

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Port Director

**RESOLUTION 25-039**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA  
APPROVING A SUBLEASE BETWEEN HAPPY FACE LLC AND  
SOUTHWEST ALASKA PILOTS ASSOCIATION OCCUPYING 3,696  
SQUARE FEET IN THE BUILDING LOCATED ON THE PROPERTY  
ENTITLED T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034  
HOMER SPIT AMENDED LOT 32, AND AUTHORIZING THE CITY  
MANAGER TO 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, Southwest Alaska Pilots Association 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 Southwest Alaska Pilots Association  
occupying 3,696 square feet in the building located on the property entitled T 7S R 13W SEC 1  
Seward Meridian HM 0890034 Homer Spit Amended Lot 32, and authorizes the City Manager to  
negotiate and 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

43 ATTEST:

44

45 *Renee Krause*

46 RENEE KRAUSE, MMC, CITY CLERK

47

48 Fiscal Note: See Memorandum CC-25-118 Revenue \$500 annually 400-0600-4650

49