

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 26-40

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA APPROVING THE U.S. COAST GUARD'S REQUEST TO ABANDON IN PLACE AND TRANSFER TO THE CITY OF HOMER THE CUTTER SUPPORT BUILDING, BERTH-RELATED IMPROVEMENTS, AND ASSOCIATED IMPROVEMENTS RELATED TO LEASE HSCG89-16-1-0084, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, the City of Homer and the United States Coast Guard are parties to Lease HSCG89-16-1-0084 for the leased parcel of land and pier space formerly supporting the homeport and uplands for the decommissioned CGC Naushon; and

WHEREAS, the current lease is scheduled to expire on August 31, 2026; and

WHEREAS, the U.S. Coast Guard has formally requested the City's consent to abandon in place existing Coast Guard improvements on the premises upon termination of the lease, in accordance with Paragraph 10.a.2 of Lease HSCG89-16-1-0084; and

WHEREAS, City staff inspected the Cutter Support Building and associated improvements on August 28, 2025, and found the facility to be structurally sound, generally in good condition, and potentially suitable for future municipal use, long-term leasing, or multi-tenant occupancy after necessary maintenance and upgrades; and

WHEREAS, identified maintenance and upgrade needs include roof and exterior maintenance, interior non-structural repairs, mechanical system evaluation including possible boiler replacement, electrical upgrades and lighting replacement, and site improvements; and

WHEREAS, the U.S. Coast seeks to transfer ownership of the Cutter Support Building and related improvements to the City, contingent upon City approval to abandon the assets in place; and

WHEREAS, the U.S. Coast Guard has indicated that if the City requires removal or modification of certain improvements, obtaining the necessary funding and approvals would likely delay alternative action by approximately one year; and

WHEREAS, City staff recommends approving abandonment in place and transfer to the City of the Cutter Support Building, empty hazmat storage and paint locker, perimeter fencing, sidewalks, parking area, miscellaneous equipment pads, and primary electrical distribution systems, together with related building contents identified for abandonment; and

WHEREAS, staff will obtain cost estimates and additional analysis regarding long-term maintenance costs, appraised value, and revenue potential; and

WHEREAS, on June 24, 2026, the Port and Harbor Advisory Commission unanimously passed a motion making a recommendation to City Council that they accept the Cutter Support Building.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The City Council of Homer, Alaska, hereby approves the U.S. Coast Guard's request to abandon in place and transfer to the City the Cutter Support Building and berth-related improvements related to Lease HSCG89-16-1-0084, including those items listed above, and authorizes the City Manager to negotiate and execute the appropriate documents necessary to accept the abandonment in place and transfer of ownership of the approved improvements, address any related lease termination requirements, and take all other actions necessary to implement this ordinance.

Section 2. This ordinance is not of a permanent and general nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 24th day of August, 2026.

CITY OF HOMER

SHELLY ERICKSON, MAYOR PRO TEM

ATTEST:

AMY WOODRUFF, CITY CLERK

YES:

NO:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date: