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1 2	CITY OF HOMER HOMER, ALASKA
3	City Manager/
4	Port Director
5	RESOLUTION 25-039
6	KESSES HOWES VOS
7	A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
8	APPROVING A SUBLEASE BETWEEN HAPPY FACE LLC AND
9	SOUTHWEST ALASKA PILOTS ASSOCIATION OCCUPYING 3,696
10	SQUARE FEET IN THE BUILDING LOCATED ON THE PROPERTY
11	ENTITLED T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034
12	HOMER SPIT AMENDED LOT 32, AND AUTHORIZING THE CITY
13	MANAGER TO 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	
19	WHEREAS, Under HCC 18.08.140, subleases on City Property leases require approval of
20	City Council; and
21	WHEREAC Could work Alaska Dilata Association submitted a complete application to
22	WHEREAS, Southwest Alaska Pilots Association submitted a complete application to
23 24	sublease from Happy Face LLC; and
24 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 Southwest Alaska Pilots Association
31	occupying 3,696 square feet in the building located on the property entitled T 7S R 13W SEC 1
32	Seward Meridian HM 0890034 Homer Spit Amended Lot 32, and authorizes the City Manager to
33	negotiate and execute the appropriate documents.
34	
35	PASSED AND ADOPTED by the City Council of Homer, Alaska, this 28th day of April, 2025.
36	CITY OF HOMER,
37 20	CITY OF HOME!
38 39	TOME OF THE PARTY
39 40	
40 41	RACHEL LORD, MAYOR
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43 ATTEST:
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45 <u>Renée Grause</u>
46 RENEE KRAUSE, MMC, CITY CLERK

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