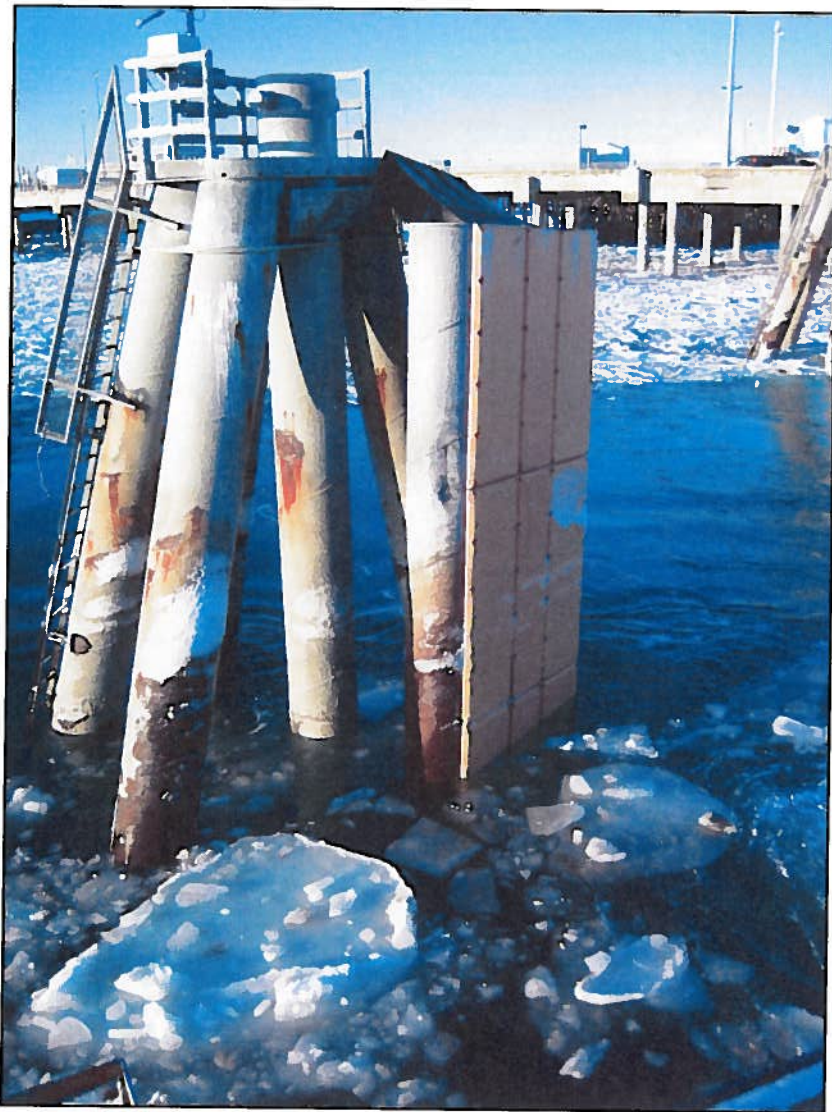


**PORT AND HARBOR ADVISORY
COMMISSION
Regular Meeting**



MV Kennicott & PD Dolphin 1-17-12

Wednesday,
January 25, 2012
5:00 P.M.

City Hall Cowles
Council
Chambers
491 E. Pioneer
Ave. Homer, AK
99603



**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. December 14, 2011 Regular Meeting Minutes **Page 1**
- 6. VISITORS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Report for December 2011 **Page 5**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Capital Improvement Plan List-Port and Harbor Projects **Page 7**
 - B. Memorandum to Port and Harbor Advisory Commission regarding amending the Bylaws regarding the Regular Meeting time for the months of May, June, July, and August from 5:00 p.m. to 6:00 p.m. **Page 11**
- 10. NEW BUSINESS**
 - A. Memorandum to Port and Harbor Commission from Port Director Re: Homer Moorage Rates dated November 28, 2011 **Page 13**
 - a) Letter from Christens Regarding Parking dated February 2, 2011
 - b) Email from Homer Hockey Assoc. Regarding Kevin Bell Arena Parking dated June 24, 2011
 - c) Letter from Ilia Dillon Regarding Parking dated July 14, 2011
 - d) Letter from Seldovia City Manager Regarding Parking dated July 28, 2011
 - e) 2011 Parking Pass Revenue Stats
 - f) 2011 Ramp 1-4 Parking Revenue Stats
 - g) 2012 Parking Passes
 - B. 2012 Strategic Plan Update **Page 29**
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report **Page 31**
 - B. Weekly Crane and Ice Report **Page 33**
 - C. Deep Water Dock Report **Page 35**
 - D. Pioneer Dock Report & Ferry Landings Report **Page 37**
 - E. Memorandum to Port and Harbor Advisory Commission from Port Director Re: End of Year Update **Page 39**
 - F. Commissioner Attendance Schedule for City Council Meetings 2012 **Page 45**
 - G. Lease Expirations as of 1/5/12 **Page 47**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)**
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 25, 2012 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 11-12, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on December 14, 2011 at the City Hall West Conference Room located at 450 Sterling Highway, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, HARTLEY, HOTTMAN, HOWARD, ULMER, ZIMMERMAN

ABSENT: COMMISSIONER WEDIN

STAFF: PORT AND HARBOR DIRECTOR HAWKINS
CITY MANAGER WREDE
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

The agenda was approved as written by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

There were no reconsiderations scheduled.

APPROVAL OF MINUTES

A. October 26, 2011 Regular Meeting and November 9, 2011 Special Meeting Minutes

Chair Ulmer noted corrections to the attendance sections of the minutes.

ZIMMERMAN/HOTTMAN MOVED TO APPROVE THE MINUTES AS AMENDED.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

No visitors were scheduled.

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Port and Harbor Director's Report for December 2011

Port and Harbor Director Hawkins reviewed his staff report and responded to Commission questions.

PUBLIC HEARING

No public hearings were scheduled.

PENDING BUSINESS

A. Capital Improvement Plan List Port and Harbor Projects

The Commission discussed the projects that the Port and Harbor Improvement Committee is recommending for a bond sale. Councilmember Wythe was in attendance and participated in the discussion regarding the Committees recommendations. They addressed concerns about the necessity of a new harbormasters office and options of remodeling the existing building, building a new building, or recycling an existing building on the spit. Overslope may not be necessary or financially feasible.

City Manager Wrede advised that Council approved \$25,000 to get cost estimates for the projects. He will need good numbers to prepare the bond application. It was noted that there is a strong possibility that the harbor could receive matching funds and it will be advantageous to have the application in place and the fees established to be able to move forward.

It was explained that nothing is cast in stone at this point. There is still work to be done with getting cost estimates, establishing what projects are feasible, having a recommendation from the Commission, and having public hearings. There is no obligation to take any money until there is assurance that it's a project the city needs at a cost the city can afford.

The Commission briefly commented regarding the history of the overslope and also addressed the concept of a barge facility over by Pier 1. It could add moorage without a large investment and tie in with an uplands use. The Harbormaster has put out feelers and is waiting on input. If it seems feasible, he will bring it back for consideration.

NEW BUSINESS

A. Memorandum to Port and Harbor Commission from Port Director Re: Homer Moorage Rates

Harbormaster Hawkins reviewed the staff report and the Commission made no recommendations.

B. Memorandum to Port and Harbor Commission from Deputy City Clerk Jacobsen regarding amending Regular Meeting times

HOWARD/HARTLEY MOVED TO APPROVE THE MEMORANDUM TO AMEND THE REGULAR MEETING TIMES AND SCHEDULE IT ON THE NEXT MEETING AGENDA.

There was brief discussion that it might be helpful to some of the Commissioners who have a hard time making summer meetings.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

- A. Weekly Crane and Ice Report
- B. Deep Water Dock Report
- C. Pioneer Dock Report & Pioneer Dock Ferry Landings Report
- D. Water Usage 2011
- E. Monthly Statistical & Performance Report
- F. Workboats Magazine's "Davy's Demise" Derelict Vessels Salvaging Article
- G. Memorandum to Port and Harbor Advisory Commission from Port Director Re: 2011 Fish Expo Results Dated December 5, 2011
- H. Strategic Plan
- I. Lease Expirations as of 2/17/11
- J. Commissioner Attendance Schedule for City Council Meetings 2011 & 2012

Harbormaster Hawkins reviewed his memorandum regarding the Fish Expo results. He thought it was a positive experience.

Commissioner Zimmerman said he would not be available to attend the January 9, 2012 City Council meeting and Commissioner Howard said he would attend.

COMMENTS OF THE AUDIENCE

Jessie Nelson commented in agreement that the barge improvement that was mentioned seems like a good thing to move forward on. She said that she was on the Commission 25 years ago and even then there was talk of overslope. She wonders how long it will be before it happens.

COMMENTS OF CITY STAFF

Harbormaster Hawkins reviewed the Commission's strategic plan and the Commission agreed to have it on the January agenda for updates.

COMMENTS OF THE COUNCILMEMBER

There were no Councilmember comments.

COMMENTS OF THE CHAIR

Chair Ulmer commented that she was in San Diego and was surprised at how many people there have been to Homer, a lot of them on cruise ships:

COMMENTS OF THE COMMISSION

Commissioner Carroll appreciated Councilmember Wythe's comments. He has a better understanding of the bond process.

Commissioner Hottman agreed that it was good to have Councilmember Wythe here to pass on information.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
DECEMBER 14, 2011

Commissioner Hartley thanked Councilmember Wythe for coming and invited the other Commissioners to attend future Port and Harbor Improvement Committee meetings.

Commissioner Howard noted that parking will be on the agenda for January. He asked about Mariner Park camping fees. It was explained that camp fees are collected in an iron ranger and camp fee collectors monitor the area.

Commissioner Zimmerman thanked Harbormaster Hawkins for the moorage information. He commented that the Lease Committee met and made a recommendation to approve a \$1 per year lease for Pier 1 Theater.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:20 p.m. The next regular meeting is scheduled for Wednesday, January 25, 2012 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160

Fax (907) 235-3152

E-mail Port@ci.homer.ak.us

Web Site <http://port.ci.homer.ak.us>

PORT & HARBOR STAFF REPORT

By Bryan Hawkins, Port Director/Harbormaster

January 18, 2012

Prepared for the January 25, 2012 Port & Harbor Commission Meeting

1. Administration

• Staff met with:

Harbor Improvements Committee

City Manager, Carey Meyer, Jan Jonker, & Aaron Glidden – Deep Water Dock Fender Damage Repairs

Rick Abboud & Julie Engebretsen, Planning – Homer Spit Parking

Corps of Engineers – Teleconference Regarding Dredging

FEMA – November Storm Damage Review

Staff Meeting

Carey Meyer, Public Works Director – Deep Water Dock Security Gate

Mike McCune, Fish Factory – Fish Grinder Agreement

Representative Paul Seaton – Homer Port & Harbor Projects

Marine Trades Association

Carey Meyer & R&M Consultants – Awarding the Deep Water Dock Fender Replacement Engineering

2. Operations

The month of January was highlighted by two winter storms that required Operation Staff to dedicate much of their time to the removal of snow and ice from float systems and walkways. A public service announcement was aired on local radio and posted to the Port's web site requesting boat owners to check their vessels and finger floats for heavy snow loads and remove if necessary. Harbor Officers corresponded with public inquiries and advised boat owners of vessel statuses.

- The D/W/D continues to accommodate weekly landings for the M/V Discovery. Other dock traffic included K-Sea Transport's tugs Pacific Raven, Bismark Sea & DBL 106, and Crowley Maritime's Tug Vigilant.
- On January 17th, the Pioneer Dock's middle breasting dolphin incurred damage during a landing by AMHS's M/V Kennicott. Damage assessment is currently in progress.
- Notable emergency responses by operations staff included assisting an elderly male who was suffering from heart conditions at ramp 3 and rescuing a dog that had fallen into the harbor and become trapped in the ice near system 5.
- Harbor officers were involved in the clean-up efforts of two unattributed oil spills that occurred in the vicinity of Ramp 1. The community resource agreement held with ADEC was recently called upon to replenish our reserve supply of oil absorbent material.
- Harbor Officers re-finished the eight Kids Don't Float PFD lockers located at the harbor's access ramps and installed new spot lights on the patrol trucks.

3. Other

- None

Harbor Improvement Revenue Bond Projects

Priority Rate Sheet

Commissioners, please review the attached Harbor Improvement Revenue Bond Projects list and rate each one based on priority, 1 being highest, 6 being lowest. Please have prioritized list ready for meeting.

Project	Ranking
Port & Harbor Building	
Harbor Entrance Erosion Control	
Ramp 3 Gangway & Approach	
Harbor Float Replacement	
Upgrade System 5 - Vessel Shore Power & Water	
Load & Launch Ramp	



Harbor Improvement Revenue Bond Projects

PROJECT DESCRIPTION & BENEFIT: This project will utilize municipal revenue bonds along with state and federal grant funds to accomplish six significant harbor improvement projects:

- **Port & Harbor Building**—will replace the existing Port & Harbor building (Harbormaster's Office) constructed in 1983. The building is substandard with electrical, lighting, and heating deficiencies, and does not meet codes and standards for occupancy as an office building. The new building is being planned as overslope development. Cost: \$2,875,000.
- **Harbor Entrance Erosion Control**—will construct a rock revetment to replace the badly damaged and disintegrating log cribbing that was installed as a temporary erosion control measure in 1995. Rip-rap reventment would extend 935 feet from the jetty entrance of the harbor to the existing reventment near the Ferry Terminal, providing critical shore/infrastructure protection. Cost: \$600,000.
- **Ramp 3 Gangway and Approach**—will replace the existing Ramp 3 which dates back to the mid-1960s. This ramp is the steepest ramp in the harbor and difficult to use during very low tides. At 100 feet long, the new ramp will be less steep and therefore ADA compliant. It will be constructed of aluminum and covered by an awning to keep it snow and ice-free for year-round access. The existing Ramp 3 approach, a long narrow wooden structure in poor condition, will also be replaced. Cost: \$1,700,000.
- **Harbor Float Replacement**—will replace some of the oldest and most badly damaged floats in the harbor. These floats are plagued by worn and irregular walking surfaces, bull rails in need of replacement, ice damage to pilings, and broken sidewalks with exposed flotation. A total of 1,706 linear feet will be replaced: A Float, connecting E-J; J Float, R Float, and S Float. Cost: \$3,500,000.
- **Upgrade System 5 – Vessel Shore Power and Water**—will provide System 5, the large vessel float system in the Homer Harbor, with additional power pedestals and a year-round fresh water supply to meet the needs of the large vessel fleet and attract new vessels to be home-ported in Homer. Cost: \$530,000.
- **Load and Launch Ramp**—will reconstruct the entire Load and Launch Ramp facility, replacing all five lanes along with the floats and piles. The existing ramp is suffering from age-related wear and tear and has been judged by the Alaska Dept. of Fish and Game to be in need of replacement. The facility serves small boaters from all over south-central Alaska. Cost: \$3,500,000.

PLANS & PROGRESS: 80% of design and engineering funds have been procured through a Denali Commission Waterfront Development grant for three of the projects: Ramp 3 Gangway and Approach, Harbor Float Replacement, and System 5 Upgrade. The same three projects are also eligible for an Alaska Municipal Harbor Facility grant, which would cover 50% of construction costs. Local revenue bonds can be used to meet the 50% match requirement for this grant program. Load and Launch Ramp reconstruction may be accomplished with a Federal Aid in Sport Fish Restoration Act grant together with state matching funds (provided through the Dept. of Fish and Game).

Total Project Cost: \$12,705,000

Amount covered by existing or projected grant funds = \$6,530,000 as follows:

\$440,000 (Denali Commission grant – already secured)

\$3,377,500 (Municipal Harbor Facility grant – to be requested after revenue bond sale is approved)

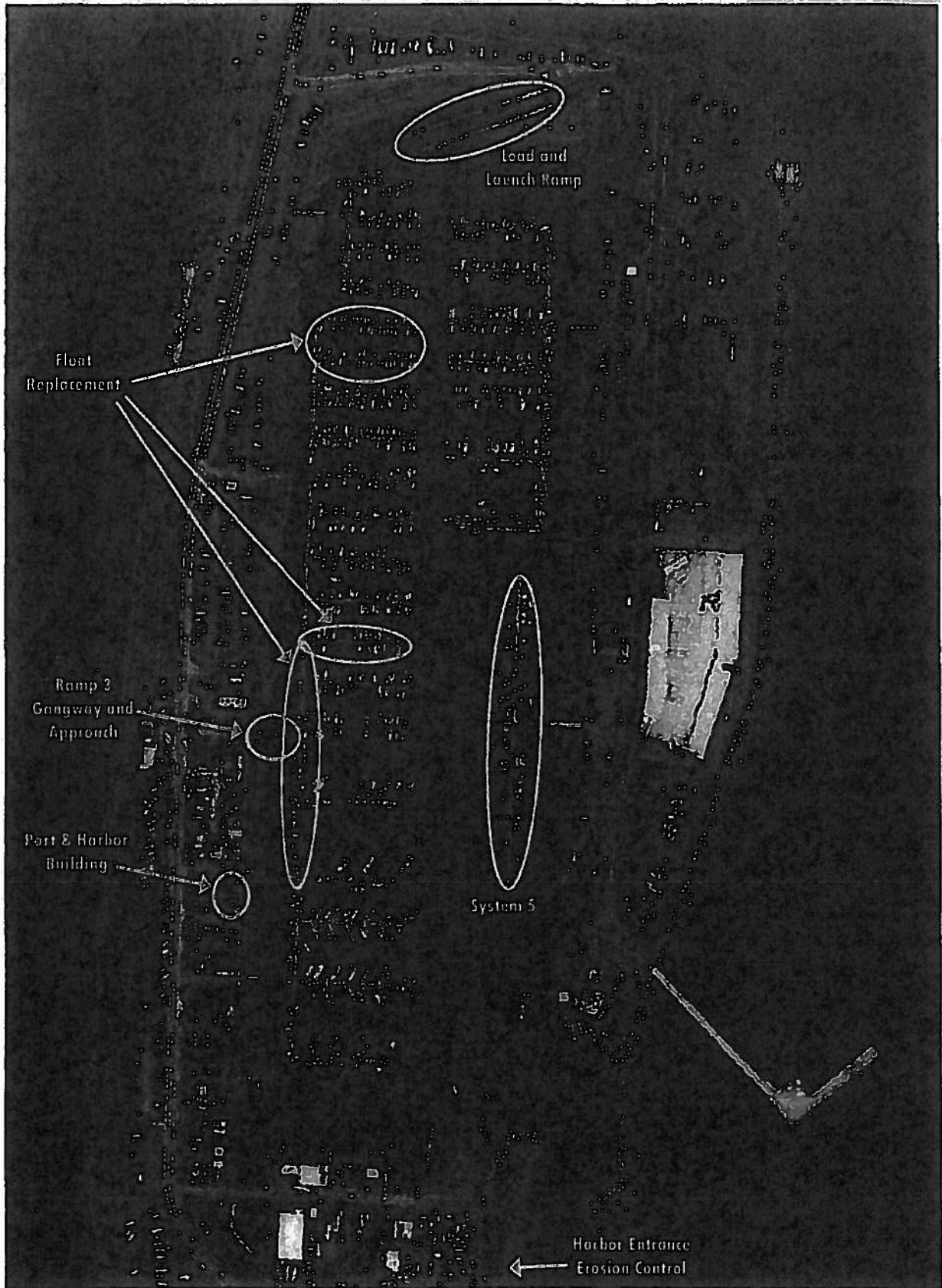
\$2,712,500 (Federal Aid in Sport Fish Restoration Act funds plus state Fish and Game funds)

Remaining (local responsibility) = \$6,175,000

Schedule: 2012-2014

Priority Level: 1

Contact Mayor Jim Hornaday or City Manager Walt Wrede at 235-8121



Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603
(907) 235-3130
(907) 235-8121
ext: 2224, 2226, or 2227
Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

MEMORANDUM

DATE: January 19, 2012
TO: Port and Harbor Advisory Commission
FROM: Melissa Jacobsen, CMC, Deputy City Clerk
SUBJECT: Amendment of Port and Harbor Advisory Commission Bylaws 2nd Notice

Chair Ulmer requested the Commission consider amending the meeting time in the summer months as outlined below:

A. REGULAR MEETINGS:

- Fourth Wednesday of each month at ~~5:00 p.m.~~ (Resolution 98-23, 05-110, 10-08); with the exception of the November and December meetings to be held on the Third Wednesday of the month. Meetings will begin at 5:00 p.m. in the months of January, February, March, April, September, October, November, and December; and at 6:00 p.m. May, June, July, and August.
- Agenda deadline is the Wednesday of the week preceding the meeting date at 5:00 p.m.;
- Adding items or removing items from the agenda will be by majority consensus of the Commission;
- Public notice of a regular meeting shall be made as provided in HCC Chapter 1.14.

Recommendation: Approve this memorandum and forward to City Council for approval.



City of Homer

Port / Harbor

4350 Homer Spit Road
Homer, Alaska 99603-8005

Telephone (907) 235-3160
Fax (907) 235-3152
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Web Site <http://port.ci.homer.ak.us>

MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: JANUARY 18, 2012
SUBJECT: PARKING RESULTS & REVIEW OF THE 2011 SEASON

Included with this memo are the year-end revenues for both long-term and short-term parking on the Spit for 2011. Considering this was the first year for long-term parking fees, we feel that things went fairly well overall. Harbor staff has had a few discussions on lessons learned and/or improvements that we may want to implement to the plan for the 2012 season.

Possible Monthly Fee

We feel that a monthly fee for long-term parking would be appreciated by our Homer Spit vehicle owners. However, we do have a couple of suggestions:

1. A monthly rate for vehicles less than 20 feet should be set at a rate to encourage parkers to purchase an annual if they are planning to park longer than one month. In other words, we don't want to have folks purchase month-to-month passes instead of an annual because that will just increase the amount of office transactions and the level of effort on enforcement needed in order to encourage compliance. We suggest a rate of \$70.00 per month.
2. A portion of Lot 9 should be designated for long-term parking for oversize vehicles (longer than 20 feet). This will help accommodate the AMHS ferry customers who are traveling for longer than seven days and want to park on the Spit, commonly their motor home. For now, Lot 9 has space that we can use for this. We believe that this should be an increased rate due to the oversize aspect of the vehicle. Currently our Tariff has a fee for non-fishing gear storage at a rate of \$0.17 per square foot, minimum of 1,000 square feet for a total of \$170.00 per month. Due to the fact that you can park two of these oversized vehicles on one lot, we came to the amount of \$85.00 per month per vehicle. This would require special mirror tags and the pay through date would be based on 30 consecutive days rather than a calendar month.

Another area of concern or comments from public is the park and sale corner. From an Admin and enforcement standpoint, facilitating this activity has always been a headache. Individuals always want to overstay their seven day limit and we are forced to ticket them in order to bring them into compliance.

Recommendations

Requesting input from the Port and Harbor Commission on possible monthly fees for vehicles less than and over 20 feet, and thoughts on the issue of having a sale lot in the harbor enterprise.

FEB 20. 2011

To: Port And Harbor Advisory Commission
Good People:

My wife and I have lived across the bay from Homer for over 40 years. We live year around, in Little Futka Bay.

All these years we have had a vehicle parked on the Homer Spit. Over the years the (Across the Bays) moved from spot to spot as the spit grew and different lots were leased. We have always tried to stay out of the way of local business operators, or prime parking areas.

We understand the problem with abandoned vehicles, and what appears to be an easy solution is:

You decide what you would like to see in the way of a "sticker", that could be placed on the vehicle, and we will go uptown, have one printed up - and place it on the vehicle where you wish.

Thank you very much.

GREG + Sandy CHRISTEN
P.O. Box R.D. 10
15

Rachel Tussey

From: Lisa Ellington
Sent: Friday, June 24, 2011 10:31 AM
To: Bryan Hawkins
Cc: Rachel Tussey; Dana Harrington
Subject: FW: Kevin Bell Arena Parking

From: Karen Weston [<mailto:kwestonak@yahoo.com>]
Sent: Friday, June 24, 2011 10:25 AM
To: Department Port and Harbor
Subject: Kevin Bell Arena Parking

Hello! My name is Karen Weston and I am the president of the Homer Hockey Association. Domenic Cordle forwarded me the information that you may be interested in using our parking lot as overflow parking for people looking to park trailers for longer than 7 days. We are interested in following up on this. Can you give me a little more information of what would be expected from our end? Would the users still get a port parking pass or would we be on our own? We will try and get answers to you as quickly as possible but please keep in mind that we are a volunteer board and it is summer time!

Thanks!
Karen

July 14, 2010

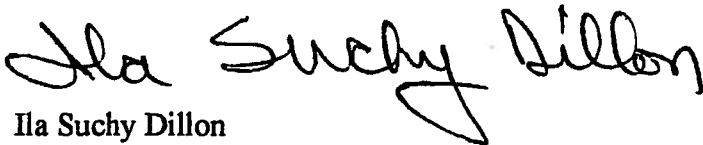
Homer Port and Harbor Commission,

I reside in Seldovia and just learned about the recent enforcement of the 7 day parking restriction on the far side of the Homer Spit. I moved my car to the airport long-term parking lot and took a \$15 taxi ride back to my boat. Not only is this inconvenient (trips back and forth to unload and the wait for the taxi took about an hour) but it will also add \$30 to every trip. A heavy tax indeed.

I have parked my car on the spit for many years. This has allowed me to boat to Homer (either my personal boat or one of the many ferries). My trips to Homer benefit numerous businesses; ferries, grocery stores, fuel stations, hardware stores, gear supply stores, clothes stores, art shops, doctors, dentists and countless other businesses. In other words, my boat travels to Homer, as well as the boat trips by many others who live on the South side of the Bay, contribute a significant stimulus to the Homer economy.

Please find a long term parking place for the across-the-bay locals to park. We depend on the use of the spit and feel we pay our way by stimulating your economy as mentioned above. One obvious solution could be special stickers to be applied to cars designating parking preference for those whom you deem to qualify.

Sincerely,

A handwritten signature in black ink that reads "Ila Suchy Dillon". The signature is written in a cursive, flowing style.

Ila Suchy Dillon
PO Box 126
Seldovia, AK 99663
907-234-7858



City of Seldovia

P.O. Drawer B, Seldovia, Alaska 99663
Phone: (907) 234-7643, Fax: (907) 234-7430
Email: citymanager@cityofseldovia.com

July 28, 2010

Port Commission
City Of Homer
Homer Harbor Office
4353 Homer Spit Road
Homer, AK 99603

To whom it may concern:

It was recently brought to our attention that the City of Homer has begun enforcing its parking regulations on the Spit. The community of Seldovia respects what you are doing but is concerned that we are in a difficult situation if we have no where to park our vehicles. As you know a lot of our members come over periodically to purchase supplies, go to the doctor or just to dine at one of the restaurants. Please consider an area that we can legally leave our vehicles or a sticker that can be used so we may continue spending time in Homer. Thank you for your consideration.

Sincerely,

Tim J Dillon
City Manager

cc Keith Gain, Mayor

2011 Parking Pass Revenues

Marina Account #9748

	Revenue w/o tax	Reg Long Term	RSV/TA Long Term	Seasonal Pass	Month Total
January					
February					
March					
April					
May	\$4,930.25	13	12	6	31
June	\$5,209.34	18	10	4	32
July	\$1,395.36	6	3	0	9
August	\$186.05	1	0	0	1
September	\$0.00	0	0	0	0
October	\$186.04	0	2	0	2
November	\$93.02	0	1	0	1
December	\$372.10	2	0	0	2
2011 Total	\$12,372.16	40	28	10	78
2010 Total	n/a	n/a	n/a	n/a	n/a

Ramp 1 - 4 Parking Revenue

Marina Account #9748

Memorial Day to Labor Day

Past Year Comparison

	Ramp 1	Ramp 2	Ramp 3	Ramp 4	2011	2010	2009	2008	2007	2006
May	\$134.88	\$223.26	\$255.81	\$69.77	\$683.72	\$590.00	\$362.78	\$359.95	\$560.54	\$155.54
Env. Count:	27	39	52	12	130					
June	\$688.33	\$1,186.05	\$1,167.41	\$73.07	\$3,114.86	\$3,394.00	\$2,784.09	\$3,250.56	\$3,853.54	\$4,027.06
Env. Count:	145	238	216	14	613					
				Subtotal	\$3,798.58					
July	\$1,466.02	\$2,578.25	\$3,420.04	\$577.66	\$8,041.97	\$7,783.75	\$5,891.39	\$6,185.02	\$7,324.48	\$7,893.35
Env. Count:	302	477	682	114	1,575					
				Subtotal	\$11,840.55					
August	\$807.44	\$1,274.42	\$1,489.54	\$422.31	\$3,993.71	\$4,643.00	\$3,939.28	\$3,921.73	\$4,001.81	\$4,849.64
Env. Count:	172	254	283	86	795					
				Subtotal	\$15,834.26					
September	\$106.97	\$97.67	\$128.37	\$41.64	\$374.65	\$395.00	\$449.28	\$421.38	\$538.02	\$521.10
Env. Count:	21	18	26	9	74					
				Year Total	\$16,208.91	\$16,805.75	\$10,642.73	\$ 14,138.64	\$16,278.39	\$17,446.69
				Envelope Total	3,187	2009 to 2010= 20% increase	2008 to 2009= 5% decrease	2007 to 2008= 13% decrease	2006 to 2007= 6% decrease	
					2010 to 2011= 4% decrease					

2012 Parking

Pass color changes
each year.

2012 Seasonal
Parking Pass

2012 Long
Term Parking Pass

PARKING PERMIT
(VALID ONLY FOR PERIOD INDICATED)

HANG ON REARVIEW MIRROR

THIS SIDE FACING OUTWARD

HOMER HARBOR PARKING
CITY OF HOMER
4350 HOMER SPIT RD
907-235-3160

Lic.# _____
Loc. _____

0100

Lic.# _____
Loc. _____

0100

Name _____
Address _____
Phone _____
Rate _____
Date Issued _____

PARKING PERMIT
(VALID ONLY FOR PERIOD INDICATED)

HANG ON REARVIEW MIRROR

THIS SIDE FACING OUTWARD

HOMER HARBOR PARKING
CITY OF HOMER
4350 HOMER SPIT RD
907-235-3160

Lic.# _____
Loc. _____

0100

Lic.# _____
Loc. _____

0100

Name _____
Address _____
Phone _____
Rate _____
Date Issued _____

Port and Harbor Advisory Commission Strategic Plan - 2011

Mission statement:

Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City Port and Harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the Port and Harbor areas.

Overall Goals:

1. Conduct faster, more productive meetings
2. Become a more effective Commission - provide timely, relevant comment to the City Council on Port and Harbor issues
3. Have a better understanding of the budget process
4. Establish committees when needed to work on specific tasks

Short Term Goals - less than 6 months or by the end of 2011 (not prioritized)

1. Conduct more efficient meetings
2. Improve Harbor Recycling Efforts
3. Parking- Encourage administration/Council to gain greater control
4. Gain a better understanding of the budget process, and provide comments to the Administration (Harbormaster, City Manager) in a timely manner for possible inclusion in the 2012 budget.
5. Develop a strategy to work with the City Council
6. Improvements to Barge Ramp - facilities need to be repaired and replaced due to increased usage.

Midterm Goals 1-3 years (2012-2014)

1. Continue to refine City Leasing Policies
2. Continue to understand the budget, include setting fees, and dedication of sales tax
3. Lobby for restroom access on Fish Dock Road
4. Lobby Council for funds to create a port marketing plan
5. Improvements to Barge Terminal Facility
6. Container Freight System - Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula

Long Term 5 or more years (2016-??)

1. Build a new harbormaster office
2. Encourage the City to lobby ACOE and the state to address erosion control on the Spit, both on the west side and the harbor side
3. Long range harbor planning, east harbor expansion

Action Plan - Who does what, and when?

Staff

- Provide yearly information about the budget
- Inform the Commission of City Council actions and discussion of Harbor issues

Commission

- Attend City Council meetings as assigned
- Attend work sessions and training opportunities
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information
- Request a City Council member attend Port and Harbor meetings
- Ask questions about the budget process. Request information from the Harbormaster.

Clerks

- Help the Commission learn to be more efficient and effective
- Help the Commission learn to better communicate with the City Council (Memorandums vs Resolutions and Ordinances)

Port & Harbor

Monthly Statistical & Performance Report

For the Month of: **December 2011**

<u>Moorage Sales</u>		<u>2011</u>	<u>2010</u>	<u>Stall Wait List</u>				
Daily Transient	3	3	No. on list at Month's End			<u>2011</u>	<u>2010</u>	
Monthly Transient	9	7	18' Stall			0	1	
Semi-Annual Transient	3	0	20' Stall			1	0	
Annual Transient	8	4	24' Stall			6	10	
Annual Reserved*	20	21	32' Stall			34	27	
*Total Annual Reserved Tenants:	782	769	40' Stall			28	28	
			50' Stall			15	13	
			75' Stall			5	6	
			Total:			<hr style="width: 100%; border: 0.5px solid black;"/>	<hr style="width: 100%; border: 0.5px solid black;"/>	
						89	85	
<u>Grid Usage</u>				<u>Docking & Beach/Barge Use</u>				
1 Unit = 1 Grid Tide Use	<u>2011</u>	<u>2010</u>	1 Unit = 1 or 1/2 Day Use				<u>2011</u>	<u>2010</u>
Wood Grid	5	2	Deep Water Dock				9	24
Steel Grid	2	3	Pioneer Dock				29	23
			Beach Landings				1	0
			Barge Ramp				5	8
<u>Services & Incidents</u>		<u>2011</u>	<u>2010</u>	<u>Wharfage (in short tons)</u>				
Vessels Towed	2	1	In Tons, Converted from Lb./Gal.				<u>2011</u>	<u>2010</u>
Vessels Moved	7	2	Seafood				147	22
Vessels Pumped	16	1	Cargo/Other				796	4
Vessels Sunk	0	0	Fuel				43,607	20,704
Vessel Accidents	1	0	<u>Crane Hours</u>				<u>2011</u>	<u>2010</u>
Vessel Impounds	0	0					79.5	41.3
Equipment Impounds	0	0						
Vehicle Impounds	0	0						
Property Damage	1	1						
Pollution Incident	1	1						
Fires Reported/Assists	0	0						
EMT Assists	0	0						
Police Assists	0	1						
Public Assists	13	8						
Thefts Reported	3	0						
<u>Parking Passes</u>		<u>2011</u>	<u>2010</u>	<u>Ice Sales</u>				
Long-term Pass	2	n/a	For the Month of December				<u>2011</u>	<u>2010</u>
Seasonal Pass	0	n/a	*Shut Down for Maintenance				*	*
			Year to Date Total				3,182	4,385
			<u>Difference between</u>					
			<u>2010 YTD and 2011 YTD:</u>				<hr style="width: 100%; border: 0.5px solid black;"/>	
							1,203 tons less	

**WEEKLY CRANE TIME / TONS OF ICE
City of Homer - Fish Dock 2012**

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
1/2/2012	1/8/2012	18.2	18.2	0 shut down for maintenance	
1/9/2012	1/15/2012	20.9	39.1	0 shut down for maintenance	
1/16/2012	1/22/2012			0 shut down for maintenance	
1/23/2012	1/29/2012			0 shut down for maintenance	
1/30/2011	2/5/2012			0 shut down for maintenance	
2/6/2012	2/12/2012			0 shut down for maintenance	
2/13/2012	2/19/2012			0 shut down for maintenance	
2/26/2012	3/4/2012			0 shut down for maintenance	
3/5/2012	3/11/2012				
3/12/2012	3/18/2012				
3/19/2012	3/25/2012				
3/26/2012	4/1/2012				
4/2/2012	4/8/2012				
4/9/2012	4/15/2012				
4/16/2012	4/22/2012				
4/23/2012	4/29/2012				
4/30/2012	5/6/2012				
5/7/2012	5/13/2012				
5/14/2012	5/20/2012				
5/21/2012	5/27/2012				
5/28/2012	6/3/2012				
6/4/2012	6/10/2012				
6/11/2012	6/17/2012				
6/18/2012	6/24/2012				
6/24/2012	7/1/2012				
7/2/2012	7/8/2012				
7/9/2012	7/15/2012				
7/16/2012	7/22/2012				
7/23/2012	7/29/2012				
7/30/2012	8/5/2012				
8/6/2012	8/12/2012				
8/13/2012	8/18/2012				
8/19/2012	8/26/2012				
8/27/2012	9/2/2012				
9/3/2012	9/9/2012				
9/10/2012	9/16/2012				
9/17/2012	9/23/2012				
9/24/2012	9/30/2012				
10/1/2012	10/7/2012				
10/8/2012	10/14/2012				
10/15/2012	10/21/2012				
10/22/2012	10/28/2012				
10/29/2012	11/4/2012				
11/5/2012	11/11/2012				
11/12/2012	11/18/2012				
11/19/2012	11/25/2012				
11/26/2012	12/2/2012				
12/3/2012	12/9/2012			shut down for maintenance	
12/10/2012	12/16/2012			shut down for maintenance	
12/17/2012	12/23/2012			shut down for maintenance	
12/24/2012	12/30/2012			shut down for maintenance	
12/31/2012				shut down for maintenance	



City of Homer

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MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: JANUARY 18, 2011
RE: END OF 2011 YEAR UPDATE

2011 has been a very productive year for us here at the Port and Harbor; and while it's true that we are always looking ahead at our next goal, I believe that now and again it's good to take a look back over our shoulder and account of our progress.

I'd like to talk a bit about Port and Harbor Administration before we move into our 2011 accomplishments. This very efficient three-person team processes all the billing and accounts payable transactions for this service-based enterprise. This is done in conjunction with helping customers at the counter, taking calls, corresponding, preparing information for commissions, committees and council, and record keeping. If it has to do with the business-side of Homer's Port and Harbor then you can bet Port Admin has a hand in it.

2011 Accomplishments

Parking: The Port Commission took on this important issue in the fall of 2010 and after many meetings throughout the winter made recommendations to the City Council. The Council then passed supporting ordinances that allowed a fee schedule for long-term parking on the Spit. That's when the work of implementing began. We spent approximately \$18,000 on new signage, posts and hardware and Operation Staff worked for about two weeks getting them in place before spring kick-off. Admin was kept on their toes selling season passes and answering questions at the counter.

Derelict Boats: 2011 was a big year in the effort to move the derelicts out of the harbor. It began with the Inlet Harvester leaving in November of 2010. After much effort from Port Admin, the City's legal team, and the City Manager, the Albert departed for Washington State in September. I still smile every time I walk by the spot on System 5 where the Albert laid for more than 22 years. We finished up the 2011 season by hauling the Spanky Paine and Honcho out onto the campground by Pier One Theater where Peninsula Scrap and Salvage broke them down into scrap steel. The Spanky Paine and Honcho are now piled in pieces no larger than 2 x 5 feet on the Chip Pad awaiting shipment. Our efforts over the past 8 years on the derelict vessel issue have paid off for our harbor users in terms of useable space. To date, 14 boats have been removed from the harbor and over 1,300 feet of moorage space has been reclaimed which was being occupied or otherwise tied up by these deadbeat boats.

Deep Water Dock Security Gate System: At 75% complete, the new security system will include a 30 foot wide roll-away gate, man gate, lights, cameras, and an electronic card reader access control system. The new system will be greatly appreciated by our ever growing Deep Water Dock customer base as it will be far easier to comply with our security requirements as a regulated facility required by the Department of Homeland Security.

Barge Ramp: In November 2010, the Port welcomed a new account with Alaska Coastal Freight, owners of the 167 foot landing craft Helenka B. This business is primarily centered on the commercial barge ramp in the

harbor and specializes in transporting equipment and freight for construction projects, oil field support, villages and communities that are not normally supported by the road or ferry system. The City is closing in on a long-term lease with Alaska Coastal Freight for Lot 11 on the 30 Acres where they will establish a freight terminal in support of their growing business. Recently the barge ramp was resurfaced under a Memorandum of Agreement between Alaska Coastal Freight and the Port and Harbor.

Uplands Leases: 2011 was good year for bringing in new uplands leases to the Spit. Port Admin and the City Manager's Office are in the process of completing negotiations and signing five new leases. We believe this work will be completed in 2012.

Ordinance for Managing Dredge Materials on the Homer Spit: City of Homer's Ordinance 11-09 was passed by City Council and took effect March 15, 2011. This ordinance was the next logical step towards the harbor's maintenance dredging program. This ordinance, also adopted into Homer City Code, gives us a step-by-step process for managing materials that are created in our harbor maintenance program.

Pioneer Dock Sediment Basin Project: Maintenance dredging is a fact of life at the Homer Harbor and the Army Corps of Engineers is mandated by Congress to maintain the navigable waterways for commercial maritime traffic. A test project was completed in November to remove materials from the beach between the west trestle of the Pioneer Dock and the old Main Dock using land-based equipment rather than the more traditional method of a cutter-head hydraulic pump. The purpose of the project was to create a sump upstream of the sediment flow into the Hickory's berth that the materials will settle into before they reach the Coast Guard berth and ultimately the harbor entrance. Our goals were simple: work towards lowering the Army Corps and Coast Guard's operation costs that have been rising for maintaining both the Hickory's berth and for the harbor entrance channel. This will be a three year test project that we hope will prove an effective tool for sediment management for Homer's Port and Harbor. The project produced 10,000 cubic yards of material that the Port and Harbor will manage in compliance with our dredge materials management policy. There was a 75% operation cost savings achieved by using the land-based equipment verses the cutter-head dredge. Project costs were shared between the Coast Guard and Corps. There were no costs to the Harbor Enterprise.

Spring and Fall Expanded Dredging Effort at the Homer Harbor: The Army Corps is responsible for maintaining a 100 foot channel all the way from the harbor entrance to the Load and Launch Ramp. In 2011 they expanded their normal dredging program to include a portion of the inner basin, the beginning of a multi-year re-dredging effort to bring the channel back to as-built conditions. One of the results of all this extra dredging has been a large increase of dredged materials. In a normal year we produce approximately 13,000 cubic yards of dredged materials, but 2011 brought in upwards of 40,000 cubic yards. Good thing we were able to pass the new harbor maintenance dredging ordinance last spring, otherwise we would be trying to figure out a name for the new mountain on the Spit.

Harbor Condition Survey: When the Army Corps told us that they were going to need to re-dredge the channel that they are responsible for, the question 'what about the rest of the harbor and who is responsible for that?' came up. The answer is: we are. The firm contracted by the Corps was engaged to conduct a condition survey of the harbor from the Fish Dock to JJ Float but not under the floats themselves. Although I'm still working with the surveyor to understand the results of the survey, it appears that we will need to remove approximately 19,000 cubic yards from the above mentioned area in order to bring it back to design depths. Obviously we have some work ahead of us on this front. I see this as a bit-by-bit long range project.

Alaska Clean Harbors: We did it! Homer is the first harbor in the State of Alaska to earn the Clean Harbor certification. Four years ago, Homer Harbor agreed to be the test harbor for this pilot project and we worked with DEC, USCG, Nuka Research, and Cook Inlet Keeper to both develop the program and put it into place. Deputy Harbormaster Matt Clarke and the Operation Staff put in a tremendous effort to complete the check list. Our goal was to have everything in place by our October AAHPA conference yet two weeks before the deadline we were surprised by the knowledge of a final requirement to complete a manual that documented compliance with the best management practices. Most of the burden to complete this fell to Matt, who did a remarkable

job, as Admin was fairly tasked with the upcoming AAHPA conference and finishing up reserved stall renewals. What's next for Alaska Clean Harbors? AAHPA has adopted this program by resolution and several harbors have already begun work on their Best Management Plan checklist with a goal of achieving Clean Harbor certification. Homer has been happy to answer questions as other Alaskan harbors get started on the Clean Harbors trail.

Fish Dock projects: Our Ice Plant staff has had a very productive season. First, I believe it's important to note that there were no "Down Time" break downs this season at either the Fish Dock or the Ice Plant! No easy feat considering the facility and all its equipment is now 29 years old. 2011 has been a good year for getting long-term goals accomplished at the old Fish Dock. We replaced the old crane card access control system (a joint venture between Port Admin, I.T., and the Ice Plant) with a modern Windows-based computerized system. Crane 7 refurbishment will be completed any day and we look forward to rebuilding two more of the Fish Dock cranes in 2012. Other improvements that George and the Ice Plant staff have been able to get done this year are lighting system energy audit and efficiency improvements, engine room beautification (painting, color coding, and labeling), engine room valve replacements, transformer removal, building and grounds repair, and an auger-bearing replacement project that uses plastic UHMW split bearings to replace the old roller bearings. There are a lot of augers in that plant and this kind of problem solving allows the crew to better utilize their maintenance hours and focus on other projects.

Port Maintenance Returns: In 2000, in an effort to organize the City's maintenance needs, the Port and Harbor Maintenance department was transferred to Public Works. There were many good ideas put into action from that move and we appreciate all the work that went into organizing and streamlining the Port's maintenance program. However, after carefully evaluating our organization's maintenance needs, both present and future, the City Manager, Public Works Director and I felt it was time to bring the oversight responsibilities of Port Maintenance back to the Port Director's desk. We will continue our close working relationship with Public Works using the lessons learned from their origination. In the re-organization of this department, Aaron Glidden, Harbor Officer II, was promoted to Port Maintenance Supervisor. Aaron has been working hard learning the ropes of this new career path. Good luck Aaron and welcome back Port Maintenance.

AAHPA 32nd Annual Conference: The Port and Harbor of Homer hosted the Alaska Association of Harbormasters and Port Administrators conference at Land's End Resort. An event like this requires a lot of planning and organizing well in advance if it's going to be successful. Every minute of the day is planned out from activities to guest speakers to meals and even social time. Harbor Admin took this extra duty on in stride and Administrative Secretary Rachel Tussey was given the duties of organizing, preparation, keeping me on course, and chasing down every little detail so that when conference week rolled around we were ready. The conference was a huge success, the largest attendance to an AAHPA conference to date and fundraising over \$13,000 in proceeds for the association. We are still hearing from attendees about how they had a great time and learned a lot from their time in Homer.

2011 Hiring Program: Overall, six full-time people were hired and/or promoted into the Port and Harbor department in 2011. In this public service-based enterprise, our employees are our most valuable asset. We enthusiastically welcome our new employees and have already been impressed by your contributions to our organization. We aren't surprised by this though, you see, because you were handpicked and we know that you are going to be a great asset.

Homer Spit Sign Post Project: Even though our new sign post bases were a skookum 450 pounds each, the wind on the Spit proved, once again, that it was boss. Operation Staff worked with a local contractor and all the utilities to complete the sign post project by sinking them into the ground. I think we got it this time!

Hickory Parking Lot Improvement Project: Port Admin staff worked cooperatively with Public Works to draft an RFP and oversee the completion of this remodel project to the Pioneer Dock's west trestle approach. The improvements designated parking for a minimum of 25 vehicles either side of the trestle and to install a clear separation in the parking lot between the AMHS and USCG's area on the Pioneer Dock.

Petro Marine Pipeline Project: It has been a long-term goal to move the fuel pipeline that connects the Petro Marine tank farm to the old Main Dock over to the new Pioneer Dock and 2011 marked the beginning of this important project, scheduled to be completed spring of 2012. Petro Marine worked cooperatively with Alaska Marine Highway to install the multi-leg pipeline on the new dock and add a new tank. Upcoming work will consist of burying the connecting pipeline between the tank farm and the Pioneer Dock. Once completed, Petro Marine will be able to both take and deliver fuel at the face of the Pioneer Dock at an increased rate. This will be beneficial to the Port by making the Pioneer Dock more marketable to large vessels seeking a source of fuel.

AMHS Lot 48 Warehouse Project: It's finally complete! Five years ago, an AMHS captain came to us and said "We need a warehouse." In the end the details don't really matter, I'll just say that from an administrative side, it was a lot of work and we are glad that the Tustumena now has a warehouse to call their own.

Marketing: Homer Port and Harbor teamed up with the newly formed Marine Trades Association this year on an advertising campaign, taking it on the road to the Seattle Pacific Marine Expo. It was a great success and I look forward to strengthening and improving this advertising venture for the Port.

Harbor Improvement Committee: This newly formed committee has just one purpose: prioritize the Harbor's to-do list and find funding both in the forms of grants and bonds. The results of this focus group's efforts are being discussed at both the Port Commission and City Council Meetings. We hope to have a plan together early in 2012.

Harbor Tug Projects: The Harbor Tug is one of our most valuable response tools at the operation level. Every year we make improvements or additions to better utilize this handy little boat. During winter haul out we were able to upgrade the hydraulics, remove the old tow post and line guard, add a deck winch, stern gate, man lift system, line snapback protection on the back windows of the house, improve the fender system, and touch up the bottom paint. I can tell you when the other harbormasters from around the state were here for the conference, that I received many comments about our harbor tug. They recognized it as a valuable tool and I could see the wheels turning as they were trying to figure out how they could get one of their own.

Deep Water Dock Cruise Ship Head Tax Grant Monies: Homer was awarded a \$6 million grant to be used for improvements to the Deep Water Dock and uplands that will benefit the cruise ship passengers experience while visiting Homer. We see this project taking a couple of years to complete, and already have awarded the engineering for the complete replacement of the Deep Water Dock fenders. These ship fenders are heavily worn and under-built. Our goal is to replace them between September 15 and November 1, 2012.

Load and Launch Ramp: The Alaska Department of Fish and Game came to us with a proposed project that would rebuild the Load and Launch facility. Staff and Fish and Game have worked to bring this proposal to Port and Harbor Commission and City Council, who will have an ordinance in front of them at their next meeting appropriating the funds for the engineering and design of this proposed task. If approved, we will have one year to complete the first phase. Fish and Game have agreed to pay for the entire cost of engineering with a 25% local match required for the construction phase. As this is a federal grant, our plan is to use state grant monies as our required match funding source. Estimated total costs are \$3.5 million for a full replacement. We will have the option to scale the scope of work back or maybe even perform the work in phases if we opt not to go for the complete replacement option. I believe that the results from the engineering will help us make those decisions.

Tsunami Warning System: 2011 was the year when we finally saw a significant improvement to the alert system. The sirens were upgraded in 2008 but were plagued with breakdowns which turned into a governmental red tape nightmare. Though I wouldn't exactly give the system a gold star rating, I have to admit that there has been a vast improvement and the red tape appears to be clearing. Now managers are able to plan for, fund and perform the maintenance necessary to keep this crucial infrastructure working properly. There is still more to do but I now feel as though we are on course to a reliable coastal warning system.

Well there you have it, I'm sure I forgot something but we hit the highlights anyway. 2011 was a very good year, we made great progress on our long-term goals while providing the same day to day service that has made Homer a standout harbor in this State. We can talk about the year ahead at another time but for now let me just say thank you for your work and best of luck to you and yours in 2012.

BH

2012 Homer City Council Meetings
Port & Harbor Advisory Commission Attendance

It is a goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
January 9, 23	<u>ZIMMERMAN</u>
February 13, 27	<u>CARROLL</u>
March 12, 27(Tuesday)	<u>WEDIN</u>
April 9, 23	<u>HARTLEY</u>
May 14, 29(Tuesday)	<u>ULMER</u>
June 11, 25	<u>HOWARD</u>
July 23	<u>ZIMMERMAN</u>
August 13, 27	<u>ULMER</u>
September 10, 24	<u>SEPTEMBER</u>
October 8, 22	<u>WEDIN</u>
November 26	<u>HOTTMANN</u>
December 10	<u>HOTTMANN</u>

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time: October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.

Homer Spit Lease Expiration Calendar

updated 11/21/11

Lease Expires	Leaseholder	Details	Action
7/31/2010	Fish Factory	6 mos. Lease Expires	Paying month-to-month til completion of construction brings Lot 12A up to code for lease amendment to include 12B strip
8/14/2010	Alaska Custom Seafoods	lease expires; no options remain	Lease negotiations currently in progress with Alaska Custom Seafoods
9/30/2010	Snug Harbor	lease expires	Lease is completed and being reviewed by lessee. Snug Harbor is in process of completing the conceptual site plan for submittal to Planning Dept
9/10/2011	Homer Spit Campground	lease expires; no options remain	Lease is completed and being reviewed by lessee. Chapples are working on getting a survey completed
12/9/2011	Pier One	lease expires	5 year extension approved by Lease Committee. Finalization of lease currently in progress
1/7/2012	Peninsula Scrap & Salvage	6 mo. lease expires	Negotiations for 2012 season currently in progress
4/15/2012	Dockside Two - Sullivan	lease expires; no options remain	Lease negotiations currently in progress with Sullivan
3/31/2013	Sportsman Supply	lease expires; one 5 yr option	
3/31/2013	AK High Hopes-Bob's Trophy Charters	lease expires; one 5 yr option	
11/1/2013	Southcentral Radar	lease expires; two 5 yr options	
11/30/2013	Harbor Ent. Coal Pt.	lease expires; one 5 yr option	
3/3/2014	ACS MACTel cellular	lease expires; no options remain	\$12/yr
7/31/2014	Kachemak Port Services	lease expires; two 1 yr options	
12/31/2014	Happy Face Restaurant	lease expires; no options remain	
11/30/2015	Mike Yourkowski	lease expires; one 10 yr option	
2/1/2016	El Pescador	lease expires; no options remain	
9/30/2016	USCG-Pioneer Dock	lease expires; no options remain	
9/30/2016	USCG-Roanoke Is.	lease expires? Not in file	

12/1/2018	Harbor Ent. 30 acres	lease expires; no options remain	
3/31/2020	Fish Factory	lease expires; two 10 yr options	
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain	
1/31/2026	Salty Dawg	lease expires; no options remain	
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options	
1/13/2029	AK Marine Highway	Land Use Permit-NO LONGER IN AFFECT	Superseded by 2010 Lease Agreement
9/14/2029	Icicle Seafoods	lease expires; no options remain	
11/1/2029	Homer Ent. Sport Shed	lease expires; two 5 year options remain	
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options	
4/30/2060	AK Marine Highway	lease expires	