1 2	CITY OF HOMER HOMER, ALASKA
3	City Manager/
4	Port Director
5	RESOLUTION 25-038
6	
7	A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8	APPROVING A SUB-LEASE AGREEMENT BETWEEN HAPPY FACE,
9	LLC AND UNCLE THIRSTY'S, LLC OCCUPYING 1,166 SQUARE FEET
10	IN THE BUILDING LOCATED ON THE PROPERTY IDENTIFIED AS T7S
11	R13W SECTION 1 SEWARD MERIDIAN HM0890034, HOMER SPIT
12	AMENDED LOT 32 AND AUTHORIZING THE CITY MANAGER TO
13	NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.
14	
15	WHEREAS, Happy Face LLC is the tenant in good standing of a ground lease for the
16	property at 4400 Homer Spit Road entitled T 7S R 13W Sec 1 Seward Meridian HM 0890034
17	Homer Spit Amended Lot 32; and
18	WILEBEAC III de LICCAR OR 140 embleaces en City Droporty logge require approval of
19	WHEREAS, Under HCC 18.08.140, subleases on City Property leases require approval of
20	City Council; and
21 22	WHEREAS, Uncle Thirsty's LLC submitted a complete application to sublease from
23	Happy Face LLC; and
24	nappy ruce i.e., and
25	WHEREAS, the proposed business aligns with the purpose in the prime lease, the
26	business qualifications are sufficient, and the proposed use is in line with Marine Commercial
27	zoning.
28	
29	NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
30	approves a sublease between Happy Face LLC and Uncle Thirsty's LLC occupying 1,166 square
31	feet in the building located on the property identified as T 7S R 13W SEC 1 Seward Meridian HM
32	0890034 Homer Spit Amended Lot 32, and authorizes the City Manager to execute the
33	appropriate documents.
34	PASSED AND ADOPTED by the City Council of Homer, Alaska, this 28th day of April, 2025.
35 36	PASSED AND ADOPTED by the city council of Homer, Alaska, this 20th day of highly 2020.
30 37	CITY OF HOMER
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40	
41	RACHEL LORD, MAYOR
42	100 August

Page 2 of 2 Resolution 25-038 CITY OF HOMER

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43
44 ATTEST:
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46 <u>RENEE KRAUSE, MMC, CITY CLERK</u>

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