

CITY OF HOMER
HOMER, ALASKA

Failed

City Council

RESOLUTION 13-056(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING THE LAND ALLOCATION PLAN TO MAKE APPROXIMATELY 10,000 SQUARE FEET IN THE NW CORNER OF LOT 2, TRACT 1-A, FISHING HOLE SUBDIVISION AVAILABLE FOR LEASE ~~TO QUALIFIED NON-PROFIT ORGANIZATIONS,~~ ESTABLISHING THE PARAMETERS FOR SUCH AN OFFERING, AND AUTHORIZING THE CITY MANAGER TO PROCEED WITH A REQUEST FOR PROPOSALS.

WHEREAS, Lot 2, Tract 1-A, Fishing Hole Subdivision is a parcel which is very much in demand by a variety of competing interest groups and current uses include a mix of recreation, dredged material storage, the theatre, camping, and marine industrial activities; and

WHEREAS, The City Council has determined that it will not consider any new leases on this property until a land use plan is approved that considers the overall best interest of the City now and in the future; and

WHEREAS, A conceptual plan was presented to the Council by the Planning Department several months ago and a revised concept plan was presented at a workshop on May 13 which was scheduled to further the discussion of the long term future of the parcel and the on-going planning effort; and

WHEREAS, The revised concept plan included a new Water Trail launch site, relocating the campground office, relocating and building a new picnic shelter, improving the day use areas, extending trails, reconfiguring the campground and making more efficient use of available space, and dividing and separating recreational uses from marine industrial uses; and

WHEREAS, The Council considered Memorandum 13-069 from the City Planner which addressed the new concept plan and the background for planning and Memorandum 13-032 from the City Manager regarding steps the Council needed to take if it wanted to make property available for lease on this parcel ~~for a non-profit that met certain criteria;~~ and

WHEREAS, Step One in Memorandum 13-069 was to amend the Land Allocation Plan to make the desired property available for lease; and

41 WHEREAS, The Council had a general discussion about making land available, what the
42 parameters should be for the successful applicant, and requested that a resolution be drafted for
43 the next meeting so that further discussion and action could be taken.
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45 NOW, THEREFORE, BE IT RESOLVED that **the** Homer City Council hereby amends
46 the Land Allocation Plan to make approximately 10,000 square feet in the NW corner of Lot 2,
47 Tract 1-A, Fishing Hole Subdivision available for lease to ~~qualified non-profit organizations~~.

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49 BE IT FURTHER RESOLVED that the parameters and stipulations to be included in the
50 Request for Proposals shall include:

- 51 • That the proposed use must be water related and water dependent.
- 52 • That the proposed use must be consistent with the intent and requirements of the Marine
53 Industrial District.
- 54 • That the parcel is being offered to a **all** qualified **applicants including qualified** non-
55 profit **organizations**.
- 56 • **That qualified, responsive, and highly scored non-profit organizations will receive a**
57 **30% discount on lease rent. If their proposal contains a lease rate that is within 70**
58 **percent of competing proposals, they receive a preference.**
- 59 • ~~That the proposal includes rent that is at least 60 percent of market value~~
- 60 • That the applicant demonstrates tangible social and economic benefits to the community
61 consistent with relevant selection criteria contained in the Lease Policies.

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63 BE IT FURTHER RESOLVED that the City Manager is authorized to proceed with
64 issuing the Request for Proposals.

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66 PASSED AND ADOPTED by the Homer City Council this 10th day of June, 2013.

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68 CITY OF HOMER

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73 MARY E. WYTHE, MAYOR

74 ATTEST:

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78 MELISSA JACOBSEN, CMC
79 ACTING CITY CLERK

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81 Fiscal Note: N/A

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