

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

RESOLUTION 25-058

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
APPROVING A SUBLEASE BETWEEN HAPPY FACE, LLC AND
JÜRGEN JENSEN DBA THE LAW OFFICE OF JÜRGEN JENSEN
OCCUPYING THE NORTHWEST CORNER OFFICE OF THE UPPER
LEVEL OF THE MAIN BUILDING CONSISTING OF 383 SQUARE FEET
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, Jürgen Jensen submitted a complete Sublease Application for the
northwest corner office on the upper level of the main building for an area consisting of 383
square feet for law offices; and

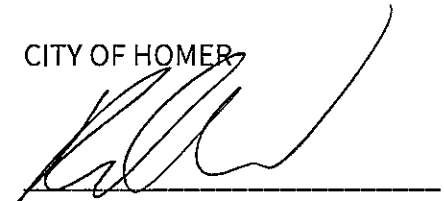
WHEREAS, The proposed business aligns with the purpose in the prime lease, the
business qualifications are sufficient, and the proposed use is in line with Marine Commercial
zoning.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
approves a sublease between Happy Face, LLC and Jürgen Jensen dba The Law Offices of
Jürgen Jensen, occupying the northwest corner office of the upper level of the main building
consisting of 383 square feet 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



RACHEL LORD, MAYOR

ATTEST:



RENEE KRAUSE, MMC, CITY CLERK

Fiscal Note: Refer to Memorandum CC-25-160