

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

RESOLUTION 26-050

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
APPROVING A LEASE AGREEMENT WITH THE UNITED STATES
COAST GUARD FOR THE PIONEER DOCK AND ASSOCIATED
PROPERTY, AND AUTHORIZING THE CITY MANAGER TO
NEGOTIATE, FINALIZE, AND EXECUTE THE LEASE AND RELATED
DOCUMENTS.

WHEREAS, The United States Coast Guard is currently leasing the West Trestle portion
of Pioneer Dock located at the northern side of the eastern terminus of the Homer Spit,
together with the right of access thereto and all improvements, shore connections, and other
appurtenances thereon, collectively referred to as "Pioneer Dock"; and

WHEREAS, The current lease also includes parking for up to twenty-five vehicles on a
portion of a parcel described as T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER
SPIT SUB NO 6 VELMA'S ADDN LOT 45-A, consisting of approximately 15,540 square feet
adjacent to property identified as T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF
GOVT LOT 20 PER A/L 207 @ 73, also identified using Kenai Peninsula Borough Parcel
Identification Numbers 18103445 and 18103446; and

WHEREAS, The United States Coast Guard has requested a new lease with a twenty-
year term beginning August 1, 2026 and ending July 31, 2046; and

WHEREAS, The United States Coast Guard's continued presence at Pioneer Dock
provides the highest and best interest of City -owned property by supporting maritime safety
and emergency response capabilities in Kachemak Bay and by contributing to year-round
harbor activity and related local economic benefits; and

WHEREAS, The United States Coast Guard is in full compliance with the terms and
conditions of its existing lease with the City; and

WHEREAS, The existing Pioneer Dock lease provides for annual dock rent of Four
Thousand Six Hundred Eighty Dollars (\$4,680), which is contractually fixed for the life of the
dock; and

WHEREAS, The existing annual maintenance and repair payment of Eleven Thousand Four Hundred Dollars (\$11,400) is not subject to the life-of-the-dock limitation and has not been adjusted to reflect cumulative inflation since 2003; and

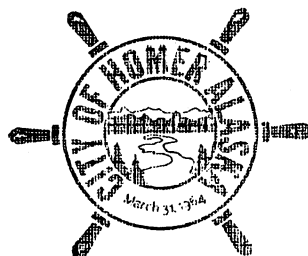
WHEREAS, The City proposes increasing the annual maintenance and repair payment to approximately Nineteen Thousand Three Hundred Thirty Four Dollars and Forty Cents (\$19,334.40), an amount equal to the average CPI increase over the Term of the Lease term ending July 31, 2026, subject to final negotiation; and

WHEREAS, The City recommends incorporating a fixed annual escalation provision of 2.9% within the lease to ensure future rent adjustments reflect economic conditions; and

WHEREAS, The Port and Harbor Advisory Commission has reviewed the proposed lease terms and recommends approval of the lease subject to incorporation of the revisions necessary to accurately describe the premises and establish mutually agreed financial terms.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA that the lease of the Pioneer Dock property and associated lands to the United States Coast Guard is in the best interest of the City. Accordingly, the City Council approves a lease with United States of America, United States Coast Guard and authorizes the City Manager to finalize negotiations and execute the documents necessary to carry out the intent of this Resolution.

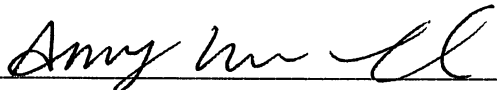
PASSED AND ADOPTED by the Homer City Council this 27th day of July, 2026.



CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:


AMY WOODRUFF, CITY CLERK

Fiscal Note: Annual dock rent remains fixed at \$4,680. Annual maintenance and repair compensation of approximately \$19,334.40, an increase from \$11,400.00, subject to final negotiation. A fixed annual escalation will be applied annually as negotiated by the parties.