

**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Port Director

**RESOLUTION 26-005**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
APPROVING A SUBLEASE 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.

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

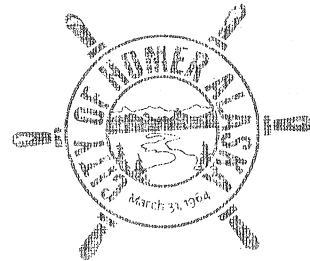
PASSED AND ADOPTED by the Homer City Council this 12 day of January, 2026.

CITY OF HOMER

  
RACHEL LORD, MAYOR

ATTEST:

  
AMY WOODRUFF, CITY CLERK



Fiscal Note: Refer to Memorandum CC-26-010