

PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Wednesday,
February 26, 2014



5:00 P.M.
City Hall Cowles Council Chambers
491 E. Pioneer Ave.
Homer, AK 99603



**NOTICE OF MEETING
SPECIAL 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. January 22, 2014 Regular Meeting Minutes **Page 5**
- 6. VISITORS/PRESENTATIONS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port and Harbor Director's Report for February 2014 **Page 11**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. PND Engineers Presentation Re: Load & Launch Ramp 35% Design
 - a. Homer Launch Ramp - Ports and Harbors Presentation **Page 13**
 - b. Homer Launch Ramp 35% Design Estimate **Page 25**
 - c. Homer Small Boat Harbor Launch Ramp Renovations 35% Review Drawings **Page 27**
- 10. NEW BUSINESS**
 - A. Non-Compliant Leases for Discussion
 - B. Land Allocation Plan for Review and Recommendation **Page 33**
 - C. Memo from City Clerk Johnson Re: Meeting Schedules **Page 171**
 - D. Worksession of Harbor Rate Study Review **Page 173**
- 11. INFORMATIONAL ITEMS**
 - A. Monthly Statistical & Performance Report **Page 175**
 - B. Weekly Crane and Ice Report **Page 177**
 - C. Deep Water Dock Report **Page 179**
 - D. Pioneer Dock Report & Ferry Landings Report **Page 181**
 - E. Water Usage Report **Page 183**
 - F. Memo to Homer City Council & Port & Harbor Commission from Bryan Hawkins, Port Director/Harbormaster Re: Alaska Abandoned & Derelict Vessel Task Force dated February 18, 2014 **Page 185**
 - a. Alaska Ad-Hoc Abandoned & Derelict Vessel Task Force Meeting Agenda **Page 187**
 - G. Workboat.com Article "Man Overboard Lives to Tell the Tale" dated January 23, 2014 **Page 197**
 - H. 2014 Council Meeting Attendance Schedule **Page 193**
 - I. Homer Spit Lease Expiration Calendar **Page 195**
- 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, MARCH 26, 2013 at 5:00 p.m.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 14-01, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Ulmer at 5:00 p.m. on January 22, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER HARTLEY, STOCKBURGER, ULMER, ZIMMERMAN

ABSENT: HOWARD, CARROLL (both excused)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK JACOBSEN
PUBLIC WORKS DIRECTOR MEYER
PROJECT MANAGER NELSEN

APPROVAL OF THE AGENDA

Chair Ulmer called for a motion to approve the agenda.

HARTLEY/STOCKBURGER SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. December 4, 2014 Special Meeting Minutes

The minutes were amended to reflect that the Marine Trades Association has 68 members, not 168.

STOCKBURGER/HARTLEY MOVED TO APPROVE THE SPECIAL MEETING MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port and Harbor Director's Report for January 2014

Harbormaster Hawkins reviewed his staff report.

There was brief discussion regarding the critical habitat boundaries that are being addressed for the harbor area and the Sport Shed's foundation damage from recent weather events.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Port & Harbor Building Progress Report and Consideration of Project Funding

Public Works Director Meyer and Project Manager Nelsen gave an overview of the port and harbor building project from the time they started until this current draft and cost estimate.

Harbormaster Hawkins explained that they can't move forward to 65% design on the building until they have funding in place for the amount of the current estimate. Staff will continue to work with the contractors to reduce cost as much as they can.

The commission and staff discussed the available funding including the \$1.5 million in state money that was reallocated from another project, and \$500,000 matching funds that have been committed from the harbor reserves, leaving a shortfall of approximately \$300,000. They considered the information from an ordinance to loan \$300,000 from the general fund to make up the shortfall. There is precedence in place for the general fund loaning money as they did it for the Animal Shelter project several years back. Harbormaster Hawkins believes that funds are available to repay a short term loan in this amount without having to raise any user fees. A no interest loan is certainly an option they could certainly ask for.

Point was raised that there is already precedent of harbor money being spent downtown and the project benefits the City of Homer, not just the harbor. The general fund seems to get plenty of money out of the port and harbor, so there isn't a reason they couldn't ask Council to put money back in.

ZIMMERMAN/STOCKBURGER MOVED THAT THE PORT AND HARBOR COMMISSION RECOMMENDS THAT THE CITY COUNCIL GRANT MONEY TO THE PROJECT FOR THE NEW PORT AND HARBOR BUILDING TO MAKE UP THE SHORTFALL AFTER THE STATE FUNDING AND THE \$500,000 COMING FROM THE HARBOR RESERVE FUND.

The Commission recognizes that the Port and Harbor provides significant revenue to the city. There is \$500,000 committed from the harbor reserves, and it isn't asking too much for the City to grant the remaining funds for this project.

There is a lot of catching up to do with harbor maintenance and we don't want to shackle the harbor with payments to where they aren't making progress because they are paying back loans. It is an

expensive infrastructure and they need to keep building reserves for continued maintenance and replacement as needed.

VOTE: YES: STOCKBURGER, ULMER, HARTLEY, ZIMMERMAN

Motion carried.

Commissioners were pleased with the design. They expressed support of maintaining the overslope development and the garage to allow for onsite maintenance that Harbor Officers perform on a regular basis. They expressed their appreciation to Staff and the Task Force for their work, consideration of space needs, and attention to costs.

- B. Memo from Port Director/Harbormaster Re: Load & Launch Ramp Renovation Project
Dated January 13, 2014

Harbormaster Hawkins reviewed the staff report.

Commissioner Stockburger shared his concerns relating to the proposed slope of the ramp. He noted that as it is now there are times you see boats pulling trucks down the ramp. There are ice issues in the spring and fall, as well as the issue with growth causing a slick surface. Another issue is that the steeper it is the farther the stern of the boat is from the trailer which creates issue when the boat comes down it can cause damage to the boat or trailer. There was also discussion about the variety of boats that launch from small lake boats to 42 footers. The tides in Homer are higher than other places which should also be considered. The general consensus was that the slope should stay pretty close to what it is now. The ramp could be longer, or it could have an incremental slope as alternatives, but the recommended slope seems to steep.

The group also talked about the float placement, maneuvering challenges, and the concrete planks. Harbormaster Hawkins invited Commissioner Stockburger to the next meeting with State to talk about the project.

- C. 2014 Strategic Plan

The Commission made the following updates:

Short term goals:

- Amend #2 to- Address completion of improvements to the parking between the Seafarers Memorial and the Boardwalk; have permitting in place for fall dredging.
- Remove #6 regarding erosion control because it is completed.

Midterm goals:

- Move to short term goals - Container Freight System – Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula
- Add Large Vessel Haul-Out and Repair Facility

D. 2014 City Council Attendance Schedule

Chair Ulmer – June and November
Commissioner Stockburger – February and December
Commissioner Zimmerman – March and May
Commissioner Hartley – April and October

The absent Commissioners can choose from the three remaining months, July, August, and September.

INFORMATIONAL ITEMS

- A. Monthly Statistical & Performance Report
- B. Weekly Crane and Ice Report
- C. Deep Water Dock Report
- D. Pioneer Dock Report & Ferry Landings Report
- E. Water Usage Report
- F. 2013 Load & Launch Revenues & Statistics
- G. 2013 Parking Revenues & Statistics

There was brief discussion about the parking fees and challenges with boat trailers being parked in the uplands.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Jacobsen commented that Council will be making appointments to the Vessel Haul-Out Task Force at their next meeting and she will work with Harbormaster Hawkins on scheduling the first meeting.

Harbormaster Hawkins commented about the Harbor Improvement bid results. The projects came in under budget and he hopes they will be able to improve HH float and rebuild system four with the remaining money. He provided the Commissioners with copies of the rate study so they will have ample time to review and consider them before their next meeting.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Ulmer thanked everyone for their all their efforts.

COMMENTS OF THE COMMISSION

Commissioner Stockburger said there is a lot of cool stuff happening at the harbor. The new office looks nice, it will be good to get underway with the new ramp, and he looks forward to working on the Vessel Haul-Out Task Force.

Commissioner Hartley said he is real happy with the harbor office results and with the bonus of the harbor project bid, maybe they could build another one.

Commissioner Zimmerman said he is excited about the harbor office project, even though he was against it in the beginning. He commended the group for getting it down to a reasonable cost. He asked if it was a task for the Commission to address leases on the spit that are non-compliant and not being addressed. If the spit is going to continue to grow, people who say they are going to do things should follow through. Harbormaster Hawkins said they Commission could have leases on their agenda for discussion and make a recommendation to the City Manager, or Mr. Zimmerman could talk to the City Manager about it. Commissioner Zimmerman wasn't sure if it was worth taking up the Commission's time. Chair Ulmer thinks its worthy of discussion.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:57 p.m. The next regular meeting is scheduled for Wednesday, February 26, 2014 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

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Port and Harbor

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FEBRUARY 2014 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Jake Richter, Boy Scouts of America – Meeting with a Public Official to Discuss Citizenship in the Nation
- Rachel Lord, Cook Inletkeepers – Upcoming Alaska ADV Task Force Meeting
- Spit Trail Interpretive Signage Meeting
- Department Head Staff Meeting
- Mike McCune, Fish Factory – Fish Grinder Maintenance & Contract
- Willy Ahn, Reid Middleton – Meeting Re: Engineering on Upcoming Harbor Projects
- Homer Marine Trades Association Meeting
- Public Works Staff & Contractors – Kick-Off Meeting for New Harbormaster Building Mechanical, Electrical, & Plumbing Design
- Liz Downing, Byron Mallott, Mayor & City Admin Staff – Governor Candidate Tour of Port & Harbor
- PND Engineers – Homer Load & Launch Ramp 35% Design Review
- ANC Northern JV Matt Holstrom, North Star Wayne Barrowcliff, & USCG Kirk Kalmbacher – Hickory Dredge Pre-Work Meeting
- Public Works Staff & Harris Sand & Gravel – Teleconference Re: Harbor Float Replacement Project
- Alaska Clean Harbors – Semi-Annual Committee Teleconference
- Mayor & City Admin Staff; Bluecrest Energy Benjamin Johnson, President/CEO; John Martinek, Chief Operating Officer; & Cristina Andersen – Meeting Re: New Ownership & Operators of Buccaneer Alaska

Administrative staff has worked with the City Attorneys to complete some much-needed revisions to the Port and Harbor's moorage agreement. In the past, a new moorage agreement was required for every vessel in the harbor for every year. Customers often complained of this annual requirement when many customers have had the same vessel in the same reserved stall for years. Also, there was legal verbiage included in the agreement that was not applicable to certain boaters. Now with the new agreement, we have two separate forms: one for transient vessels (with the appropriate verbiage relating to the nature of transient moorage); and a second form for reserved stall vessels. These new moorage agreements are more like an actual contract, where they are filled out only once, and have clearer stipulations as to when they expire.

The Bid Opening for the Homer Harbor Facilities Improvements closed January 16, 2014. The bid was awarded to Harris Sand & Gravel. Construction will begin after Labor Day 2014, and to be completed within the year.

Deputy Harbormaster and Administrative staff met with the Chamber of Commerce staff in preparation of the 2014 Winter King Salmon Tournament, which is scheduled for Saturday, March 22nd.

Port Director/Harbormaster Bryan Hawkins attended the 2014 Seattle Boat show, a nine-day event focusing on all things related to boating. The Port and Harbor worked in conjunction with the Homer Chamber of Commerce and Alaska Association of Harbormasters and Port Administrators in manning the booth. The Seattle Boat Show is the West Coast's largest boat show, featuring more than 1,000 recreational watercrafts, seminars, and the latest accessories, all indoors. The turnout is always impressive, and gives us the chance to promote our harbor and all of Alaska as a must-visit destination for all boaters.

Administrative, Deputy Harbormaster, and IT staff participated in two teleconferences with Nautical Software involving improvements to the Marina software program.

The Request for Proposals for the seasonal operation of the Fish Grinding Facility closed on February 13, 2014. One bid was received from The Fish Factory. Staff has recommended to City Council to award the contract to Fish Factory.

2. Operations

January surprised everyone with abnormally warm temperatures, clearing all ice congestion in the harbor. We experienced a spike in small vessel activity with weekend recreational activity rivaling a summer's day. Colder temperatures returned with February; a storm on February 7th generated 45 knot winds and deposited one foot of snow. Fortunately, there were no power outages and no property damage.

During the morning of Saturday, February 1st, following a -5.2' low tide, Harbor Officers responded to a report of the bottom of Ramp 7 resting on the bottom of the harbor. The float system, ramp approach, and adjacent parking lot were immediately cordoned off. Damage to the float system was documented and Seldovia Village Tribe was notified of their property damage. On February 13th, the ramp was successfully removed from the harbor and placed on blocks in the harbor uplands.

Landings at the Pioneer Dock, Deep Water Dock, and Barge Ramp included the following vessels: Discovery, Sovereign, Red Dog, Pacific Challenger & DBL54, Tustumena, Kennicott, CISPRI Endeavor, CISPRI Perseverance, Bob Franco, Helenka B, and Transporter.

Other notable events:

- Operation Staff completed hazardous materials communications training, blood borne pathogens training, conducted a job hazard analysis, completed personal protective equipment training, and is currently in the process of updating their standard operating procedures.
- Harbor Officers Brad Somers and Mike Lowe are currently enrolled in Freemont Maritime's India Tango marine firefighting course. Training commences in April.
- On January 24th, Harbor Officers assisted HPD in identifying a possible suspect who may be responsible for thefts and attempted break-ins aboard two vessels in the small boat harbor.
- On February 13th, a graveyard shift Harbor Officer assisted HPD locate and apprehend a suspect who reportedly threatened a taxi driver with a knife.
- In January, Harbor Officers responded to a diesel fuel spill aboard a 70' commercial fishing vessel.
- Operation Staff dewatered a 40' pleasure craft suffering from a slow leak, towed it to the energized portion of the harbor, and installed a maintenance-pump aboard for safe keeping.
- Operation Staff worked with Port Maintenance staff in refurbishing the fish carcass trailers.
- Deputy Harbormaster Matt Clarke continued working with ProComm Alaska in preparation of updating the port and harbor's FCC radio license.

3. Ice Plant

The Ice plant will be open for business on Monday, March 3rd! Ice Plant staff is currently pressuring up the system and pre-testing operations of different components.

4. Port Maintenance

In conjunction with staying busy with the usual snow removal and sanding, Port Maintenance:

- Completed the new fire cart for System 1. This project was a few months in the making. HVFD has already trained with it and approve.
- Began refurbishing the fish carcass trailers with the assistance of Operation Staff. These trailers are extremely old, with rust holes forming, and were in need of tlc.
- Worked on improving the mooring buoys and dolphin lights on both the Pioneer and Deep Water Dock.



HOMER SMALL BOAT HARBOR LAUNCH RAMP RENOVATIONS Public Meeting Presentation and Input

FEBRUARY 26, 2014



Project Scope

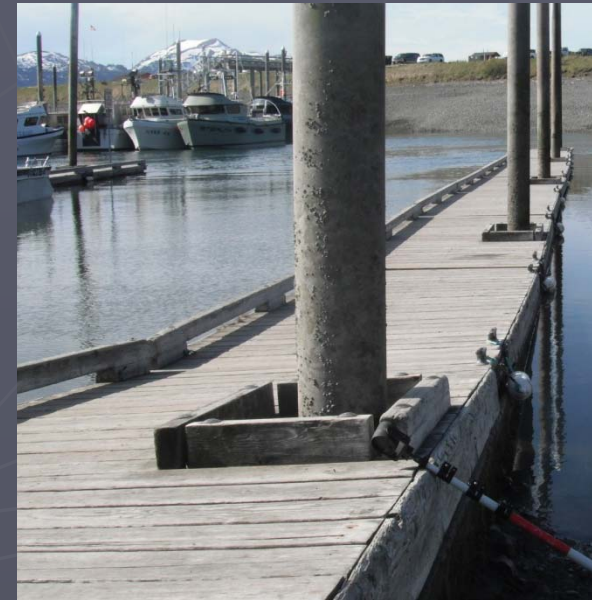


Replace Existing Load and Launch Ramp

- New Concrete Launch Ramp
- New Timber Boarding Floats and Abutments
- New Steel Support Piles



Existing Concrete Launch Ramp



Existing Timber Boarding Float



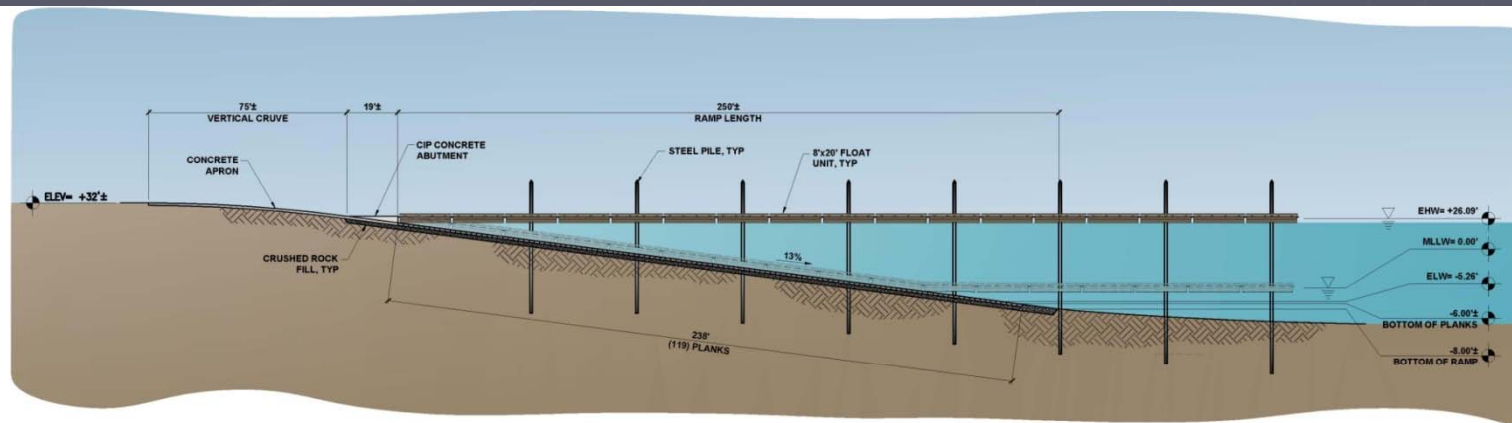
Design Criteria



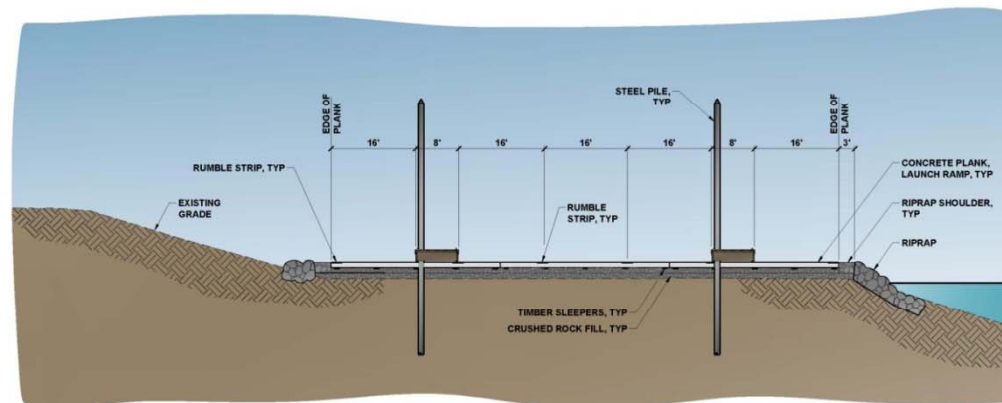
- 13% Ramp Slope (Recommended SOBA and ADF&G guidelines)
- 18"± Float Freeboard
- Design Vessel – 30' length with 5' average exposed height
- Live Load - Uniform 40 PSF or 1,000 pound concentrated load over 1'x1' area.
- Snow – Uniform 40 PSF
- Wind Load -
 - Designed for Extreme (125 mph, 3 sec gust) and Operating (75 mph, 3 sec gust) wind speeds – Converted to 30-second wind speed with vessel shape factors.



Proposed Ramp Sections



LAUNCH RAMP SECTION A-A



LAUNCH RAMP SECTION B-B



Similar Facilities



Whittier Small Boat Harbor Launch Ramp



Starrigavan Boat Launch Ramp



Design Features



Timber Boarding Floats

- Pressure treated timber members – Creosote (pending permit approval) or ACZA
- High strength glulam beams as main structural members
- Slip resistant fiberglass plate surface
- Polyurethane Tub Floatation encapsulated and recessed within float
- UHMW PE skids to prevent icing/bonding to ramp
- UHMW PE rubstrips for increased durability, cleats only (no bullrail)



Typical timber boarding float unit



Design Features



Ramp panels with V-grooves and rumble strip

- Cast-in-Place Concrete Approach
 - Includes vertical curve for improved trailer/vessel line of sight
- Concrete Planks –
 - 1-ft thick planks with galvanized rebar and high strength, silica fume concrete for high durability
 - V-groove finish to aid traction
 - Rumble strips to delineate lanes
- Galvanized steel support piles



Design Features



Example attendant booth – Whittier Boat Launch Ramp

- Attendant Booth
 - Lighting, telecommunications and power
 - Exterior payment kiosk – Allow for credit card payment
 - Removable on skids with removable protective jersey barriers



Project Cost



Description	Material Quantity	Unit of Measure	Unit Cost	Total Cost
Launch Ramp Replacement	1	LS	\$3,764,700	\$3,764,700
Mobilization / Demobilization	1	LS	\$125,000	\$125,000
Site Demolition	1	LS	\$128,200	\$128,200
Earthwork	1	LS	\$584,600	\$584,600
Provide and Install Ramp	1	LS	\$1,467,700	\$1,467,700
Float Replacement	1	LS	\$772,800	\$772,800
Uplands Improvements	1	LS	\$85,000	\$85,000
Contractor Indirects and Support Equipment	1	LS	\$261,400	\$261,400
Contingency (Assumed 10% of Construction Cost)	1	LS	\$340,000	\$340,000

Current (35% design) ROM cost estimate



Project Schedule



- Permitting – Submitted January 2014 – Pending COE Approval
 - Received Special Area Permit from ADF&G
- 35% Design – Completed
- 65% Design – March 2014
- 95% Design – April 2014
- IFC Design – May 2014
- Bid Project – Pending Funds – Mid-Summer 2014
- Construction – Pending Funds – Late Fall 2014



Questions & Comments



- Comments are encouraged
- Comment Cards are provided



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Notes:

Costs are based on 35% level design.

Costs are presented in current (February 2014) dollars and do not include escalation.

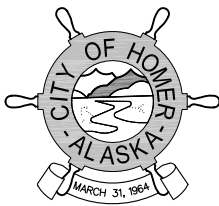
Costs do not include engineering, construction administration or inspection.

Item No.	Description	Material Quantity	Unit of Measure	Unit Cost	Total Cost
1	Launch Ramp Replacement	1	LS	\$3,764,700	\$3,764,700
1.1	Mobilization / Demobilization	1	LS	\$125,000	\$125,000
1.2	Site Demolition	1	LS	\$128,200	\$128,200
1.2.1	Pull Existing Piles	1	LS	\$59,600	\$59,600
1.2.2	Remove and Dispose of Existing Floats	1	LS	\$20,600	\$20,600
1.2.3	Remove Existing Ramp Planks	1	LS	\$34,300	\$34,300
1.2.4	Remove Existing Concrete Abutments	1	LS	\$13,700	\$13,700
1.3	Earthwork	1	LS	\$584,600	\$584,600
1.3.1	Excavation	130	Cubic Yard	\$15	\$1,900
1.3.2	Provide and Install Gravel Fill	1,100	C.Y.	\$16	\$17,300
1.3.3	Provide and Place Crushed Base Course	1,300	C.Y.	\$81	\$105,200
1.3.4	Rip Rap, Class I	160	Cubic Yard	\$198	\$31,700
1.3.5	Rip Rap, Class II	950	Cubic Yard	\$239	\$227,200
1.3.6	Concrete Apron	237	C.Y.	\$849	\$201,300
1.4	Provide and Install Ramp	1	LS	\$1,467,700	\$1,467,700
1.4.1	Provide and Install Timber Sleepers	19,500	Board Feet	\$4	\$68,900
1.4.2	Provide and Install Precast Concrete Planks	24,000	S.F.	\$58	\$1,382,500
1.4.3	Provide and Install Concrete Abutments	20	C.Y.	\$815	\$16,300
1.5	Float Replacement	1	LS	\$772,800	\$772,800
1.5.1	Provide and Install Piling (12.75x0.5")	15	Each	\$9,113	\$136,700
1.5.2	Provide and Install Floats (8' x 330')	2,640	Square Feet	\$114	\$299,900
1.5.3	Provide and Install Floats (8' x 370')	2,960	Square Feet	\$114	\$336,200
1.6	Uplands Improvements	1	LS	\$85,000	\$85,000
1.6.1	Attendant Booth	1	LS	\$50,000	\$50,000
1.6.2	Signage and Striping	1	LS	\$15,000	\$15,000
1.6.3	Electronic Payment Kiosk	1	LS	\$20,000	\$20,000
1.7	Contractor Indirects and Support Equipment	1	LS	\$261,400	\$261,400
1.7.1	Contractor Pre-Planning	10	Day	\$1,000	\$10,000
1.7.2	Lodging and Per Diem	1	LS	\$56,000	\$56,000
1.7.3	Support Labor and Equipment	60	Day	\$648	\$38,900
1.7.4	Salaried Indirect Staff	60	Day	\$1,900	\$114,000
1.7.5	Construction Survey	10	Day	\$3,070	\$30,700
1.7.6	Small Tools	5,900	Hour	\$2	\$11,800
1.8	Contingency (Assumed 10% of Construction Cost)	1	LS	\$340,000	\$340,000

- 1) Costs are based on 35% level design
- 2) Costs are presented in current (February 2014) dollars and do not include escalation.
- 3) Costs do not include engineering, construction administration or inspection.

HOMER SMALL BOAT HARBOR LAUNCH RAMP RENOVATIONS

JANUARY, 2014
HOMER, ALASKA

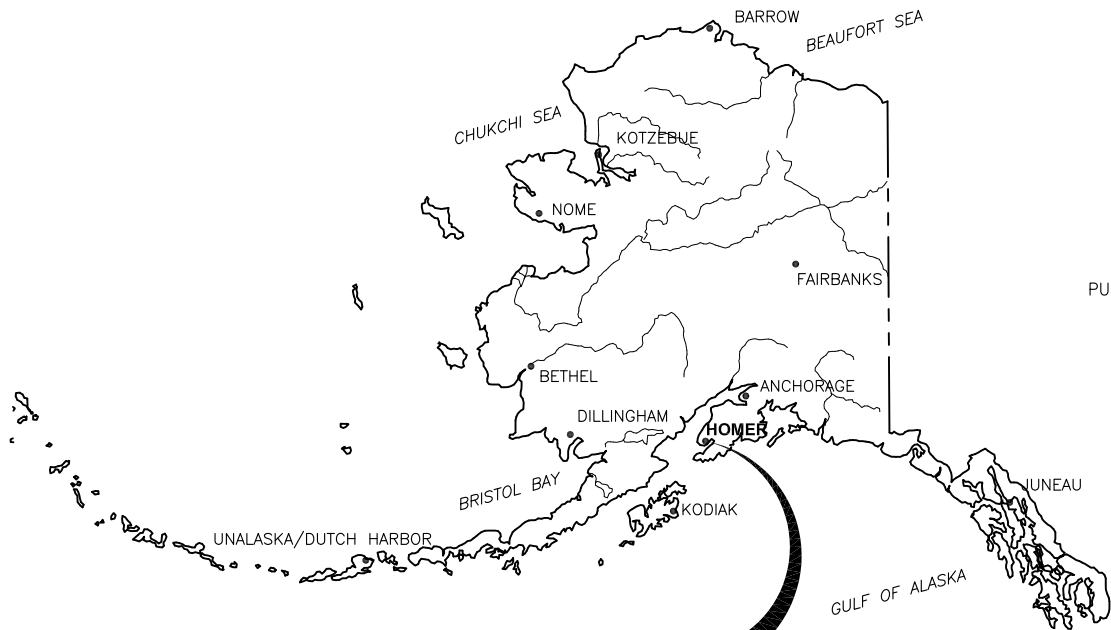


BETH WYTHE
MAYOR – CITY OF HOMER

WALT WREDE
CITY MANAGER – CITY OF HOMER

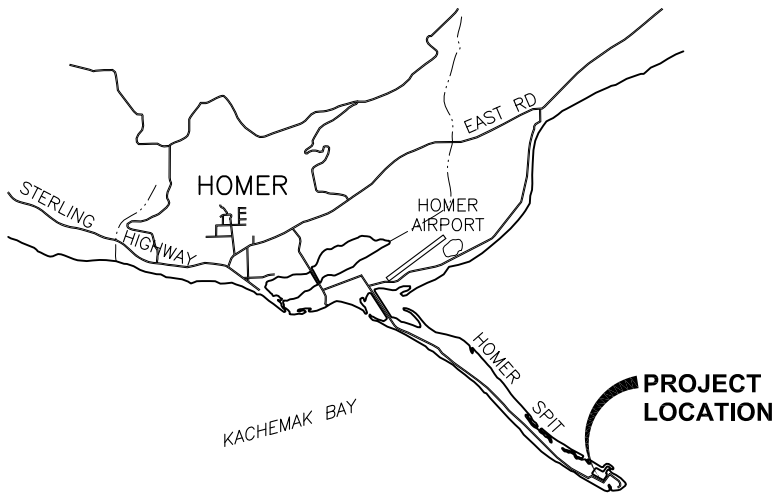
CAREY S. MEYER, P.E.
PUBLIC WORKS DIRECTOR – CITY OF HOMER

BRYAN HAWKINS
HARBOR MASTER – CITY OF HOMER



**PROJECT
LOCATION**

STATE OF ALASKA



HOMER VICINITY

SHEET INDEX

TITLE SHEET AND INDEX	1
EXISTING CONDITION AND SITE DEMOLITION	2
NEW SITE PLAN	3
RAMP DETAILS	4
FLOAT DETAILS	5

PND Engineers, Inc. (PND) is not responsible for safety programs, methods or procedures of operation, or the construction of the design shown on these drawings. Where specifications are general or not called out, the specifications shall conform to standards of industry. Drawings are for use on this project only and are not intended for reuse without written approval from PND. Drawings are also not to be used in any manner that would constitute a detriment directly or indirectly to PND.

REV	DATE	DESCRIPTION

DATE: _____

1506 West 36th Avenue
Anchorage, Alaska 99503

Phone: 907.561.1011

Fax: 907.563.4220

www.pndengineers.com

P | N | D
ENGINEERS, INC.

**HOMER SMALL BOAT HARBOR
LAUNCH RAMP RENOVATIONS**

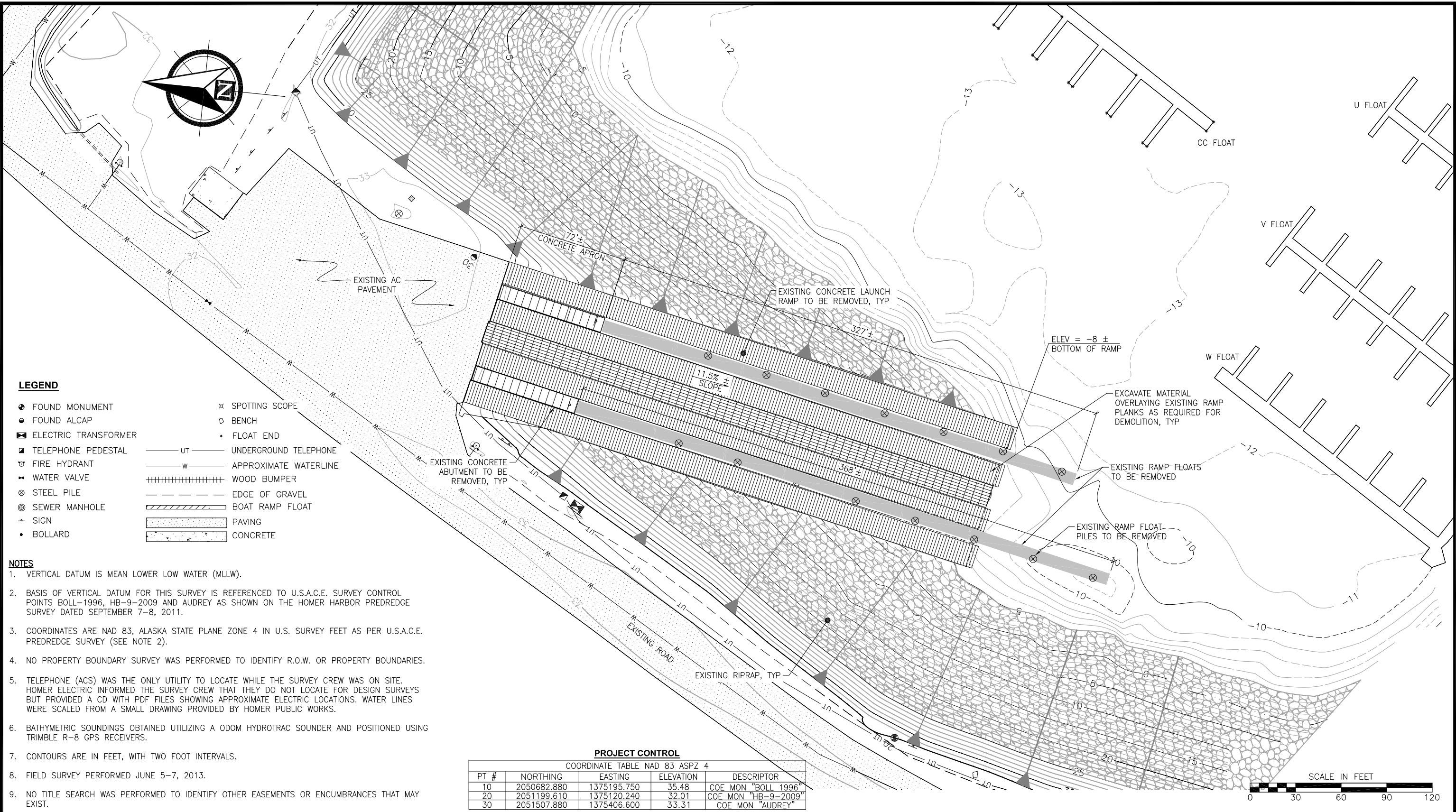
TITLE SHEET AND INDEX

DESIGNED BY: CDC/DCF DATE: JANUARY 2014
CHECKED BY: DST PROJECT NO: 131030

SHEET NO: **1** OF **5**





35% REVIEW
01/09/2014



- LEGEND**
- | | |
|------------------------|------------------------------|
| ● FOUND MONUMENT | ✕ SPOTTING SCOPE |
| ● FOUND ALCAP | ○ BENCH |
| ⊠ ELECTRIC TRANSFORMER | • FLOAT END |
| ■ TELEPHONE PEDESTAL | — UT — UNDERGROUND TELEPHONE |
| ⚡ FIRE HYDRANT | — W — APPROXIMATE WATERLINE |
| ⚙ WATER VALVE | ++++ WOOD BUMPER |
| ⊗ STEEL PILE | - - - - EDGE OF GRAVEL |
| ⊙ SEWER MANHOLE | ▨ BOAT RAMP FLOAT |
| — SIGN | ▨ PAVING |
| • BOLLARD | ▨ CONCRETE |

- NOTES**
1. VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW).
 2. BASIS OF VERTICAL DATUM FOR THIS SURVEY IS REFERENCED TO U.S.A.C.E. SURVEY CONTROL POINTS BOLL-1996, HB-9-2009 AND AUDREY AS SHOWN ON THE HOMER HARBOR PREDREDGE SURVEY DATED SEPTEMBER 7-8, 2011.
 3. COORDINATES ARE NAD 83, ALASKA STATE PLANE ZONE 4 IN U.S. SURVEY FEET AS PER U.S.A.C.E. PREDREDGE SURVEY (SEE NOTE 2).
 4. NO PROPERTY BOUNDARY SURVEY WAS PERFORMED TO IDENTIFY R.O.W. OR PROPERTY BOUNDARIES.
 5. TELEPHONE (ACS) WAS THE ONLY UTILITY TO LOCATE WHILE THE SURVEY CREW WAS ON SITE. HOMER ELECTRIC INFORMED THE SURVEY CREW THAT THEY DO NOT LOCATE FOR DESIGN SURVEYS BUT PROVIDED A CD WITH PDF FILES SHOWING APPROXIMATE ELECTRIC LOCATIONS. WATER LINES WERE SCALED FROM A SMALL DRAWING PROVIDED BY HOMER PUBLIC WORKS.
 6. BATHYMETRIC SOUNDINGS OBTAINED UTILIZING A ODOM HYDROTRAC SOUNDER AND POSITIONED USING TRIMBLE R-8 GPS RECEIVERS.
 7. CONTOURS ARE IN FEET, WITH TWO FOOT INTERVALS.
 8. FIELD SURVEY PERFORMED JUNE 5-7, 2013.
 9. NO TITLE SEARCH WAS PERFORMED TO IDENTIFY OTHER EASEMENTS OR ENCUMBRANCES THAT MAY EXIST.

PROJECT CONTROL				
COORDINATE TABLE NAD 83 ASPZ 4				
PT #	NORTHING	EASTING	ELEVATION	DESCRIPTOR
10	2050682.880	1375195.750	35.48	COE MON "BOLL 1996"
20	2051199.610	1375120.240	32.01	COE MON "HB-9-2009"
30	2051507.880	1375406.600	33.31	COE MON "AUDREY"



35% REVIEW
01/09/2014

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REV	DATE	DESCRIPTION

DATE: _____

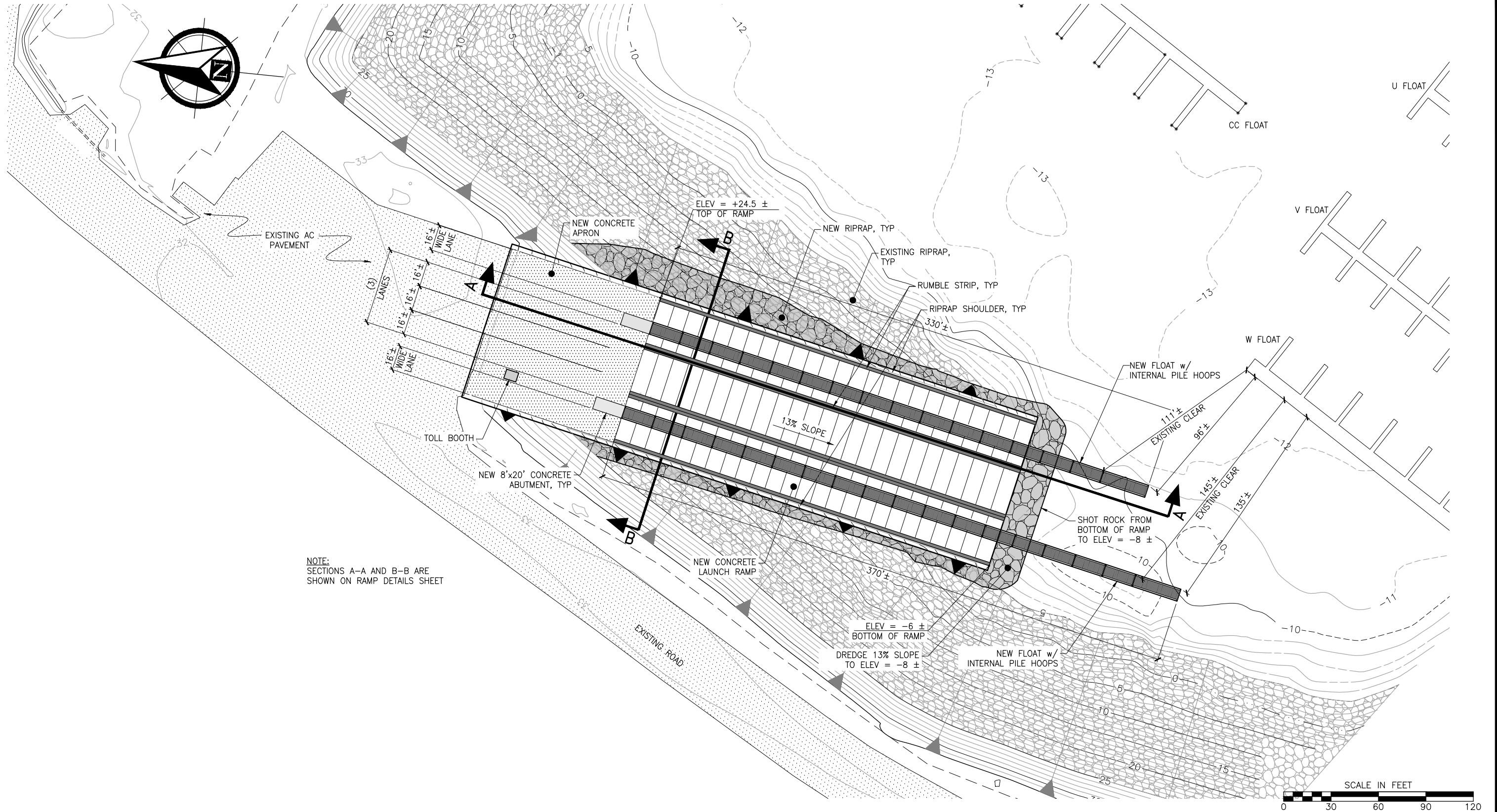
1506 West 36th Avenue
Anchorage, Alaska 99503
Phone: 907.561.1011
Fax: 907.563.4220
www.pndengineers.com

P | N | D
ENGINEERS, INC.

PROJECT: **HOMER SMALL BOAT HARBOR LAUNCH RAMP RENOVATIONS**

TITLE: **EXISTING CONDITION AND SITE DEMOLITION**

DESIGNED BY: CDC/DCF	DATE: JANUARY 2014	SHEET NO: 2 OF 5
CHECKED BY: DST	PROJECT NO: 131030	



35% REVIEW
01/10/2014

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REV	DATE	DESCRIPTION

DATE: _____

1506 West 36th Avenue
Anchorage, Alaska 99503

Phone: 907.561.1011

Fax: 907.563.4220

www.pndengineers.com

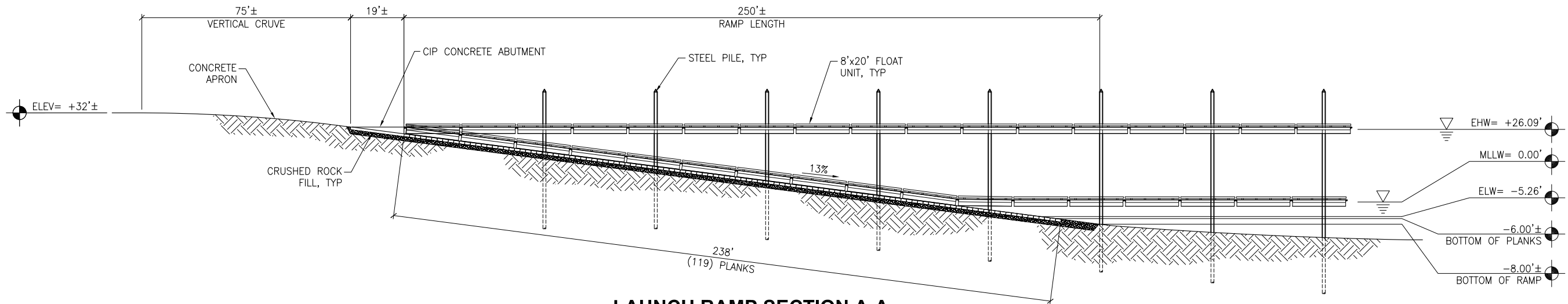
P | N | D
ENGINEERS, INC.

HOMER SMALL BOAT HARBOR LAUNCH RAMP RENOVATIONS

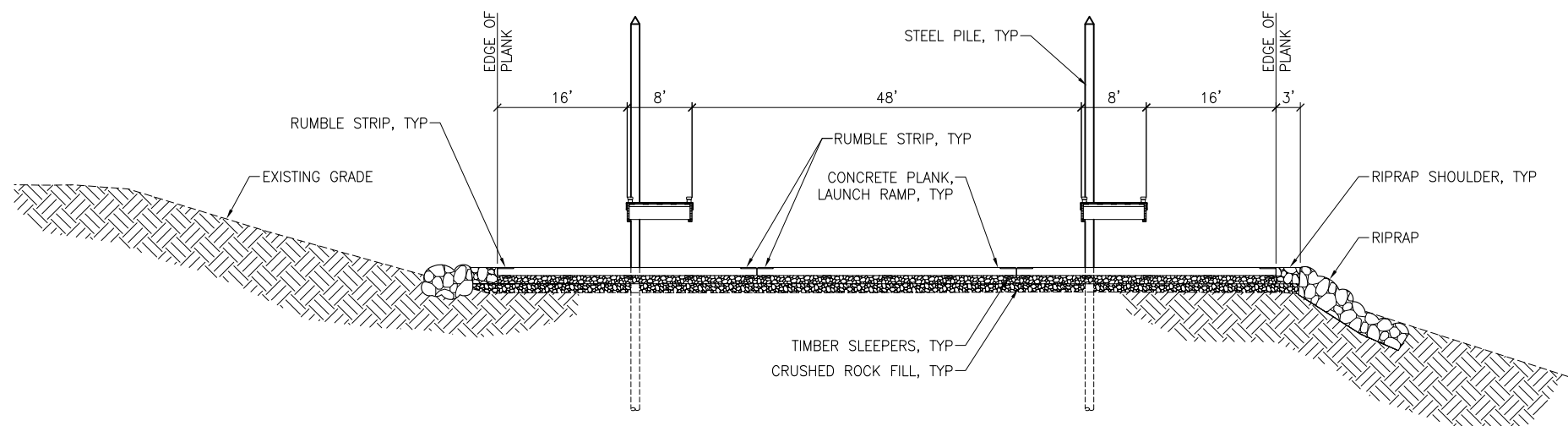
TITLE:
NEW SITE PLAN

DESIGNED BY: CDC/DCF DATE: JANUARY 2014
CHECKED BY: DST PROJECT NO: 131030

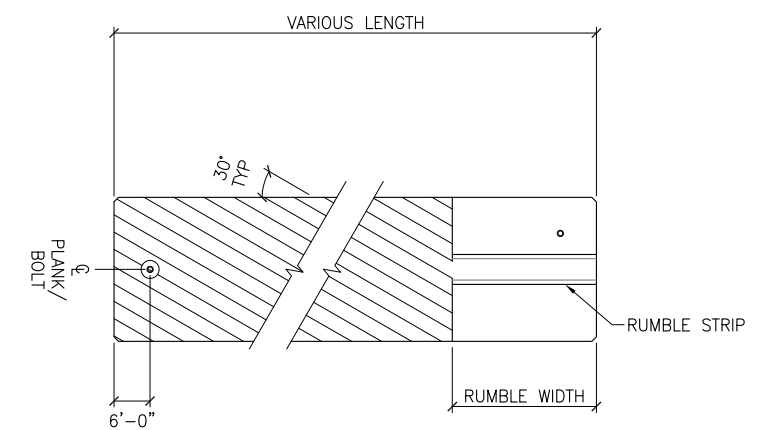
SHEET NO:
3 OF **5**



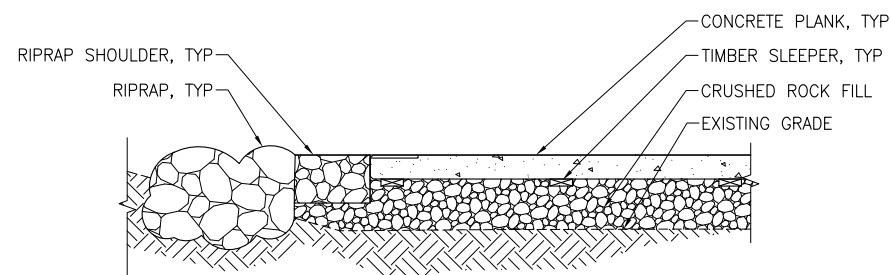
LAUNCH RAMP SECTION A-A
NTS



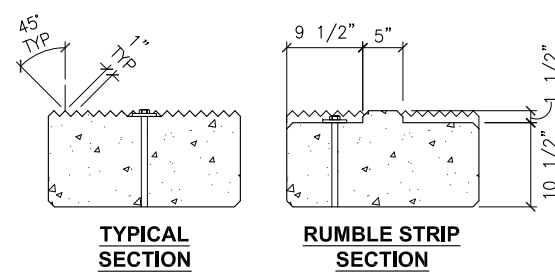
LAUNCH RAMP SECTION B-B
NTS



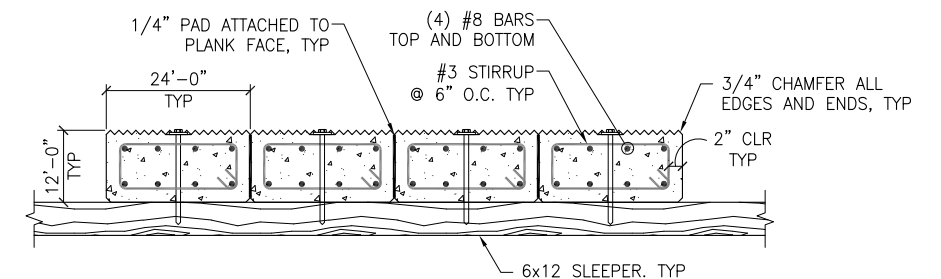
TYPICAL PLANK PLAN
NTS



TYPICAL FILL SECTION
NTS



PLANK SURFACE FINISH DETAIL
NTS



TYPICAL PLANK ELEVATION
NTS



35% REVIEW
01/09/2014

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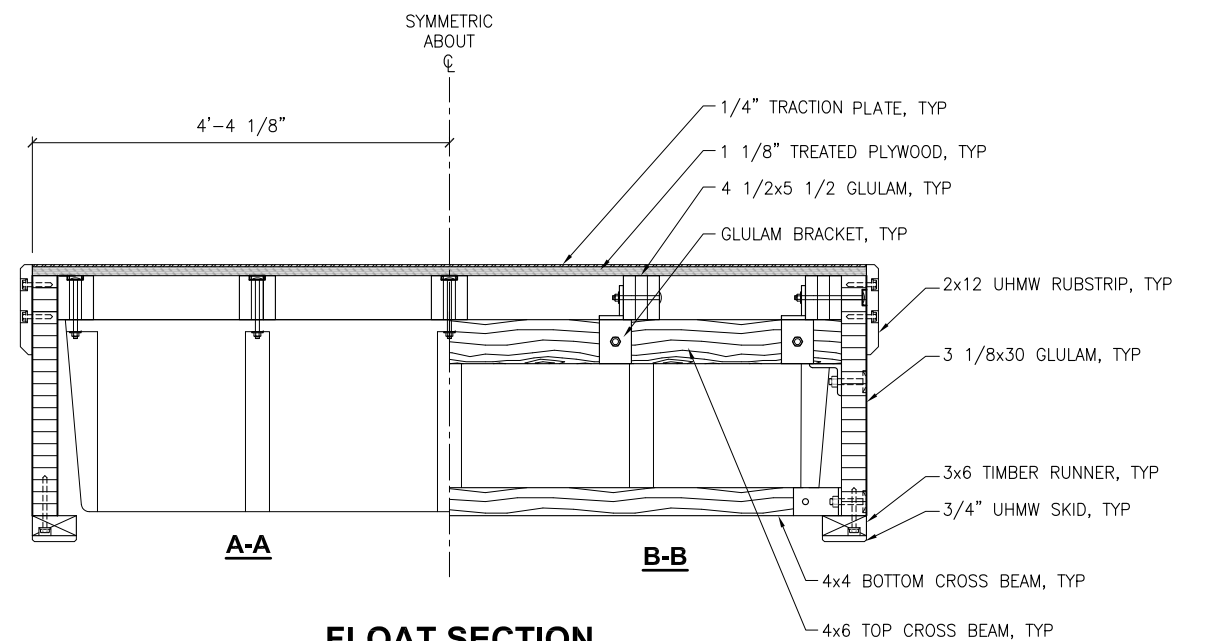
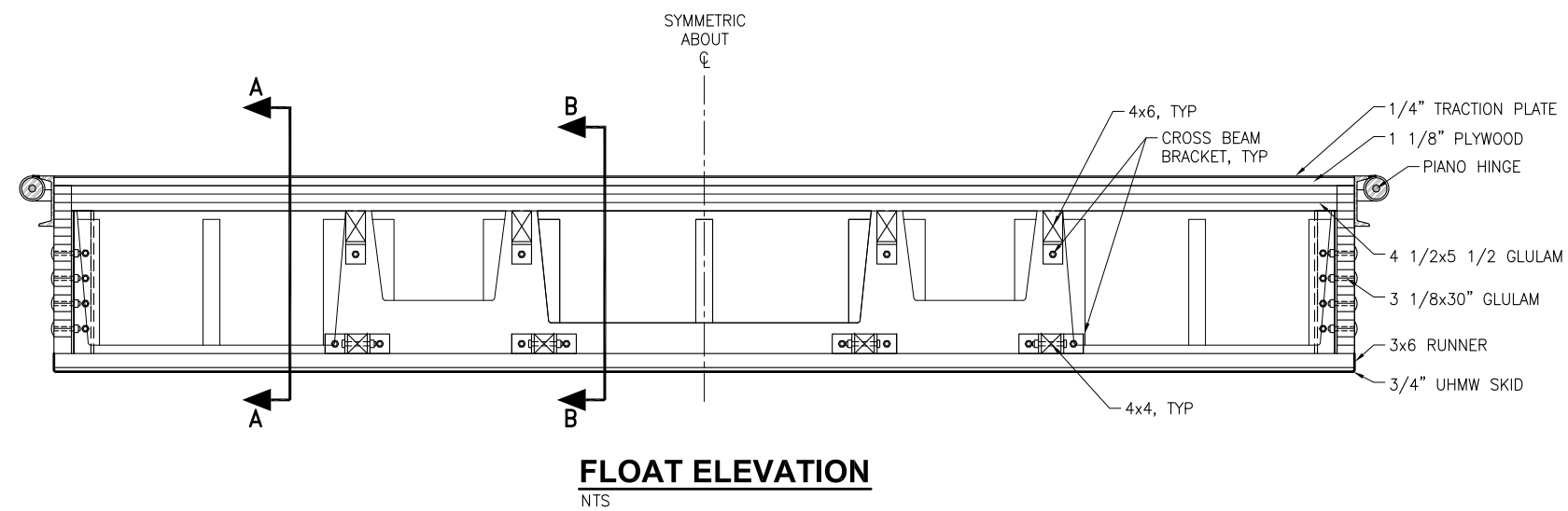
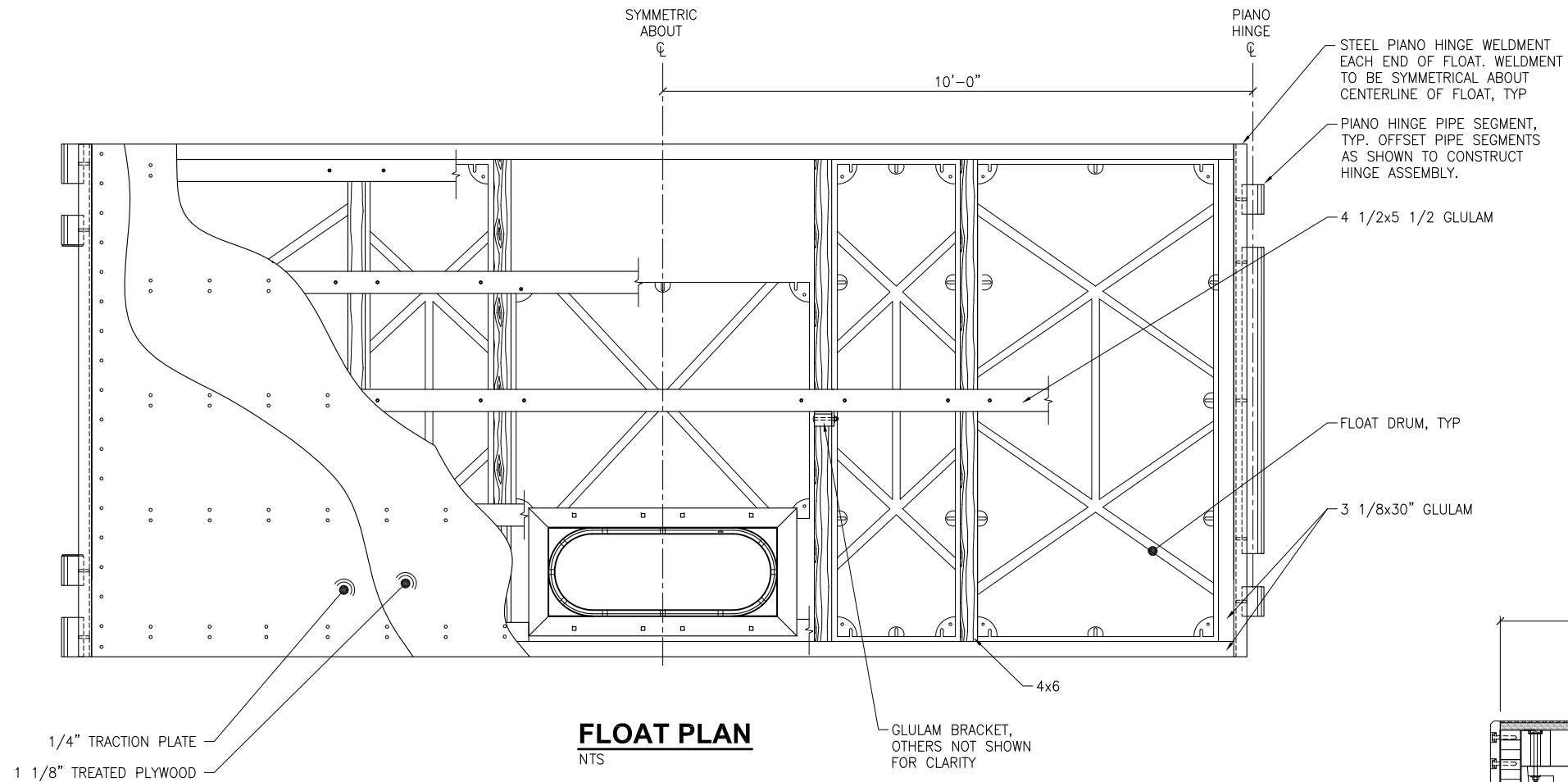
REV	DATE	DESCRIPTION

DATE: _____

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P | N | D
ENGINEERS, INC.

PROJECT: HOMER SMALL BOAT HARBOR LAUNCH RAMP RENOVATIONS			
TITLE: RAMP DETAILS			
DESIGNED BY: CDC/DCF	DATE: JANUARY 2014	SHEET NO: 4 OF 5	
CHECKED BY: DST	PROJECT NO: 131030		



NOTES FOR END FLOAT ONLY:

1. NO HINGE ON OUTBOARD END OF FLOAT.



35% REVIEW
01/09/2014

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REV	DATE	DESCRIPTION

DATE: _____

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Fax: 907.563.4220
www.pndengineers.com

P | N | D
ENGINEERS, INC.

PROJECT: **HOMER SMALL BOAT HARBOR LAUNCH RAMP RENOVATIONS**

TITLE: **FLOAT DETAILS**

DESIGNED BY: CDC/DCF	DATE: JANUARY 2014
CHECKED BY: DST	PROJECT NO: 131030

SHEET NO: **5** OF **5**



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Port and Harbor Advisory Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 20, 2014
SUBJECT: 2014 Land Allocation Plan

Background

Each year, the City Council reviews and approves which city properties should be made available for lease through the Land Allocation Plan. The Council requests the Commissions provide comments on which lands should be offered for lease. In previous years, Commissions and bodies have reviewed all the City lands, and its been a somewhat cumbersome process. There is usually a joint work session between the Council and Commissions. This year, in an effort to streamline the process, no joint work session is scheduled. Instead, each Commission will provide comments via a memorandum on which lots should be offered for lease. Council will pass a resolution adopting the draft plan for the year, including any changes to lots available for lease.

Due to meeting dates, the Port and Harbor Advisory Commission is the last Commission to make recommendations. The other Commissions (so far) have had few comments on leasing properties. The Port and Harbor Commission typically has many comments because the leases are usually port properties! Please review the lands available to lease (Section A), and comment to Council which lots the City should make available for lease, or those that should be removed and not available.

Most City leasing occurs on the Spit and at the airport terminal. A map of the Spit is attached. The full Draft 2014 Land Allocation Plan is attached for your convenience.

Staff Recommendations:

1. Make recommendations on any lands that should be available for lease

2013 Lands Report

Below is a list of changes to municipal lands over the past year.

Newly leased properties

- Fortune Sea LLC entered into a 10 year lease for Lot 19 on Freight Dock Road (next to Coast Guard building)

Port Land Changes

Lots 22 and 23, Freight Dock Road, are under design for the new harbormaster office

Changes to City properties in 2013-2014

- Old redwood water tank was demolished at the water treatment facility
- A fire station is scheduled for construction on the old water treatment plant foundation, summer 2014
- Restrooms were constructed in four locations
- End of the Road park was paved, and the Spit Trail extension between Pier One Theater and the End of the Road Par is under construction
- Worked on acquiring the tidelands associated with the Deep Water Dock (not yet recorded)
- Worked on selling Lot 47 to Lands' End, in process not yet recorded (C-13)
- Citizens had a title search conducted on the lands on the eastern side of Homer Spit Road at the base of the Spit. The report stated the lands are State, not City lands. (Spit trail head parking and further east). (C-9)

Attachments

1. 2014 Draft Land Allocation Plan

**2014 Land Allocation Plan
City of Homer**

DRAFT



Table of Contents

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

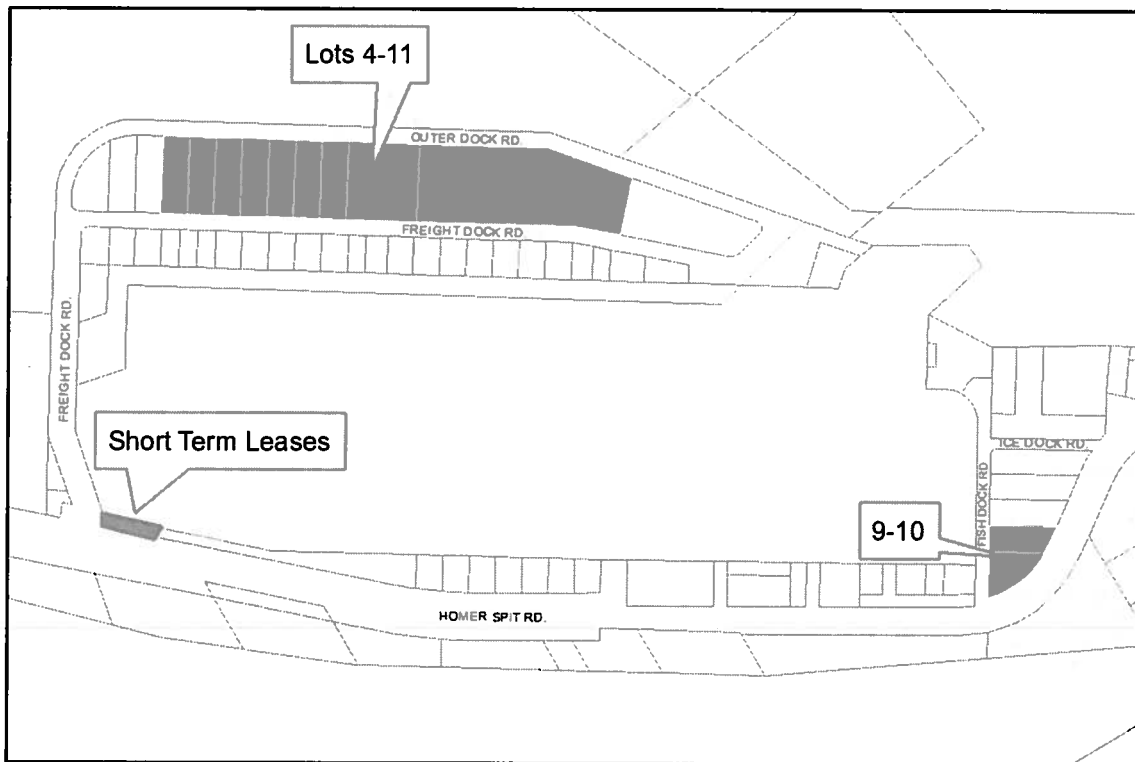
Index—City lands listed by parcel number
Appendix - Homer Harbor Map

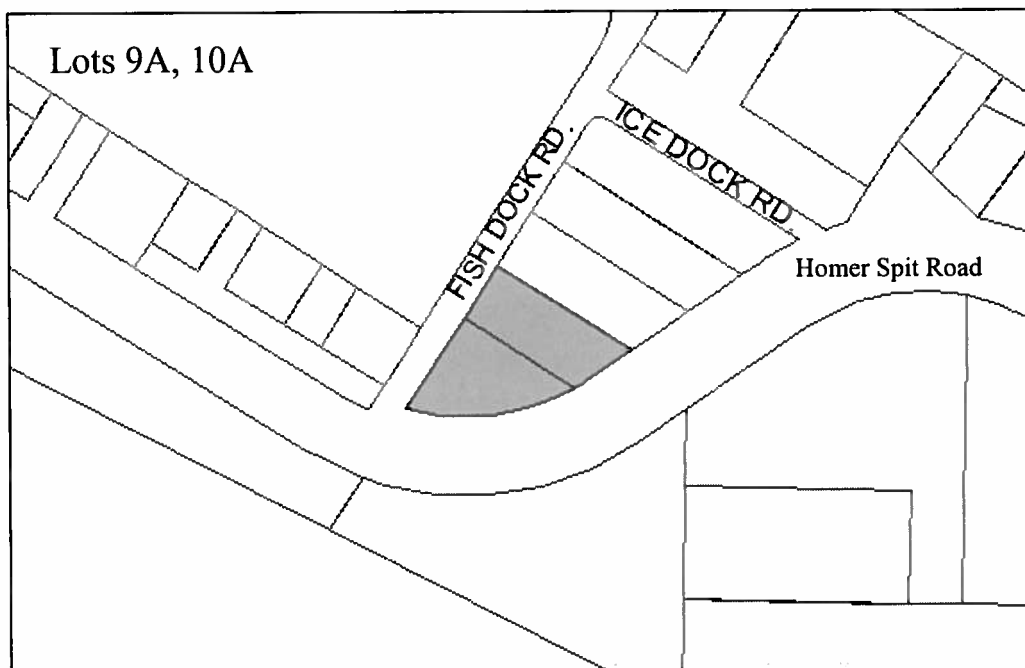
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Section A

Lands available for lease

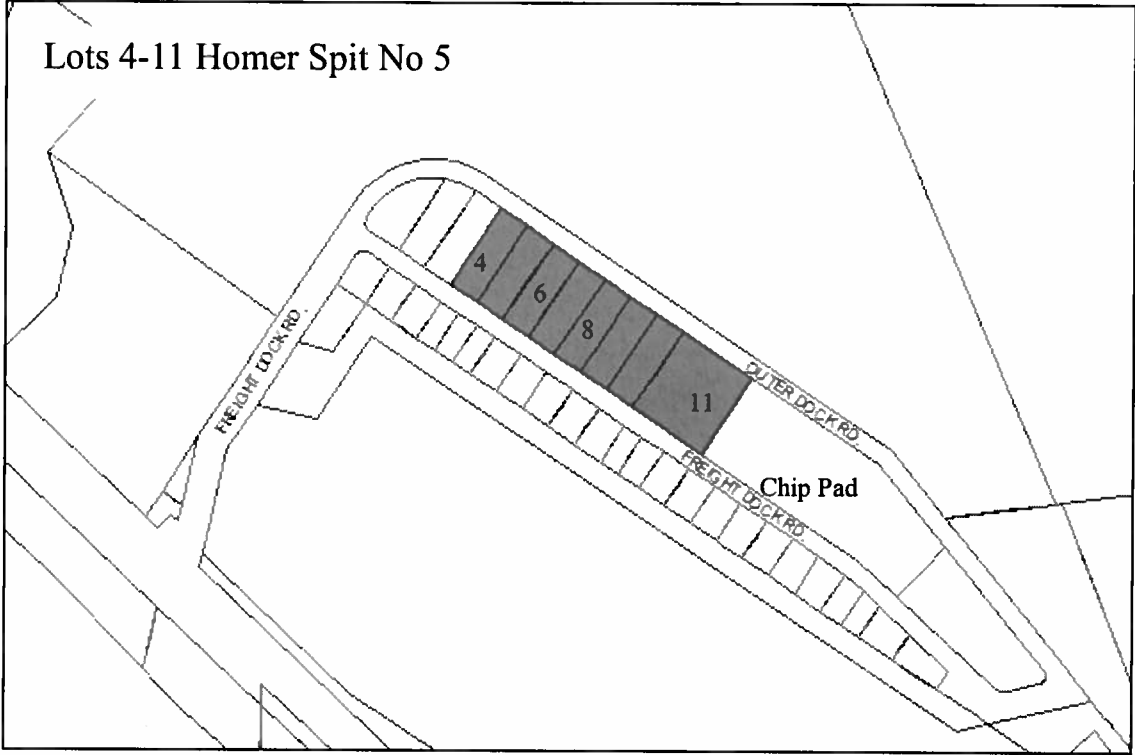
The following lots are available for lease in 2013. Lease procedures follow the City of Homer Lease Policy, and City Code.

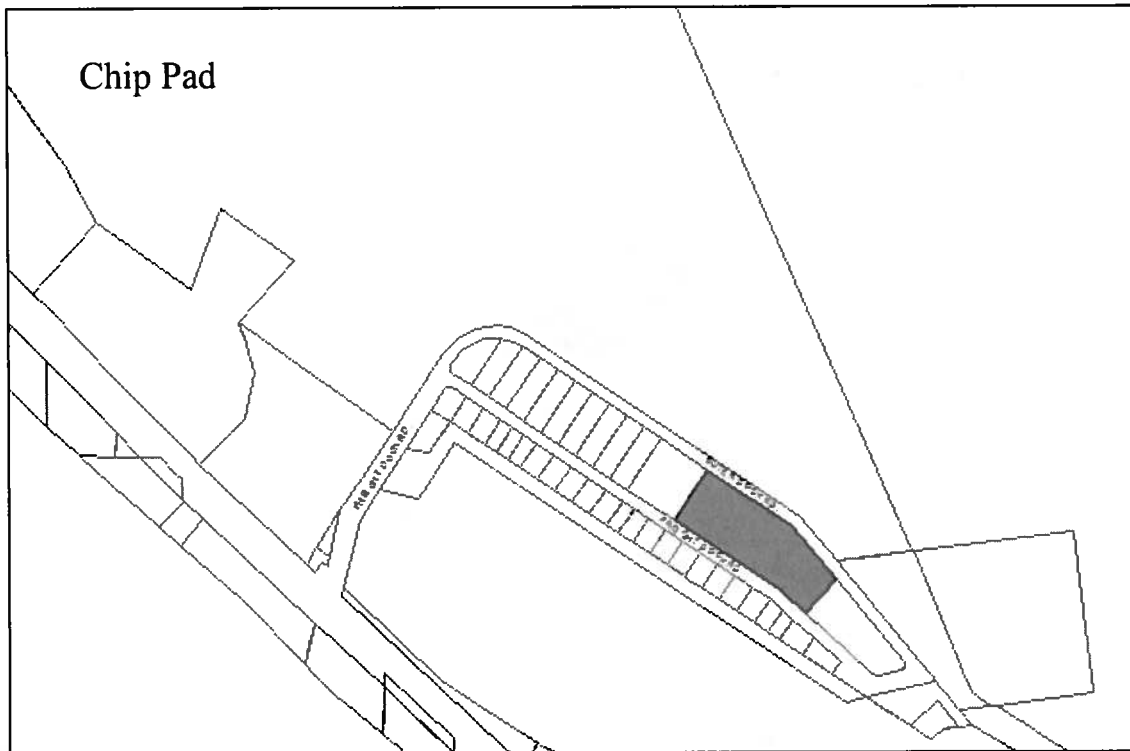


**Designated Use:** Lease**Acquisition History:****Area:** 1.05 acres (0.52 and 0.53 acres)**Parcel Number:** 18103477, 78**2012 Assessed Value:** Land value \$312,200**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A**Zoning:** Marine Industrial**Infrastructure:** Water, sewer, paved road access**Address:**

Former Manley building lots.

Finance Dept. Code:

 <p>Lots 4-11 Homer Spit No 5</p>	
Designated Use: Lease Lands	
Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p>	
Finance Dept. Code:	



Designated Use: Lease

Acquisition History:

Area: 5 acres

Parcel Number: 18103220

2012 Assessed Value: \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)

Legal Description: Homer Spit Subdivision no 5 Lot 12

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address: 4380 Homer Spit Road

Old Chip Pad

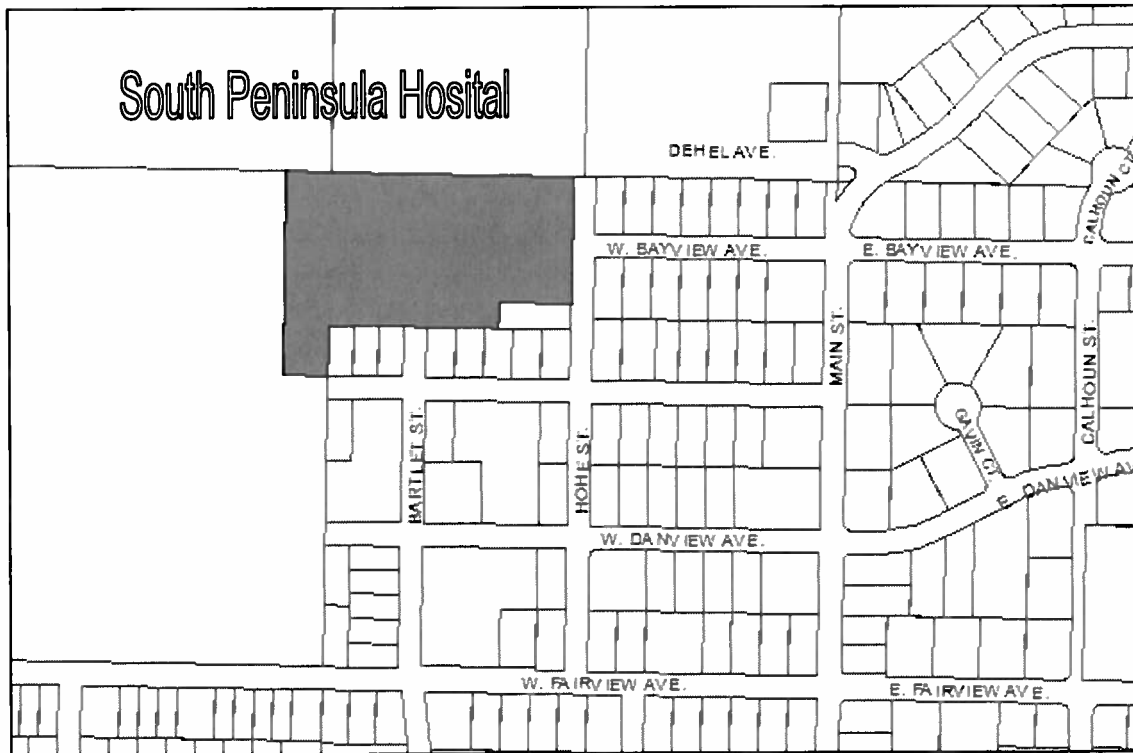
Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.

Designated Use: Lease (Resolution 10-35(A)) Acquisition History:	
Area: Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)	Parcel Number: 18103324
2012 Assessed Value:	
Legal Description: Homer Spit No 2 Lot 12-A	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: paved road, water and sewer (may or may not be close to a stub out)	
Notes: Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet. 2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.	
Finance Dept. Code:	

Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



Designated Use: South Peninsula Hospital
Acquisition History:

Area: 7.12 acres

Parcel Number: 17504024

2012 Assessed Value: \$19,943,500 (Land \$256,400, Structures \$19,687,100)

Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2

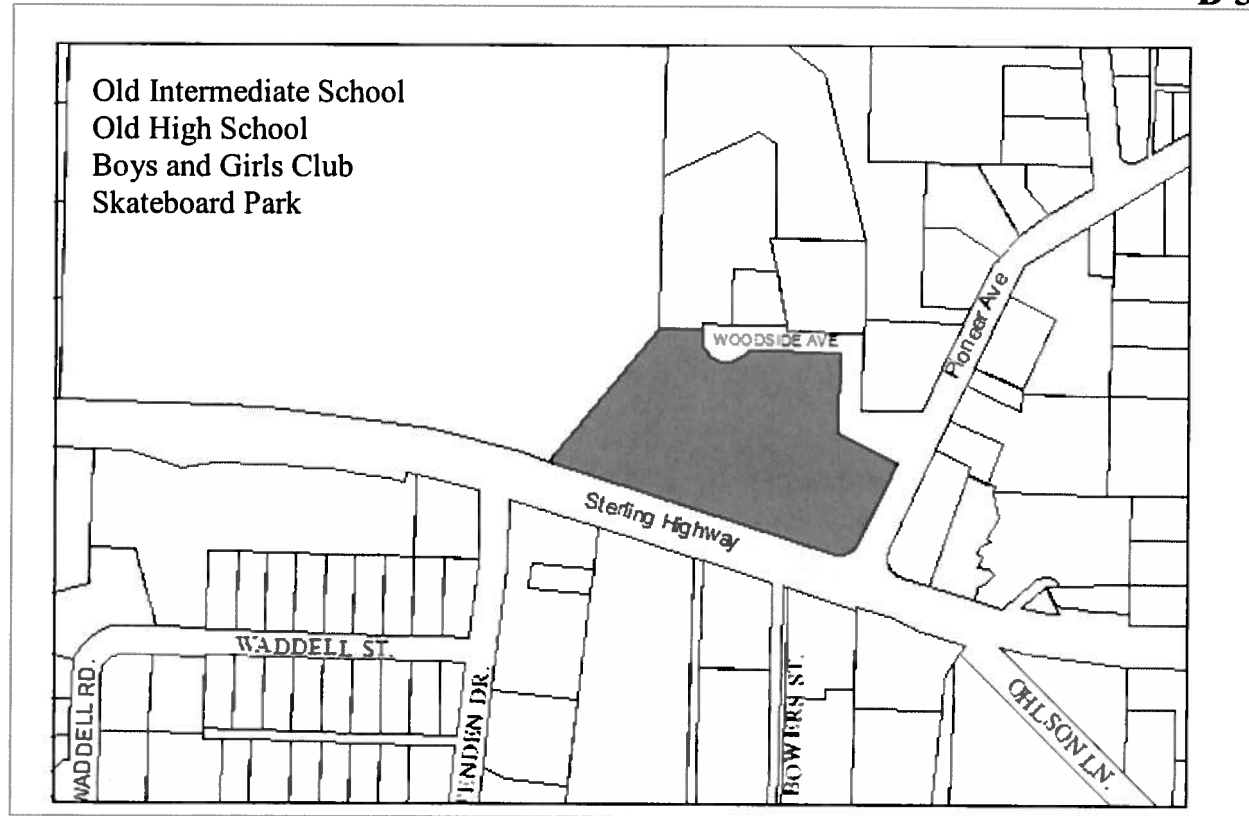
Zoning: Residential Office

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.

Finance Dept. Code:



Designated Use: Public Government Lands with the intent to use for community purposes

Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63

Area: 4.3 acres

Parcel Number: 17510070

2012 Assessed Value: \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)

Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

Zoning: Central Business District

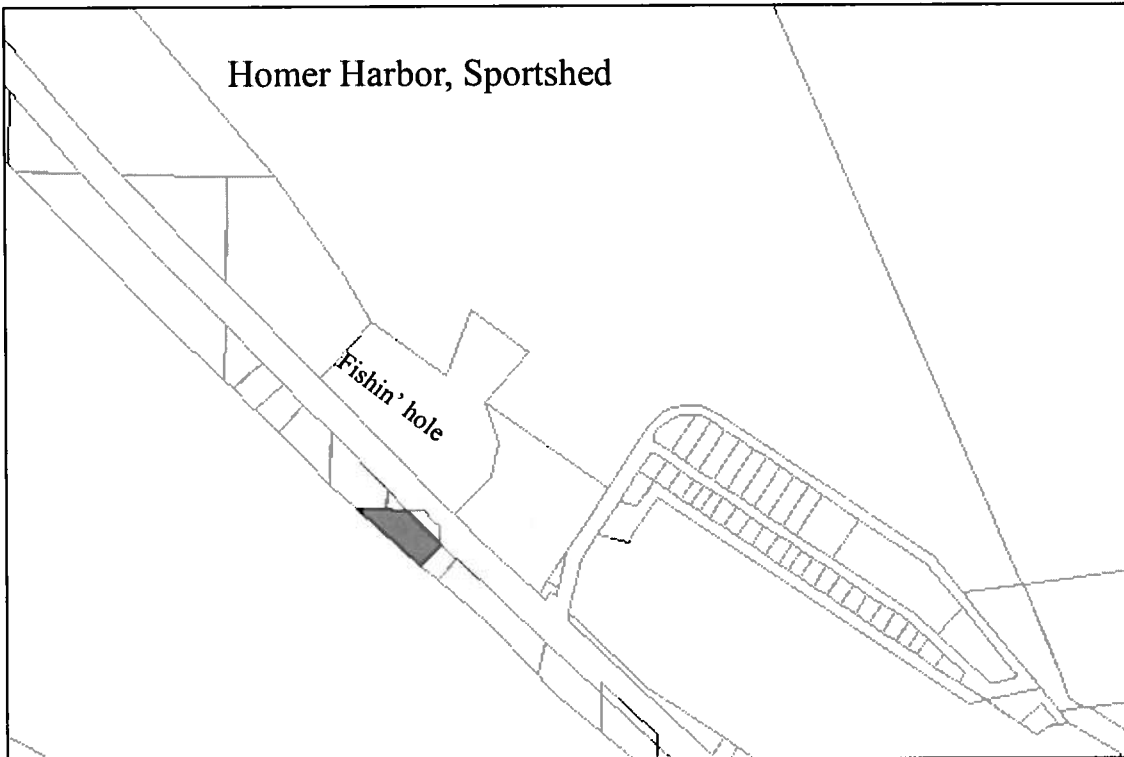
Wetlands: Creek on western edge

Infrastructure: Paved access and parking. Water and Sewer.

Notes: Currently Leased to the Boys and Girls Club.

- Skateboard Park on premises.
- Old Intermediate School has flooding problems in the basement.
- Older building has asbestos.
- Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes.

Finance Dept. Code: 170.0032 175.100.05



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2012 Assessed Value: \$338,500 (Land: \$155,800 Structure: \$182,700)

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

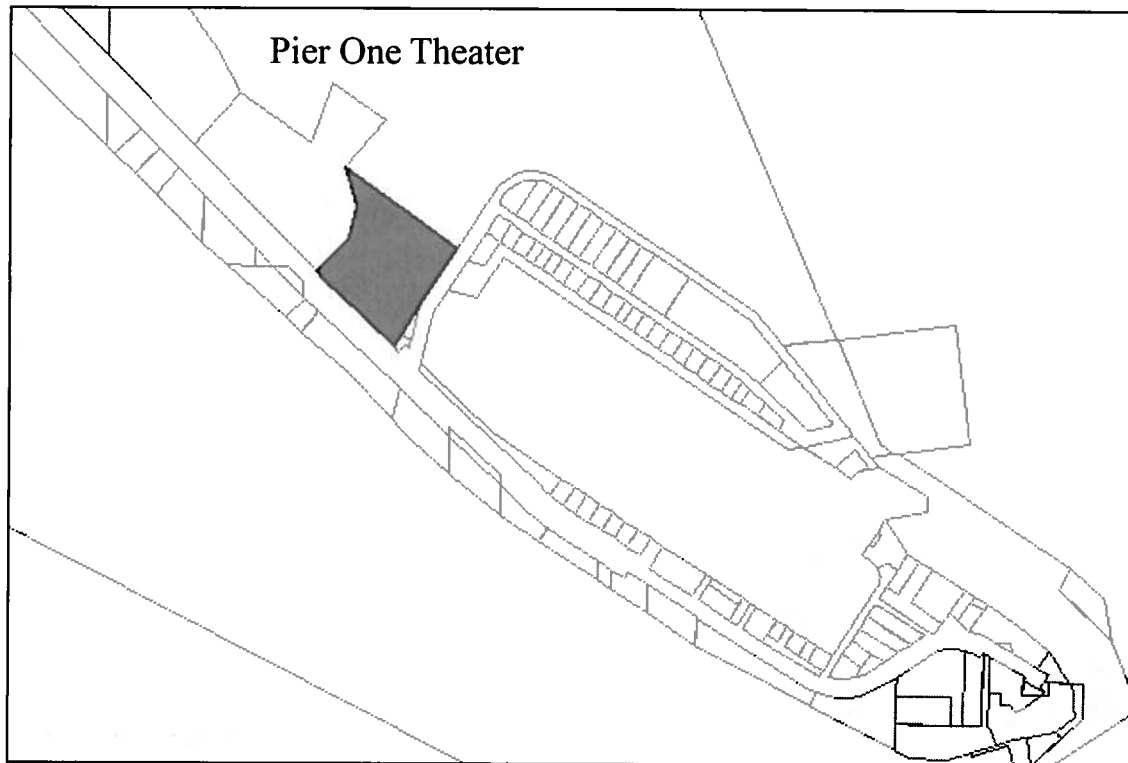
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
Expiration: 2029 two 5 year options

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres

Parcel Number: 18103117

2012 Assessed Value: \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 3854 Homer Spit Road

This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)

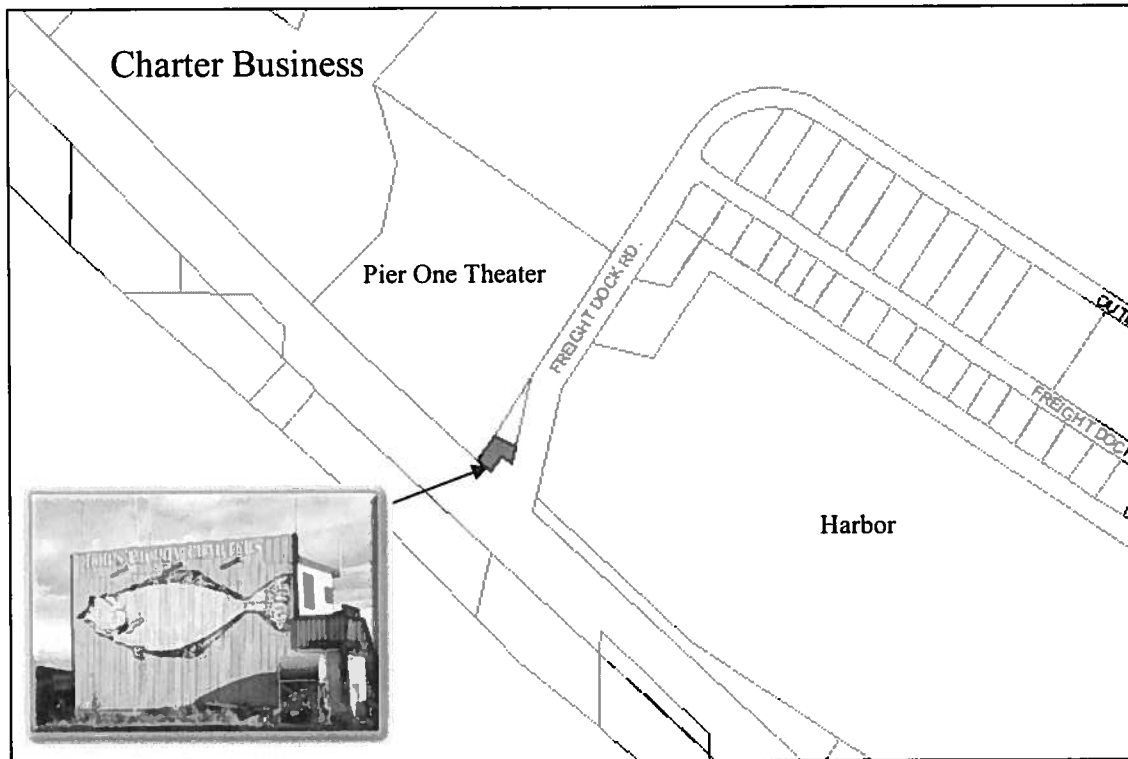
Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater

Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required.

The Homer Spit Trail currently ends on this lot.

Finance Dept. Code:



Designated Use: Lease

Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft

Parcel Number: 18103118

2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400

Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial

Wetlands: None

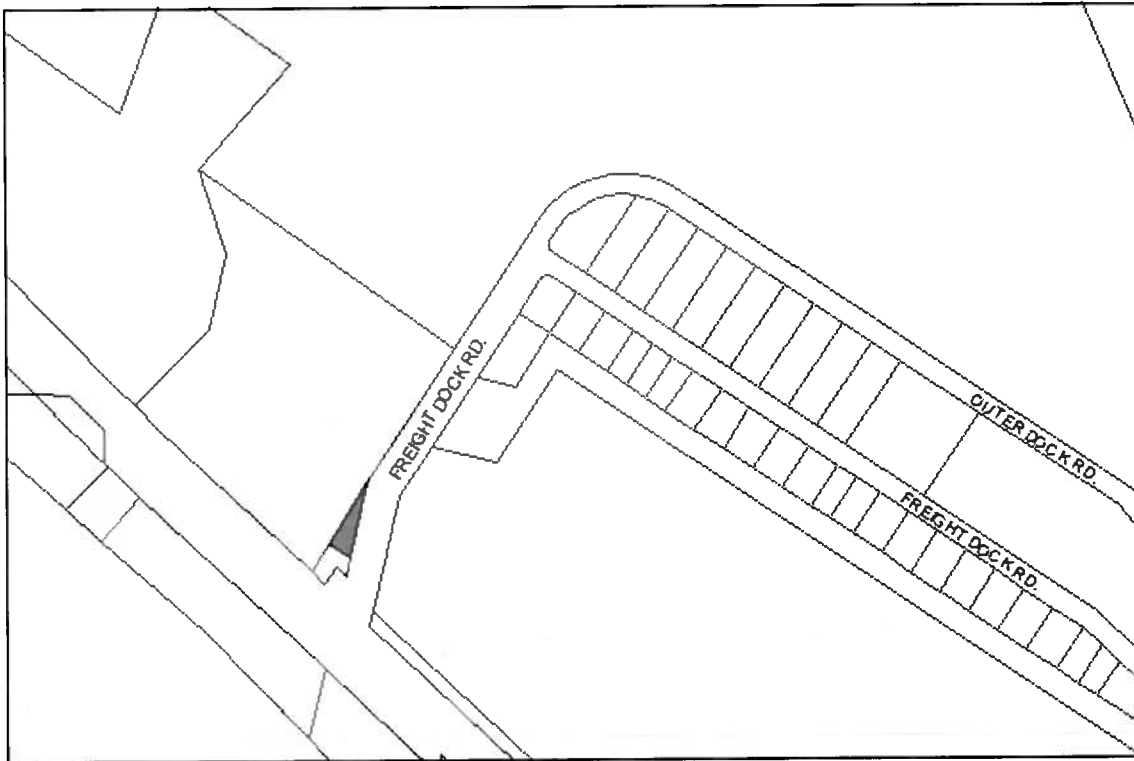
Infrastructure: Paved road, water and sewer.

Address: 3978 Homer Spit Road

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)

Expiration: March 31, 2013, one 5 year option

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History: Ord 83-26 purchase from World Seafood

Area: 0.18 acres

Parcel Number: 18103119

2012 Assessed Value: \$123,100 (Land: \$66,600 Structure \$56,800)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial

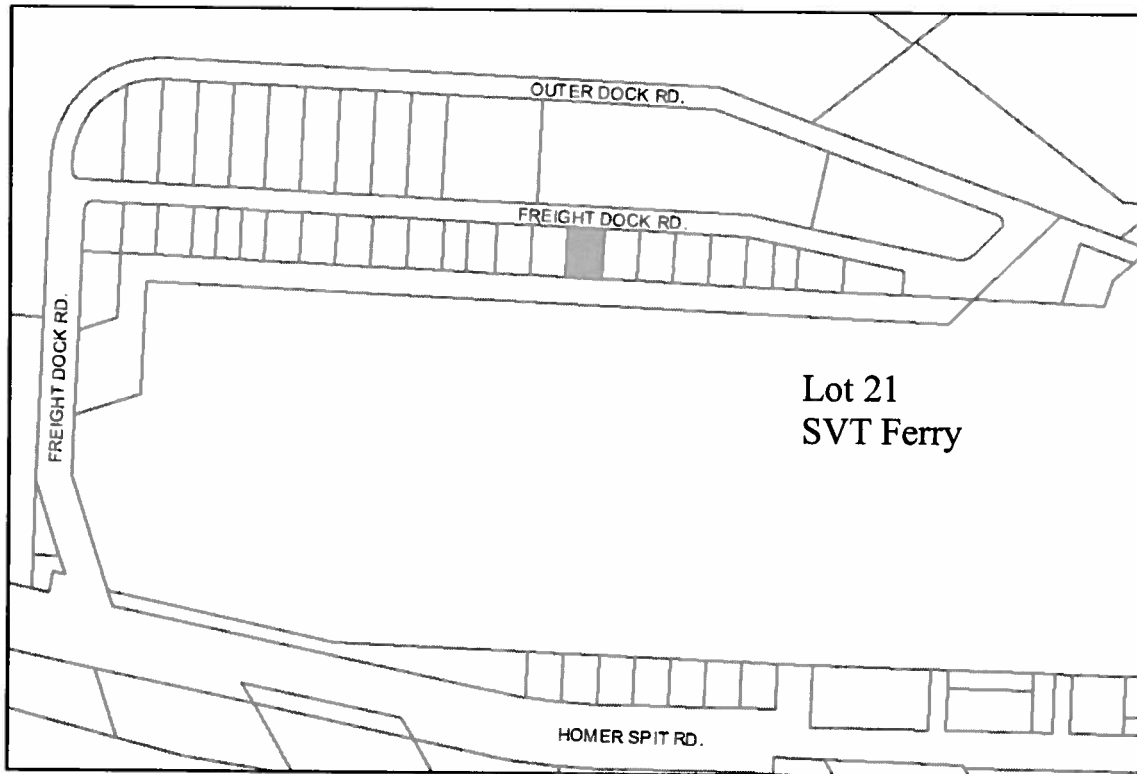
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV
Expiration: March 31, 2013, one 5 year option

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands
Acquisition History:

Area: 0.32 acres

Parcel Number: 18103240

2012 Assessed Value: \$105,000

Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial

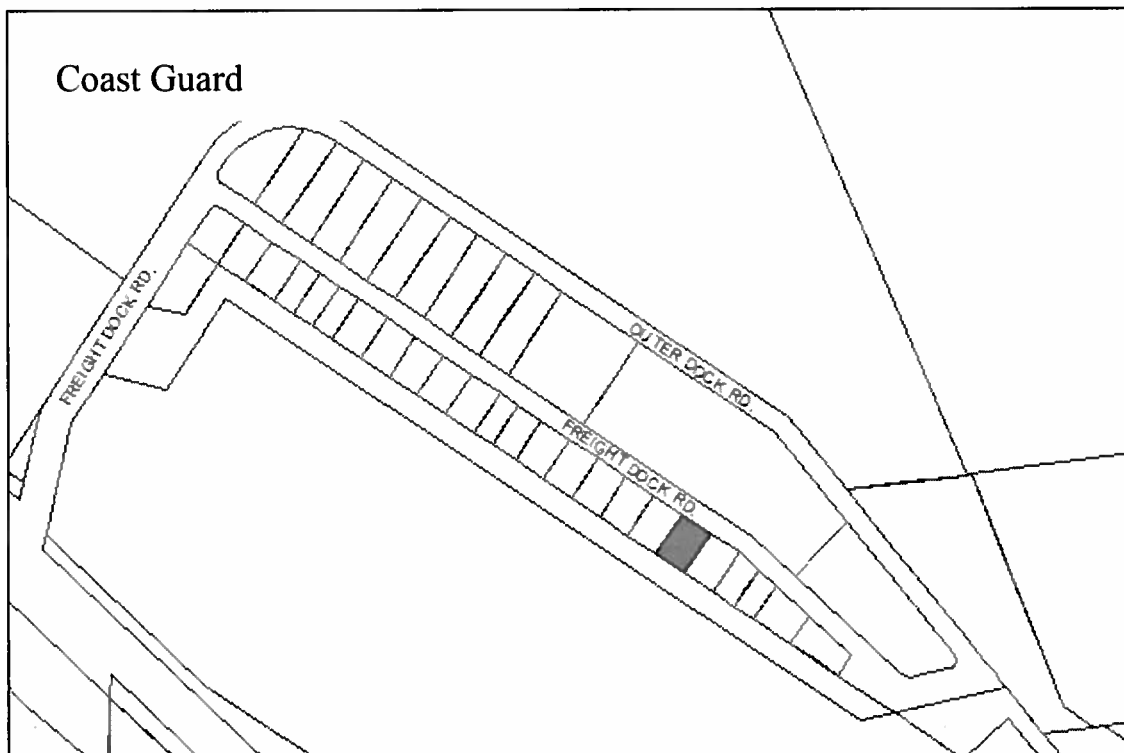
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry
 Resolution 10-41. Expiration May 31, 2030, two 5 year options

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG

Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

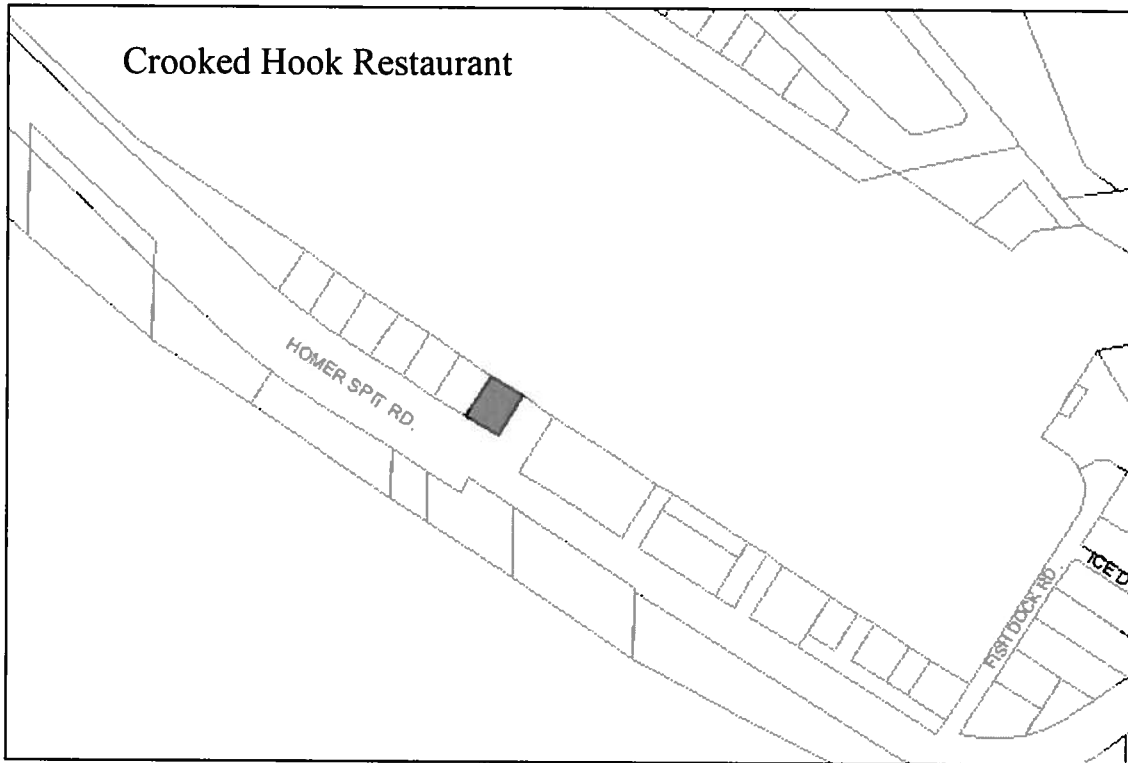
Address: 4373 Freight Dock Rd

Leased to: USCG

Lease Renewal Options: None

Expiration: September 30, 2016

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

2012 Assessed Value: \$543,400 (Land: \$97,100 Structure: \$446,300)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial

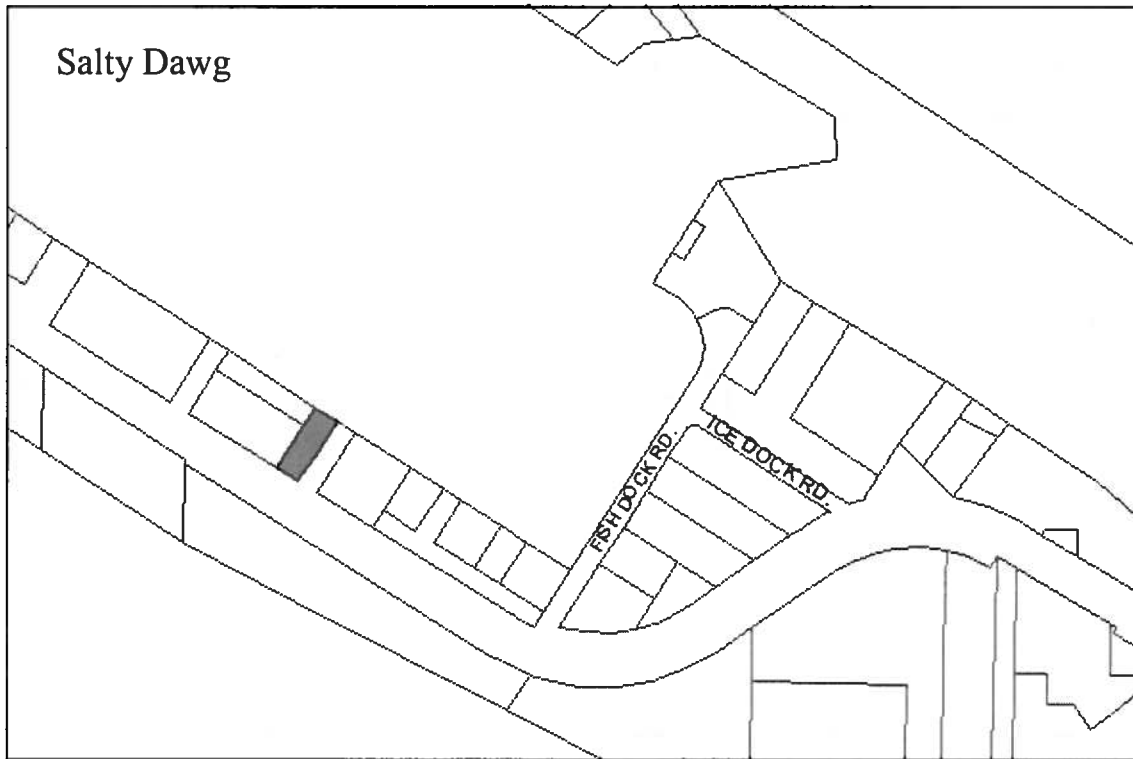
Wetlands: None

Infrastructure: Paved road, water and sewer

Address: 4262 Homer Spit Road

Leased to: Jose Ramos/El Pescador, Restaurant is now Harbor Bar & Grill
Expiration: Lease expires 2/1/2016, no options.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.23 acres

Parcel Number: 18103309

2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

Zoning: Marine Commercial

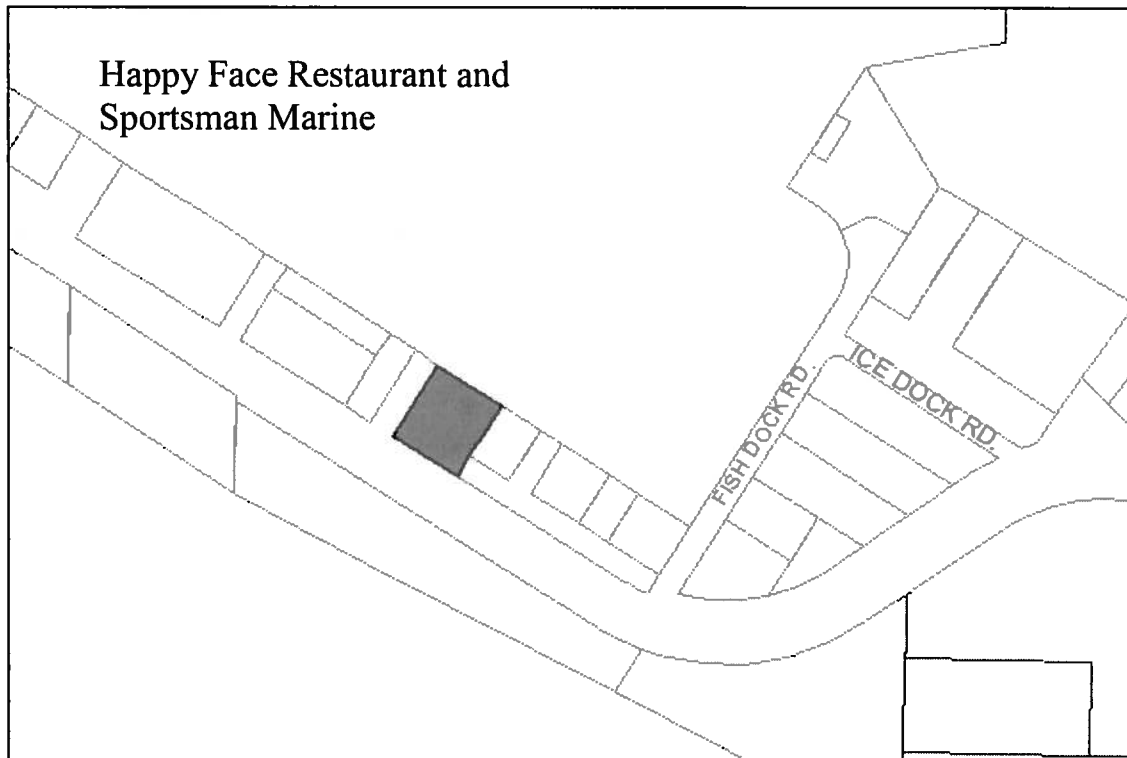
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4390 Homer Spit Road

Leased to: John Warren, Salty Dawg
Expiration: 1/31/2026. No options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Commercial

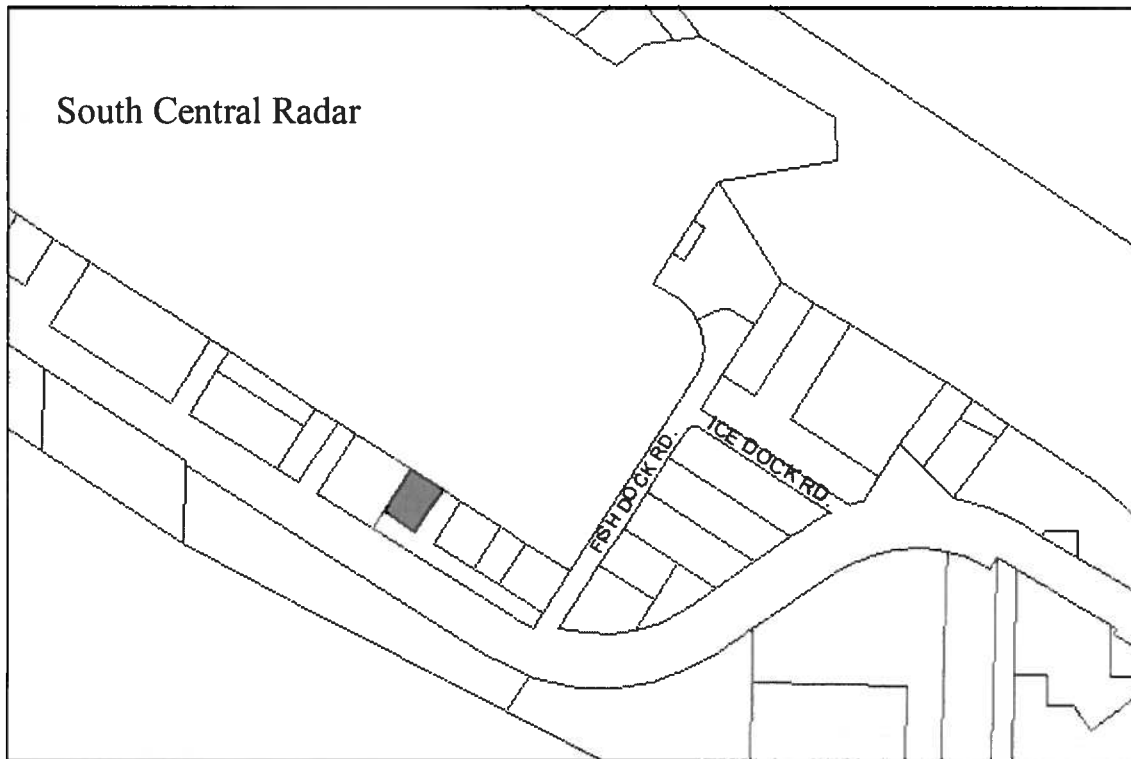
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Happy Face Restaurant and Sportsman Marine
Expiration: 12/31/2014. No options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 0.2 acres

Parcel Number: 18103431

2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4406 Homer Spit Road

Leased to: Mark & Laura Zeiset dba South Central Radar
Expiration: 11/1/2022, two additional 5 year renewal options

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres

Parcel Number: 18103442

2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

Zoning: Marine Commercial

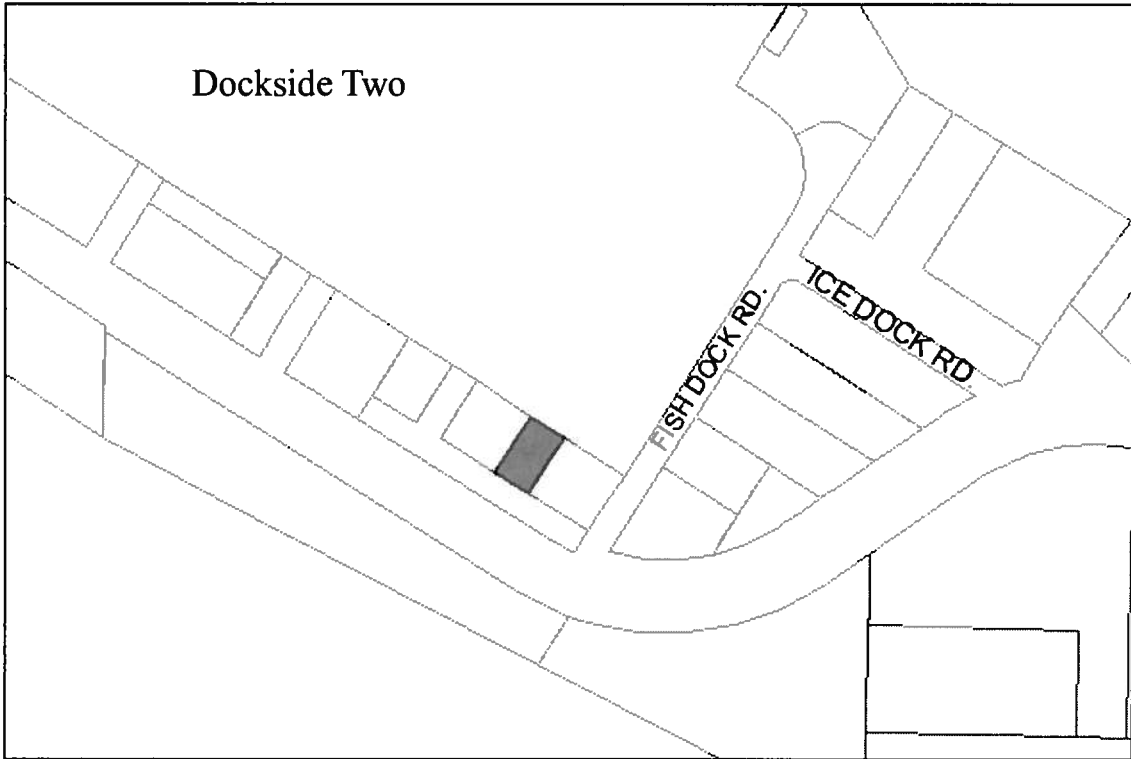
Wetlands: N/A

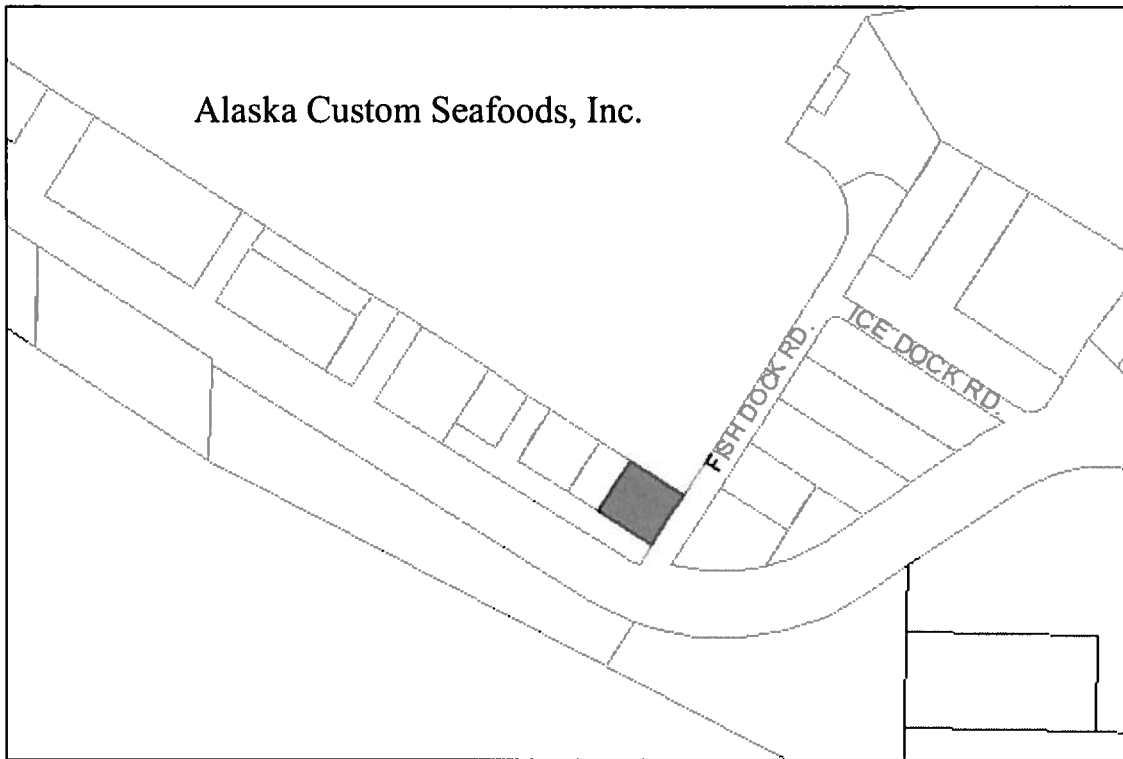
Infrastructure: Water, sewer, paved road access

Address: 4460 Homer Spit Road

Leased to: Mike Yourkowski
 Lease Renewal Options: one 10 year renewal option.
 Expiration: 11/30/15, plus renewal option.

Finance Dept. Code:

	
Designated Use: Leased Land Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Dockside Two Expiration: 4/15/2012. 2012/13 new lease under negotiation	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Commercial

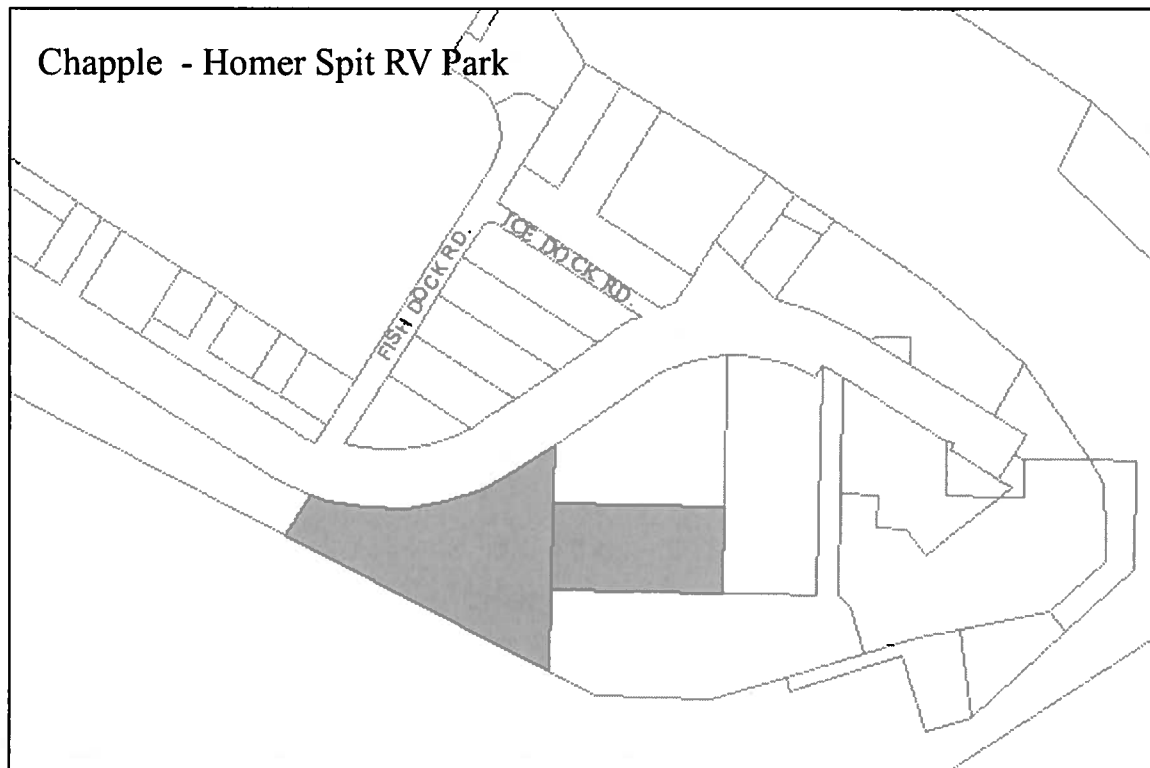
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
 Leased month to month. New lease is in progress.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft

Parcel Number: 18103402, 03

2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS
 PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial

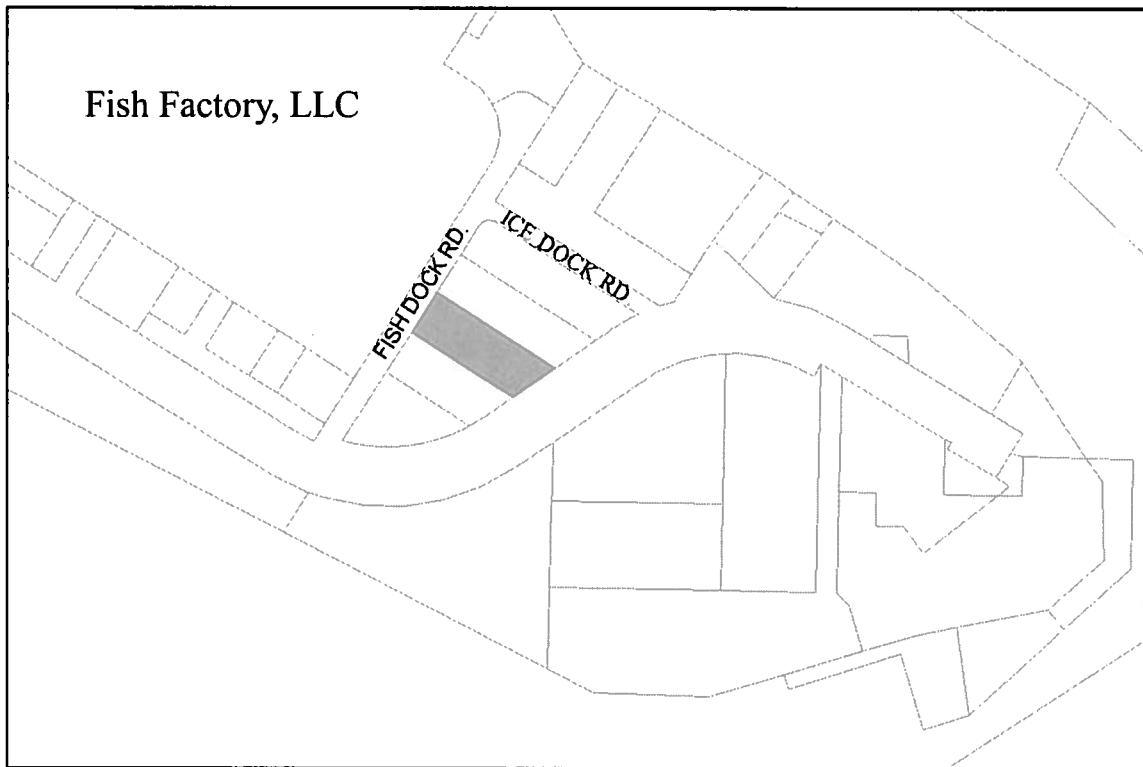
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2012 Assessed Value: \$841,900 (Land: \$180,600 Structure: \$661,300)

Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3
 LOT 12-A1

Zoning: Marine Industrial

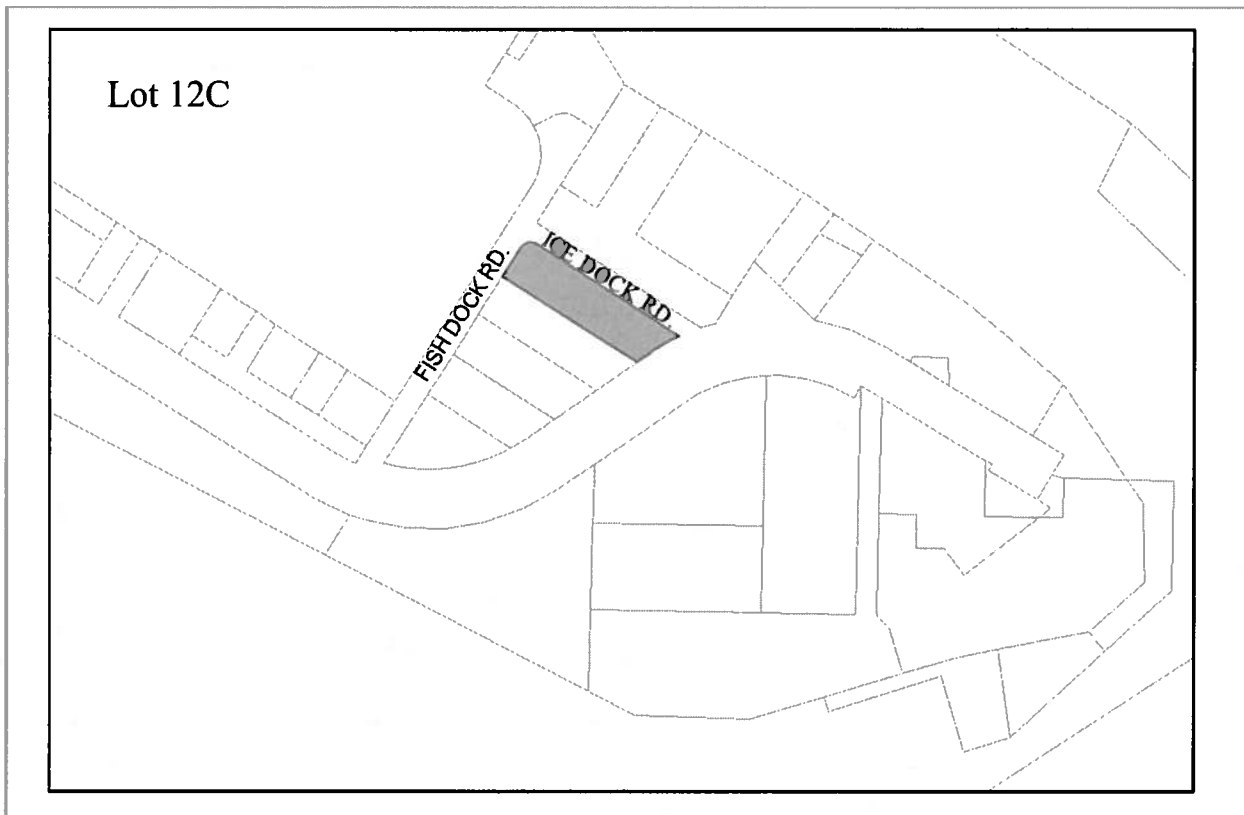
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC
Expiration: 3/31/2020 with two 10 year options

Finance Dept. Code:



Designated Use: Lease land
Acquisition History:

Area: 0.79 Acres

Parcel Number: 18103452

2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)

Legal Description: City of Homer Port Industrial No 2 Lot 12C

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

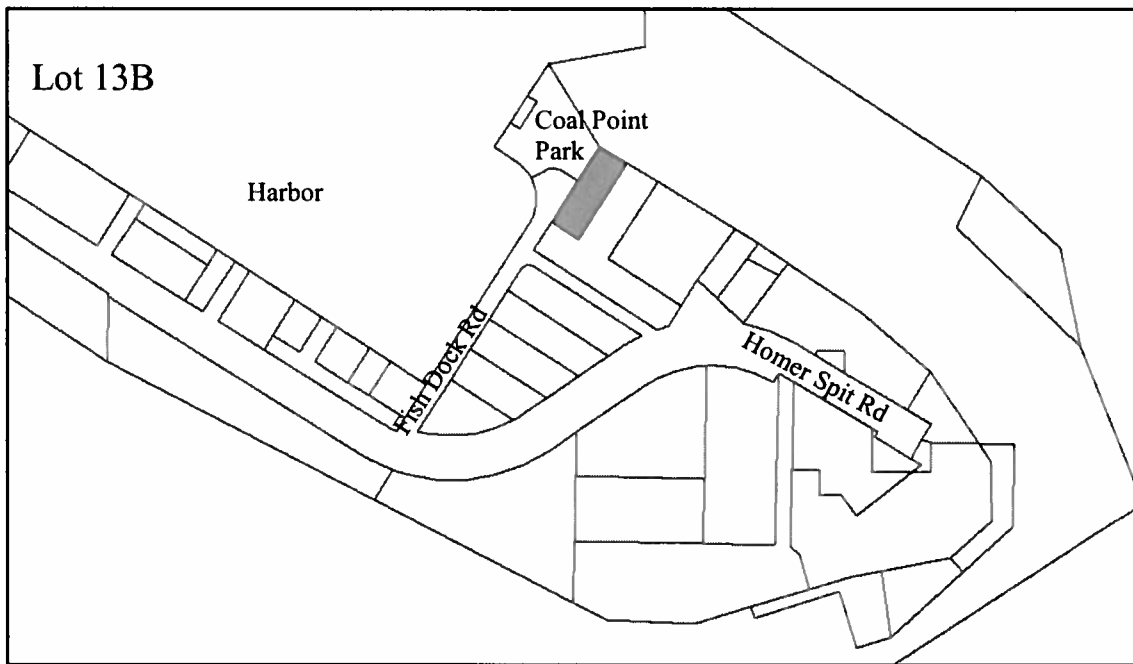
Address: 4501 Ice Dock Road

Leased by Resolution 2008-37 to Harbor Leasing (Auction Block)

Expiration: 3/31/2028

Options: two additional 5 year options

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

2012 Assessed Value: \$194,400

Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B

Zoning: Marine Industrial

Wetlands: N/A

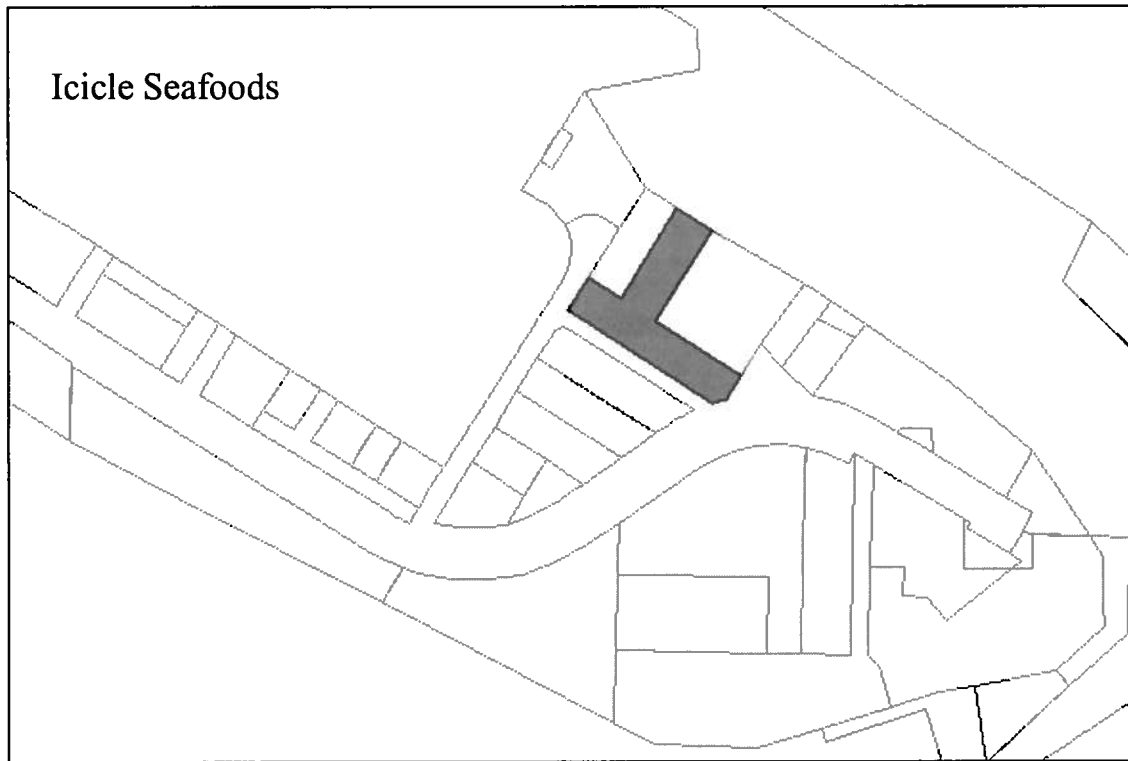
Infrastructure: Water, sewer, paved/gravel road access

Address: Fish Dock Road

Resolution 10-98. 2012: Snug Harbor has discussed leasing this lot and constructing a building.

Former Porpoise Room lot. Fisheries use encouraged but not required.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 1.49 acres

Parcel Number: 18103419

2012 Assessed Value: \$534,900 (Land: \$359,600 Structure: \$175,300)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)

Zoning: Marine Industrial

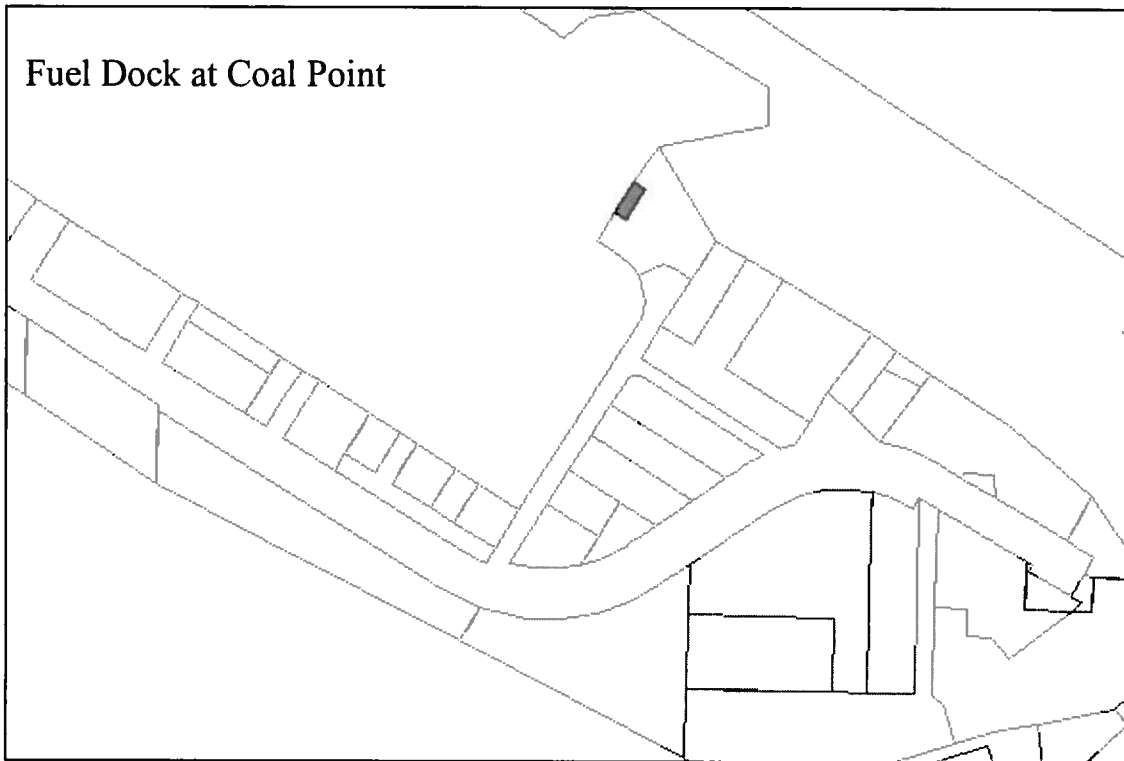
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 842 Fish Dock Road

Leased to: Icicle Seafoods, Inc
Expiration: 9/14/2029. No options.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

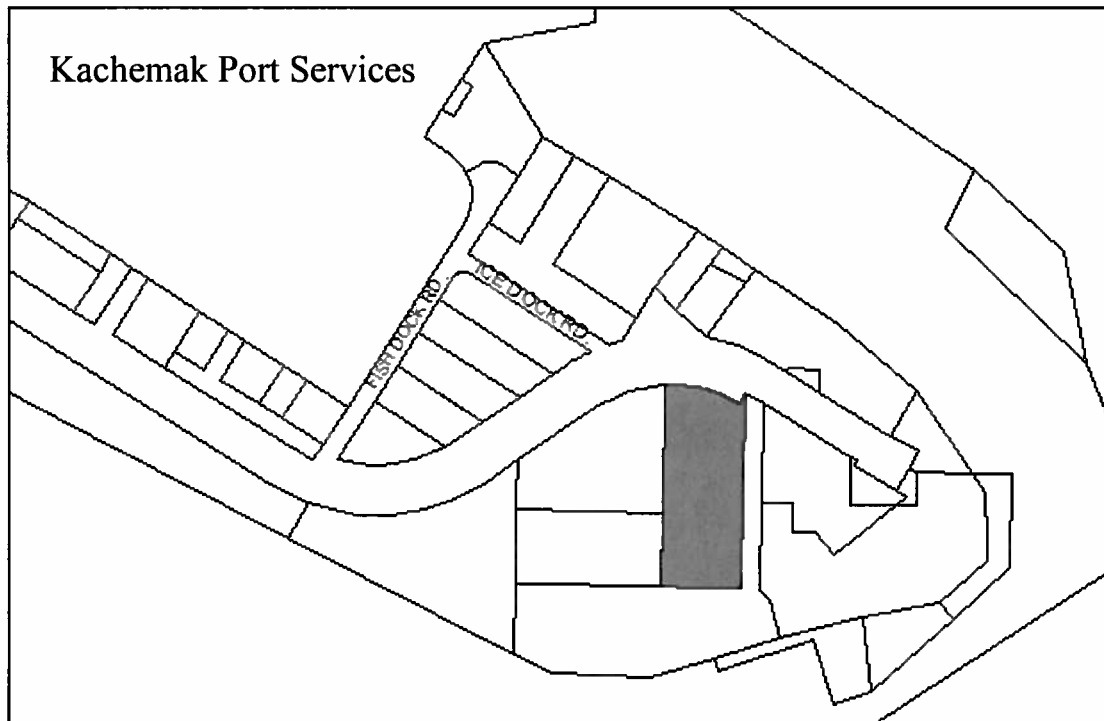
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
Expiration: 11/30/2013. One 5 year option.

Finance Dept. Code:



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

Area: 2.23 acres
 (Lease is for a small portion of the lot)

Parcel Number: 18103404

2012 Assessed Value: 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4667 Homer Spit Road

Leased to: Kachemak Port Services. See KPB 18103464.

Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200

Only a small portion is leased to Kachemak Port Services.

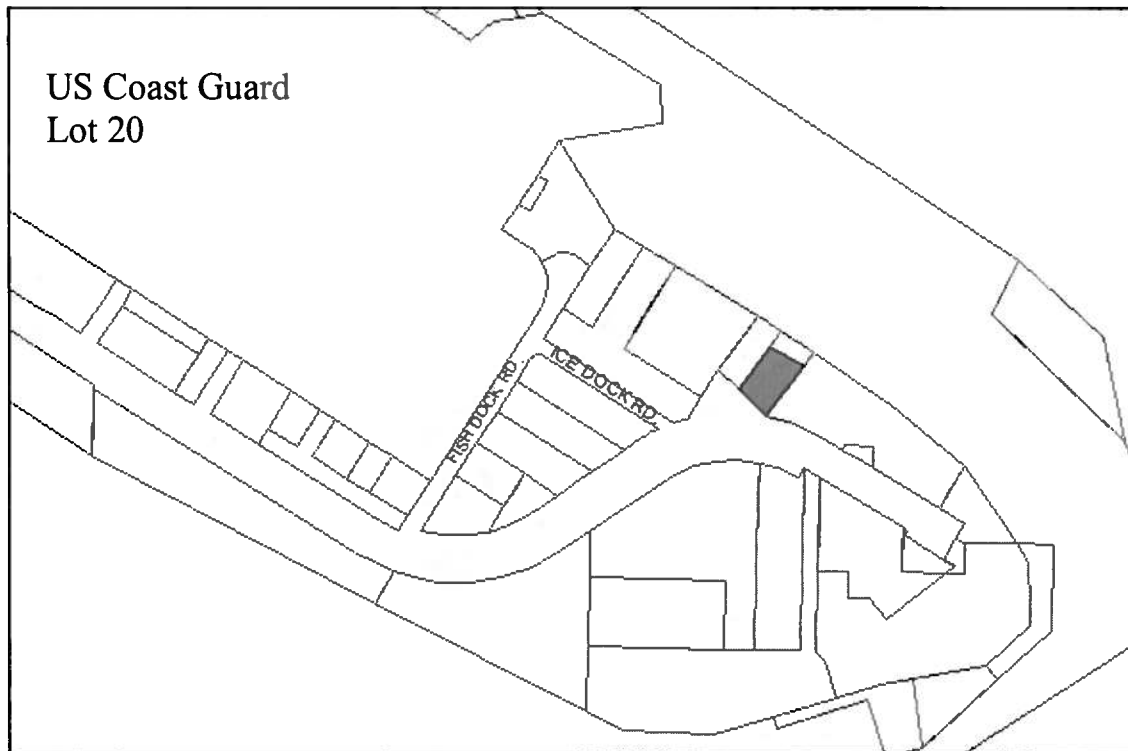
Resolution 09-66, lease renewal, lease expires 7/31/14, with two one year options.

ACS MACTel lease: Expires 3/3/2014, with two additional one year options. (999 sq ft lease)

Alaska Marine Highway lease: Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.35 acres

Parcel Number: 18103445

2012 Assessed Value: \$112,800

Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial

Wetlands: N/A

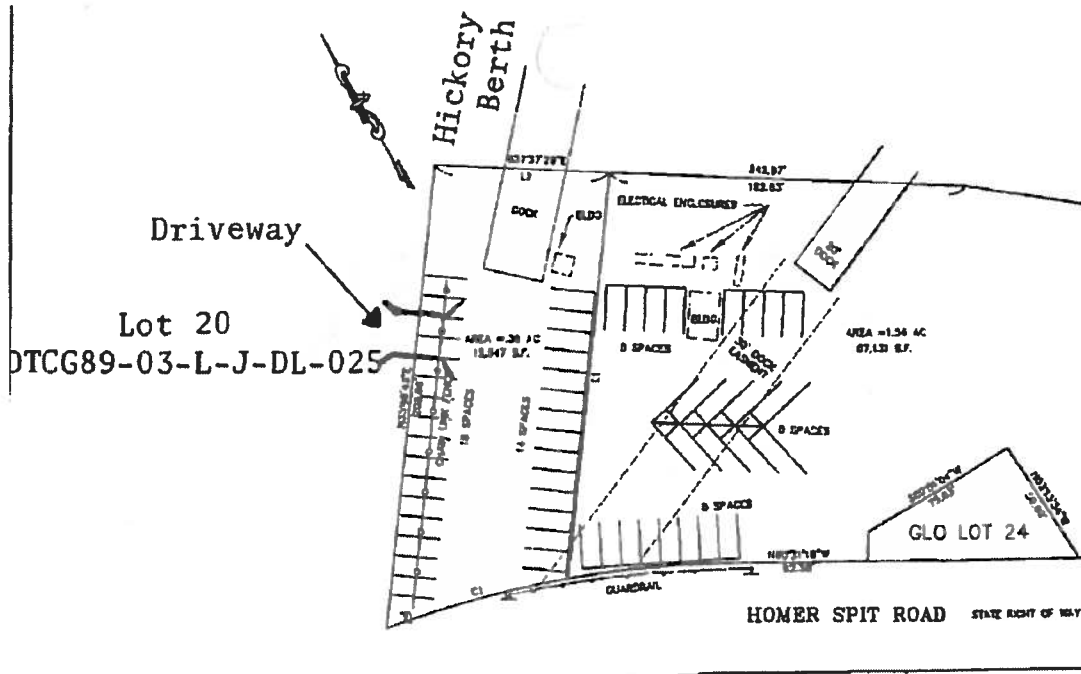
Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
 Lease expires September 30, 2023

Finance Dept. Code:

Hickory Lease

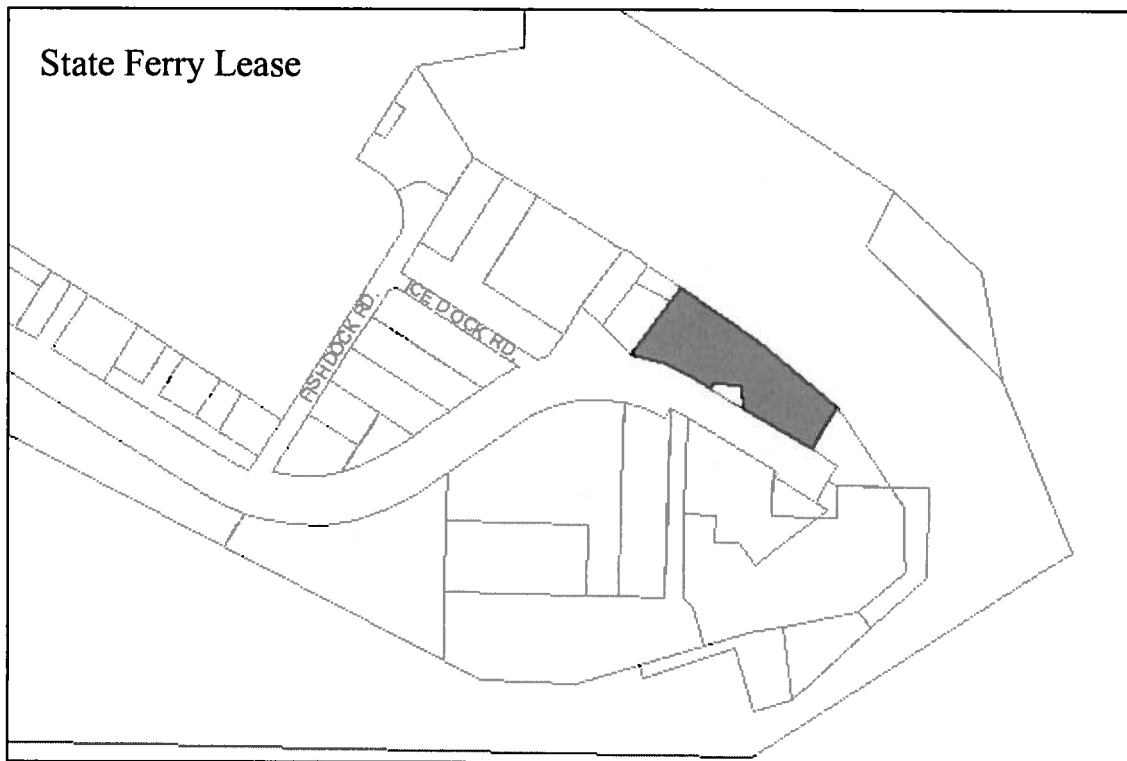


See page B-25. This lease is a portion of the Pioneer Dock.

West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.

Leased to: Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging

Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

2012 Assessed Value: \$1,076,900 (\$423,800 Land, \$653,100 Structure)

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

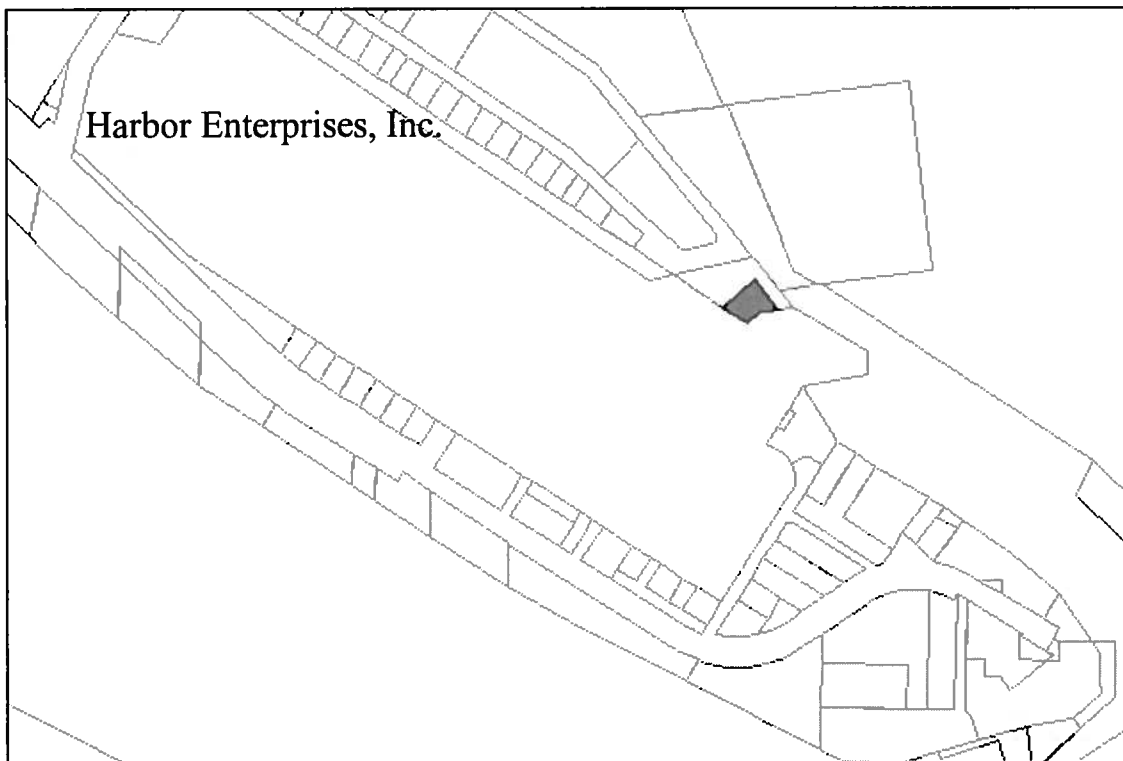
Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)

Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

2012 Assessed Value: \$361,800 (Land: \$140,400 Structure: \$221,400)

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

Wetlands: None

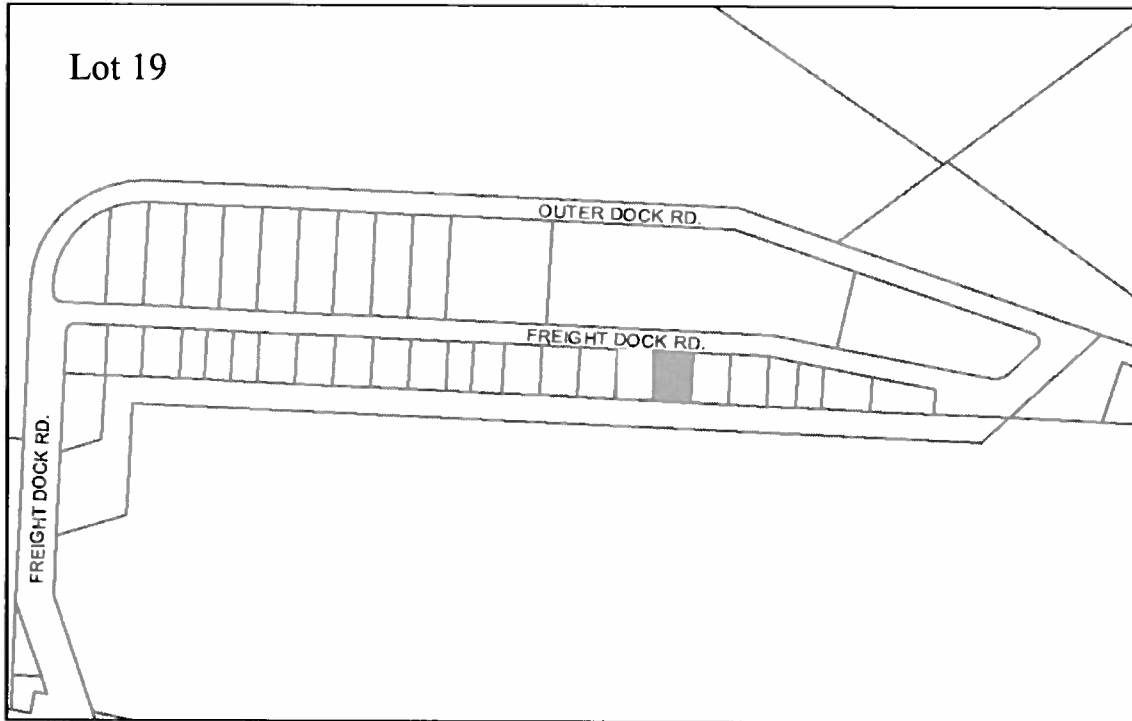
Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales

Expiration: 12/1/2018 no options left.

Finance Dept. Code:

**Designated Use:** Lease (Resolution 09-33)**Acquisition History:****Area:** 0.96 acres, 0.32 acres**Parcel Number:** 181032 38**2012 Assessed Value:** \$105,000**Legal Description:** Homer Spit No 5 Lots 19**Zoning:** Marine Industrial**Wetlands:** N/A**Infrastructure:** paved road, water and sewer**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023**Finance Dept. Code:**

Section C

Other City Lands Generally Undesignated



Designated Use: Tidelands

Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
1810125, 1810126

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

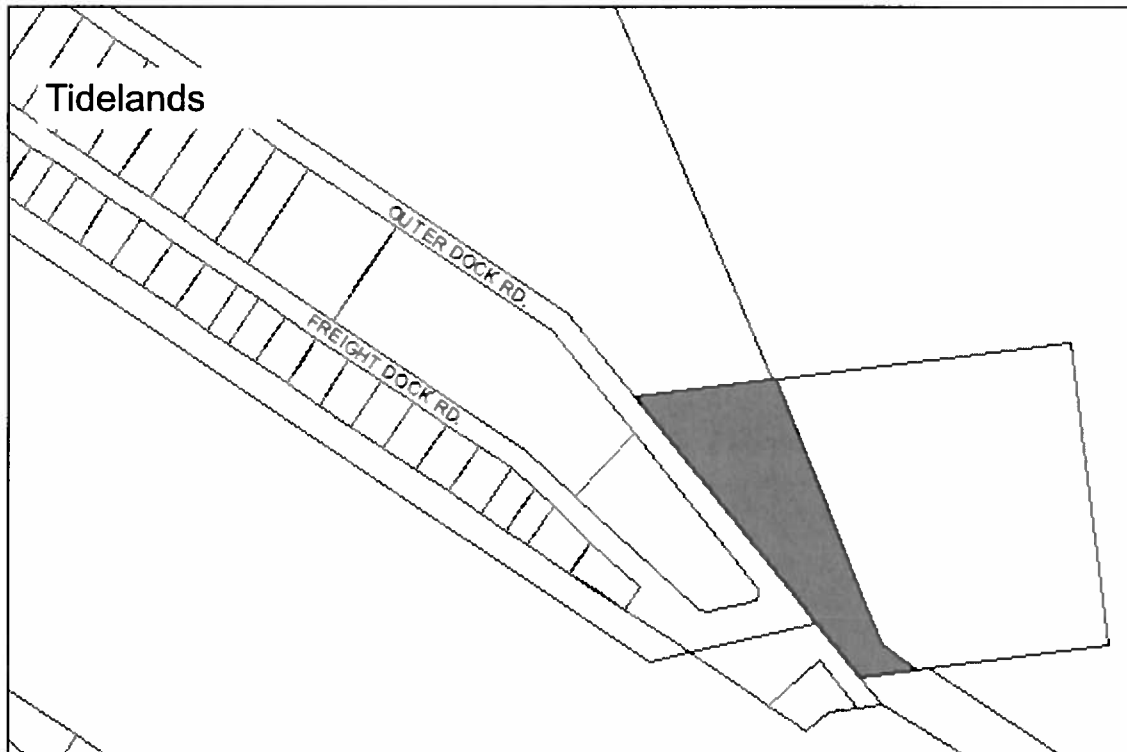
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2009 Assessed Value: \$800,800

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050
 HOMER SPIT SUB NO TWO AMENDED TRACT A

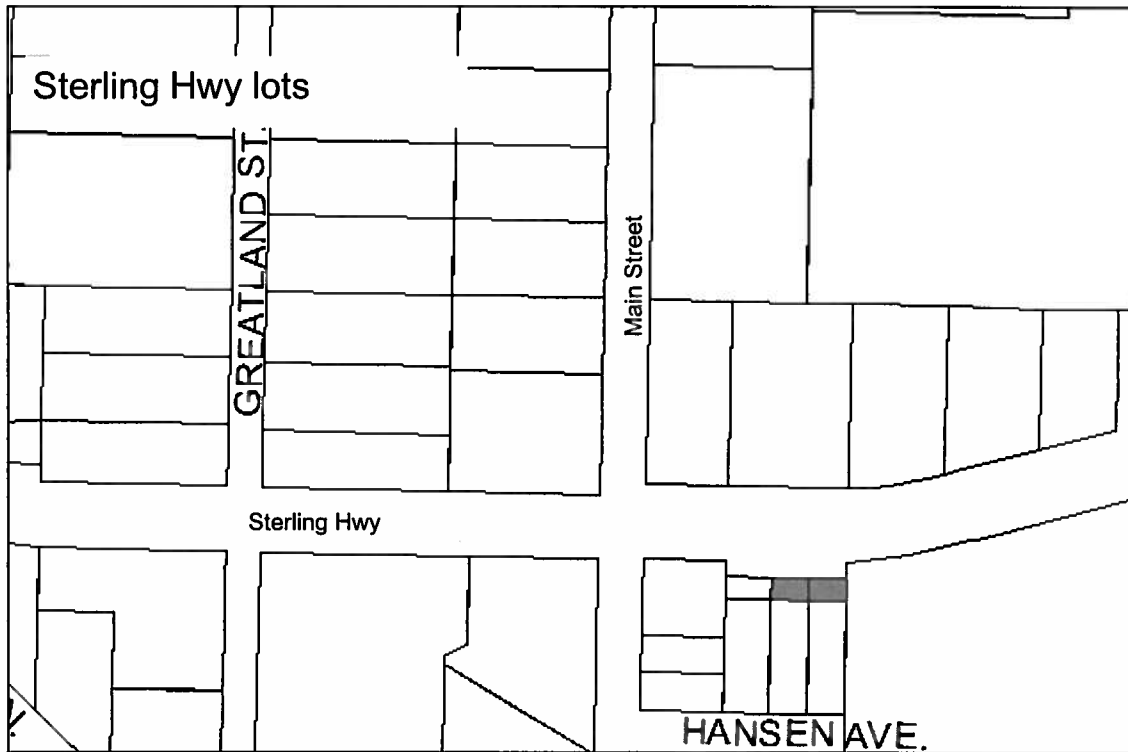
Zoning: Not zoned

Wetlands: Tidelands

Infrastructure:

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648
 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft

Parcel Number: 177154 02, 03

2009 Assessed Value: \$1,400

Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

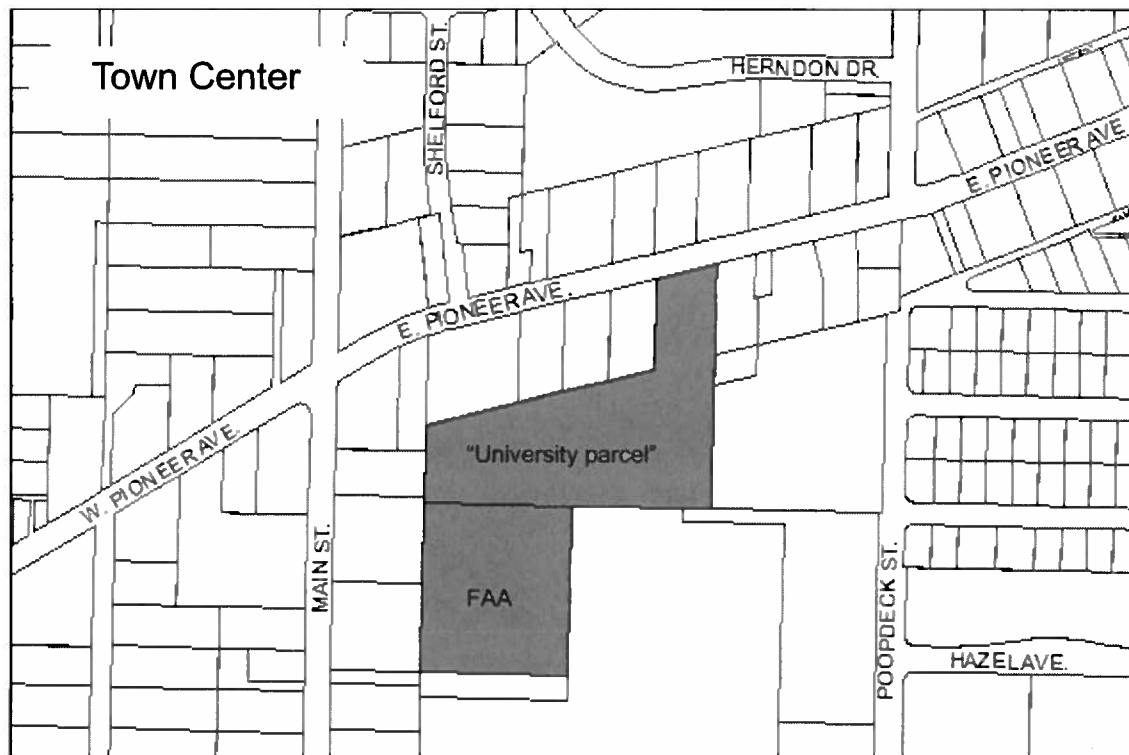
Zoning: Central Business District

Wetlands: Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

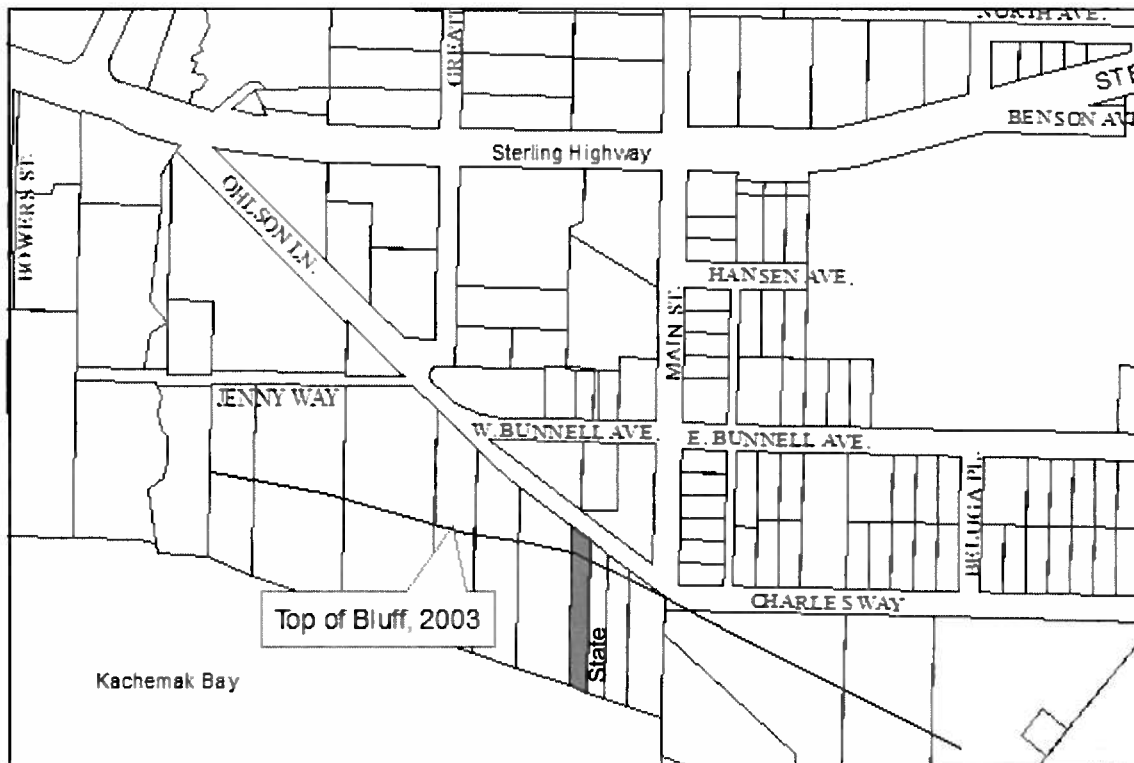
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Donated by Herrick, Resolution 90-7

Area: 0.32 acres

Parcel Number: 17520009

2009 Assessed Value: \$27,500

Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

Zoning: Central Business District

Wetlands: None. Bluff property.

Infrastructure: Gravel Road access, no water or sewer

Notes:

Finance Dept. Code: 392.0008



Designated Use: Undesignated

Acquisition History: The western lots were granted by State Patent.

Area: 10 acres total. Each lot is 2.5 acres.

Parcel Number: 179080 09,15,25,26

2009 Assessed Value: Each lot: \$20,400. Total: \$81,600

Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

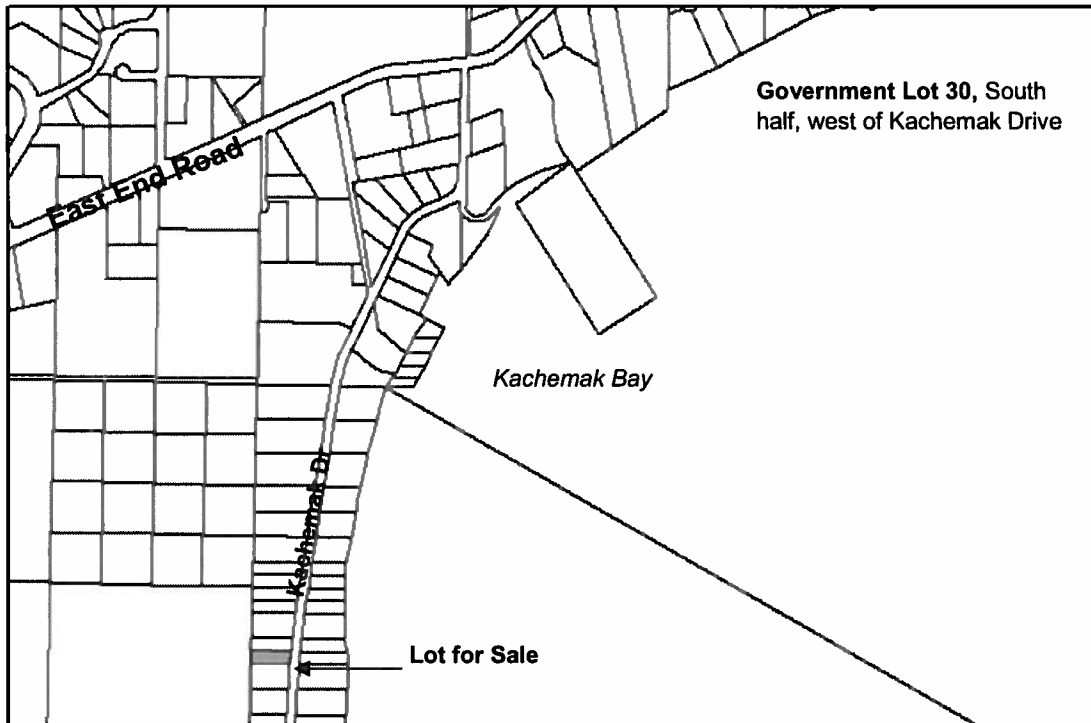
Zoning: General Commercial 2

Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

Infrastructure: No infrastructure currently available.

Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.

Finance Dept. Code:



Designated Use: Sell (Resolution 2011-37(A))

Acquisition History: Tax foreclosure, Ord 2010-24(S)

Area: 0.49 acres

Parcel Number: 17908050

2009 Assessed Value: \$2,300

Legal Description: South half of Government Lot 30 Lying West of Kachemak Drive

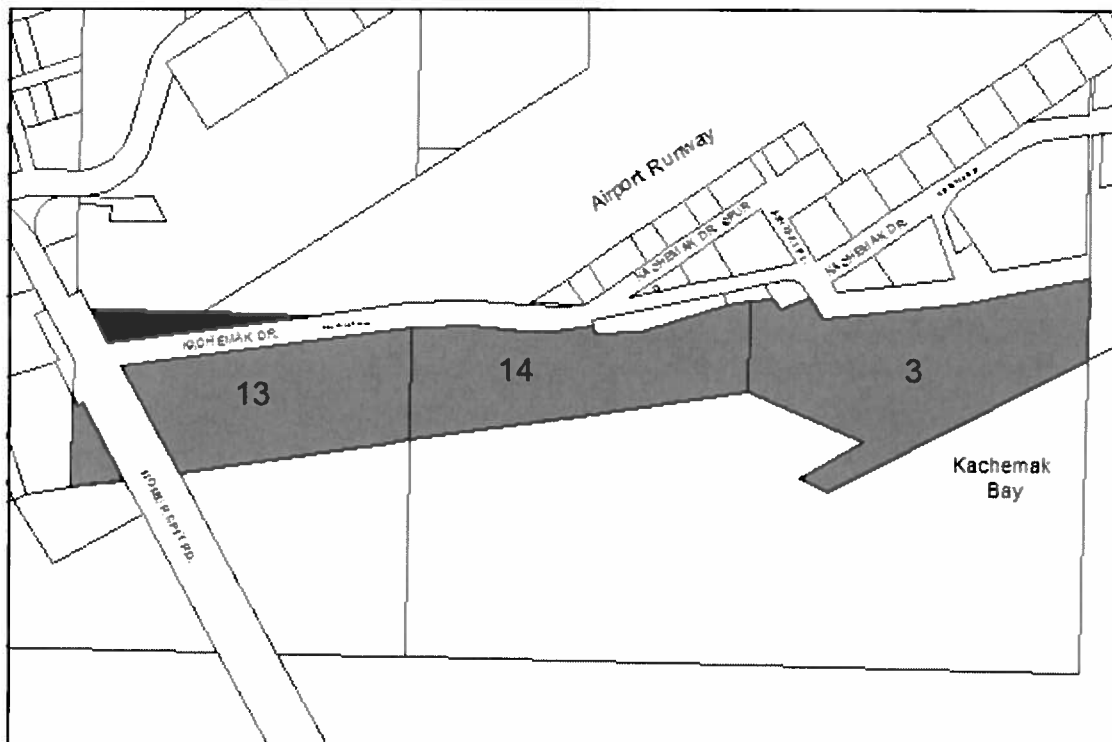
Zoning: Rural Residential

Wetlands: Will require wetland permit for development

Infrastructure: Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

Notes: Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

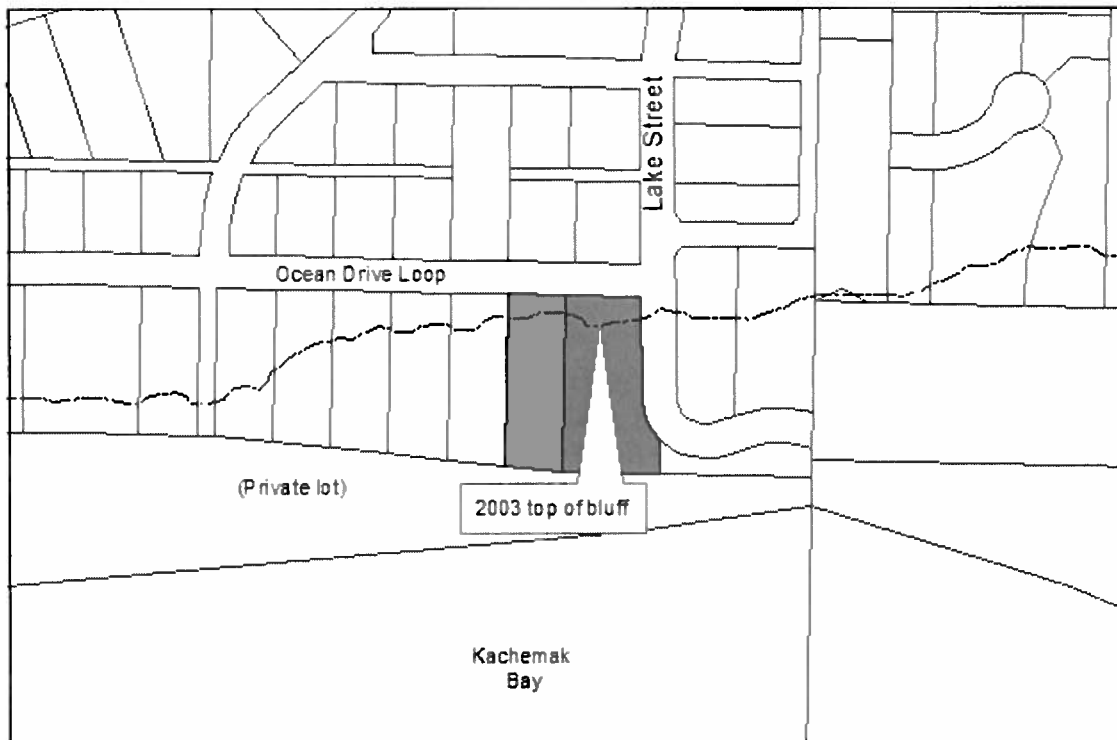
Wetlands: Coastal wetlands and critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

Notes: 2009, Lot 13: the Spit trailhead parking was expanded.

See also section E page 25.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)

Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres

Parcel Number: 177174-06, 07

2009 Assessed Value: \$51,500 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential

Wetlands: Most of these lots are tidal and critical habitat.

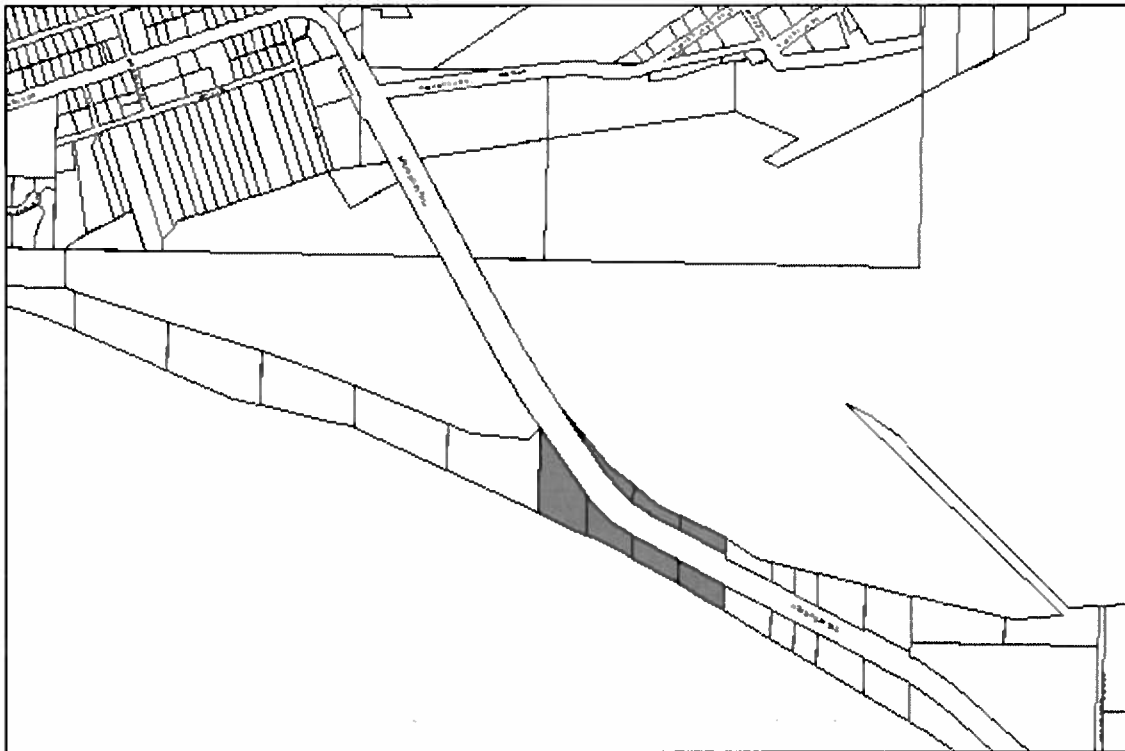
Infrastructure: Gravel road, water and sewer, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.

Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

Finance Dept. Code:



Designated Use: Intertidal Wetland Habitat for Shorebirds To be Conservation Easement
Acquisition History: EVOS purchase/Unknown

Area: 10.96 acres

Parcel Number: 18101 08-14

2009 Assessed Value: \$104,300

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTs 5,6,7,8

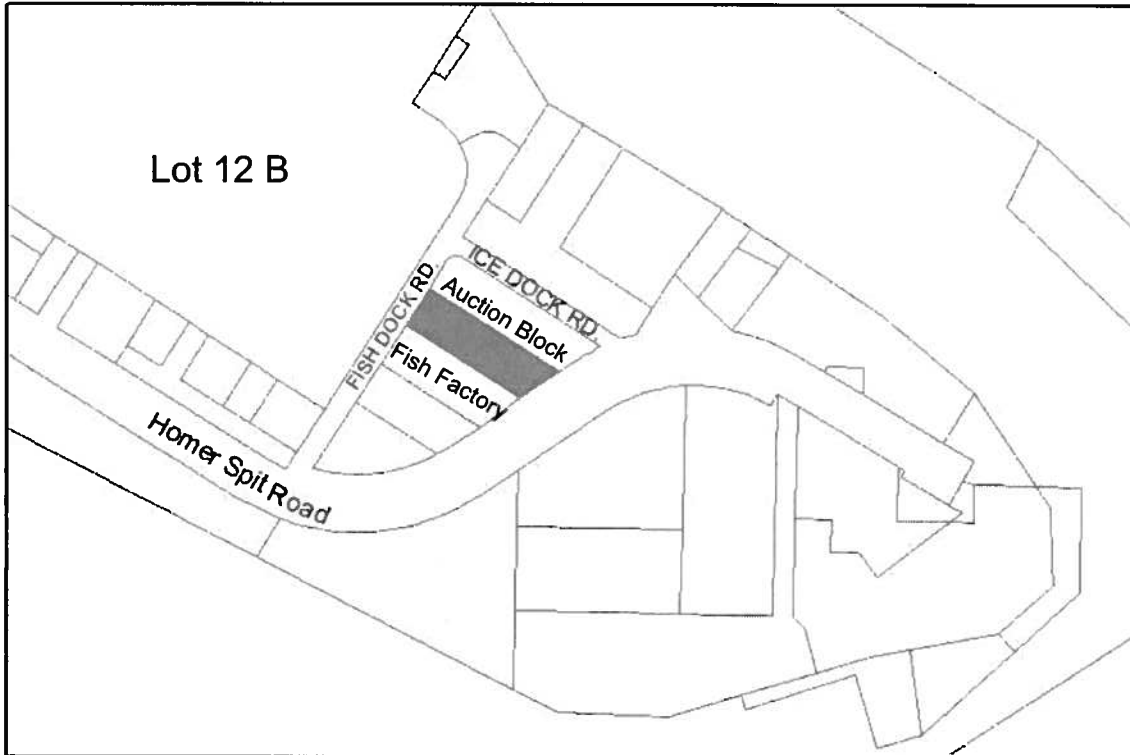
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

Wetlands: Tidal

Infrastructure: Paved road, Homer Spit Trail

Notes: Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres

Parcel Number: 18103451

2009 Assessed Value: \$265,300

Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

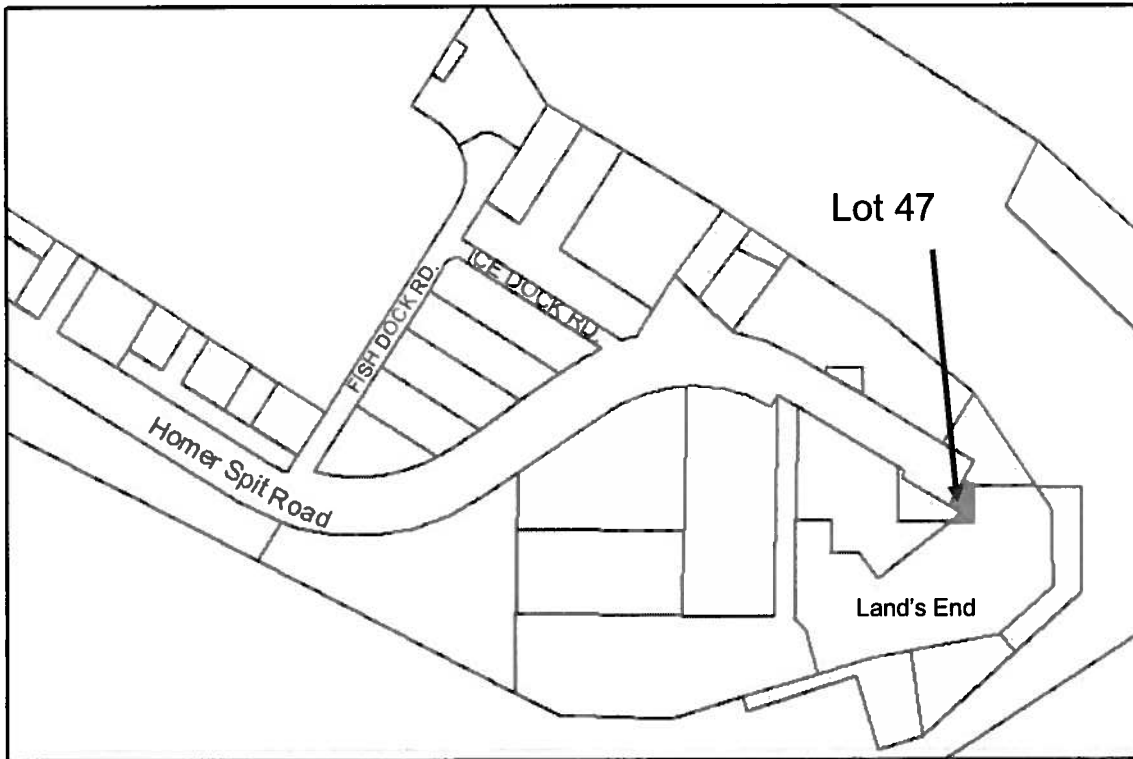
Address:

Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.

Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.

Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.

Finance Dept. Code:



Designated Use: Undesignated. Has easement to Land's End

Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2009 Assessed Value: \$55,600

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, sewer through lot

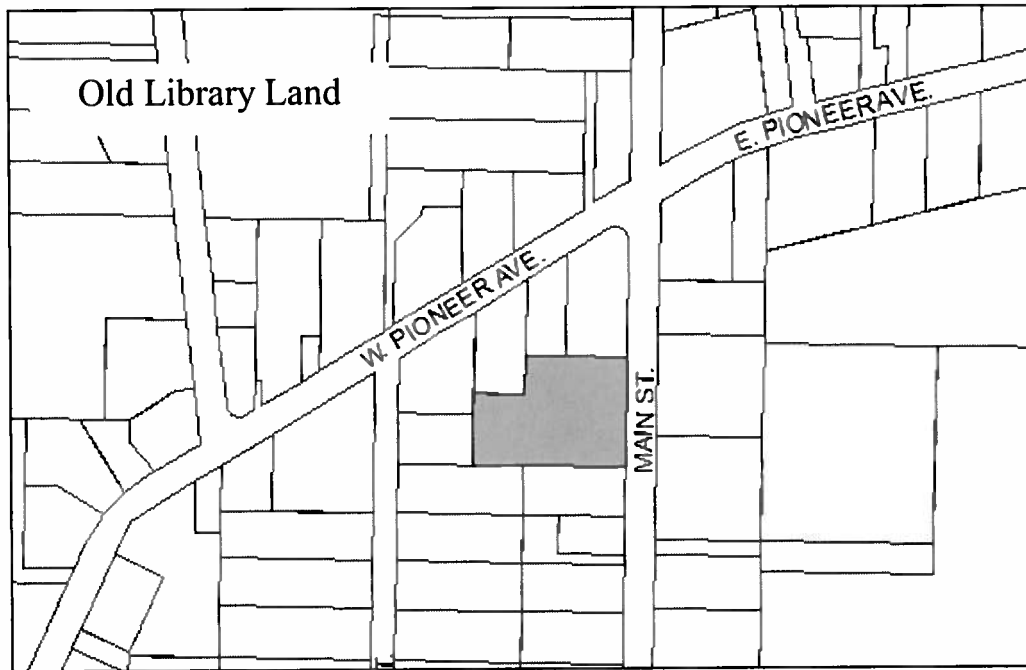
Notes:

In the process of selling to Lands End, spring 2014

Finance Dept. Code:

Section D

City Facilities



Designated Use: Sell.

Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres

Parcel Number: 17514416

2009 Assessed Value: \$189,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

Infrastructure: Paved road, water, sewer

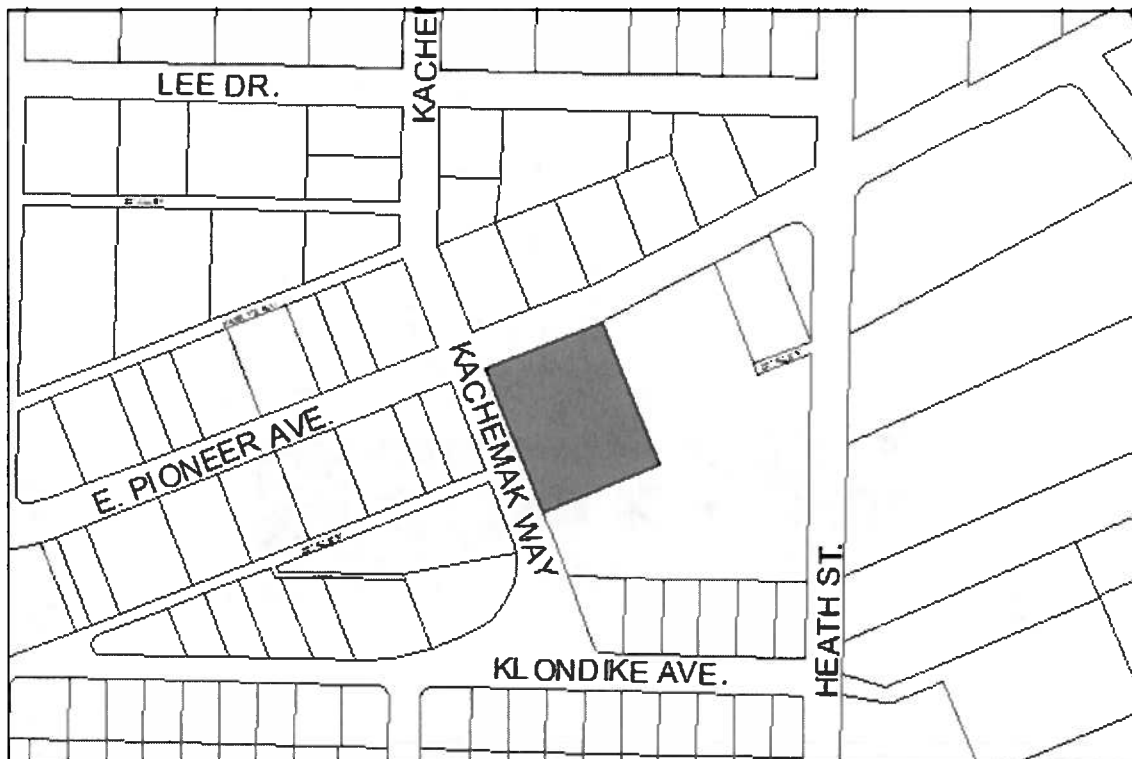
Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:

Designated Use: Library. Resolution 2003-72 Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2009 Assessed Value: \$3,335,200 (Land 335,200, Structure 3,000,000)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, water and sewer available.	
Notes:	
Finance Dept. Code:	



Designated Use: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres

Parcel Number: 17720408

2009 Assessed Value: \$1,082,100 (Land 172,300 Structure 909,800)

Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

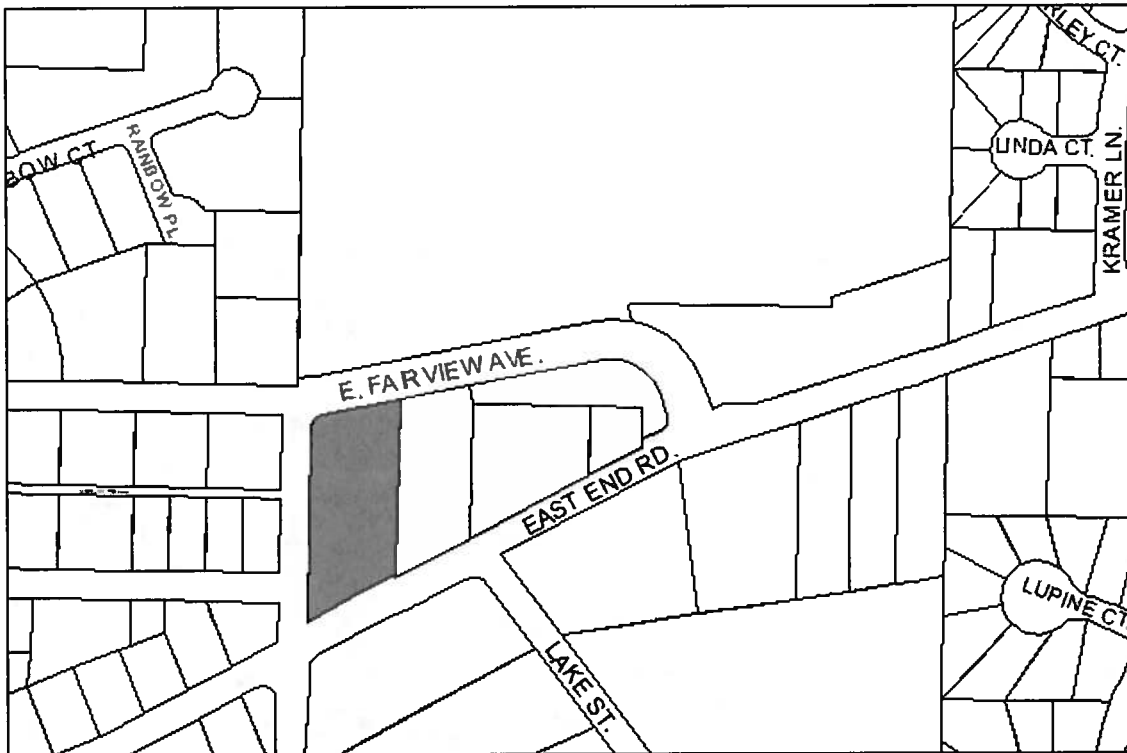
Zoning: Central Business District

Wetlands: None

Infrastructure: Paved road access, water and sewer.

Notes: New addition and remodel 2011/12. Lower parking area paved.

Finance Dept. Code:



Designated Use: Police and fire stations

Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres

Parcel Number: 17702057

2009 Assessed Value: \$2,054,700 (Land: \$208,000 Structure: \$1,846,700)

Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

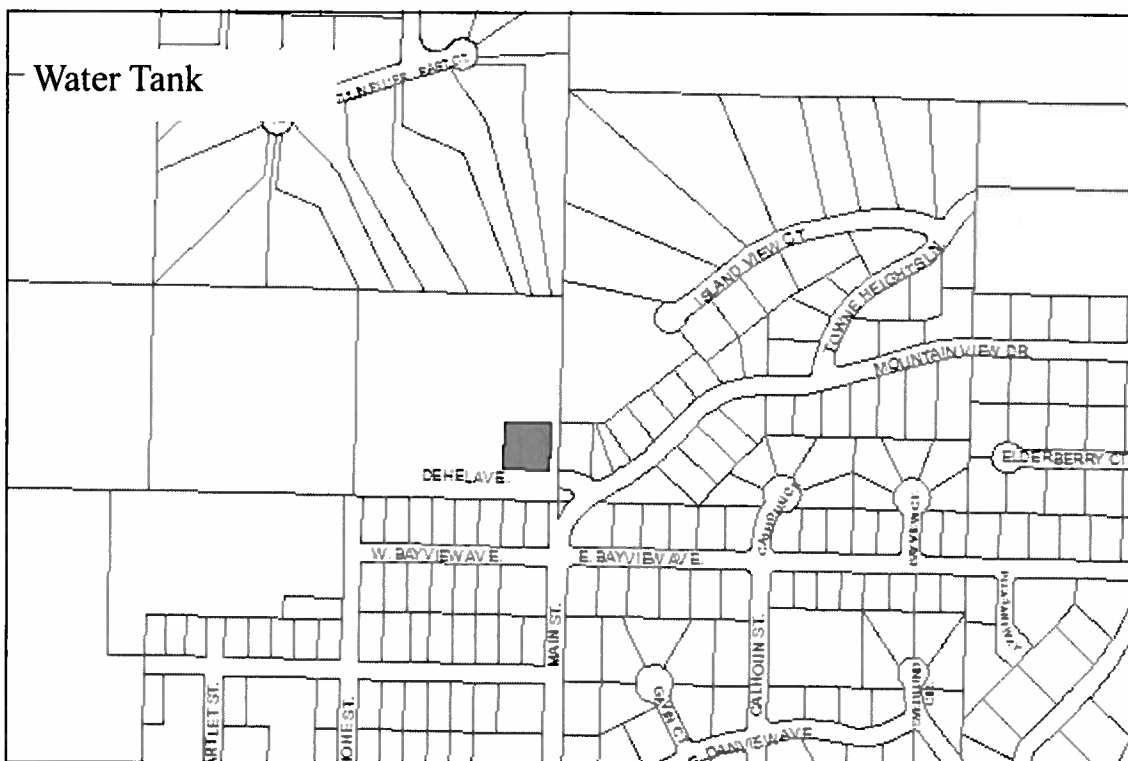
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:



Designated Use: Water Tank (A Frame Tank)

Acquisition History: Dehel Deed 6/1/65

Area: 0.5 acres

Parcel Number: 17504011

2009 Assessed Value: \$30,700

Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4

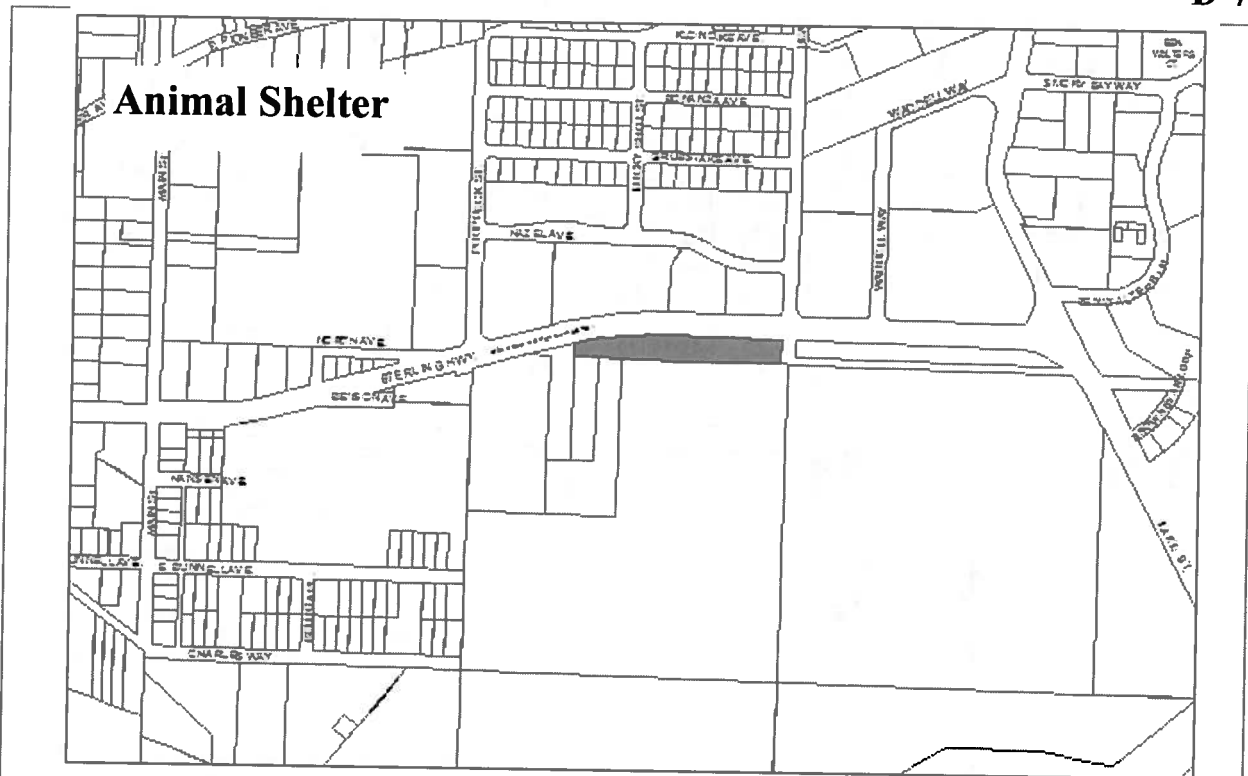
Zoning: Rural Residential

Wetlands: Possible drainage through site

Infrastructure: N/A

Notes:

Finance Dept. Code:



Designated Use: Animal Shelter

Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres

Parcel Number: 17714020

2009 Assessed Value: \$984,900 (Land \$109,600, Structure \$875,300)

Legal Description: Glacier View Subdivision No 18 Lot 1

Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, Sewer, gravel access via Public Works

Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.

Constructed in 2004. 3,828 sq feet.

Finance Dept. Code:



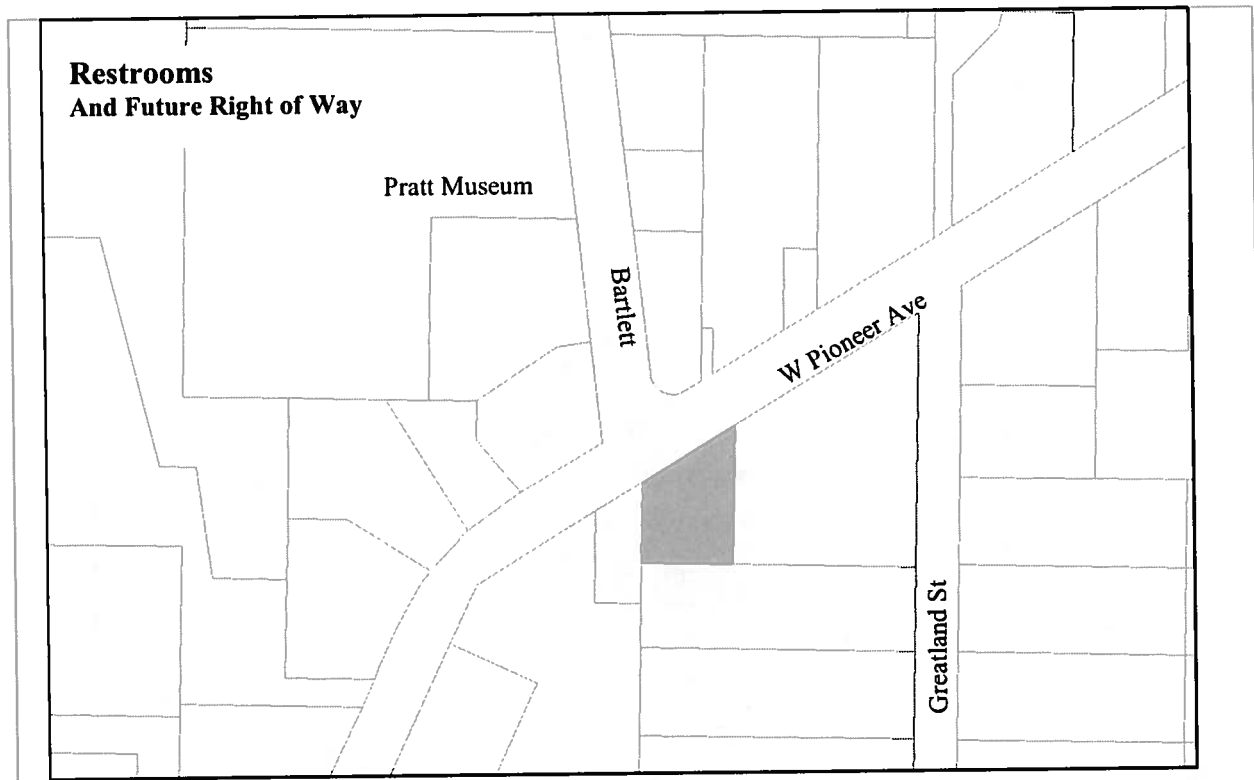
Parcel Number: 177140 14, 15

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05

Wetlands: Yes

Finance Dept. Code:

<p>Public Works</p> <p>Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.</p>	
Designated Use: Public Works Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
2009 Assessed Value: \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)	
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
Zoning: Central Business/Open Space	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Within a FEMA mapped flood hazard area.	
Finance Dept. Code:	



Designated Use: Restroom and Future right of way
Acquisition History: Ordinance 2012-42

Area: 0.27 acres

Parcel Number: 17514301

2012 Assessed Value: \$58,800

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75

Zoning: Central Business District

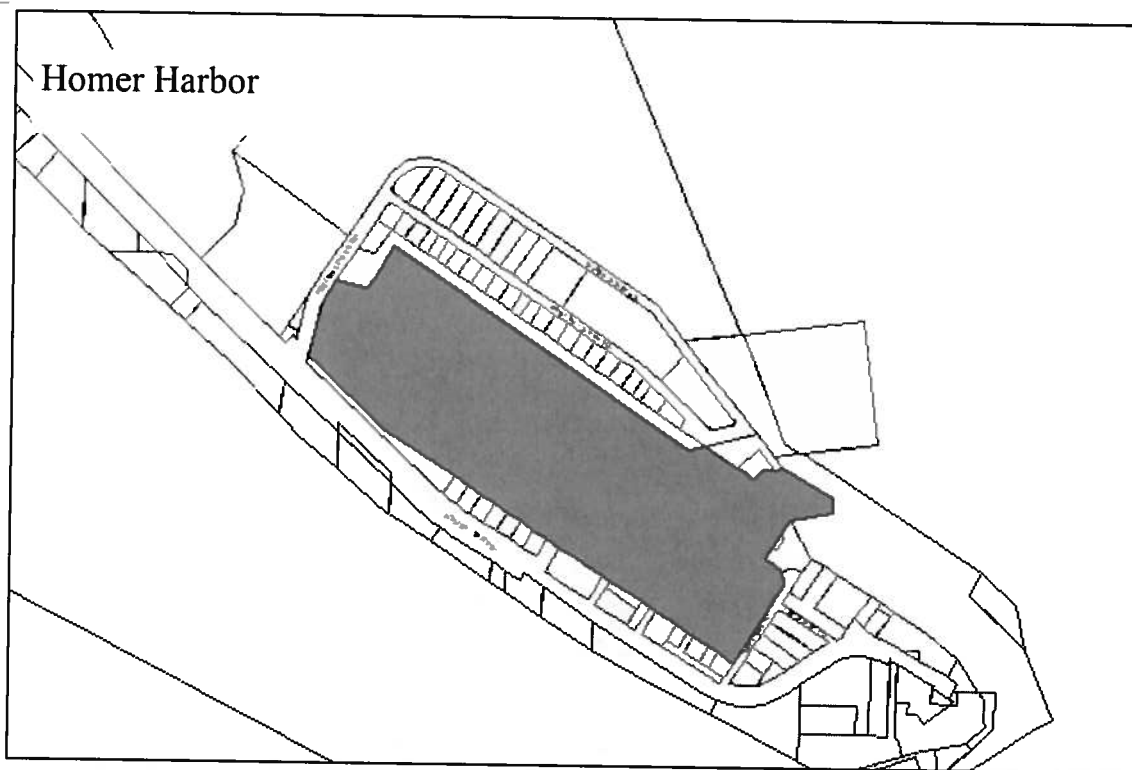
Wetlands: Yes

Infrastructure: Paved Road, water and sewer

Notes:

Public restroom constructed 2013-2014
 Future road extension for Bartlett.

Finance Dept. Code:



Designated Use: Homer Small Boat Harbor

Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94

Parcel Number: 18103214

2009 Assessed Value: \$5,607,100

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2
HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

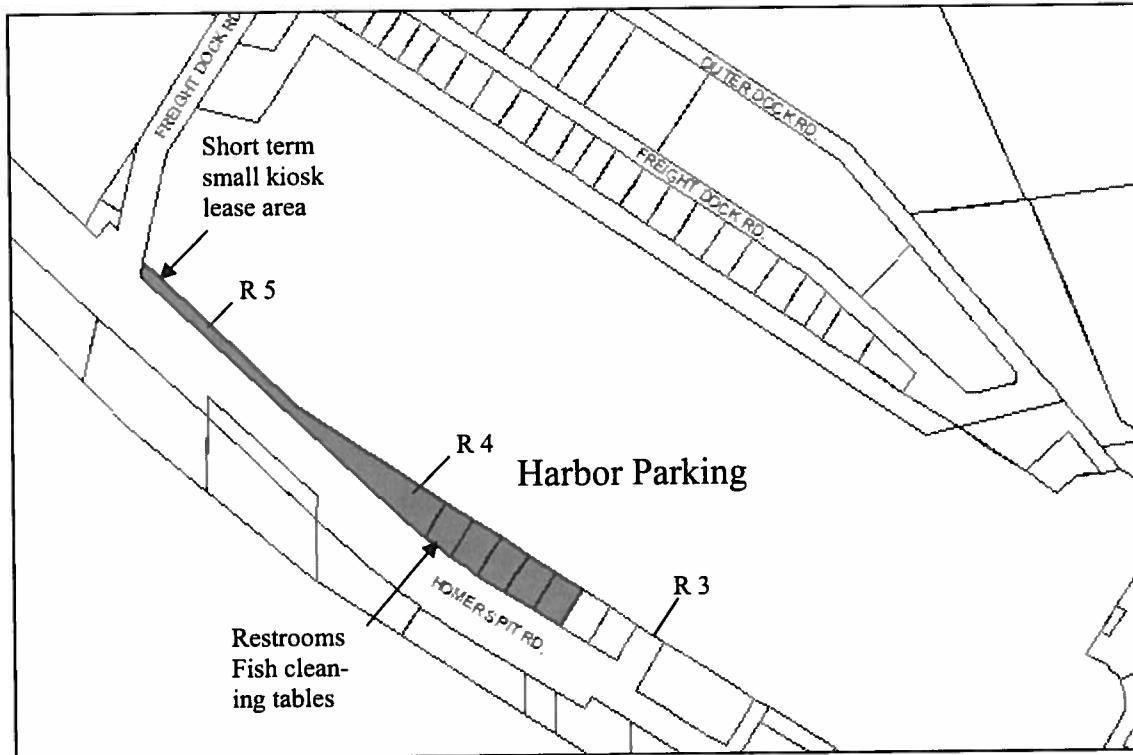
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2009 Assessed Value: \$953,200 (Land: \$1,110,800, Structures: \$142,300)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

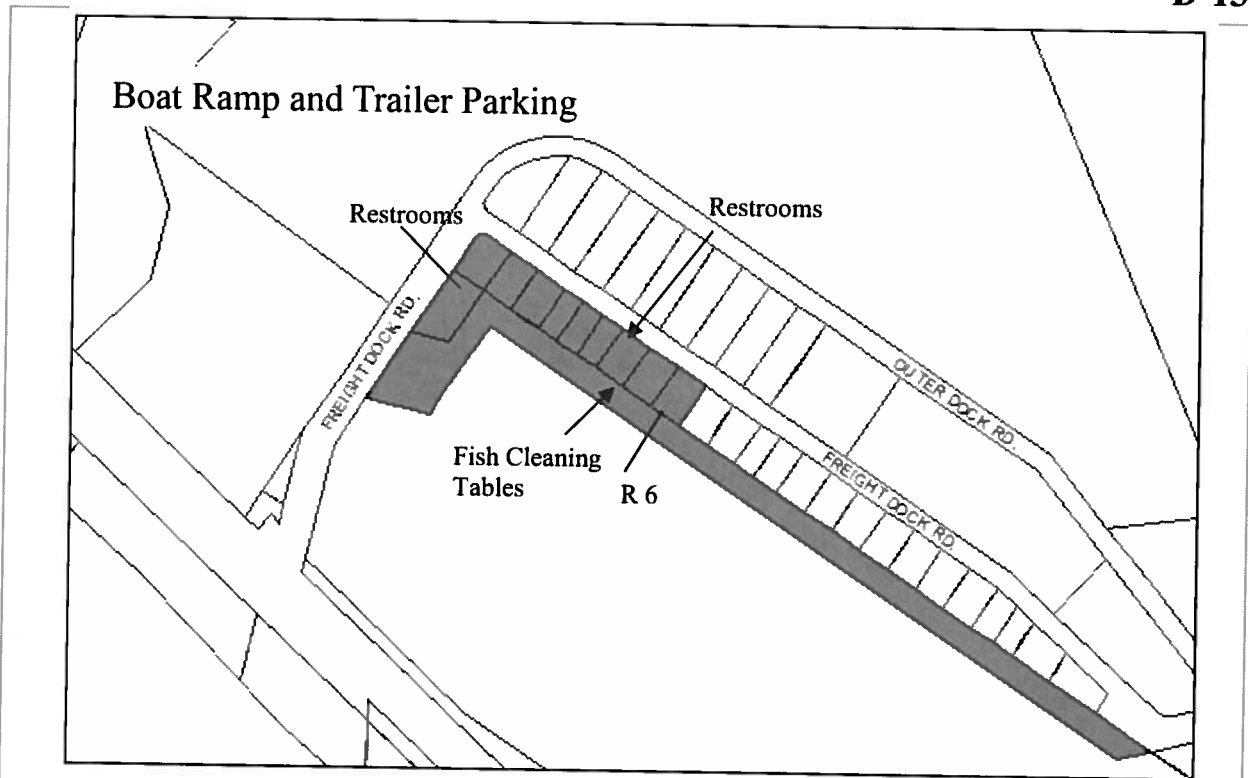
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Paved road, water and sewer, public restrooms

Notes:

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking

Acquisition History:

Area: 8.32 acres

Parcel Number: 181032 47-58, 18103216

2009 Assessed Value: \$2,323,400

Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

Zoning: Marine Industrial, over slope area is Marine Commercial

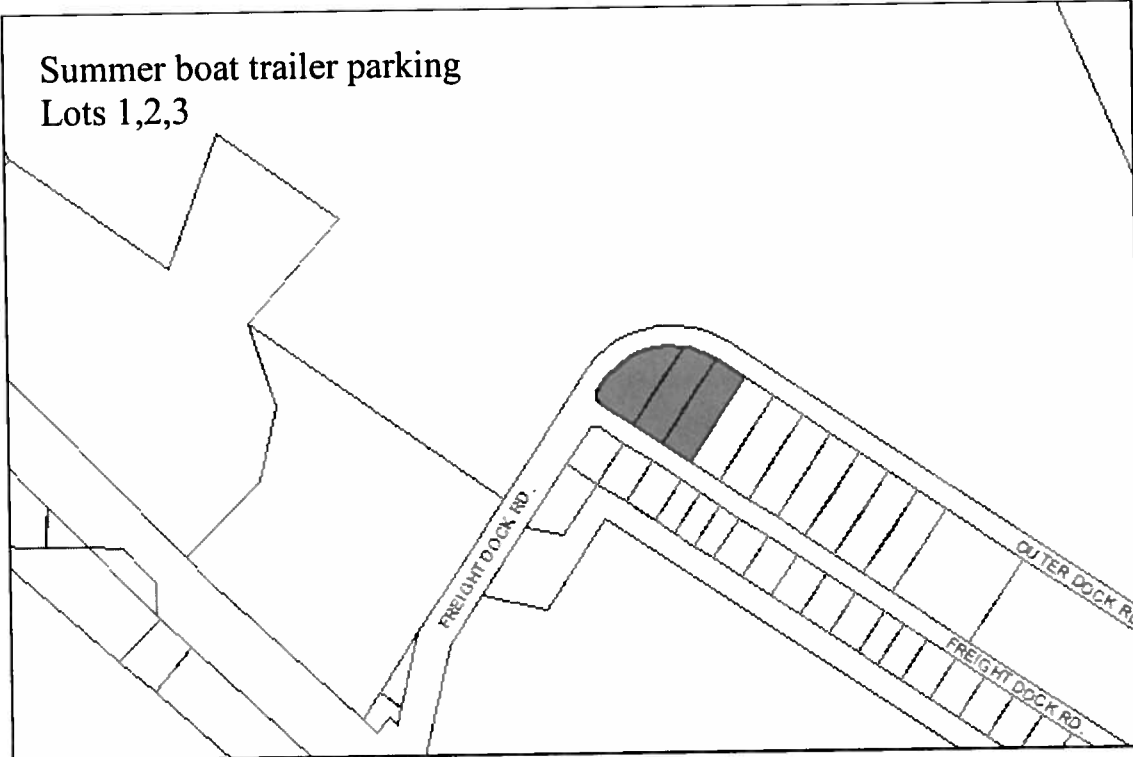
Wetlands: N/A

Infrastructure: paved road, water and sewer, public restrooms

Notes: Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Finance Dept. Code:



Designated Use:
Acquisition History:

Area: 1.98 acres

Parcel Number: 181032-21,22,31

2009 Assessed Value: \$698,600

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5
SEWARD MERIDIAN LOT 1,2,3

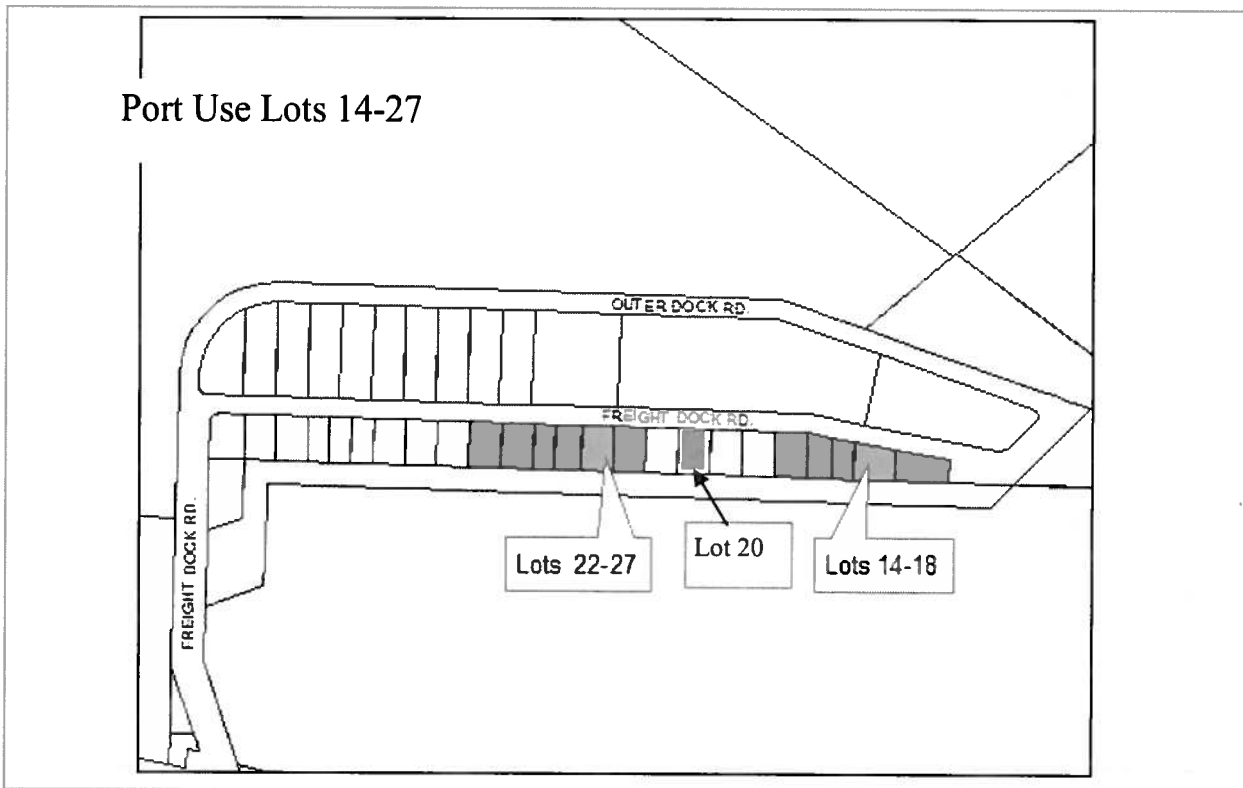
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: paved road, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



Designated Use: Port Use

Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

2009 Assessed Value: \$1,454,000

Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: paved road, water and sewer

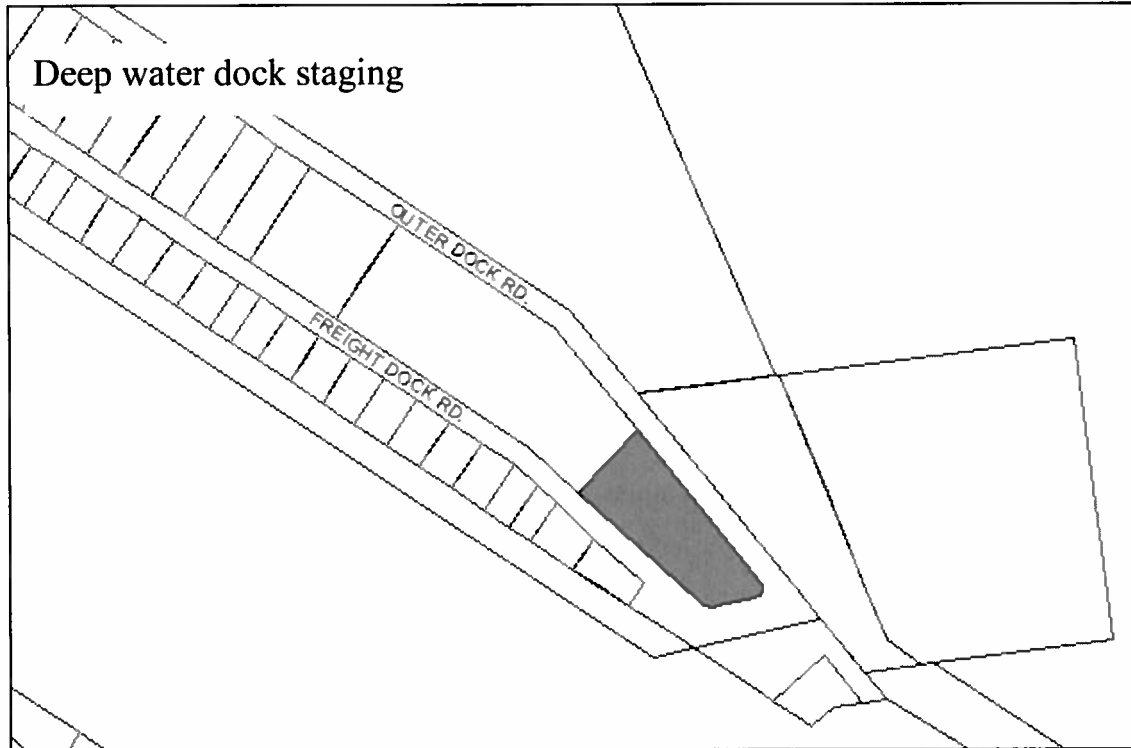
Notes:

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Lots 22 and 23 are under design for a new harbormaster office, construction scheduled for 2014

Lot 20 reserved for future travel lift Resolution 13-032

Finance Dept. Code:



Designated Use: Deep water dock staging

Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2009 Assessed Value: \$497,600

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial

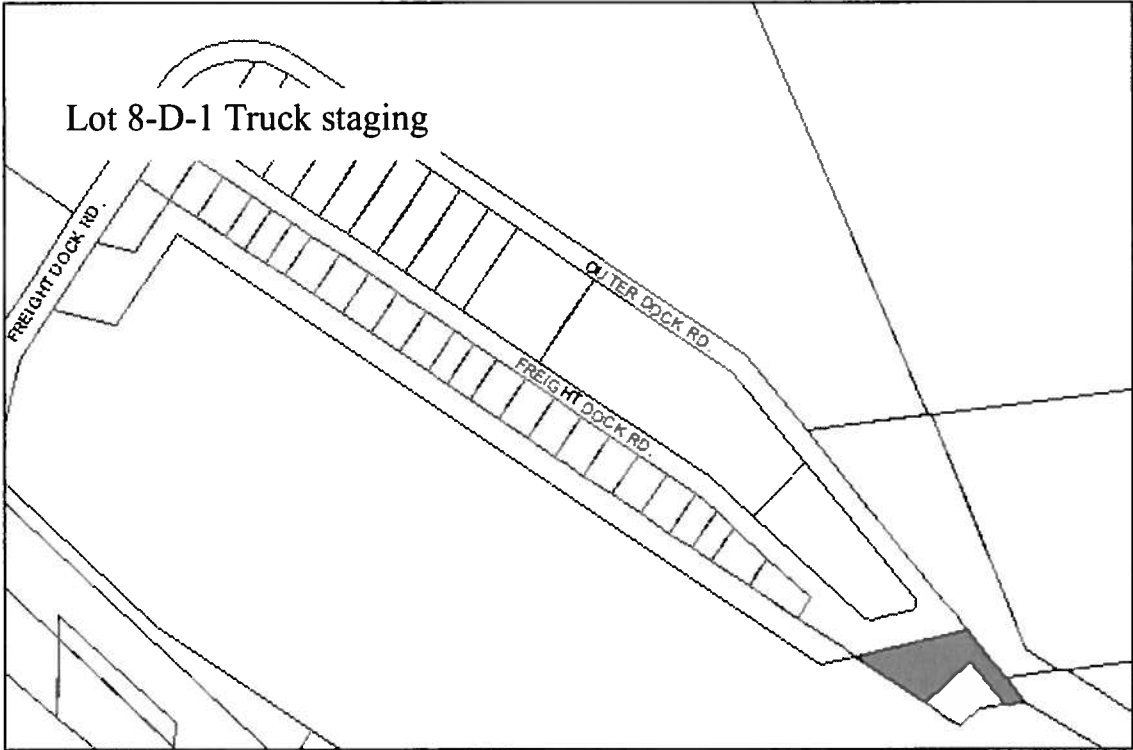
Wetlands: N/A

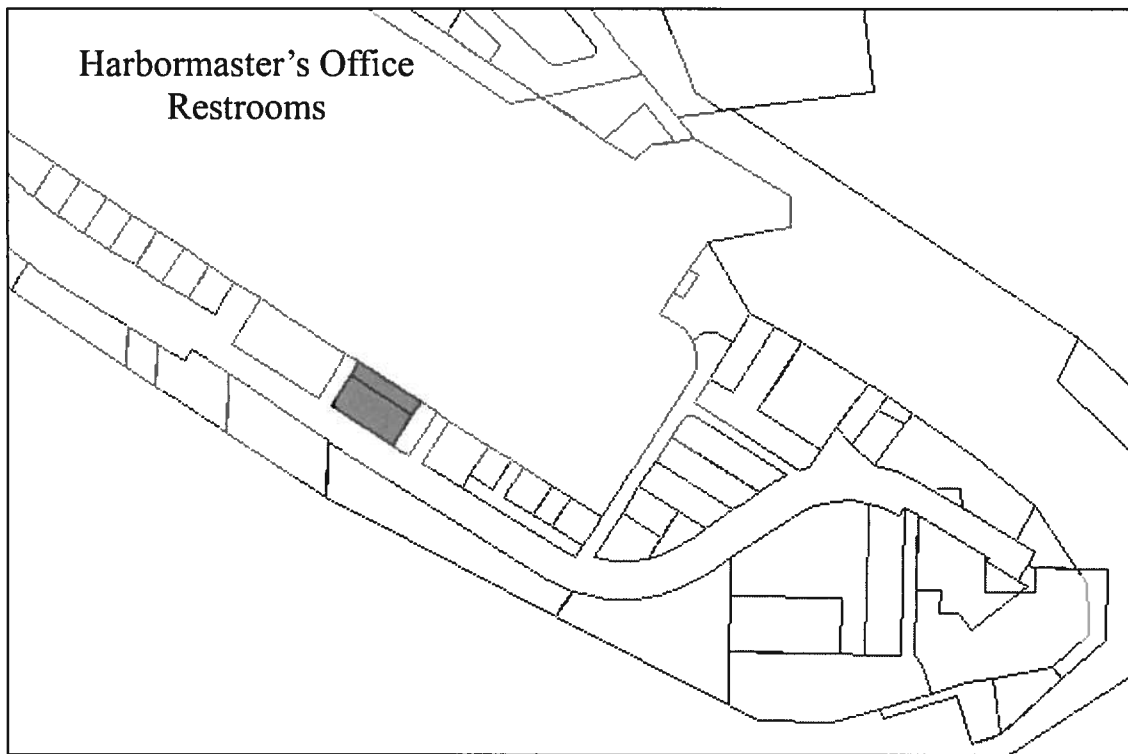
Infrastructure: paved road, water and sewer

Notes:

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:

	
Designated Use: Commercial Truck Staging Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2009 Assessed Value: \$342,800 (Land: \$329,600, Structures: \$13,200)	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
Notes: Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.	
Finance Dept. Code:	



Designated Use: Harbormaster Office, parking and restrooms
Acquisition History:

Area: 0.65 and 0.28 acres, or 0.93 acres

Parcel Number: 181033 10, 11

2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

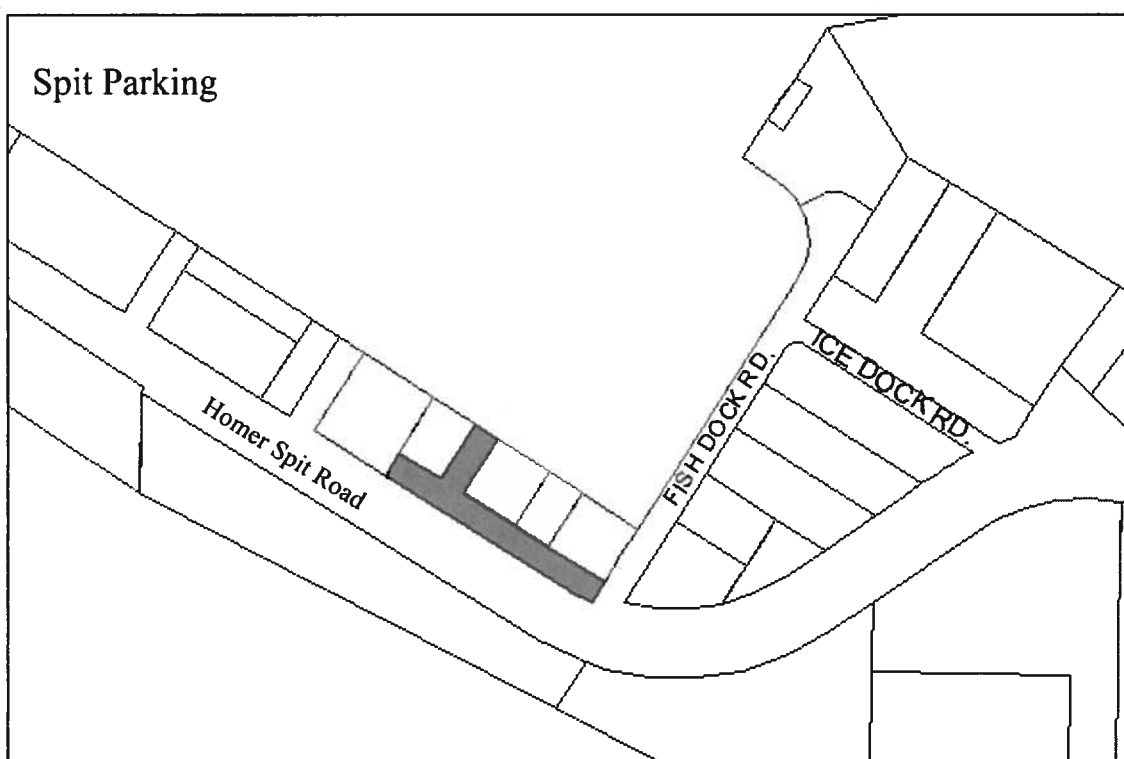
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

Zoning: Marine Industrial

Infrastructure: Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres

Parcel Number: 18103441

2009 Assessed Value: \$217,000

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Industrial

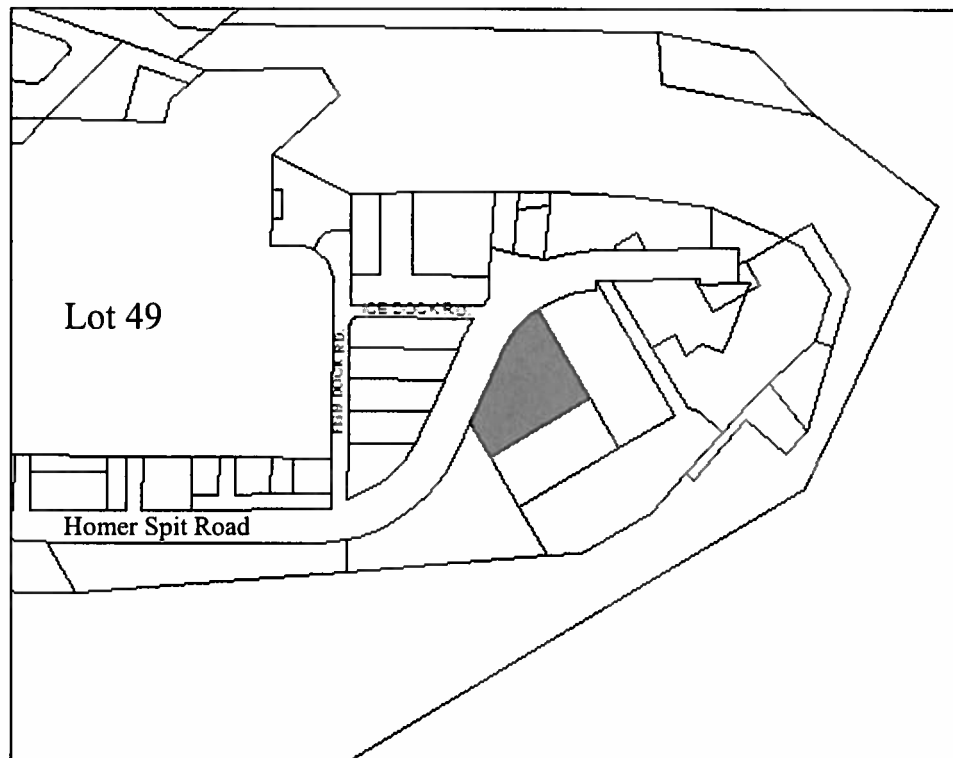
Wetlands: N/A

Infrastructure: Paved road

Notes:

Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103436

2009 Assessed Value: \$688,400 (Land: \$651,200 Structure: \$37,200)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, water and sewer

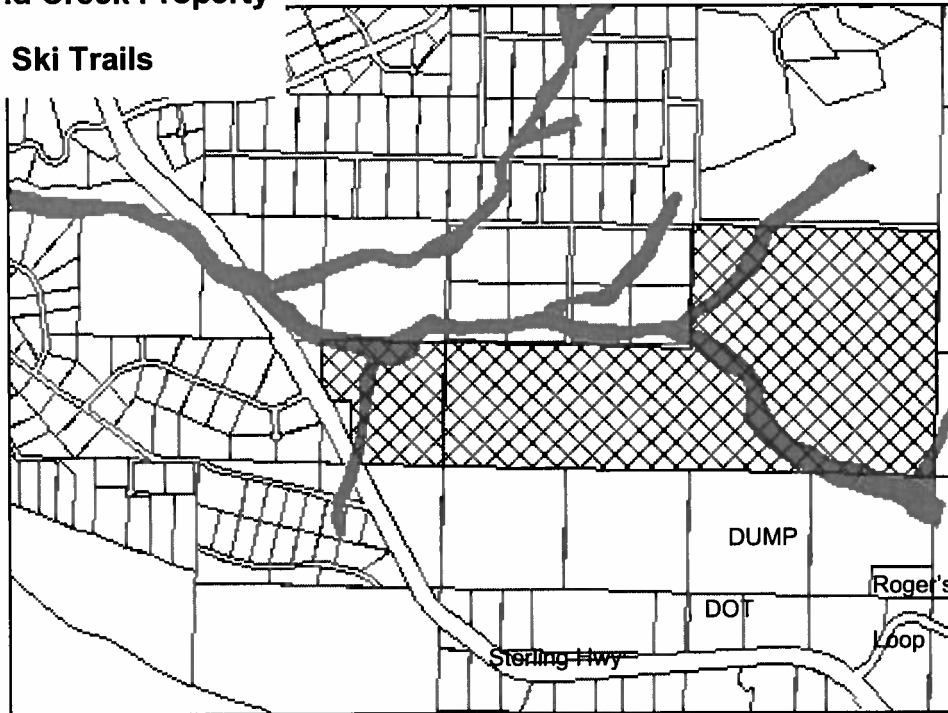
Notes:

Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

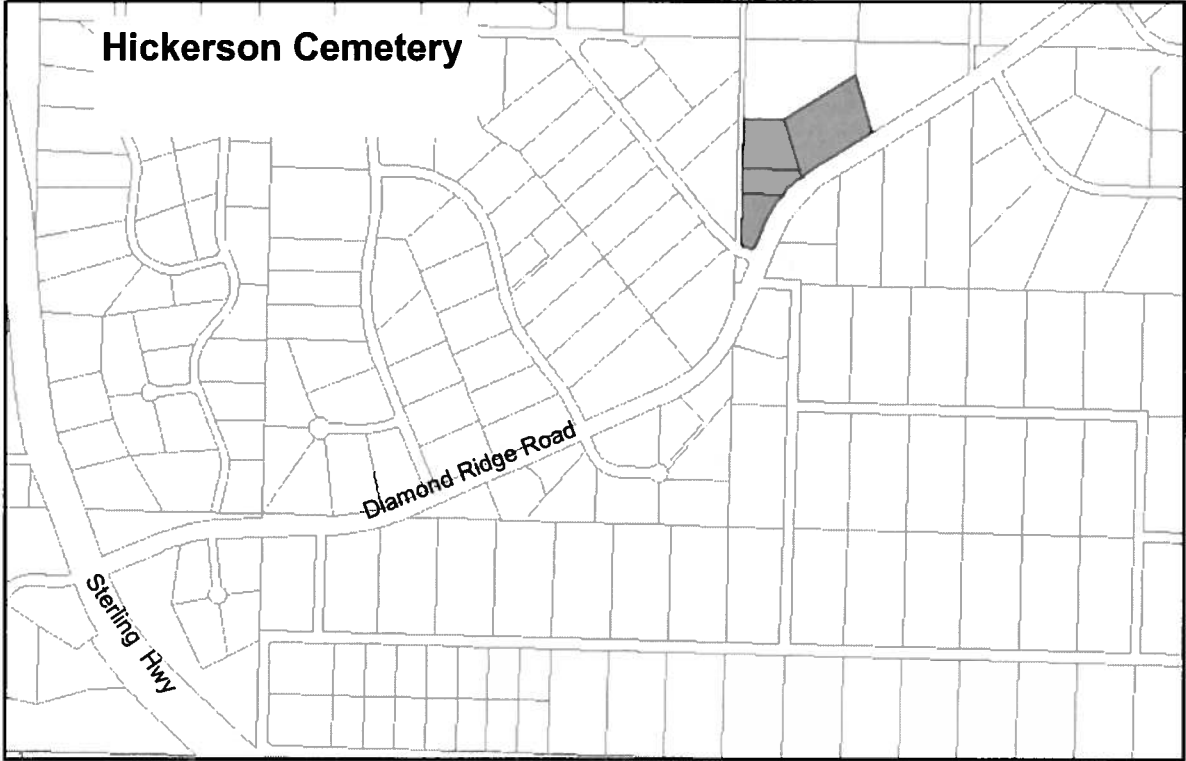
Section E

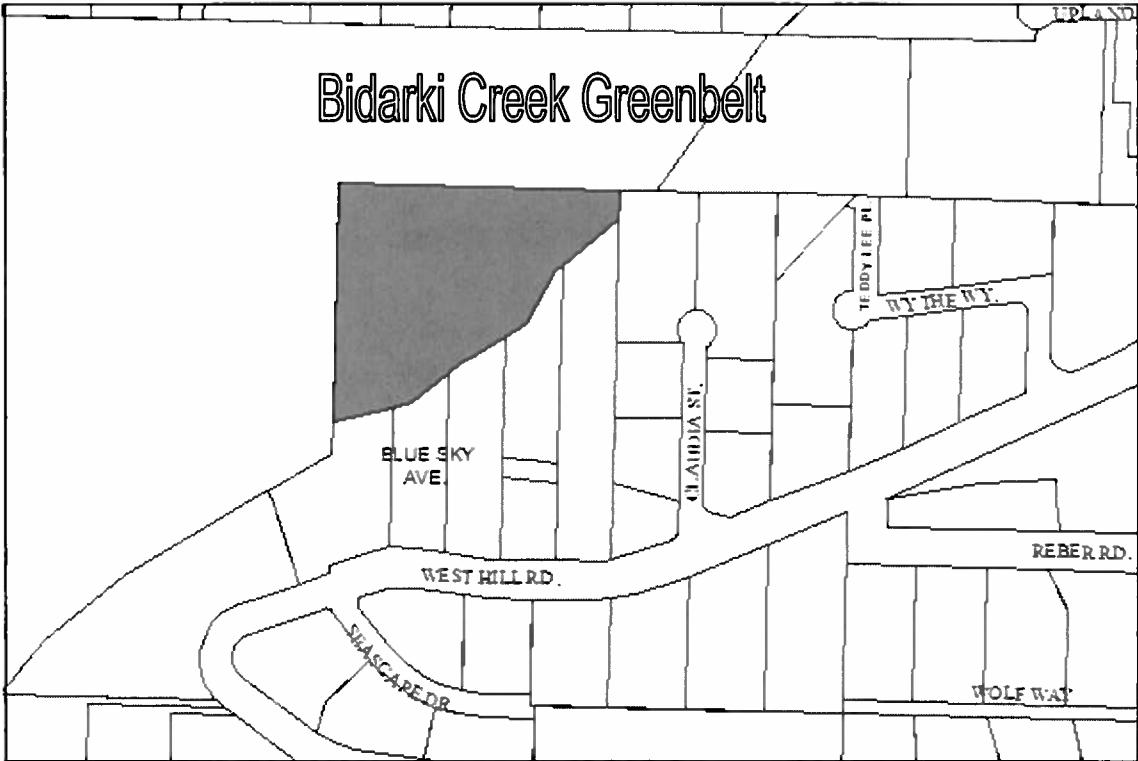
Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property**Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**2009 Assessed Value:** \$393,700**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Finance Dept. Code:

	
Designated Use: Hickerson Memorial Cemetery	
Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30	
Area: 6.91 acres	Parcel Number: 17321011, 13, 14, 15
2010 Assessed Value: \$111,990 (Land \$113,100, Structure \$6,800)	
Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C	
Zoning: Not within city limits	Wetlands: N/A
Infrastructure: paved access	
Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.	
Finance Dept. Code:	

	
Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. Acquisition History: KPB Ordinance 83-01	
Area: 6.57 acres	Parcel Number: 17503025
2009 Assessed Value: \$70,100	
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
Zoning: Rural Residential	Wetlands: Bidarki Creek runs through the lot
Infrastructure: No access, no utilities	
Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
Finance Dept. Code:	



Designated Use: Public Use/Emerald Highland Estates Park

Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

2009 Assessed Value: \$49,300

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

Zoning: Rural Residential

Wetlands: The whole lot is potential wetlands.
Creek present long western property line.

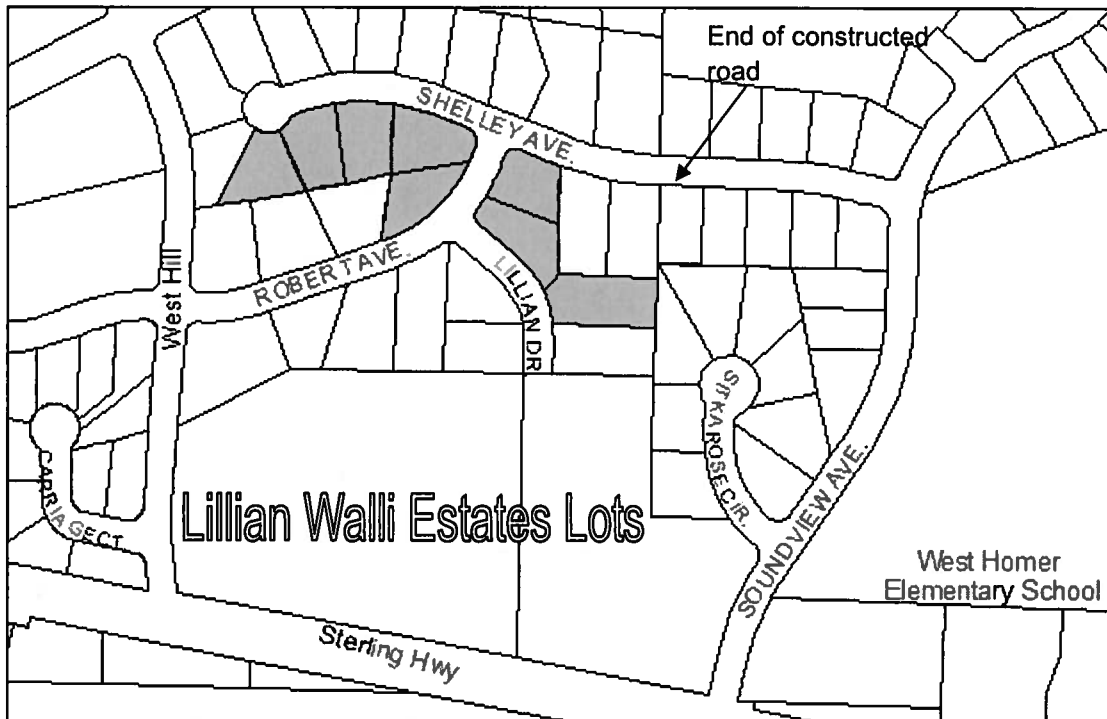
Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

History:

Resolution 2004-24A, Land Allocation Plan
Resolution 2007-03 Emerald Park Master Plan

Finance Dept. Code:



Designated Use: Public Purpose

Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)

Area: East lot is just over a third of an acre.
Total Acreage: 3.02 acres.

Parcel Number: 175241-10-12, 26-30

2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000

Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.

Zoning: Rural Residential

Wetlands: All lots mapped as potential wetlands

Infrastructure: No roads, water or sewer immediately adjacent to these lots.

Notes: Resolution 2004-24A: The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.

Resolution 2012-50(S): Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.

These lots were previously assessed for the Sterling Highway Sewer line.

Finance Dept. Code: 392.0005



Designated Use: W.R.Bell Public Park.

Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres

Parcel Number: 17524006

2009 Assessed Value: \$81,800

Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

Zoning: Rural Residential

Wetlands: Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

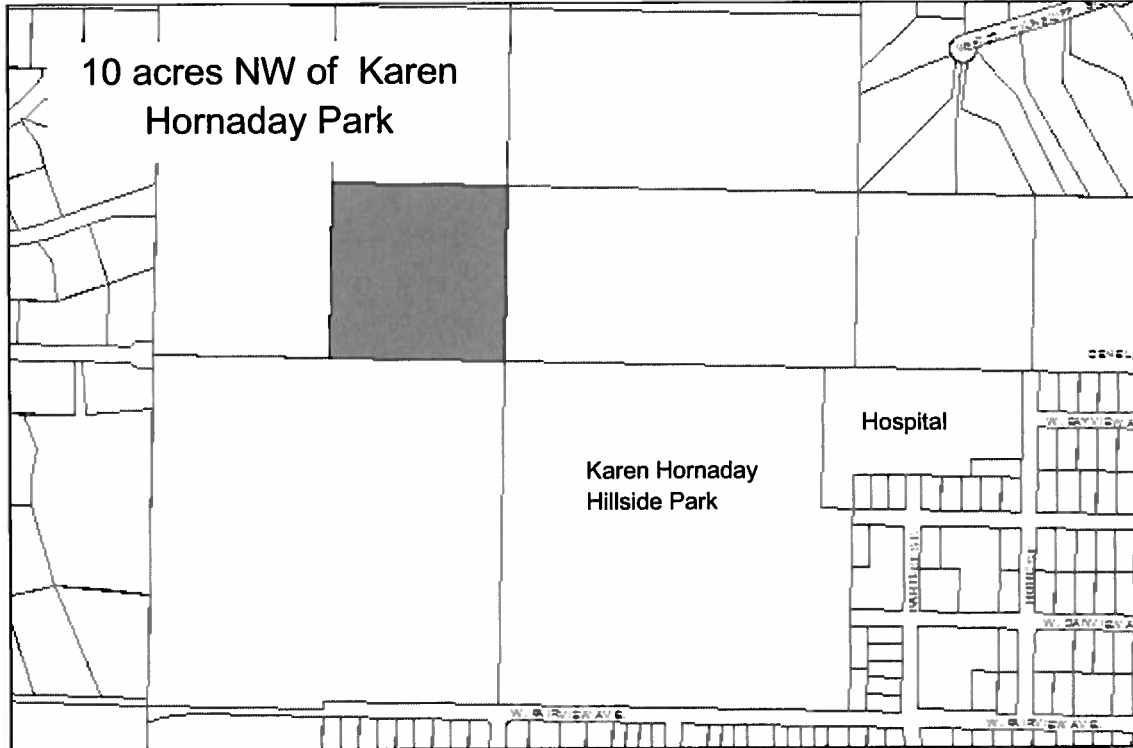
Notes:

Park contains the gravesite of W.R. Bell.

It can be expected that the land to the south will become a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

Finance Dept. Code:



Designated Use: Retain for a future park Resolution 2011-37(A)

Acquisition History:

Area: 10 acres

Parcel Number: 17504003

2009 Assessed Value: \$64,300*

Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

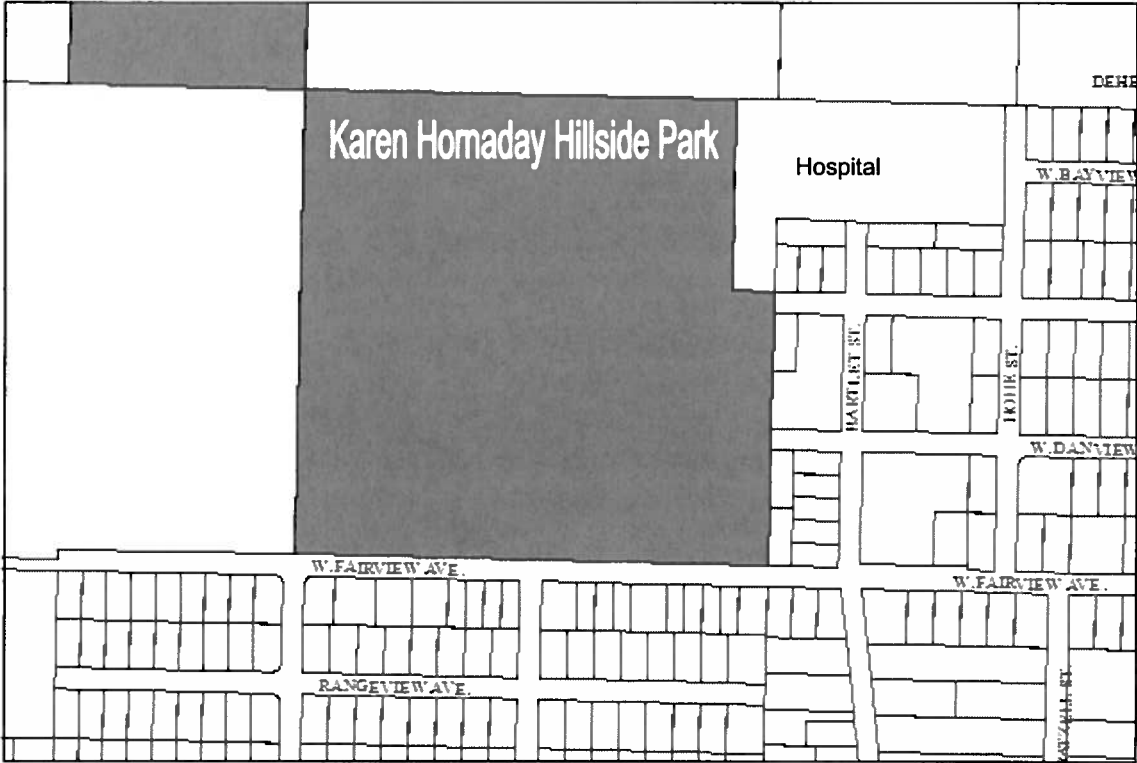
Zoning: Rural Residential

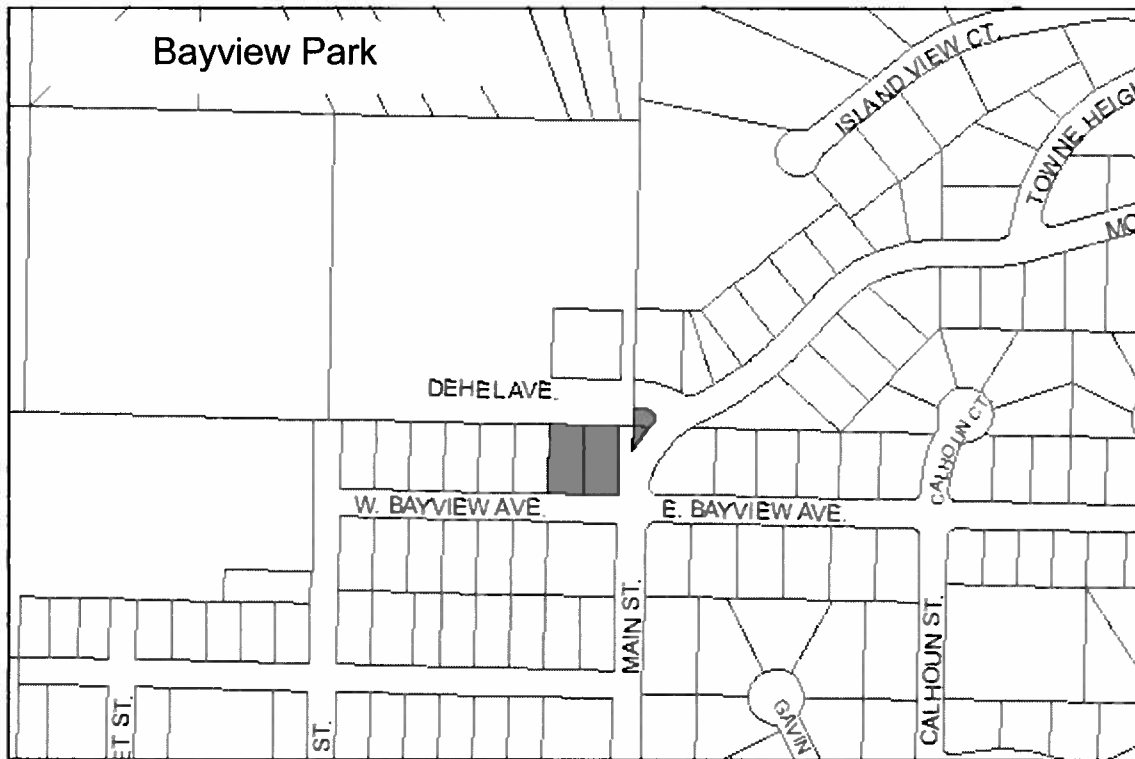
Wetlands: Drainages and wetlands may be present

Infrastructure: None. No access.

Notes: *2007—Land could not be appraised due to lack of legal access.

Finance Dept. Code:

	
Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2009 Assessed Value: \$382,200 (Land \$263,500 Structure \$118,600)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
Notes: Campground, ball fields, day use picnic and playground area. Resolution 09-59(A) adopted the park master plan.	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access

Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park. FINISH

Area: 0.58 acres total

Parcel Number: 175051 07, 08
17726038, 17727049

2006 Assessed Value: \$91,700 total

Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Rural Residential

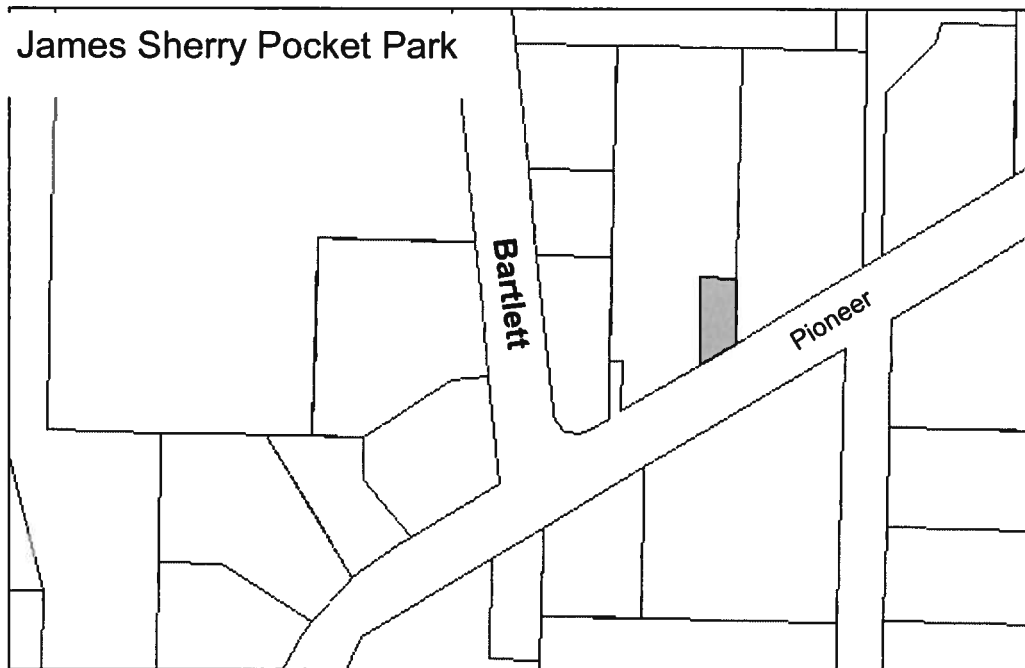
Wetlands: N/A

Infrastructure: Paved road access

Notes:

Finance Dept. Code:

Designated Use: ROW and Woodard Park Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2006 Assessed Value: ROW: \$61,400, Park: \$36,200	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2009 Assessed Value: \$41,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park

Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres

Parcel Number: 17720204

2009 Assessed Value: \$95,600

Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

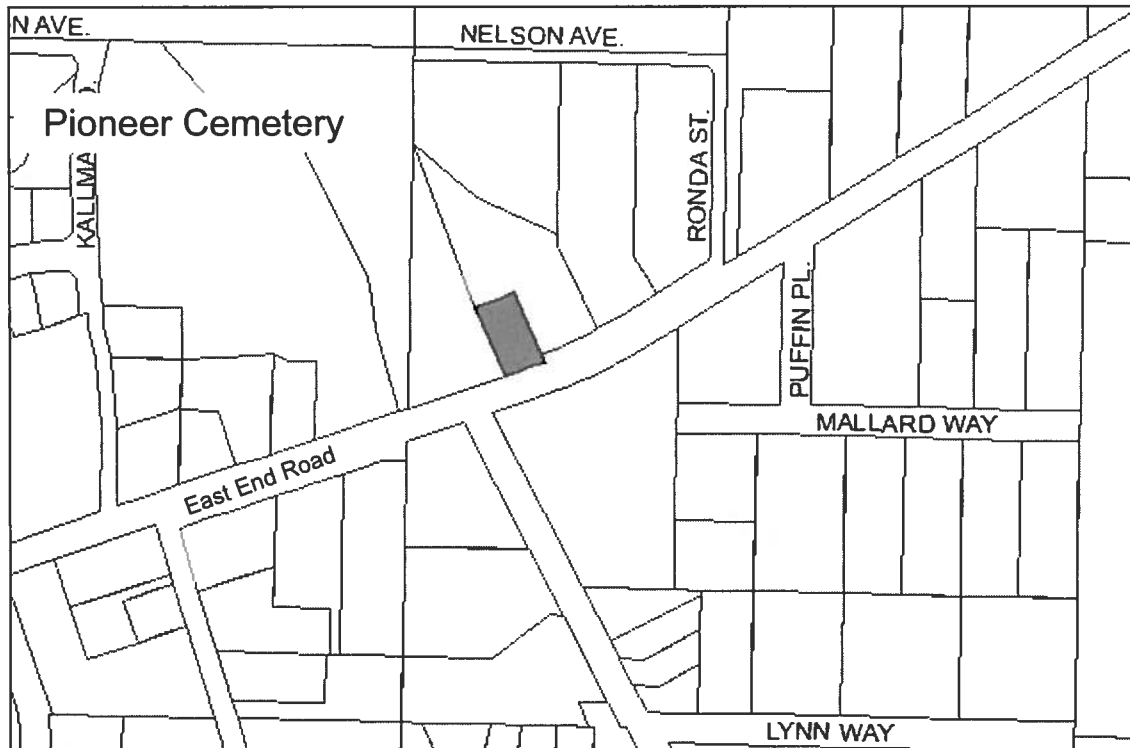
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery

Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

2009 Assessed Value: \$26,400

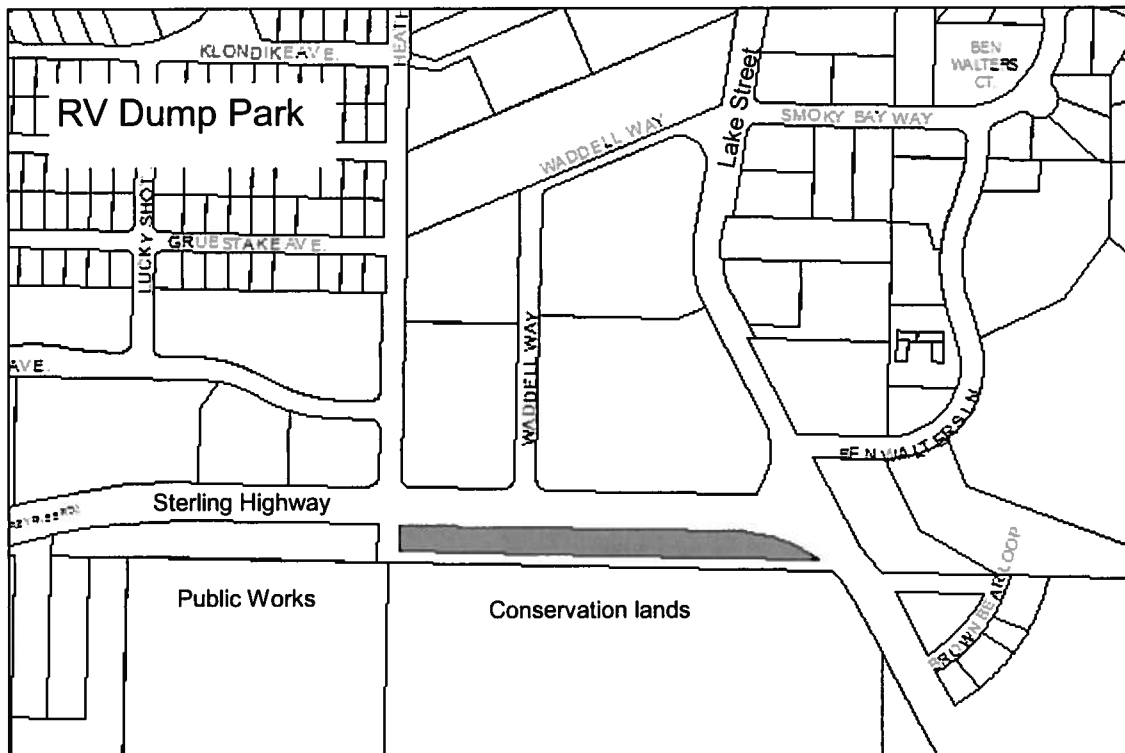
Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Dump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2009 Assessed Value: \$215,800

Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

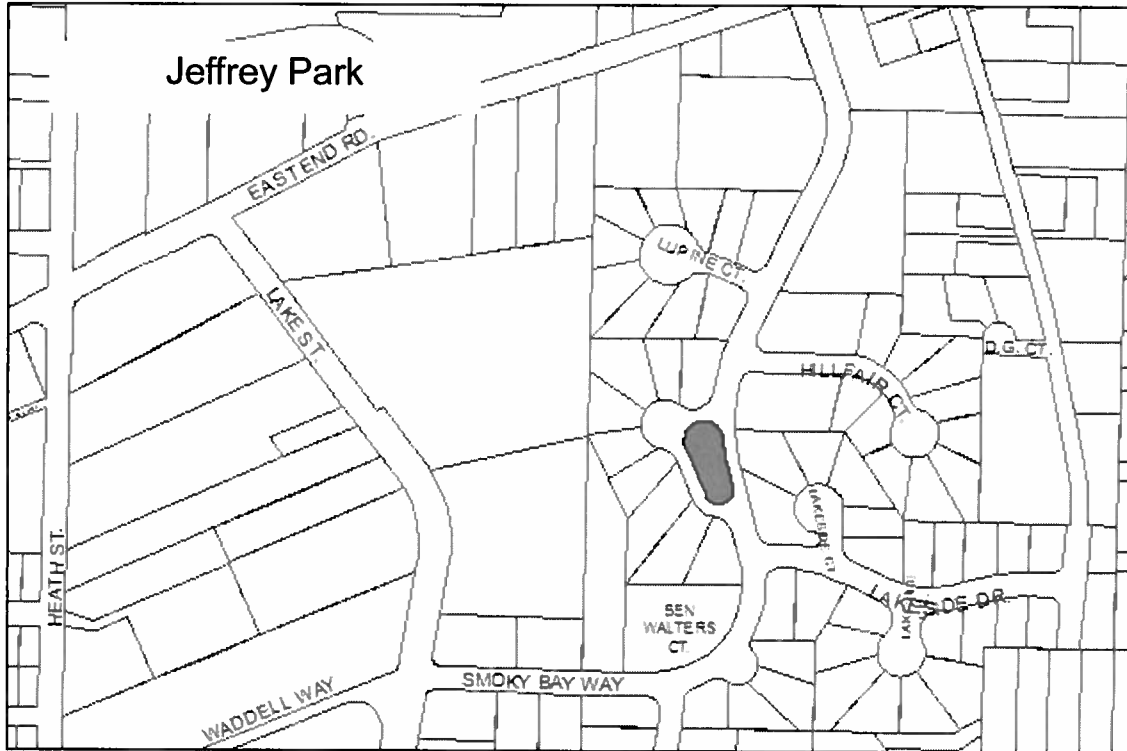
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

Notes:

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park

Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres

Parcel Number: 17730251

2009 Assessed Value: \$41,900

Legal Description: Lakeside Village Amended Jeffrey Park

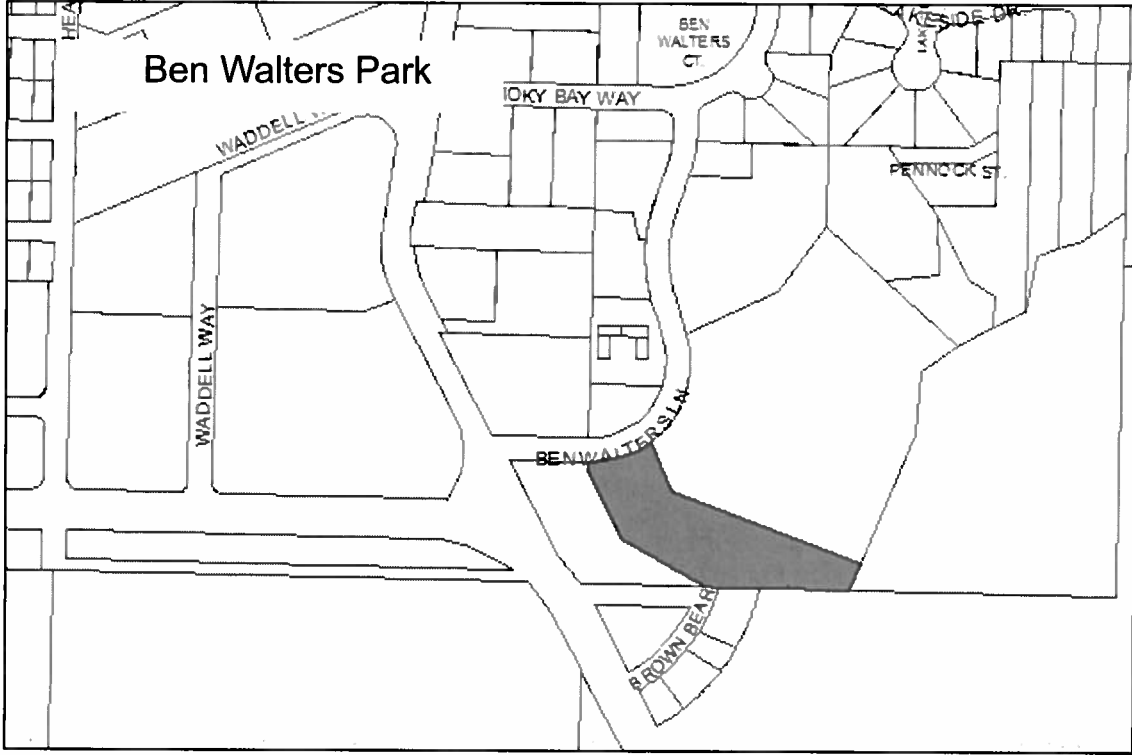
Zoning: Urban Residential

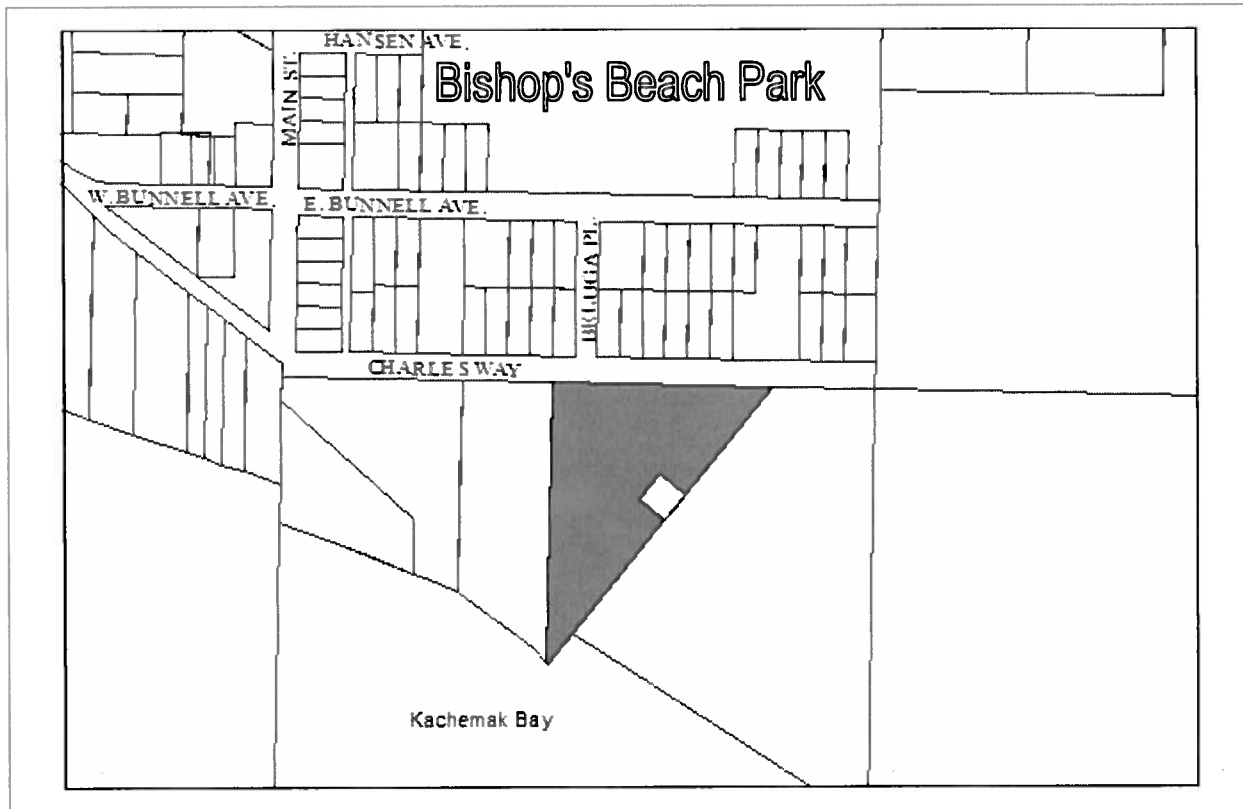
Wetlands:

Infrastructure: Paved Road, water, sewer

Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

Finance Dept. Code:

	
Designated Use: Ben Walters Park. Public park or greenbelt per deed. Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
Area: 2.48 acres	Parcel Number: 17712022
2009 Assessed Value: \$435,200 (Land \$386,100, Structure \$49,100)	
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2	
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
Notes: New swing set installed, 2008. New dock installed in 2009.	
Finance Dept. Code:	



Designated Use: Bishop's Beach Park

Acquisition History: McKinley Warrant Deed 1/9/1984

Area: 3.46 acres

Parcel Number: 17714010

2009 Assessed Value: \$56,600 (Land \$45,300, Structure \$11,300)

Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

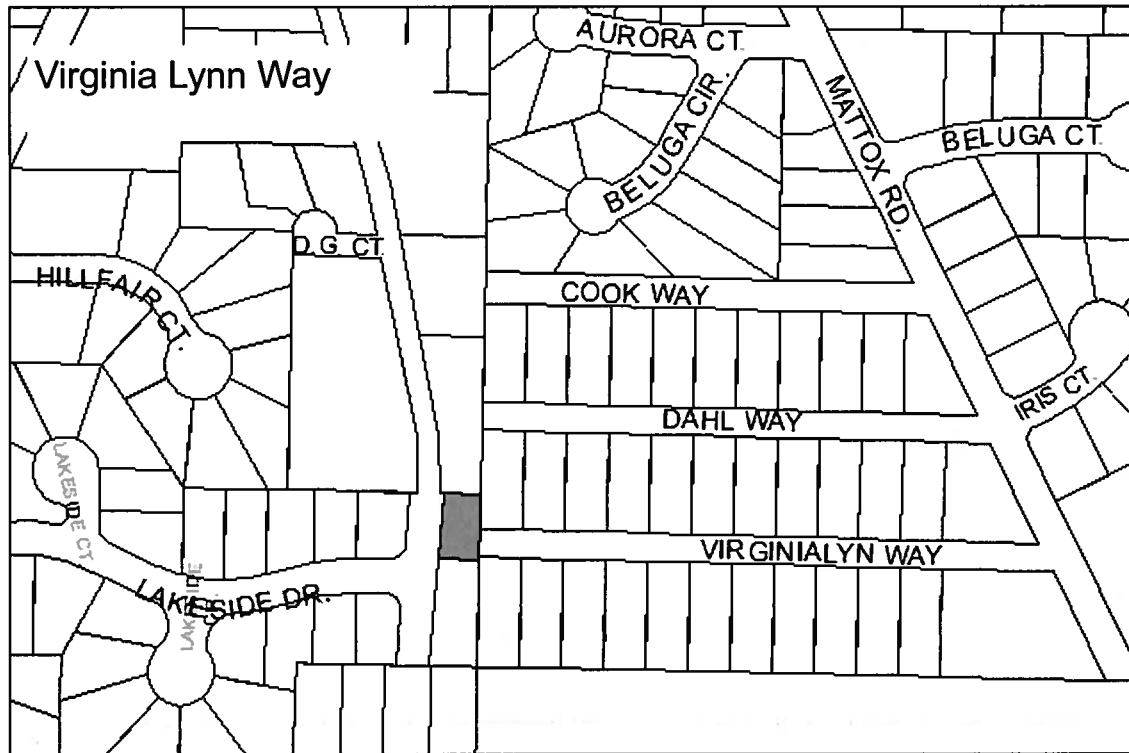
Zoning: Central Business District

Wetlands: Some wetlands (along boardwalk).
Flood hazard area.

Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2006 Assessed Value: \$22,800

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

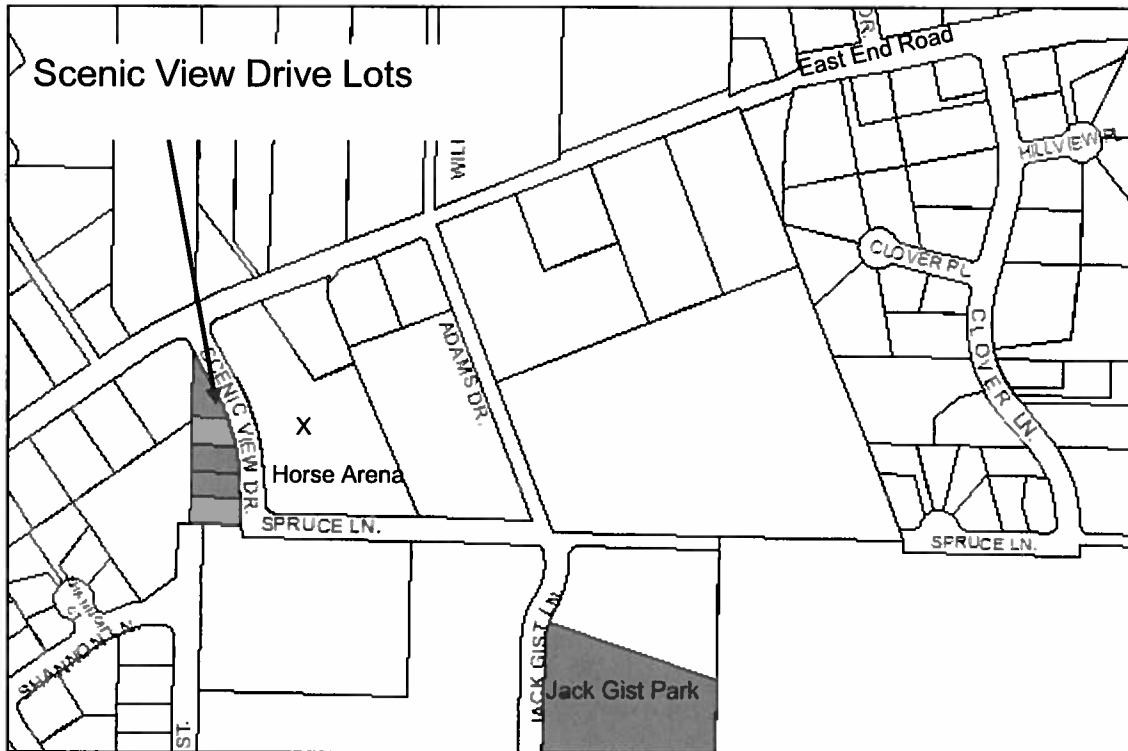
Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not known at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

Finance Dept. Code:



Designated Use: Public Park and future Donation to Equestrian group.

Acquisition History: Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park land is purchased.

Area: 0.89 acres total

Parcel Number:

2009 Assessed Value: \$43,400

Legal Description: Scenic View Subdivision No. 6 Lots 1-5

Zoning: Rural Residential

Wetlands: Yes, the back half of the lots has a creek and wetlands.

Infrastructure: Gravel road

Notes:

Finance Dept. Code:



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

2009 Assessed Value: \$86,900

Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

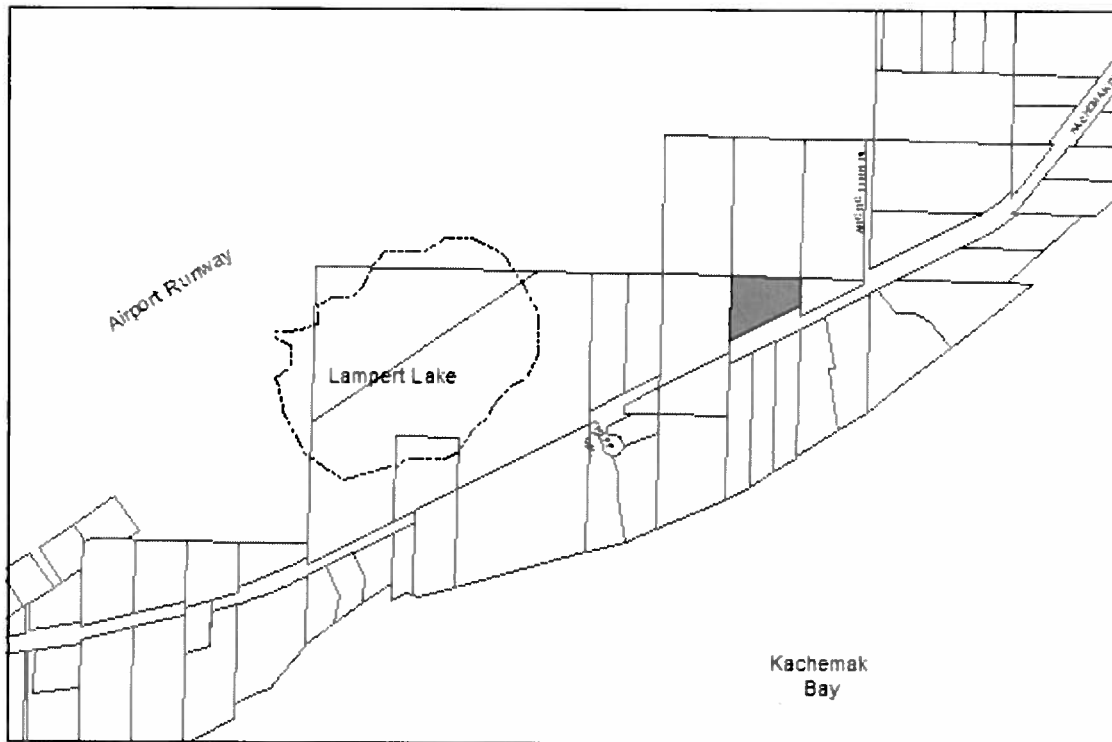
Zoning: Rural Residential

Wetlands: May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

Notes: Old dump site. No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)
Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres

Parcel Number: 17936020

2009 Assessed Value: \$10,500

Legal Description: Scenic Bay Lot 4

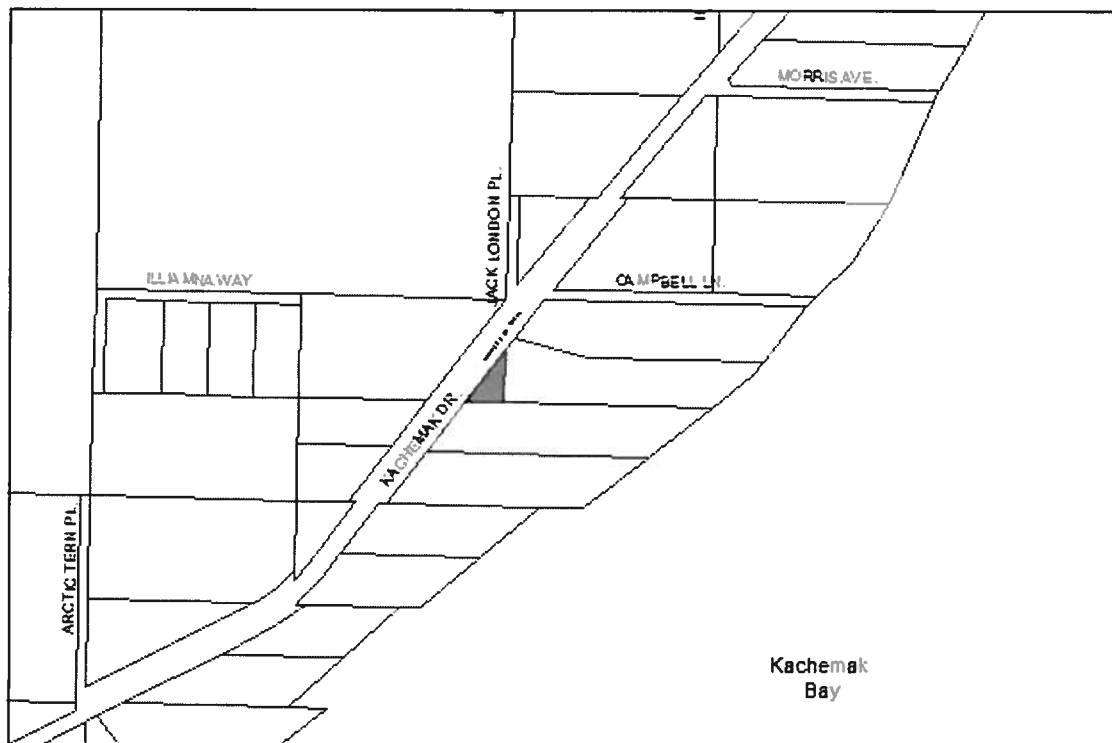
Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Public Park/Designated Public Use

Acquisition History: Tax Foreclosure Ord 78/18

Area: 0.24 acres

Parcel Number: 17915003

2009 Assessed Value: \$18,200

Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

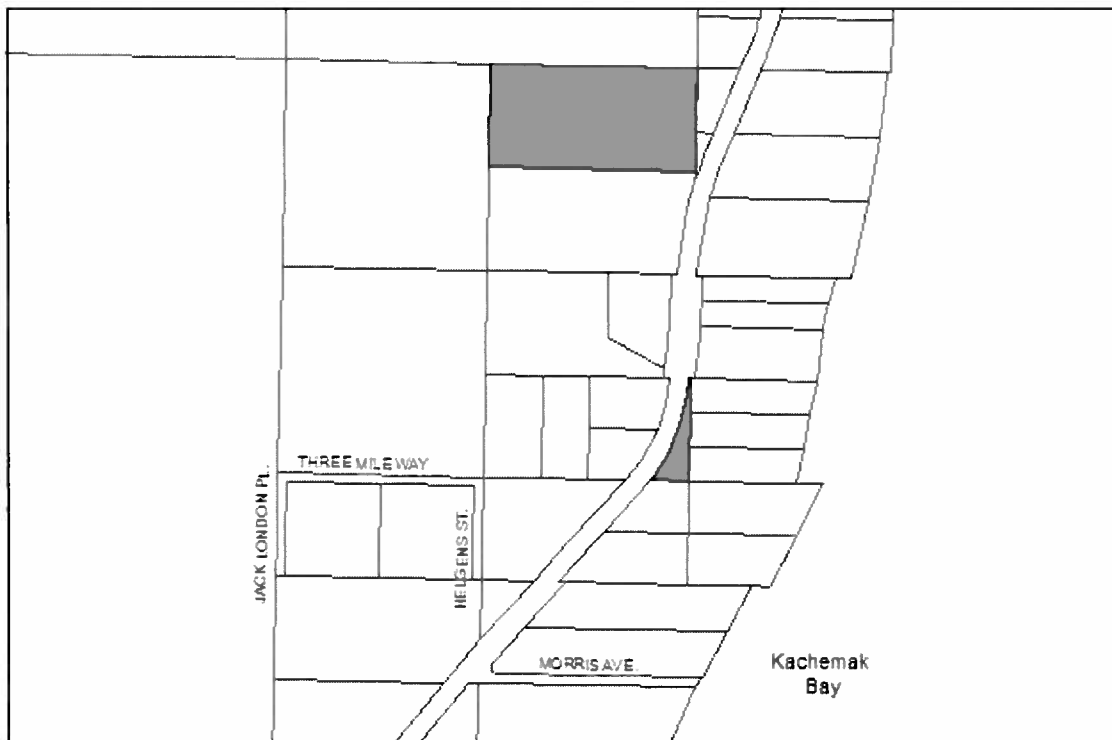
Zoning: Rural Residential

Wetlands: No wetlands

Infrastructure: Paved road access

Notes: Limited developable area due to setback requirements from Kachemak Dr.

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest areas. Resolution 11-37(A)

Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

Area: Gov't Lot 36: 5 acres
Harry Feyer Subdivision Lot 1: 0.39 acres

Parcel Number: 17910001, 17911005

2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1)

Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

Zoning: Rural Residential

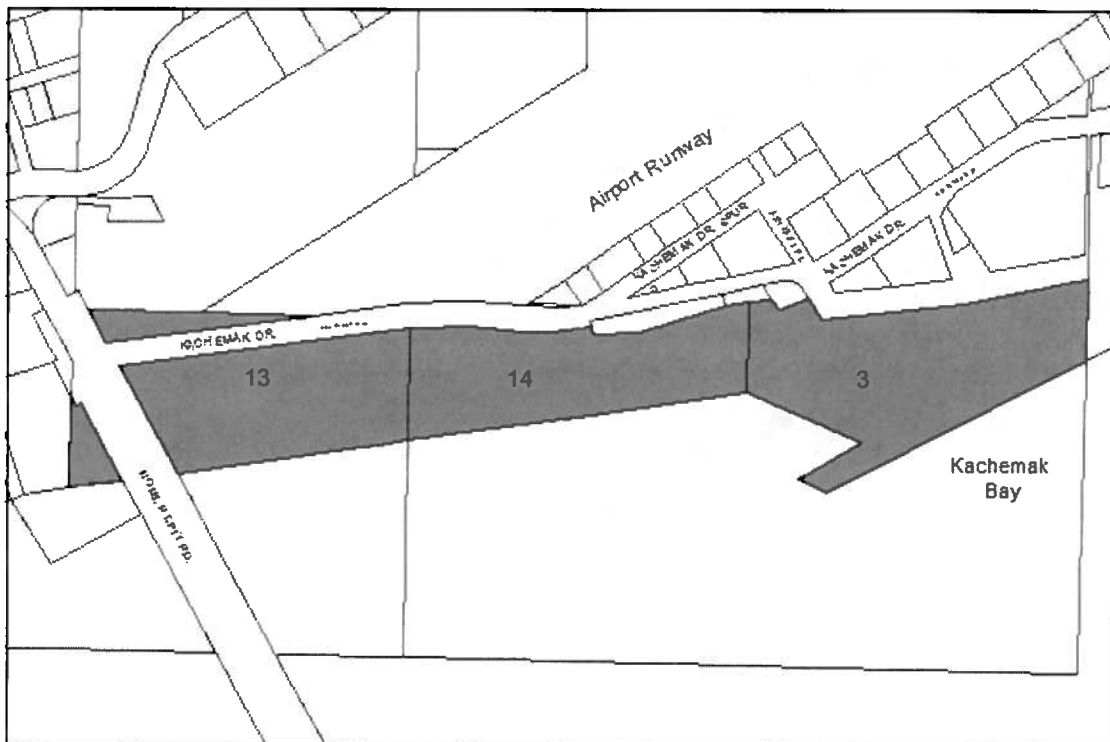
Wetlands: Lot 36 is wetland. Lot 1 is not.

Infrastructure: Paved Road access, power.

Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

Wetlands: Coastal wetlands. Designated critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

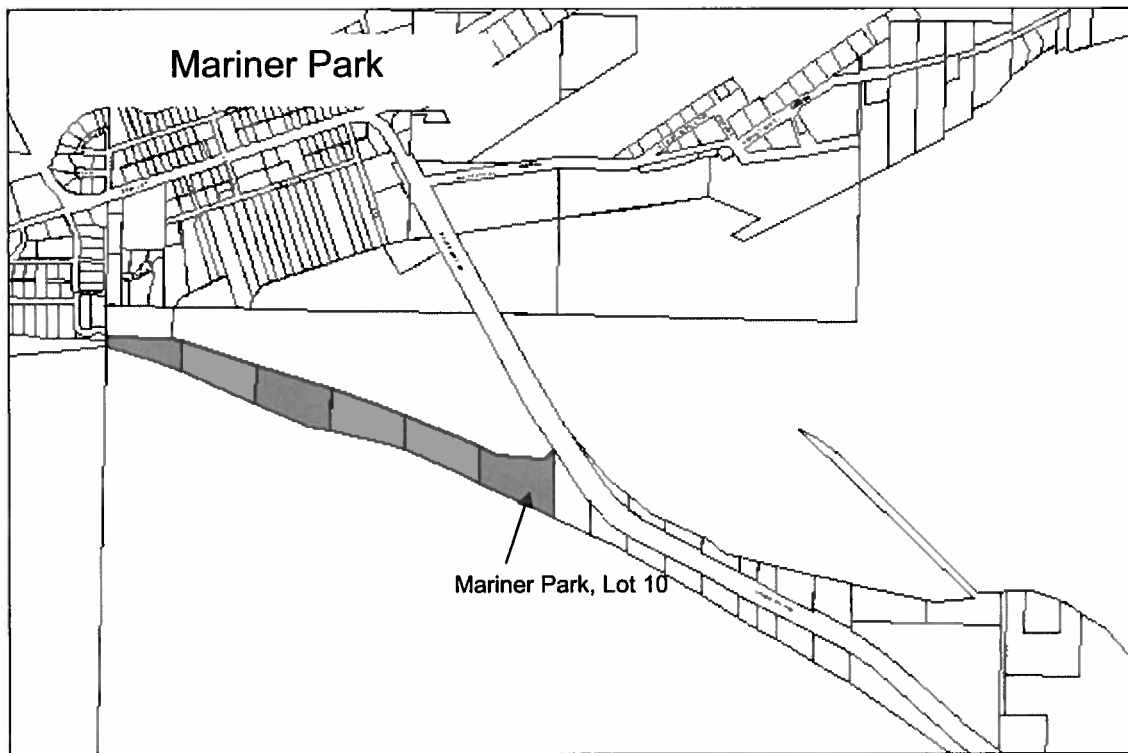
Notes: Spit trailhead parking lot expanded in 2009.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

See also section C page 9.

A title report conducted in 2013 reported that these lots are state property, not City lands.

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

Area: 32.32 acres

Parcel Number: 18101002-07

2009 Assessed Value: \$144,700

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15

Zoning: Open Space Recreation

Wetlands: Tidal

Infrastructure: No infrastructure

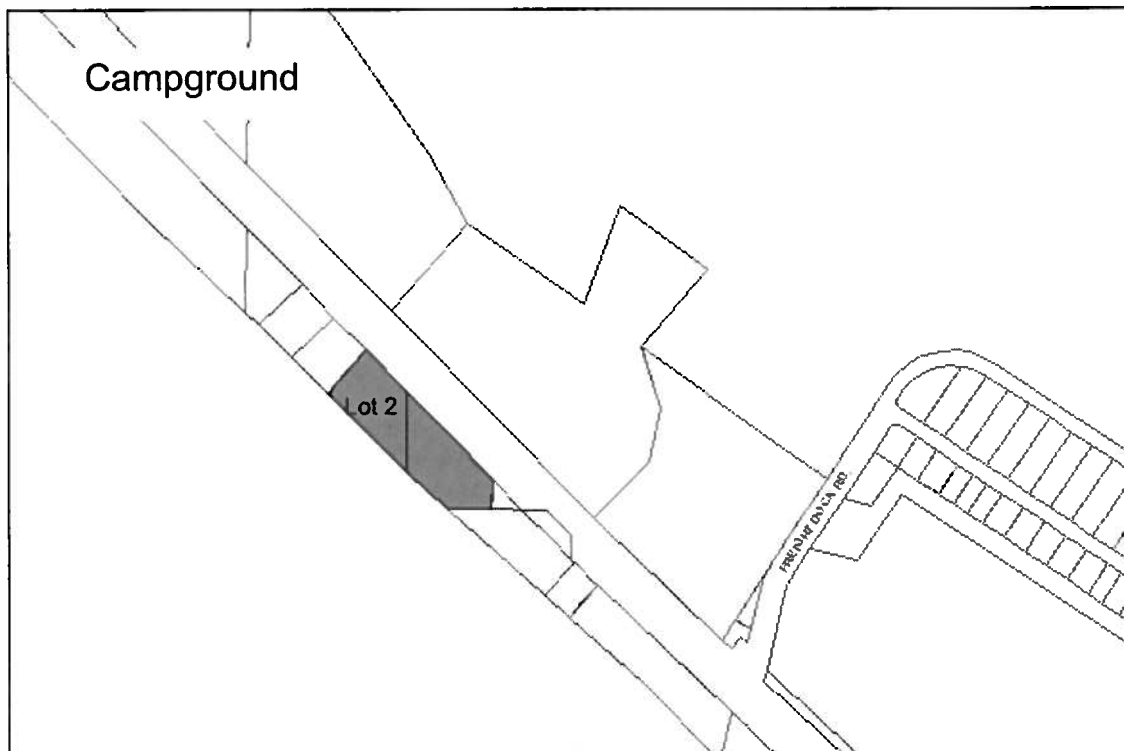
Notes: Acquisition of Lots 11-145 should be researched to see how they were acquired.

Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

2012 Mariner Park driveway was relocated to the north.

Finance Dept. Code:



Designated Use: Camping

Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

2009 Assessed Value: \$580,000 (Includes value of the campground office)

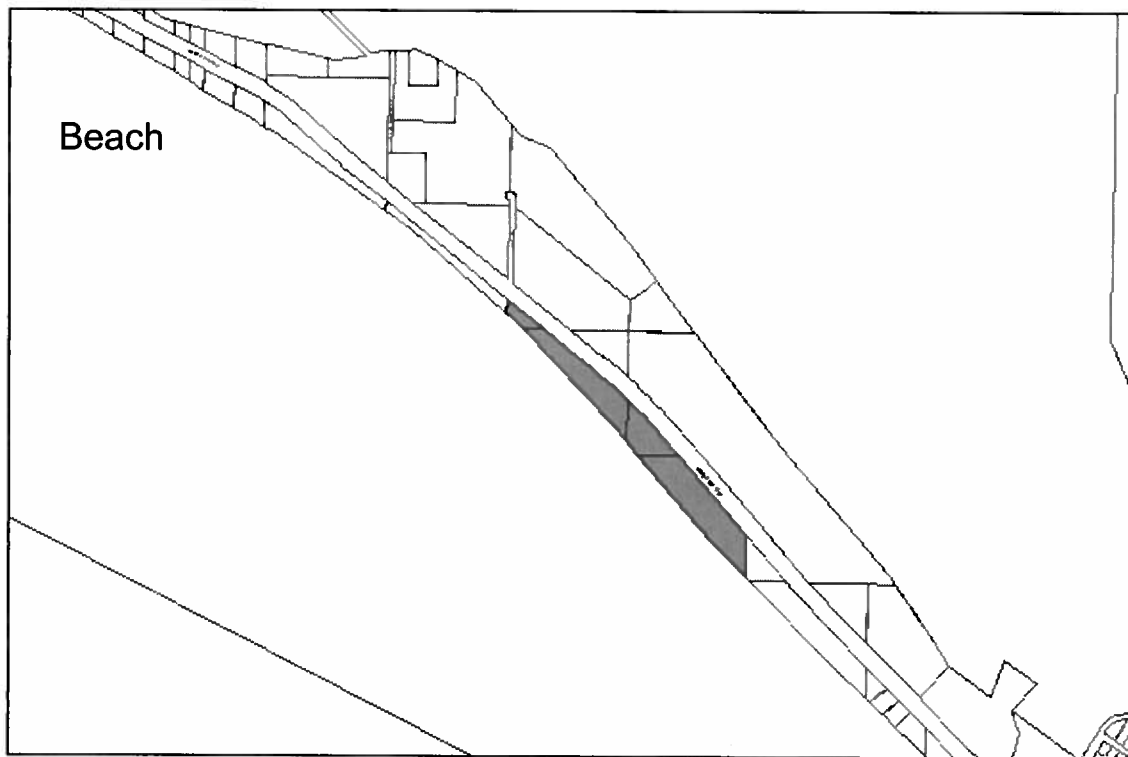
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Lot 2: Open Space Recreation. Lot 14: Marine Industrial

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation

Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres

Parcel Number: 181030 02, 04, 06 18102011

2009 Assessed Value: \$262,200

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Marine Industrial. Lot 6: Open Space Rec

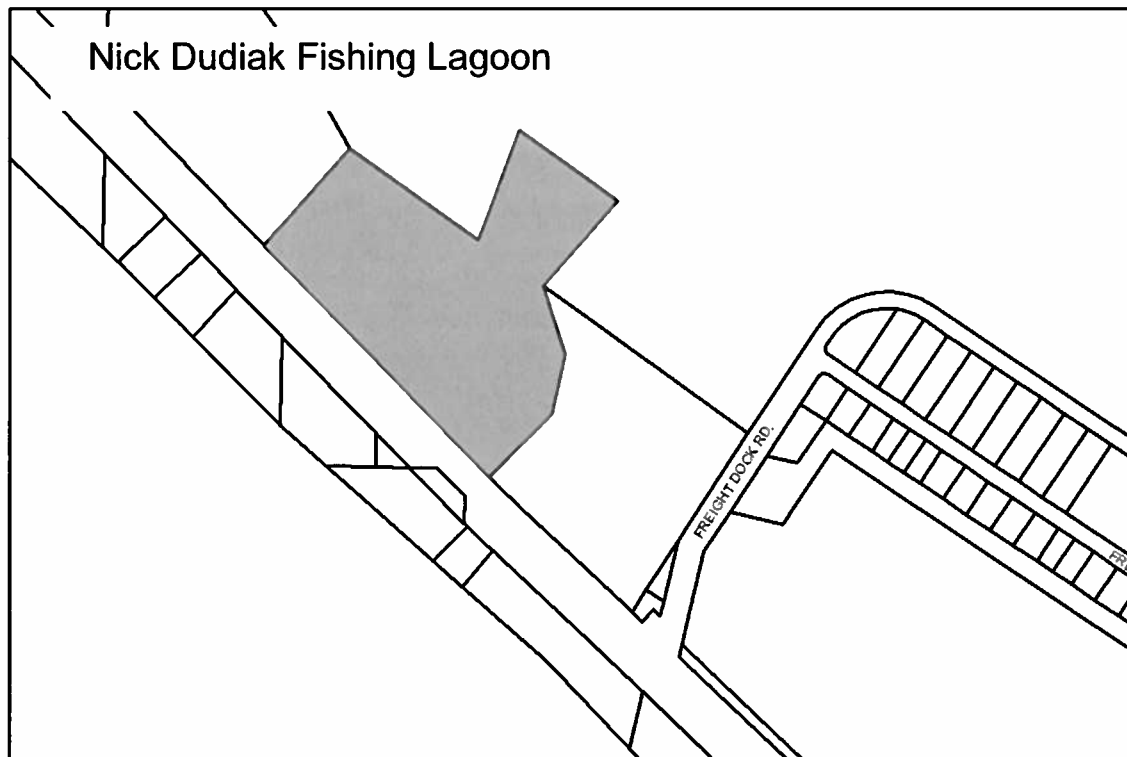
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched.

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

2009 Assessed Value: \$2,144,700

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

Zoning: Open Space Recreation

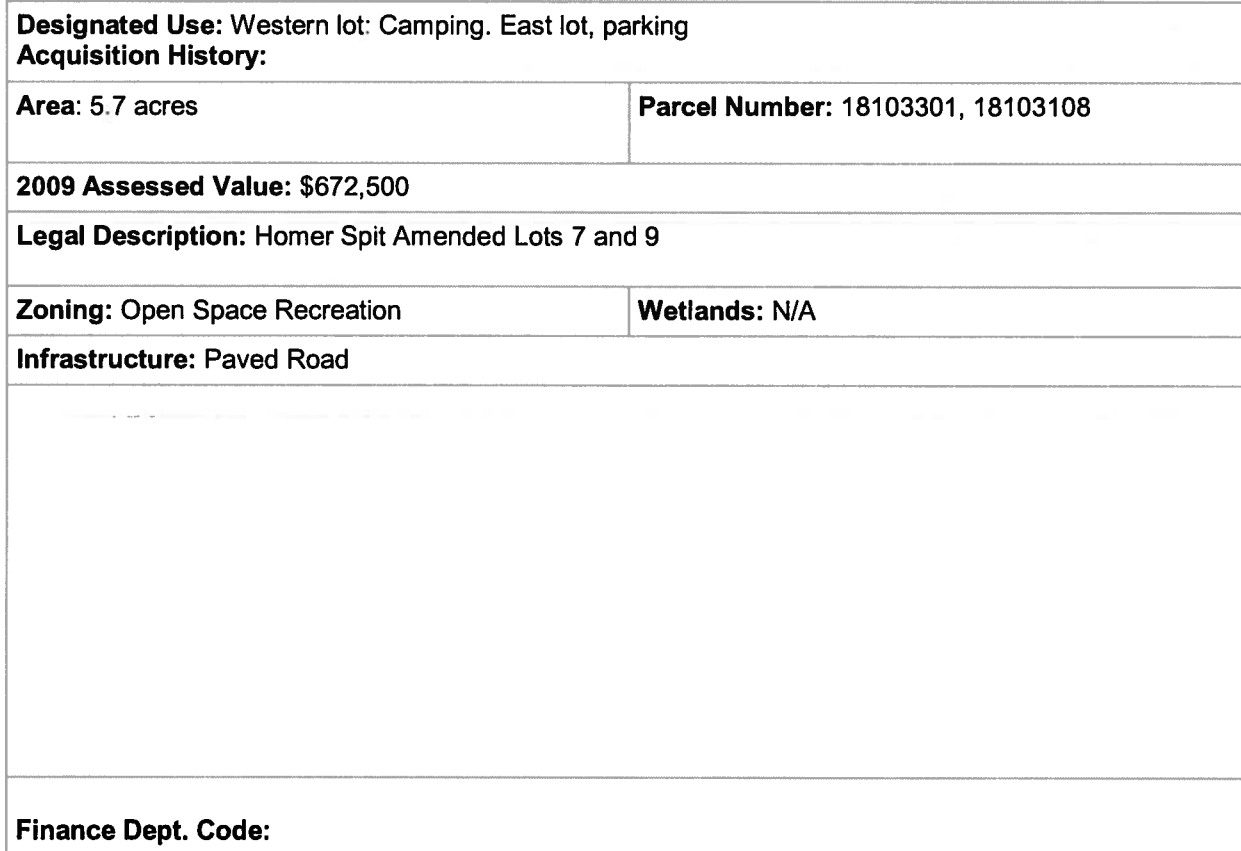
Wetlands: N/A. Portions in floodplain.

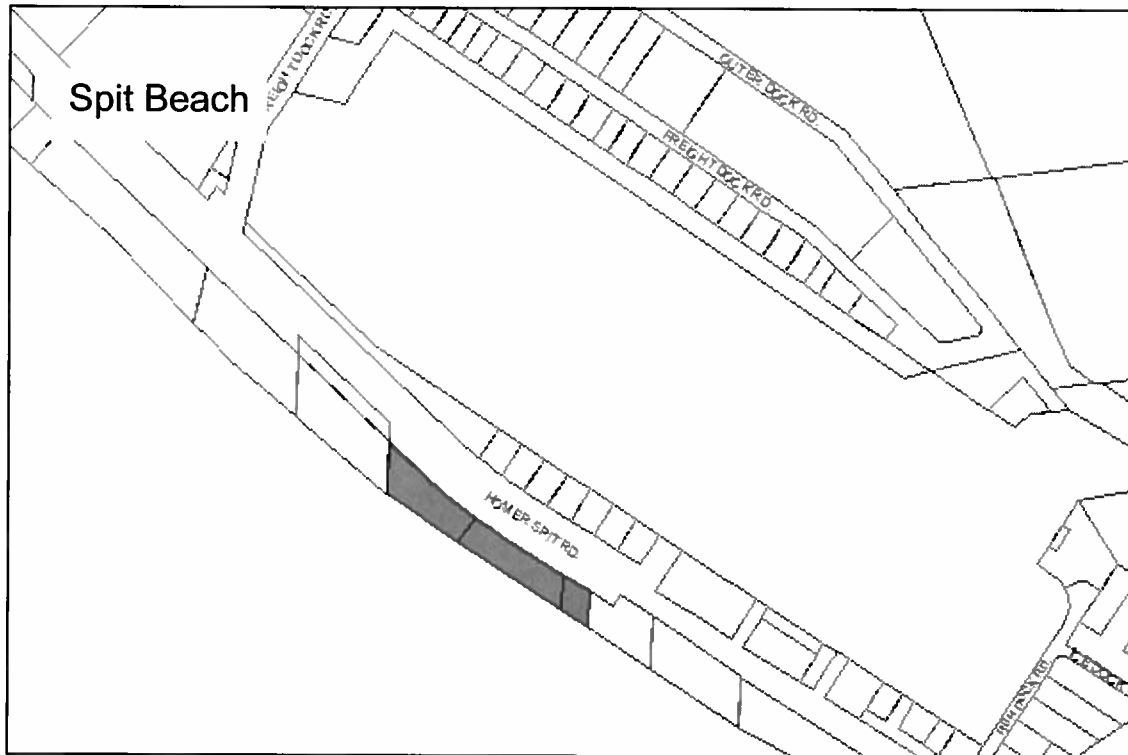
Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

Dredged in 2012

Finance Dept. Code:





Designated Use: Open Space Recreation

Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

2009 Assessed Value: \$414,000

Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

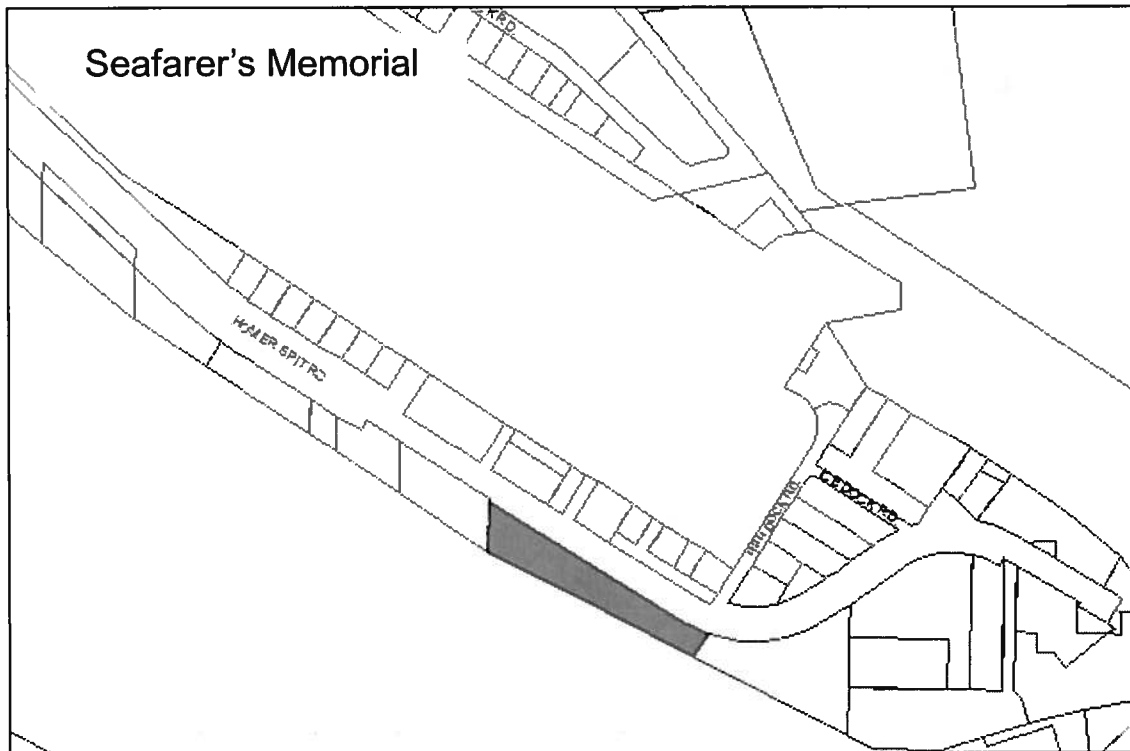
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

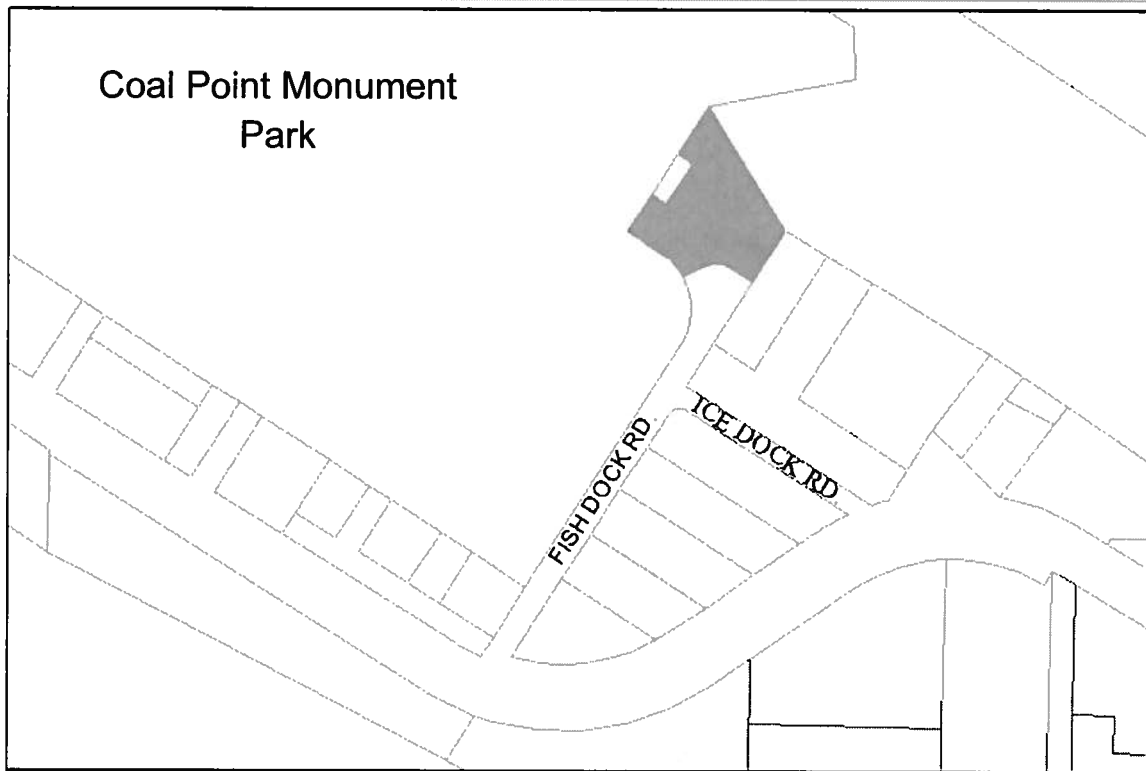
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres

Parcel Number: 18103426

2010 Assessed Value: \$322,600

Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT
 SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE
 AGREEMENT 187 @ 921

Zoning: Marine Industrial

Wetlands:

Infrastructure: gravel road

Notes:

Finance Dept. Code:



Designated Use: Beachfront between Icicle and Main Dock
Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2009 Assessed Value: \$68,800

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

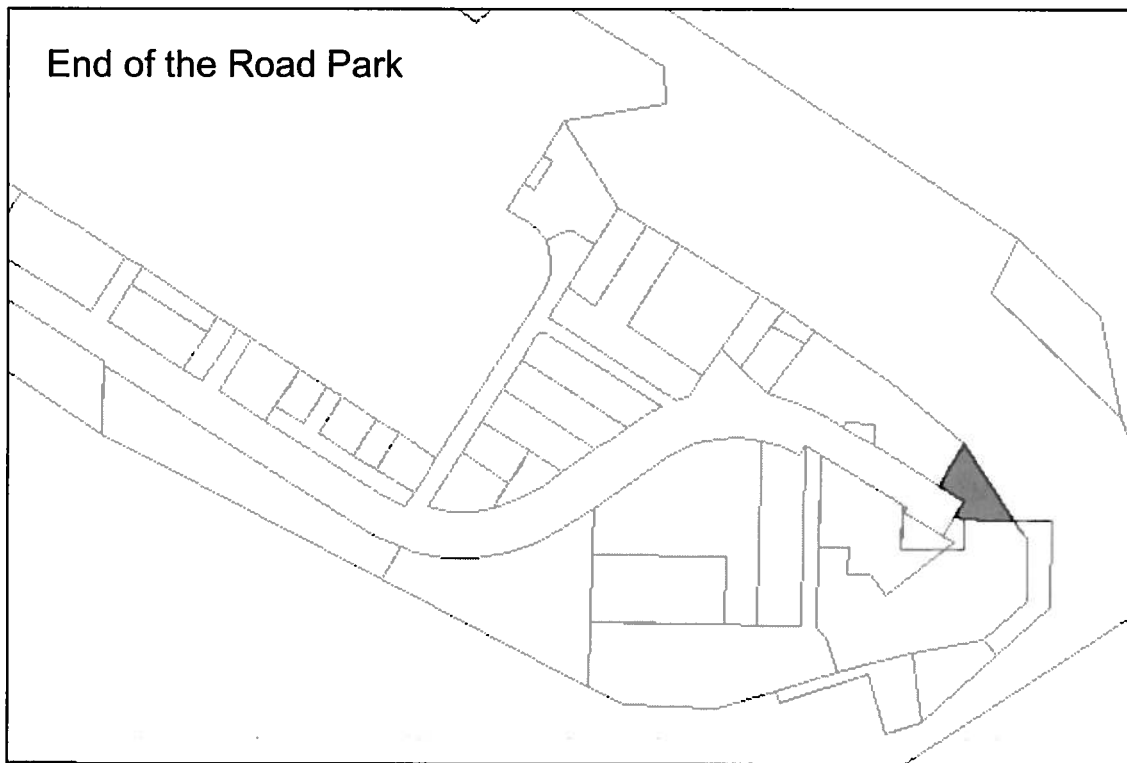
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:



Designated Use: End of the Road Park Resolution 13-032

Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2009 Assessed Value: \$173,400

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

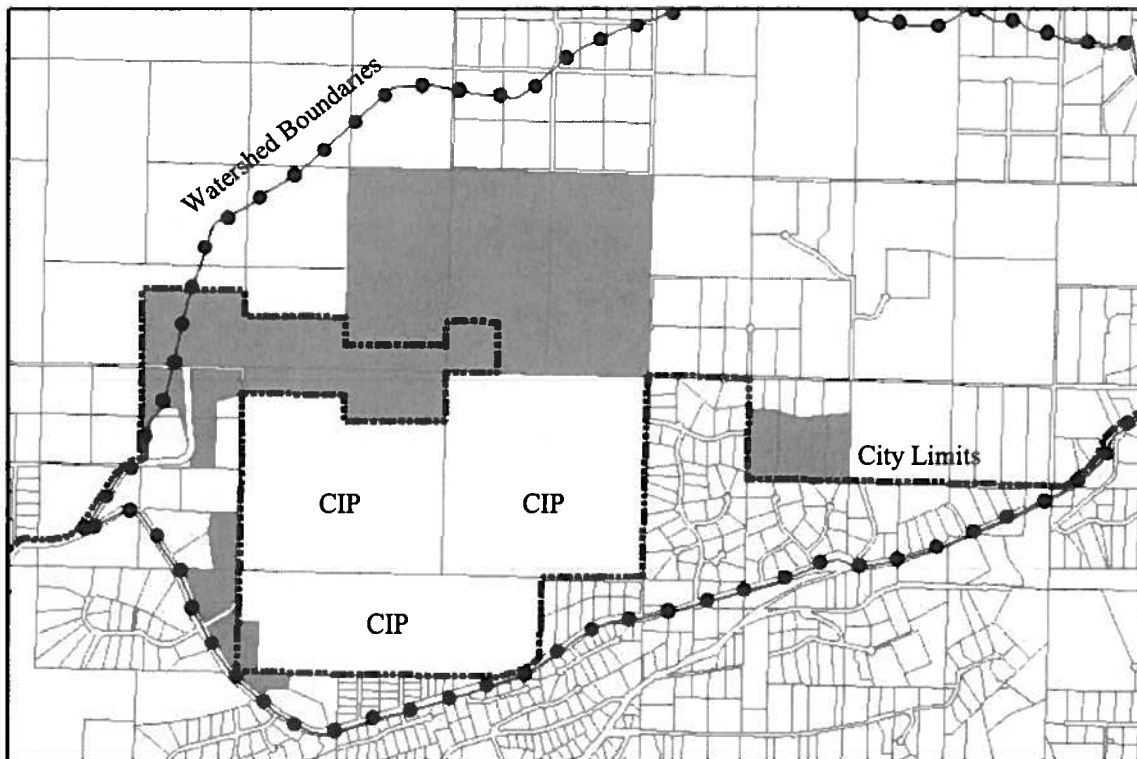
- Restroom construction 2013/14, parking lot paved, and spit trail completed

Finance Dept. Code:

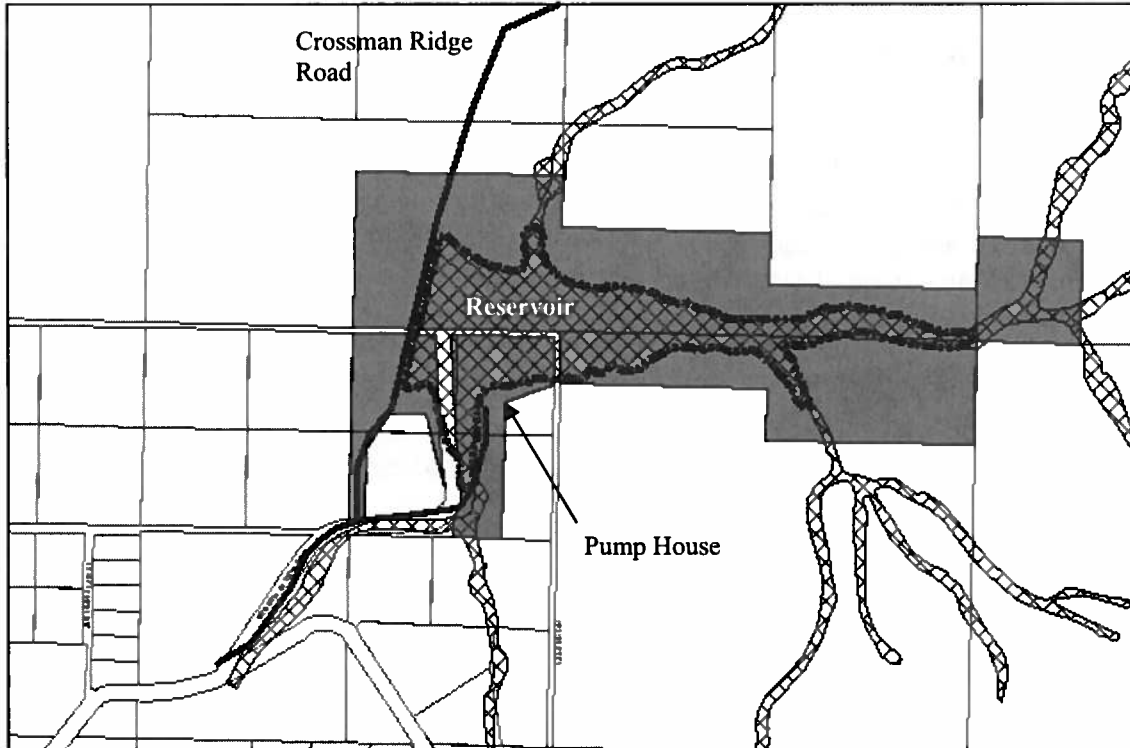
City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 19 lots totaling 395.6 acres with an assessed value in 2012 of \$3,957,500. Lands include conservation purchases from the University of Alaska, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated February 4, 2014



Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres

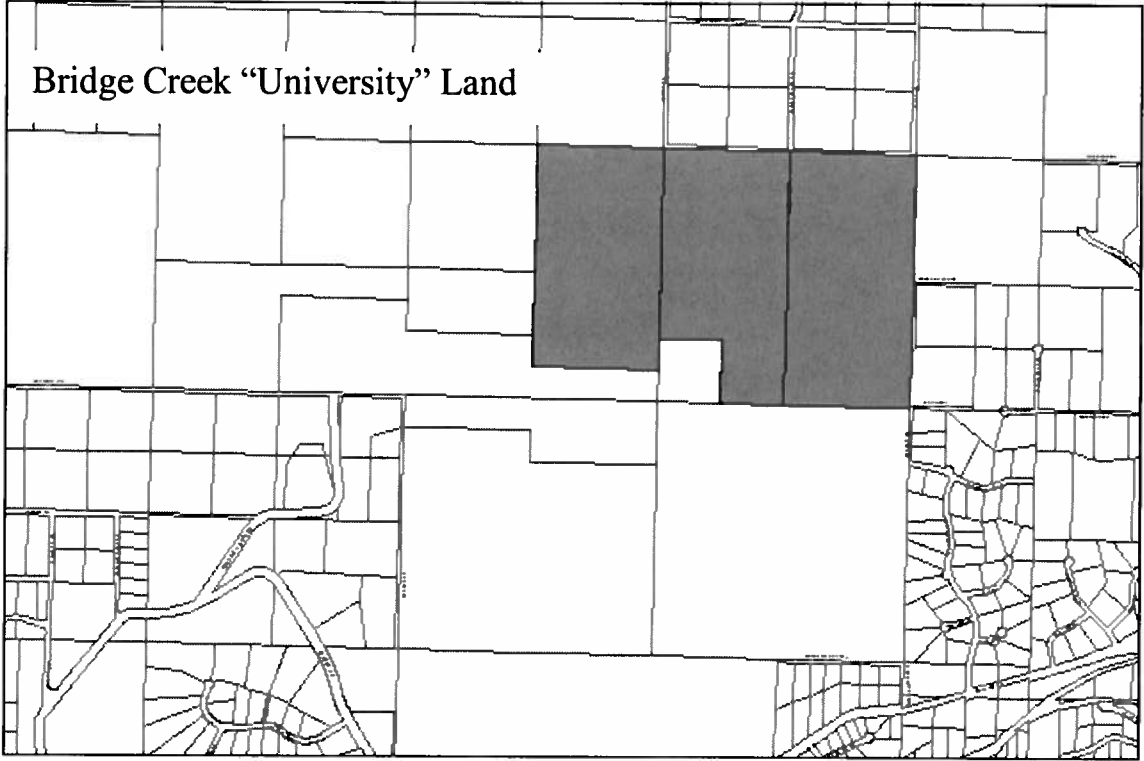
Zoning: Conservation

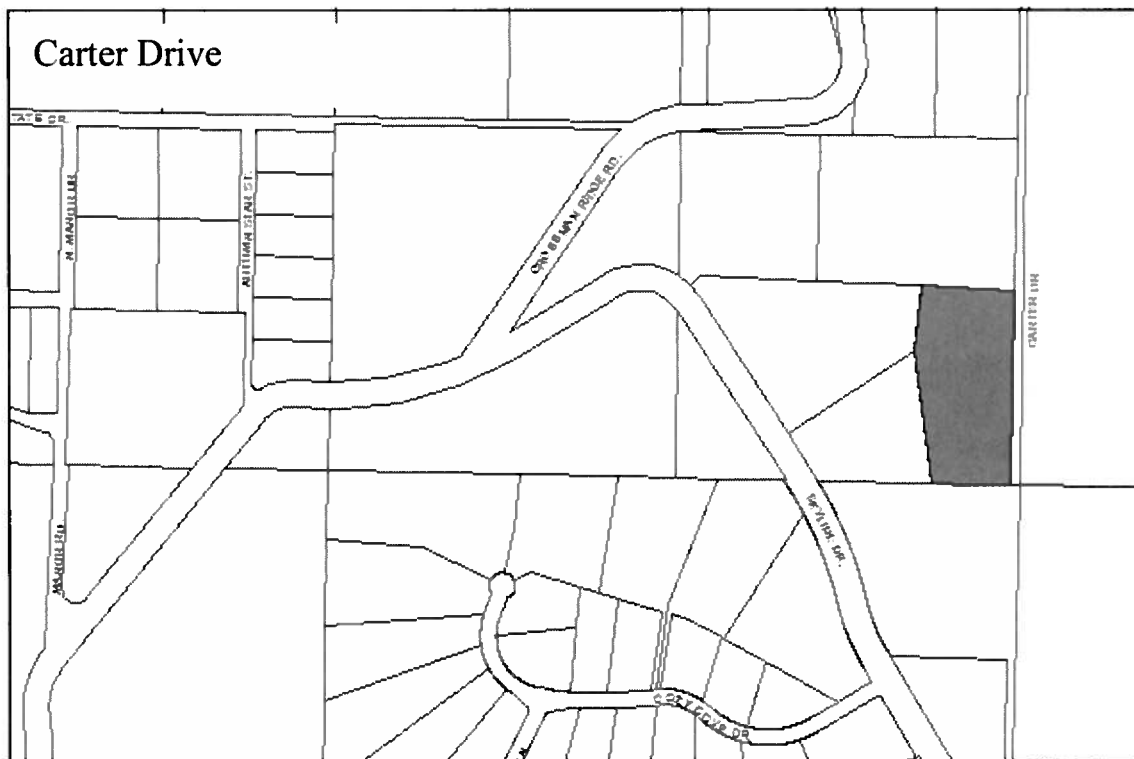
2012 Assessed Value: \$313,000

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:

	
Designated Use: Bridge Creek Watershed Property Acquisition History: Ordinance 2003-7(A). Purchased from UAA.	
Area: 220 acres	Parcel Number: 173 052 34, 35, 17305120
2012 Assessed Value: \$184,100	
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.	
Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
Infrastructure: None. Limited legal and physical access.	
Notes: Paid \$265,000 for land in 2003.	
Finance Dept. Code:	



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres

Parcel Number: 173070760

2012 Assessed Value: \$76,300 (Land \$44,300 Structure \$32,000)

Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

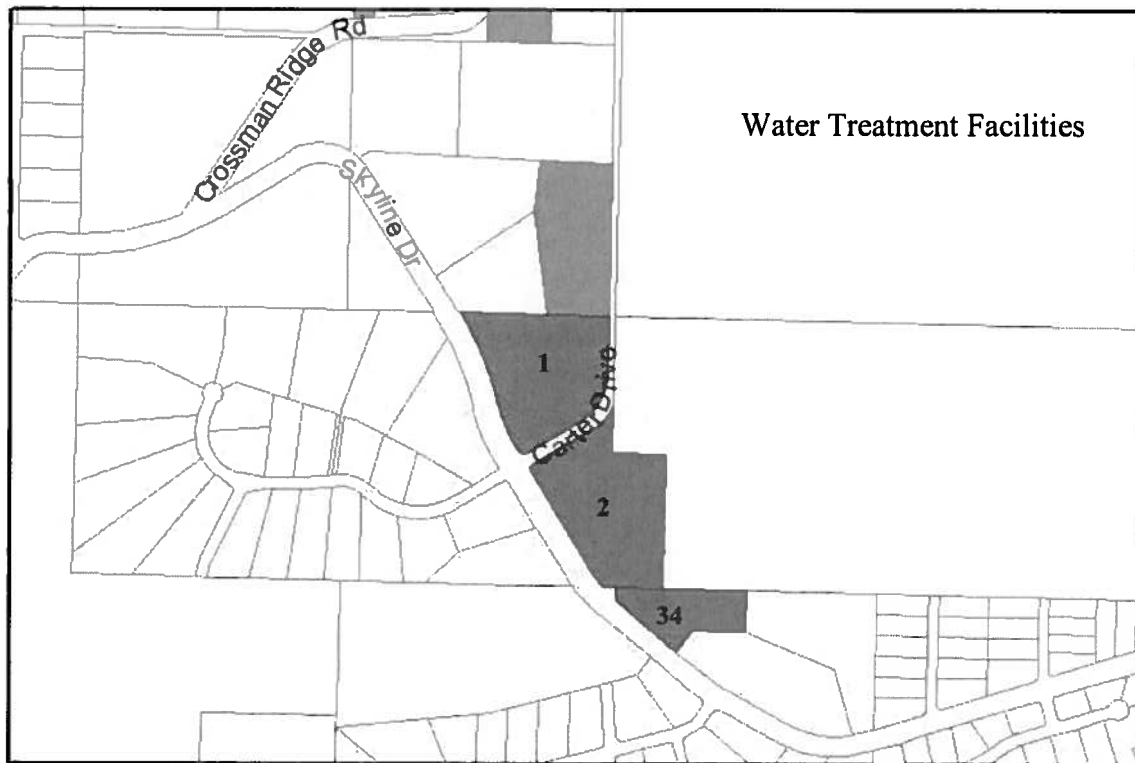
Zoning: Rural Residential, Bridge Creek WPD

Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

Area: Lot 1: 7.83 acres
 Lot 2: 8.34 acres
 Lot 34: 3 acres

Parcel Number: 17307094, 95, 96, 17308034

2012 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$2,389,400
 Lot 34: land \$42,300, Improvements \$677,500,

Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

Zoning: Rural Residential, Bridge Creek WPD

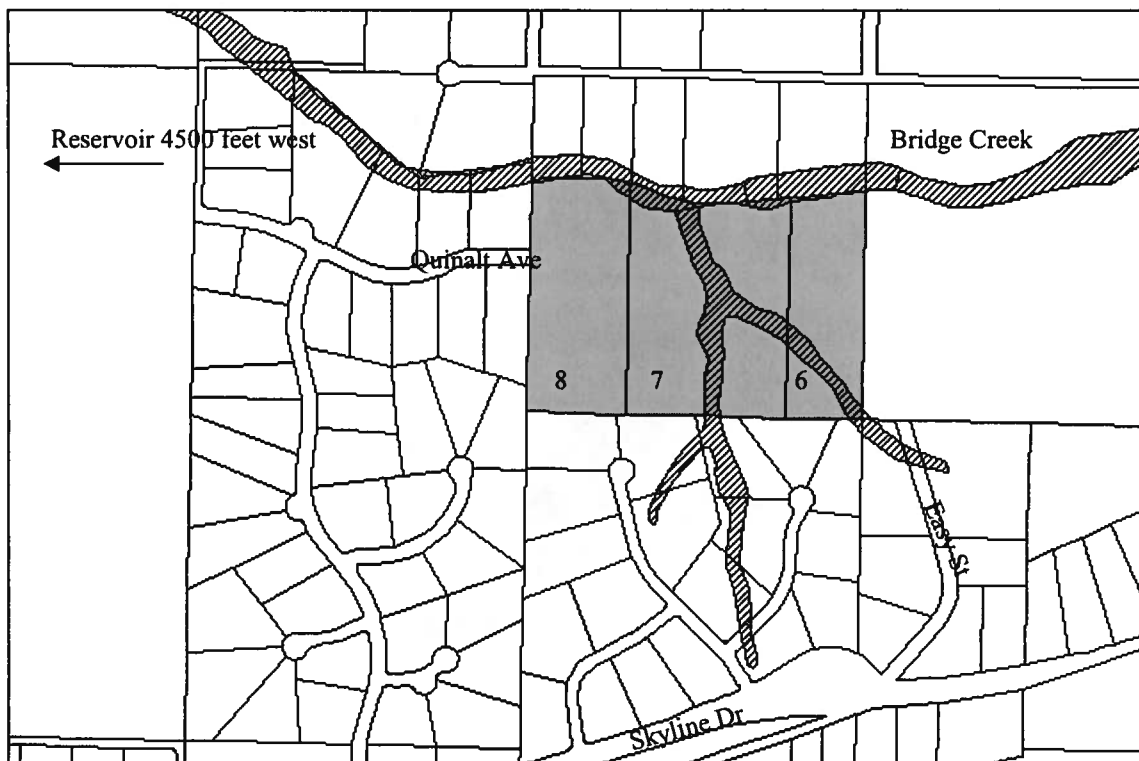
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Paved road, electricity

Notes:

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr
 Western half of lot 2 has old water tank. Former water treatment plant site. A fire station is scheduled for construction on the old water treatment foundation for summer 2014.
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.
 Lot 34 is the site of a 1 million gallon water tank.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes

Acquisition History: Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres
Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

20012 Assessed Value: \$185,700 (all lots)

Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

Zoning: Not in city limits.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Lots purchased 2/25/09
Lot 6, \$58,735, recorded document 2009-000612-0
Lot 7, \$113,730, recorded document 2009-000613-0
Lot 8, \$75,565, recorded document 2009-000611-0
Total Cost: \$248,030

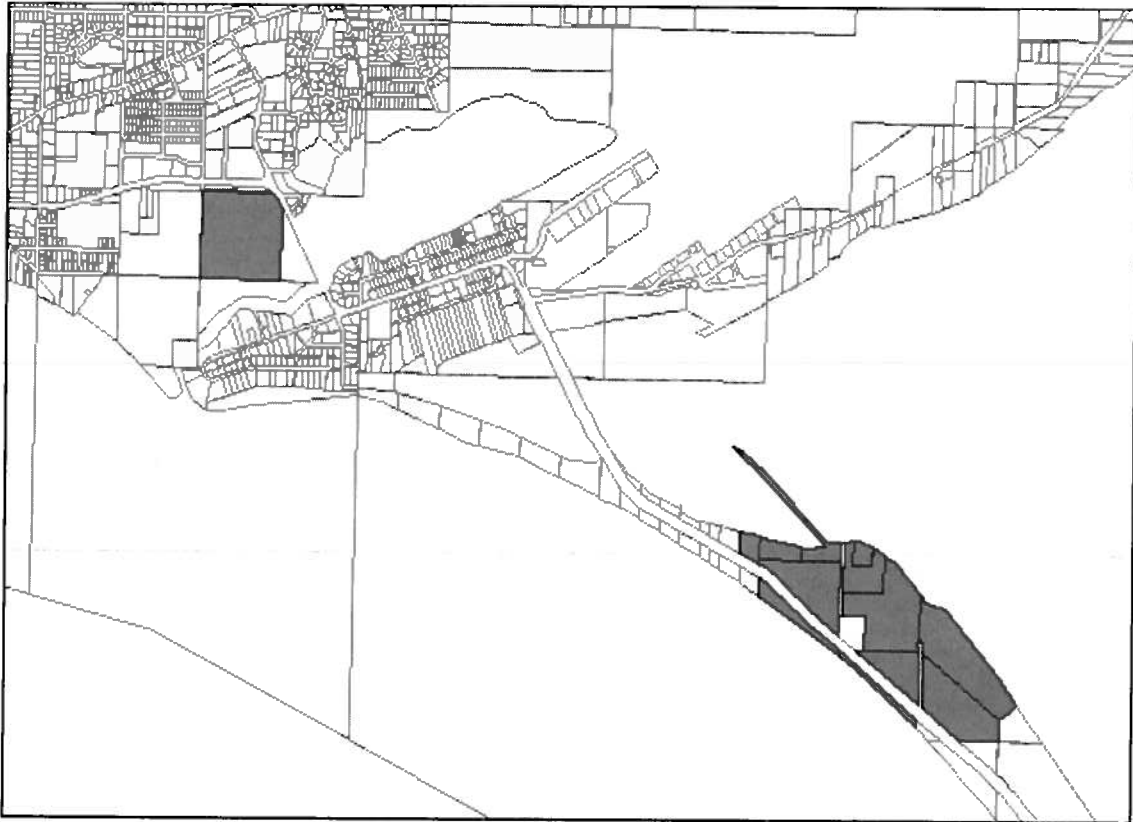
The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:

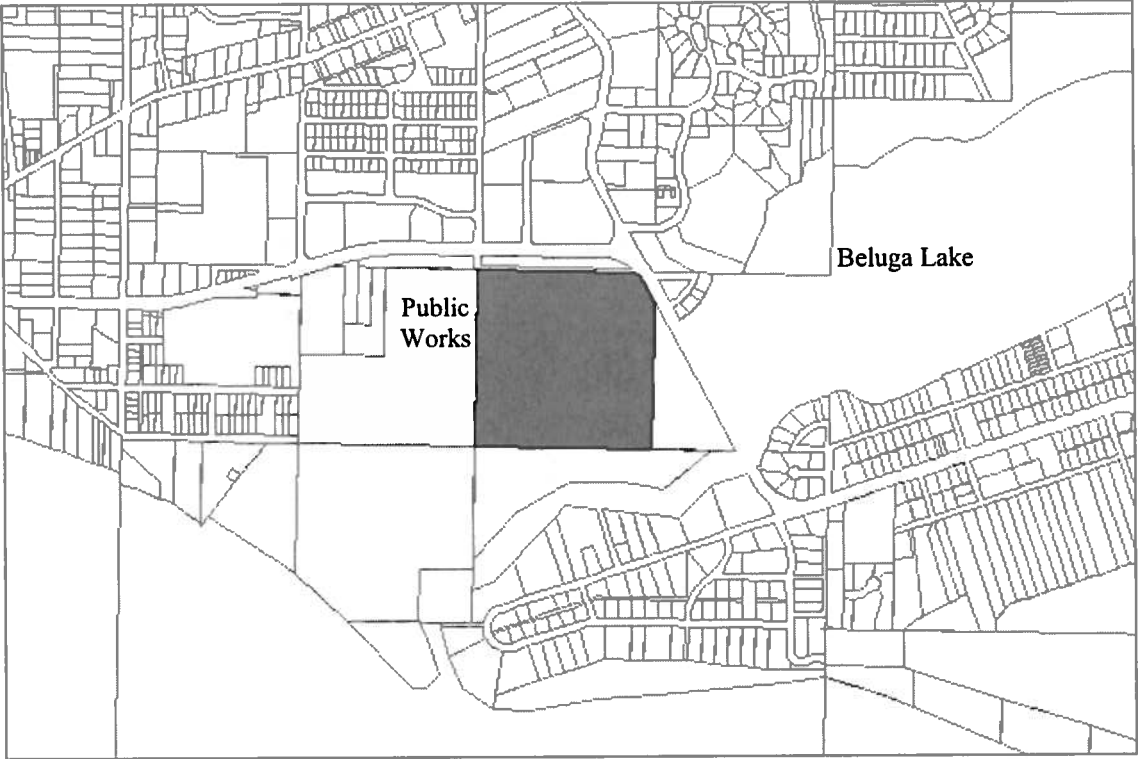
Homer Conservation Easement Lands

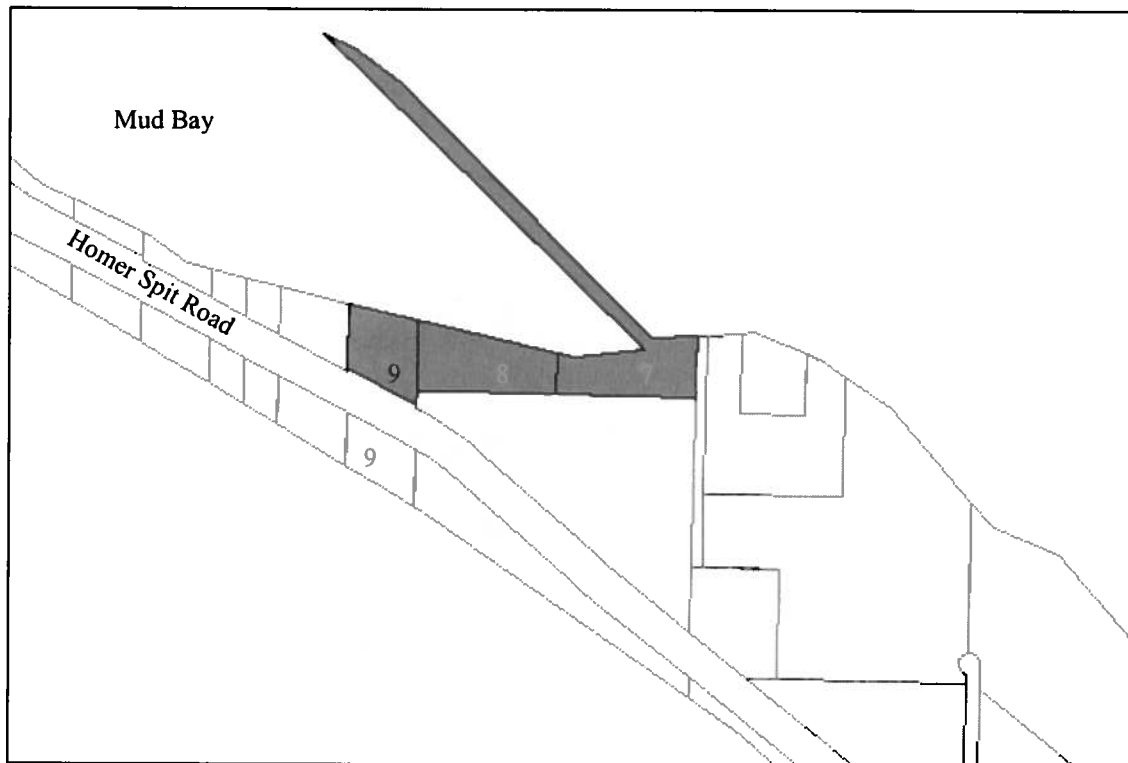
Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 1/27/2012

	
Designated Use: Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2009 Assessed Value: \$48,400	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: <ul style="list-style-type: none"> • Conservation Easement document recoded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. 	
Finance Dept. Code: 392.0013	

**Designated Use:**

Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.

Area: Lot 7: 7.1 acres
 Lot 8: 3.94 acres
 Lot 9: 3.00 acres
 Lot 9 S of Road: 2.16 acres (no EVOS
 Conservation Easement

Parcel Number: 181020 02, 01, 18101023, 24

2009 Assessed Value: Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

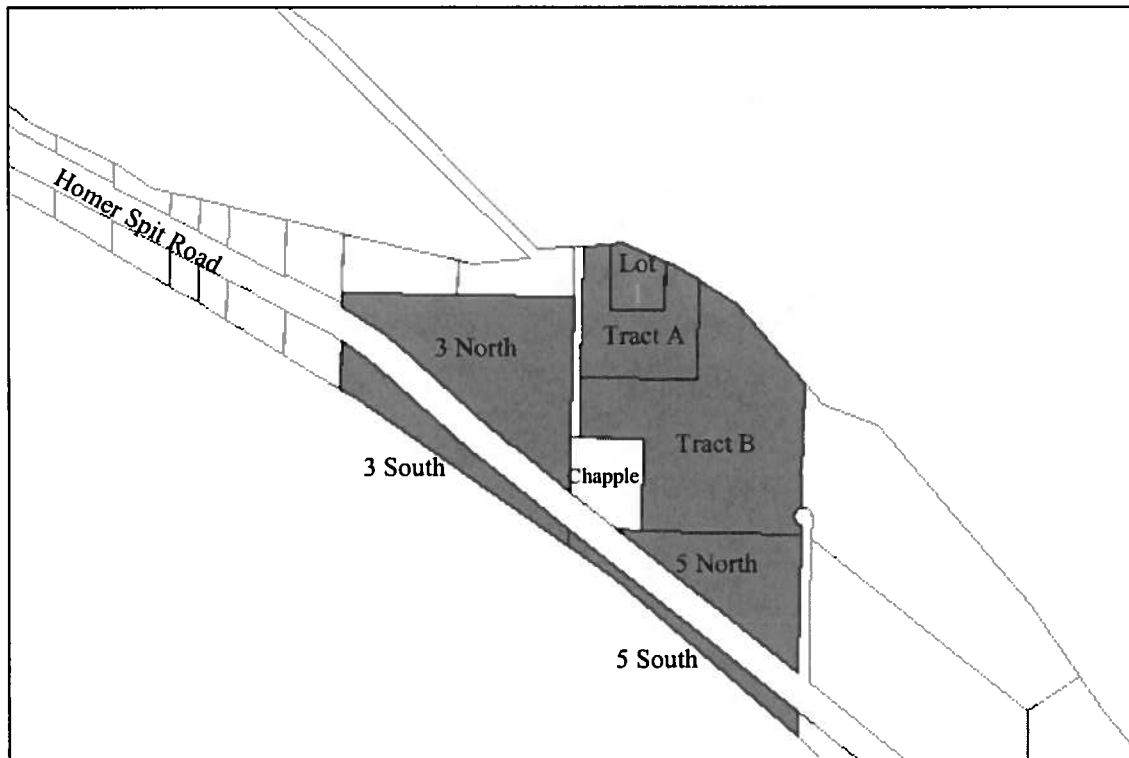
Zoning: Conservation—lots 7 and 8
 Open Space Recreation—Lot 9

Environment: State Critical Habitat Area below
 17.4 ft . mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:**

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres

Parcel Number: 18102 03, 04, 05, 06, 09, 10, 14

2009 Assessed Value: Total: \$989,500

Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation

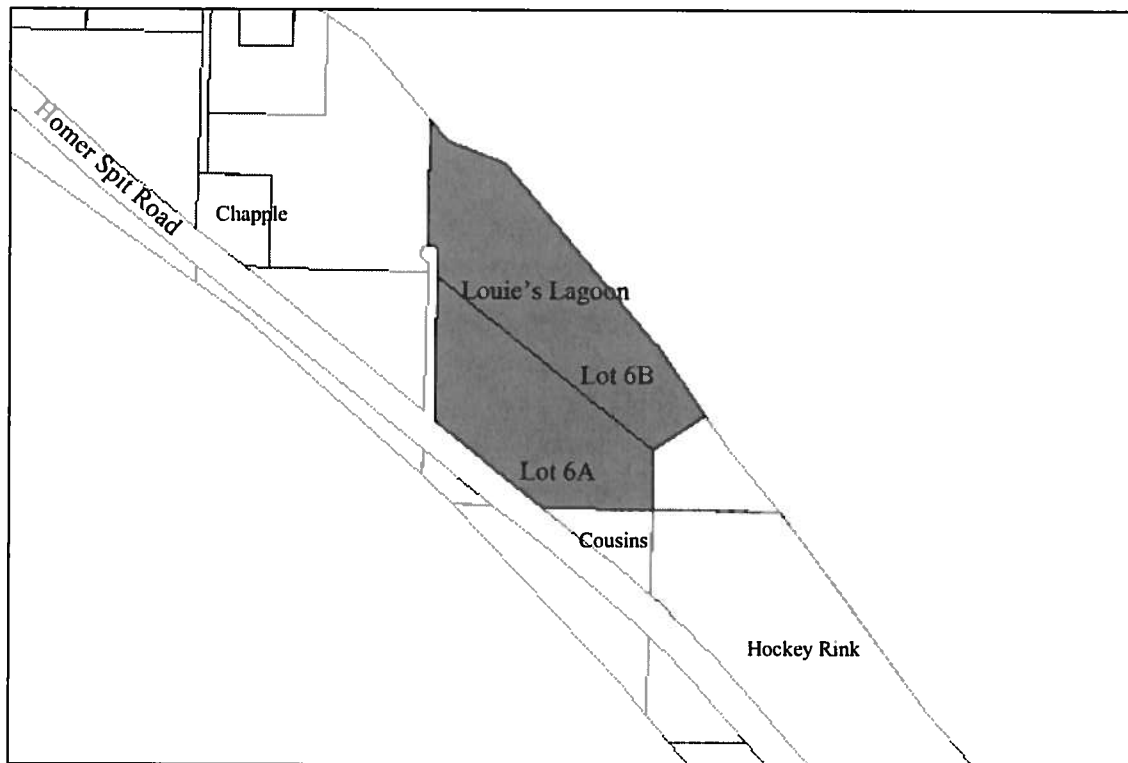
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19**2009 Assessed Value:** Total: \$747,300

Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
 HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

Zoning: Conservation**Environment:** State Critical Habitat Area below 17.4 ft. mean high tide line.**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-5
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-10
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-11
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-12
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-13
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-14
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-15
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-16
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-17

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103403			T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER 1.50 LEASE 205/928	B-17
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-18
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-19
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-20
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-21
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-22
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-23
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-24
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-26
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-27
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
17510070	450 STERLING HWY	4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	B-3
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-4
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-5
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-6
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-7
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-8

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-9
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-10
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-10
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-11
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-11
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	C-11
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-11
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-11
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-11
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-11
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-13
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2

PARCEL ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25 SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O	C-7
17908050	4757 Kachemak Drive	0.49	KACHEMAK DRIVE	C-8
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-10
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-11
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-12
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-12
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-12

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-12
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-12
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-12
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-13
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-13
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-13
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-13
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-13
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-13
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-13
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-13
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-13
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-13
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-13
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-14
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-14
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-14
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-15
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-15

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-15
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-15
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-15
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-15
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-15
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-15
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-15
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-15
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-15
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-15
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-16
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-17
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-18
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-18
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-19
18103436	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928	D-20
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-2
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-3
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-3

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PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-4
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-5
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-6
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-7
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-8
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-8
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-9
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17939003		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 5	E-20
17939004		0.16	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 4	E-20
17939005		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 3	E-20
17939006		0.18	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 2	E-20
17939007		0.19	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT 1	E-20
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-23
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-24
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-24
17940107		14.08	T 6S R 13W SEC 22 SEWARD MERIDIAN HM POR GOVT LOT 3 S OF BLKS 300 & 400A HOMER AIRPORT LEASED LANDS	E-25
18101030		10.30	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 13 EXCLUDING HOMER SPIT RD & KACHEMAK BAY DR	E-25

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101032		10.78	T 6S R 13W SEC 21 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 EXCLUDING KACHEMAK BAY DR	E-25
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-26
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-26
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-26
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-26
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-26
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-26
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-27
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-27
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-28
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-28
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-28
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-29
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-30
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-30
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-31
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-31
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-31

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-32
18103426		1.09 @ 921	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187	E-33
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-34
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-35
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-7
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-7
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-7
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-7
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-7
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-7

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-7
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-7
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-8
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-9
17504023	360 W FAIRVIEW AVE	38.30	ADDN T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SE1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119	F-4
17307094	184 SKYLINE DR	7.83	PIONEER VALLEY SUB LOT 2	F-5
17308034	192 SKYLINE DR	3.00	Hillstrands Homestead Lot 1	F-5
17307095,6	188 SKYLINE DR	8.34	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17366006		6.95	Hillstrands Homestead Lot 2	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17714006		39.24	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	G-2
18101023		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM LOUIE'S LAGOON LOT 6-B	G-5



Legend

- Parcels
- City Lands**
 - Available for Lease
 - Leased Lands
 - Other City Lands (undesignated)
 - City Facilities
 - Parks



City of Homer

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Memorandum

TO: ADVISORY BODIES

FROM: JO JOHNSON, CITY CLERK

THROUGH: WALT WREDE, CITY MANAGER

DATE: JANUARY 29, 2014

SUBJECT: REDUCING MEETINGS OF THE BOARD, COMMISSIONS, AND COMMITTEES

At a recent council meeting City Council discussed their intention of reducing staff time spent preparing for and attending meetings. Council asked that the board and each commission and committee review their meeting schedule and explore options of reducing the number of meetings held.

Initial discussion among City staff indicates that some of the Advisory Boards and Commissions could function as effectively with revised schedules that could be organized seasonally and the duties of other standing and special committees could be eliminated or absorbed by another group. Some of the initial suggestions are listed below for your review.

An example for a seasonal schedule is that the Parks and Recreation Advisory Commission could forego November – March meetings and complete business in the other seven months. Alternately, summer meetings could be canceled since this is the busiest time for parks staff.

Other groups who participate in department development of policies and budget or don't have larger issues presently at hand could reduce to quarterly meetings, like the Library Advisory Board. The Board was established to assist with the fundraising, budget process, and policy making for the library.

Advisory bodies that don't have specific tasks defined and/or budgets to accomplish them could convene on an as needed basis at the request of the City Council, like the Economic Development Advisory Commission.

Council directed that the Transportation Advisory Committee be dissolved and the duties of addressing road standards when needed be transferred to the Advisory Planning Commission.

They also directed that the make-up of the Lease Committee return to administrative staff, the way it used to be.

The Karen Hornaday Park Committee is primarily comprised of Parks and Recreation Advisory Commissioners and their business could be conducted as needed in a Worksession prior to the Commission's meeting.

Council also directed commissions to form no new committees, subcommittees, or task forces without Council approval. They also recommended that advisory bodies' bylaws be amended to state that NO special meetings of boards, commissions, committees, or task forces can be scheduled without Council approval (with the exception of the Advisory Planning Commission due to time constraints within the code). This would encourage participation in the regularly scheduled meetings and alleviate a significant amount of staff time. Often we have a commission or committee that does not have a quorum for a regularly scheduled meeting so they schedule a special meeting. This results in added staff time notifying all parties to reach a consensus on meeting dates, increased advertising costs, and preparation of duplicate packets.

RECOMMENDATION: At the February meetings discuss reducing the number of meetings and make recommendations to Council by memorandum.

Fiscal Note: N/A



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Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER
DATE: FEBRUARY 19, 2014
SUBJECT: WORKSESSION FOR HARBOR RATE STUDY REVIEW

At the close of the last Port and Harbor Commission meeting on January 22, 2014, I requested that the recently completed rate study from Northern Economics be included in the February meeting agenda. I would like to point out that this study is really only of value to us if used while the information is current. Staff time and harbor funds were expended on this study in an effort to better understand the best approach for our goal, which is to fulfill our mission as a self-sustaining Port and Harbor Enterprise.

Recommendation

Staff recommends that the commission schedule a worksession with the Office of the City Clerk to discuss and analyze the results of the Harbor Rate Study, and how to implement it into our rate structure. It would be best if the worksession was scheduled between Wednesday, March 12 and Saturday, March 15, and could be held either in the day or the evening depending on the commissioners' availability.

Northern Economics consultant Mike Fisher could be engaged to attend the meeting to assist us. The cost for him to travel down and be present is about \$4,500; scheduling a day-long worksession would make the most of his attendance. Another alternative would be to review the study ourselves using the information provided, and then call on him as necessary, which would be billed hourly for any time accrued.

Port & Harbor

Monthly Statistical & Performance Report

For the Month of: **January 2014**

<u>Moorage Sales</u>	<u>2014</u>	<u>2013</u>	<u>Stall Wait List</u>		
Daily Transient	23	31	No. on list at Month's End	<u>2014</u>	<u>2013</u>
Monthly Transient	38	42	18' Stall	0	0
Semi-Annual Transient	0	1	20' Stall	0	1
Annual Transient	3	5	24' Stall	10	9
Annual Reserved	4	2	32' Stall	14	15
			40' Stall	30	28
			50' Stall	18	15
			75' Stall	6	7
<u>Grid Usage</u>			Total:	<u>78</u>	<u>75</u>
1 Unit = 1 Grid Tide Use	<u>2014</u>	<u>2013</u>			
Wood Grid	3	3			
Steel Grid	0	0			
			<u>Docking & Beach/Barge Use</u>		
			1 Unit = 1 or 1/2 Day Use	<u>2014</u>	<u>2013</u>
<u>Services & Incidents</u>	<u>2014</u>	<u>2013</u>	Deep Water Dock	43	51
Vessels Towed	1	2	Pioneer Dock	22	19
Vessels Moved	1	2	Beach Landings	31	10
Vessels Pumped	5	10	Barge Ramp	5	1
Vessels Sunk	0	0			
Vessel Accidents	0	0	<u>Wharfage (in short tons)</u>		
Vessel Impounds	0	0	In Tons, Converted from Lb./Gal.	<u>2014</u>	<u>2013</u>
Equipment Impounds	0	0	Seafood	202	228
Vehicle Impounds	0	0	Cargo/Other	1,955	5,803
Property Damage	1	4	Fuel	28,884	33,332
Pollution Incident	2	1			
Fires Reported/Assists	0	0	<u>Crane Hours</u>	<u>2014</u>	<u>2013</u>
EMT Assists	1	0		36.9	70.5
Police Assists	1	1			
Public Assists	18	5			
Thefts Reported	4	0			
			<u>Ice Sales</u>	<u>2014</u>	<u>2013</u>
<u>Parking Passes</u>	<u>2014</u>	<u>2013</u>	For the Month of January	*	*
Long-term Pass	2	3	*Shut Down for Maintenance		
Monthly Long-term Pass	0	0	Year to Date Total	0	0
Seasonal Pass	0	0			
			<u>Difference between</u>		
			<u>2013 YTD and 2014 YTD:</u>	<u>0 tons</u>	

WEEKLY CRANE TIME / TONS OF ICE
City of Homer - Fish Dock 2014

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
12/30/2013	1/5/2014	6.8	6.8	shut down for maintenance	
1/6/2014	1/12/2014	9.5	16.3	shut down for maintenance	
1/13/2014	1/19/2014	9.4	25.7	shut down for maintenance	
1/20/2014	1/26/2014	11.2	36.9	shut down for maintenance	
1/27/2014	2/2/2014	14.9	51.8	shut down for maintenance	
2/3/2014	2/9/2014	14.5	66.3	shut down for maintenance	
2/10/2014	2/16/2014	13.4	79.7	shut down for maintenance	
2/17/2014	2/23/2014			shut down for maintenance	
2/24/2014	3/2/2014			shut down for maintenance	
3/3/2014	3/9/2014			shut down for maintenance	
3/10/2014	3/16/2014			shut down for maintenance	
3/17/2014	3/23/2014				
3/24/2014	3/30/2014				
3/31/2014	4/6/2014				
4/7/2014	4/13/2014				
4/14/2014	4/20/2014				
4/21/2014	4/27/2014				
4/28/2014	5/4/2014				
5/5/2014	5/11/2014				
5/12/2014	5/18/2014				
5/19/2014	5/25/2014				
5/26/2014	6/1/2014				
6/2/2014	6/8/2014				
6/9/2014	6/15/2014				
6/16/2014	6/22/2014				
6/23/2014	6/29/2014				
6/30/2014	7/6/2014				
7/7/2014	7/13/2014				
7/14/2014	7/20/2014				
7/21/2014	7/27/2014				
7/28/2014	8/3/2014				
8/4/2014	8/10/2014				
8/11/2014	8/17/2014				
8/18/2014	8/24/2014				
8/25/2014	8/31/2014				
9/1/2014	9/7/2014				
9/8/2014	9/14/2014				
9/15/2014	9/21/2014				
9/22/2014	9/28/2014				
9/29/2014	10/5/2014				
10/6/2014	10/12/2014				
10/13/2014	10/19/2014				
10/20/2014	10/26/2014				
10/27/2014	11/2/2014				
11/3/2014	11/9/2014				
11/10/2014	11/16/2014				
11/17/2014	11/23/2014			shut down for maintenance	
11/24/2014	11/30/2014			shut down for maintenance	
12/1/2014	12/7/2014			shut down for maintenance	
12/8/2014	12/14/2014			shut down for maintenance	
12/15/2014	12/21/2014			shut down for maintenance	
12/22/2014	12/28/2014			shut down for maintenance	

Deep Water Dock 2014

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/2	Red Dog	98	1000/1400	Buccaneer	\$ 338.00	\$ 52.00
1/2	Endeavor	181	1520/1830	Cispri	\$ 506.00	\$ 52.00
1/3	Sovereign	180	0800/1235	Ocean Marine	\$ 253.00	na
1/3	Red Dog INSIDE rate	98	0930/1000 1015/1520	Buccaneer	\$ 56.31	na
1/3	Endeavor INSIDE rate	181	1030/1755	Cispri	\$ 253.00	na
1/8	Red Dog	98	0930/12(19)00	Buccaneer	\$ 338.00	\$ 52.00
1/9	Pacific Challenger	114	0930/1000	Kirby Offshore	\$ 506.00	\$ 52.00
1/9	Sovereign INSIDE rate	180	0515/0800	Ocean Marine	\$ 84.30	na
1/9	Sovereign INSIDE rate	180	1300/1345	Ocean Marine	\$ 84.30	na
1/9	Red Dog	98	1245/1515	Buccaneer	\$ 56.31	na
1/10	Sovereign INSIDE rate	180	0755/1215	Ocean Marine	\$ 253.00	na
1/13	Red Dog INSIDE	98	1145/1300	Buccaneer	\$ 56.31	na
1/15	Red Dog INSIDE	98	1345/1440	Buccaneer	\$ 56.31	na
1/16	Endeavor	181	1945/2240	CISPRI	\$506.00	\$52.00
1/17	Sovereign INSIDE RATE	180	1000/1445	Ocean Mar	\$253.00	na
1/17	Red Dog	98	1200/	Buccaneer	\$338.00	\$52.00
1/21	Pacific Chall&DBL 54	300	0510/2045	Kirby	\$788.00	\$52.00
1/22	Red Dog	98	1140/	Buccaneer	\$338.00	\$52.00
1/23	Sovereign INSIDE RATE	180	0645/0815	Ocean Mar	\$84.30	na
1/24	Sovereign INSIDE RATE	180	0740/1200	Ocean Mar	\$253.00	na
1/30	Endeavor	181	1430/2045	CISPRI	\$506.00	\$52.00
			Year to Date Totals:		\$ 5,907.14	\$ 468.00
2/20						

Pioneer Dock 2014

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/3	Bob Franco	120	1015/1345	Olympic Tug	\$ 506.00	\$ 52.00
1/9	Pacific Challenger&54	300	0815/1600	Kirby Offshore	\$ 788.00	\$ 52.00
1/18	Endeavor	181	0830/1430	CISPRI	\$506.00	\$52.00
1/21-22/14	Pacific Challenger & DBL 54	300	2145/ 0200	Kirby	\$788.00	\$52.00
1/22	Perseverance	189	0900/1200	Cispri	\$506.00	\$52.00
1/24	Sovereign	180	1200/1445	Ocean Mar	\$506.00	\$52.00
1/30	Bob Franco	120	1200/1515	Olympic Tug	\$506.00	\$52.00
			Year to Date Totals:		\$ 4,106.00	\$ 364.00
02/20/14						

Ferry Landings 2014

	Pioneer Dock	Deep Water Dock
January	13	
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

Water Usage 2014

Pioneer Dock							Deep Water Dock						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/2	Tustumena	2,322,300	2,341,100	18,800	\$ 729.63	\$ 102.00	1/2	Endeavor	4,735,000	4,750,000	15,000	\$ 582.15	\$ 102.00
1/5	Tustumena	2,341,100	2,345,960	4,860	\$ 194.05	\$ 102.00	1/6	Bob Franco	4,750,000	4,753,000	3,000	\$ 194.05	\$ 102.00
1/18	Endeavor	2,345,900	2,364,300	18,400	\$ 714.10	\$ 102.00	1/9	Sovereign	4,752,000	4,769,000	17,000	\$ 659.77	\$ 102.00
1/21	Tustumena	2,364,300	2,369,600	5,300	\$ 205.69	\$ 102.00	1/10	Sovereign	4,769,000	4,782,000	13,000	\$ 504.53	\$ 102.00
				-			1/16	Endeavor	4,782,620	4,809,000	26,380	\$ 1,023.81	\$ 102.00
				-			1/17	Sovereign	4,809,250	4,828,050	18,800	\$ 729.63	\$ 102.00
				-			1/24	Sovereign	4,827,000	4,845,840	18,840	\$ 731.18	\$ 102.00
				-			1/25	Bob Franco	4845000	4850150	5,150	\$199.87	\$102.00
				-			1/30	Endeavor	4,850,150	4,877,320	27,170	\$ 1,054.47	\$ 102.00
				-							-		
				-							-		
				-							-		
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				-							-		
				-							-		
				-							-		
				47,360	\$ 1,843.47	\$ 408.00					144,340	\$ 5,679.46	\$ 918.00
<u>Notes:</u>							<u>Notes:</u>						
Washing down dock results in missing begin/end reads							Washing down dock results in missing begin/end reads						
\$194.05 Min Charge							\$194.05 Min Charge						
\$102.00 CONX							\$102.00 CONX						



City of Homer

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Port and Harbor

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Memorandum

TO: MAYOR BETH WYTHE & HOMER CITY COUNCIL

CC: PORT & HARBOR ADVISORY COMMISSION & WALT WREDE, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: FEBRUARY 18, 2014

SUBJECT: ALASKA ABANDONED & DERELICT VESSEL TASK FORCE

On February 6, 2014, I attended the first Ad-Hoc meeting of the Alaska Abandoned and Derelict Vessel Task Force (ADV), located in the Atwood building in Anchorage. I was asked by involved members to represent the Alaska Association of Harbormasters and Port Administrators, and the City of Homer in this effort. Rachel Lord of Cook Inletkeepers worked to organize the meeting; pulling all the background information together, setting the agenda, and running the meeting.

There were several agencies represented at the meeting:

- Alaska Department of Environmental Conservation (ADEC): Spill Prevention and Response
- Alaska Department of Natural Resources (ADNR): Division of Mining Land and Water
- Alaska Department of Transportation and Public Facilities (ADOT&PF): Ports and Harbors
- Alaska Department of Fish and Game (ADF&G): Habitat Anchorage
- Alaska Association of Harbormasters and Port Administrators (AAHPA)
- U.S. Coast Guard (USCG)
- U.S. Environmental Protection Agency (EPA)
- National Oceanic and Atmospheric Administration (NOAA): Marine Debris and Fisheries Restoration Center
- U.S. Army Corps of Engineers (USACE)
- Cook Inletkeeper
- Alaska Clean Harbors
- Birch, Horton, Bittner & Cherot

The attorney office offered the ADV Task Force legal advice pro-bono. Holly Wells, Mitchi McNabb, and Adam Cook were available at the meeting to help the group with any legal advice that came up throughout the day.

There was an aggressive schedule set for the day, and Rachel Lord did a great job of keeping us to the agenda. It was very interesting to hear the attendees explain their roles and responsibilities when it comes to ADV's. I thought it particularly interesting to see the interchange of responsibilities that occurs between USCG and ADNR after a vessel has been determined to be free of hazardous material and or pollutants; I recognized it as another version of the "ADV hot potato" management plan that harbormasters play all around the coast.

Alaska has a thinking error when it comes to boats. We act as though they will last forever knowing full well they do not. For vessels, there is no end-of-life plan, no approved method of disposal. The harbors in this state are organizing, sharing information, and working to address the ADV problem. Many cities in the Alaska Central Gulf use the same attorneys that Homer uses.

As part of my role in this meeting, I described the roles and responsibilities of Alaska Harbormasters in regards to ADV's. I explained how we as harbormasters and port administrators manage space that is used for mooring boats, how that space was expensive to create, and how that space is expensive to maintain. A harbor is not a museum or a warehouse for get-to-it-someday projects, and harbors are not the solution to the ADV problem. I further explained that, as harbormasters, we are lucky to have a clearly defined space to watch over and the ability to work with our councils to establish laws to protect our communities from the burdens of ADV's. Harbor staff is constantly challenged by this issue throughout the state. I see it as a real threat to our communities from both an environmental and financial standpoint.

I shared with the task force what Homer's experience with this subject has been, and how we worked to create new code and policies to give the harbor staff the tools they need to help address this threat. Tools such as the title for the tidelands that clearly defines our boundaries, an underway policy, a denial of access policy, and a supplemental moorage agreement for vessels of concern: all of these plus trained staff to watch over our interests 24/7.

From what I gathered from this meeting, as of yet, neither the State nor the Federal Government have taken proactive steps towards this problem. I feel a bit more appreciative of our situation when comparatively shown the ADV challenges certain agencies face who are tasked with keeping watch over thousands of miles of Alaskan coastline, are understaffed, have no access control, and are a very low priority from a budget standpoint. To date, the response to ADV problems is only reactionary, and the different agency representatives voiced frustration over how millions of dollars are spent after an incident involving just one ADV. These agencies see how a proactive approach would spare the taxpayers and prevent the resulting environmental damage from an avoidable ADV causality incident.

The take-away action item is that ADNOR will work with their IT staff to create a database for ADV's in Alaska. They will use the Washington ADV reporting form that Rachel Lord provided them as a template.

A tentative meeting was scheduled for some time in May. We will have an agenda-setting teleconference prior to the agreed meeting date.

Recommendation

Informational item

Attached: Alaska Ad-Hoc Abandoned & Derelict Vessel Task Force Meeting Agenda

Alaksa Ad-Hoc Abandoned & Derelict Vessel Task Force

February 6, 2014

Atwood Building

Room: TBA

550 W 7th Ave

Anchorage, AK

Call-in information TBA

Invited Participants:

Steve Russell	ADEC Spill Prevention & Response
Jade Gamble	ADEC Spill Prevention & Response
Sarah Moore	ADEC Spill Prevention & Response
Crystal Smith	ADEC Spill Prevention & Response
Emily Haynes	ADNR Division of Mining Land & Water
Clark Cox	ADNR Division of Mining Land & Water
Doug Sanvik	ADNR Division of Mining Land & Water
Mike Lukshin	ADOT Ports & Harbors
Brad Dunker	ADF&G Habitat - Anchorage
Bryan Hawkins	Alaska Assoc. of Harbormasters & Port Administrators, Homer Harbormaster/Port Director
Tony McDade	Senior Chief, U.S. Coast Guard
Bob Whittier	Region 10 Emergency Response Unit, EPA
Peter Murphy	NOAA Marine Debris
Erika Amman	NOAA Fisheries Restoration Center
Terri Stinnett-Herczeg	USACE, Elmendorf AFB/Anchorage
Holly Wells	Birch, Horton Bittner & Cherot
Mitchi McNabb	Birch, Horton Bittner & Cherot
Rachel Lord	Cook Inletkeeper/Alaska Clean Harbors

Resources included as background for the meeting are in *italics* . Please review all of the materials prior to the meeting.

Additional materials, including the complete documents from which several of the above resources were excerpted, can be found at the bottom of the page on the Alaska Clean Harbors website:

<http://alaskacleanharbors.org/resources/harbor-management/derelict-vessels/>

Also on this page you can find a sample of recent newspaper articles regarding ADV in Alaska and Outside

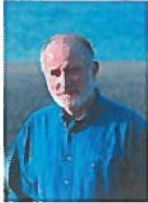
Contact Rachel with any questions, concerns, corrections or additions to the agenda. rachel@inletkeeper.org/907.235.4068 x29



Session Overview		Materials/Preparation	Medium-Term Products
8-8:45AM	Welcome (Rachel), short introductions around the table, review objectives and products	Each participant will be asked their top 3-5 priorities regarding ADV in Alaska	Working objective(s) and product list for the ADV Task Force
8:45 - 11AM	Roles & Responsibilities	Each participant will be asked to share their roles & responsibilities, consistent with the included authorities matrix from OR/WA; <i>Authorities Matrix NW Area Contingency Plan</i>	Summary paper and/or table
11 - 11:10	BREAK		
11:10 - 12:45PM	Inventory, Reporting & Tracking ADV Efforts to date (Jade G); Review other states (Rachel); Discussion of AK development (everyone)	<i>Joint Agency Vessel of Concern Reporting form, Database Recommendations</i>	Database action plan, AK Joint Agency Reporting Form
12:45 - 1:15	LUNCH		

Session Overview		Materials/Preparation	Medium-Term Products
1:15 - 2:45	Custody, Removal & Disposal Municipal Guidance (Holly/Mitchi), State/Federal (Steve/Tony), Discussion of needs (everyone)	<i>Dealing with Derelict Vessels_City of Homer Manual; WA Derelict Vessel Program Guidelines; WA Chapter 79.100, WA Law Recent Changes Overview, OR Chapter 830_Excerpts.</i> A review of additional state laws concerning ADV from 2009 can be found online: http://alaskacleanharbors.org/resources /harbor-management/derelict-vessels/	Guidelines document for AK; Prioritization scheme for AK; Legislative recommendations
2:45 - 4:15	Enforcement & Prevention Review current options, Vessels of Concern discussion, Discuss other options (everyone)	<i>WA Chapter 79.100, WA Law Recent Changes Overview, OR Chapter 830_Excerpts, Vessels of Concern NW Area Contingency Plan</i> A review of additional state laws concerning ADV from 2009 can be found online: http://alaskacleanharbors.org/resources /harbor-management/derelict-vessels/	VOC BMPs for AK; Summary of current enforcement & prevention options in AK (included in roles & responsibilities table); legislative recommendations
4:15 - 5:00	Wrap Up and Next Steps Review the day & action plans (Rachel); Additional topics to cover: funding & cost recovery, outreach, ? (everyone)	Please bring calendars for scheduling subsequent meetings	Timeline and action plan; list of additional topics/holes to cover

Buls Eye



Man overboard lives to tell the tale

Bruce Buls

January 23, 2014

The Jan. 5 [cover story](#) of the *New York Times Magazine* was an excellent account of the rescue of a Montauk, N.Y., fisherman who fell overboard in the middle of the night last July. "A Speck in the Sea," written by Paul Tough, details the actions taken by John Aldridge, the man overboard, and those looking for him, including Anthony Sosinski, his fishing partner on the lobster boat, the Coast Guard and about 20 volunteer boats.

Aldridge fell overboard while working the back deck of the *Anna Mary*, a 45-footer, as his partner and another fisherman slept. He was supposed to wake Sosinski before midnight, but he had decided to let him sleep as he prepared to haul pots the next morning.

After he went into the water, Aldridge remained focused on doing the right things to stay alive. He used his upside-down rubber boots as twin flotation devices tucked under his arms. He figured a way to find and hang on to a buoy marking a string of traps. "He'd kept himself alive in a way that few people could, had managed to think and work his way through a situation that, for most of us, would have been immediately and completely overwhelming. And he'd willed himself to live," wrote Tough.

The problem is that he didn't do the right things to stay alive *before* going into the water. He wasn't wearing a PFD or a personal locator beacon. These omissions prompted some forceful feedback from readers.

Mario Vittone, a retired Coast Guard rescue swimmer and director of VLI Inc Maritime, posted comments on gcaptain.com, which were also published in the letters section of the *Times'* magazine last Sunday. Vittone wrote: "I'm beginning to think there is a disease that is caught early in a working fisherman's life; it's as if there is something in the scales of fish that wants to pay them back, something that gets under their skin. Once in their blood, it affects the brain and makes them more likely to die than any other group of professional mariners. ... They end up taking risks that other professional mariners successfully avoid every day."

After almost 12 hours in the water, Aldridge was found by a Coast Guard Jayhawk helicopter crew nearing bingo fuel status (just enough to get home). Aside from being dehydrated and hypothermic, he suffered no lasting ill effects, physical or psychological. He's back fishing for a living.

Let's hope he's wearing a PFD these days.

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WORKBOAT

2014 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 13, 27	<u>Ulmer</u>
February 10, 24	<u>Stockburger</u>
March 10, 24	<u>Zimmerman</u>
April 14, 28	<u>Hartley</u>
May 12, 27 (Tuesday)	<u>Zimmerman</u>
June 9, 23	<u>Ulmer</u>
July 28	<u></u>
August 11, 25	<u></u>
September 8, 22	<u></u>
October 13, 27	<u>Hartley</u>
November 24	<u></u>
December 8	<u>Stockburger</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 12/26/2013

Expiration	Leaseholder	Details
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.
9/30/2010	Snug Harbor	lease expires - Lease is nearly complete. Snug Harbor is in process of completing the conceptual site plan for submittal to Planning Dept.
11/1/2012	Peninsula Scrap & Salvage	6 mo. lease expires - Paying month-to-month til area is cleared.
12/29/2012	Norton Sound DEC	6 mo. lease expires - Daniel D Takak on Concrete Pad for repairs. Paying month-to-month until vessel has been repaired or scrapped.
3/3/2014	ACS MACtel cellular	lease expires; no options remain - Appraisal recently completed. New lease negotiations are in progress.
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 - Roanoke Island	lease expires? Not in file
5/1/2017	Pier One Theatre	lease expires
3/31/2018	Sportsman Supply	lease expires; no options remain
3/31/2018	AK High Hopes-Bob's Trophy Charters	lease expires; no options remain
12/1/2018	Harbor Enterprise - 30 Acres	lease expires; no options remain
3/31/2020	Fish Factory	lease expires; two 10 yr options
4/15/2022	Kachemak Bay Seafoods - Sullivan	lease expires; two 2.5 year options remain
9/30/2022	USCG-Pioneer Dock	lease expires; no options remain
11/15/2022	Southcentral Radar	lease expires; two 5 yr options
4/30/2023	Fortune Sea	Lease expires; no options
9/30/2023	USCG-Lot #20 by PD	lease expires; no options remain
10/15/2024	Kachemak Bay Seafoods - Sullivan	lease expires; one 2.5 year options remain
1/31/2026	Salty Dawg	lease expires; no options remain
12/21/2026	Homer Spit Campground	lease expires; two 3 yr options
4/15/2027	Kachemak Bay Seafoods - Sullivan	lease expires; no options remain
3/31/2028	Harbor Leasing LLC	lease expires; two 5 yr options
9/14/2029	Icicle Seafoods	lease expires; no options remain
11/1/2029	Homer Enterprise - Sport Shed	lease expires; two 5 year options remain
5/31/2030	Seldovia Village Tribe	Lease Expires, two 5 year options
7/31/2033	Alaska Custom Seafoods	lease expires; two 5 yr options remain
7/31/2038	Alaska Custom Seafoods	lease expires; one 5 yr option remain
7/31/2043	Alaska Custom Seafoods	lease expires; no options remain
4/30/2060	AK Marine Highway	lease expires