

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Port Director

**RESOLUTION 25-040**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
APPROVING A SUB-LEASE BETWEEN HAPPY FACE, LLC AND  
SPITTOON, 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 identified as T7S R13W Section 1 Seward Meridian HM  
0890034 Homer Spit Amended Lot 32; and

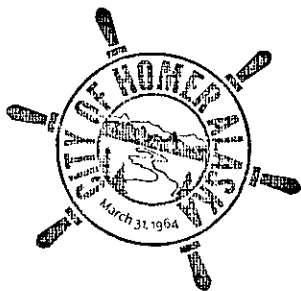
WHEREAS, Under Homer City Code 18.08.140, subleases on City Property leases require  
approval of City Council; and

WHEREAS, Spittoon, LLC submitted a complete application to sublease from Happy  
Face, LLC; and

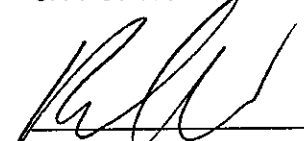
WHEREAS, The proposed business aligns with the purpose in the prime lease, the  
business qualifications are sufficient, and the proposed use is in line with Marine Commercial  
zoning.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby  
approves a sublease between Happy Face, LLC and Spittoon, 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 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

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RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Memorandum CC-25-119 \$500 annually 400-0600-4650