



## Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# City of Homer Agenda

## Port & Harbor Advisory Commission Regular Meeting

Wednesday, December 09, 2020 at 5:00 PM

City Hall Cowles Council Chambers via Zoom

Webinar ID: 954 2610 1220 Password: 556404

Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

**CALL TO ORDER, 5:00 P.M.**

### AGENDA APPROVAL

**PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** (3 minute time limit)

### RECONSIDERATION

### APPROVAL OF MINUTES

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B. November 18, 2020 Special Meeting Minutes **Page 9**

### VISITORS / PRESENTATIONS

### STAFF & COUNCIL REPORT / COMMITTEE REPORTS

A. Port & Harbor Staff Report for November & December 2020 **Page 12**

B. Homer Marine Trades Association Report

### PUBLIC HEARING

### PENDING BUSINESS

### NEW BUSINESS

A. Land Allocation Plan (LAP) **Page 15**

i. HCC 18.08.020 LAP Property available for lease **Page 16**

ii. DRAFT 2021 Land Allocation Plan **Page 17**

### INFORMATIONAL MATERIALS

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**COMMENTS OF THE AUDIENCE** (3 minute time limit)

**COMMENTS OF THE CITY STAFF**

**COMMENTS OF THE CITY COUNCILMEMBER** (if present)

**COMMENTS OF THE CHAIR**

**COMMENTS OF THE COMMISSION**

**ADJOURNMENT**

Next Regular Meeting is **WEDNESDAY, JANUARY 27, 2021 at 5:00 P.M.** All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:03 p.m. on October 28, 2020 in the Cowles Council Chambers, City Hall located at 491 E Pioneer Avenue, Homer, Alaska via Zoom Webinar.

**PRESENT:** COMMISSIONERS ZIMMERMAN, DONICH, CARROLL, ULMER, STOCKBURGER, ERICKSON  
STUDENT REPRESENTATIVE ENGEBRETSEN

**ABSENT:** COMMISSIONER ZEISET (excused)

**STAFF:** PORT DIRECTOR/HARBORMASTER HAWKINS  
DEPUTY CITY CLERK TUSSEY

### **AGENDA APPROVAL**

Chair Zimmerman asked for a motion to approve the agenda.

ULMER/STOCKBURGER MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. September 23, 2020 Regular Meeting Minutes

B. October 20, 2020 Special Meeting Minutes

Chair Zimmerman asked for a motion to approve the minutes.

ULMER/STOCKBURGER MOVED TO APPROVE THE MINUTES FROM THE SEPTEMBER 23<sup>RD</sup> REGULAR MEETING AND THE OCTOBER 20<sup>TH</sup> SPECIAL MEETING.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **VISITORS/PRESENTATIONS**

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

#### **A. Port & Harbor Staff Report for October 2020**

Port Director Hawkins provided his staff report and facilitated discussion on the following topics:

- Meeting with and establishing a connection with the new Army Corps of Engineers Coronel.
- Still working to get the ACS utility easement issue sorted out; City Attorneys are working on it.
- Re-advertising of Request for Proposal for lobbyist services.
- Winding down on halibut season; ice sales have been steady given this year's circumstances.
- CARES Act funding and how that applies to the City and Port and Harbor.
- Reconstruction of K29 finger float; it deteriorated to the point of being a safety hazard and Port Maintenance rebuilt it out of wood.

#### **B. Homer Marine Trades Association Report**

Deputy City Clerk Tussey commented that the HMTA secretary provided the association's last meeting minutes for the packet.

## **PUBLIC HEARING**

### **PENDING BUSINESS**

- #### **A. Proposed KBNERR Plan & MOU Review**
- i. DRAFT MOU between KBNERR, UAA, & City of Homer
  - ii. DRAFT KBNERR 2021-2026 Management Plan
  - iii. Comments from Coowe Walker, KBNERR Reserve Manager
  - iv. Memo from City Attorney JDOLaw Re KBNERR MOU

Chair Zimmerman introduced the item by reading the title and opened the floor for discussion. He noted the responses they received from the City Attorney and the Kachemak Bay National Estuarine Research Reserve (KBNERR) manager.

Commissioner Carroll stated he owed the commission and KBNERR an apology, that it was the Kachemak Bay Conservation Society who hosted an event at the Homer Theater, not KBNERR.

Discussion ensued on the City Attorney's feedback regarding the draft agreement with KBNERR. The majority of the commission voiced concerns over parts of the agreement that may take away or limit the City's authority. Other commissioners voiced how the Memorandum of Understanding (MOU) was unclear on what exactly KBNERR's purpose/mission statement is. Port Director Hawkins commented that the creation of the organization was supported by City Council per resolution, and the commission could make a motion in support of the organization but not the MOU.



Commissioner Stockburger commented that the agreement is to ensure they have access to areas so they can fulfill their mission. He pointed out that the MOU states their focus is research, education, and trainings; KBNERR has reached out to landowners, including the City, to be able to access lands to do their job. He reiterated his experiences with the organization where he was teaching kids on water quality and would sometimes get shut down by property owners who were concerned their research would negatively impact them. His concern was limiting organizations such as KBNERR and it leading to a lack of research on the health of the Kachemak Bay area.

The commission conferred with staff on what action could be taken by the commission.

ULMER/CARROLL MOVED TO SUPPORT THE ORGANIZATION KACHEMAK BAY NATIONAL ESTUARINE RESEARCH RESERVE BUT WE DO NOT SUPPORT THE SIGNING OF THE MOU.

Deputy City Clerk Tussey noted that this MOU was an older draft that KBNERR had submitted to the City Manager's Office a while ago, and had only recently been presented to the PHC for their feedback before moving forward to Council. Because the MOU is already outdated, it would still be going through revisions by the City Manager, the City Attorney, and KBNERR before going to Council for final consideration. Commissioner Donich commented that the motion is similar to what the City Attorney stated in his memo.

Commissioner Stockburger suggested the motion include wording that states the City Manager and City Attorney rewrite the agreement before an MOU is signed.

STOCKBURGER/ULMER MOVED THAT WE DO NOT SUPPORT THE SIGNING OF AN MOU UNTIL THE CITY ATTORNEY AND CITY MANAGER REWRITE THE AGREEMENT AND RESUBMIT THROUGH THE PORT AND HARBOR ADVISORY COMMISSION FOR REVIEW.

Commissioner Ulmer requested the revised MOU come back through the commission for another review. Commissioner Stockburger opined the importance of organizations like KBNERR and how research efforts made a positive impact on fishing waters on the East Coast.

Commissioner Carroll voiced his concern over having too many organizations like this doing the same thing. Chair Zimmerman pointed out that this is a research organization and not a policy organization; they research and share that research with policymakers, but they themselves don't make rules and regulations like the other groups.

VOTE (amendment): YES: DONICH, ULMER, STOCKBURGER, ZIMMERMAN  
NO: ERICKSON, CARROLL

Motion carried.

VOTE (main motion): YES: ULMER, CARROLL, ZIMMERMAN, STOCKBURGER, ERICKSON, DONICH

Motion carried.

**NEW BUSINESS**

- A. Copper River Seafoods Lease Amendment Request
  - i. Letter from Copper River Seafoods Requesting Amending Construction Timeline
  - ii. DRAFT 1st Amendment to Lease Agreement
  - iii. DRAFT Resolution 20-XX Copper River Seafoods Lease Amendment

Chair Zimmerman introduced the item by reading the title and deferred to Port Director Hawkins to provide background.

Port Director Hawkins explained how the current construction deadline was December 31, 2020 with a start-time in October. When Copper River Seafoods did not start construction, the City reached out to them and the company requested an extension to their proposed building schedule. Mr. Hawkins noted they are in good standing with the City and provide competition on the Fish Dock.

STOCKBURGER/DONICH MOVE TO RECOMMEND TO CITY COUNCIL TO APPROVE THE COPPER RIVER SEAFOODS LEASE AMENDMENT TO EXTEND THE PROPERTY IMPROVEMENT CONSTRUCTION TIMELINE TO THE NEW START DATE OF FEBRUARY 1, 2022 AND A NEW COMPLETION DATE OF DECEMBER 31, 2022.

There was brief discussion on the commission's support for Copper River Seafoods, the correct verbiage for the motion, and clarification on which parcel this lease is on.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- B. Port and Harbor Advisory Commission 2021 Meeting Schedule
  - i. DRAFT Resolution 20-XX Approving the 2021 Public Meeting Schedule

Chair Zimmerman introduced the item by reading the title and confirmed with Deputy City Clerk Tussey what meeting dates the commission is approving.

ULMER/STOCKBURGER MOVED TO APPROVE THE PORT AND HARBOR MEETING SCHEDULE FOR 2021.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**INFORMATIONAL MATERIALS**

- A. Port & Harbor Monthly Statistical Report for September 2020
- B. Water/Sewer Bills Report for September 2020
- C. Crane & Ice Report

- D. Dock Activity Reports
- E. PHC 2020 Meeting Calendar
- F. Commissioner Attendance at 2020 City Council Meetings

In response to Commissioner Carroll's question, Deputy City Clerk Tussey spoke to the possibility of the PHC holding a special meeting in November since the Seattle Fish Expo was cancelled and there is an upcoming lease transfer for them to review. Staff and commissioners discussed potential meeting dates and the timeline for the pending lease transfer.

There was discussion on statistics and recent events in the harbor.

#### **COMMENTS OF THE AUDIENCE**

Doug Van Patten commented in the Zoom chat feature and was read into the record by Deputy City Clerk Tussey. He commented that it was a good informative meeting, lively discussions, and thanked the commission for their service.

#### **COMMENTS OF THE CITY STAFF**

Port Director Hawkins made comments in response to their earlier discussion topics and reported that the Port and Harbor Office is closing again to the public due to spikes in COVID-19 cases.

Deputy City Clerk Tussey had no comments.

#### **COMMENTS OF THE CITY COUNCILMEMBER**

#### **COMMENTS OF THE CHAIR**

Chair Zimmerman thanked the commission for a very good meeting.

#### **COMMENTS OF THE COMMISSION**

Commissioner Erickson commented that it was a good meeting but would really like to find a way to meet in person.

Commissioner Donich commented that it was a good meeting. He apologized for missing the last meeting; he was collecting his new boat that he'll be working on all winter.

Commissioner Carroll reiterated his concerns over duplication of organizations, sharing his experiences with management issues in the cod fishing industry and the high number of groups that oversee the Kachemak Bay area.

Commissioner Ulmer voiced her appreciation for the commission and Port Director Hawkins.

Commissioner Stockburger commented how he was attending from his vehicle in Cooper Landing so he could share his perspective, and thanked the commission.

Student Representative Engebretsen had no comments.

**ADJOURNMENT**

There being no further business to come before the Commission the meeting adjourned at 6:24 p.m. The next regular meeting is scheduled for Wednesday, December 9, 2020 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom webinar.

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RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved:\_\_\_\_\_

Session 20-12, a Special Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 1:00 p.m. on November 18, 2020 in the Cowles Council Chambers, City Hall located at 491 E Pioneer Avenue, Homer, Alaska via Zoom Webinar.

**PRESENT:** COMMISSIONERS ZIMMERMAN, DONICH, CARROLL, ULMER, ZEISET

**ABSENT:** COMMISSIONERS ERICKSON, STOCKBURGER, AND STUDENT REPRESENTATIVE ENGBRETSSEN (all excused)

**STAFF:** PORT DIRECTOR/HARBORMASTER HAWKINS  
DEPUTY CITY CLERK TUSSEY

### **AGENDA APPROVAL**

Chair Zimmerman asked for a motion to approve the agenda.

ULMER/DONICH – SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **PENDING BUSINESS**

### **NEW BUSINESS**

- A. Salmon Sisters Holdings, LLC Lease Application for Lot 12C (AGC-Auction Block)
  - i. Lease Application – Salmons Sisters Holdings, LLC
  - ii. Homer City Code Chapter 18.08 City Property Leases
  - iii. 2020 Appraisal Comparable Sheet for Lot 12C
  - iv. DRAFT Resolution 20-XX Lease Reassignment from Alaska Growth Capital Bidco, Inc. to Salmon Sisters Holdings, LLC
  - v. DRAFT Lease Agreement – Salmons Sisters Holdings, LLC

Chair Zimmerman introduced the item by reading the title and asked the commission if they would like to suspend the rules to hear Salmon Sister' presentation.

DONICH/ULMER MOVED TO SUSPEND RULES TO ALLOW LESSEE APPLICANTS TO PRESENT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Zimmerman introduced Claire Neaton, Emma Laukitis, and Buck Laukitis. Ms. Neaton and Ms. Laukitis gave a PowerPoint presentation on their business Salmon Sisters. They shared the history of how the business started and operates, what they produce, and explained their proposed use of the land as detailed out in their lease application. They shared the future direction of the business and how they would like to contribute to a working waterfront in the Homer community.

Mr. Laukitis spoke to the value of business start-ups and why they did not agree to the lease transfer but instead a new lease. He explained the issues they have with the current deal being proposed:

- The high base rent amount; the last appraisal was done in March 2020 right before businesses took a hit from COVID and doesn't consider the drop in value.
- How the property is a unique situation given it just came out of bankruptcy; the property has been vacant for two years, how long does the City want to see it remain vacant.
- They do not have the same financial support due to COVID that other businesses have; majority of the established businesses on the Spit were eligible for government relief funds while they are not given they're a new business.

They would like the commission to recognize the economic activity they can provide to the area, are asking for flexibility (within the parameters of the Code and best interest of the City), and make a value statement to City Council.

Chair Zimmerman opened the floor for questions. There was discussion between Commissioners, City Staff, and Mr. Laukitis noting the following:

- Applicant's Request for a Lower Base Rent: How City Code allows a lessee to request a lower base rent but only if the applicant makes a reasonable statement of justification, what the proposed base rent per square foot currently is, and how the City comes to that amount through the appraisal process laid out by City Code. The property has remained vacant for an extended time which could be used as justification.
- Agreement of Ordering New Appraisal: applicants request a lower amount, at least for now given the difficult business environment due to COVID. Commissioners mutually agreed to the City ordering another appraisal, either at the time of lease negotiations or have one in two years instead of the usual five years.
- Overall Support of Salmon Sisters' Proposed Use: Commission agreed to the value of having such a business in our community and how it helps keep younger generations here.
- Acknowledgement of Hardships and Issues: Interpretations by some commissioners that the Spit was very active this summer despite COVID. That was primarily charter/tourist businesses, while commercial fishing businesses had a harder time due to fishery issues. Both parties are working from different perspectives: the Laukitis family is working to start a business and need

to make their own business decisions based on what they're comfortable with, while the PHC is there to represent the people of Homer and can't stray from Code.

- Reasoning for a Lease Transfer vs. New Lease: the agreement has to be a lease transfer. If the City issued a new lease then they would have to do a Request for Proposal for the entire property. Bank owns the building, City owns the land, so negotiations have to work in tandem. Mr. Laukitis has already helped resolve outstanding issues with the existing AGC lease/bank.

CARROLL/ZEISET MOVED TO RECOMMEND TO CITY COUNCIL APPROVE THE PROPOSED USE OF THE PROPERTY, RECOMMEND SUPPORT OF THE LEASE TRANSFER FROM AGC, INC TO SALMON SISTERS HOLDINGS, LLC, AND SUPPORT THE REQUEST FROM SALMON SISTERS TO NEGOTIATE A LEASE RATE REDUCTION WITH THE CITY MANAGER, PUBLIC PURPOSE JUSTIFICATIONS BEING: 1) BRINGING THE PROPERTY OUT OF BANKRUPTCY AND MAKING IT PROFITABLE, AND 2) BRINGING A NEW BUSINESS ENTERPRISE TO HOMER THAT IS LOCALLY OWNED

Commissioner Ulmer would like to see the base rate stay at \$0.87/sf.

VOTE: YES: DONICH, ULMER, CARROLL, ZEISET, ZIMMERMAN

Motion carried.

#### **COMMENTS OF THE AUDIENCE**

Buck Laukitis thanked the commission for their time. He spoke to the lease issues they discussed and his hopes the City and Salmon Sisters can come to an agreement.

Emma Laukitis thanked the commission for their time.

#### **ADJOURNMENT**

There being no further business to come before the Commission the meeting adjourned at 2:12 p.m. The next regular meeting is scheduled for Wednesday, December 9, 2020 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom webinar.

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RACHEL TUSSEY, DEPUTY CITY CLERK I

Approved:\_\_\_\_\_



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Port and Harbor

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Homer, AK 99603

[port@cityofhomer-ak.gov](mailto:port@cityofhomer-ak.gov)

(p) 907-235-3160

(f) 907-235-3152

## NOVEMBER & DECEMBER 2020 PORT & HARBOR STAFF REPORT

### **1. Administration**

Staff met with:

- US Coast Guard Marine Safety Detachment- Regarding annual facility security plan audit
- City Attorneys , JDO Law- Regarding pending property management and lease items
- Homer Volunteer Fire Dept. and Emergency Operations Center- Regarding Tsunami Warning Response follow up debriefing
- Cynthia Upah, USACE (teleconference)- planning for upcoming Homer Port Expansion presentation
- EOC City staff and associated agencies(videoconference)- Regarding continued COVID-19 planning
- Bruce Lambert (MARAD) (teleconference)- Regarding Alaska Maritime Resiliency Stakeholder Discussion
- Attendees of the Planning's Associate Course(teleconference)- Virtual Harbor tour and presentation on Homer Port Expansion
- Bruce Lambert (MARAD) (teleconference)- Regarding Port dredging funding options
- Kim Valverde and other members of the Marine Exchange of AK- Regarding regular board meeting
- Homer Marine Trades Association members- Regarding Annual Round Haul, membership social and business highlight
- Council members Aderhold and Smith- Regarding Review of responsive proposals from City RPF for lobbyist services
- Alaska Association of Harbormasters and Port Administrators- Regarding monthly board meeting
- Tim Dillion, Kenai Peninsula Economic Development District, and members of the Alaska Industrial Development and Export Authority (AIDEA)- Regarding presentation and discussion on the Homer Port Expansion project

Update on Salmon Sisters Lease Application- Council reviewed Resolution 20-117(S)(A) at their November 23 2020 meeting. They did not make a motion for approval of a lease with less than fair market rent containing a finding that the lease was for a valuable purpose or use and a statement identifying such public purpose of use per City Code 18.08.075 Lease Rental Rates section (d). They did approve an initial award of the Lot 12C lease transfer from Alaska Growth Capital to Salmon Sister's LLC and authorized the City Manager to negotiate a final lease for Council approval.

### **2. Operations**

The months of October and November brought about the transition to winter. Strong northeast winds and subfreezing temperatures during the first week of November contributed to the season's first round of ice flow affecting access to the small boat harbor. The unseasonably cold temperatures helped drive enrollment in the winter metered power program with approximately 50 vessels currently participating.



Port & harbor operations staff continues with workplace safety measures under the direction of the harbormaster and City of Homer's EOC team to stem the spread of COVID-19.

The following vessels conducted landings at the Pioneer Dock and Deep Water Dock: Kennicott, Perseverance, Barge 141, Endeavor, Bob Franco, Pacific Wolf & DBL55, ATB Avegon & Barge Leavitt, and Chahunta.

Vessels utilizing the beach landings and marine repair facility include the Wide Bay, Halo Bay, and Cape Caution.

The following notable events occurred over the past month:

- On 10/18, a graveyard shift harbor officer assisted HPD on a domestic violence call originating from a vessel moored in the harbor.
- On 10/19, the port & harbor was evacuated due to a tsunami warning.
- On 10/20, harbor officers provided a tug assist/escort for a 120' commercial fishing vessel.
- On 10/20, harbor officers responded to two separate fuel spills originating from a 45' recreational vessel.
- On 10/28, port maintenance and operations staff conducted a controlled burn of a debris pile adjacent to Outer Dock Road.
- On 11/1, a 100' tug broke free of its moorings at the Deep Water Dock inside berth causing it to collide with an un-fendered support piling and dock surface.
- On 11/2, harbor officers responded to a fuel spill aboard a 45' recreational vessel.
- On 11/3, operations staff used the harbor tug and patrol skiff to tow a 100' commercial fishing vessel.
- On 11/4, harbor officers reported to HPD a black bear hiding under a support building at Land's End.
- On 11/11, harbor officers provided a tug assist for a 145' landing craft maneuvering inside the small boat harbor.
- On 11/25, a new outboard engine was installed aboard the patrol skiff by All Seasons Honda.
- On 11/30, operations staff participated in de-escalation training as part of a city-wide training effort.

### **3. Ice Plant**

Ice sales tanked early in November as the last boats wrapped up their seasons. We officially ended our season on November 23<sup>rd</sup> and shifted our focus to our Preventative Maintenance program. Notable activities included

- Annual maintenance in water vault
- Fabricate and replace broken hinge on water vault hatch cover
- Mounted snow plow and replaced faulty controls
- Made emergency repairs to wintertime water faucet
- Replaced worn belt on ice counter
- Continued ordering parts for winter PM program
- Emptied ice bin and are in last stages of annual Pump Down
- Serviced Condenser Fans, Hoist Winch, Bin Door Winch, and most outdoor auger bearings.
- Updated our COVID Prevention Plan to reflect current Level Red status
- Drained oil from Intercooler, B - 2, B - 3, HS - 1, HS - 2, and HS - 3
- Replaced leaky gaskets on High Pressure Receiver sight glasses
- Cleaned Bait Room
- Raised and blocked Rakes in their winter position
- Found and replaced faulty Float Switch on Low Pressure Receiver

#### **4. Port Maintenance**

From mid-October to December port maintenance has been busy with:

- Final winterization of facilities and equipment.
- Purchase and installation of new snow plow.
- Trouble shooting electrical issues.
- Assisting HFVD with moving vehicles for training.
- Hauling out the ECO Barge.
- Bolstering floatation to fingers on DD Float.
- Burned a pile of accumulated wood and debris.
- Performed maintenance on patrol skiff.
- Completed repairs on Godiva fire cart.
- Had a diver inspect fire line underwater flanges.
- Routine maintenance and repairs.



# City of Homer

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## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development and Port and Harbor Advisory Commissions  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: December 1, 2020  
SUBJECT: 2021 Draft Land Allocation Plan

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### Requested Action:

1. Review lands currently available for long term lease (Section A). Are there any recommended changes?

### Background

Homer City Code Title 18.08 regulates city property leases. Each year, the City Council reviews and passes a resolution on which lands should be available for lease. Council will have a work session with the Port and Harbor and Economic Development Advisory Commissions, tentatively in January, to discuss any changes.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long-term leases. The Port and Harbor and Economic Development Commissions provide comments by memorandum to the Council. The kinds of comments that code solicits include: which parcels should be available for lease, the lease rate, preferred length of the lease term, and any requirements, preferences or restrictions regarding use and or development.

### Requested Actions:

1. Recommend any changes to lands available for long term lease.

### Attachments:

1. HCC 18.08.020
2. 2020 Draft Land Allocation Plan
3. Map, City lands on the Homer Spit

### **18.08.020 Land allocation plan – Property available for lease.**

a. Unless dedicated or reserved to another purpose, all real property including tide, submerged or shore lands to which the City has a right, title and interest as owner or lessee, or to which the City may become entitled, may be leased as provided in this chapter. In the case of any conflict between this chapter and any local, State or Federal law governing the leasing of City tide and submerged lands, the law governing the leasing of City tide and submerged lands shall prevail.

b. The City administration shall maintain a list of all City-owned properties authorized for lease by Council. This list shall be adopted annually and contain the information required under this chapter. The list may be called the land allocation plan and will be made available to the public at the City Clerk's office.

c. Council shall adopt a land allocation plan that identifies:

1. City-owned property available for lease;
2. The property description, lease rate, preferred length of the lease term for each available parcel; and
3. Any requirements, preferences or restrictions regarding use and/or development.

d. Council may identify property in the land allocation plan that is subject to competitive bidding. Property subject to competitive bidding in the land allocation plan need only identify the property description in the land allocation plan but all other terms required in subsection (c) of this section shall be identified in the request for proposal for such properties.

e. Prior to the adoption of the land allocation plan, Council shall hold a work session. Commission members and City staff may provide recommendations to Council during the work session regarding City-owned property available for lease and the terms of such leases.

f. The City shall provide public notice of the adoption of the land allocation plan and the City-owned real property available for lease no more than 60 days after its adoption.

g. All uses and activities on City-owned real property available for lease are subject to all applicable local, State, and Federal laws and regulations.

h. The Council may restrict specific City-owned properties to certain uses or classes of use that serve the City's best interest. [Ord. [18-16\(S\)\(A\)](#) § 1, 2018].

# 2021 Land Allocation Plan City of Homer

Adopted by Resolution 21-XX



*Cutting the ribbon on Homer's long awaited Police Station*

# **Table of Contents**

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- A. Lands Available For Lease**
- B. Leased Lands**
- C. Port Facilities**
- D. City Facilities and other city lands**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

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

### **Statement of Purpose:**

Homer City Code Title 18 regulates municipal property management. Per HCC 18.08.020, the Council annually adopts a land allocation plan that identifies which properties are available for lease, the rate and referred lease terms, and any particular requirements or preferences. Once the plan is adopted by resolution, the City provides public notice of available real estate.

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.

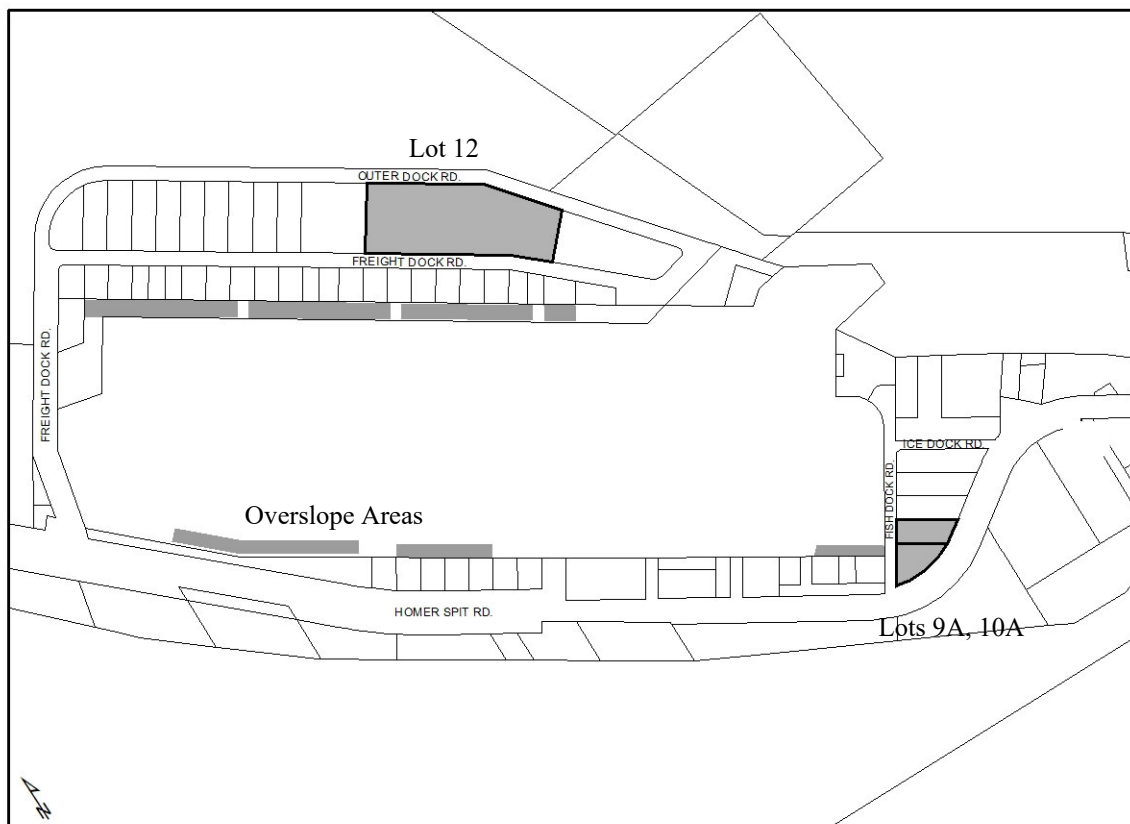
## Section A

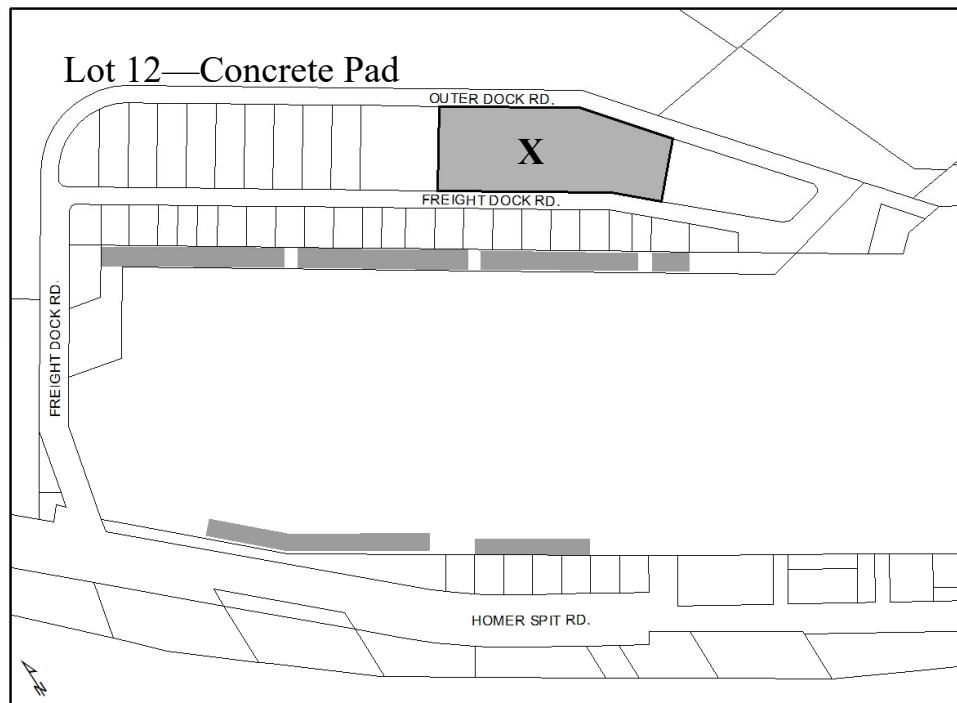
### Lands available for lease

The following lots, and select areas within the Homer Airport are available for lease in 2020. Lease procedures follow the City of Homer City Code, Title 18.

The Port and Harbor Office provides information on long term leasing on the Homer Spit. The Harbor also manages short term leases and license agreements, such as vending machines, bike rentals and itinerant merchants. For more information, contact 907-235-3160.

The City Manager's Office handles airport terminal leasing. For more information, contact 907-235-8121 ext 2222.





**Designated Use:** Lease

**Acquisition History:**

**Area:** 5 acres

**Parcel Number:** 18103220

**2019 Assessed Value:** \$841,600 (Land: \$495,600, Structure/Improvements: \$346,000)

**Legal Description:** Homer Spit Subdivision no 5 Lot 12

**Zoning:** Marine Industrial

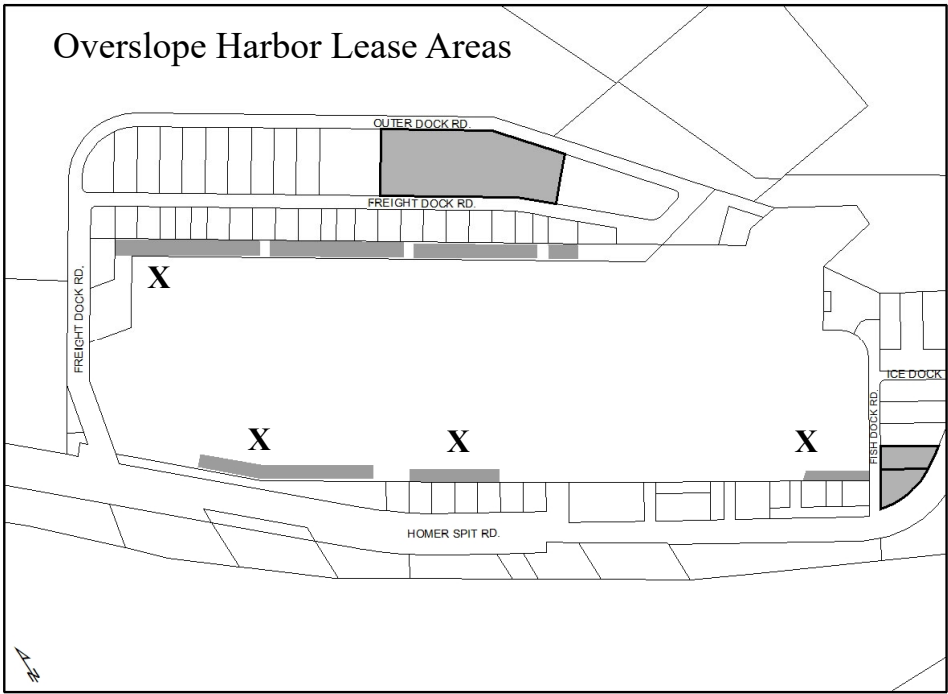
**Infrastructure:** Water, sewer, paved road access, fenced, security lighting

**Address:** 4380 Homer Spit Road

**Notes:** 1 acre portion under lease per Resolution 18-084 to Alaska Scrap and Recycling, 5 year lease

Prior to a long-term lease the site is appraised. The appraised lease rates for up-lands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.





**Designated Use:** Lease  
Resolution 17-33

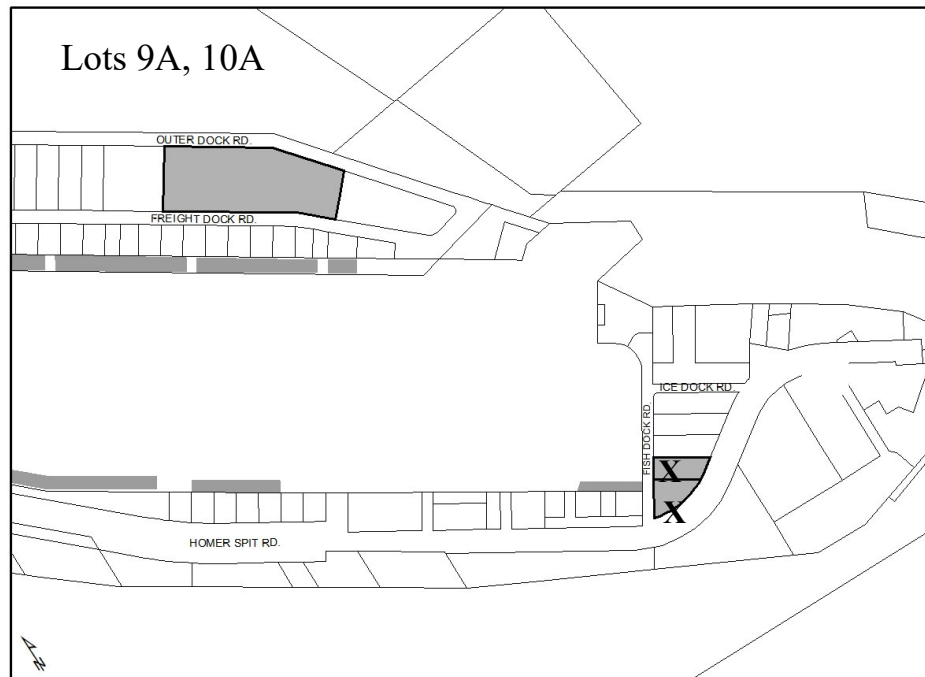
<b>Area:</b>	<b>Parcel Number:</b>
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**Legal Description:**

<b>Zoning:</b> Marine Commercial and Small Boat Harbor Overlay	
--	--

<b>Infrastructure:</b>	<b>Address:</b>
------------------------	-----------------

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



**Designated Use:** Lease Lands  
**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

**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, gas, Spit Trail, paved road access

**Address:**

Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square foot, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.

**Finance Dept. Code:**

## Homer Airport Terminal



**Designated Use:** Airport  
**Acquisition History:**

Available for lease

- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.
- Ticket Counter, office and baggage enplanement area, 700 sq ft for \$2,600 per month plus taxes.
- One cargo area at the west end of the airport, 768 sq ft \$2,850 per month plus taxes.

Contact the City Manager's office at 907-235-8121 ext. 2222 for more information

**Finance Dept. Code:**

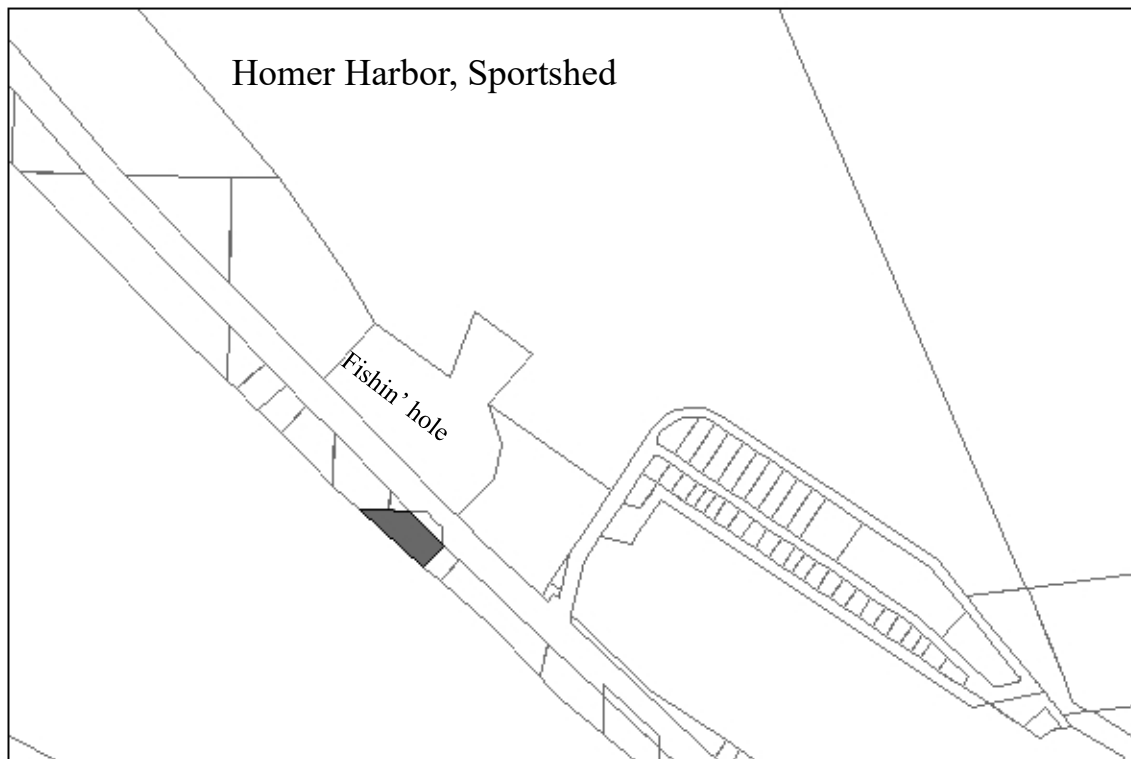


## **Section B**

### **Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105, LH01

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

**Zoning:** Marine Commercial

**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

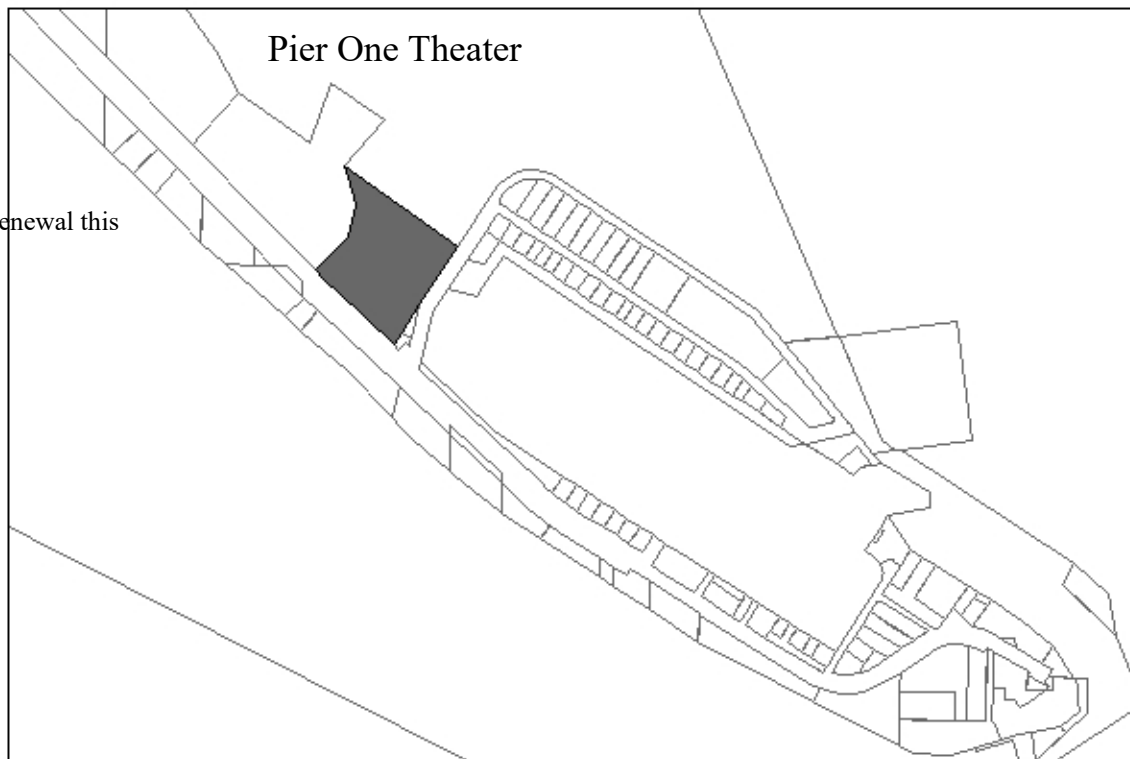
**Address:** 3815 Homer Spit Road

**Lease:** Resolution 20-081, leased to Homer Enterprises LLC for the remaining term of 18 years 4 months with two 5 year options.

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.  
 2019-2020, continued erosion and parking lot damage

**Finance Dept. Code:**

Up for renewal this  
year



**Designated Use:** Fishing Lagoon

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

**Area:** 11.27 acres

**Parcel Number:** 18103117

**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.

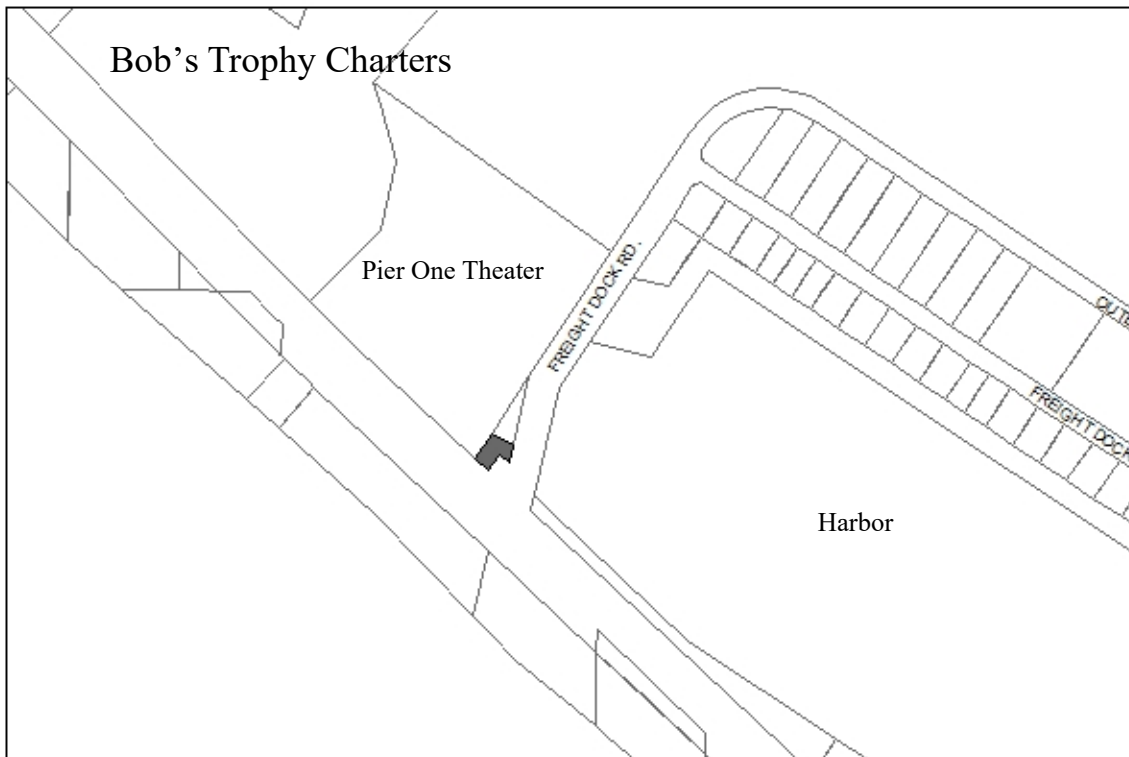
- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**Resolution 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 2016- 118, 5 Year lease.

**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

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

**Zoning:** Marine Commercial

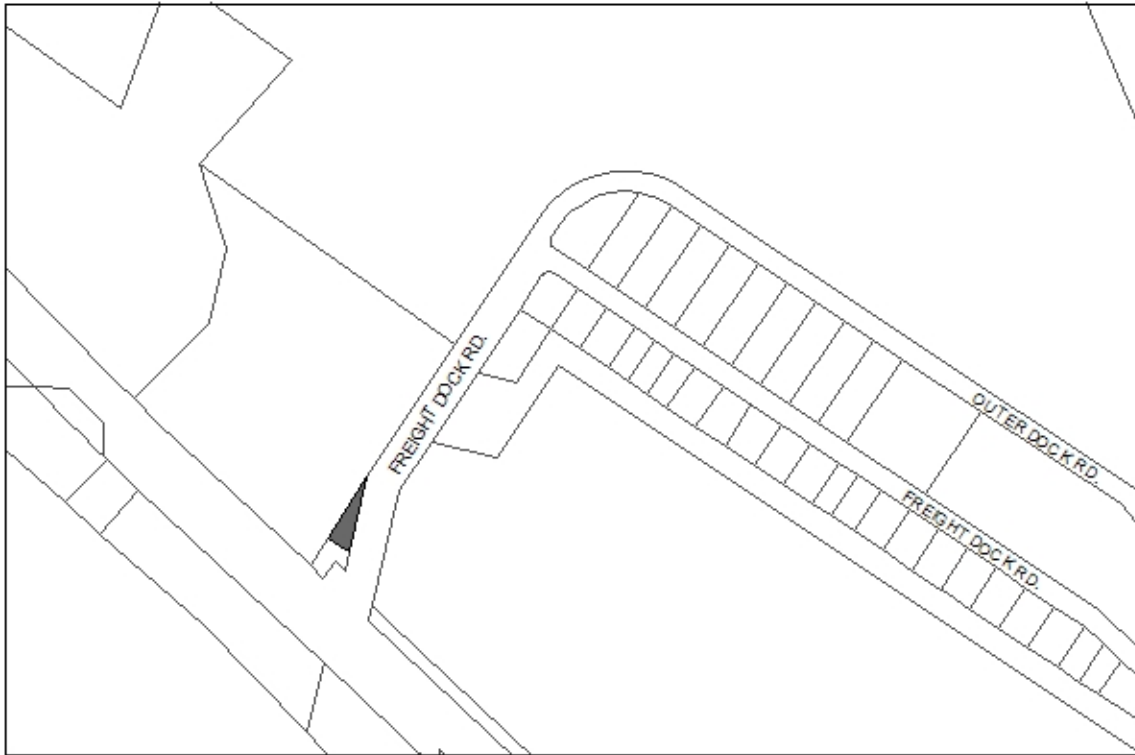
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 3978 Homer Spit Road

Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years with two 5 year options.. Lease expires 2036.

**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

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

**Zoning:** Marine Commercial

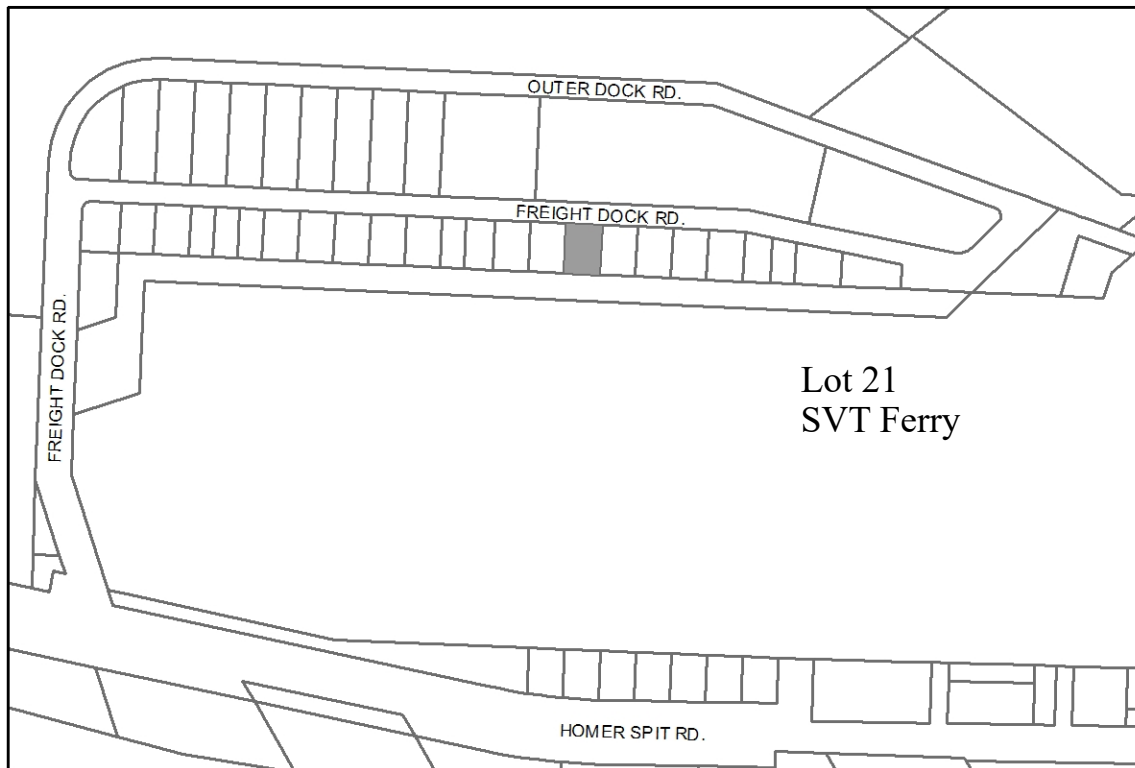
**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

**Address:** 1114 Freight Dock Road

**Leased to:** L.H. and Marcia Pierce. Sportsman Supply/RV  
Expiration: April 1, 2038.

**Finance Dept. Code:** 400.600.4650



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.32 acres

**Parcel Number:** 18103240

**Legal Description:** Homer Spit No 5 Lot 21

**Zoning:** Marine Industrial

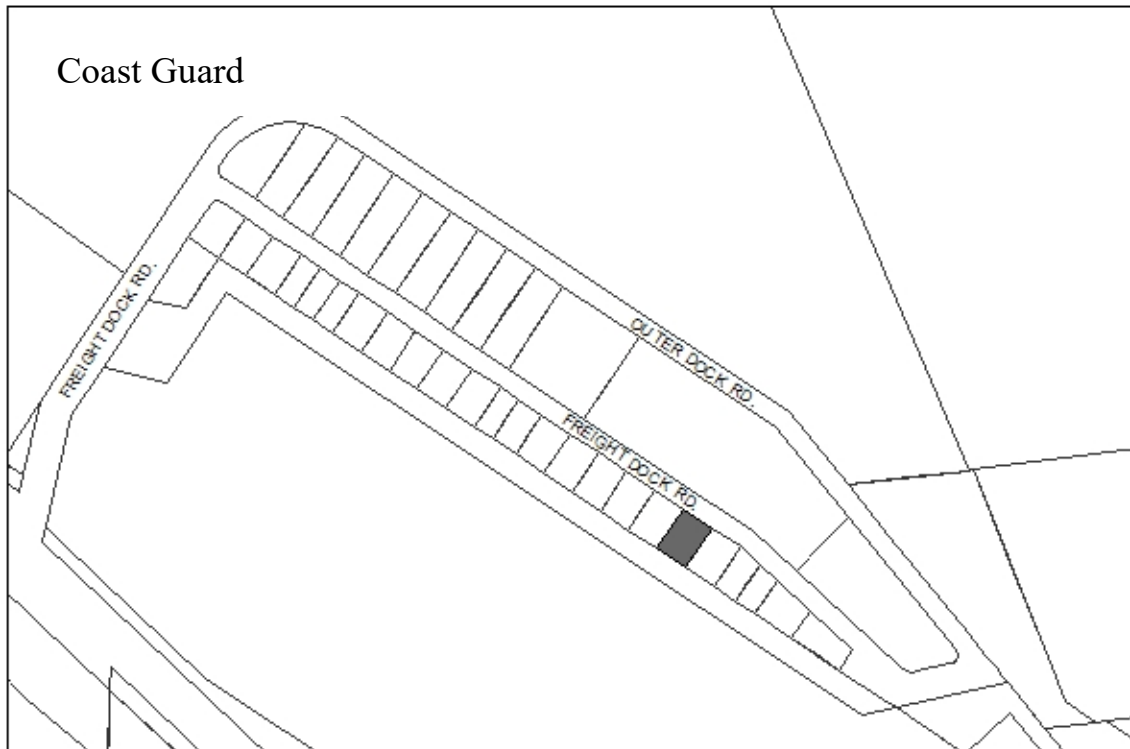
**Wetlands:** N/A

**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

**Legal Description:** Homer Spit Four subdivision Lot 2

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

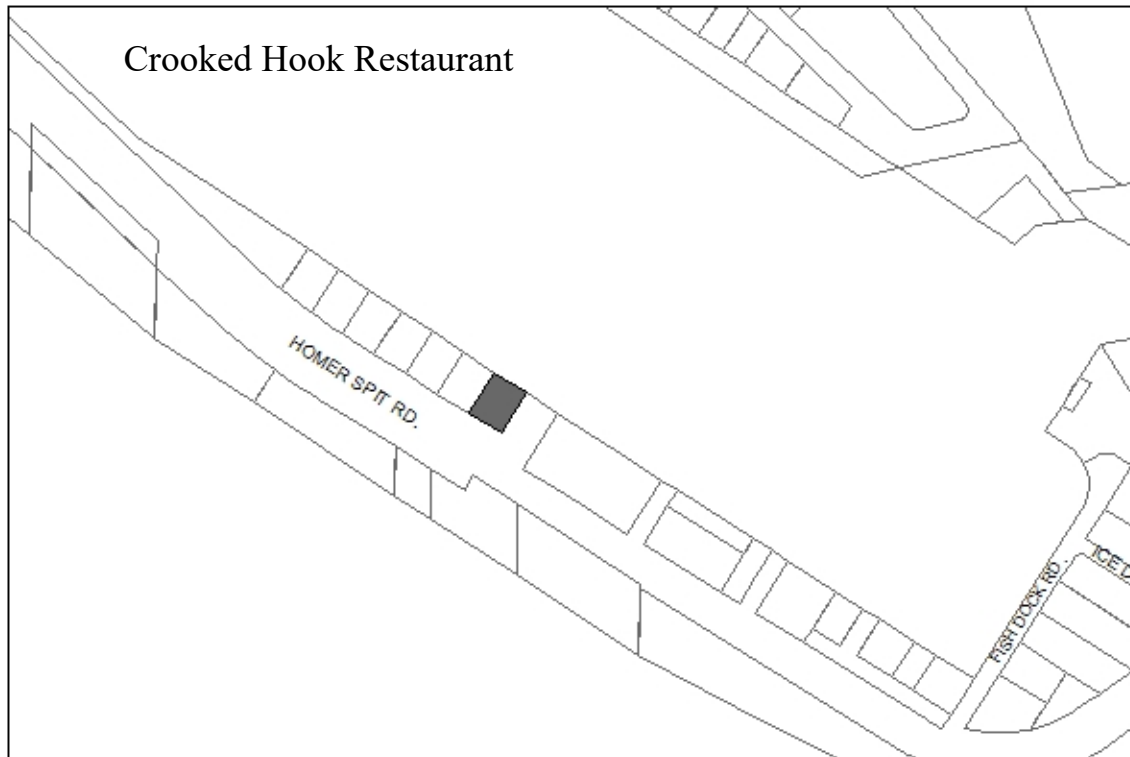
**Address:** 4373 Freight Dock Rd

**Leased to:** USCG

Lease Renewal Options: None

Expiration: September 30, 2026

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 12,700 sq ft

**Parcel Number:** 18103316

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

**Zoning:** Marine Commercial


**Wetlands:** None

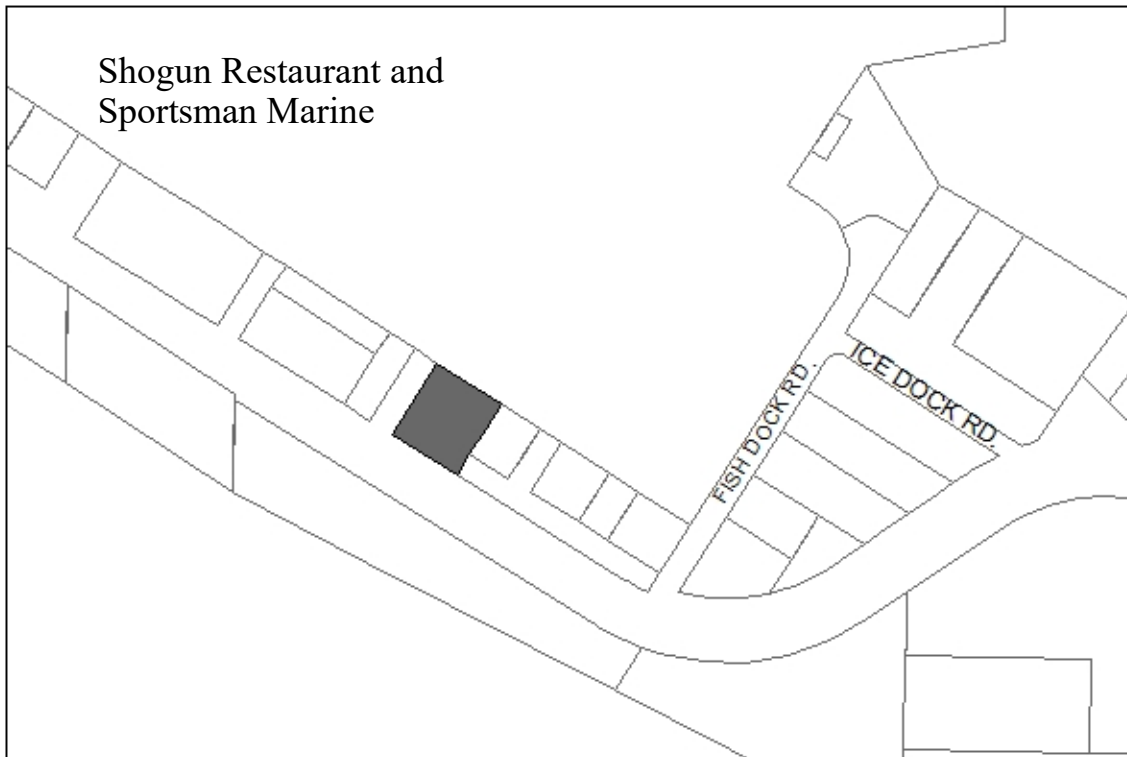
**Infrastructure:** Paved road, water and sewer

**Address:** 4262 Homer Spit Road

**Leased to:** Harbor Bar & Grill  
 Expiration: Lease expires 2/1/2046, no options.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4390 Homer Spit Road
<b>Leased to:</b> John Warren, Salty Dawg <b>Expiration:</b> 1/31/2026. No options.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

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

**Zoning:** Marine Commercial

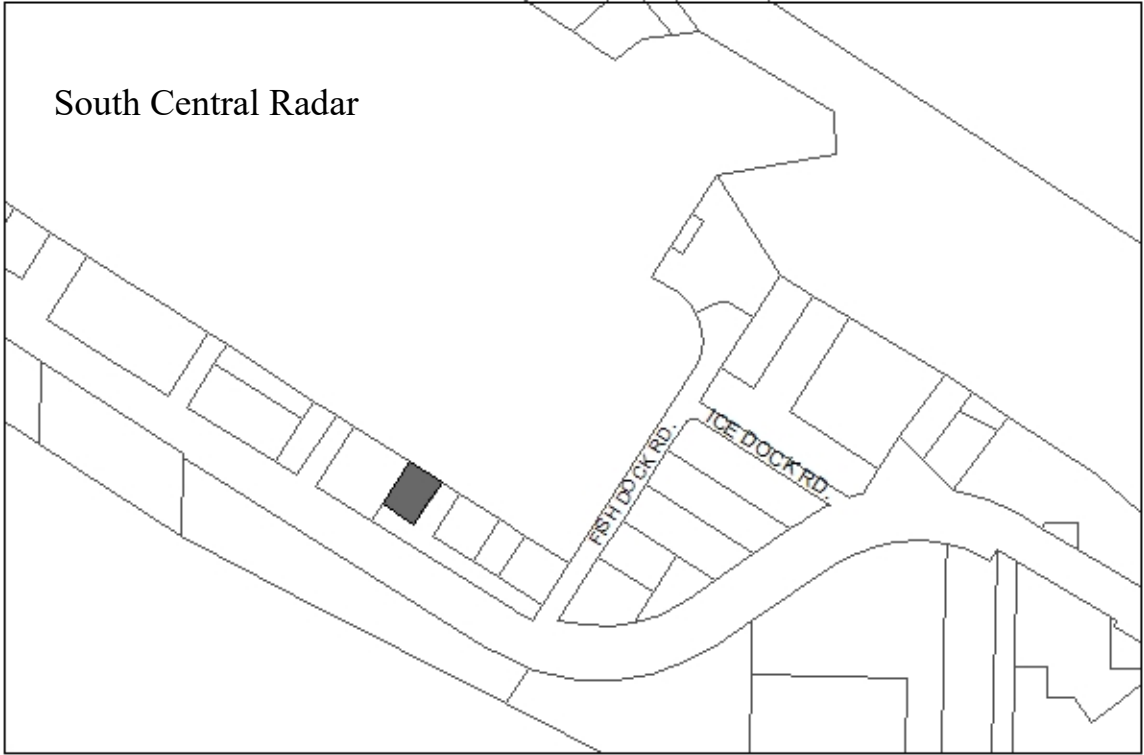
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.


**Address:** 4400 Homer Spit Road

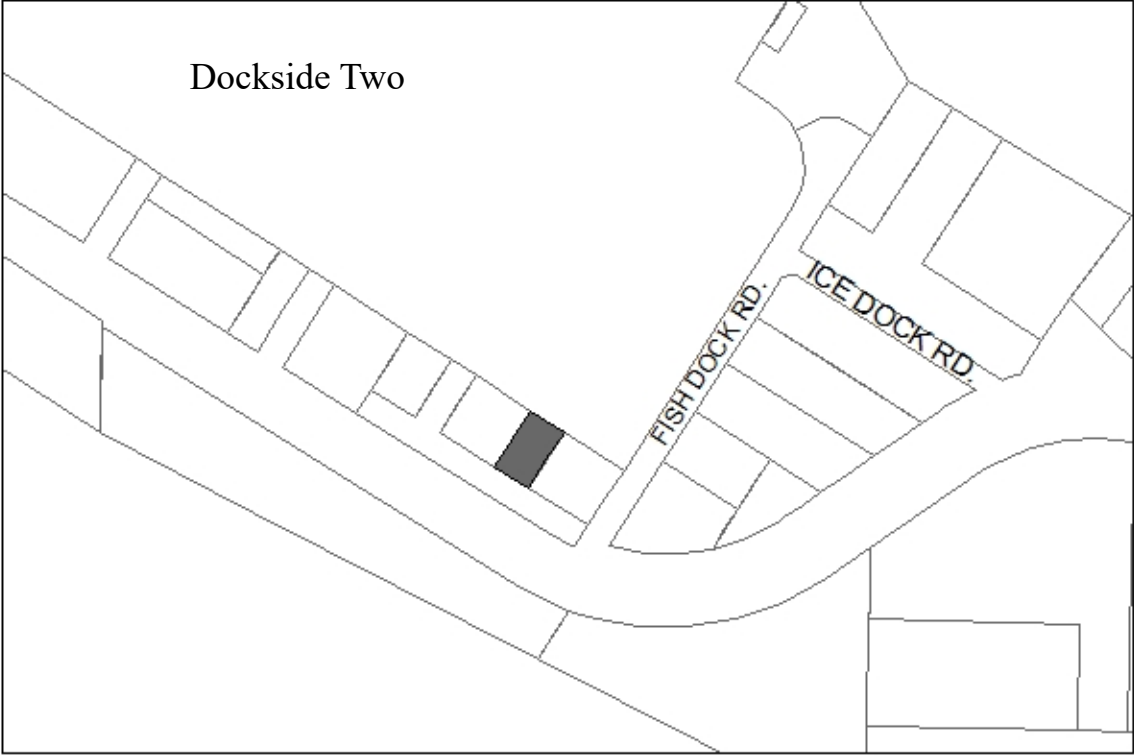
**Leased to:** Shogun Restaurant and Sportsman Marine. Resolution 2019-02  
 Expiration: 2039 with two 5 year options.

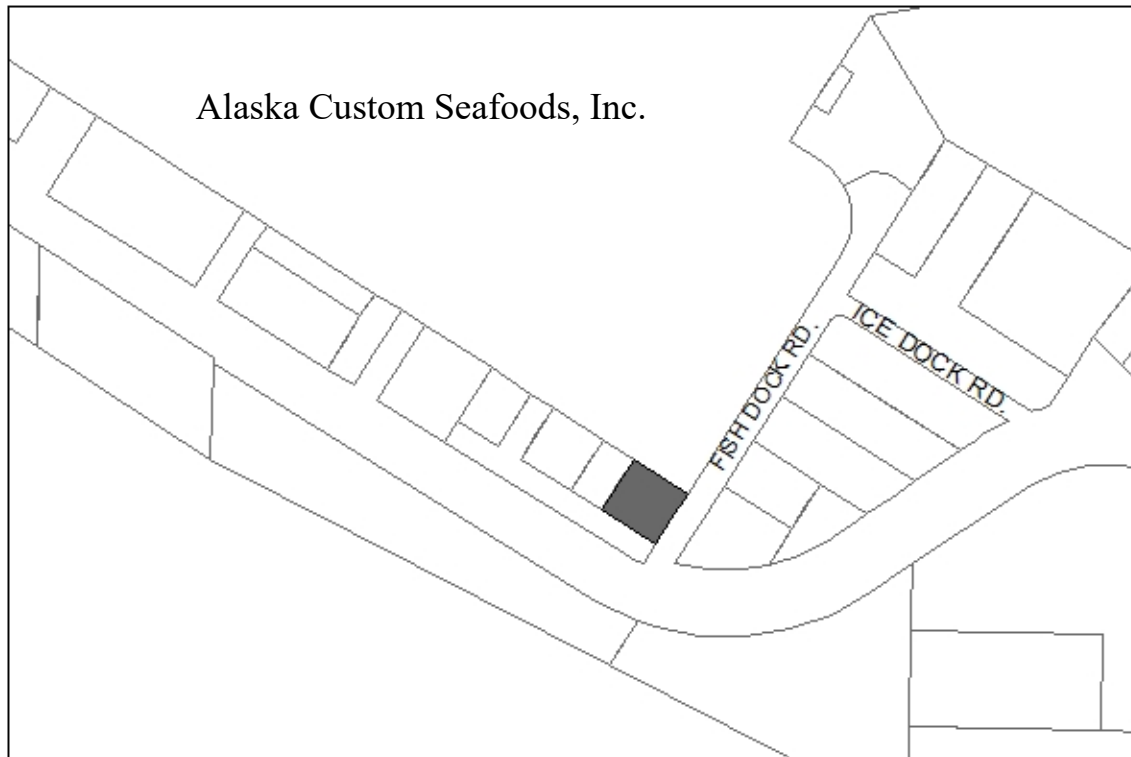
**Finance Dept. Code:**

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<b>Leased to:</b> Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S) Expiration: 11/1/2032, two additional 5 year renewal options	
<b>Finance Dept. Code:</b>	



	
<b>Designated Use:</b> Leased Lands <b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<b>Leased to:</b> Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b>	
<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
<b>Leased to:</b> William Sullivan dba Dockside Two dba Kachemak Bay Seafoods Expiration: 2027, no options.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased land  
**Acquisition History:**

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

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

**Zoning:** Marine Commercial

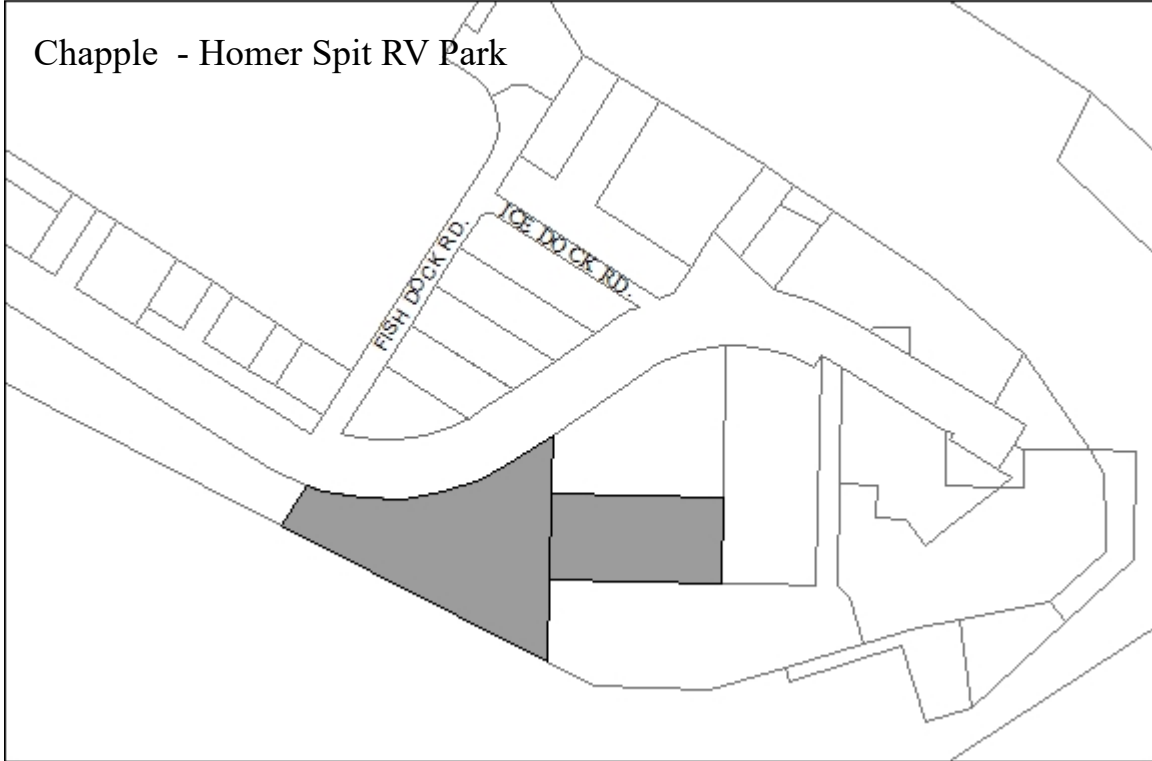
**Wetlands:** None

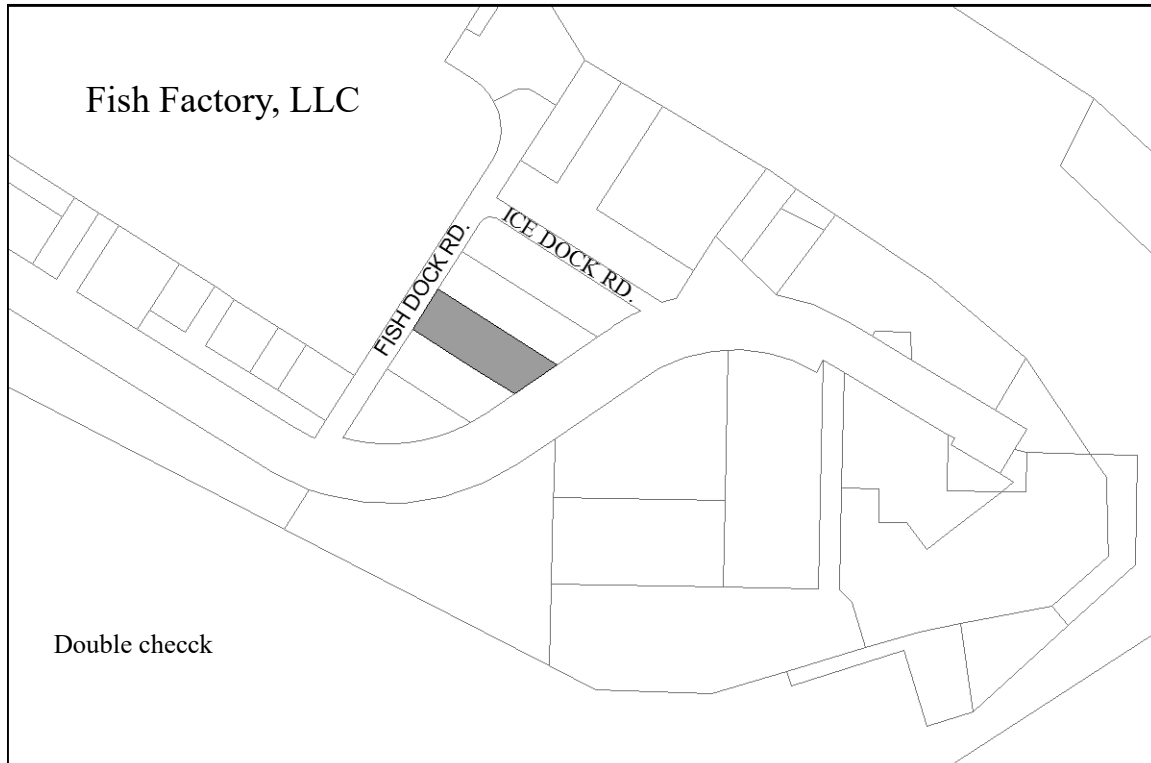
**Infrastructure:** Paved road, water and sewer.

**Address:** 4474 Homer Spit Road

**Leased to:** Brad Faulkner DBA Alaska Custom Seafoods, Inc. Expires 2043.

**Finance Dept. Code:**

<p>Chapple - Homer Spit RV Park</p> 	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 192,970 sq ft</p>	<p><b>Parcel Number:</b> 18103402, 03</p>
<p><b>Legal Description:</b> 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.</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 4535 Homer Spit Road</p>
<p><b>Leased to:</b> Truxton Management Inc. Homer Spit Campground. Resolution 19-069          Expiration: 12/31/2026, two addition 3 year options.</p>	
<p><b>Finance Dept. Code:</b> 400.600.4650</p>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 27,470 sq ft (0.63 acres)

**Parcel Number:** 18103421

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

**Zoning:** Marine Industrial

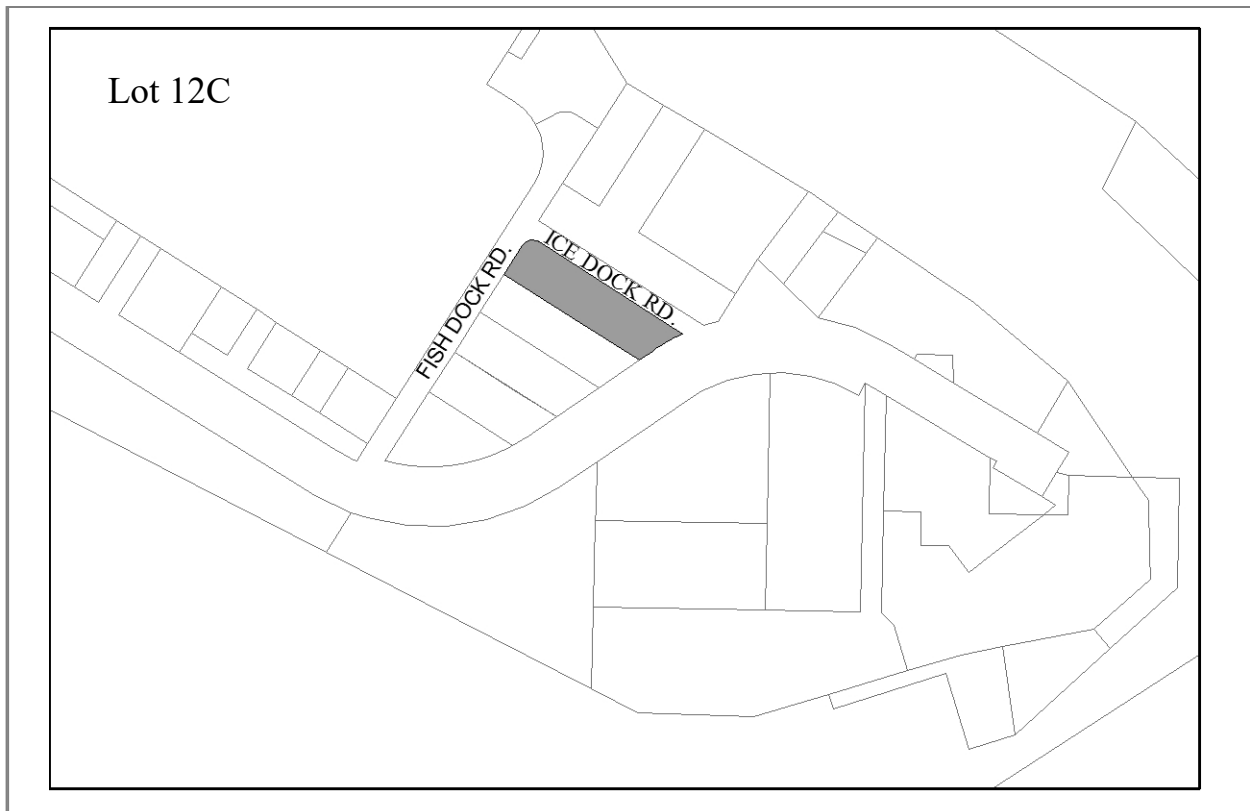
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 800 Fish Dock Road

**Leased to:** Fish Factory, LLC  
 Expiration: 12/31/2036 with two 5 year options

**Finance Dept. Code:**



**Designated Use:** Lease land  
**Acquisition History:**

**Area:** 0.79 Acres

**Parcel Number:** 18103452

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

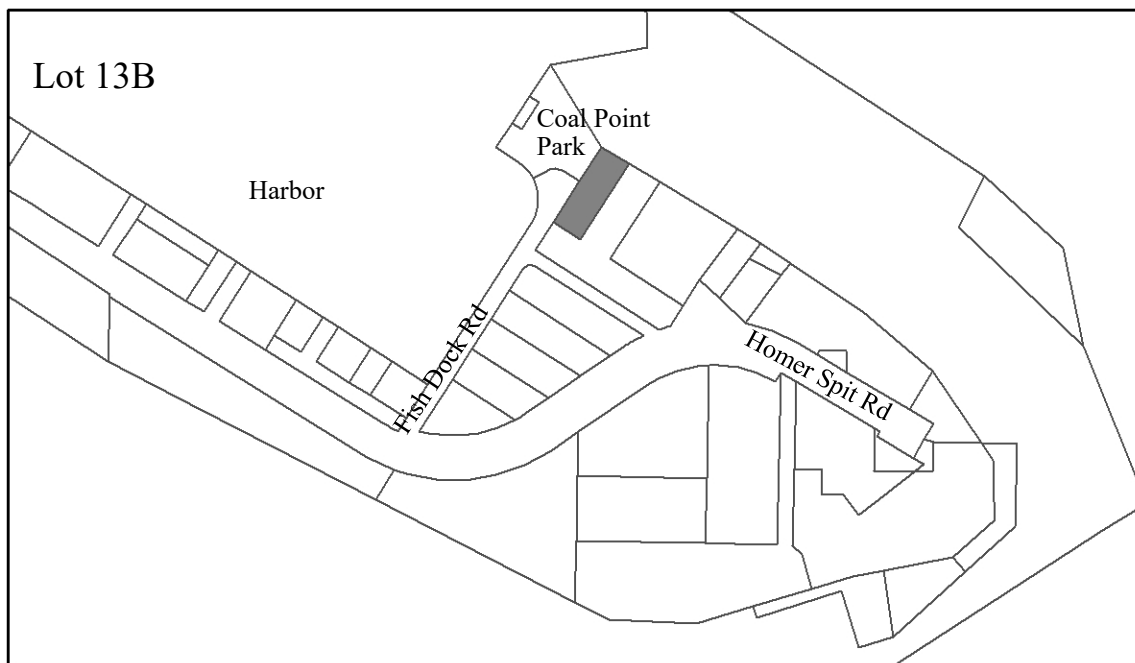
**Zoning:** Marine Industrial

**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  
 FORECLOSED

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

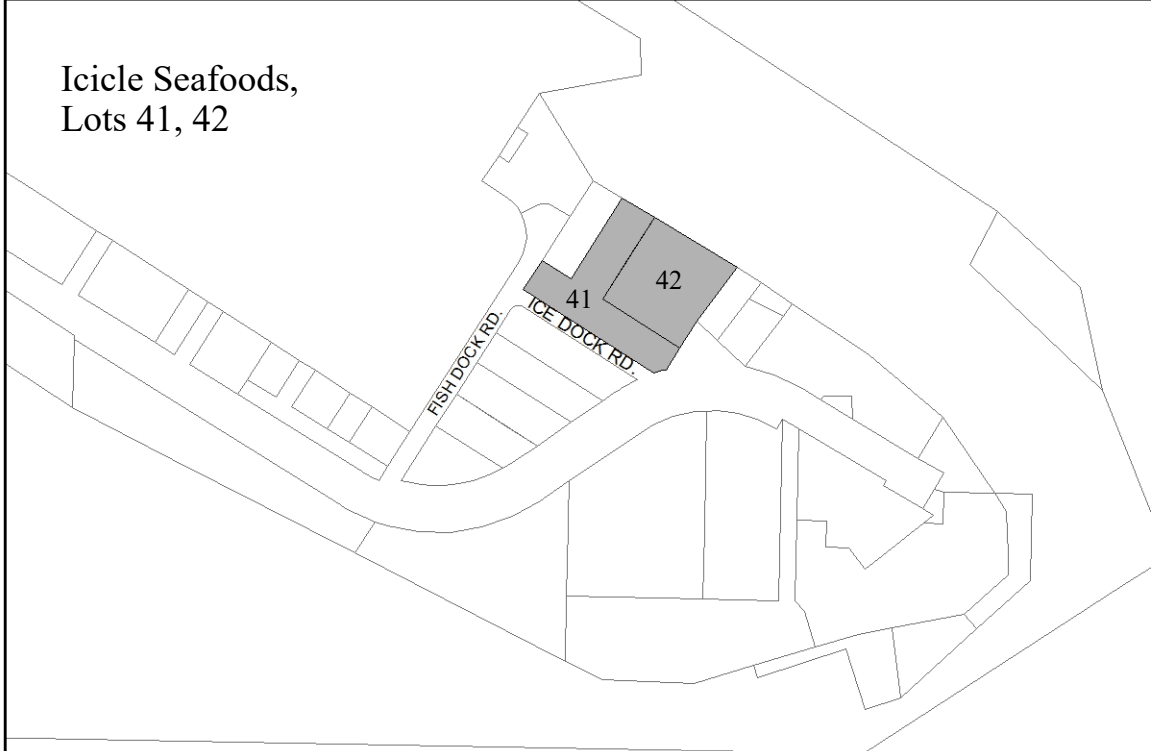
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

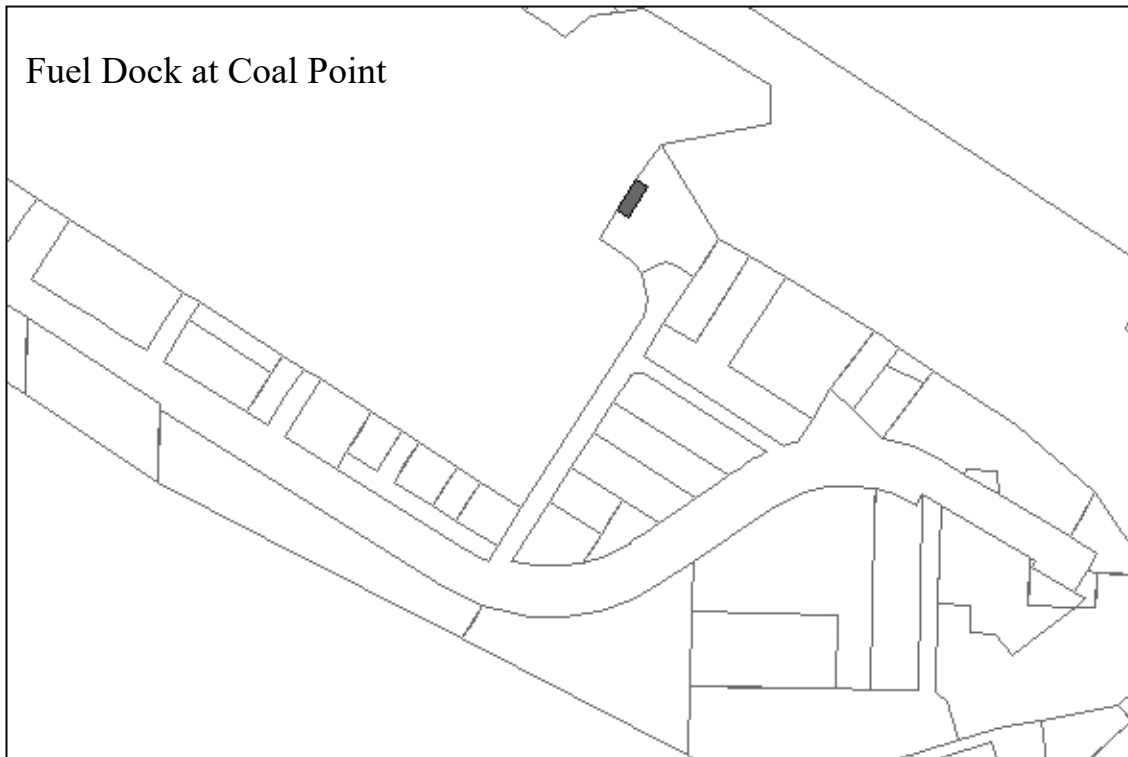
Former Porpoise Room lot. Fisheries use encouraged but not required.

Copper River Seafoods

**Finance Dept. Code:**

 <p style="font-size: 1.2em; margin-top: 0;">Iccle Seafoods, Lots 41, 42</p>	
<b>Designated Use:</b> Leased Land <b>Acquisition History:</b> Lot 42, ordinance 17-41	
<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Ocean Beauty Icicle, Inc Expiration: 2039 with options. Resolution 17-008, Resolution 20-043	
<b>Finance Dept. Code:</b>	





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 0.07 acres

**Parcel Number:** 18103427

**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

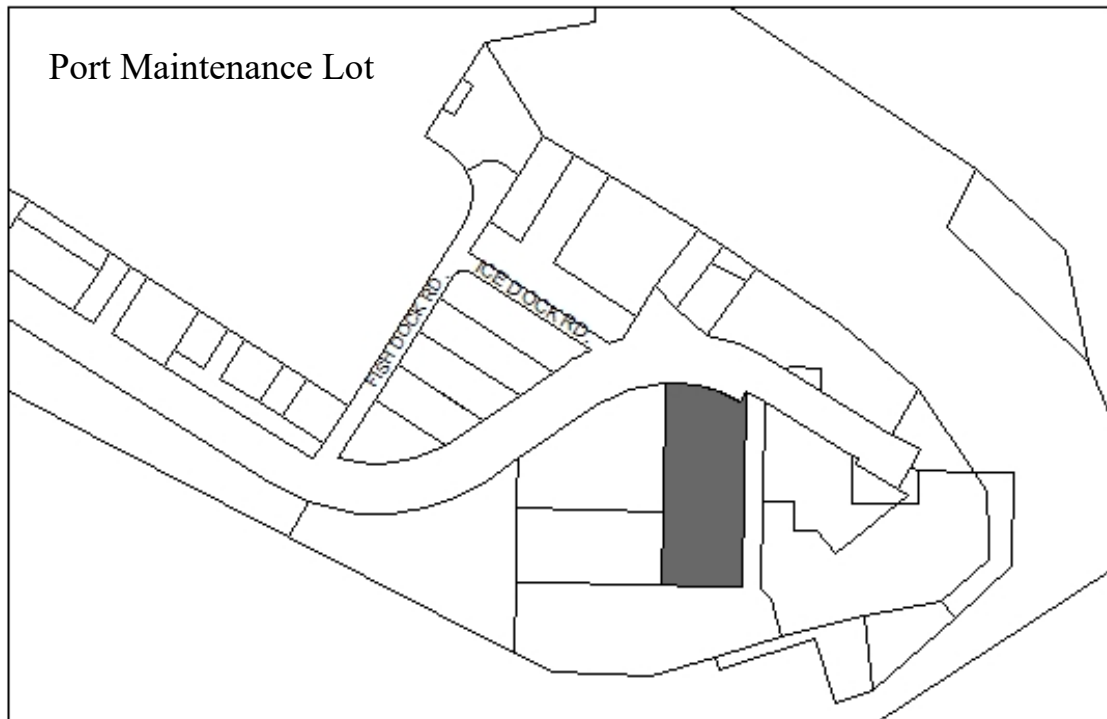
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 843 Fish Dock Road

**Leased to:** Petro 49, expires 11/30/2038

**Finance Dept. Code:**



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

**Acquisition History:**

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

**Parcel Number:** 18103404

**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

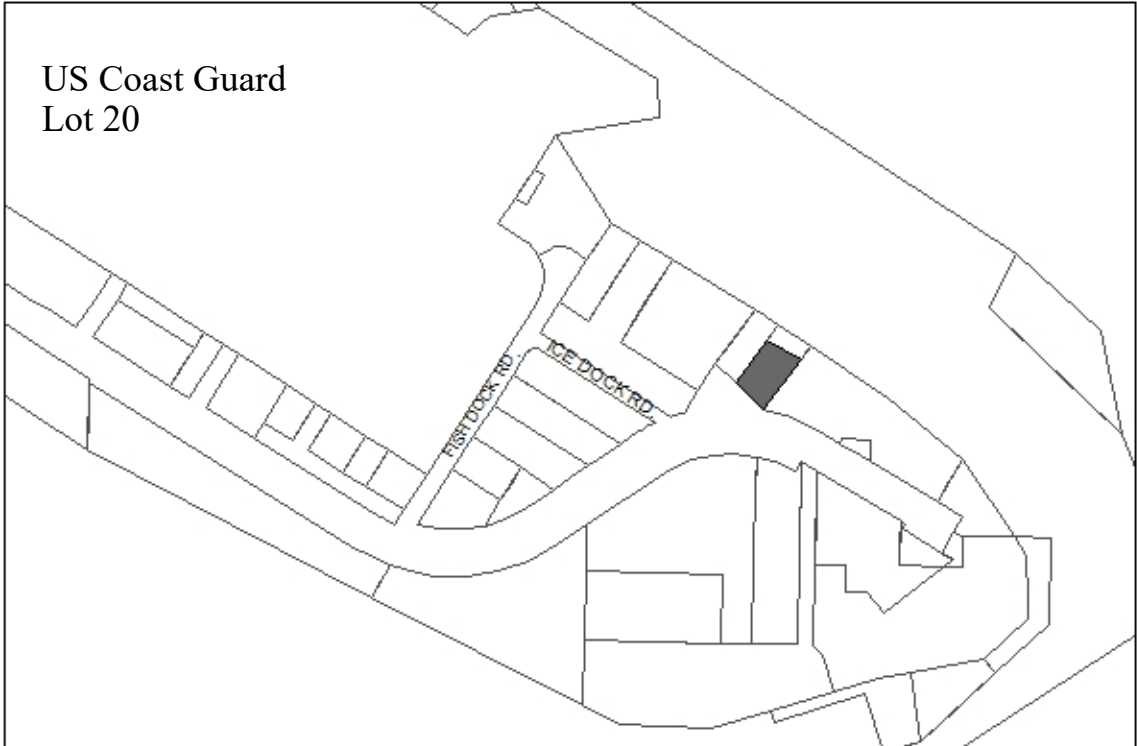
**Leased to:**

**ACS MACTel lease:** Expires 11/21/2033 with two additional one year options. (875 sq ft lease)

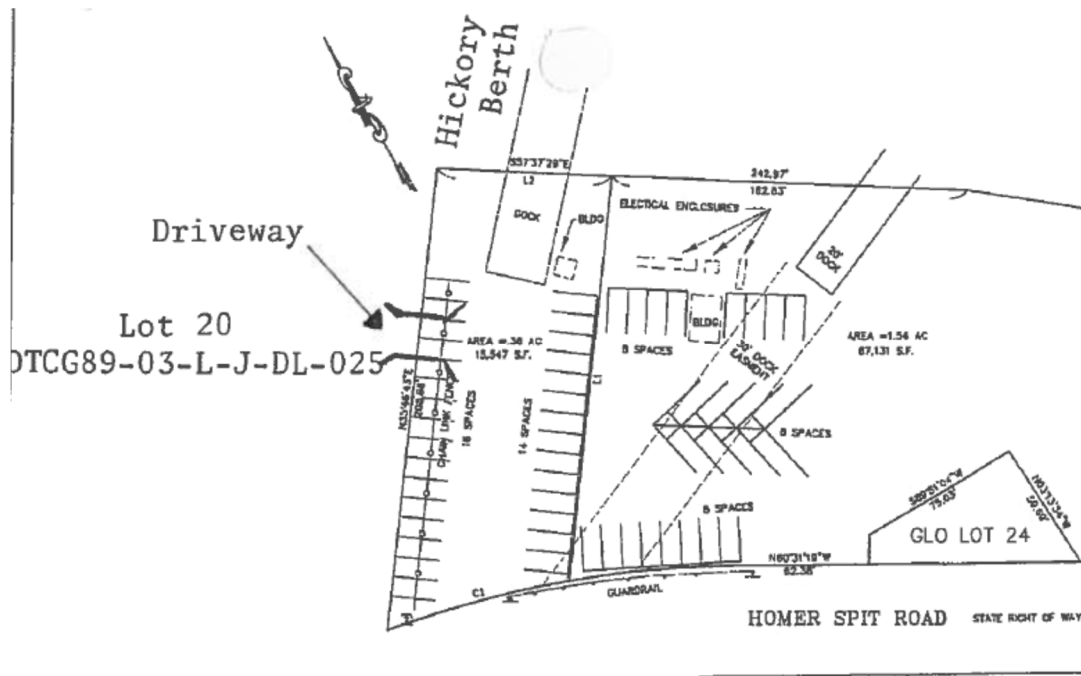
**Alaska Marine Highway lease:** Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

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

**Finance Dept. Code:**

 <p>US Coast Guard Lot 20</p>	
<b>Designated Use:</b> Lease <b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<b>Legal Description:</b> Portion of Government Lot 20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
<b>Leased to:</b> US Coast Guard. Resolution 15-009 approved an additional 20 year lease.	
<b>Finance Dept. Code:</b>	

## Hickory Lease

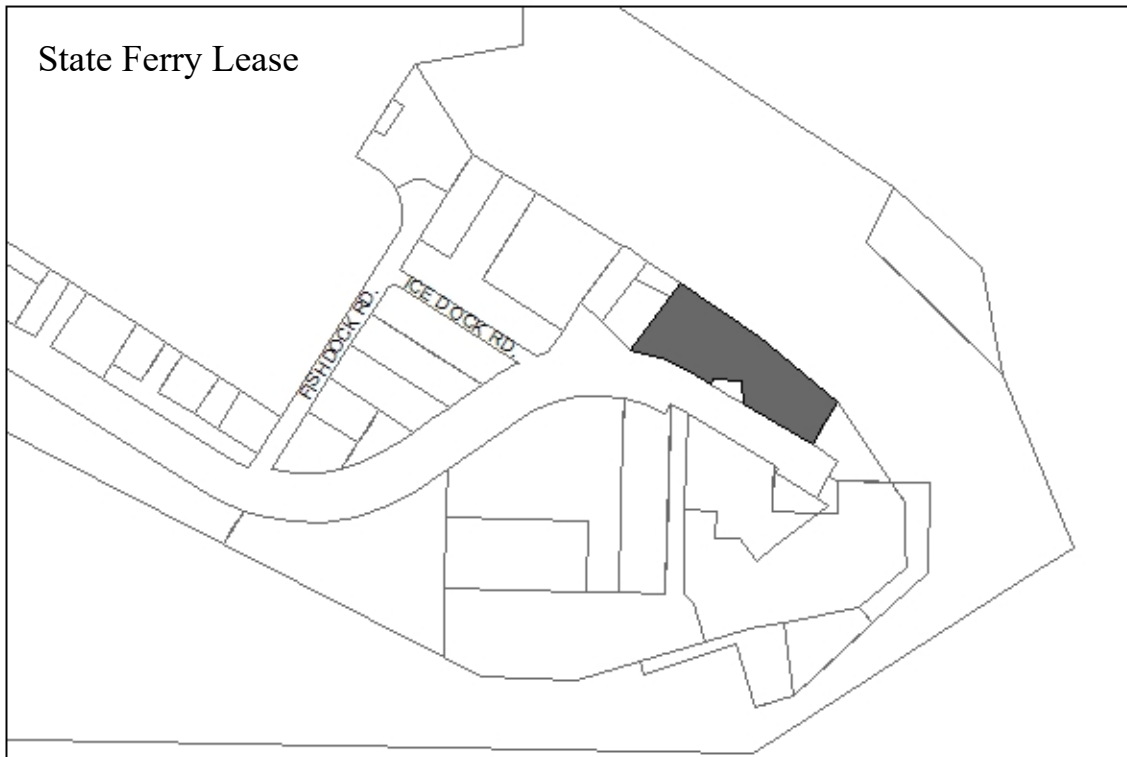


See page B-25. This lease is a portion of the Pioneer Dock.

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

**Leased to:** Coast Guard. Expiration September 30, 2022. DTG89-03-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

**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.

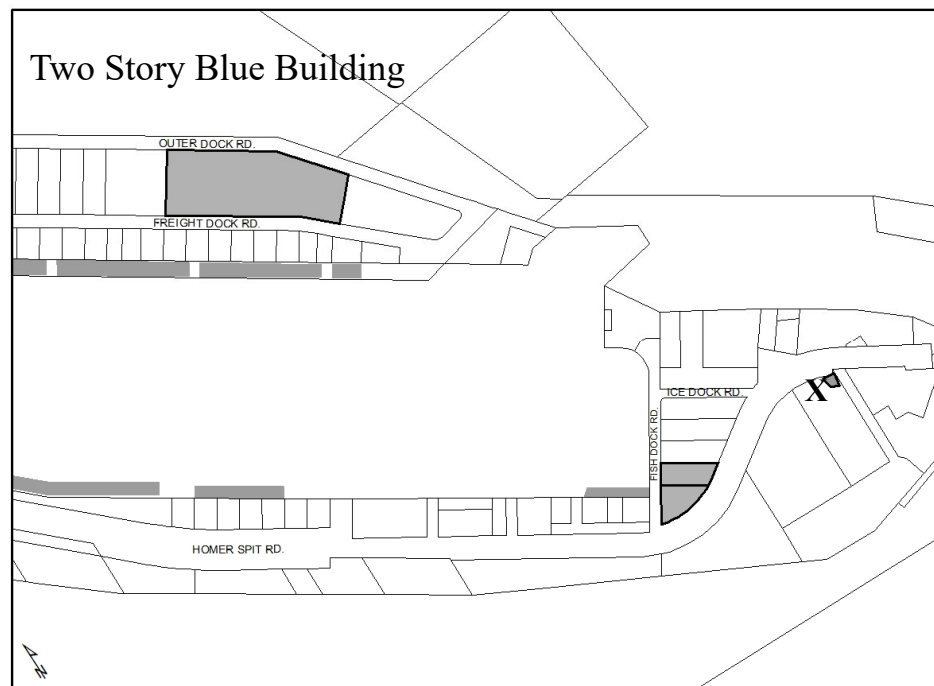
**Address:** 4690 Homer Spit Road

**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 Lands

**Acquisition History:**

**Area:** 1.05 acres (0.52 and 0.53 acres)

**Parcel Number:** 18103477, 78

**2019 Assessed Value:** Land value \$325,700

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

**Zoning:** Marine Industrial

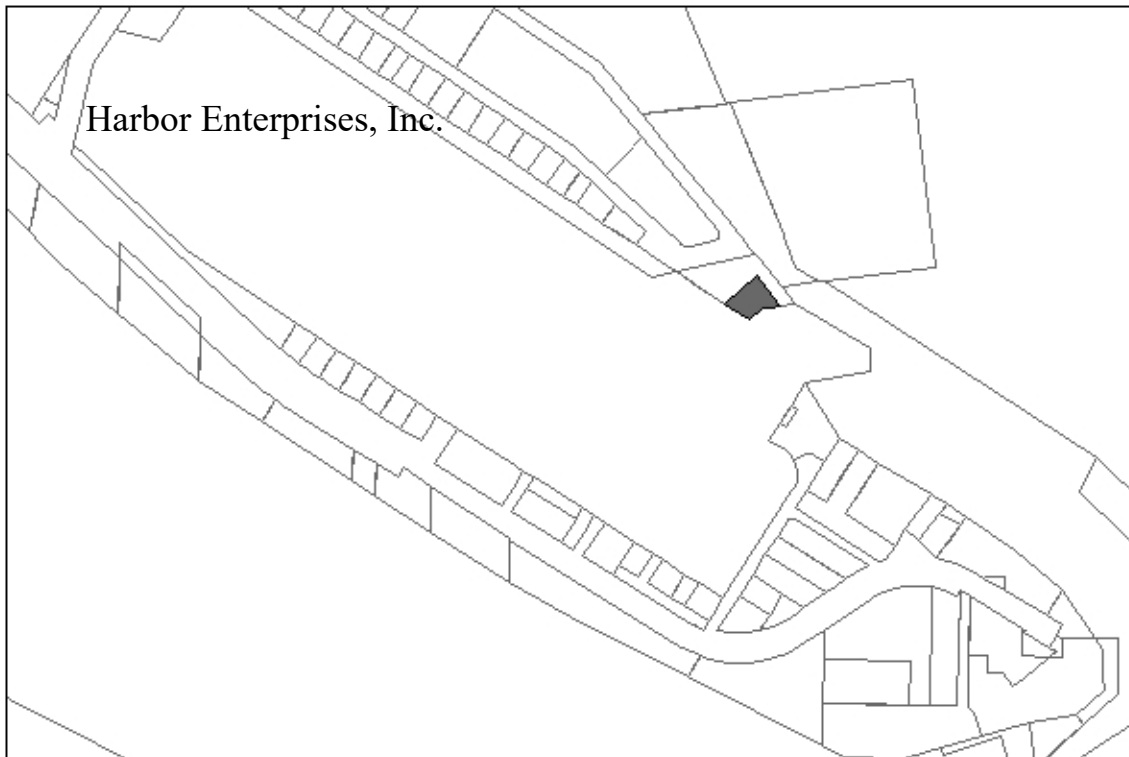
**Infrastructure:** Water, sewer, natural gas, paved road access

**Address:** 4667 Homer Spit Road

Leased to Homer Sea Tow, Resolution 20-036, expiration 3/31/2025

Lower level of the building contains a large water pump and is part of the city water infrastructure. That portion of the building is not available for lease.

**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

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

**Zoning:** Marine Industrial

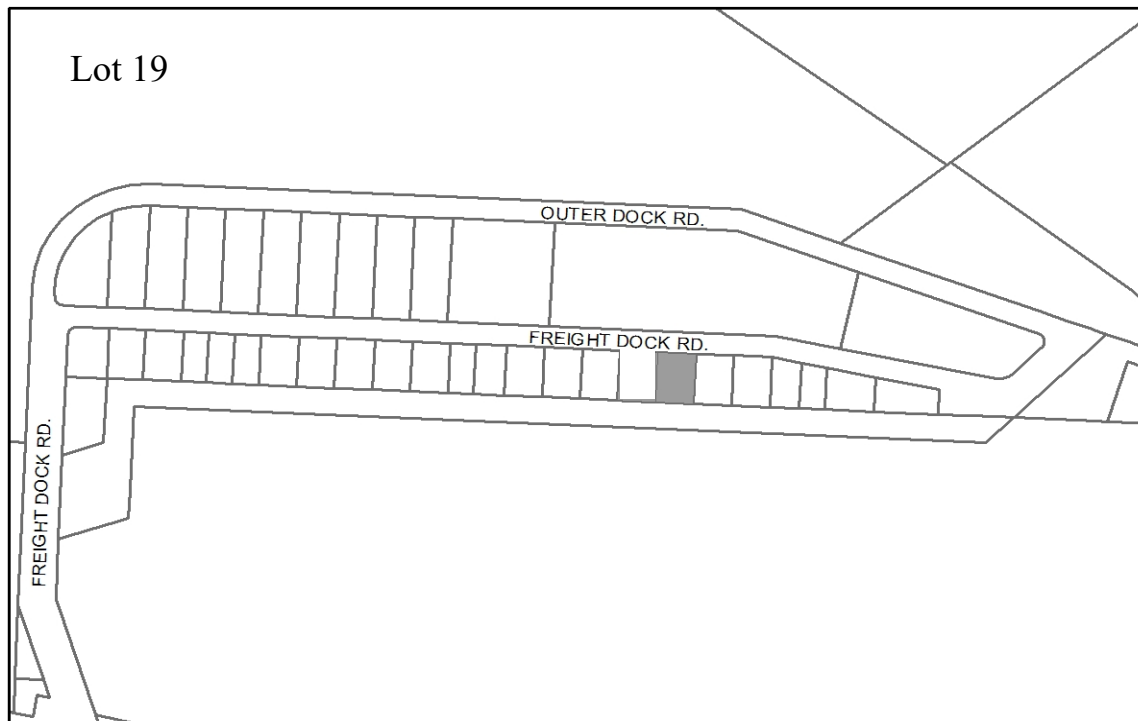
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales  
Resolution 16-031(S) 20 yr lease

**Finance Dept. Code:**



**Designated Use:** Lease (Resolution 09-33)  
**Acquisition History:**

**Area:** 0.96 acres, 0.32 acres

**Parcel Number:** 181032 38

**Legal Description:** Homer Spit No 5 Lots 19

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

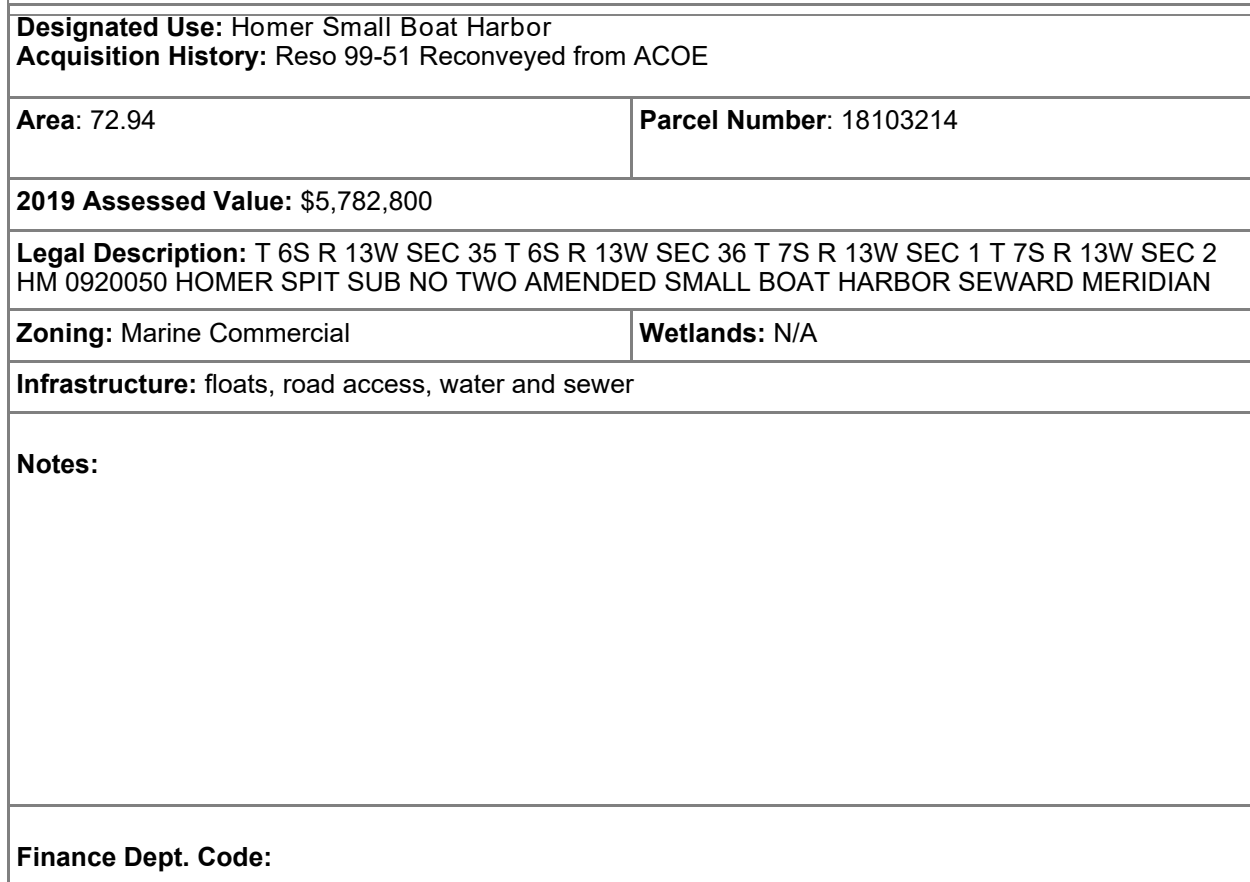
**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

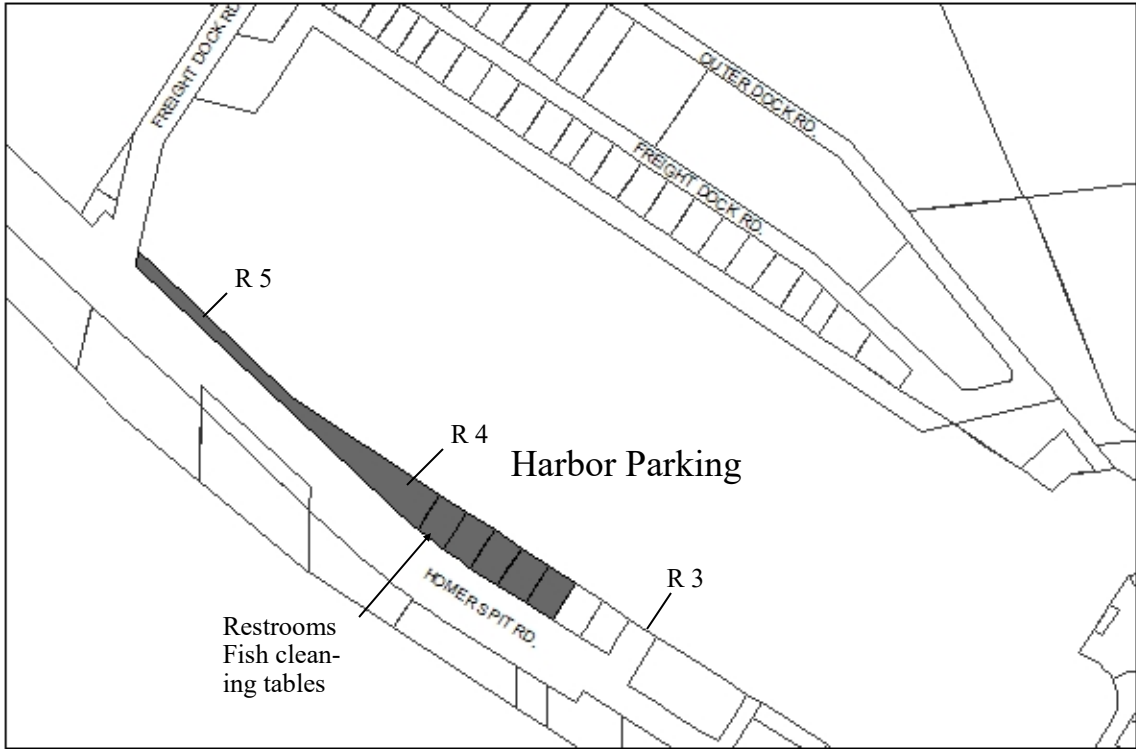
**Finance Dept. Code:**

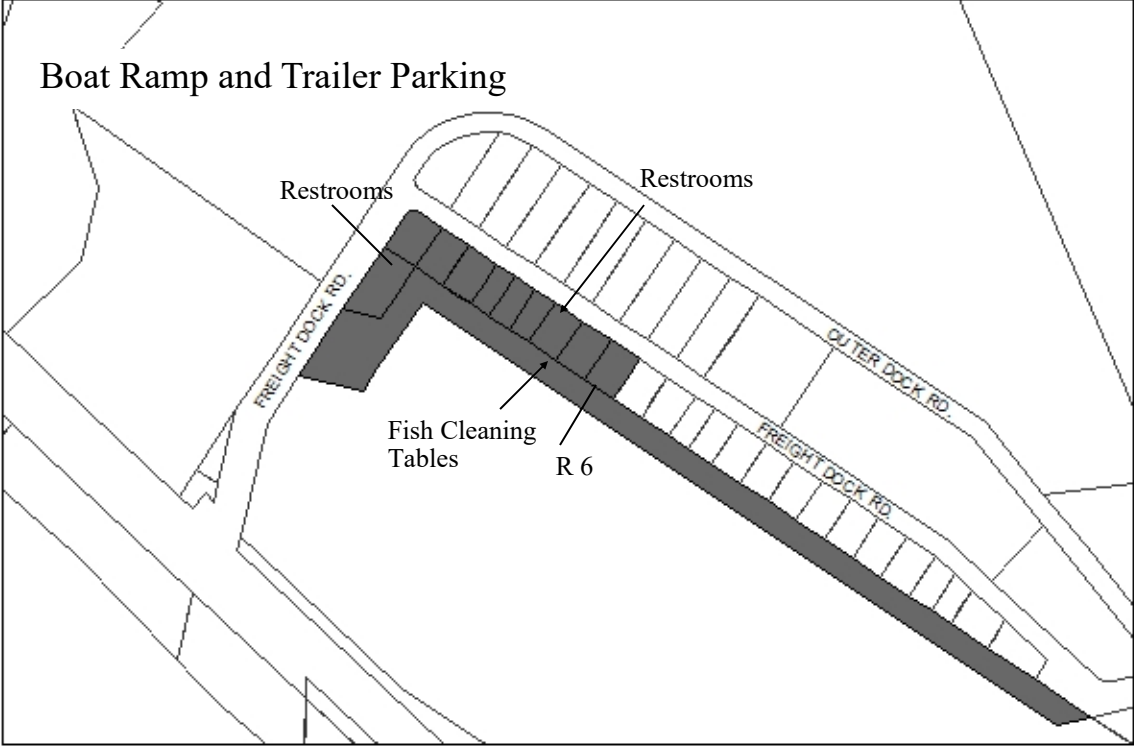


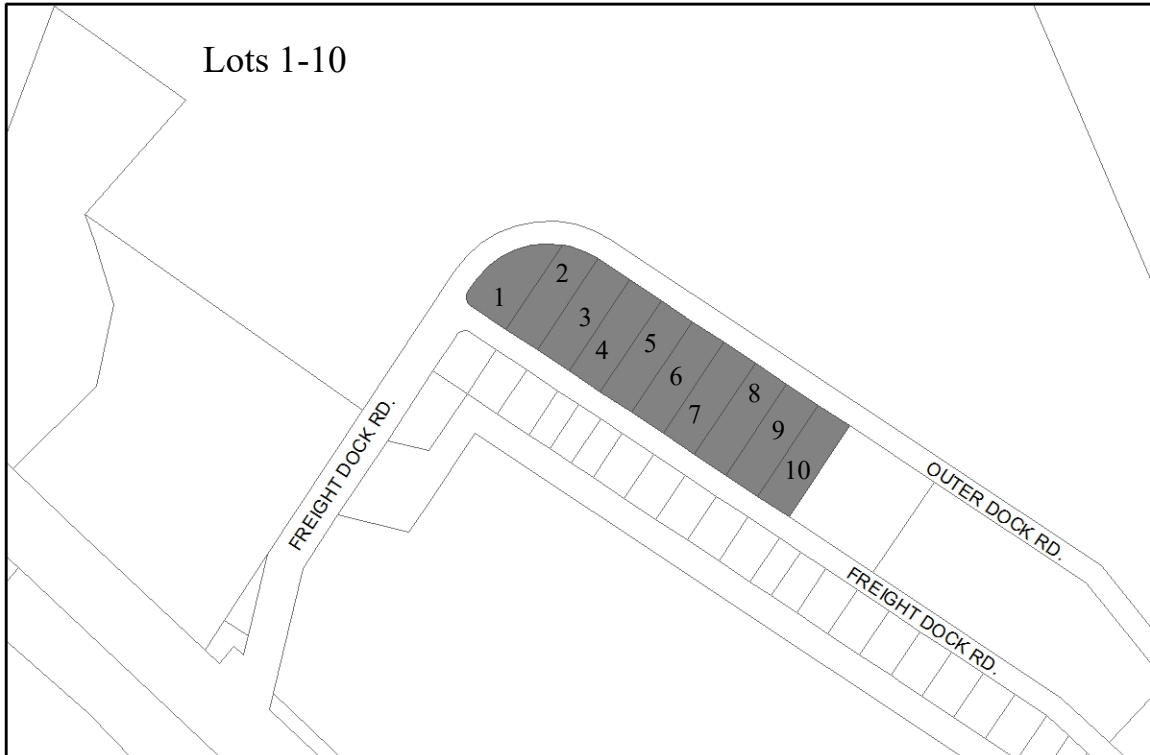
# **Section C**

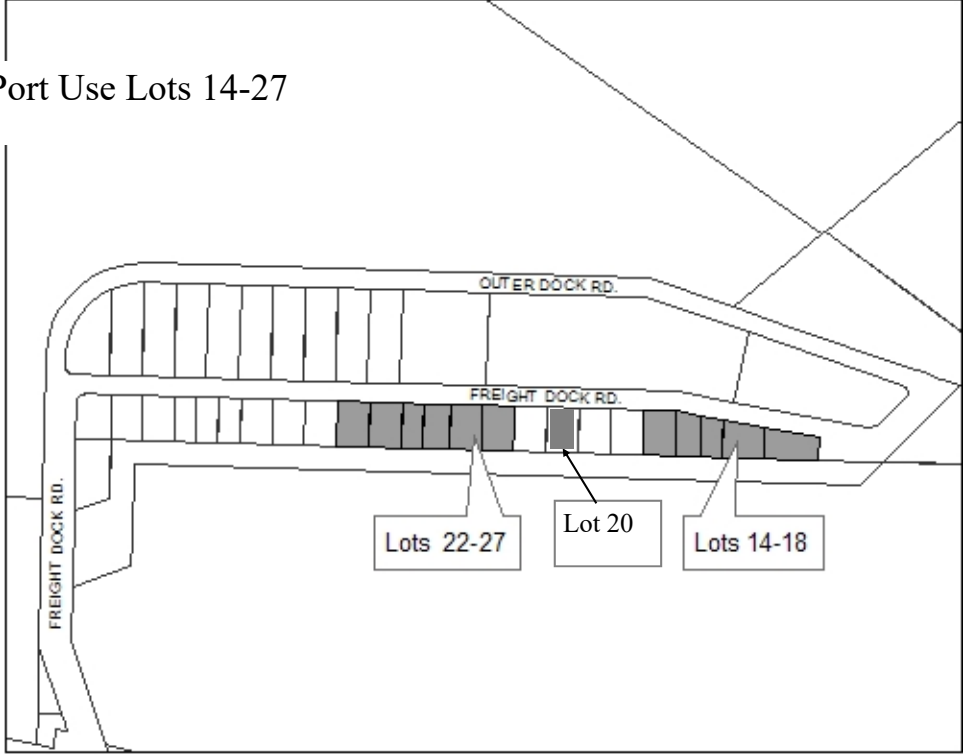
## **Port Facilities**

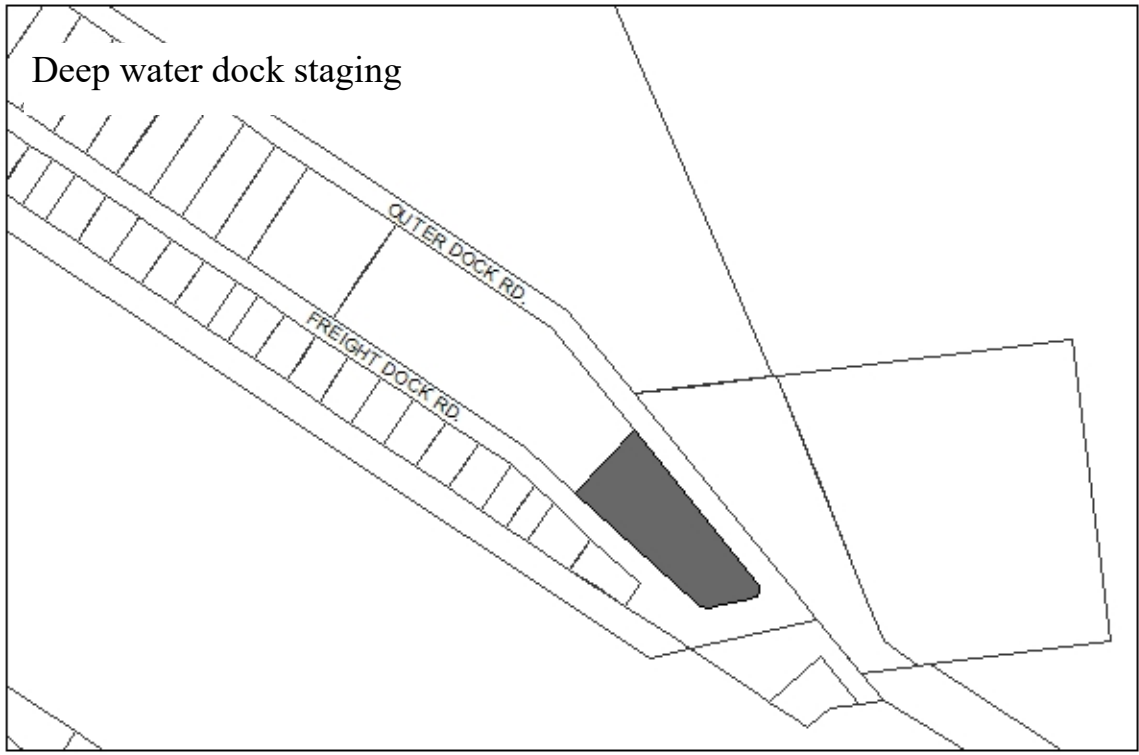


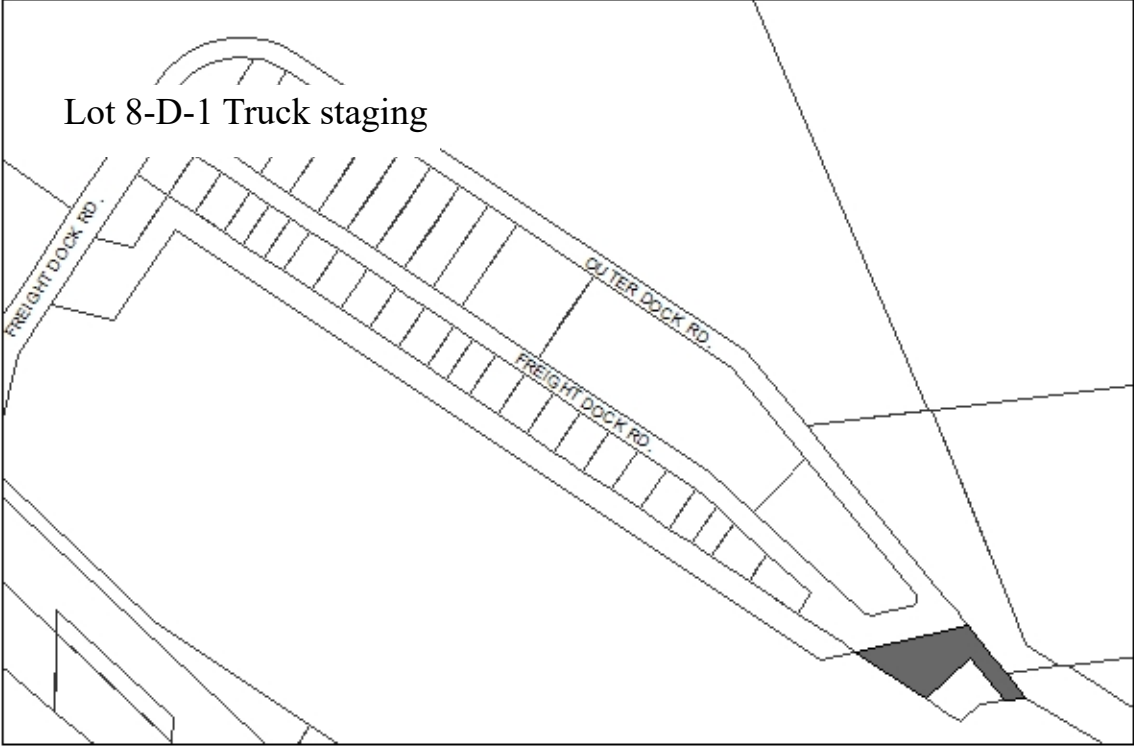
	
<b>Designated Use:</b> Parking <b>Acquisition History:</b>	
<b>Area:</b> 3.12 acres	<b>Parcel Number:</b> 181033 18-22, 24
<b>2019 Assessed Value:</b> \$1,464,800 (Land: \$1,182,200, Structures: \$282,400)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road, gas, Spit Trail, water and sewer, public restrooms	
<b>Notes:</b> New restrooms at Ramp 5 constructed 2015/2016	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Boat ramp and trailer parking <b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>2019 Assessed Value:</b> \$2,472,900	
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, public restrooms	
<p><b>Notes:</b> Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.</p> <p>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.</p>	
<b>Finance Dept. Code:</b>	

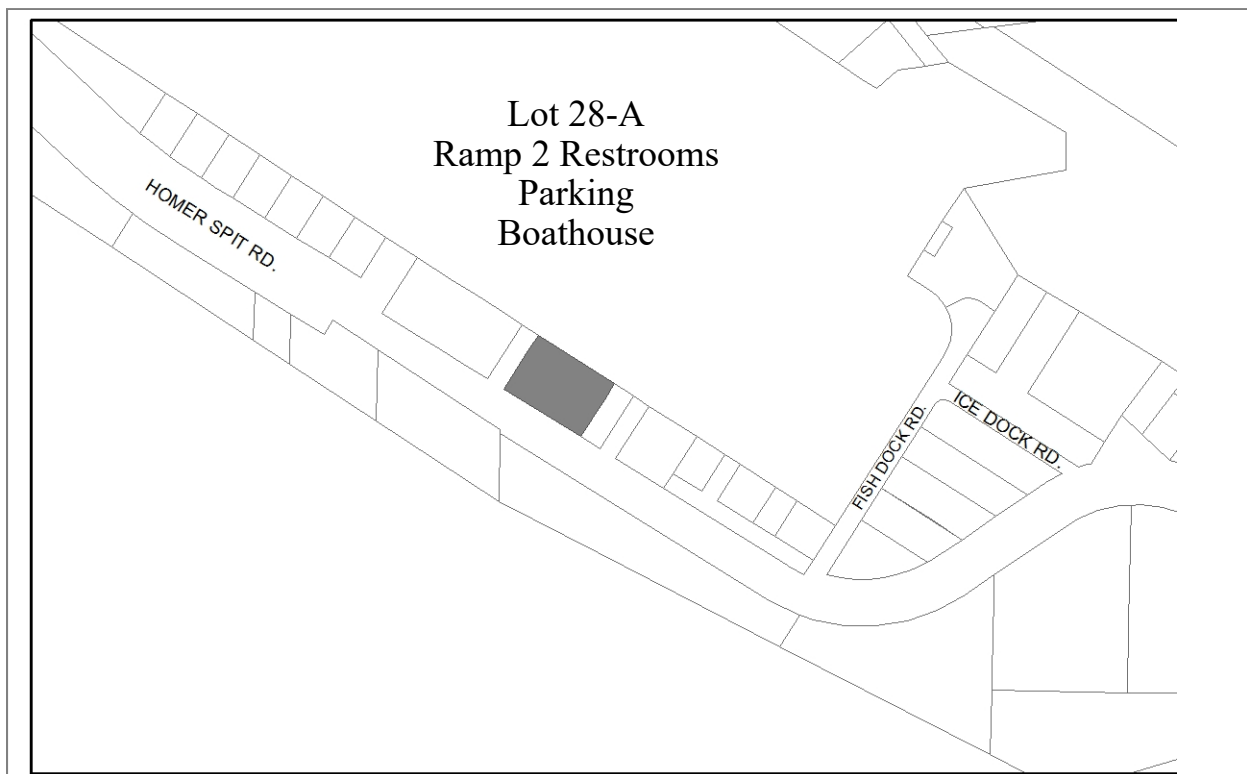
	
<b>Designated Use: Port Use</b>	
<b>Acquisition History:</b>	
<b>Area:</b> 6.67 acres	<b>Parcel Number:</b> 181032-21,22-29, 31
<b>2019 Assessed Value:</b> \$1,686,800	
<b>Legal Description:</b> T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer, Barge ramp	
<b>Notes:</b> Lots 1,2,3: Summer boat trailer parking Resolution 14-041, Lots 9 and 10 are available for short term lease only	
<b>Finance Dept. Code:</b>	

<p>Port Use Lots 14-27</p>  <p>The map shows a waterfront area with two main roads: 'OUTER DOCK RD.' running horizontally and 'FREIGHT DOCK RD.' running vertically on the left. A series of lots are shown along the waterfront. A group of lots is labeled 'Lots 22-27', a single lot is labeled 'Lot 20', and a group of lots is labeled 'Lots 14-18'. The lots are shaded in grey.</p>	
<p><b>Designated Use:</b> Port Use  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 3.16 acres</p>	<p><b>Parcel Number:</b> 18103233-37, 41-46</p>
<p><b>2019 Assessed Value:</b> \$3,560,200</p>	
<p><b>Legal Description:</b> Homer Spit No 5 Lots 14-18, 22-27</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> N/A</p>
<p><b>Infrastructure:</b> paved road, gas, Spit Trail, water and sewer</p>	
<p><b>Notes:</b>  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.   The harbor office completed in 2015 is on lots 22 and 23.   Lot 20 reserved for future travel lift Resolution 13-032</p>	
<p><b>Finance Dept. Code:</b></p>	

	
<b>Designated Use:</b> Deep water dock staging <b>Acquisition History:</b>	
<b>Area:</b> 2.08 acres	<b>Parcel Number:</b> 18103232
<b>2019 Assessed Value:</b> \$206,200	
<b>Legal Description:</b> T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, gas, water and sewer	
<b>Notes:</b> Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Commercial Truck Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>2019 Assessed Value:</b> \$467,900	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<p><b>Notes:</b></p> <p>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.</p> <p>2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.</p>	
<b>Finance Dept. Code:</b>	





**Designated Use:** Parking, restrooms and boathouse (Reso 16-043)

**Acquisition History:**

**Area:** 0.93 acres

**Parcel Number:** 18103397

**2019 Assessed Value:** \$827,500 (Land: \$177,00 Structures: \$650,500)

**Legal Description:** Homer Spit Subdivision Amended Homer Boathouse Replat Lot 28-A

**Zoning:** Marine Commercial

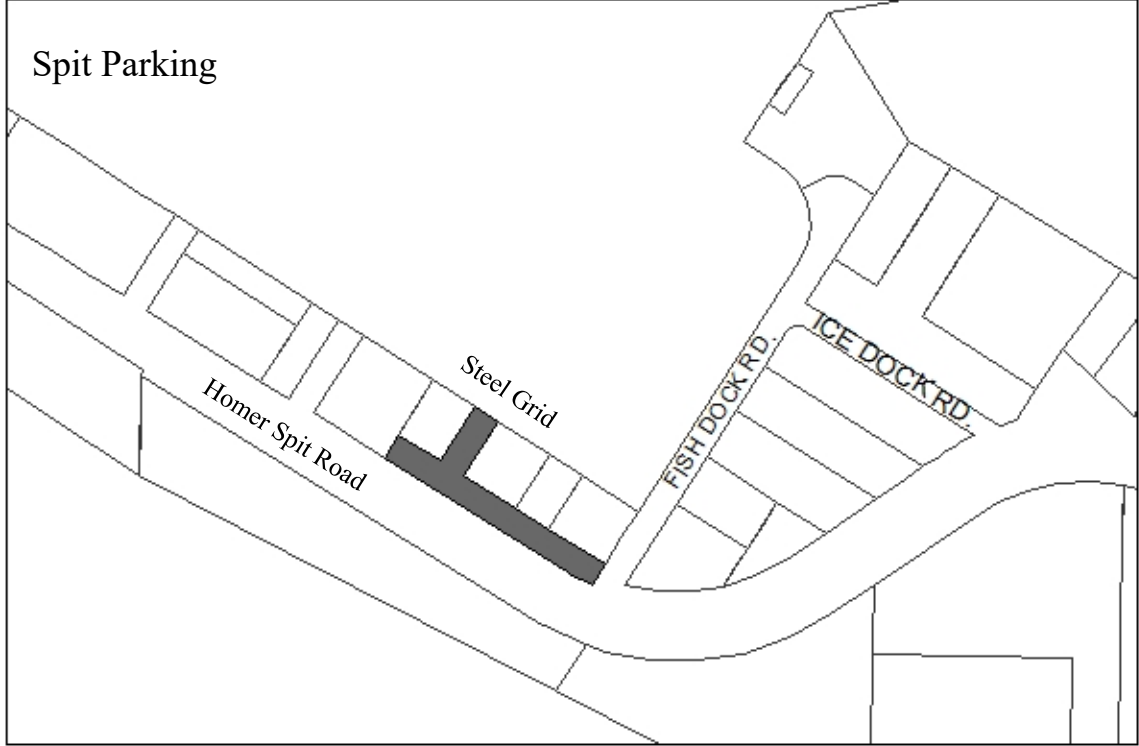
**Infrastructure:** Paved road, gas, water and sewer

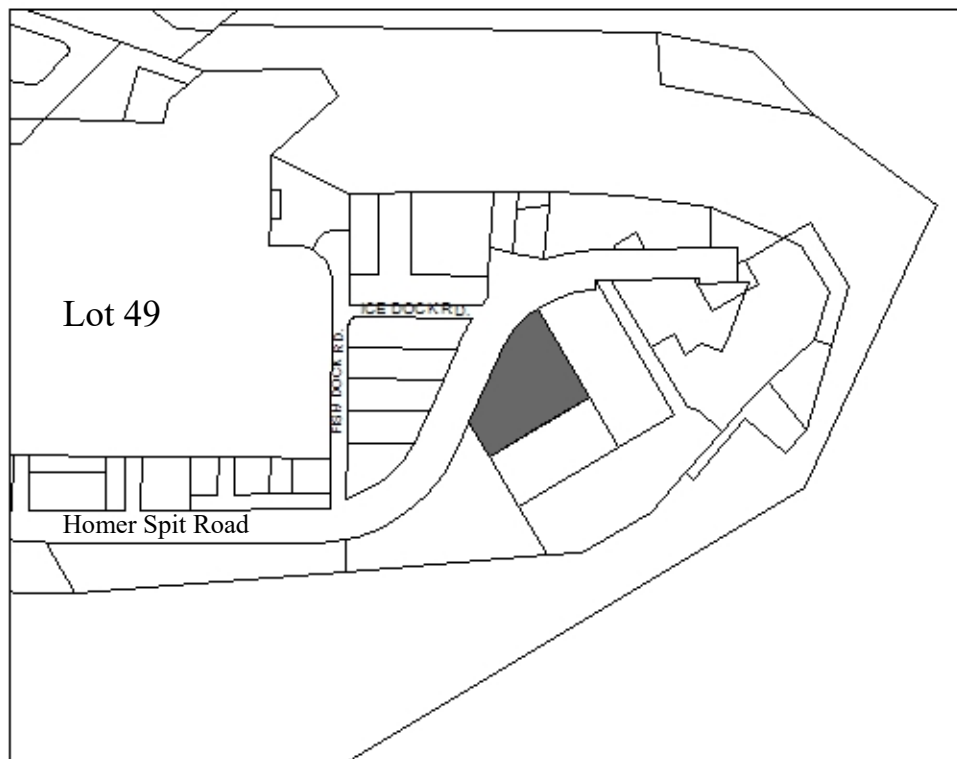
Former site of Harbormaster Office.

Boat house constructed 2017/18 on a portion of the property.

Original Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity. New restrooms constructed 2018-2019, LWCF agreement amended.

**Finance Dept. Code:**

 <p>The map shows a coastal area with several roads and a parking area. Homer Spit Road runs diagonally from the top left towards the bottom center. A dark shaded area labeled 'Steel Grid' is located between Homer Spit Road and Fish Dock Rd. Fish Dock Rd runs diagonally from the bottom center towards the top right. Ice Dock Rd runs diagonally from the top right towards the bottom right. The area is labeled 'Spit Parking' in the top left corner.</p>	
<b>Designated Use:</b> Parking and Access <b>Acquisition History:</b>	
<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
<b>2019 Assessed Value:</b> \$165,300	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved road	
<b>Notes:</b>  Provides parking for adjacent businesses, and harbor access.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Main Dock Staging  
**Acquisition History:**

**Area:** 2 acres

**Parcel Number:** 18103403

**2019 Assessed Value:** \$346,900

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

**Zoning:** Marine Industrial

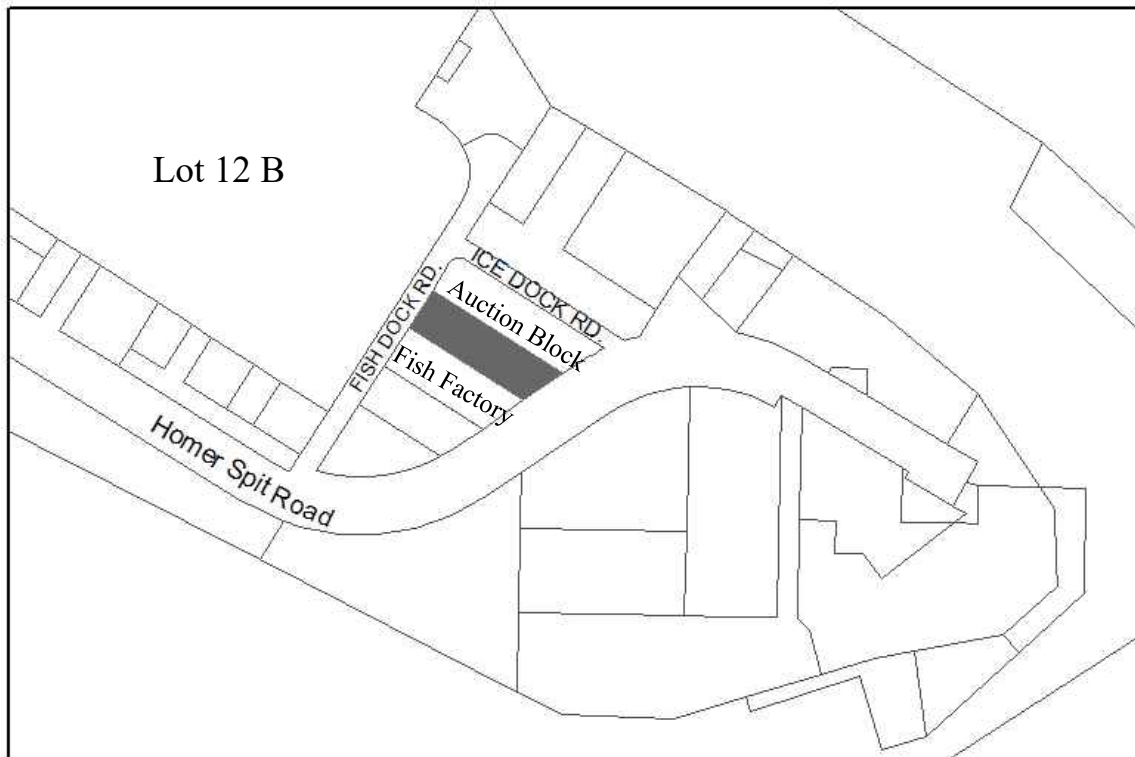
**Wetlands:** N/A

**Infrastructure:** Paved road, gas, water and sewer

**Notes:**

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

**Finance Dept. Code:**



**Designated Use:** Leased Lands  
**Acquisition History:**

**Area:** 0.68 acres

**Parcel Number:** 18103451

**2019 Assessed Value:** \$196,200

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

**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access

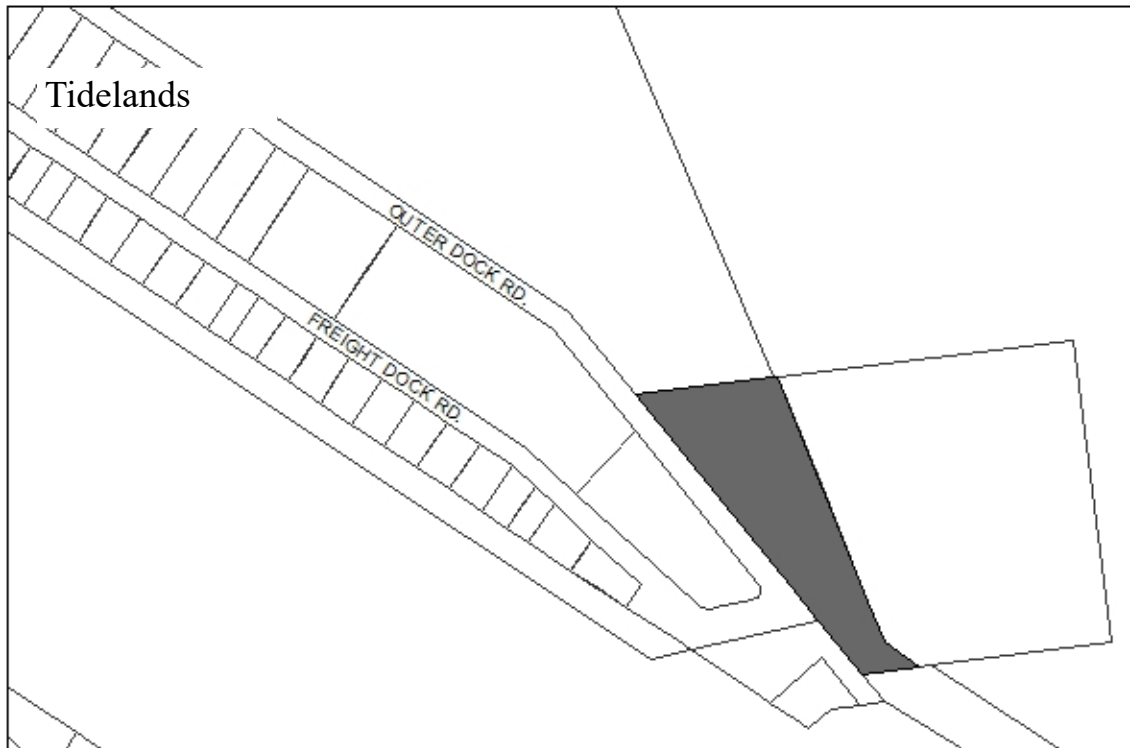
**Address:**

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:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

**2019 Assessed Value:** \$5,000

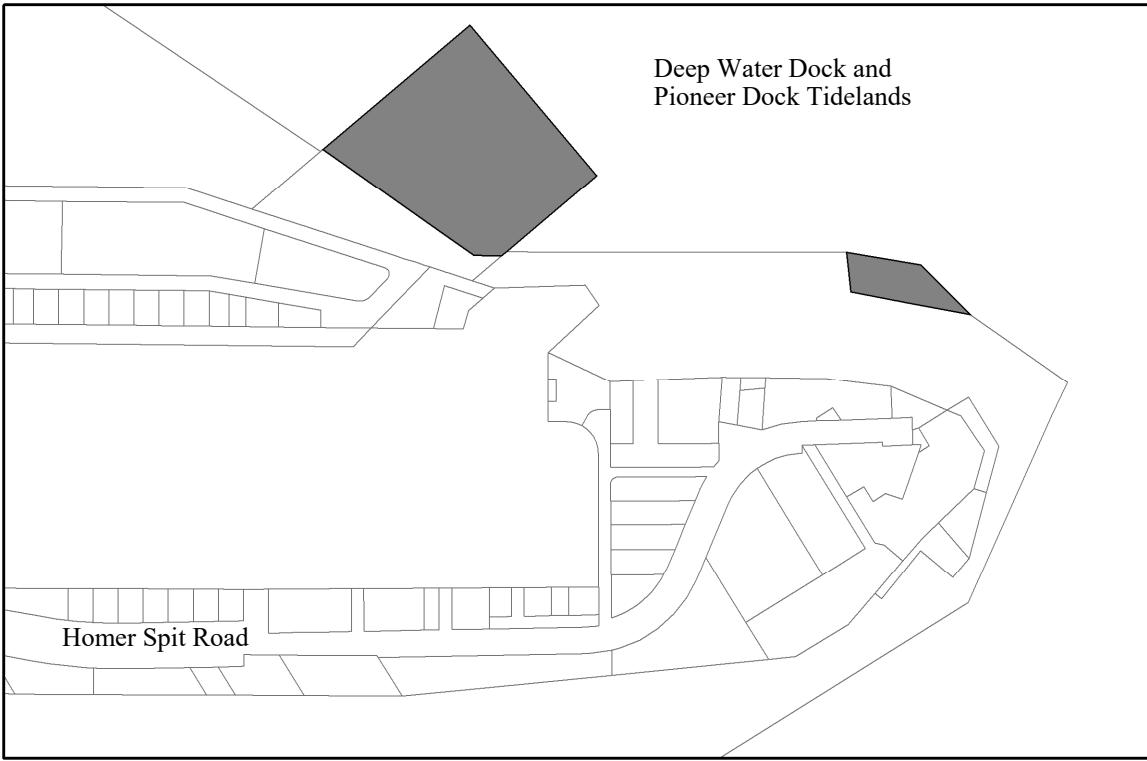
**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050  
 HOMER SPIT SUB NO TWO AMENDED TRACT A

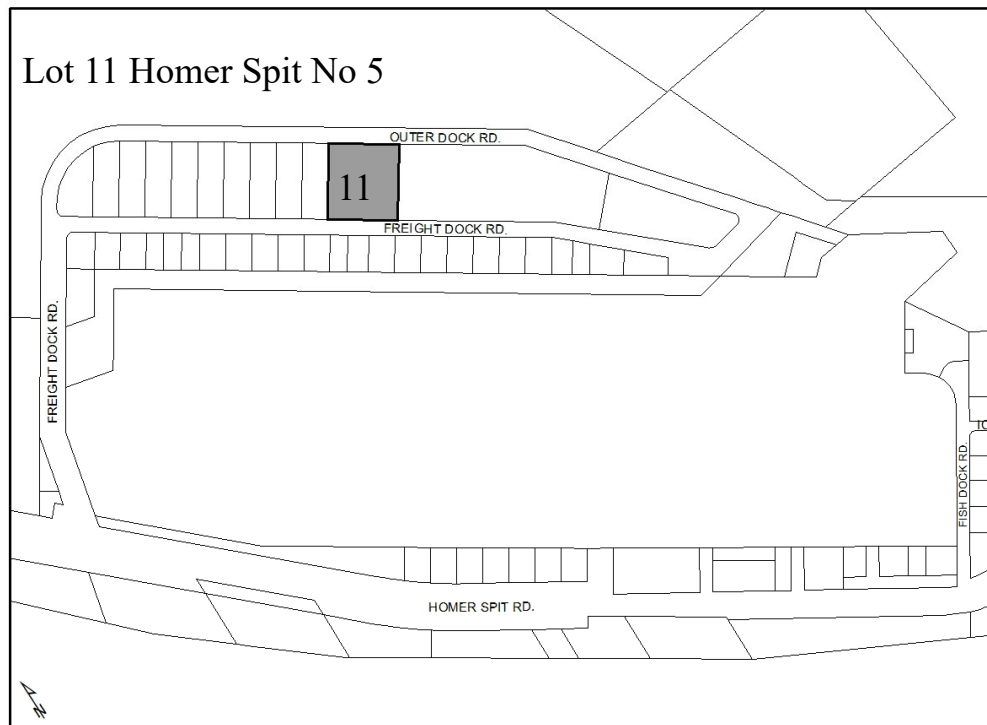
**Zoning:** Not zoned

**Wetlands:** Tidelands

**Infrastructure:**

**Finance Dept. Code:**

 <p style="margin-top: 10px;">Deep Water Dock and Pioneer Dock Tideland</p> <p style="margin-top: 10px;">Homer Spit Road</p>	
<b>Designated Use:</b> Port and Harbor Use <b>Acquisition History:</b> Resolution 17-81	
<b>Area:</b> 11.91 acres, 1.37 acres	<b>Parcel Number:</b> 18103203, 18107005
<b>2019 Assessed Value:</b> \$5,754,500	
<b>Legal Description:</b> ATS 1373 and ATS 1603	
<b>Zoning:</b> Outside city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b>	
<b>Notes:</b>  Acquired from the State of Alaska	
<b>Finance Dept. Code:</b>	



**Designated Use:** Port Facility  
**Acquisition History:**

**Area:** 1.78 acres. A small portion is leased for a telecommunications tower  
**Parcel Number:** 18103230

**2019 Assessed Value:** \$194,900

**Legal Description:** Homer Spit Subdivision No. 5 Lot 11

**Zoning:** Marine Industrial

**Infrastructure:** Water, sewer, paved road access  
**Address:** 4300 Freight Dock Road

A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01 )

This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility. (Resolution 20-19)

**Finance Dept. Code:**





# **Section D**

## **City Facilities and Other Lands**

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**Designated Use:**

**Area:**

**Parcel Number:**

**2015 Assessed Value:**

**Legal Description:**

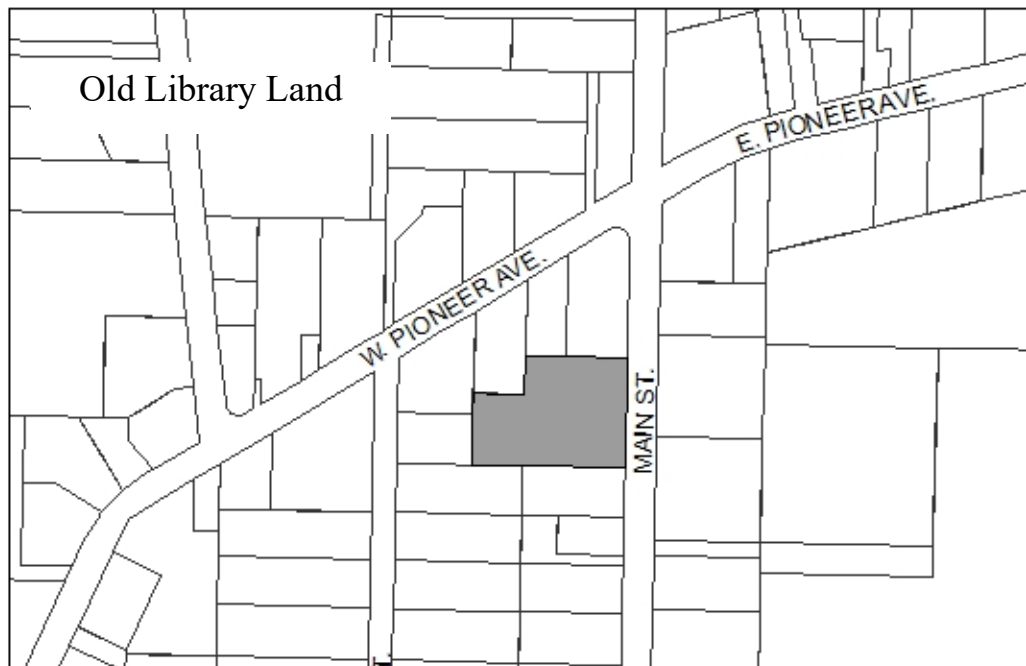
**Zoning:**

**Wetlands:**

**Infrastructure:**

**Notes:**

**Finance Dept.**



**Designated Use:** City Facility and Other Lands (Resolution 20-019)

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

**Area:** 1.31 acres

**Parcel Number:** 17514416

**2019 Assessed Value:** \$69,400

**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

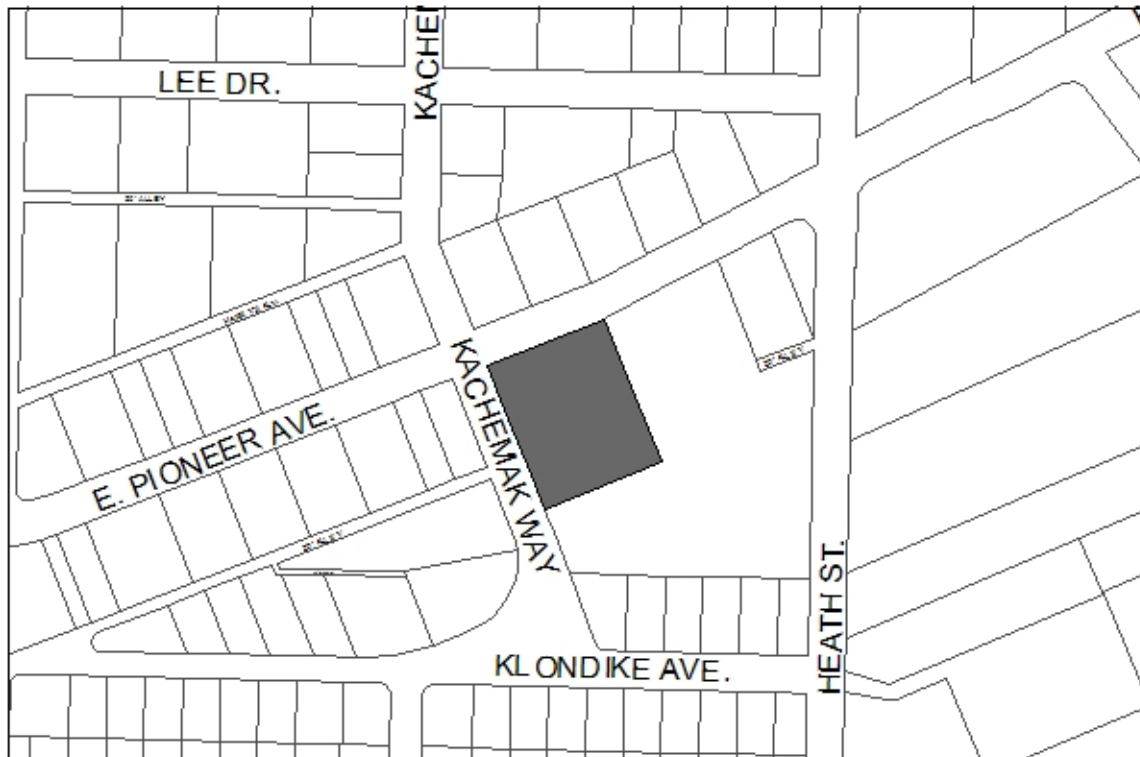
**Infrastructure:** Paved road, water, sewer, natural gas

**Notes:** This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold.

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:**

<b>Designated Use:</b> Library. Resolution 2003-72 <b>Acquisition History:</b> KPB Ord 93-09	
<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
<b>2019 Assessed Value:</b> \$8,248,000 (Land 272,600, Structure 7,975,400)	
<b>Legal Description:</b> HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
<b>Infrastructure:</b> Paved road access, trail access, gas, water and sewer available.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** City Hall

**Acquisition History:** Purchased, Schoulz 12/31/86

**Area:** 1.12 acres

**Parcel Number:** 17720408

**2019 Assessed Value:** \$2,377,700 (Land 188,800 Structure 2,218,900)

**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, gas, 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

**2019 Assessed Value:** \$1,567,900 ( Land: \$224,900 Structures: \$1,303,300)

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


**Zoning:** Central Business District

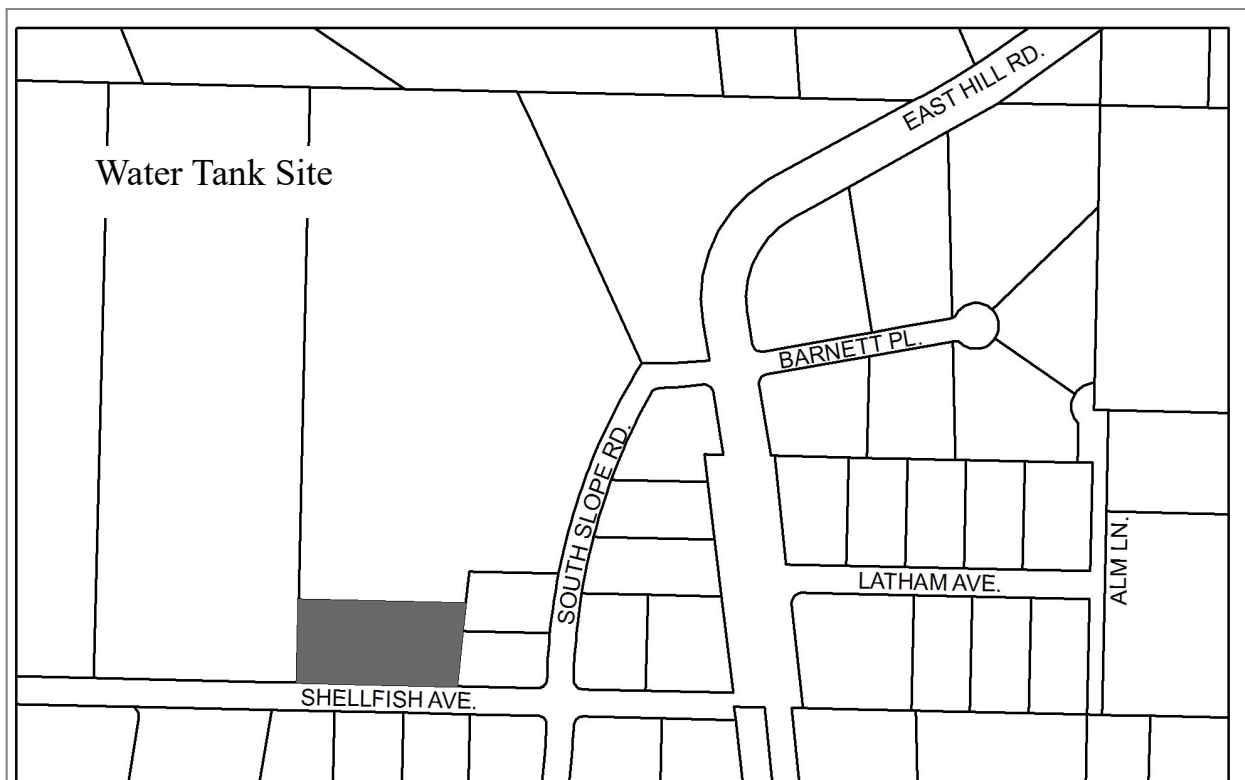
**Wetlands:** N/A

**Infrastructure:** Water, Sewer, Paved access

**Notes:** Fire hall remodel 2017/2018

**Finance Dept. Code:**

	
<b>Designated Use:</b> Water Tank (A Frame Tank) <b>Acquisition History:</b> Dehel Deed 6/1/65	
<b>Area:</b> 0.5 acres	<b>Parcel Number:</b> 17504011
<b>2019 Assessed Value:</b> \$480,900 (Land: \$134,100, Structure: \$346,800 (water tank))	
<b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Possible drainage through site
<b>Infrastructure:</b> N/A	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Future Water Tank  
**Acquisition History:** Ordinance 14-39

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2019 Assessed Value:** \$82,000

**Legal Description:** T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB  
 QUIET CREEK ADDN 2014 TRACT A2

**Zoning:** Rural Residential

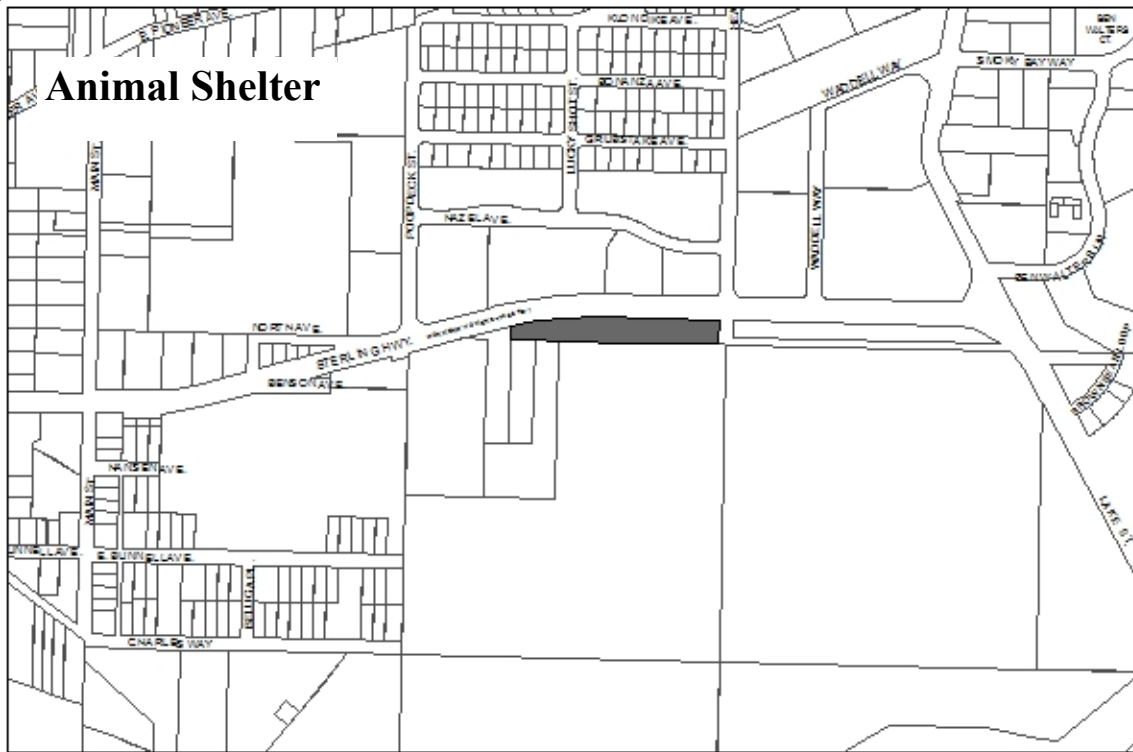
**Wetlands:**

**Infrastructure:** N/A

**Notes:** Future location of a new water tank. Project is shovel ready if federal funding becomes available.

**Finance Dept. Code:**





<b>Designated Use:</b> Animal Shelter
---------------------------------------

**Acquisition History:** Heath Deed 3/10/71

**Area:** 1.85 acres

Parcel Number: 17714020

**2019 Assessed Value:** \$1,474,100 (Land \$311,700, Structure \$1,162,400)

**Legal Description:** Glacier View Subdivision No 18 Lot 1

**Zoning:** Central Business District

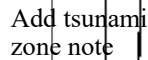
Wetlands: N/A

**Infrastructure:** Water, Sewer, gas, 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:**



**Acquisition History:** see below

**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

**Notes:**

Acquisition:

17414014: Mitchell Warr Deed 1/9/84

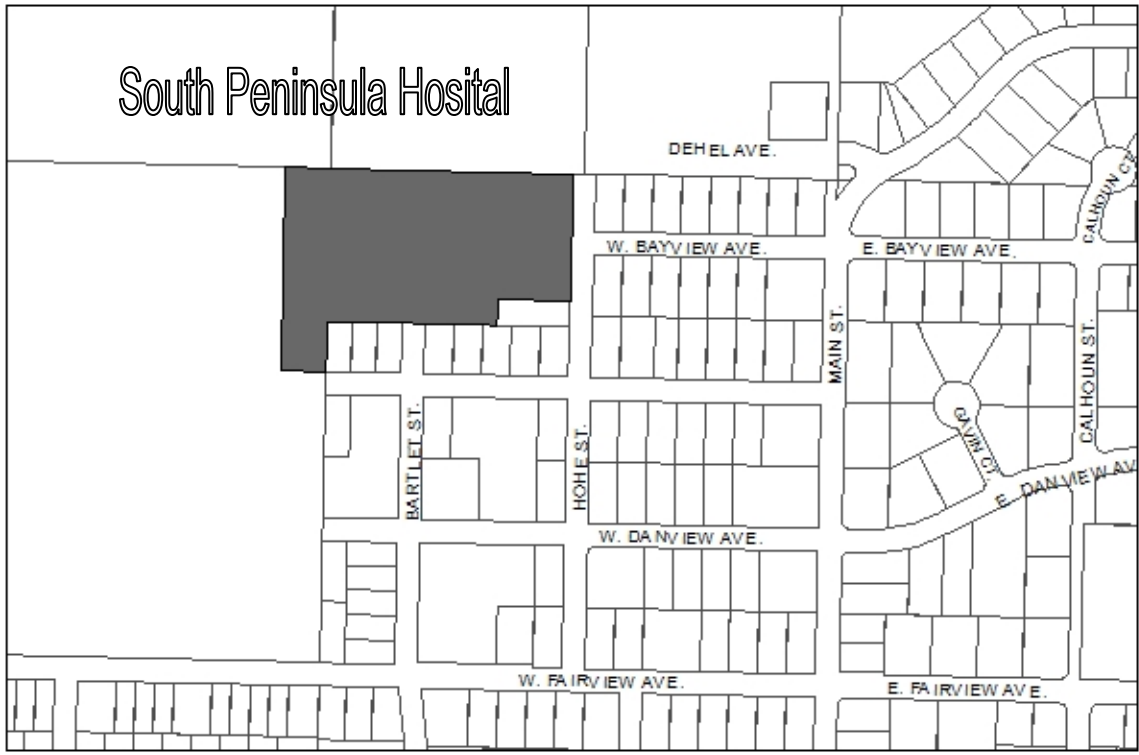
17714015: Heath/Whitmore Deed 3-71

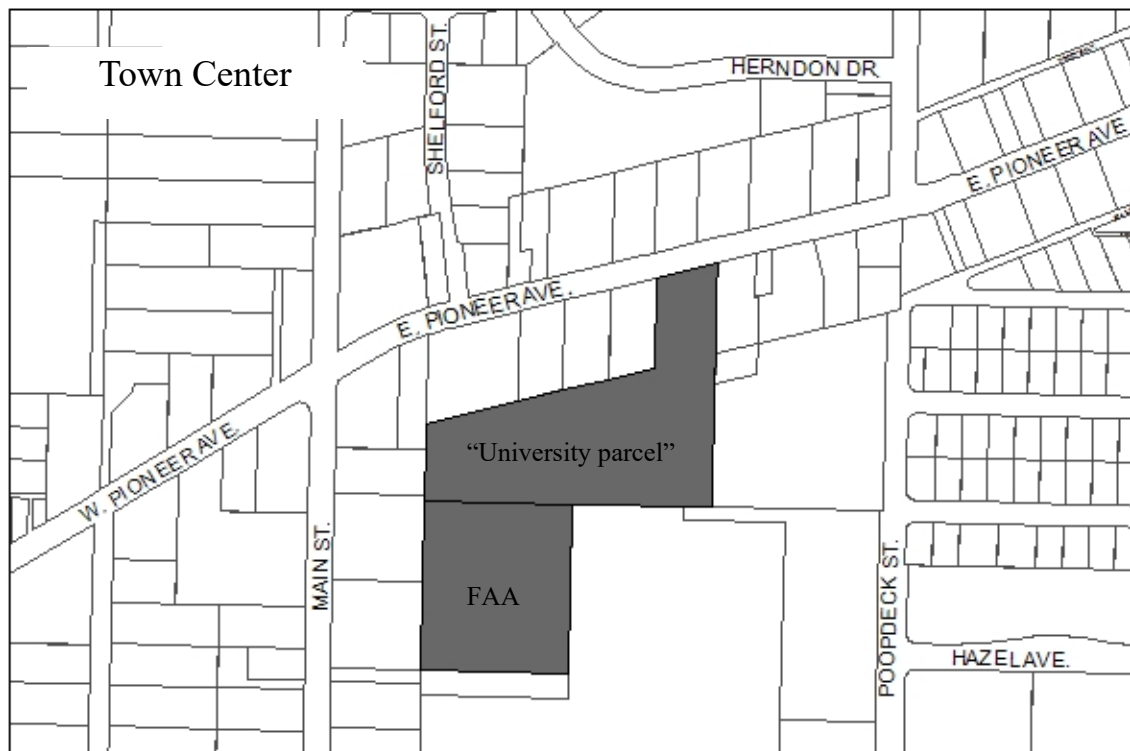
2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting.

Lower section within a FEMA mapped flood hazard area.

**Finance Dept. Code:**

Add tsunami zone note	<p>Public Works</p> <p>Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.</p>										
	<p><b>Designated Use:</b> Public Works  <b>Acquisition History:</b> Heath Dead 3/10/71</p> <table border="1"> <tr> <td data-bbox="196 1115 810 1192"><b>Area:</b> 30 acres</td> <td data-bbox="813 1115 1406 1192"><b>Parcel Number:</b> 17714016</td> </tr> <tr> <td colspan="2" data-bbox="196 1199 1406 1245"><b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)</td> </tr> <tr> <td colspan="2" data-bbox="196 1251 1406 1318"><b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 &amp; S1/2 NE1/4 SW1/4</td> </tr> <tr> <td data-bbox="196 1325 810 1371"><b>Zoning:</b> Central Business/Open Space</td> <td data-bbox="813 1325 1406 1371"><b>Wetlands:</b> Yes</td> </tr> <tr> <td colspan="2" data-bbox="196 1377 1406 1423"><b>Infrastructure:</b> Paved Road, water and sewer</td> </tr> </table>		<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016	<b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)		<b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4		<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes	<b>Infrastructure:</b> Paved Road, water and sewer
<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016										
<b>2019 Assessed Value:</b> \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)											
<b>Legal Description:</b> T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4											
<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes										
<b>Infrastructure:</b> Paved Road, water and sewer											
<p><b>Notes:</b></p> <p>Within a FEMA mapped flood hazard area.          Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064.          2015/16: Equipment shed constructed, Conditional Use Permit 15-02.</p>											
<p><b>Finance Dept. Code:</b></p>											

	
<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2019 Assessed Value:</b> \$87,292,800 (Land \$705,800, Structures \$86,587,000)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<p><b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.</p>	
<b>Finance Dept. Code:</b>	



**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. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.

**Acquisition History:** UA: Ord 03-61 purchase.

**Area:** 7.69 acres

**Parcel Number:** 17719234, 17708015

**2019 Assessed Value:** \$382,800

**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Nils O Svedlund Sub 2013 Replat lot 7-A tract B, long legal.

**Zoning:** Town Center 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.

Trail constructed on Lot 7-A, connecting north to Pioneer Ave (2019)

**Finance Dept. Code:**



**Designated Use:** Tidelands. Very small portion leased to Northern Enterprises for boat hoist, 2019  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 18101025, 18101026

**2019 Assessed Value:** \$12,753,300

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$96,500 assessed value. Patent title 1977, 84-25 Annexed by City.

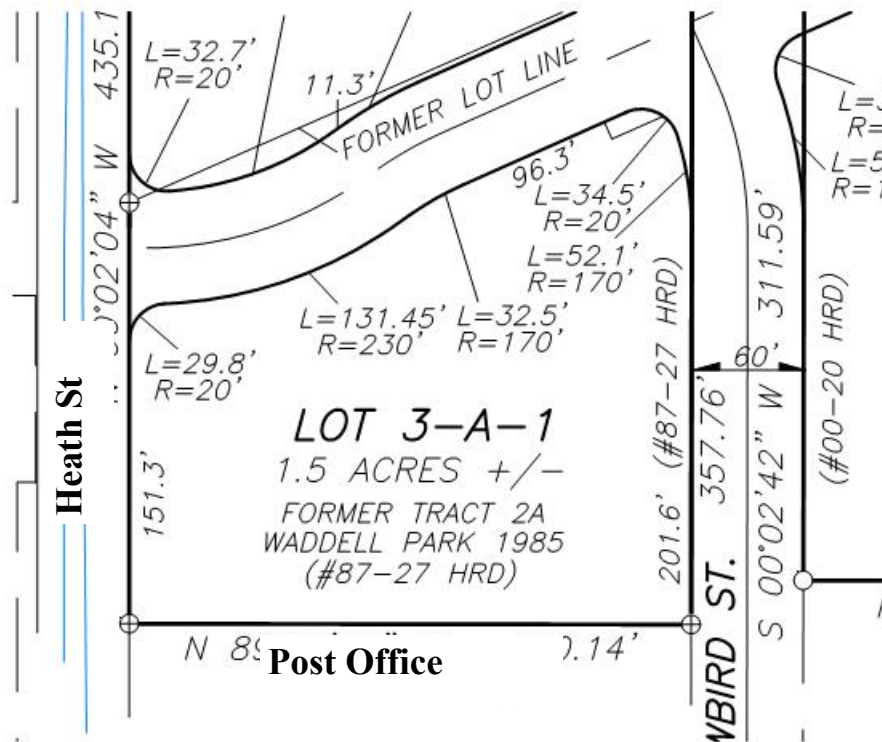
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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. \$12,154,100, 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:** New Police Station Resolution 18-013(A)

**Acquisition History:** Purchased

**Area:** 1.5 acres

**Parcel Number:** 17712034

**2020 Assessed Value:** \$1,922,500

**Legal Description:** T 06S R 13W SEC 20 Seward Meridian HM 2016021 WADDELL PARK 2016 REPLAT LOT 3- A-1

**Zoning:** CBD

**Wetlands:** N/A

**Infrastructure:** full utilities, Grubstake extension will include paved road and sidewalk.

**Notes:** Road construction in 2016. Project funding from State appropriation and matching City HART funds.  
New police station construction 2019-2020, opened fall 2020.

**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

**2019 Assessed Value:** \$2,600

**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.

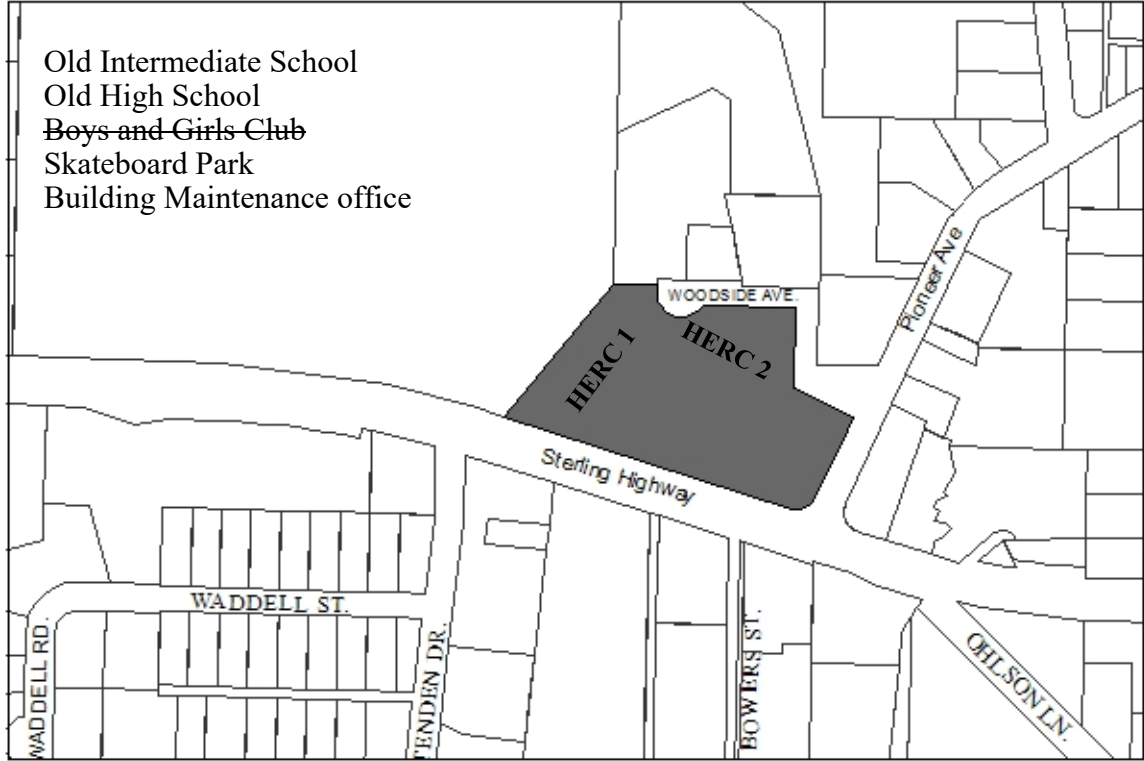
**Infrastructure:** Paved Road and sidewalk

**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:**



<p><b>Restrooms And Future Right of Way</b></p> <p>Pratt Museum</p> <p>Bartlett</p> <p>W Pioneer Ave</p> <p>Greatland St</p>	
<b>Designated Use:</b> Restroom and Future right of way <b>Acquisition History:</b> Ordinance 2012-42	
<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
<b>2019 Assessed Value:</b> \$77,300	
<b>Legal Description:</b> T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Paved Road, water and sewer	
<b>Notes:</b> Public restroom constructed 2013-2014 Future road extension for Bartlett.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> City Facility and other city lands (Resolution 20-019)	
<b>Acquisition History:</b> Given to the City by KPB. Old Middle School and HS. Reso 98-63	
<b>Area:</b> 4.3 acres	<b>Parcel Number:</b> 17510070
<b>2019 Assessed Value:</b> \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)	
<b>Legal Description:</b> HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Creek on western edge
<b>Infrastructure:</b> Paved access and parking. Water and Sewer.	
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Skateboard Park on premises.</li> <li>• Deed restrictions removed by Kenai Peninsula Borough, fall 2014</li> <li>• HERC 1 is the larger building</li> <li>• HERC 2 is the smaller building that contains PW Maintenance</li> </ul>	
<b>Finance Dept. Code:</b> 170.0032 175.100.05	



**Designated Use:** Storm Water Retention Area (Resolution 20-059)

**Area:** 0.32 acres

**Parcel Number:** 17510230  
935 Soundview Ave

**2020 Assessed Value:** \$0

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007031 FOOTHILLS SUB  
SUNSET VIEW ESTATES ADDN NO 2 PHASE ONE LOT 2 BLOCK 2

**Zoning:** Rural Residential

**Wetlands:** Yes; part of an ACOE permit

**Infrastructure:**

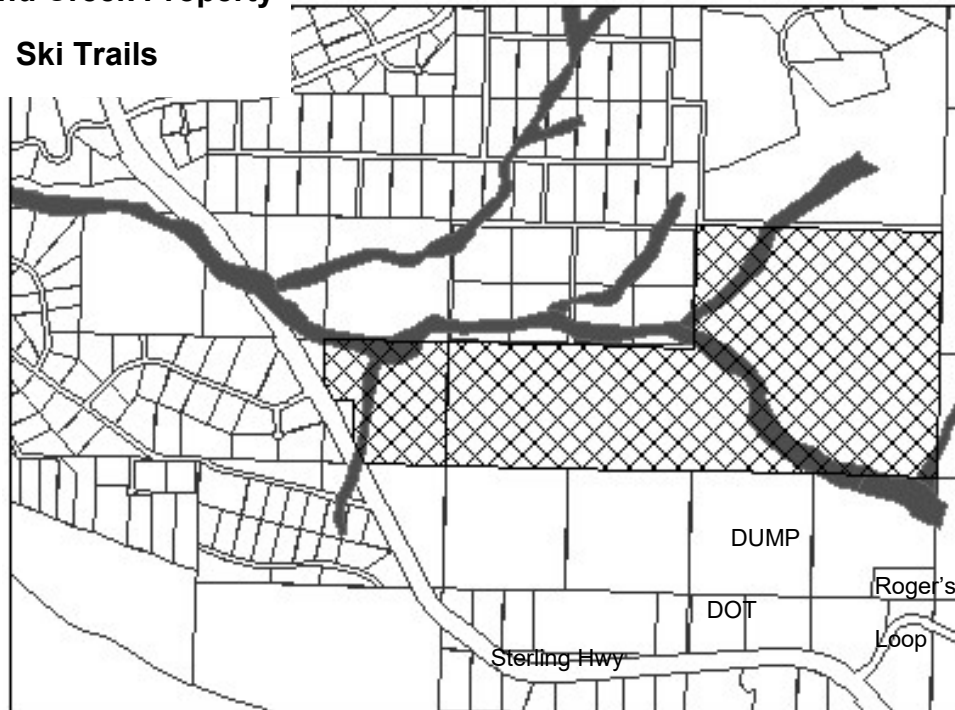
**Notes:** Parcel is part of the storm water infrastructure for the subdivision and is bound by an ACOE permit. Property is mostly used as a storm water retention area.

**Finance Dept.**



# **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**2019 Assessed Value:** \$241,900**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 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

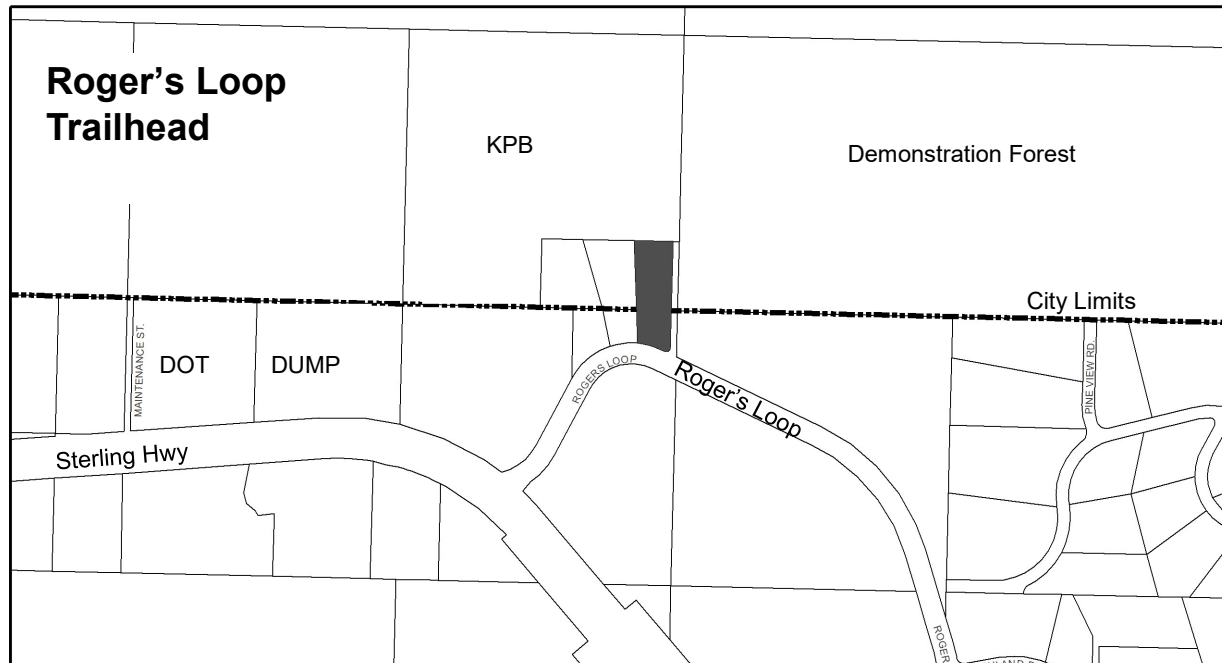
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0

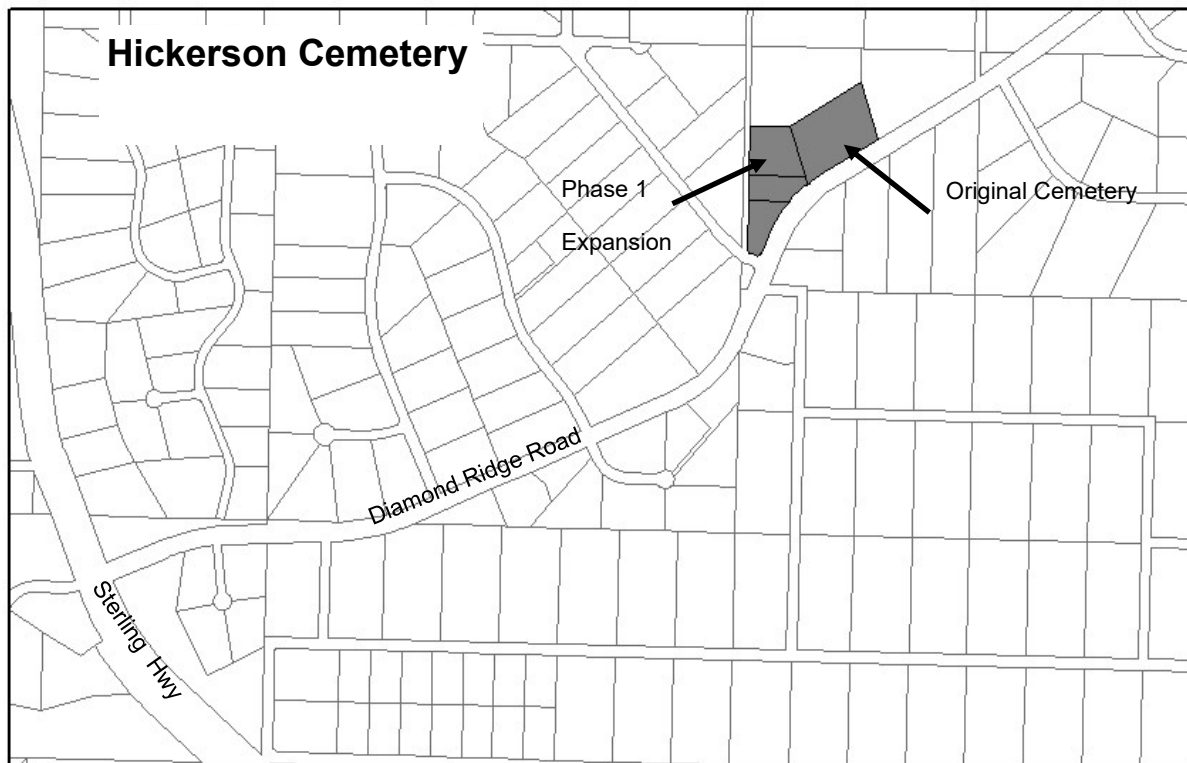
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

**Finance Dept. Code:**



<b>Designated Use:</b> Roger's Loop Trailhead <b>Acquisition History:</b> Ordinance 14-51(A)	
<b>Area:</b> 2 acres	<b>Parcel Number:</b> 17316066, 1736067
<b>2019 Assessed Value:</b> \$45,600	
<b>Legal Description:</b> T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
<b>Zoning:</b> Rural Residential. Lot is split by city limits	<b>Wetlands:</b> none
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
<b>Finance Dept. Code:</b>	



**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

**2019 Assessed Value:** \$217,800

**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

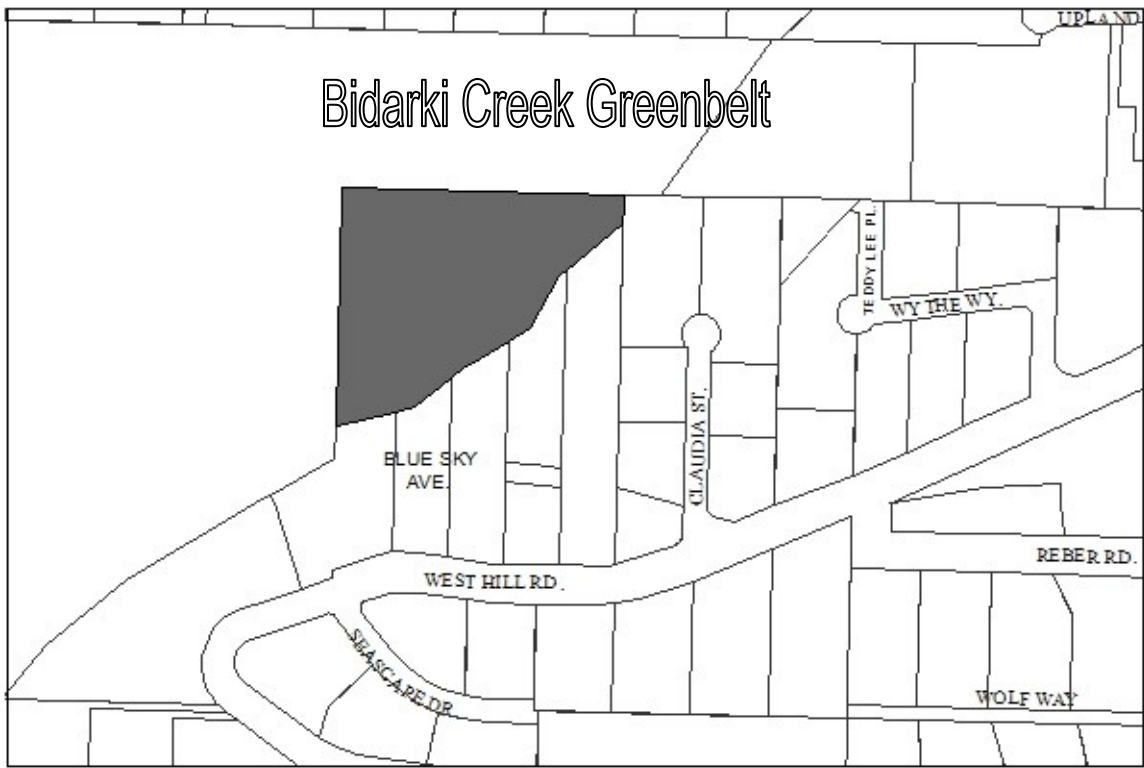
**Wetlands:** N/A

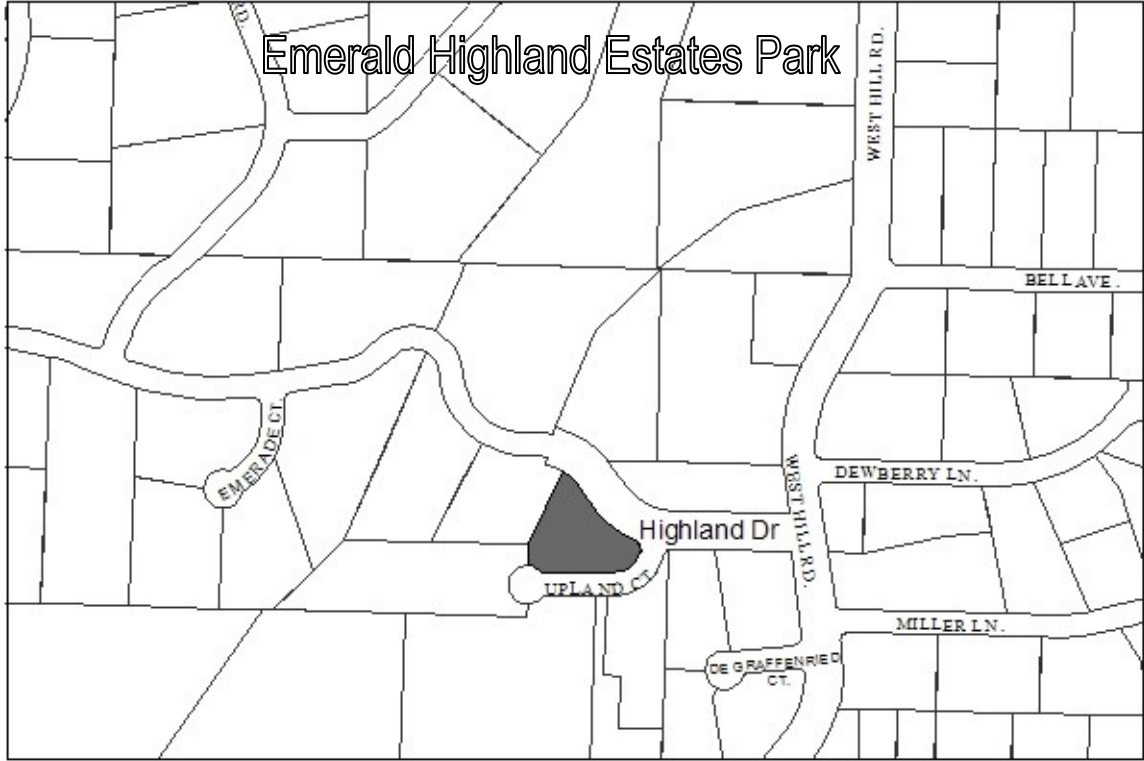
**Infrastructure:** paved access

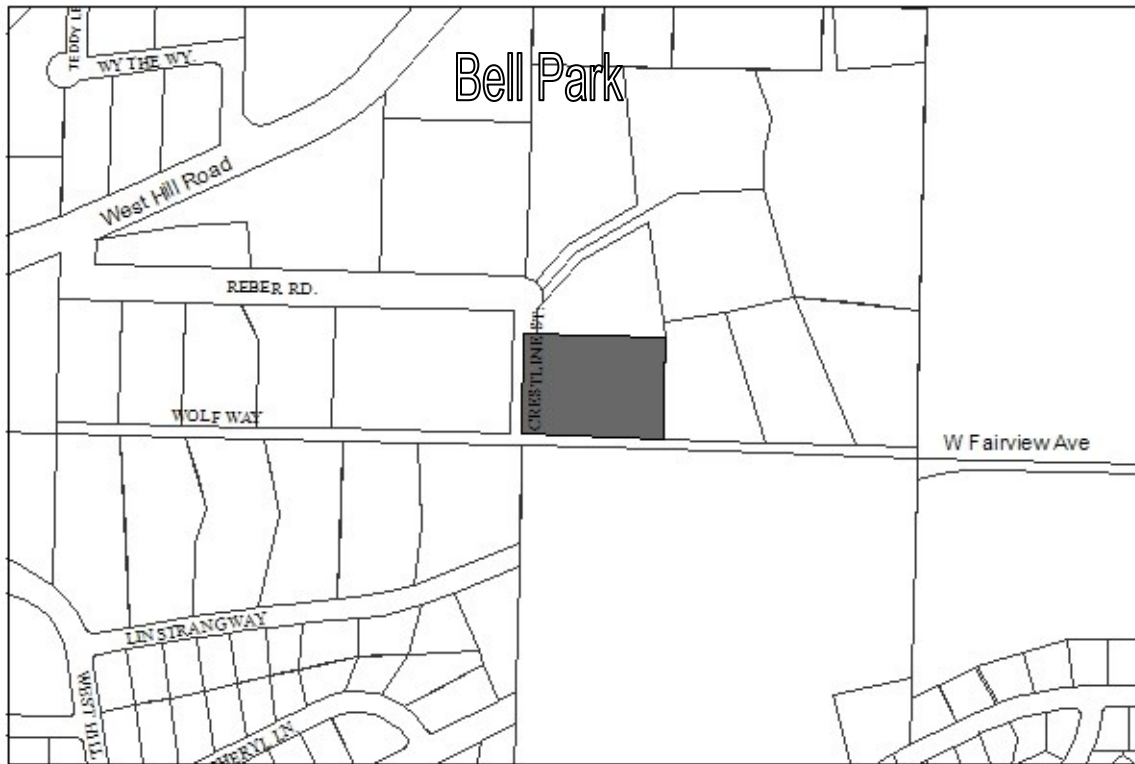
**Notes:** Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.

**Finance Dept. Code:**



	
<b>Designated Use:</b> Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. <b>Acquisition History:</b> KPB Ordinance 83-01	
<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
<b>2019 Assessed Value:</b> \$6,700	
<b>Legal Description:</b> HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
<b>Infrastructure:</b> No access, no utilities	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Public Use/Emerald Highland Estates Park <b>Acquisition History:</b> Gangle Deed, 12/1989	
<b>Area:</b> 1.04 acres	<b>Parcel Number:</b> 17502056
<b>2019 Assessed Value:</b> \$36,100	
<b>Legal Description:</b> HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> The whole lot is potential wetlands. Creek present long western property line.
<b>Infrastructure:</b> Gravel road access	
<p><b>Notes:</b> 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.</p> <p><b>History:</b>          Resolution 2004-24A, Land Allocation Plan          Resolution 2007-03 Emerald Park Master Plan</p>	
<b>Finance Dept. Code:</b>	



**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

**2019 Assessed Value:** \$90,200

**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:**

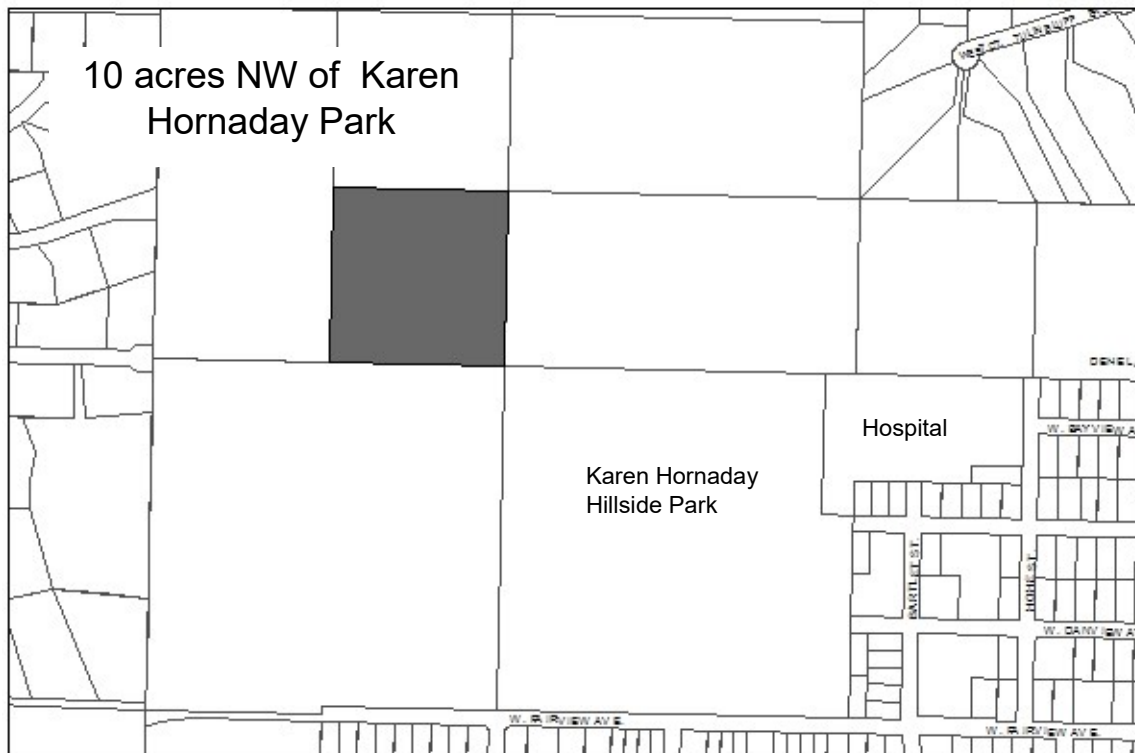
Book 57 Page 177 Serial #70-564 Homer City Council meeting of August 24, 1970.

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

**2019 Assessed Value: \$80,700\***

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

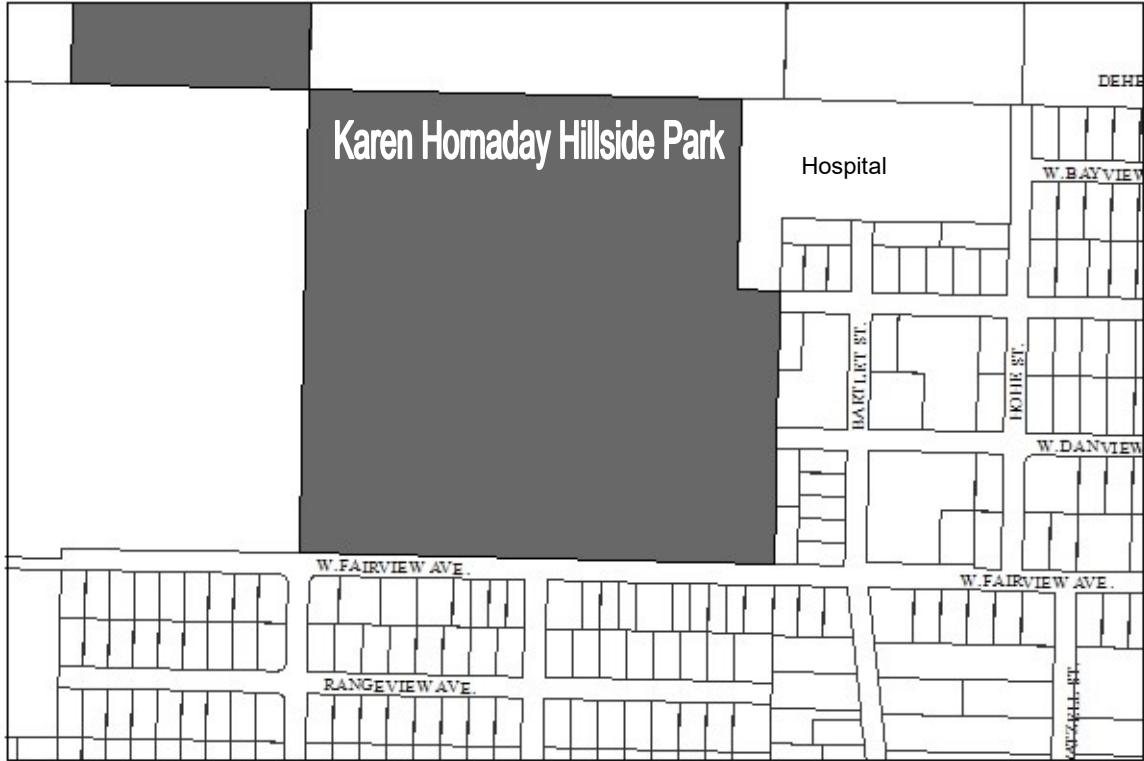
**Zoning:** Rural Residential

**Wetlands:** Drainages and wetlands may be present

**Infrastructure:** None. No access.

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

**Finance Dept. Code:**

	
<b>Designated Use:</b> Public Recreational Purpose/Karen Hornaday Hillside Park <b>Acquisition History:</b> Homer Fair Association, Deed 8/1966 with covenants	
<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
<b>2019 Assessed Value:</b> \$3,802,400 (Land \$3,651,800 Structure \$150,600)	
<b>Legal Description:</b> HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
<b>Infrastructure:</b> Water, sewer and road access	
<p><b>Notes:</b> The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity.</p> <p>Campground, ball fields, day use picnic and playground area.</p> <p>Resolution 09-59(A) adopted the park master plan.</p>	
<b>Finance Dept. Code:</b> 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.

**Area:** 0.58 acres total

**Parcel Number:** 175051 07, 08  
17726038, 17727049

**2019 Assessed Value:** \$105,400 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:** Urban Residential

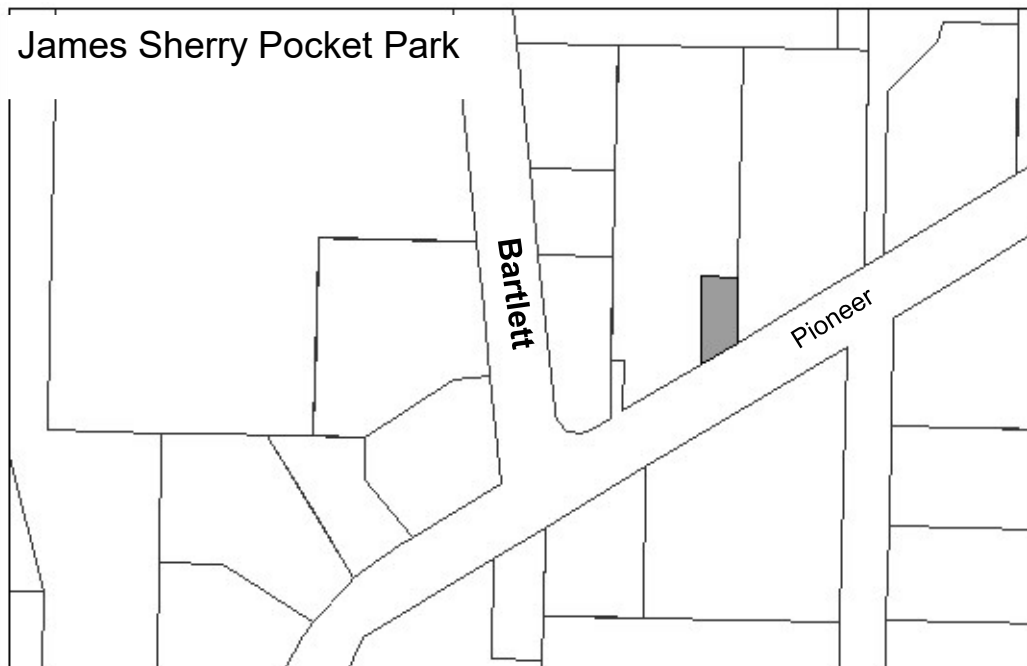
**Wetlands:** N/A

**Infrastructure:** Paved road access, water, sewer

**Notes:**

**Finance Dept. Code:**

<p>The map shows a street layout with Spruceview Ave running horizontally. To the north of Spruceview Ave is a shaded area labeled 'Woodard Park'. To the south of Spruceview Ave is an area labeled 'Pratt Museum Land'. An arrow points from the text 'Woodard Park' to the shaded area.</p>	
<b>Designated Use:</b> ROW and Woodard Park <b>Acquisition History:</b> 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	
<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
<b>2020 Assessed Value:</b> not yet assessed	
<b>Legal Description:</b> LEGAL T 06S R 13W SEC 19 SEWARD MERIDIAN HM 2020010 BUNNELL'S SUBD NO 17 2018 REPLAT TRACT A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
<b>Infrastructure:</b> Paved access on Bartlett. Woodard Creek flows through much of the property.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b> 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

**2019 Assessed Value:** \$26,000

**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

**2019 Assessed Value:** \$169,300

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

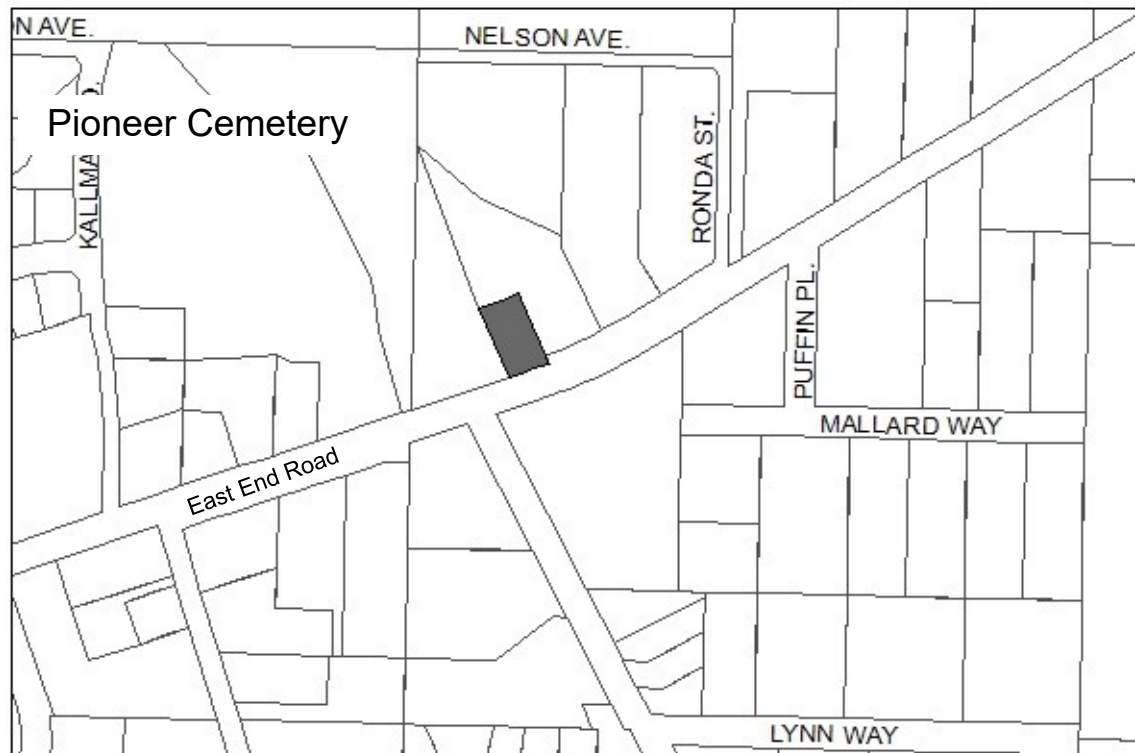
**Zoning:** Central Business District

**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

**2019 Assessed Value:** \$21,200

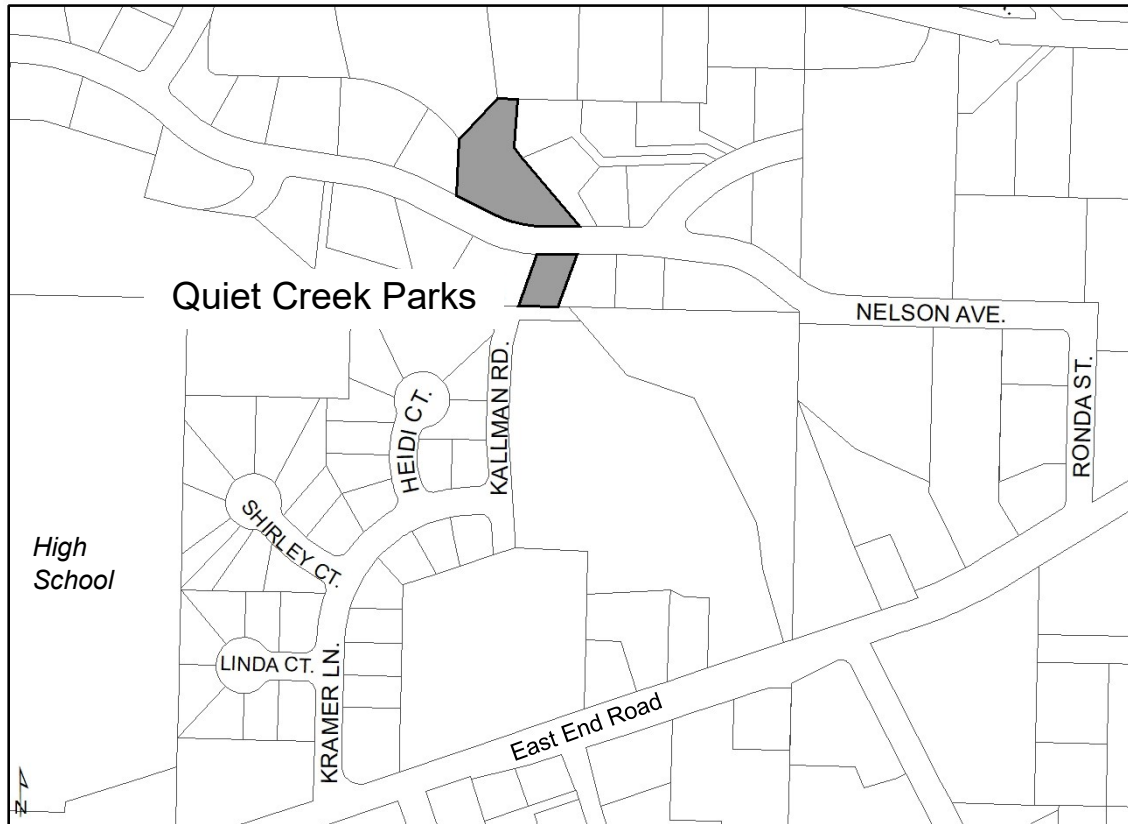
**Legal Description:** James Waddell Survey of Tract 4 Lot 4A

**Zoning:** Residential Office

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



**Designated Use:** Parks (Resolution 20-019)

**Acquisition History:** Barnett's South Slope Subdivision Quiet Creek Park Unit 1

**Area:** 0.86 acres and 0.21 acres

**Parcel Number:** 17702112, 17702125

**2019 Assessed Value:** \$45,600 and \$31,600

**Legal Description:** T 06S R 13W SEC 17 SEWARD MERIDIAN HM 2018040 BARNETT'S SOUTH SLOPE SUB QUIET CREEK PARK UNIT 2 TRACT C and TRACT D

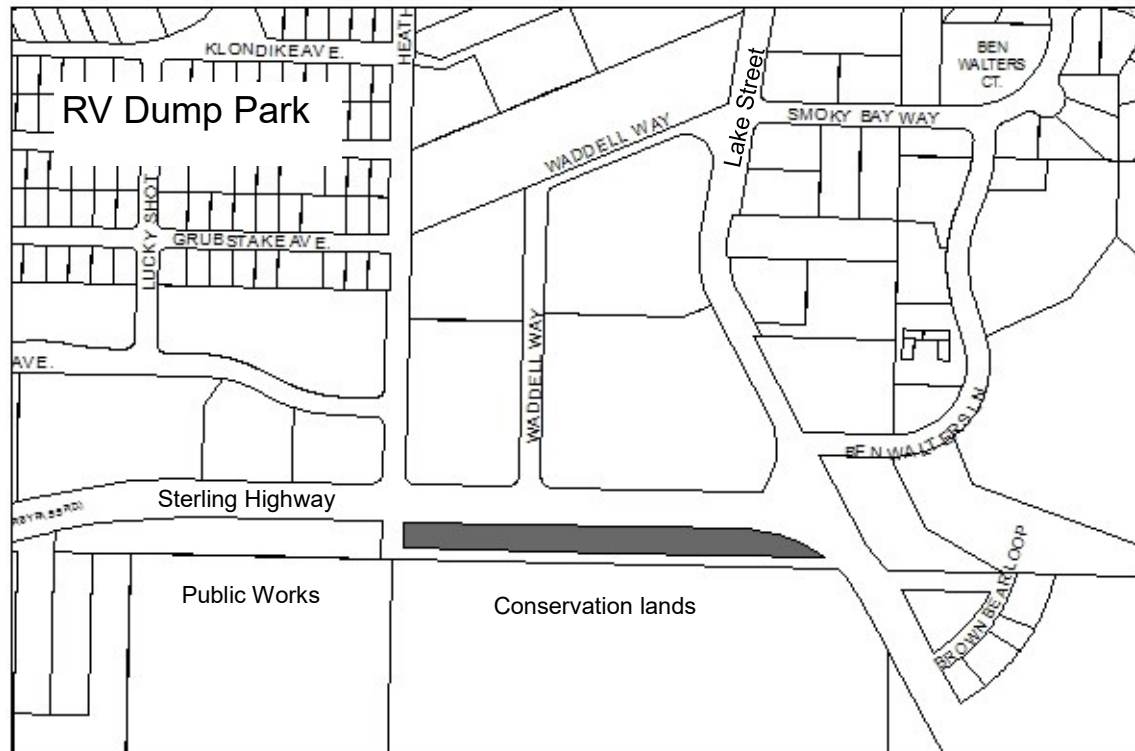
**Zoning:** Rural Residential

**Wetlands:** A creek runs through both lots

**Infrastructure:** Paved Road, water, sewer, natural gas

Tract C is a large wooded ravine with a creek, and tract D is a smaller steep lot with a creek. The Parks Art Recreation and staff will present a park plan to Council in 2021, as two other properties will also be donated as parks to the City via the platting process in the near future.

**Finance Dept. Code:**



**Designated Use:** RV Water/Dump station

**Acquisition History:** Deed states "Waddell Park Tract"

**Area:** 1.73 acres

**Parcel Number:** 17712014

**2019 Assessed Value:** \$208,200

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

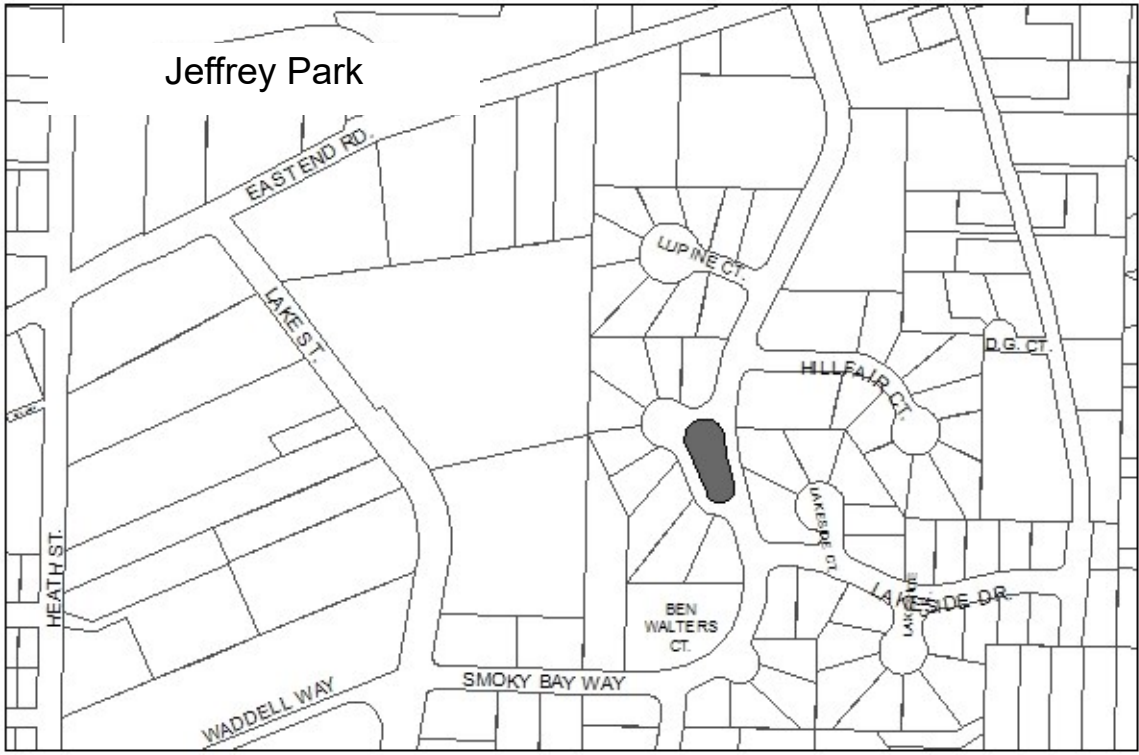
**Zoning:** Central Business District

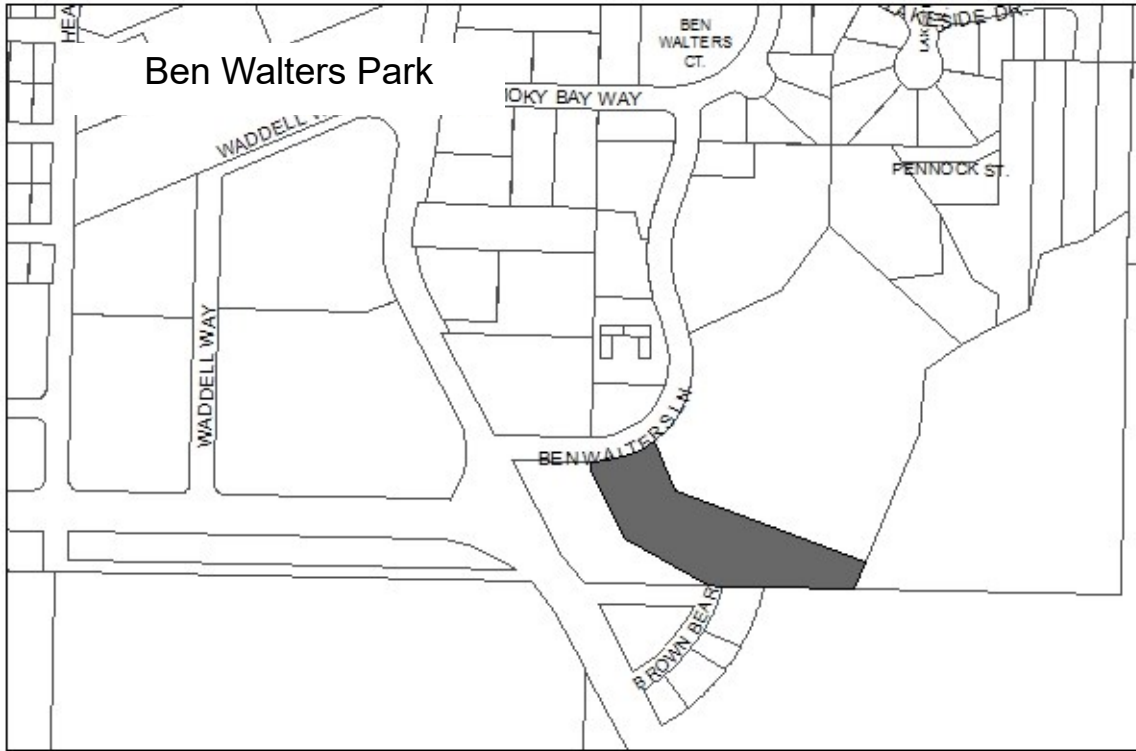
**Wetlands:**

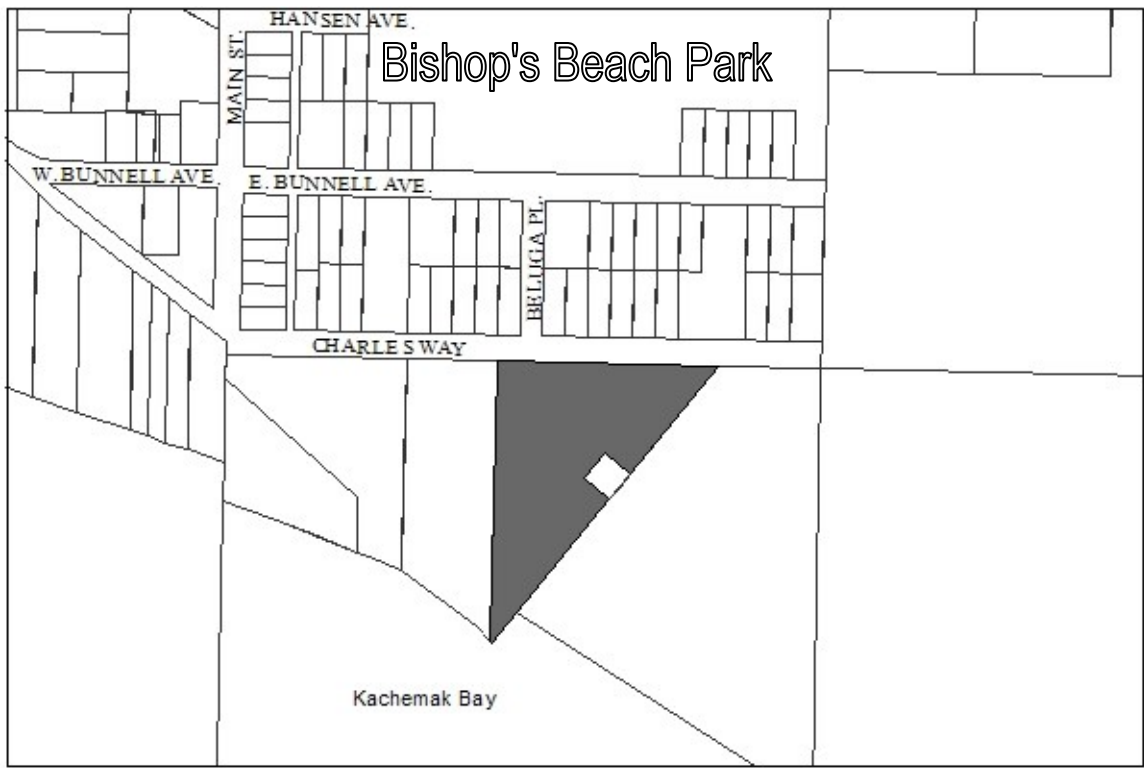
**Infrastructure:** Water, Sewer, gravel/paved access

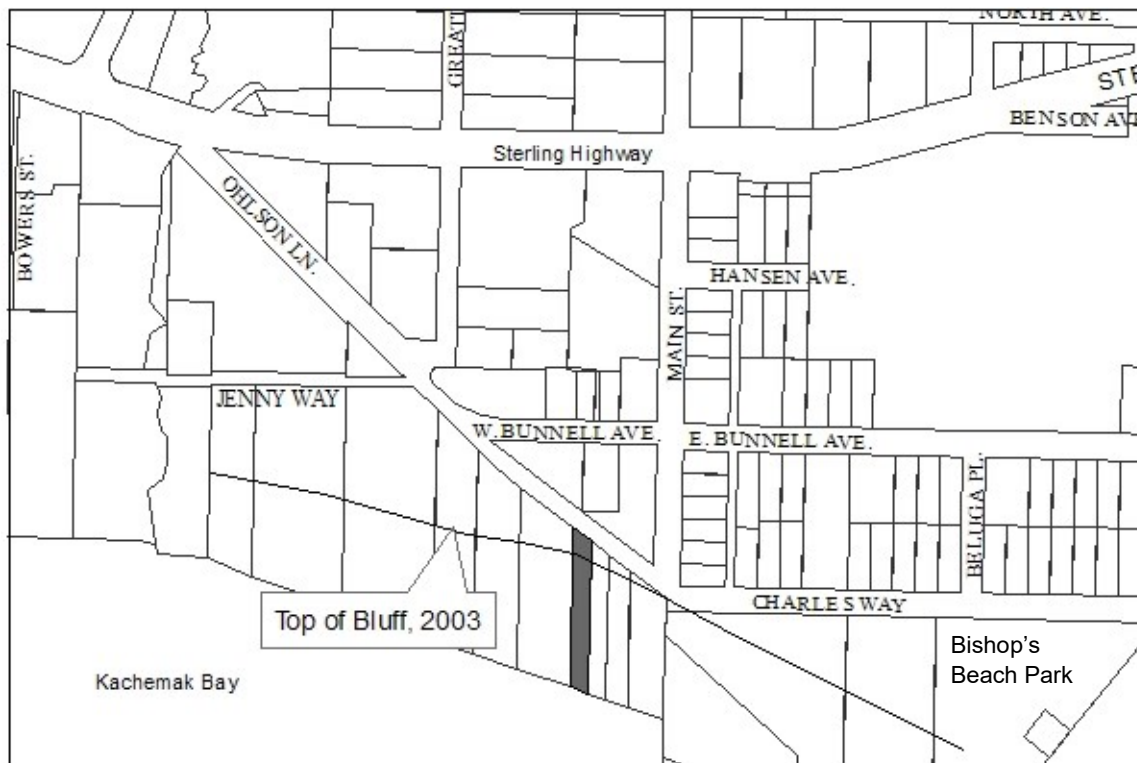
**Notes:** Part of Land and Water Conservation Project #02-00263.4, signed January 1983. Land to remain in park status in perpetuity.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Public Purpose/Greenbelt/Jeffrey Park <b>Acquisition History:</b> Ordinance 83-27 (KPB)	
<b>Area:</b> 0.38 acres	<b>Parcel Number:</b> 17730251
<b>2019 Assessed Value:</b> \$43,700	
<b>Legal Description:</b> Lakeside Village Amended Jeffrey Park	
<b>Zoning:</b> Urban Residential	<b>Wetlands:</b>
<b>Infrastructure:</b> Paved Road, water, sewer	
<b>Notes:</b> 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.	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Ben Walters Park. Public park or greenbelt per deed. <b>Acquisition History:</b> Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
<b>2019 Assessed Value:</b> \$333,700 (Land \$286,900, Structure \$46,800)	
<b>Legal Description:</b> Lakeside Village Park Addition Replat Lot 1A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
<b>Infrastructure:</b> Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
<p>Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.</p> <p>New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. New playground equipment scheduled installed 2019.</p>	
<b>Finance Dept. Code:</b>	

	
<b>Designated Use:</b> Bishop's Beach Park <b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010
<b>2019 Assessed Value:</b> \$527,300 (Land \$382,100, Structures/Boardwalk \$145,200)	
<b>Legal Description:</b> 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	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** City Park

**Acquisition History:** Donated by Herrick, Resolution 90-7

**Area:** 0.32 acres

**Parcel Number:** 17520009

**2019 Assessed Value:** \$1,700

**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

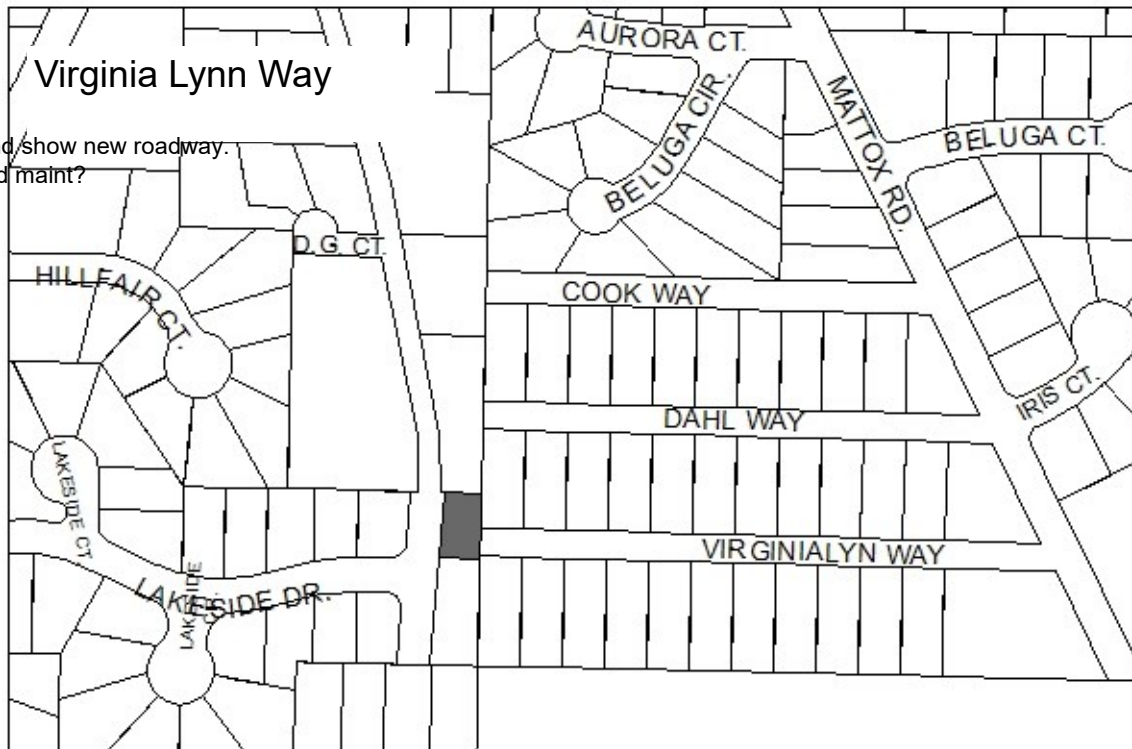
**Notes:**

Resolution 15-030(A), Designate as park

**Finance Dept. Code:** 392.0008



Revise notes and show new roadway.  
Adopted for road maint?



**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

**2019 Assessed Value:** \$34,000

**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.

2020: Road construction across the parcel is complete. New homes are under construction to the east.

**Finance Dept. Code:**



**Designated Use:** Jack Gist Ball Park

**Acquisition History:** Warranty Deed Moss 8/27/98

**Area:** 14.6 acres

**Parcel Number:** 17901023

**2019 Assessed Value:** \$148,500

**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.

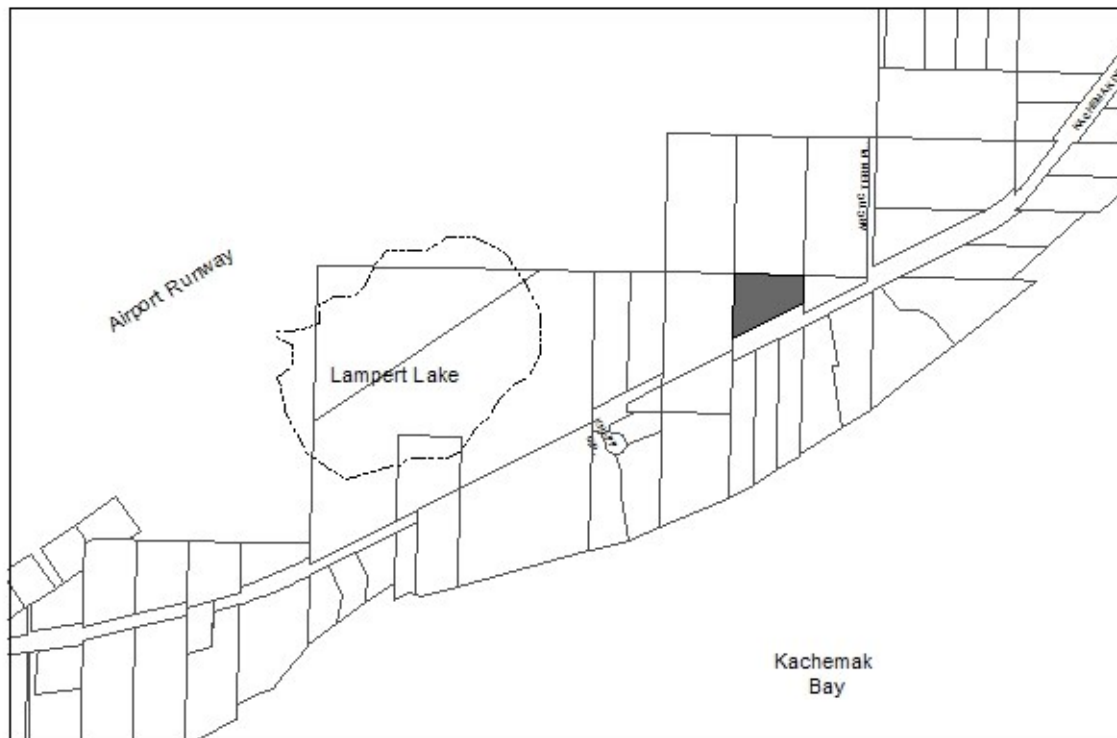
**Infrastructure:** Gravel road access.

**Notes:** Old dump site. Land and Water Conservation Fund Grant Project #02-00369 for construction of 3 ball fields and parking area. Land to remain parkland in perpetuity.

No water or sewer to service the new ball fields. Parking lot constructed in 2006. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

2020: Adjacent property to the west may be developed into a subdivision, providing water, sewer, power and additional road access to the park in the next 2-4 years.

**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

**2019 Assessed Value:** \$55,100

**Legal Description:** Scenic Bay Lot 4

**Zoning:** General Commercial 2

**Wetlands:** 100% Wetlands

**Infrastructure:** Paved Road, city water and sewer

**Notes:** Part of Kachemak Drive Phase 3 water and sewer SAD

**Finance Dept. Code:**



**Designated Use:** Resolution 15-030(A): Sell  
**Acquisition History:** Lot 1: Ordinance 97-06(S) KPB

**Area:**  
 Harry Feyer Subdivision Lot 1: 0.39 acres

**Parcel Number:** 17911005

**2019 Assessed Value:** \$16,000 (lot 1)

**Legal Description:** Harry Feyer Subdivision Lot 1

**Zoning:** Rural Residential

**Wetlands:** none known

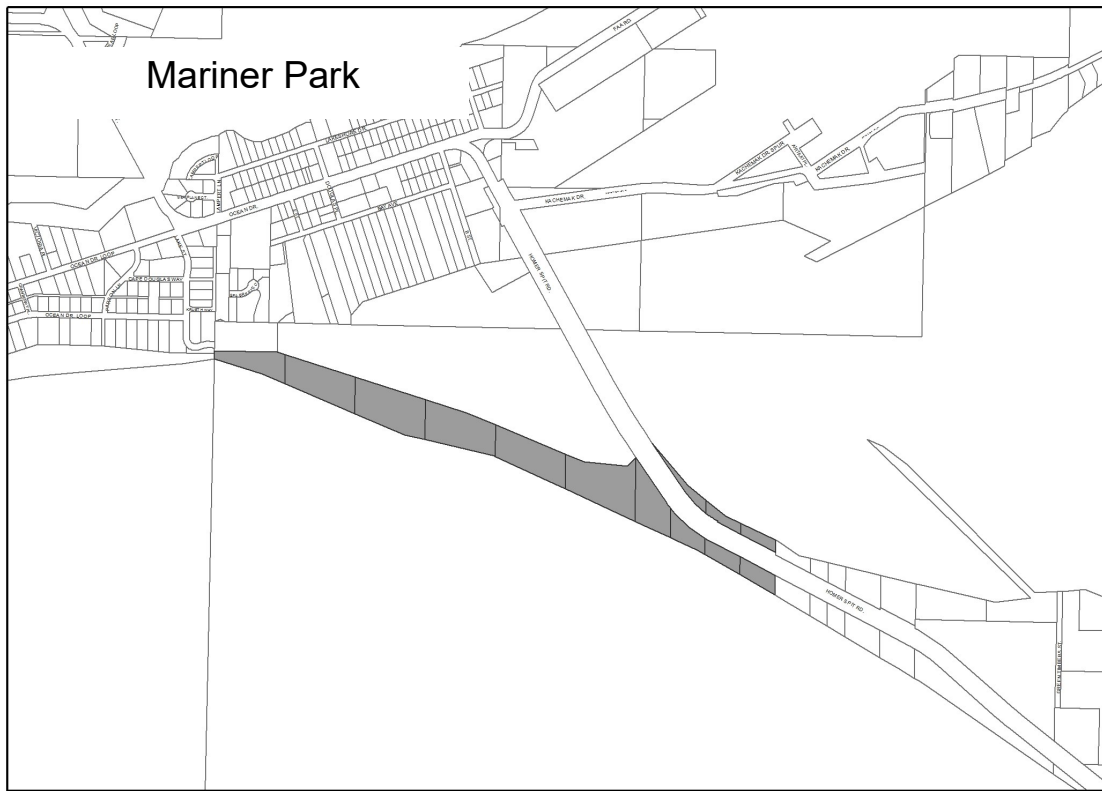
**Infrastructure:** Paved Road access, power.

**Notes:**

Has water and sewer assessments.

Resolution 15-030(A): For sale. Lot 1 has not yet sold.

**Finance Dept. Code:**



**Designated Use:** Park

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

**Area:** 32.32 acres

**Parcel Number:** 18101002-14

**2019 Assessed Value:** \$382,700

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5-8, 10-15

**Zoning:** Open Space Recreation/Conservation

**Wetlands:** Tidal

**Infrastructure:** No infrastructure

**Notes:** 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.

Resolution 15-030(A): designate as park.

2016: new campground office located at Mariner Park.

12/2018: Relocated mouth of Slough away from Campground area

**Finance Dept. Code:**



**Designated Use:** Open Space (Resolution 2018-035)

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

**Area:** 1.66 acres

**Parcel Number:** 177177-06, 07

**2019 Assessed Value:** \$4,700 (combined value)

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

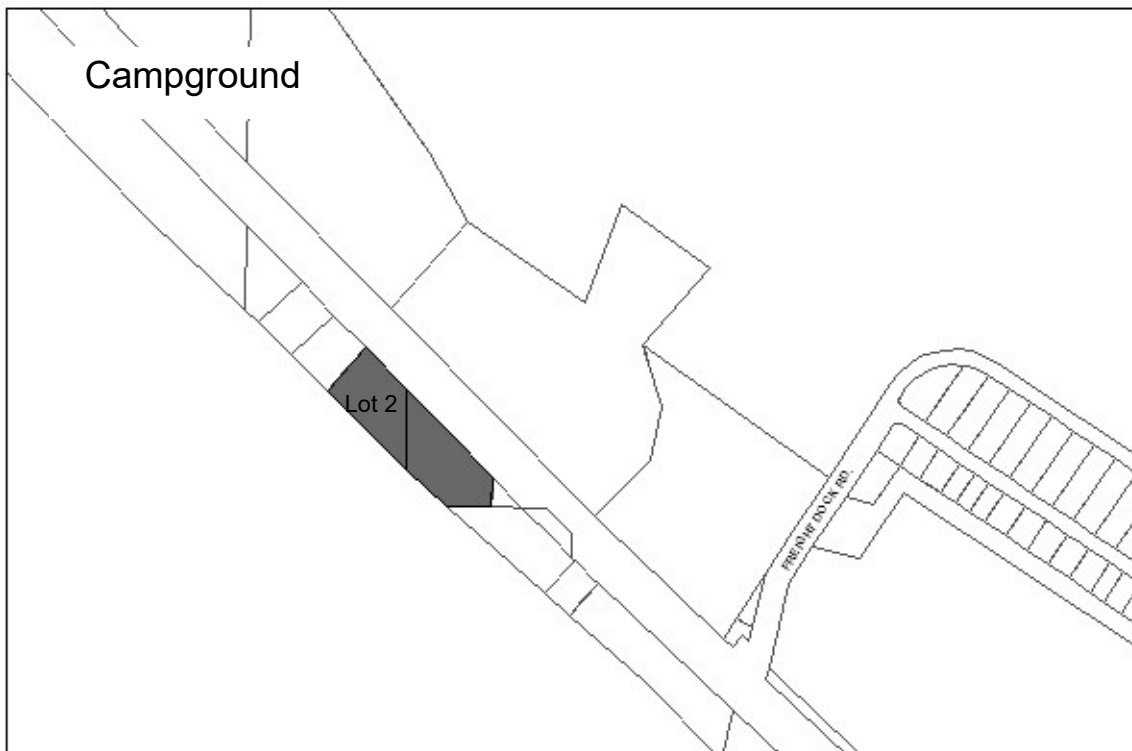
**Zoning:** Rural Residential

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

**Infrastructure:** Gravel road, water and sewer, natural gas, 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 SAD assessments on these properties. A new seawall assessment of approximately \$83,000 may be levied as part of a new SAD.

**Finance Dept. Code:**



**Designated Use:** Camping  
**Acquisition History:**

**Area:** 3.92 acres (2.1 and 1.82 acres)

**Parcel Number:** 18103101, 02

**2019 Assessed Value:** \$512,300

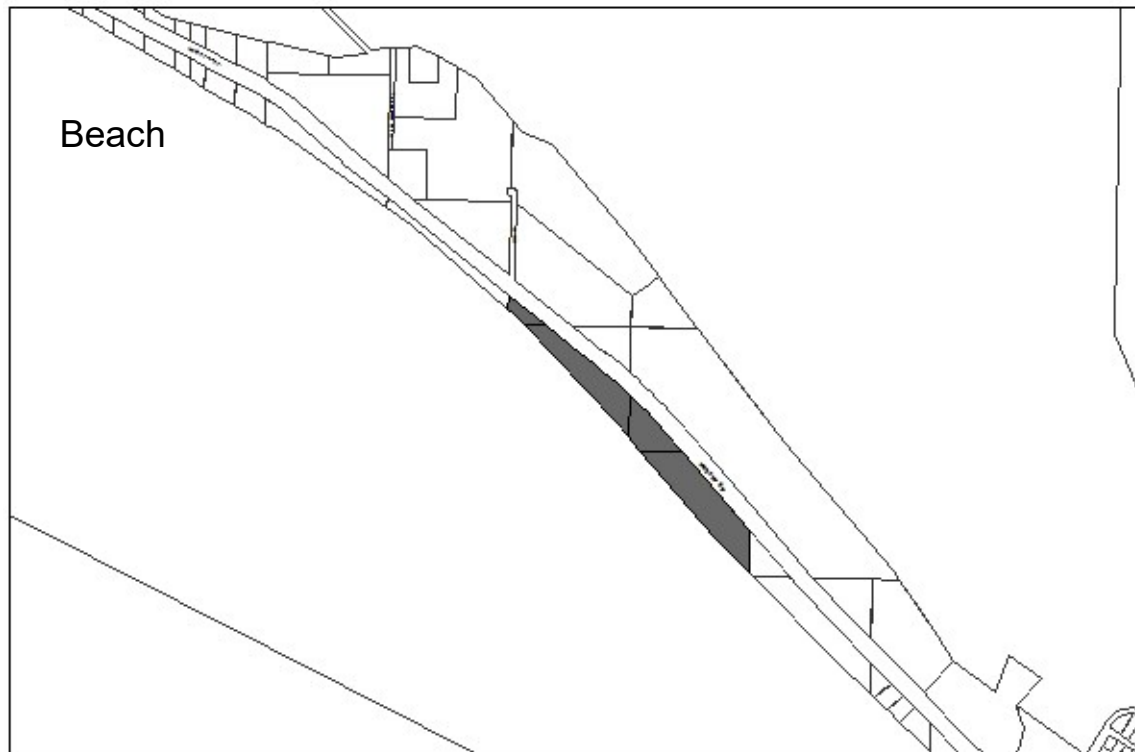
**Legal Description:** Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

**Zoning:** Open Space Recreation.

**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.  
 2016: Campground office sold and removed due to repeated erosion and storm damage.  
 2018: Campground closure due to erosion  
 2019: Significant erosion, placement of dredge spoils to protect the road. No camping permitted.

**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

**2019 Assessed Value:** \$22,500

**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:** Open Space Rec

**Wetlands:** Tidal

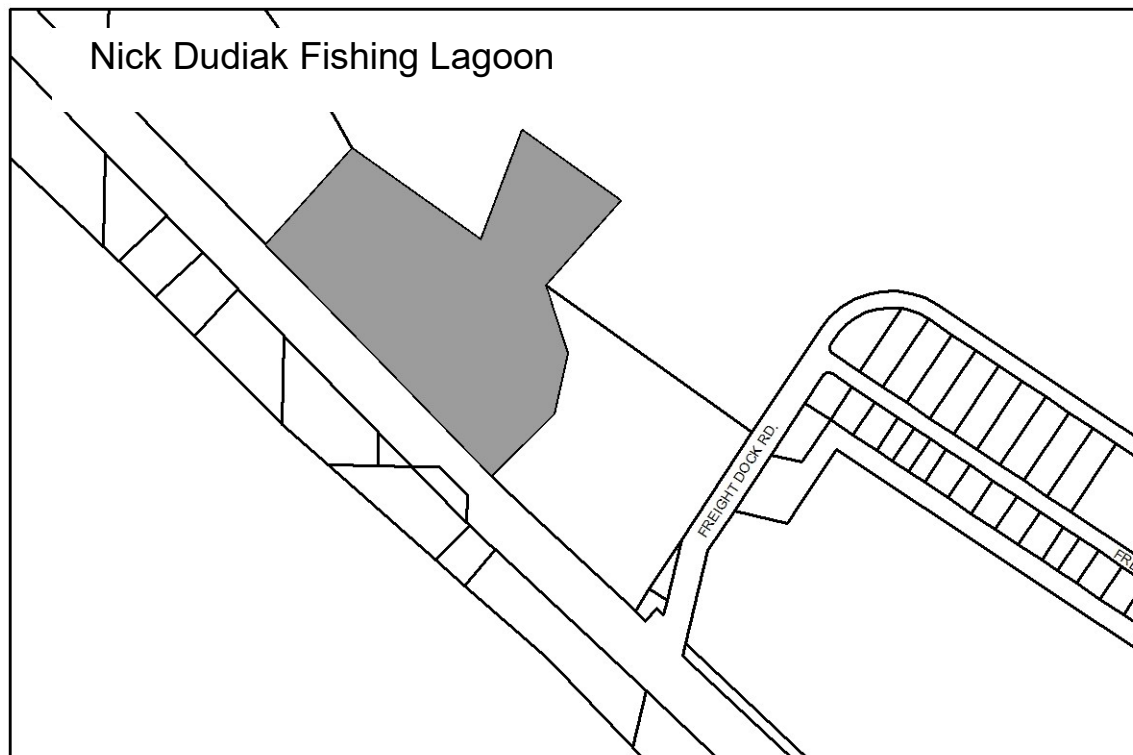
**Infrastructure:** Paved Road access

**Notes:**

Acquisition history of lot 6 should be researched as budget allows

**Finance Dept. Code:**





**Designated Use:** Fishing Lagoon

**Acquisition History:** Ord 83-26 Purchase from World Seafood

**Area:** 17.71 acres

**Parcel Number:** 18103116

**2019 Assessed Value:** \$2,482,600

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

**Zoning:** Open Space Recreation

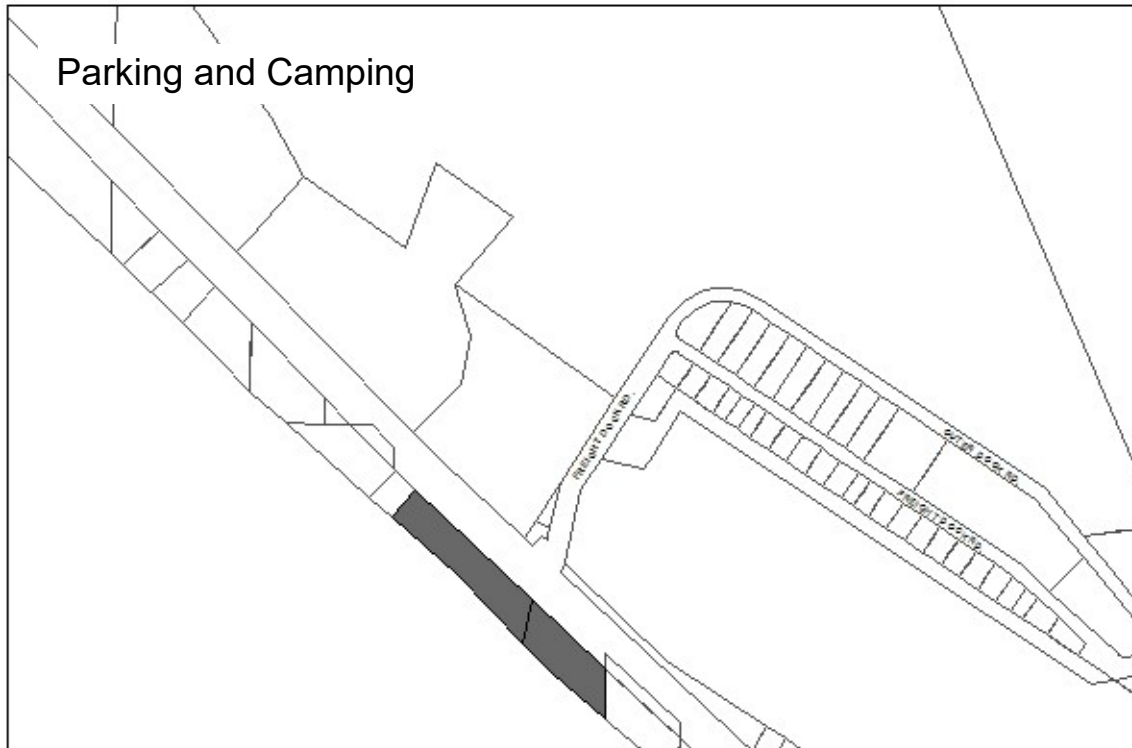
**Wetlands:** N/A. Portions in floodplain.

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

**Notes:**

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)
- 2018: paved trail extended to fish cleaning tables and water trail pavilion. ADA campsites constructed.

**Finance Dept. Code:**



**Designated Use:** Western lot: Camping. East lot, parking  
**Acquisition History:**

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2019 Assessed Value:** \$665,900

**Legal Description:** Homer Spit Amended Lots 7 and 9

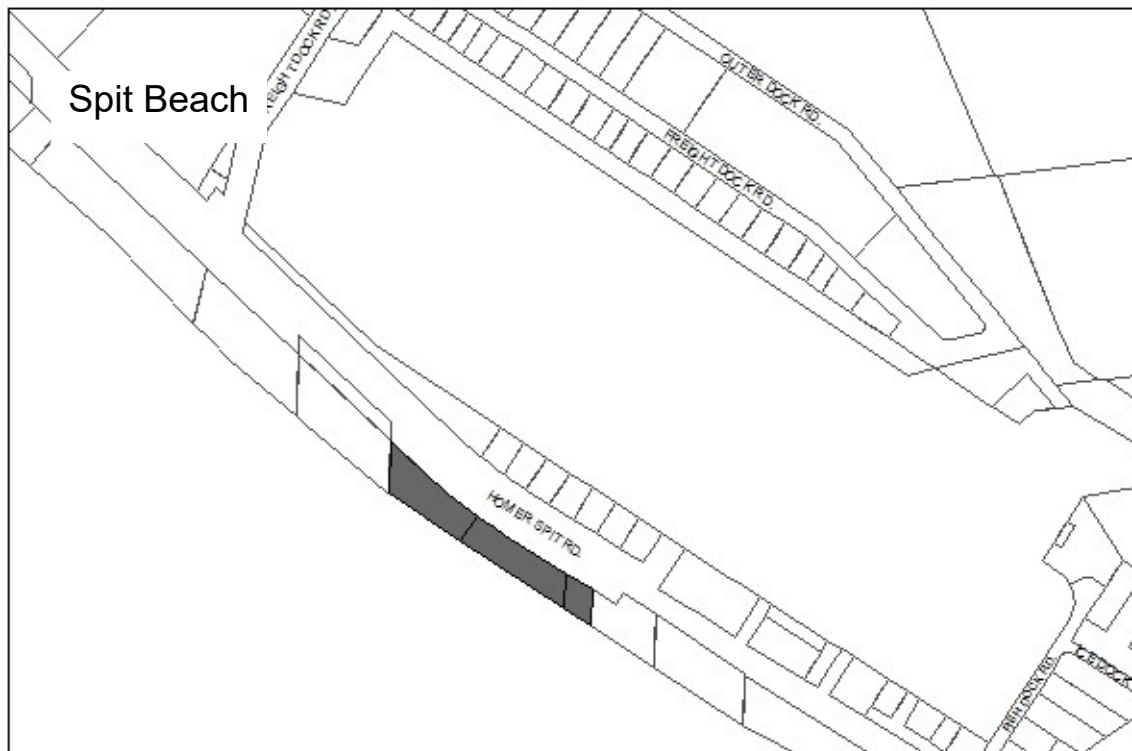
**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

Continued erosion of campground area

**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

**2019 Assessed Value:** \$450,800

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

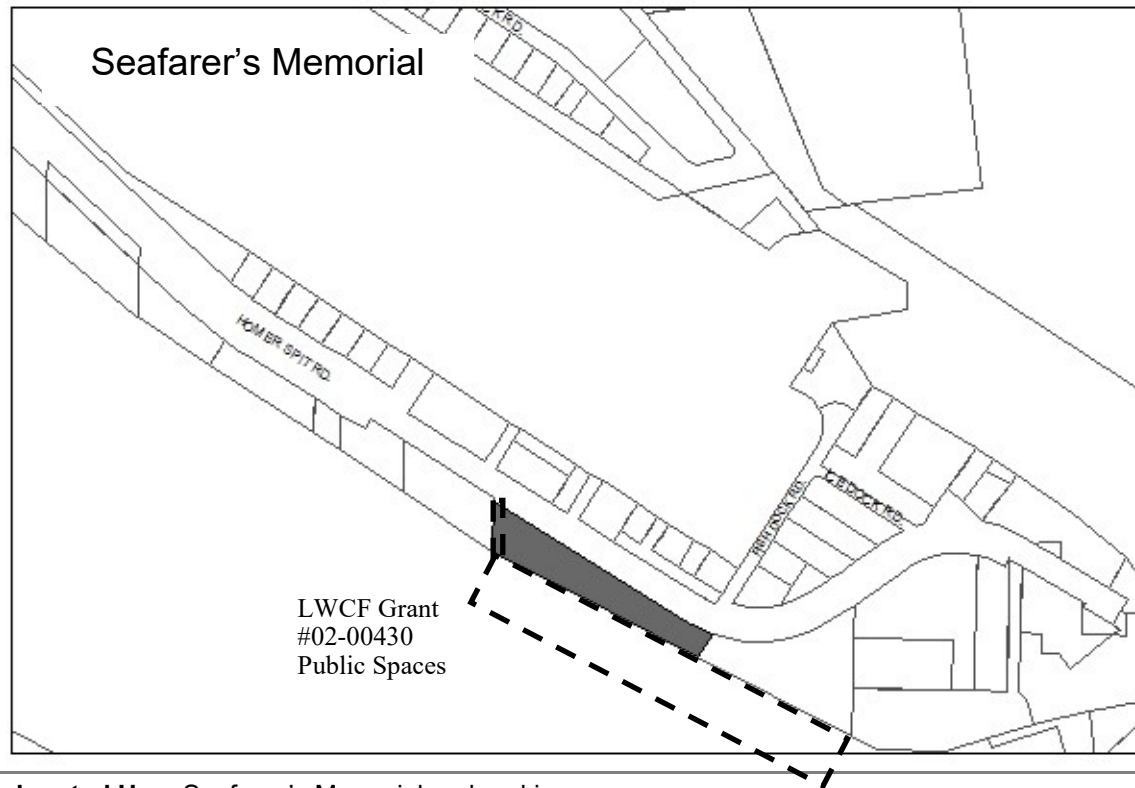
**Zoning:** Open Space Recreation

**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

**2019 Assessed Value:** \$144,400

**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

**Wetlands:** N/A

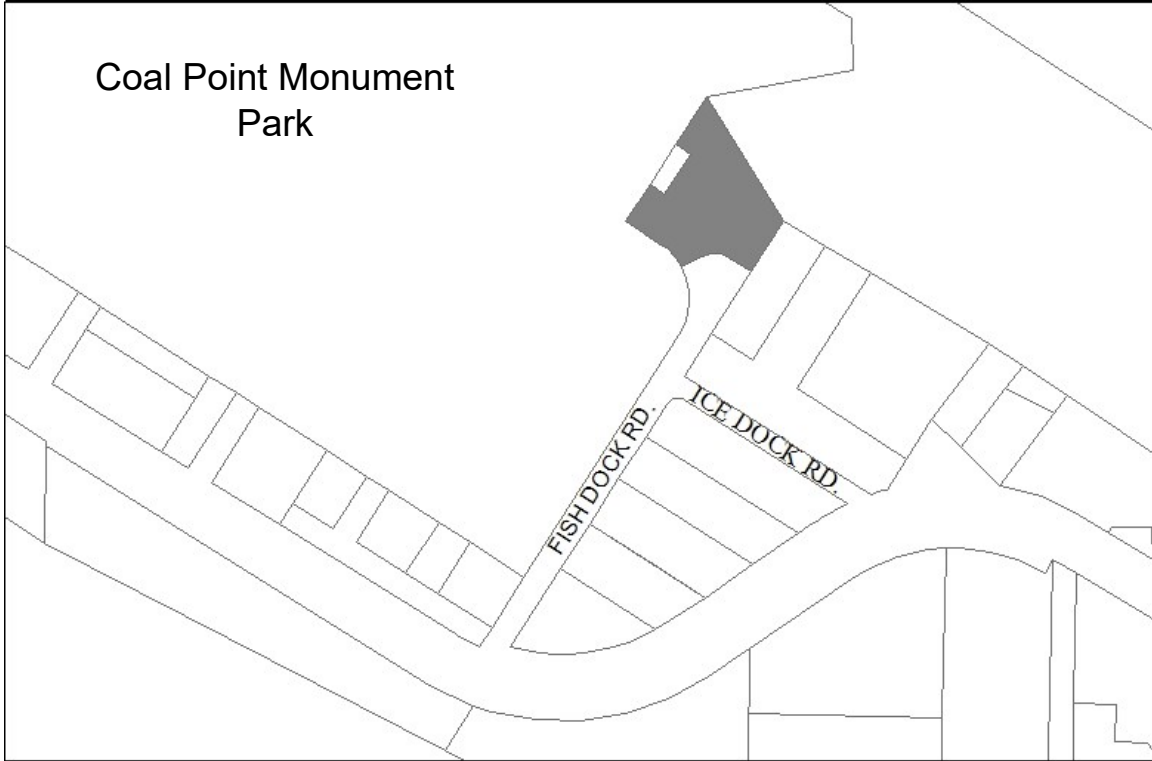
**Infrastructure:** Paved Road

LWCF Grant #02-00430 (Ramp 2 restrooms) encumbered a 20 foot strip along the northwest property boundary to provide permanent public beach access from Homer Spit Road to the tideland parcel. Seaward of the park parcel, a 250 foot wide strip of the tideland lot was also encumbered.

Memorial is a 100x100 foot area.

Resolution 20-008(S-3)(A) adopted a land management policy for this parcel.

**Finance Dept. Code:**

	
<b>Designated Use:</b> Park <b>Acquisition History:</b>	
<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
<b>2019 Assessed Value:</b> \$255,800	
<b>Legal Description:</b> 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	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
<b>Infrastructure:</b> gravel parking area	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



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

**Area:** 0.11 acres

**Parcel Number:** 18103446

**2019 Assessed Value:** \$169,900

**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

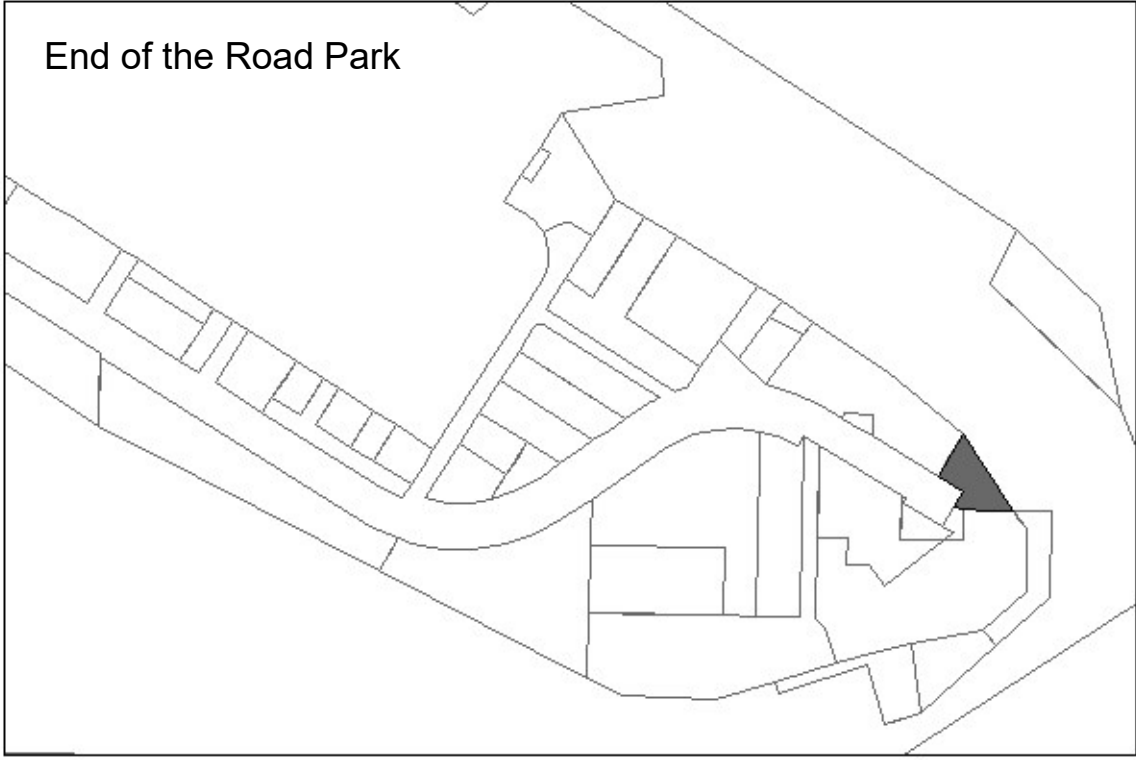
**Zoning:** Marine Industrial

**Wetlands:** N/A tidal, flood plain

**Infrastructure:**

**Notes:**

**Finance Dept. Code:**

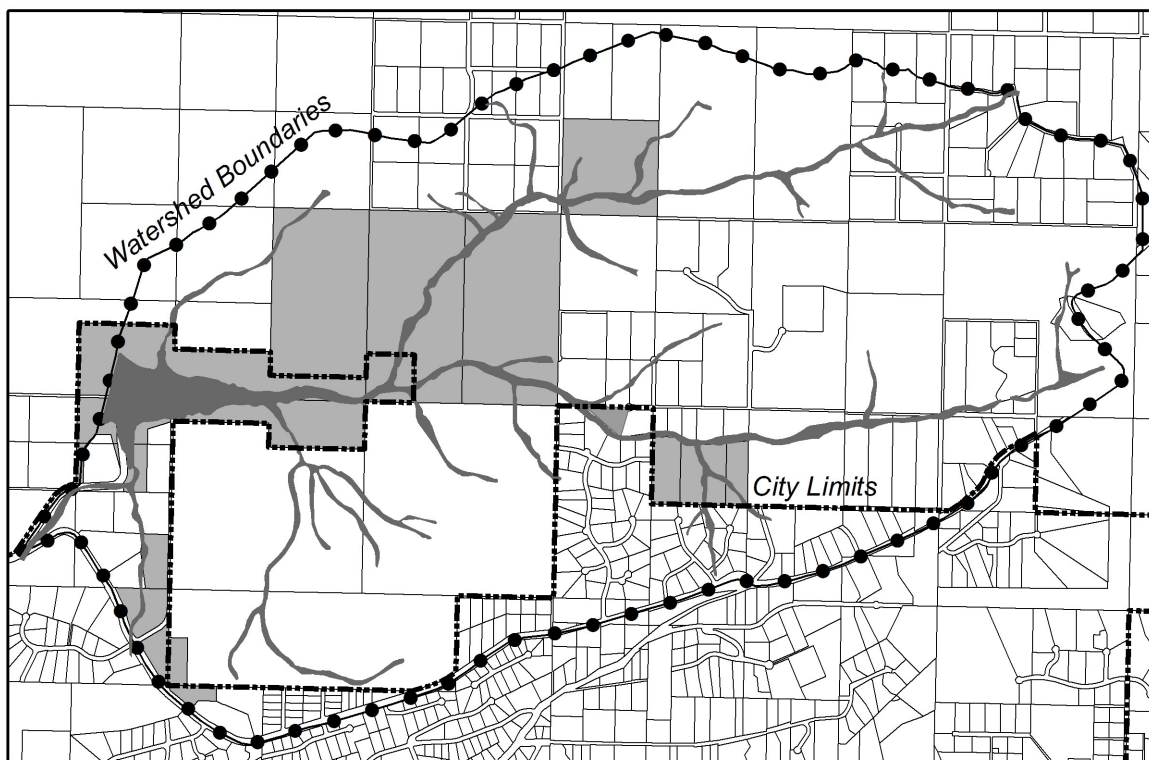
 <p style="font-size: 1.2em; margin-top: 0;">End of the Road Park</p>	
<b>Designated Use:</b> End of the Road Park Resolution 13-032 <b>Acquisition History:</b>	
<b>Area:</b> 0.43 acres	<b>Parcel Number:</b> 18103448
<b>2019 Assessed Value:</b> \$319,300	
<b>Legal Description:</b> HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<ul style="list-style-type: none"> <li>Restroom construction 2013/14, parking lot paved, and spit trail completed</li> <li>Access easement granted to Land's End for fire egress, due to erosion of beach.</li> <li>Coastal Erosion occurring, 2018—</li> </ul>	
<b>Finance Dept. Code:</b>	



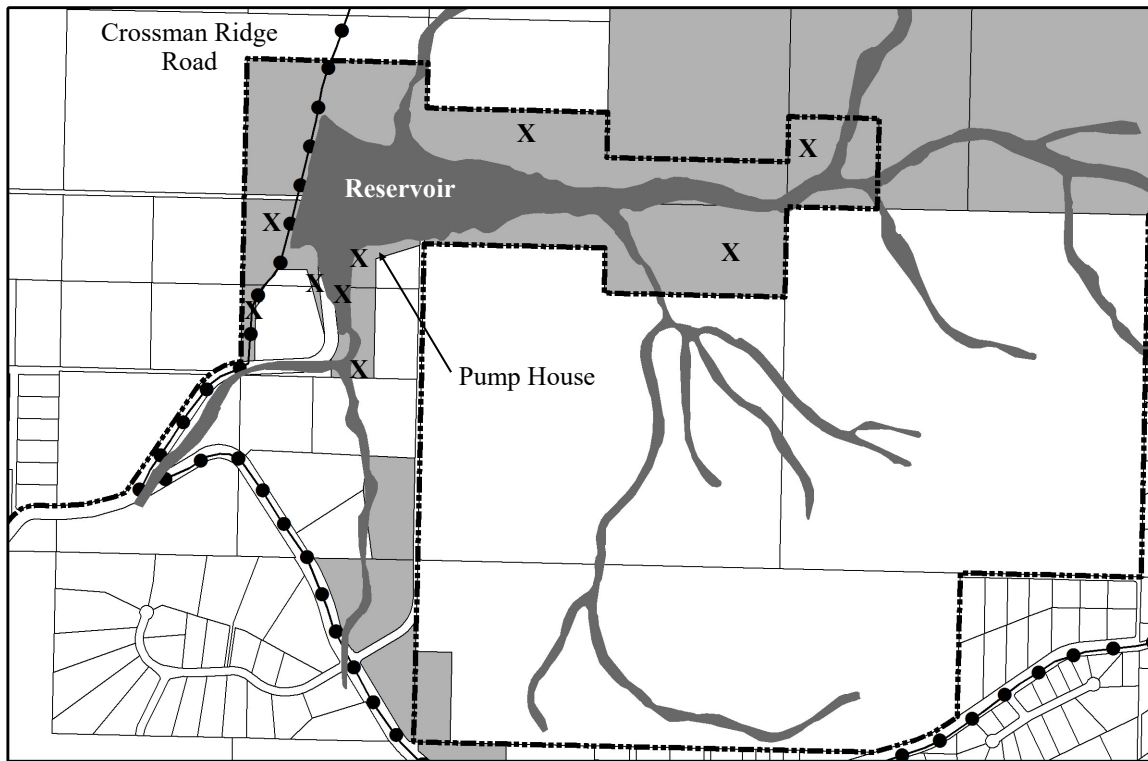


### City Lands within the Bridge Creek Watershed Protection District

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 22 lots totaling 438.46. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated November 30, 2020



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

**Area:** 120.9 acres

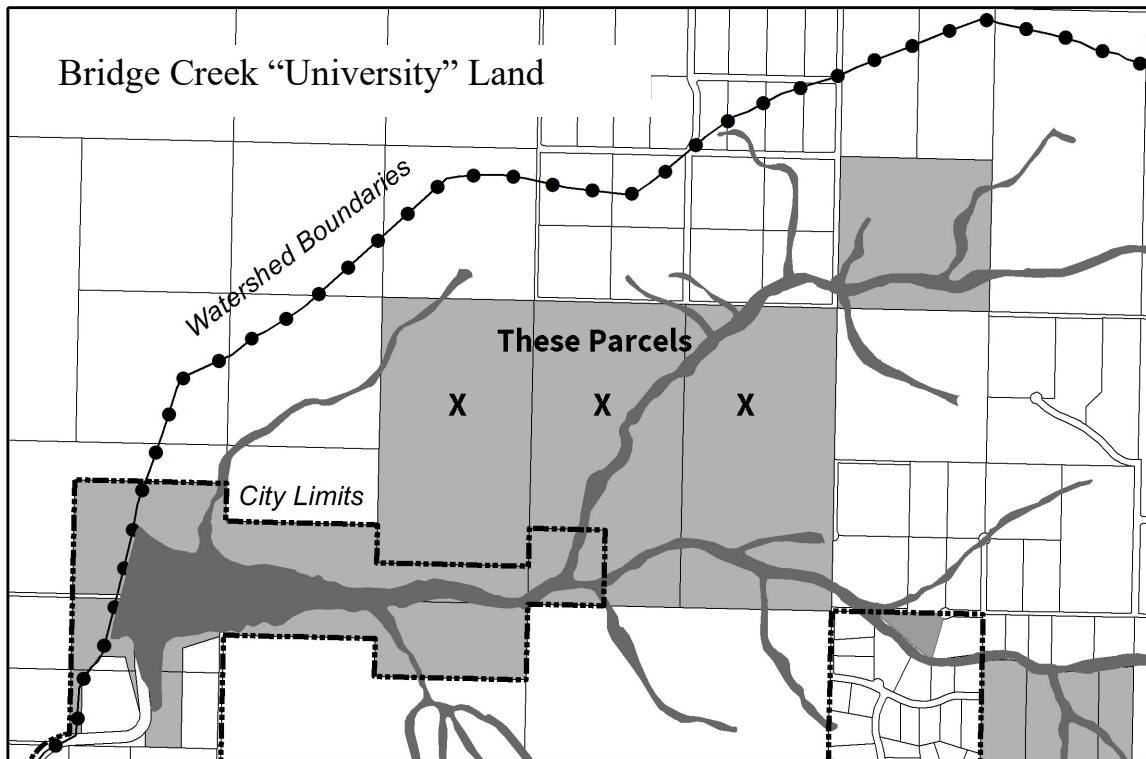
**Zoning:** Conservation

**2020 Assessed Value:** \$873,900

**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

**2020 Assessed Value:** \$132,600

**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.

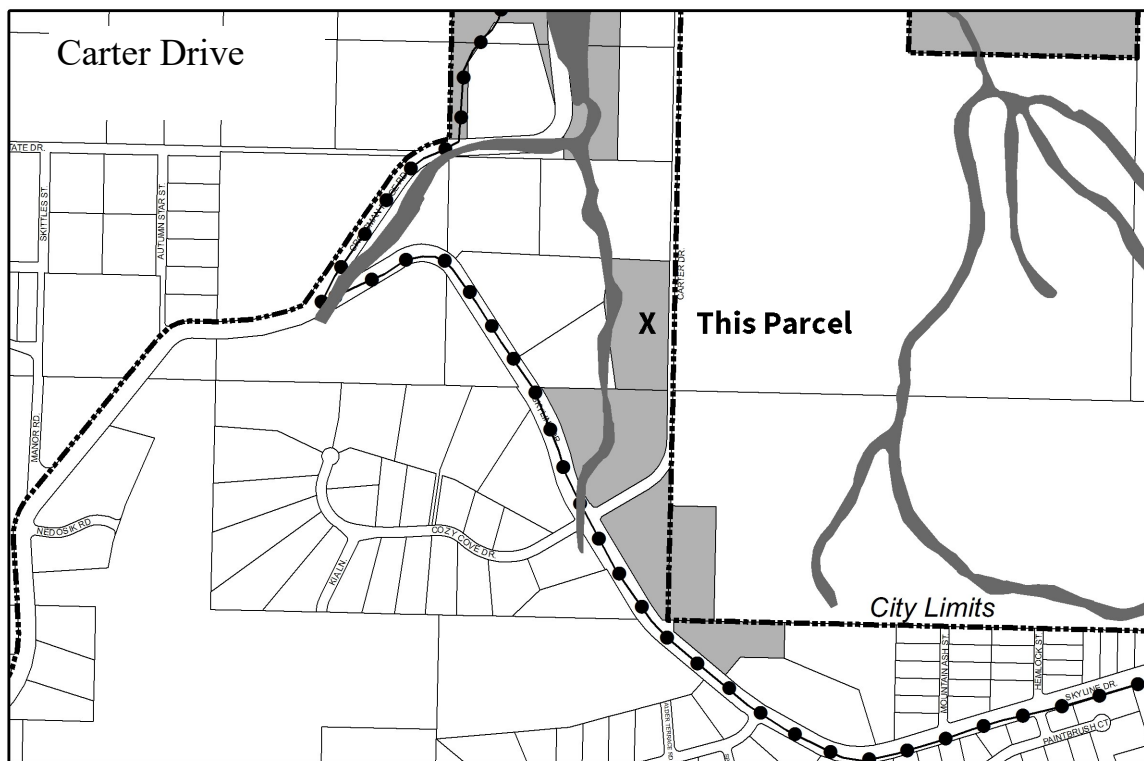
**Infrastructure:** None. Limited legal and physical access.

**Notes:**

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

**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

**2020 Assessed Value:** \$77,300 (Land \$34,800 Structure \$42,500)

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

**Zoning:** Rural Residential, Bridge Creek WPD

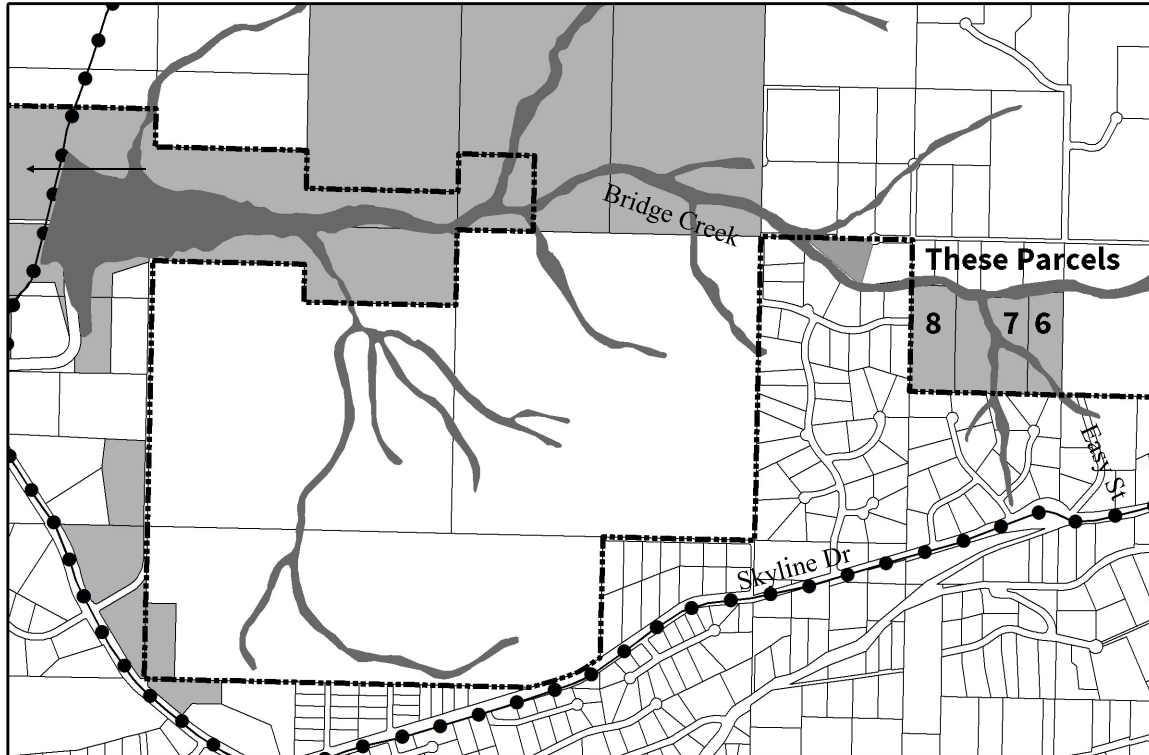
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Driveway access to property.

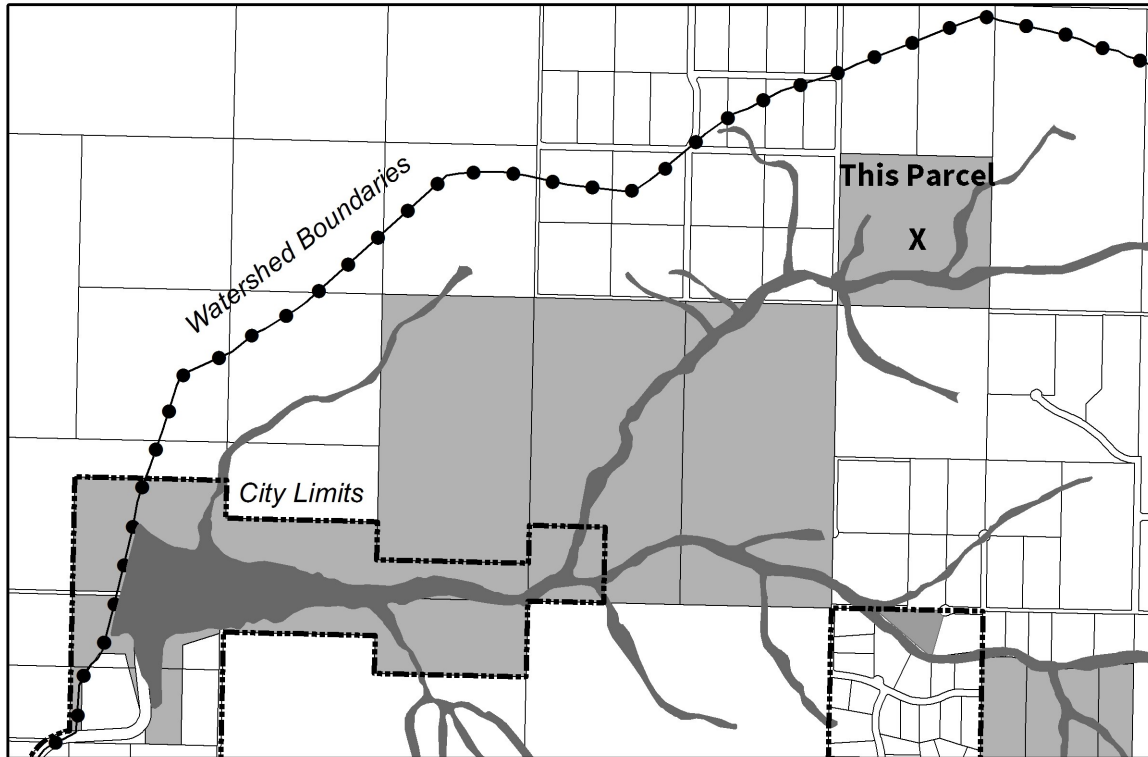
**Notes:** Property includes a small cabin.

**Finance Dept. Code:**

<p><b>Designated Use:</b> 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.</p> <p><b>Acquisition History:</b> Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin</p>	
<p><b>Area:</b> Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres</p>	<p><b>Parcel Number:</b> 17307094, 95, 96, 17308034</p>
<p><b>2020 Assessed Value:</b> Lot 1: land \$87,100 Lot 2: Land \$112,600, improvements \$3,694,100 Lot 34: land \$84,900, Improvements \$754,700,</p>	
<p><b>Legal Description:</b> Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34</p>	
<p><b>Zoning:</b> Rural Residential, Bridge Creek WPD</p>	<p><b>Wetlands:</b> Some discharge slope wetland, possibly a creek to the Reservoir.</p>
<p><b>Infrastructure:</b> Paved road, electricity</p>	
<p><b>Notes:</b></p> <p>Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Former water treatment plant site. A fire station/equipment storage was constructed in 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.</p>	
<p><b>Finance Dept. Code:</b></p>	



<b>Designated Use:</b> Watershed Protection Purposes	
<b>Acquisition History:</b> Ordinance 2009-08(A)	
<b>Area:</b> Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	<b>Parcel Numbers:</b> 1736600 6, 7, 8
<b>2020 Assessed Value:</b> \$121,500	
<b>Legal Description:</b> Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
<b>Zoning:</b> Not in city limits.	<b>Wetlands:</b> about half the land is wetland. Bridge Creek is the northern boundary of these lots.
<b>Infrastructure:</b> Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
<b>Notes:</b>  Lots purchased 2/25/09 from BIA 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.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Purpose, Watershed Protection Purposes (Reso 16-043 Ord 16-19)

**Acquisition History:** Tax foreclosure from KPB, Ordinance 15-15,

**Area:** 40 acres

**Parcel Numbers:** 17305219

**2020 Assessed Value:** \$19,800

**Legal Description:** T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4

**Zoning:** Not in city limits, part of the Bridge Creek WPD.

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

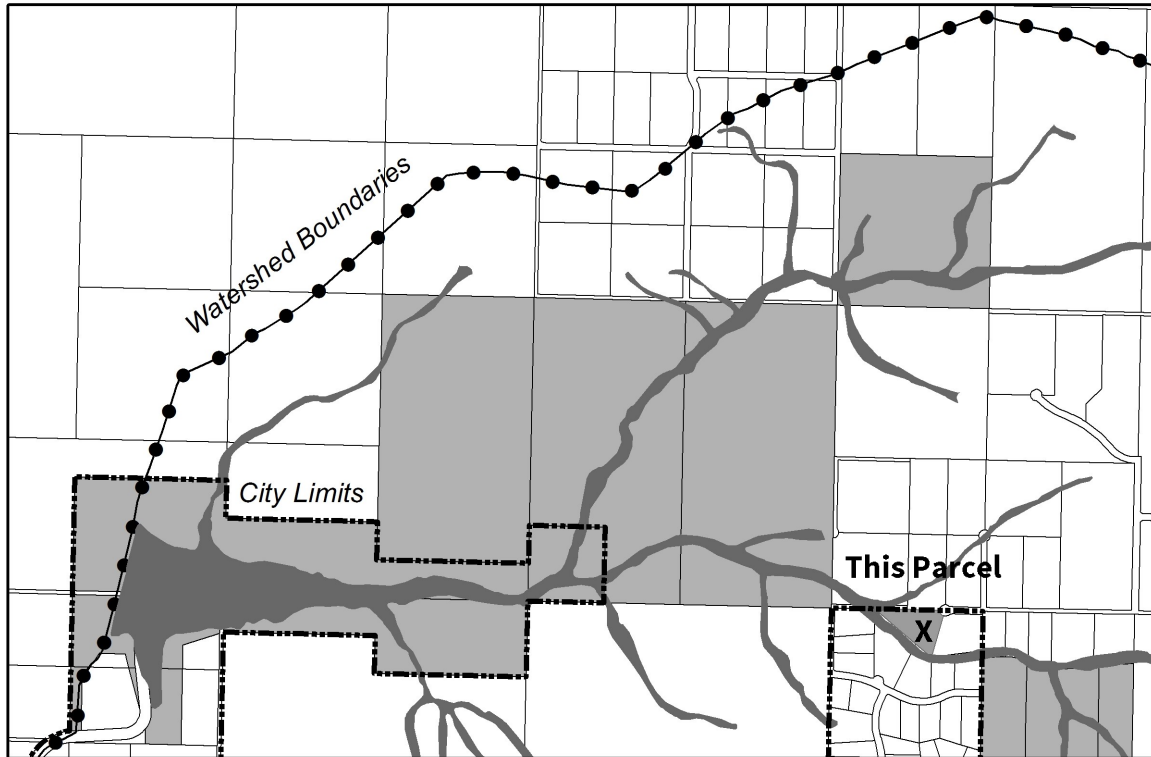
**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

Purchase cost: \$2,805.21 in 2015.

Legal and physical access to this property is difficult. Bridge Creek flows through a ravine along the bottom third of the lot, and the property is generally steep.

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes (Ord 17-27)

**Acquisition History:** City purchased from private land owner

**Area:** 2.86 acres

**Parcel Number:** 17305408

**2020 Assessed Value:** \$12,100

**Legal Description:** T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1

**Zoning:** RR, and part of the Bridge Creek WPD.

**Wetlands:** Lot is all wetlands. Bridge Creek runs thorough the valley on the south side of the lot.

**Infrastructure:** Access by foot or ATV via a section line and undeveloped right of way.

**Notes:**

Purchase cost: \$21,000 in 2017. KPB assessed values have fluctuated quite a bit over time.

**Finance Dept. Code:**



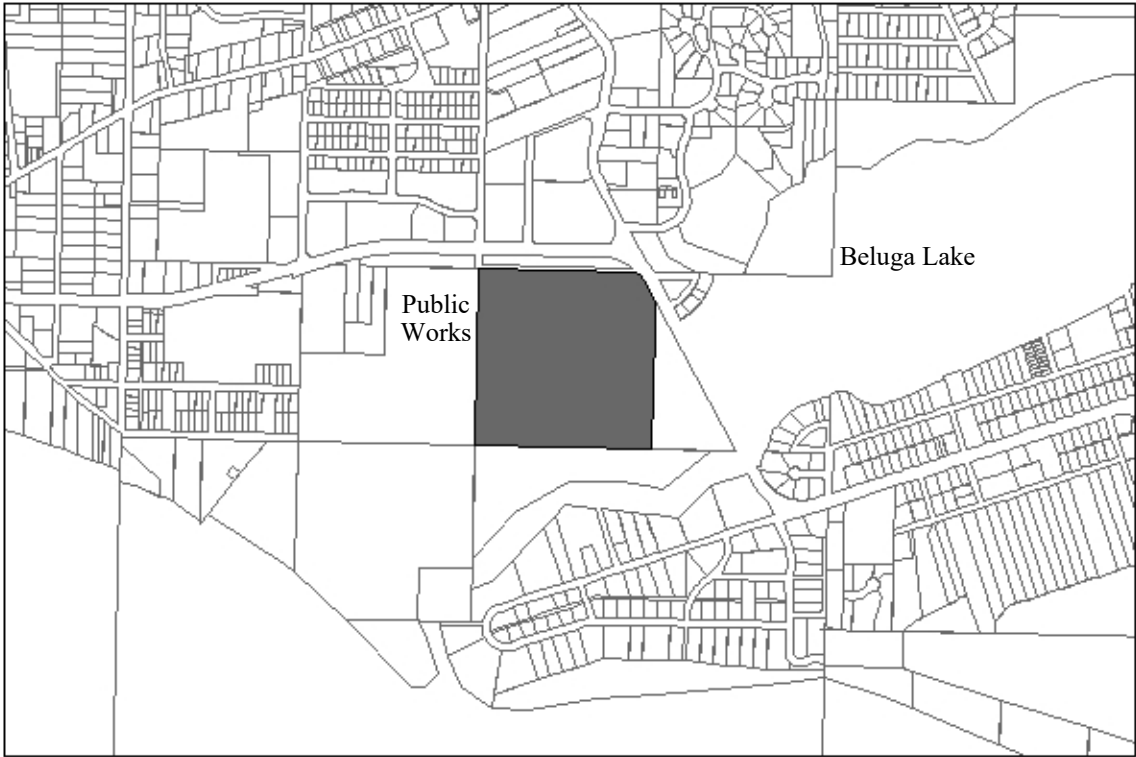
## Homer Conservation Easement Lands

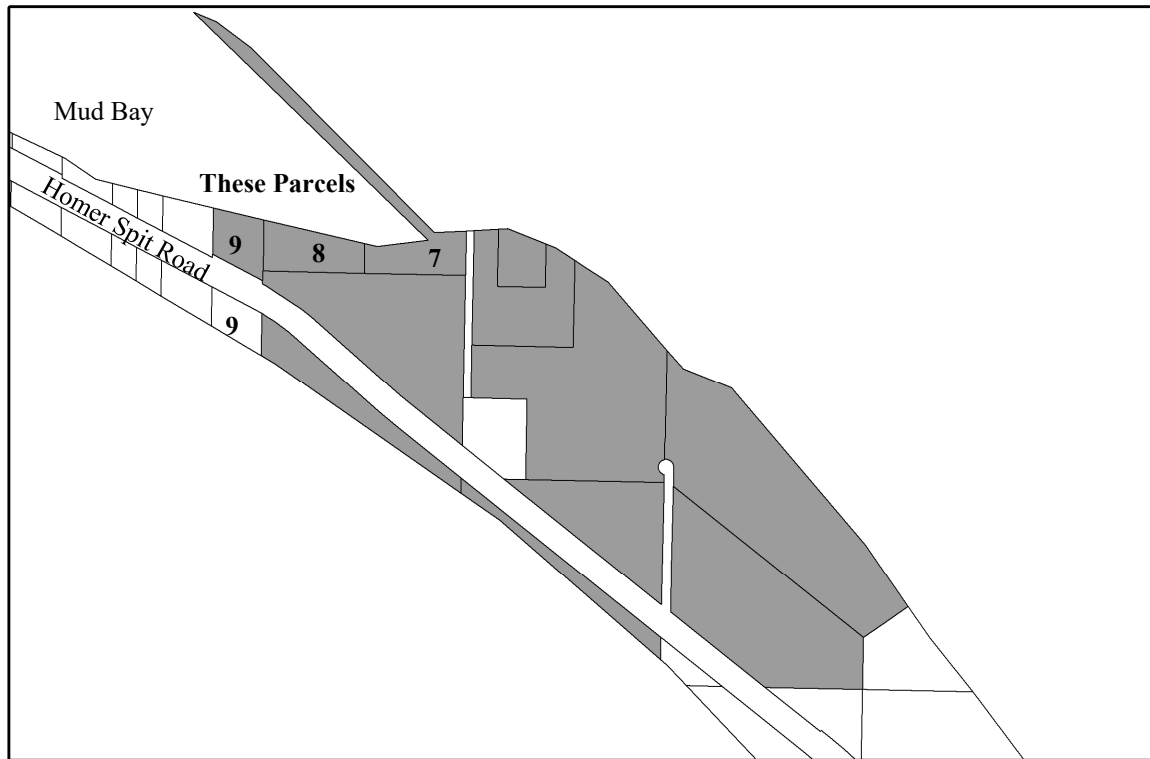
Most conservation lands in Homer were acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust. In 2020, The Nature Conservancy donated a 2.62 acre parcel along the Homer Spit to the city.

Total acreage: 172.34 acres.



This section updated 11/30/2020

	
<b>Designated Use:</b> <b>Acquisition History:</b> EVOS purchase and conservation easement.	
<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
<b>2019 Assessed Value:</b> \$13,900	
<b>Legal Description:</b> HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.</li> <li>• Parcel is within a FEMA-mapped floodplain.</li> <li>• Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network</li> </ul>	
<b>Finance Dept. Code:</b> 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

**2019 Assessed Value:** Lot 7: \$5,200 Lot 8: \$94,600 Lot 9: \$160,500 Lot 9S: \$3,800

**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

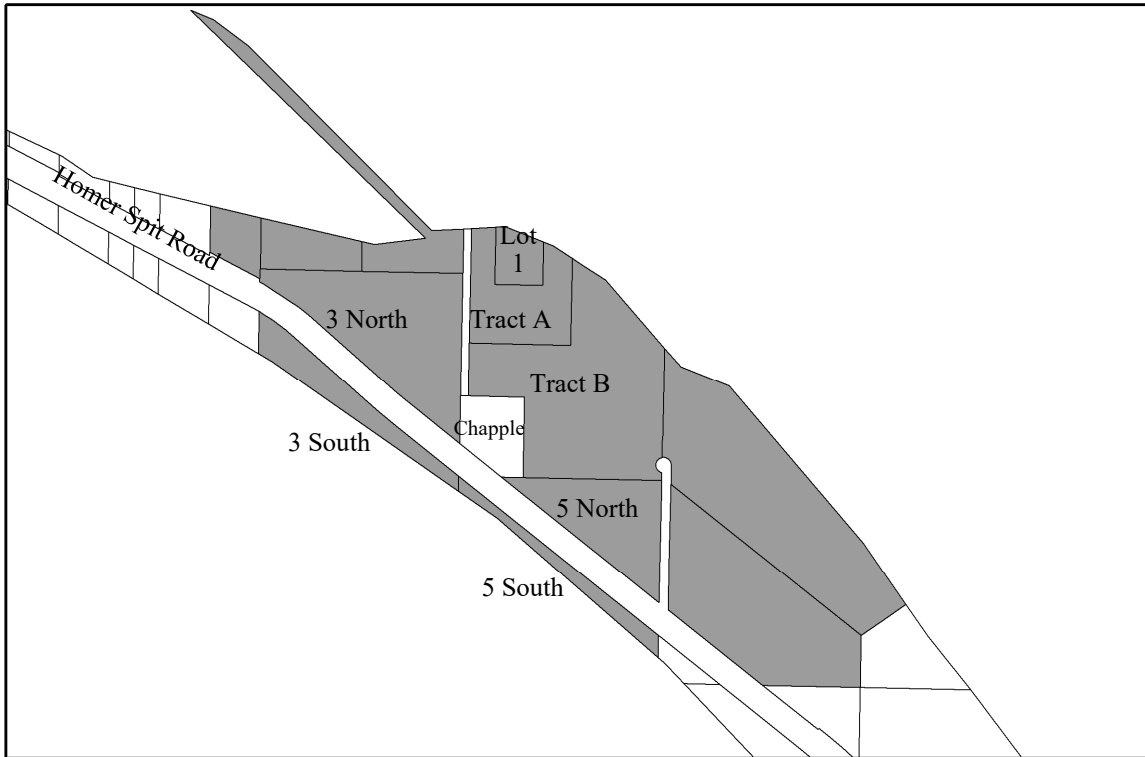
**Zoning:** Conservation—lots 7 and 8  
 Open Space Recreation—Lot 9

**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**2017 Assessed Value:** Total: \$281,800**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

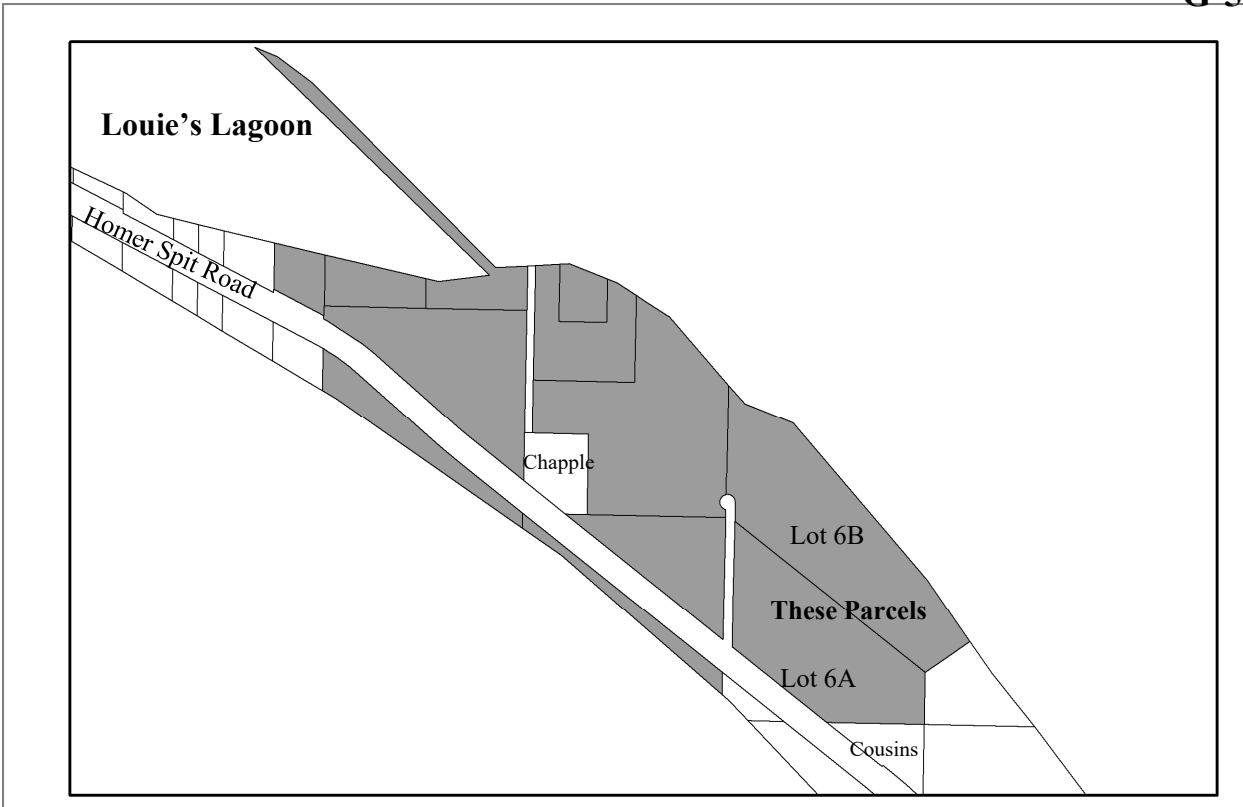
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

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

**Notes:**

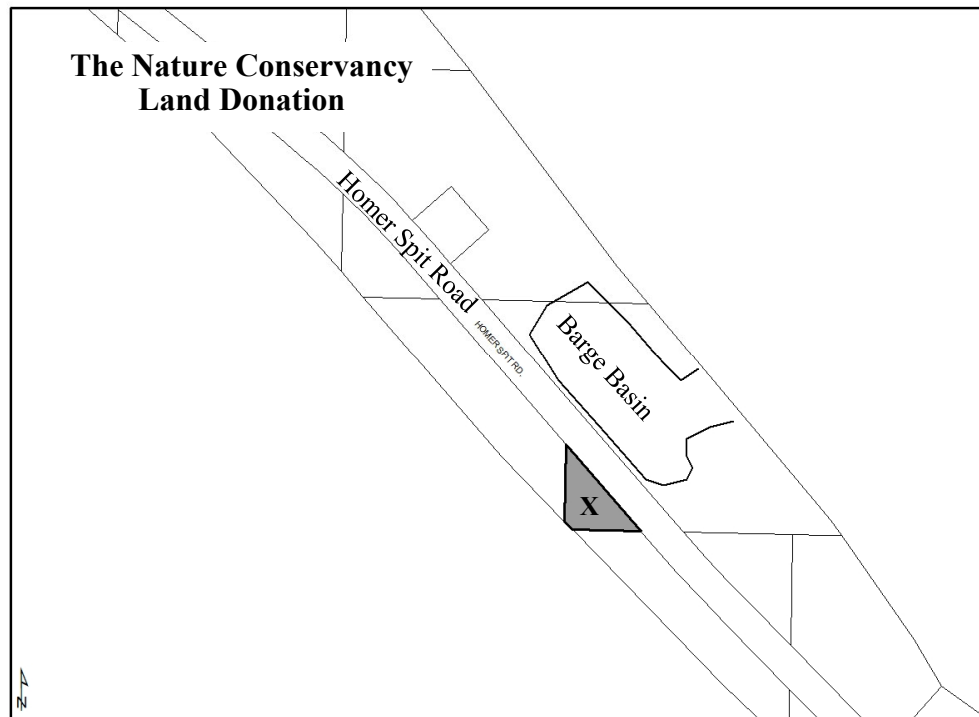
- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19**2019 Assessed Value:** Total: \$202,400**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:**



**Designated Use:** Conservation

**Acquisition History:** Land donation from The Nature Conservancy, Resolution 20-006

**Area:** Total: 2.62 acres

**Parcel Number:** 18103007

**2020 Assessed Value:** \$4,000

**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHWEST OF THE HOMER SPIT RD

**Zoning:** Open Space Recreation

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

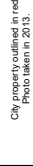
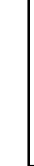
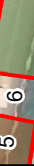
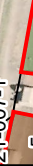
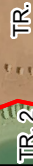
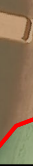
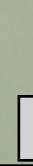
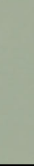
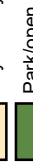
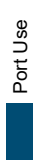
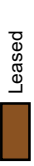
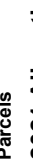
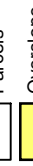
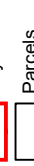
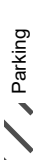
**Notes:**

- Property is bound by the original grant agreement terms between the US Fish and Wildlife Service and the Nature Conservancy under Agreement Number 98210-0-G70. The North American Conservation Fund funds used by The Nature Conservancy to purchase the property require the parcel to be held in perpetuity as conservation land.
- Parcel is within a FEMA-mapped flood hazard area.
- Recording information: 2020-003888-0 11/10/2020, 2020-00300889-0

**Finance Dept. Code:**

# 2021 Land Allocation Plan Spit Map

## Legend



## 2021 Allocation - Section

A For Lease

B Leased

C Port Use

D City Facility

E Park/open space



City property outlined in red.  
Property lines are not exact - use with care  
P. & Z. 21/020 J.E.

# Port & Harbor Monthly Statistical & Performance Report

For the Month of: **October 2020**

## Moorage Sales

	<u>2020</u>	<u>2019</u>
Daily Transient	173	147
Monthly Transient	123	119
Semi-Annual Transient	6	5
Annual Transient	4	7
Annual Reserved	108	124

## Grid Usage

1 Unit = 1 Grid Tide Use	<u>2020</u>	<u>2019</u>
Wood Grid	4	4
Steel Grid	0	2

## Stall Wait List

No. on list at Month's End	<u>2020</u>	<u>2019</u>
20' Stall	2	4
24' Stall	55	53
32' Stall	129	114
32'A Stall	6	0
40' Stall	52	47
50' Stall	28	25
60' Stall	3	6
75' Stall	2	4
Total:	<u>277</u>	<u>253</u>

## Services & Incidents

	<u>2020</u>	<u>2019</u>
Vessels Towed	1	1
Vessels Moved	30	23
Vessels Pumped	8	6
Vessels Sunk	0	0
Vessel Accidents	0	0
Vessel Impounds	1	0
Equipment Impounds	3	0
Vehicle Impounds	0	0
Property Damage	0	0
Pollution Incident	4	0
Fires Reported/Assists	0	0
EMT Assists	0	2
Police Assists	3	0
Public Assists	46	20
Thefts Reported	0	0

## Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2020</u>	<u>2019</u>
Deep Water Dock	10	45
Pioneer Dock	2	25
Beach Landings	6	1
Barge Ramp	*114	29
*Implementation of Tracking for use of Barge ramp by vessels under 50 ft		

## Marine Repair Facility

	<u>2020</u>	<u>2019</u>
Vessels Hauled-Out	3	1
Year to Date Total	4	7

## Wharfage (in short tons)

In Tons, Converted from Lb./Gal.	<u>2020</u>	<u>2019</u>
Seafood	224	134
Cargo/Other	120	2,363
Fuel	17,219	43,968

## Parking Passes

	<u>2020</u>	<u>2019</u>
Long-term Pass	2	1
Monthly Long-term Pass	5	0
Seasonal Pass	0	0

## Ice Sales

	<u>2020</u>	<u>2019</u>
For the Month of October	185	162
Year to Date Total	1,752	2,498

## Crane Hours

<u>2020</u>	<u>2019</u>
100.5	100.3

## Difference between

<u>2019 YTD and 2020 YTD:</u>	<u>746 tons less</u>
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# Port & Harbor Monthly Statistical & Performance Report

For the Month of: **November 2020**

## Moorage Sales

	<u>2020</u>	<u>2019</u>
Daily Transient	67	81
Monthly Transient	72	61
Semi-Annual Transient	2	4
Annual Transient	8	8
Annual Reserved	34	30

## Grid Usage

1 Unit = 1 Grid Tide Use	<u>2020</u>	<u>2019</u>
Wood Grid	0	2
Steel Grid	0	3

## Services & Incidents

	<u>2020</u>	<u>2019</u>
Vessels Towed	2	2
Vessels Moved	6	5
Vessels Pumped	0	3
Vessels Sunk	0	0
Vessel Accidents	0	1
Vessel Impounds	0	0
Equipment Impounds	0	0
Vehicle Impounds	0	0
Property Damage	0	0
Pollution Incident	6	0
Fires Reported/Assists	0	1
EMT Assists	1	2
Police Assists	1	1
Public Assists	7	13
Thefts Reported	0	0

## Parking Passes

	<u>2020</u>	<u>2019</u>
Long-term Pass	2	1
Monthly Long-term Pass	0	0
Seasonal Pass	0	0

## Crane Hours

<u>2020</u>	<u>2019</u>
52.3	45.4

## Stall Wait List

No. on list at Month's End	<u>2020</u>	<u>2019</u>
20' Stall	1	4
24' Stall	38	53
32' Stall	117	114
32' A Stall	7	0
40' Stall	49	47
50' Stall	28	25
60' Stall	2	6
75' Stall	1	4
Total:	242	249

## Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2020</u>	<u>2019</u>
Deep Water Dock	12	24
Pioneer Dock	3	22
Beach Landings	0	2
Barge Ramp	*88	24
*Implementation of Tracking for use of Barge ramp by vessels under 50 ft		

## Marine Repair Facility

	<u>2020</u>	<u>2019</u>
Vessels Hauled-Out	0	0
Year to Date Total	4	7

## Wharfage (in short tons)

In Tons, Converted from Lb./Gal.	<u>2020</u>	<u>2019</u>
Seafood	187	118
Cargo/Other	1,750	2,738
Fuel *		12,416

\* stat not available yet at time of meeting

## Ice Sales

	<u>2020</u>	<u>2019</u>
For the Month of November	52*	32*
* closed for season		
Year to Date Total	1,805	2,530

## Difference between

<u>2019 YTD and 2020 YTD:</u>	<u>725 tons less</u>
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Port & Harbor Water/Sewer Bills									
Service Period : October, 2020					Meter Reading Period: 9/15/20-10/14/20				
Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
10 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$13.00	\$109.56	\$0.00	\$122.56	1,065,200	1,073,500	8,300
244 HOMER SPIT RD - SBH & Ramp 2	1.0290.02	84872363	\$13.00	\$2,657.16	\$0.00	\$2,670.16	3,514,100	3,715,400	201,300
166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$13.00	\$158.40	\$0.00	\$171.40	25,794,100	25,806,100	12,000
166 HOMER SPIT RD- SBH Restrooms	1.0346.01	38424734	\$13.00	\$67.32	\$114.24	\$194.56	659,200	664,300	5,100
171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$13.00	\$1,776.72	\$0.00	\$1,789.72	3,917,500	4,052,100	134,600
690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$13.00	\$607.20	\$0.00	\$620.20	4,334,500	4,380,500	46,000
690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$13.00	\$220.44	\$0.00	\$233.44	1,162,100	1,178,800	16,700
666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$13.00	\$322.08	\$0.00	\$335.08	11,540,300	11,564,700	24,400
448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$6.50	\$0.00	\$0.00	\$6.50	-	-	-
95 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$13.00	\$1,399.20	\$31.36	\$1,443.56	872,212,500	872,319,900	107,400
147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$13.00	\$71.28	\$0.00	\$205.24	397,900	403,300	5,400
147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$13.00	\$18.48	\$0.00	\$31.48	622,500	623,900	1,400
001 FREIGHT DOCK RD - &L Ramp Restrooms	10.4550.01	70364713	\$13.00	\$71.28	\$120.96	\$205.24	423,300	428,700	5,400
667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$13.00	\$101.64	\$172.48	\$287.12	100,100	107,800	7,700
667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	*utility meter currently assigned to lessee			\$0.00	-	-	-
667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$13.00	\$25.08	\$42.56	\$80.64	127,600	129,500	1,900
311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$13.00	\$38.28	\$42.05	\$93.33	66,200	69,100	2,900
000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$13.00	\$36.96	\$40.60	\$90.56	445,400	448,200	2,800
425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$13.00	\$75.24	\$0.00	\$88.24	1,641,100	1,646,800	5,700
<div>Overall Charges: <u><u>\$8,669.03</u></u></div> <div>Overall Water Usage: <u><u>589,000</u></u></div>									

Water/Sewer Monthly Comparison										
CY 2016 to Current										
	2016		2017		2018		2019		2020	
January	\$1,216.22	68,800	\$2,142.85	122,300	\$1,458.89	83,400	\$1,485.10	79,100	\$3,419.82	217,800
February	\$1,891.14	122,500	\$1,287.76	59,600	\$2,500.97	144,800	\$1,458.19	74,100	\$2,308.87	140,600
March	\$2,341.13	162,300	\$4,076.62	292,100	\$2,271.05	138,300	\$1,809.53	96,700	\$1,715.03	97,800
April	\$3,532.78	256,700	\$1,726.84	113,100	\$2,766.11	272,300	\$4,105.23	206,800	\$4,032.71	245,300
May	\$9,770.89	709,300	\$7,807.49	413,000	\$3,951.58	304,600	\$7,349.43	450,700	\$4,577.16	288,700
June	\$21,628.74	1,800,700	\$14,594.69	1,282,900	\$16,995.43	1,349,200	\$11,917.20	756,800	\$17,557.33	1,176,500
July	\$19,490.97	1,583,400	\$15,450.93	1,152,500	\$18,540.31	1,391,400	\$15,669.89	973,600	\$18,256.51	1,222,700
August	\$22,468.25	2,189,100	\$12,947.70	1,060,600	\$19,055.83	1,449,800	\$23,879.39	1,553,500	\$16,763.25	1,162,000
September	\$19,710.24	1,651,300	\$11,419.68	968,000	\$16,345.46	1,328,800	\$22,850.15	1,425,100	\$16,454.55	1,131,800
October	\$8,887.32	708,200	\$8,631.96	591,490	\$8,965.86	728,200	\$16,025.77	744,900	\$8,669.03	589,000
November	\$2,582.53	167,600	\$1,852.34	176,000	\$2,967.17	195,100	\$7,391.65	338,900		
December	\$1,154.76	44,900	\$1,053.70	68,600	\$1,294.53	69,100	\$2,691.44	170,800		
TD Total	\$114,674.97	9,464,800	\$82,992.56	6,300,190	\$97,113.19	7,455,000	\$116,632.97	6,871,000	\$93,754.26	6,272,200

2020 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/5/2020	2.3			shut down for maintenance		
1/12/2020	2.1			shut down for maintenance		
1/19/2020	2.2			shut down for maintenance		
1/26/2020	1.1			shut down for maintenance		
Jan Total		7.7	7.7		0	0
2/2/2020	2			shut down for maintenance		
2/9/2020	16.1			shut down for maintenance		
2/16/2020	10.4			shut down for maintenance		
2/23/2020	11.2			shut down for maintenance		
Feb Total		39.7	47.4		0	0
3/2/2020	18			shut down for maintenance		
3/9/2020	8.2			0		
3/16/2020	10.5			6		
3/23/2020	14.3			11		
3/30/2020	8.9			11		
Mar Total		59.9	107.3		28	28
4/6/2020	18.3			2		
4/13/2020	11.6			4		
4/20/2020	7.3			0		
4/27/2020	15.1			9		
Apr Total		52.3	159.6		15	43
5/4/2020	30.9			35		
5/11/2020	32.8			52		
5/18/2020	35.8			50		
5/25/2020	56.3			44		
May Total		155.8	315.4		181	224
6/1/2020	46.4			50		
6/8/2020	62			50		
6/15/2020	56.8			46		
6/22/2020	45.1			58		
6/29/2020	38.2			75		
Jun Total		248.5	563.9		279	503
7/6/2020	54.6			61		
7/13/2020	56.5			113		
7/20/2020	63.4			108		
7/27/2020	30.1			55		
Jul Total		204.6	768.5		337	840
8/3/2020	29.7			75		
8/10/2020	55.6			77		
8/17/2020	71.8			105		
8/24/2020	67.7			97		
8/31/2020	85.5			68		
Aug Total		310.3	1078.8		422	1262
9/7/2020	37.8			91		
9/14/2020	37.9			79		
9/21/2020	43.5			77		
9/28/2020	22.6			58		
Sep Total		141.8	1220.6		305	1567
10/5/2020	13.2			10		
10/12/2020	30.1			73		
10/19/2020	40			83		
10/26/2020	17.2			19		
Oct Total		100.5	1321.1		185	1752
11/2/2020	13.6			41		
11/9/2020	14.4			10		
11/16/2020	17.7			2		
11/23/2020	3.7			0		
11/30/2020	2.9			shut down for maintenance		
Nov Total		52.3	1373.4		53	1805
12/7/2020				shut down for maintenance		
12/14/2020				shut down for maintenance		
12/21/2020				shut down for maintenance		
12/31/2020				shut down for maintenance		
Dec Total		0	1373.4	143		

## Pioneer Dock 2020

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Pacific Wolf&55	395	0755/1505	Kirby Offshore	1,206.00	52.00
1/14	Pacific Wolf&55	395	1330/1630	Kirby Offshore	1,206.00	52.00
1/15	Endeavor	181	0900/2110	Cispri	506.00	52.00
1/23	Perseance	207	1000/1555	Cispri	788.00	52.00
1/24	Pacific Wolf&55	395	0805/	Kirby Offshore	1,206.00	52.00
1/25	Pacific Wolf&55	395	/1740	Kirby Offshore	1,206.00	
1/26	Pacific Wolf&55	395	1400/1600	Kirby Offshore	1,206.00	52.00
1/29	Perseance	207	1100/	Cispri	788.00	52.00
1/30	Bob Franco	120	1230/1542	Olympic	506.00	\$52.00
2/1	Pacific Wolf & DBL 55	395	2000/2245	Kirby Offshore	1,206.00	52.00
2/9	Pacific Wolf & DBL 55	395	1115/	Kirby Offshore	1,206.00	52.00
2/10	Pacific Wolf & DBL 55	395	/1935	Kirby Offshore	1,206.00	
2/18	Pacific Wolf & DBL 55	395	0830/1230	Kirby Offshore	1,206.00	52.00
2/22	Pacific Wolf & DBL 55	395	0815/2045	Kirby Offshore	1206.00	52.00
2/29	Bob Franco	120	1435/1830	Olympic	506.00	52.00
3/29	Pacific Wolf & DBL 55	395	2120/	Kirby Offshore	1,206.00	52.00
3/30	Pacific Wolf & DBL 55	395	/1045	Kirby Offshore	1,206.00	
4/9	Perseance	207	0900/1632	Cispri	788.00	52.00
4/11	Pacific Wolf & DBL55	395	0615/	Kirby Offshore	1,206.00	52.00
4/20	Bob Franco	120	0825/	Olympic tug	506.00	52.00
4/21	Bob Franco	120	/2015	Olympic tug	506.00	
4/23	Pacific Wolf & DBL55	395	0001/	Kirby Offshore	1206.00	52.00
4/24	Pacific Wolf & DBL55	395	/1630	Kirby Offshore	1,206.00	
5/2	Endeavor	181	1000/1230	Cispri	506.00	52.00
5/7	Pacific Wolf & DBL 55	395	0345/1635	Kirby Offshore	1,206.00	52.00
5/18	Pacific Wolf & DBL 55	395	0800/1400	Kirby Offshore	1,206.00	52.00
5/29	Pacific Wolf & DBL 55	395	0745/1825	Kirby Offshore	1,206.00	52.00
6/17	Pacific Wolf & DBL 55	395	0740/1540	Kirby Offshore	1,206.00	52.00
7/10	Pacific Wolf & DBL 55	395	0615/1740	Kirby Offshore	1,206.00	52.00
7/30	Pacific Wolf & DBL 55	395	1200/1700	Kirby Offshore	1,206.00	52.00
8/4	Titan	160	2345/	Ocean Marine	506.00	52.00
8/5	Spar	225	2025/2130	USCG Kodiak	788.00	52.00
8/20	Pacific Wolf &DBL 55	395	1500/1630	Kirby Offshore	1,206.00	52.00
8/28	Perseance	207	0740/1930	Cispri	788.00	52.00
8/29	Pacific Wolf &DBL 55	395	1230/1600	Kirby Offshore	1,206.00	52.00
9/4	Endeavor	181	0800/?	Cispri	506.00	52.00
9/16	Pacific Wolf & DBL55	395	0615/1500	Kirby Offshore	1,206.00	52.00
9/22	Bob Franco	120	1300/1640	Olympic	506.00	52.00
10/12	Pacific Wolf & DBL 55	395	0730/	Kirby Offshore	1,206.00	52.00
10/13	Pacific Wolf & DBL 55	395	/1630	Kirby Offshore	1,206.00	
10/29	USCG Fir	225	0915/1045	USCG	nc per BH	
11/24	Pacific Wolf & DBL 55	395	1100/2100	Kirby Offshore	1,206.00	52.00
<b>12/01/20</b>				<b>Year to Date Totals:</b>	<b>\$35,220.00</b>	<b>\$1,560.00</b>

## Ferry Landings 2020

	Pioneer Dock	Deep Water Dock
January	6	0
February	0	0
March	0	0
April	0	0
May	1	0
June	2	0
July	23	0
August	22	0
September	18	
October	3	
November	3	
December		

## Deep Water Dock 2020

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Endeavor	181	1210/1420	Cispri	506.00	52.00
1/9	Tufty	606	1100/	AK Maritime	2,957.00	52.00
1/9	Stellar Wind	79	1120/	Cook Inlet Tug	338.00	52.00
1/9	Bering Wind	73	1120/	Cook Inlet Tug	338.00	52.00
1/10	Tufty	606		AK Maritime	2,957.00	
1/10	Stellar Wind	79	/0655	Cook Inlet Tug	338.00	
1/10	Bering Wind	73	/0655	Cook Inlet Tug	338.00	
1/11	Tufty	606		AK Maritime	2,957.00	
1/12	Tufty	606		AK Maritime	2,957.00	
1/13	Tufty	606		AK Maritime	2,957.00	
1/14	Tufty	606		AK Maritime	2,957.00	
1/15	Tufty	606		AK Maritime	2,957.00	
1/16	Tufty	606		AK Maritime	2,957.00	
1/17	Tufty	606		AK Maritime	2,957.00	
1/18	Tufty	606		AK Maritime	2,957.00	
1/19	Tufty	606		AK Maritime	2,957.00	
1/20	Tufty	606		AK Maritime	2,957.00	
1/21	Tufty	606		AK Maritime	2,957.00	
1/22	Tufty	606		AK Maritime	2,957.00	
1/23	Tufty	606	/0730	AK Maritime	2,957.00	
1/27	Perseverance	207	0015/2140	Cispri	788.00	52.00
2/24	Perseverance	207	0800/1343	Cispri	788.00	52.00
2/27	Perseverance	207	0840/1300	Cispri	788.00	52.00
3/2	Perseverance	207	1020/1145	Cispri	788.00	52.00
4/3	Endeavor	181	0800/1446	Cispri	506.00	52.00
4/19	Island Explorer & Seatac 300	300	0645/	AK Scrap	788.00	\$52.00
4/20	Island Explorer & Seatac 300	300	/2030	AK Scrap	788.00	
4/30	Endeavor	181	0800/2135	Cispri	\$506.00	\$52.00
5/9	Shamrock	70	1934/2237	American Mar	338.00	\$52.00
5/23	Norseman II	115	1410/1530	Support Vess	\$506.00	\$52.00
5/26	Sovereign	180	1030/1436	Ocean marine	\$506.00	\$52.00
6/4	Endeavor	181	0645/	Cispri	506.00	\$52.00
6/5	Endeavor	181	/1500	Cispri	\$506.00	
6/8	Perseverance	207	1200/	Cispri	\$788.00	\$52.00
6/9	Perseverance	207	/1225	Cispri	\$788.00	
6/16	Perseverance	207	0800/	Cispri	\$788.00	\$52.00
6/17	Perseverance	207	/1655	Cispri	\$788.00	
7/14	Steadfast	108	1455/2338	Aleutian Marit	\$52.00	\$506.00
7/15	Emery Zidel&Barge	535	0830/	Crowley	52.00	\$2,154.00
7/16	Emery Zidel&Barge	525		Crowley		\$2,154.00
7/17	Emery Zidel&Barge	525	/1445	Crowley		\$2,154.00
7/18	Steadfast	108	1350/1707	Aleutian Marit	52.00	\$506.00
7/20	Titan	160	0545/	Ocean Marine	\$52.00	\$506.00
7/21	Titan	160	/1300	Ocean Marine		\$506.00
8/4	Seatac 300	300	1200/	AK Scrap	788.00	\$52.00
8/5	Seatac 300	300		AK Scrap	788.00	
8/6	Seatac 300	300	/0535	AK Scrap	788.00	
8/19	Endeavor	181	0645/1420	Cispri	506.00	\$52.00
9/13	Pacific Wolf & DBL 55	395	0800/	Kirby Offshore	1,206.00	\$52.00
9/14	Pacific Wolf & DBL 55	395	/2145	Kirby Offshore	\$1,206.00	
9/15	Perseverance	207	0720/	Cispri	\$788.00	\$52.00
9/16	Perseverance	207		Cispri	\$788.00	
9/17	Perseverance	207		Cispri	\$788.00	
9/18	Perseverance	207	/1230	Cispri	\$788.00	
9/23	Endeavor	181	0845/0910	Cispri	\$506.00	\$52.00
9/23	Endeavor	181	1130/1524	Cispri		\$52.00
10/5	Perseverance	207	1200/1345	Cispri	788.00	\$52.00
10/5	Perseverance & Barge 141	300	1741/	Cispri	788.00	\$52.00

10/6	Perseverance&141	300	/1100	Cispri	788.00	
10/6	Chahunta & Barge 141	300	1110/1155	Cispri	788.00	\$52.00
10/14	Perseverance	207	1115/	Cispri	\$788.00	\$52.00
10/15	Perseverance	207	/1425	Cispri	\$788.00	
10/19	Perseverance	207	0840/1315	Cispri	\$788.00	\$52.00
10/22	Perseverance	207	1230/1350	Cispri	\$788.00	\$52.00
10/22	Perseverance	207	1730/2045	Cispri		\$52.00
10/29	Pacific Wolf & DBL 55	395	0805/2000	Kirby Offshore	\$1,206.00	\$52.00
10/30	Endeavor	181	1030/1445	Cispri	\$506.00	52.00
11/7	Barge 141	300	1555/	Cispri	\$788.00	\$52.00
11/7	Perseverance INSIDE	207	1050/1800	Cispri	\$788.00	\$52.00
11/8	Barge 141	300		Cispri	\$788.00	
11/9	Barge 141	300		Cispri	\$788.00	
11/10	Barge 141	300		Cispri	\$788.00	
11/11	Barge 141	300		Cispri	\$788.00	
11/12	Barge 141	300		Cispri	\$788.00	
11/13	Barge 141	300		Cispri	\$788.00	
11/14	Barge 141	300	/1410	Cispri	\$788.00	
11/16	Endeavor	181	0900/0928	Cispri	\$506.00	\$52.00
11/16	Endeavor	181	1400/1920	Cispri	chrged above	
11/22	Aveogan& Oliver Leavitt	483	1000/	Crowley Marit	\$1,762.00	\$52.00
11/28	Endeavor	181	1225/1455	Cispri	\$506.00	\$52.00
<b>12/01/20</b>				<b>Year to Date Totals:</b>	<b>\$66,615.00</b>	<b>\$9,682.00</b>



## Port & Harbor Advisory Commission 2021 Meeting Calendar

	MEETING	AGENDA DEADLINE	ANNUAL TOPICS/EVENTS
<b>JANUARY</b>	5:00 p.m. Wednesday, January 27	5:00 p.m. Wednesday, January 20	Appointment/Reappointment Applications Due
<b>FEBRUARY</b>	5:00 p.m. Wednesday, February 24	5:00 p.m. Wednesday, February 17	Terms Expire February 1 <sup>st</sup> Election of Chair & Vice Chair
<b>MARCH</b>	5:00 p.m. Wednesday, March 24	5:00 p.m. Wednesday, March 17	
<b>APRIL</b>	5:00 p.m. Wednesday, April 28	5:00 p.m. Wednesday, April 12	Review of Strategic Plan/Goals & Commission's Policies
<b>MAY</b>	6:00 p.m. Wednesday, May 26	5:00 p.m. Wednesday, May 19	
<b>JUNE</b>	6:00 p.m. Wednesday, June 23	5:00 p.m. Wednesday, June 16	City Budget Review/Develop Requests
<b>JULY</b>	6:00 p.m. Wednesday, July 28	5:00 p.m. Wednesday, July 21	
<b>AUGUST</b>	6:00 p.m. Wednesday, August 25	5:00 p.m. Wednesday, August 18	Capital Improvement Plan Review
<b>SEPTEMBER</b>	5:00 p.m. Wednesday, September 22	5:00 p.m. Wednesday, September 15	
<b>OCTOBER</b>	5:00 p.m. Wednesday, October 27	5:00 p.m. Wednesday, October 20	AAHPA Conference
<b>NOVEMBER</b>	No Meeting		Seattle Fish Expo
<b>DECEMBER</b>	5:00 p.m. Wednesday, December 22	5:00 p.m. Wednesday, December 15	Land Allocation Plan Review



**2020 HOMER CITY COUNCIL MEETINGS  
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2020 meeting dates for City Council is as follows:

January 13, 27	<u>Donich</u>
February 10, 24	<u>Stockburger</u>
March 9, 23*	<u>Zimmerman</u>
April 13, 27	<u>Zimmerman</u>
May 11, 26*	<u>Donich</u>
June 8, 22	<u>Ulmer</u>
July 27**	<u>Ulmer</u>
August 10, 24	<u>Carroll</u>
September 14, 28	<u>Zeiset</u>
October 12, 26	<u>Stockburger</u>
November 23**	<u></u>
December 14, 21****	<u>Carroll</u>

City Council's Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

\*Tuesday meeting due to Memorial Day/Seward's Day.

\*\* There will be no first regular meeting in July or November.

\*\*\*Council traditionally reschedules regular meetings that fall on holidays or high school graduation days, for the following Tuesday.

\*\*\*\*Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two special meetings as needed. Generally the second special meeting the third week of December will not be held.

**2021 HOMER CITY COUNCIL MEETINGS  
ADVISORY COMMISSION/ BOARD ATTENDANCE**

Commissions are invited to report to the City Council at the Council's regular meetings under Item 8 – Announcements/Presentations/Borough Report/Commission Reports. This is the Commission's opportunity to give Council a brief update on their work. Generally the Commissioner who will be reporting will attend one of the two meetings for the month they are scheduled to attend.

The 2021 meeting dates for City Council is as follows:

January 11, 25	_____
February 8, 22	_____
March 8, 22	_____
April 12, 26	_____
May 10, 24	_____
June 14, 28	_____
July 26*	_____
August 9, 23	_____
September 13, 27	_____
October 11, 25	_____
November 22*	_____
December 13, 20**	_____

City Council's Regular Committee of the Whole Meeting at 5:00 pm to no later than 5:50 pm prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 pm.

\*There will be no First Regular Meeting in July or November.

\*\* The City Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two Special Meetings as needed; the second Special Meeting the third week of December will not be held.