1	CITY OF HOMER
2	HOMER, ALASKA
3	City Manager
4	RESOLUTION 15-049
5	
6	A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7	AWARDING A NEW TWENTY-YEAR LEASE, WITH TWO FIVE-YEAR
8	OPTIONS ON A PORTION OF LOT 11, HOMER SPIT SUBDIVISION,
9	NO. 5 TO SPITWSPOTS (SWS), INC. OF HOMER, ALASKA, AND
10	AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
11	THE APPROPRIATE DOCUMENTS.
12	
13	WHEREAS, A Request for Proposals for Homer Spit Property Lease for an Owner-
14	Operated/Subleased Wireless Communication Tower was issued April 15, 2015; and
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16	WHEREAS, The advertisement for sealed proposals to lease City property on the
17	Homer Spit was advertised in the Homer Tribune April 22 and 29, 2015, and the Anchorage
18	Daily News on April 26, 2015, posted on Alaska Bid Network and on the City Clerk's Bids and
19	RFPs website; and
20	
21	WHEREAS, Sealed proposals were due at the Office of the City Clerk by 4:00 p.m. on
22	May 14, 2015 with an extension until May 21, 2015 as outlined in Addendum #2; and
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24	WHEREAS, Two proposals were submitted and the Lease Committee reviewed the
25	pro/cons of each proposal and determined the three most significant differences between
26	GCI and SWS proposals is:
27	1) the available number of co-locations and potential revenue source from
28	subleasing,
29	2) the proposed square foot amount, and
30	3) the proposed monthly base rent and how requested reimbursements affect the final
31	revenue to the City from this lease.
32	
33	WHEREAS, The Lease Committee favors SWS proposal as it offers more co-locations on
34	their tower, creating a higher use of the tower and higher revenues for the City's Port and
35	Harbor Enterprise; and
36	
37	WHEREAS, It is appropriate that the City Council review and approve the new lease
38	proposal given the scope of the project; and

WHEREAS, The City administration has reviewed the proposal using the criteria contained in the adopted Lease Policy, determined that the new proposal is in the City's interest, and recommends approval of a new lease; and

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves a new twenty-year lease, with two five-year options, for SPITwSPOTS, Inc. on a portion of Lot 11, Homer Spit Subdivision, No. 5, and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 29th day of June, 2015.

CITY OF HOMER

55 ATTEST:

59 JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Lease revenue \$3,100 per month and 25% of sublease fees.