

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

RESOLUTION 25-057

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
APPROVING A SUBLEASE BETWEEN HAPPY FACE LLC AND COVE
COLLECTIVE, LLC DBA COVE & CO., OCCUPYING UNIT #2
CONSISTING OF 1250 SQUARE FEET IN THE BUILDING LOCATED
ON THE PROPERTY ENTITLED T7S R13W SEC 1 SEWARD MERIDIAN
HM 0890034 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 T7S R13W Sec 1 Seward Meridian HM 0890034
Homer Spit Amended Lot 32; and

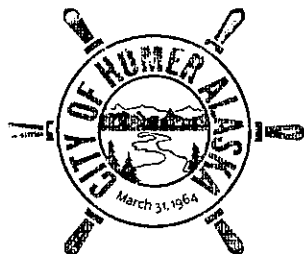
WHEREAS, Under HCC 18.08.140, subleases on City Property leases require approval of
City Council; and

WHEREAS, Cove Collective, LLC dba Cove & Co., submitted a complete Sublease
Application for Unit #2 consisting of 1250 square feet in the building 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 Cove Collective dba Cove & Co., occupying
Unit #2 consisting of 1250 square feet in the building located on the property entitled T7S R13W
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 Homer City Council this 9th day of June, 2025.



CITY OF HOMER

A handwritten signature in black ink, appearing to read "Rachel Lord", is written over a horizontal line. Below the line, the text "RACHEL LORD, MAYOR" is printed in a serif font.

RACHEL LORD, MAYOR

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ATTEST:



RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Refer to Memorandum CC-25-160