

CITY OF HOMER HOMER, ALASKA

City Manager/ Port Director

RESOLUTION 26-005

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A SUBLICENSE BETWEEN THE CITY OF HOMER AND
ALASKA BUS LLC, D.B.A. ALASKA BUS COMPANY FOR 384 SQUARE
FEET, MORE OR LESS, OF OFFICE AND CARGO SPACE AND
DESIGNATED PARKING AT THE HOMER AIRPORT TERMINAL AND
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, Alaska Bus LLC inquired into available space, conducted site visits at the airport terminal to evaluate alternatives, and subsequently submitted a formal application to sublease space at the Homer Airport Terminal; and

WHEREAS, three potential locations within the terminal were identified and evaluated as appropriate for the proposed operations; and

WHEREAS, staff review determined the application meets the requirements of HCC 18.08.045 regarding applicant eligibility and HCC 18.08.060 regarding application merit; and

WHEREAS, the proposal aligns with the "highest and best use of City-owned property" standards established in HCC 18.08.050; and

WHEREAS, the proposed 384 square feet of cargo counter and office space, along with the adjacent storage and garage space, is currently vacant and meets the operational needs of the applicant; and

WHEREAS, the sublease will provide additional municipal revenue of \$1,866.00 per month (\$22,392.00 annually) plus applicable taxes; and

WHEREAS, the commencement of the sublease term is contingent upon approval by the State of Alaska Department of Transportation (DOT) and shall terminate on March 30, 2028, coinciding with the expiration of the City's Prime lease with the State; and

WHEREAS, Section 20 of the City's lease with the State of Alaska expressly allows for the sublease of any portion of the premises subject to the Lessor's approval.

42 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approve a
43 sublease between the City of Homer and Alaska Bus LLC. D.B.A. Alaska Bus Company for a
44 portion of the Airport terminal consisting of 384 square feet, more or less, and designated
45 parking at the Homer Airport Terminal and authorizing the City Manager to negotiate and
46 execute the appropriate documents.

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48 PASSED AND ADOPTED by the Homer City Council this 12 day of January,
49 2026.

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ATTEST:

AMY WOODRUFF, CITY CLERK

63 Fiscal Note: Refer to Memorandum CC-26-010

CITY OF HOMER

RACHEL LORD, MAYOR

