MERIDIAN HM0890034, HOMER SPIT
AMENDED LOT 32 AND AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Happy Face LLC is the tenant in good standing of a ground lease for the
property at 4400 Homer Spit Road entitled T 7S R 13W Sec 1 Seward Meridian HM 0890034
Homer Spit Amended Lot 32; and

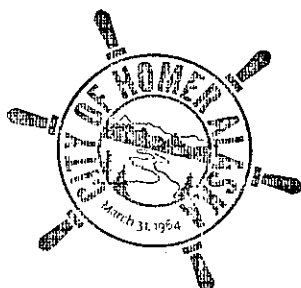
WHEREAS, Under HCC 18.08.140, subleases on City Property leases require approval of
City Council; and

WHEREAS, Uncle Thirsty's LLC submitted a complete application to sublease from
Happy Face LLC; and

WHEREAS, the proposed business aligns with the purpose in the prime lease, the
business qualifications are sufficient, and the proposed use is in line with Marine Commercial
zoning.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
approves a sublease between Happy Face LLC and Uncle Thirsty's LLC occupying 1,166 square
feet in the building located on the property identified as T 7S R 13W SEC 1 Seward Meridian HM
0890034 Homer Spit Amended Lot 32, and authorizes the City Manager to execute the
appropriate documents.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 28th day of April, 2025.



CITY OF HOMER

RACHEL LORD, MAYOR

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RENEE KRAUSE, MMC, CITY CLERK

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Fiscal Note: Memorandum CC-25-117; \$500 Annually 400-0600-4650

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