



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

City of Homer
Agenda
City Council Regular Meeting
Monday, February 24, 2020 at 6:00 PM
City Hall Cowles Council Chambers

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Castner requests excusal

AGENDA APPROVAL (Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 2.08.040.)

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Unapproved Regular Meeting Minutes of February 10, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-029 from Mayor Pro Tempore Re: Appointment of Ella Blanton-Yourkowski as the Student Representative to the Parks Art Recreation and Culture Advisory Commission. Recommend Approval.
- c. Ordinance 20-10, An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget by Appropriating \$10,000 to the Homer Foundation to Create a Library Endowment Fund and Amending the 2021 Operating Budget by Creating a Line Item for Library Endowment Fund Expenditure and Revenue. Aderhold/Venuti. Recommended Dates Introduction February 24, 2020, Public Hearing and Second Reading March 9, 2020.

Memorandum 20-030 from Library Director as backup.

- d. Ordinance 20-11, An Ordinance of the City Council of Homer, Alaska Approving the Disposal of the City's Interest in a .21 Acre Portion of the Existing Sterling Highway at its Intersection with Lake Street at no Cost to the State of Alaska Department of Transportation and Public Facilities, and Authorizing the City Manager to Execute the

Appropriate Documents. City Manager. Introduction February 24, 2020, Public Hearing and Second Reading March 9, 2020

- e. Ordinance 20-12, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 17.02.040 Initiation of the Special Assessment District to Update the Steps in the Special Assessment District Process. City Clerk. Introduction February 24, 2020, Public Hearing and Second Reading March 9, 2020

Memorandum 20-031 from City Clerk as backup

- f. Ordinance 20-13, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.72.010 Homer Planning Commission Established; 2.64 Port and Harbor Advisory Commission Section 2.64.010 Commission – Creation and Membership; and Chapter 2.67 Economic Development Advisory Commission Section 2.76.010 Commission – Creation and Membership to Remove the Mayor and City Manager or Designee as Consulting Members of the Commissions. Aderhold. Recommended Dates Introduction February 24, 2020, Public Hearing and Second Reading March 9, 2020.

- g. Resolution 20-019, A Resolution of the Homer City Council Approving the City of Homer 2020 Land Allocation Plan. City Manager. Recommend Adoption.

Memorandum 20-032 from Deputy City Planner as backup

- h. Resolution 20-20, A Resolution of the City Council of Homer, Alaska Establishing a Field of Interest Fund with the Homer Foundation, Outlining the Process for Oversight of those Funds and Authorizing the City Manager to Execute the Appropriate Documents. Aderhold/Venuti. Follows Ordinance 20-10.

VISITORS

- a. Kenai Peninsula Economic Development District Community Update - Tim Dillon (10 Minutes)

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Committee of the Whole Report
- b. Mayor's Report
- c. Borough Report
- d. Library Advisory Board
- e. Planning Commission
- f. Economic Development Advisory Commission
- g. Parks Art Recreation and Culture Advisory Commission
- h. Port and Harbor Advisory Commission

i. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- a. Ordinance 19-47(S-2), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and ~~Encouraging Appointment of Task Forces to Address Timely Community Issues~~ **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord/**Venuti**. Introduction February 10, 2020 Public Hearing and Second Reading February 24, 2020

Memorandum 20-033 from Councilmember Lord as backup

- b. Ordinance 20-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer city Code Chapter 5.42 Single Use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of any Material labeled as Biodegradable as an Exception and Define Compostable. Venuti. Introduction February 10, 2020, Public Hearing and Second Reading February 24, 2020.
- c. Ordinance 20-09, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating the FY20 State of Alaska Community Assistance Program payment in the Amount of \$152,080.41 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund. City Manager. Introduction February 10, 2020 Public Hearing and Second Reading February 24, 2020.

ORDINANCE(S)

CITY MANAGER'S REPORT

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

- a. Resolution 20-021, A Resolution of the City Council of Homer, Alaska Urging the Alaska State Board of Fisheries to Strongly Support the Alaska Salmon Hatchery Program Owing to the Multitude of Benefits it Provides. Evensen.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, March 9, 2020 at 6:00 p.m., Worksession 4:00 p.m. Committee of the Whole at 5:00 p.m. Special Meetings February 25 and 26, 2020 at 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 20-04 a Regular Meeting of the Homer City Council was called to order on February 10, 2020 by Mayor Ken Castner at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS: ADERHOLD, HANSEN-CAVASOS, LORD, SMITH,
VENUTI

ABSENT: EVENSEN (excused)

STAFF: CITY MANAGER KOESTER
CITY CLERK JACOBSEN

AGENDA APPROVAL (Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 2.08.040.)

The following changes were made: **CONSENT AGENDA Resolution 20-017**, A Resolution of the City Council of Homer, Alaska, Delegating Authority to Implement, Administer and Enforce the Provisions of the Uniform Code to the Alaska Intergovernmental Remote Sales Tax Commission and Supporting Adoption of Kenai Peninsula Borough Ordinance 2020-03. City Manager. KPB Ordinance 2020-03 as backup ; **ORDINANCES** Ordinance 19-47, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord. Introduction October 14, 2019 Postponed. Introduction February 10, 2020, Public Hearing and Second Reading February 24, 2020. Ordinance 19-47(S-2), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord/**Venuti**. **ANNOUNCEMENTS / PRESENTATIONS / REPORTS** Planning Commission Report – Medical Zoning District neighborhood meeting mailer; **NEW BUSINESS Memorandum 20-025** from Councilmember Aderhold Re: City of Homer Comments on the Alaska We Want, March 11, 2019 Letter to Governor from Homer City Council RE: City of Homer Municipal Impact Statement as backup and Written Public Comments.

LORD/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Larry Slone, city resident, commented regarding Memorandum 20-025 and the proposed letter to the Governor. His comments related to cutting administrative costs, capping the permanent fund, examining the oil tax credit, and statewide sales tax. He doesn't agree that the City has sacrificed enough and our fair share of the burden is going have to be higher in the future.

Cassie Lawver, nonresident, commented regarding Memorandum 20-025 and that she does not support the letter being proposed to the Governor. She doesn't feel the Council can't fairly represent every voice equally, and encourage they send their feedback individually.

Robert Archibald, city resident and the City's representative to Prince William Sound Regional Citizens Advisory Council (PWSRCAC), commented in support of Resolution 20-018, and gave a brief update of the PWSRCAC's upcoming efforts in Juneau and Washington DC.

Megumi Beams reported to Council on her recent visit to Sister City, Teshio Japan and gave Council a packet with booklets about Teshio that included a guidebook, a local map, and an illustrated book of wild flower.

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council unapproved Regular Meeting Minutes of January 27, 2020 and Special Meeting February 3, 2020. City Clerk. Recommend adoption.
- b. Memorandum 20-024 from Mayor Castner re: Reappointment of Clark Fair, Ingrid Harrauld and Peter Roedl to the Parks, Art, Recreation and Culture Advisory Commission. Recommend approval.
- c. Memorandum 20-027 from Human Resources Director re: City Manager Hiring Next Steps and Review of Interview Questions. Recommend approval.
- d. Ordinance 20-09, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating the FY20 State of Alaska Community Assistance Program payment in the Amount of \$152,080.41 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund. City Manager. Introduction February 10, 2020 Public Hearing and Second Reading February 24, 2020.

- e. Resolution 20-017, A Resolution of the City Council of Homer, Alaska, Delegating Authority to Implement, Administer and Enforce the Provisions of the Uniform Code to the Alaska Intergovernmental Remote Sales Tax Commission and Supporting Adoption of Kenai Peninsula Borough Ordinance 2020-03. City Manager. Recommend adoption.
- f. Resolution 20-018, A Resolution of the City Council of Homer, Alaska, Supporting the Recertification of the Prince William Sound Regional Citizens Advisory Council by the United States Coast Guard to be the Regional Citizens Advisory Council for Prince William Sound and Affected Entities by the Tanker Exxon Valdez Oil Spill. Lord. Recommend adoption.

City Clerk Jacobsen read the consent agenda.

LORD/VENUTI MOVED TO APPROVE THE CONSENT AGENDA AS READ

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

- a. League of Women Voters - (5 Minutes)

Kate Finn shared a brief history of the League of Women Voters and that their 100th Anniversary is February 14, 2020. She reviewed the verbiage of the proclamation celebrating the 100th Anniversary of the League of Women Voters of the United States.

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Committee of the Whole Report

Councilmember Lord reported at Committee of the Whole they discussed next steps for the City Manager hiring process and interview questions, and Memorandum 20-025 and the verbiage related to the PFD. Project Manager McNary gave a Police Station building update from and in response to questions said they could schedule a tour of the site.

- a. Worksession Report

There was no worksession report.

- c. Special Meeting Report

There was no special meeting report.

d. Mayor's Report

Mayor Castner commented the City Manager telephonic interviews are scheduled for Wednesday and Friday, and in person interviews will be in the next two weeks. The meetings are open to the public.

e. Borough Report

f. Library Advisory Board

Kate Finn reported working with council on endowment fund lo 629. Library programs, PFD updates and 2020 Census information.

g. Planning Commission

i. Medical Zoning District neighborhood meeting mailer (Supplemental Packet)

Roberta Highland, Planning Commissioner, reported at their last worksession they had a presentation from South Peninsula Hospital representatives on their future planning and discussed the proposed Medical Zoning District. At their regular meeting they approved a CUP, amended their Policy and Procedures Manual, and discussed the proposed Medical Zoning District. She noted at their next worksession there will be a neighborhood meeting on the Medical Zoning District.

h. Economic Development Advisory Commission

Karin Marks, Economic Development Advisory Commission Chair, thanked Councilmember Lord and former Councilmember Erickson for postponing Ordinance 19-47 to allow the Commission time to consider the change and work on a mechanism to allow the City to address economic development. She noted their meeting minutes are included in the packet for Council to review their discussions.

i. Parks Art Recreation and Culture Advisory Commission

j. Port and Harbor Advisory Commission

k. Americans with Disabilities Act Compliance Committee

PUBLIC HEARING(S)

- a. Ordinance 20-06, An Ordinance of the City Council of Homer, Alaska Amending the FY 2020 Capital Budget by Appropriating Funds in the Amount of \$750,000 from the General Fund Fund Balance for the Purpose of Re-initiating and Conducting a U.S. Army Corps of Engineers General Investigation Study for the Homer Large Vessel Port Expansion. Smith/Lord. Recommended dates: Introduction January 27, 2020, Public Hearing and Second Reading February 10, 2020.

Memorandum 20-016 from Port Director as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

LORD/SMITH MOVED TO ADOPT ORDINANCE 20-06 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

There were brief comments that work on the large vessel port expansion has been ongoing for many years and this is the next step. This will be a three year study, the City pay for a quarter of it and they'll petition the State to pay the other quarter. It's one of the things Councilmembers will be working on in Juneau next week.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 20-07, An Ordinance of the City Council of Homer, Alaska Amending the Capital Budget and Authorizing the Expenditure of up to \$100,000 in Pass Through Funds for Repairing Damage to the Deep Water Dock. City Manager/Public Works Director. Recommended dates Introduction January 27, 2020 Public Hearing and Second Reading February 10, 2020

Memorandum 20-017 from Port Director as backup

Mayor Castner opened the public hearing. There were no comments and the hearing was closed.

LORD/VENUTI MOVED TO ADOPT ORDINANCE 20-07 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

It was noted for the record that the City is paying the cost of the repairs and the insurance company of the vessel that did the damage will reimburse the City.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ORDINANCE(S)

- a. Ordinance 19-47, An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to

Address Timely Community Issues, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord. Introduction October 14, 2019 Postponed. Introduction February 10, 2020, Public Hearing and Second Reading February 24, 2020.

Ordinance 19-47(S), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord.

Ordinance 19-47(S-2), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord/**Venuti**.

LORD/VENUTI MOVED TO INTRODUCE ORDINANCE 19-47 BY READING OF TITLE ONLY.

LORD/VENUTI MOVED TO SUBSTITUTE ORDINANCE 19-47 (S-2) FOR 19-47.

Councilmember Lord explained the substitute includes changes after review by the Economic Development Commission.

VOTE (substitute): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Councilmember Aderhold appreciated the Commission's depth of discussion based on the minutes provided for review.

Councilmember Smith appreciates the process, and he's in support of everything in the ordinance with the exception of disbanding the EDC. He thinks the largest problem that existed was none of the front end stuff existed before, and they never had clear direction and

prioritization of their efforts. He would like to see how they function with that in place before disbanding them.

Mayor Castner appreciates having Commissions and also having opportunities for students to take part in government, it's another layer of public involvement. Council's process is truncated and this helps expand policy decisions, which is helpful.

Councilmember Lord expressed her hope that this gets introduced tonight and continue the conversation. She is a huge proponent in civic engagement and believes it's critically important. She's gone through a lot of iterations of this ordinance and explained her perspective that the City doesn't have a lot levers that directly pull the economy outside of things like Planning and Zoning, the Port and Harbor, and quality of life things that Parks and Recreation deal with. One of her challenges is maintaining a relevant engaging mandate for citizen involvement related to economic development that's grounded in meaningful work, that's making a difference. We are a strong partner at the table with entities like the Chamber of Commerce, KPEDD, and other groups, and the other Commissions are dealing with economic development in way the City has levers to pull, and where we're the primary drivers.

Councilmember Venuti shared regarding the HERC Task Force and the way they were tasked with a specific charge and the importance of the groups having clear direction in what they do.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Ordinance 20-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer city Code Chapter 5.42 Single Use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of any Material labeled as Biodegradable as an Exception and Define Compostable. Venuti. Recommended dates Introduction February 10, 2020, Public Hearing and Second Reading February 24, 2020.

Memorandum 20-028 from City Manager as backup.

LORD/VENUTI MOVED TO INTRODUCE ORDINANCE 20-08 BY READING OF TITLE ONLY.

Councilmember Venuti explained this ordinance establishes a definition of a compostable bag.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report

Donna supports 50 year warranty.

PENDING BUSINESS

- a. Resolution 20-010, A Resolution of the City Council of Homer, Alaska Approving a Five Year Extension of the Memorandum of Understanding between the City of Homer and Kachemak City Regarding the Canyon Trails Subdivision and Road Maintenance on Stellers Jay Drive and Golden Plover Avenue. City Manager.

LORD/ADERHOLD MOVED TO ADOPT RESOLUTION 20-010 BY READING OF TITLE ONLY.

In response to a question, City Manager Koester confirmed this is a renewal of the MOU with Kachemak City with some clarifying language that Council would have to approve a request for any additional maintenance.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

- a. Memorandum 20-025 from Councilmember Aderhold re: City of Homer Comments on the Alaska We Want

ADERHOLD/LORD MOVED TO SUBMIT THE LETTER DRAFTED BY COUNCILMEMBER ADERHOLD TO GOVERNOR DUNLEAVY IN RESPONSE TO HIS MESSAGE IN THE ANCHORAGE DAILY NEWS OPINIONS ON JANUARY 3RD AND RESPONDING TO THE QUESTIONS POSED IN THE ARTICLE.

Councilmember Aderhold explained the Alaska Municipal League reached out to municipalities to respond, it was in a recent City Manager's report, and she volunteered to draft a letter. She reminded everyone this isn't the first letter the Council has sent to the Governor and Legislature, and a copy of the letter they sent last March is included in the supplemental packet. The language they've used and things they've agreed to have been consistent throughout. They reviewed the letter at Committee of the Whole and there was a lot of discomfort with the paragraph following "What should the PFD look like going forward?"

Councilmember Lord reiterated her comments from the earlier discussion that she appreciates that Councilmember Aderhold took the principles the full Council has already signed off to as a unanimous body in previous letters. She believes it's important for local governments to participate in the conversation, because as an entity we have a relationship with the State and are impacted by decisions they make.

Councilmember Smith agrees it's important to indicate and clarify the impacts they're having in municipalities and that they have real consequences to us, and they need to recognize and incorporate into their decision making.

ADERHOLD/LORD MOVED TO AMEND PAGE 3 OF 4 THE LETTER, UNDER “WHAT SHOULD THE PFD LOOK LIKE GOING FORWARD?” DELETE THAT PARAGRAPH AND REPLACE IT WITH THE HOMER CITY COUNCIL APPRECIATES THIS QUESTION AND DEFERS TO THE CITIZENS OF ALASKA TO PROVIDE RESPONSES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Councilmember Smith requested a 5 minute recess to draft an amendment.

Mayor Castner called for a recess at 7:14 p.m. and the meeting resumed at 7:20 p.m.

SMITH/ADERHOLD MOVED TO AMEND THE FIRST PAGE AND STRIKE THE LAST BULLET ON THE FIRST PAGE AND REPLACE IT WITH ASSESSING THE USE OF OUR LARGEST ASSET, THE PERMANENT FUND, TO FUND ESSENTIAL GOVERNMENT SERVICES, WHILE ENSURING THE LONG TERM SUSTAINABLY OF ITS CORPUS.

There was no discussion.

SMITH/ADERHOLD MOVED TO AMEND THE FOLLOWING PARAGRAPH TO STRIKE THE FIRST SENTENCE THAT STARTS “THE CITY OF HOMER IS SUPPORTIVE OF A BROAD BASED TAX” AND THE PARAGRAPH WOULD START WITH “MUNICIPALITIES SUCH AS HOMER DEPEND ON SALES TAX....”

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the main motion as amended.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- b. Memorandum 20-026 from Councilmember Smith re: Directing Parks Art Recreation & Culture Advisory Commission to Consider Lot for Sale Adjacent to Jack Gist Park

LORD/VENUTI MOVED TO FORWARD MEMORANDUM 20-026 TO THE PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION FOR THEIR CONSIDERATION AND RECOMMENDATIONS.

Councilmember Smith commented he understands there's an offer on this piece of land but he thinks it would be good to go through the motions of making a decision and determine of the land to the City, should it become available.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

RESOLUTIONS

- a. Resolution 20-016, A Resolution of the City Council of Homer, Alaska, Reaffirming their Commitment to Provide Indoor Recreation Opportunities to Area Residents Via A Multi-Use Community Center. Aderhold.

ADERHOLD/VENUTI MOVED TO ADOPT RESOLUTION 20-016 BY READING OF TITLE ONLY.

It was noted for the record that at their Council retreat the next steps for the mutli-use facility and HERC demolition were on their top priorities, and this resolution puts it together and reiterates that it's a priority for the community.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

COMMENTS OF THE AUDIENCE

Kate Finn, city resident, commented regarding the importance of the Census. It's going to help define how \$2.3 billion in federal funds are directed in Alaska to support firefighting services, health care, education, and much more. She also commented about Duffy Murnane, who was abducted almost four years ago, is still missing and the perpetrator has not been found. Since this happened she's met many women who have changed their thinking or behavior around safety in Homer because of this abduction. There will be a community discussion with Homer Police Department on Thursday February 13th.

Cassie Lawver, nonresident, commented she expresses her disagreement with Council, but she does it with respect and she hopes it comes across to them that way. She appreciates that they listen to her.

Robert Archibald, city resident, thanked Councilmember Smith for thinking about the property near Jack Gist Park. Parks and Rec has looked at another lot over there but found it wasn't ideal. It's too bad this already has an offer, but if there's some wiggle room with that lot it would be an improvement to the park. He also thanked them for the resolution reaffirming their commitment to a multi-use facility.

Robert Roth, said he respects people who take time to serve the community in a public office but disagrees with the single use bag ban. When they enacted the bag ban he does whatever he can not to shop in Homer. He also disagrees with the City being involved with the Jet Ski ban. It's a State issue. He also commented about inequities in the moorage fees and parking passes at the harbor.

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

City Clerk Jacobsen announced an opening on the Library Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Koester had no comments.

COMMENTS OF THE MAYOR

Mayor Castner congratulated the Homer High School Hockey Team for winning their first ever State Conference.

COMMENTS OF THE CITY COUNCIL

Councilmember Lord commented her kids are playing Micro Bells and after their last practice the high school varsity team was practicing. It was cool for her kids to be able to watch them She also congratulated the hockey team for their win. She commented about the importance of the Census and how she's been able to do genealogy research through those old records. She also shared that she's headed to Anchorage for the Statewide Harbormasters Associations first ever winter administrative conference, then on to Juneau for Harbormasters Association meetings and also AML meetings.

Councilmember Venuti thanked Councilmember Lord for her work with the Harbormasters Association. She thanked all the members who have served on the Economic Development Advisory Commission and Deputy City Clerk Tussey for her work on the minutes. She reminded listeners that MAPP and South Peninsula Hospital are doing a Perceptions of Community Health survey and encouraged participation that will help with community needs. Lastly she congratulated the Varsity Hockey Team for their win and it makes her remember former Councilmember David Lewis and his support of the hockey rink.

Councilmember Smith thanked Megumi Beams for her report on her Sister City visit. He congratulated the Varsity Hockey Team and noted they made to the final championship game last year. The Volleyball Team also won state. Last weekend he helped the JV Boys Basketball Team that isn't doing quite as well. It was good for them to be able to watch Dimond Varsity play. He commented sports play a role in the development of our kids, it teaches teamwork, dedication, and the ability to achieve what you want if you put in the time.

Councilmember Aderhold thanked Megumi Beams for being our ambassador to Teshio, and she looks forward to 2021. She commented that there are a lot of kids on her street and its fun to watch them in unstructured play. Seeing the social things they figure out in unstructured play, how to deal with each other, how hierarchies work, and how to work out conflict is highly valuable. Sports are valuable, and unstructured play is also very valuable. She thanked everyone who commented at the meeting and outside of the meeting. Their input is valuable and appreciated.

Councilmember Hansen-Cavasos thanked Megumi Beams for her report, Sister City was a big deal when she was younger. She encouraged attending the presentation by Tela O'Donnell Bacher, she has some amazing things to talk about. The Wrestle Like a Girl program is huge. She's done a lot for our local wrestlers.

ADJOURN

There being no further business to come before the Council Mayor Castner adjourned the meeting at 7:45 p.m. The next Regular Meeting is Monday, February 24, 2020 at 6:00 p.m. with Committee of the Whole at 5:00 p.m. Special Meetings at 4:00 p.m. are scheduled for Wednesday, February 12, 2020 and Friday, February 14, 2020. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Melissa Jacobsen, MMC, City Clerk

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

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Homer, Alaska 99603

mayor@ci.homer.ak.us

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(f) 907-235-3143

Memorandum 20-029

TO: HOMER CITY COUNCIL
FROM: RACHEL LORD, MAYOR PRO TEMPORE
DATE: FEBRUARY 19, 2020
SUBJECT: APPOINTMENT OF STUDENT REPRESENTATIVE TO THE LIBRARY ADVISORY BOARD

Ella Blanton-Yourkowski is appointed to serve as the Student Representative on the Parks, Art, Recreation, and Culture Advisory Commission.

Recommendation: Confirm the appointment of Ella Blanton-Yourkowski is appointed as the Student Representative on the Parks, Art, Recreation, and Culture Advisory Commission.

Published on City of Homer Alaska Official Website (<https://www.cityofhomer-ak.gov>)

FEB 13 2020 PM03:20
RT

Application for Appointment to an Advisory Body

YOU CAN COMPLETE THIS ONLINE FORM OR DOWNLOAD AND SUBMIT A PAPER APPLICATION

The information that is provided by the applicant is some basic background for the Mayor and Council. This information is public and will be included in the Council information packet. The contact information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Applicant Information

Name of Organization *

Ella Blanton - Yourkowski



Please select the bodies you are interested in serving on

Advisory Bodies *

- Advisory Planning Commission 1st & 3rd Wednesdays of the month at 6:30 p.m. Worksession prior to each meeting at 5:30 p.m. except No first meeting in July or Second meetings in November and December
- Economic Development Advisory Commission 2nd Tuesday of the month at 6:00 p.m.
- Parks, Art, Recreation & Culture Advisory Commission 3rd Thursday of the month at 5:30 p.m. No meeting January, July or December *Student Representative*
- Port & Harbor Advisory Commission 4th Wednesday of the month at 5:00 p.m. September thru April and May thru September meetings are at 6:00 p.m. No meetings in November
- Library Advisory Board 1st Tuesday of the month at 5:30 p.m. except January, June, and July
- City Council 2nd & 4th Monday of the month Special Meeting and Worksession at 4:00 p.m. Committee of the Whole at 5:00 p.m. Regular Meetings at 6:00 p.m.
- Other: Please indicate

I have been a resident of the city for *

16 years

I have been a resident of the area for *

16 years

Special Training & Education *

Please list any special training, education or background you may have which is related to your choice of advisory body

Student at Homer Highschool, Been in art classes whole life, Involved in multiple sports which requires appreciation for recreational facilities.

Prior Service *

Have you ever served on a similar advisory body? If so please list when, where and how long:

Student Council at Homer High School for 2 years
National Honors Society for 6 months

Why are you interested? *

Please briefly state why you are interested in serving on the advisory body selected

I am interested because student perspective is important, and I want to help with giving that. I feel that ~~the~~ Arts, Parks, Recreation and Culture influences the students and that we need to have a voice.

Other memberships *

Do you currently belong to any organizations specifically related to the area of the advisory body you selected?

Kachemak Swim Club, Highschool swimming, Highschool Track

Additional related information

Please include any additional information that may assist the Mayor in his/her decision making:

I love this community and I'd love to be part of the process that makes Homer amazing. ♡

Finish

When you have completed this application please review all the information and hit the submit button. Thank you for applying!

Preview

Source URL: <https://www.cityofhomer-ak.gov/cityclerk/application-appointment-advisory-body>

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-10

An Ordinance of the City Council of Homer, Alaska Amending the 2020 Capital Budget by Appropriating \$10,000 to the Homer Foundation to Create a Library Endowment Fund and Amending the 2021 Operating Budget by Creating a Line Item for Library Endowment Fund Expenditure and Revenue.

Sponsor: Aderhold/Venuti

1. City Council Regular Meeting February 24, 2020 Introduction
 - a. Memorandum 20-030 from Library Director as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Aderhold/Venuti

3
4 **ORDINANCE 20-10**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE 2020 CAPITAL BUDGET BY APROPRIATING
8 \$10,000 TO THE HOMER FOUNDATION TO CREATE A LIBRARY
9 ENDOWMENT FUND AND AMENDING THE 2021 OPERATING
10 BUDGET BY CREATING A LINE ITEM FOR LIBRARY ENDOWMENT
11 FUND EXPENDETURE AND REVENUE.
12

13 WHEREAS, The Homer City Council is empowered to manage and allocate funds for the
14 operation of City departments, including the public library; and
15

16 WHEREAS, The City Council recognizes the need to provide long-term support for the
17 library’s collections and services; and
18

19 WHEREAS, It is in the best interest of the City of Homer to provide a mechanism whereby
20 members of the general public and other grantors may provide financial assistance to support
21 those same collections and services; and
22

23 WHEREAS, The Library Advisory Board recommends creating a Library Endowment
24 Fund to “solicit donations of money and/or property for the benefit of the Library,” in
25 accordance with Article II, Section 4 of the Board’s bylaws; and
26

27 WHEREAS, Many public library systems across the nation, including those in Fairbanks,
28 Juneau, Petersburg, Seward and Sitka, have demonstrated that an endowment fund is a
29 simple and effective means of accommodating such financial assistance; and
30

31 WHEREAS, The Library Endowment Fund shall be a Field of Interest Fund, held within
32 The Homer Foundation and administered by them in accordance with their existing policies.
33

34 WHEREAS, A minimum of \$10,000 is necessary to establish a Field of Interest fund that
35 will spin off annual revenue; and
36

37 WHEREAS, Earliest available revenue from the endowment fund won’t be until 2022
38 nevertheless, it is important to establish a line item in the operating budget for when the
39 revenue becomes available during the 2022/2023 budget cycle; and
40

41 WHEREAS, It is appropriate to use the Library Donation fund, which represents a
42 combination of funds donated to the library and transfers to the fund from closing out project

43 accounts related to the construction of the library, to meet the minimum threshold for a Field
44 of Interest fund; and

45

46 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

47

48 Section 1. Amending the 2020 Capital Budget

49

50 Revenue

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
803-0000-2711	Library Donation Fund	\$3,951.54
	Library CARMA	\$6,048.46

53

54

55 Expenditure

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
	Homer Foundation	\$10,000
	Library Endowment Fund	

56

57

58 Section 2. Amending the 2021 Operating Budget

59

60 Revenue

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
100-00400-XXXX	General Fund Other Revenue	\$1
	Library Endowment Fund	

61

62 Expenditure

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
100-0145-XXXX	General Fund Library	\$1
	Endowment Fund	

63

64 Section 3. This is a budget ordinance and shall not be codified.

65

66 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2020.

67

68 CITY OF HOMER

69

70

71

72

73

74

KEN CASTNER, MAYOR

85 ATTEST:

86

87

88 _____

89 MELISSA JACOBSEN, MMC, CITY CLERK

90

91 YES:

92 NO:

93 ABSTAIN:

94 ABSENT:

95

96 First Reading:

97 Public Hearing:

98 Second Reading:

99 Effective Date:

100

101 Reviewed and Approved as to form and content:

102

103 _____

104 Katie Koester, City Manager

105

106 Date: _____

Michael Gatti, City Attorney

Date: _____



Memorandum 20-030

TO: Mayor Castner and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: David Berry, Library Director
DATE: February 7, 2020
SUBJECT: LAB's Process on Endowment Fund

Per the City Manager's request, the following summarizes the research and discussion the Library Advisory Board has undertaken regarding creating an endowment fund for the Homer Public Library.

MAY 2019: At the regular LAB meeting on May 7, the board discussed options for creating a planned-giving program. The board agreed to contact other library systems to solicit their advice and draw up a list of best practices. The board also discussed revising the library's gift-acceptance policy to provide for accepting larger gifts. Over time, the planned-giving program and the gift-acceptance policy came to be seen as two parts of a larger project.

AUGUST 2019: At the LAB meeting on Aug. 6, Chair Kuszmaul presented her research on planned giving, with materials from the American Library Association. The LAB discussed how to change the gift-acceptance policy to accommodate unusual bequests such as real estate, stocks or other noncash goods.

SEPTEMBER 2019: At the LAB meeting on Sept. 3, Library Director Berry presented the results of contacts with other libraries around the state and in the Lower 48. These contacts unanimously described an endowment fund as the simplest and most efficient means of accepting large gifts. The LAB also debated a very rough draft of a revised gift policy and recommended numerous changes. The board agreed on its next steps:

- Director Berry and Boardmember Finn would contact community foundations to ask about their experience with managing endowments
- Director Berry and Chair Kuszmaul would draft a proposal for an endowment fund, laying out the benefits for City Council and the City Manager

OCTOBER 2019: At the LAB meeting on Oct. 7, the board voted to table the gift policy and focus on the endowment fund. Chair Kuszmaul and Director Berry presented the draft endowment proposal for critique. Director Berry presented the results of interviews with the Alaska Community Foundation and the Homer Foundation. Mike Miller from the Homer Foundation answered questions from the LAB.

On Oct. 16, Director Berry met with the City Manager to work out the next steps and, following his understanding of the discussion, began drafting a rough ordinance to establish an endowment fund. Chair Kuzmaul and Director Berry met with Councilor Aderhold on Oct. 23 and Councilor Venuti on Oct. 25 to ask their advice on proceeding.

NOVEMBER 2019: At the LAB meeting on Nov. 5, Director Berry presented the rough draft of an establishing ordinance and included sample ordinances from other libraries, along with a revised proposal on the endowment fund. The LAB expressed a strong desire to hear from the Alaska Community Foundation before making a recommendation to City Council.

DECEMBER 2019: At the LAB meeting on Dec. 10, the board heard presentations from the Homer Foundation, the Alaska Community Foundation and the Juneau Community Foundation. Director Berry presented a chart laying out the board's options and recommended creating an endowment with the Homer Foundation or, failing that, creating a non-endowed fund with the same foundation. The LAB voted to recommend that City Council create an endowment fund with the Homer Foundation.

JANUARY 2020: On Jan. 13, the LAB met with City Council in a joint worksession to present the proposal for an endowment fund.

FEBRUARY 2020: At the LAB meeting on Feb. 4, the board again discussed the pros and cons of an endowment with the Homer Foundation. The LAB voted to advise City Council to proceed with negotiating a contract, this time with the added recommendation that negotiators consider inserting an escape clause for "failing to match minimum investment goals."

RECOMMENDATION

For information.

Please Indicate the Name of your Fund

e.g. Smith Family Fund, Kachemak Bay Fund, etc.

What purpose or aspect of community life will your field of interest fund support?

e.g. health and human services, education, sports and recreation, environmental protection, etc.

Founding Donor 1

Name

Title or Salutation

Organization (if applicable)

Mailing Address

City

State

ZIP

Phone

E-mail address

Founding Donor 2 (optional)

Name

Title or Salutation

Organization (if applicable)

Mailing Address

City

State

ZIP

Phone

E-mail address

Fund Recognition

The Foundation will use the Fund name for grants and in Foundation materials and publications

Gifts to Establish Fund

Total amount

- Check payable to the Homer Foundation
- Marketable securities
- Mutual funds
- Real Estate
- IRA/retirement plan/insurance policy
- Will/bequest/trust
- Other (Please describe)

Any description of gifts (optional)

This Fund is an Endowed Fund, meaning the fund will be permanent; it will be invested to provide an annual amount that will be spent to carry out the fund's charitable purpose in perpetuity. Please see our Investment and Spending policy for more information.

I have included a gift to the Fund at the Homer Foundation in my estate plan.

Consider a Gift to Support the Homer Foundation

The Foundation's operating expenses are covered through our own operating fund . We invite you to consider a contribution to the *Aquila Fund*, the Homer Foundation Operating Endowment Fund, to support the Foundation's operations. Your gift will ensure that the Foundation will continue to be responsive to community needs and work toward expanding philanthropy in our region. If you would like to support the *Aquila Fund*, please select one of these two options

_____ % or \$ _____ annually

One time gift of \$ _____

Please tell us how you learned about the Homer Foundation

My professional advisor _____

Current fundholder _____

Foundation Board/Former Board _____

Foundation Staff/Visibility _____

Website _____

Mailing _____

Other _____

Special Instructions

Please provide any additional or instructions pertaining to your Fund.

TERMS AND CONDITIONS

Tax Status of Contribution

Funds established at the Homer Foundation ("Foundation") are component funds of the Foundation, a Section 501(c)(3) public benefit corporation. All contributions to the Foundation's funds are treated as gifts to a Section 501(c)(3) public charity and are tax-deductible, to the extent allowed by law, subject to individual and corporate limitations. Acceptance of all gifts is subject to the provisions of the Foundation's Gift Acceptance Policy. Any assets contributed to funds at the Foundation, once accepted by the Board of Trustees of the Foundation, represent unconditional and irrevocable gifts and are not refundable. Legal control and responsibility for the funds rest with the Foundation.

Variance Power

All funds established at the Foundation are subject to the Foundations "variance power," as set forth in its Bylaws. Variance power grants the Foundation's Board of Trustees the power to modify any condition or restriction on the distribution of funds for any specified charitable purpose or purposes, or to a specified organization or organizations if, in its sole judgement (without the necessity of the approval of any other party), such restriction or condition becomes, in effect, unnecessary, incapable of fulfillment, or inconsistent with the charitable needs of the community or area served by the Foundation.

Investment of Assets

All assets contributed to funds established at the Foundation are invested in the Foundation's investment pools and are managed in accordance with the Foundation's Investment and Spending Policy (ISP). A copy of the Foundation's current Investment and Spending Policy Statement is available upon request.

For the purposes of investments, the Foundation does not segregate the assets of any single fund from the assets of the Foundation's other component funds, but will keep a separate account of the fund's assets, and the fund's proportionate share of all investment gains or losses applied to the fund. In establishing a fund, the donor acknowledges that the investments in the fund are subject to market and interest rate fluctuations. All investment returns are reported net of all investment fees. Fund holders shall receive quarterly Fund Activity Reports.

Fund Minima

The minimum funding amount is \$10,000. "Acorn" Funds may be established with less than the required minimum provided that the minimum is met within two years' of the fund's establishment; grants may not be made from funds until the required minimum is achieved. An Acorn Fund that fails to meet the minimum balance within the twenty-four month timeframe will be folded into the Homer Foundation's designated endowment fund, the Aquila Fund, at the discretion of the Board of Trustees.

Spending Rules

The spending policy for endowed funds, contained in the Investment and Spending Policy (ISP), utilizes a formula to determine the amount available to grant from a fund each year. It is designed to maintain a level of current spending while preserving the endowment in order to support future spending. The Foundation shall appropriate for expenditure, for the purposes for which the Fund is established, so much of the Fund as the Foundation deems prudent, in accordance with the Uniform Prudent Management of Institutional Funds Act (UPMIFA) (as amended from time to time) and the Spending Policy adopted by the Foundation (as amended from time to time).

Grant Disbursements

Grants may be made to any 501(c)(3) organization or verified charitable entity (e.g., schools, colleges and universities, religious institutions, town and municipal governments, police departments, etc.) located in the United States. The Foundation may also provide expenditure responsibility for grants to non 501(c)(3) entities providing the project is consistent with the Foundation's charitable purposes. Grant recipients receive their check and award letter from the the Foundation recognizing the Fund from which the award is made.

Restrictions on Grants

In compliance with the Internal Revenue Code, grants are not permitted for non-charitable purposes; for political contributions or to support political campaign activities; or for any purpose that would provide benefits, goods or services to a Donor to the Fund or other related parties.

Fund-raising

Additional gifts may be made directly to a fund at any time. Fund-raising for a Fund held by the Foundation must be approved and adhere to the Foundation's guidelines for donor initiated fund-raising.

Advisors and Representatives

The Founding Donor (s) of a Field of Interest Fund may serve as a Fund Representative to access information on the Fund and receive financial statements. A Founding Donor may serve on the grant review selection committee and/or recommend other individuals to serve, but the Donor may not control the committee; the total representation by the Donor and individuals serving at the recommendation of the Donor must be less than 50% of the total committee. The committee structure for grants to individuals and other annual grants programs will be reviewed and approved by the Foundation in advance of each grant cycle.

Policies

The undersigned have received and agree to the foregoing terms and conditions and to Foundation policies referred to herein.

Indemnity

In consideration of the Foundation's creating a Fund at the request of the undersigned individual(s) or entity and for other good and valuable consideration, the undersigned hereby agree to indemnify and hold harmless the Foundation against any liability, cost, or expense which the Foundation may incur by reason of its acting upon instructions or recommendations given to the Foundation by any of the undersigned or by persons authorized to make recommendations with regard to the Fund.

Donor Acknowledgement and Signatures

I acknowledge that I have read the Homer Foundation Terms and Conditions and agree to the fees, terms, and conditions described therein. I understand that any contribution, once accepted by the Foundation's Board of Trustees, represents an irrevocable gift to the Homer Foundation. The Foundation's Board of Trustees have variance power under IRS regulations, and this gift is not refundable to me.

I hereby certify, to the best of my knowledge, all information presented in connection with this form is accurate, and I will notify the Homer Foundation promptly of any changes.

Founding Donor 1

Founding Donor 2

Signature

Signature

Date

Date

Homer Foundation Acceptance

Accepted this _____ day of _____ 2020

Authorized Signature

Title

Print Name

Date



Connecting generosity to community need

Physical Address
3733 Ben Walters, suite 4
Homer, AK 99603
907.235.0541
www.homerfoundation.org
info@homerfoundation.org

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-11

An Ordinance of the City Council of Homer, Alaska Approving the Disposal of the City's Interest in a .21 Acre Portion of the Existing Sterling Highway at its Intersection with Lake Street at no Cost to the State of Alaska Department of Transportation and Public Facilities, and Authorizing the City Manager to Execute the Appropriate Documents.

Sponsor: City Manager

1. City Council Regular Meeting February 24, 2020 Introduction

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 20-11**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 APPROVING THE DISPOSAL OF THE CITY'S INTEREST IN A .21
8 ACRE PORTION OF THE EXISTING STERLING HIGHWAY AT ITS
9 INTERSECTION WITH LAKE STREET AT NO COST TO THE STATE OF
10 ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC
11 FACILITIES AND AUTHORIZING THE CITY MANAGER TO EXECUTE
12 THE APPROPRIATE DOCUMENTS.

13
14 WHEREAS, The State of Alaska, Department of Transportation and Public Facilities
15 (DOT) is in the planning phase of the federally funded Homer Lake Street Rehabilitation Project
16 Z524610000, which intends to extend the life of the roadway and improve pedestrian access,
17 bicycle facilities, and drainage; and

18
19 WHEREAS, Upon conducting a title report of the project area, DOT realized the City still
20 has an interest in a .21 acre portion of the existing Sterling Highway at its intersection with Lake
21 Street;

22
23 WHEREAS, In 1996, this strip of land was supposed to be dedicated to the State as part
24 of the Beluga Slough Trail Subdivision since the Sterling Highway's construction was underway
25 through Homer Lake Street Rehabilitation Project 51238 however the subdivision was never
26 finalized so no dedication occurred; and

27
28 WHEREAS, In March of 1997, private landowners conveyed a portion of their land to DOT
29 to supplement the existing right of way involved in the project; and

30
31 WHEREAS, DOT proceeded to construct signalized intersection improvements using
32 both the lands acquired and the lands slated for dedication, which included the .21 acre sliver
33 of City property; and

34
35 WHEREAS, In April 1998, the Exxon Valdez Oil Spill Trustee Council provided \$996,100 in
36 funding for the acquisition of the "Beluga Slough" parcel and the "Green Timbers" parcel,
37 which were to be managed by the City of Homer; and

38
39 WHEREAS, In exchange for the property acquisitions, the City worked with the Trust for
40 Public Land to place a conservation easement on the City property legally described as the
41 Northwest ¼ of the Southeast ¼ of Section 20, Township 6 South, Range 12 West, Seward
42 Meridian (subject to certain exclusions), also known as Kenai Peninsula Borough parcel
43 number 17714006; and

44 WHEREAS, The City of Homer owns the property and the United States Department of
45 the Interior, Bureau of Land Management and the State of Alaska, Division of Parks manage
46 the conservation easement; and

47
48 WHEREAS, While the conservation easement boundary includes the .21 acre sliver, the
49 right-of-way improvements made by DOT for the Sterling Highway preceded the conservation
50 easement being put in place; and

51
52 WHEREAS, DOT maintains the position that the conservation easement is subject to the
53 roadway improvements that existed at the time the conservation easement was granted; and

54
55 WHEREAS, Neither the Trust for Public Land nor the Exxon Valdez Oil Spill Trustee
56 Council have any objections to the City's transfer of its interest in the .21 acre portion to DOT;
57 and

58
59 WHEREAS, In January 2020, the City requested comments from the United States
60 Department of the Interior, Bureau of Land Management and the State of Alaska, Division of
61 Parks offices as holders of the conservation easement regarding the land transfer and no
62 objections were received; and

63
64 WHEREAS, Per HCC 18.12.020, it is in the City's best interest to deed its .21 acre portion
65 of the Sterling Highway to DOT in order to clarify the responsibility and authority for
66 management of the State maintained right of way; and

67
68 WHEREAS, Given the intent to reduce the City's liability regarding the property and
69 clarify management responsibility, the City will transfer its interest in the right-of-way at no
70 cost; and

71
72 WHEREAS, HCC 18.12.050 (a) grants the City authority to dispose of property at less than
73 fair market value to the State of Alaska.

74
75 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

76
77 Section 1. Notwithstanding anything to the contrary in Homer City Code Chapter
78 18.12, the City Manager is authorized and directed to dispose of the City's interest in a .21 acre
79 portion of the existing Sterling Highway at its intersection with Lake Street at no cost to the
80 State of Alaska, Department of Transportation and Public Facilities.

81
82 Section 2. This is a non-Code ordinance of a permanent nature.

83
84 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2020.

85

CITY OF HOMER

KEN CASTNER, MAYOR

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ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

Katie Koester, City Manager

Michael Gatti, City Attorney

Date:_____

Date:_____



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

DESIGN & ENGINEERING SERVICES
CENTRAL REGION RIGHT OF WAY

PO Box 196900
Anchorage, Alaska 99519-6900
Phone: 907.269.0700
Toll Free: 800.770.5263
TDD: 907.269.0473
TTY: 800.770.8973
Fax: 907.269.0828

December 5, 2019

Katie Koester, City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603-7624

RE: Homer Lake Street Rehabilitation
Project No. Z524610000
Parcel No. 1

Dear Ms. Koester:

As you may know, the State of Alaska, Department of Transportation and Public Facilities (DOT&PF) plans to improve Lake Street in Homer. This federally funded improvement project will rehabilitate Lake Street between the Sterling Highway and Pioneer Avenue/East End Road. The project is intended to extend the life of the road way, improve pedestrian, bicycle facilities, and improve drainage. Additional information can be found on our project website at <http://dot.alaska.gov/creg/hlsr/index.shtml>.

In reviewing the project documents and plans it has come to our attention that the City of Homer still has an interest in a portion of the existing Sterling Highway at its intersection with Lake Street. This information is based on a title report from First American Title. While DOT&PF does not have an issue with this prescriptive use, you may wish to consider limiting any liability you may have by conveying this land to DOT&PF for addition to the existing right of way under the above-mentioned project.

If you would like to convey this land, currently being used for the Sterling highway, to the existing right of way, all the documents necessary to complete the conveyance of this property are enclosed and include:

(1) **A Memorandum of Agreement (MOA)**: The MOA puts the details of this transaction in writing.

(2) **Warranty Deed:** This document will be used to convey the permanent rights in the property. The parcel plats attached represent the specific conveyance area. This document will need to be notarized.

If everything appears to be in order, please sign all documents where indicated, have the conveyance document notarized, and return them to me in the attached postage paid envelope, no later than December 31, 2019. I will forward you a complete package of all the documents when I have all required signatures.

Please call me if you have any questions. I can be reached at 1-800/770-5263 ext. 0709 or via email at marcie.decarli@alaska.gov.

Sincerely,
Marcie DeCarli



Right of Way Agent

Enclosures: As Stated



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

WARRANTY DEED
(Corporate/Partial Property)

PROJECT NAME: HOMER LAKE STREET
REHABILITATION

STATE PROJECT #: Z5246100000

FEDERAL-AID PROJECT #: 0001422

PARCEL #: 1

The GRANTOR, **CITY OF HOMER**, whose mailing address is 491 E. Pioneer Avenue, Homer, Alaska 99603-7624, for and in consideration of TEN DOLLARS, and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**, whose mailing address is P.O. Box 196900, Anchorage, Alaska 99519-6900, the following-described real estate, located in the State of Alaska:

All that part of the following-described tract of land:

The Northwest one-quarter of the Southeast one-quarter (NW 1/4 SE 1/4) of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, Homer Recording District, Third Judicial District, State of Alaska;

SAVE AND EXCEPT that portion of land lying East of the Homer Spit Road in it's present location;

FURTHER EXCEPTING that portion deeded to the State of Alaska, Department of Highways in deed recorded in Book 75 at Page 67;

AND FURTHER EXCEPTING that portion deeded to the State of Alaska, Department of Transportation and Public Facilities in deed recorded in Book 264 at Page 326.

which lies within the right-of-way lines of Alaska Project No. Z524610000, delineated as to said tract of land on the plat attached hereto and made a part hereof as pages 3 and 4 of this instrument and designated as Parcel No. 1. Said parcel, containing 9,195 square feet, more or less, in addition to existing right-of-way, is hereby conveyed to the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**.

DATED this ___ day of _____, 2019

City of Homer

Katie Koester, City Manager

Filed for Record at the Request of
and Return to: State of Alaska
DOT&PF
P.O Box 1969000
Anchorage, Alaska 99519
State Business-No Charge

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
THIRD JUDICIAL DISTRICT)

On this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Katie Koester, City Manager, for The City of Homer, a company, known to me to be the identical individual who executed the foregoing instrument, and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE




THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2019.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

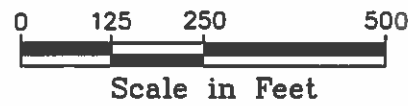
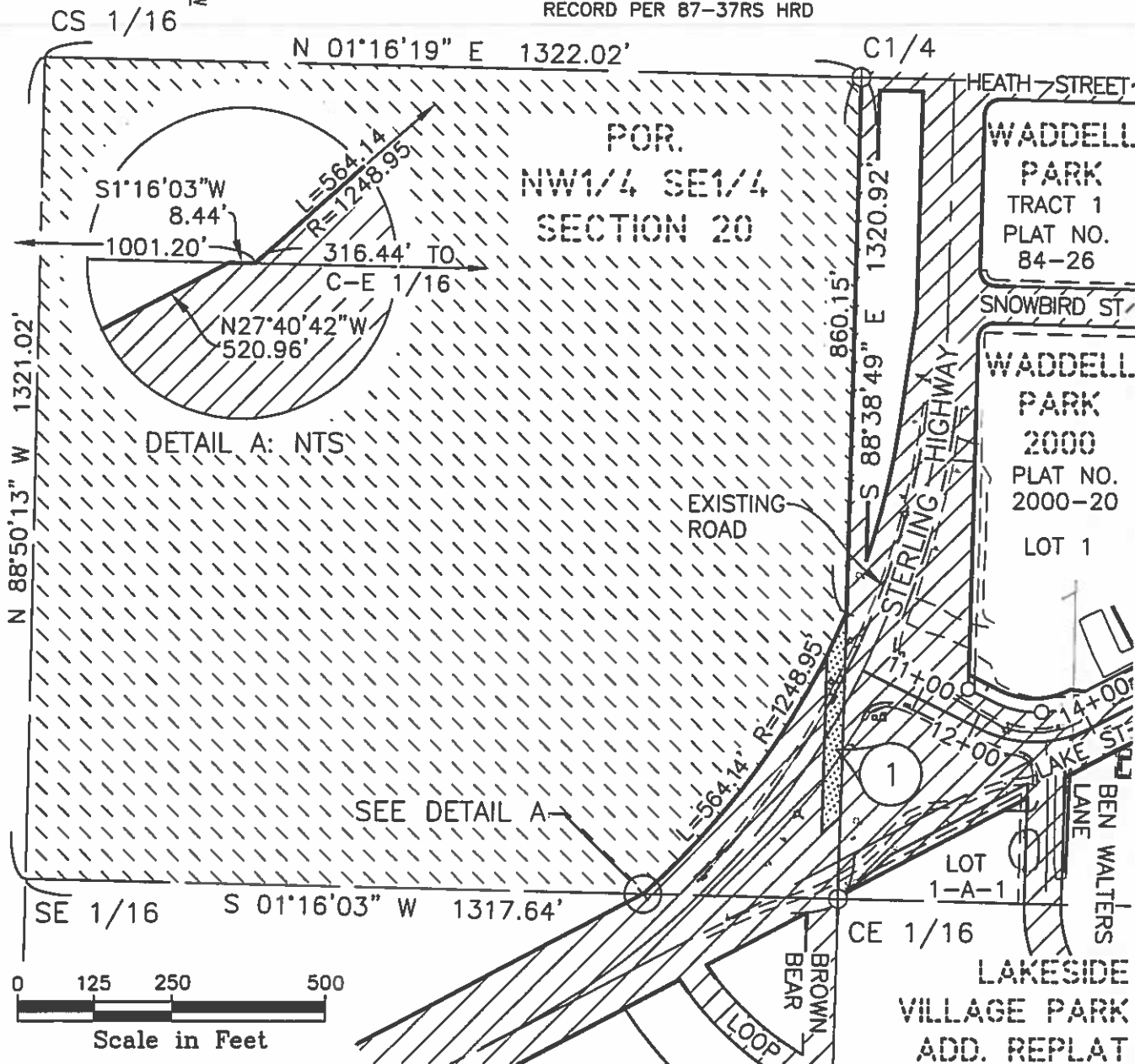
By: _____
For the Commissioner

THIS PLAT SHOWS ENTIRE REMAIN. SEE PLAT 2 OF 2 FOR DETAILS AND DIMENSIONS FOR TAKE.

-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING



RECORD PER 87-37RS HRD






STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
**HOMER LAKE STREET
 REHABILITATION**
 PROJECT NO. 0001422/Z524610000

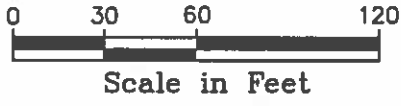
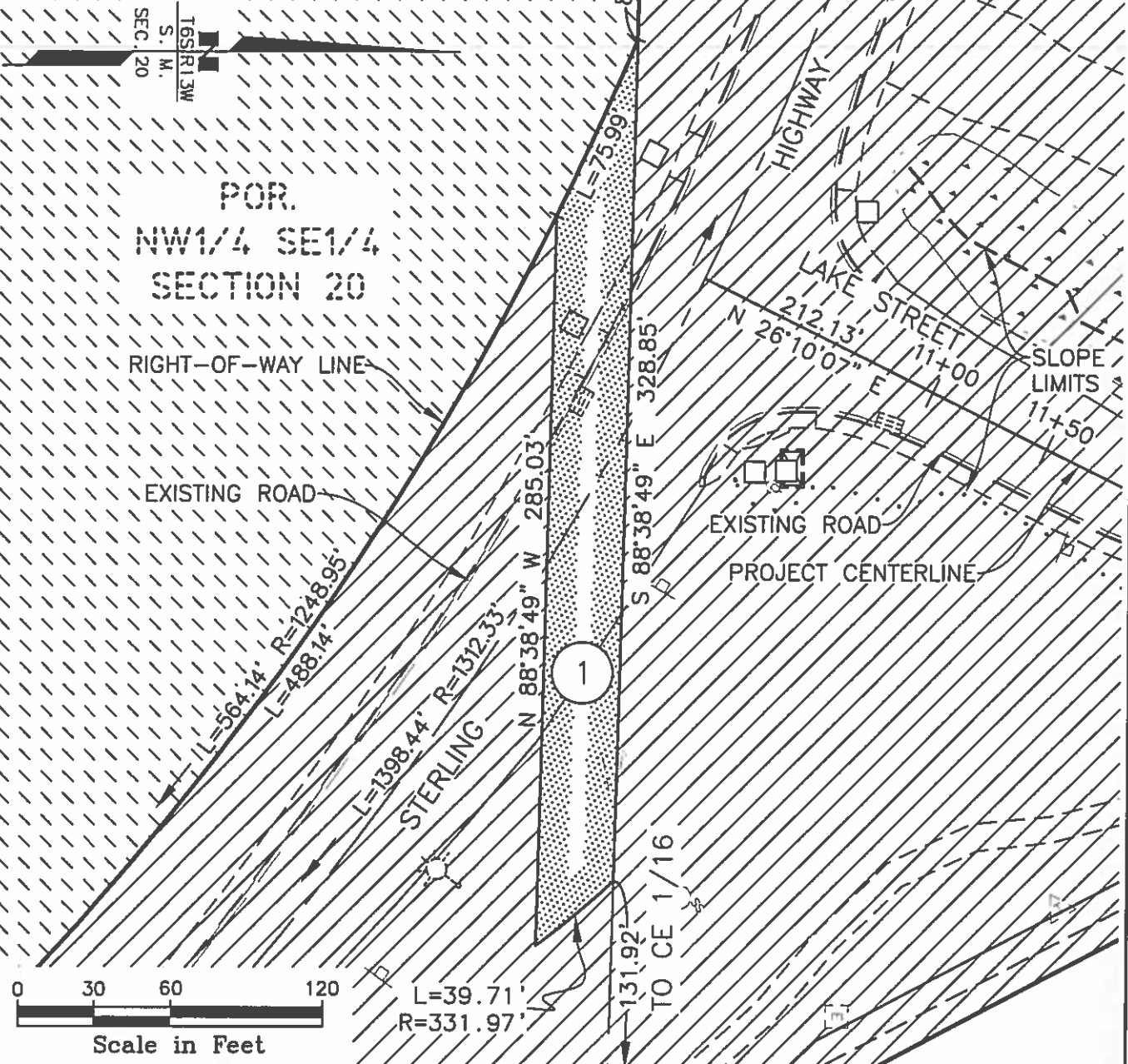
OWNER'S INITIAL _____
 ATTACHED TO Warranty Deed
 PAGE 3 OF 4 DATED _____

PLAT 1 OF 2	GROSS TAKE	9,195 S.F.
	NET TAKE	9,195 S.F.
DRAWN BY <u> AFF </u>	REMAIN	38.623 AC
DATE <u> May 2017 </u>	PARCEL NO.	<u> 1 </u>

W:\Projects\Alaska\Homer Lake Street Rehab\Engineering\Parcels\52461 Parcel 1.J 5/23/2017 8:17:50 AM

-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

THIS PLAT SHOWS ENTIRE TAKE.
SEE PLAT 1 OF 2 FOR DETAILS
AND DIMENSIONS FOR REMAIN.



W:\Projects\Highways\POWER\52461-Homer Lake Street Rehab\Eng\Insering\Parcel\52461 Parcel_L2_5/23/2017 8:19:35 AM

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT-OF-WAY REQUIRED FOR
**HOMER LAKE STREET
REHABILITATION**
PROJECT NO. 0001422/Z524610000

OWNER'S INITIAL _____
ATTACHED TO Warranty Deed
PAGE 4 OF 4 DATED _____

PLAT 2 OF 2	GROSS TAKE	9,195 S.F.
	NET TAKE	9,195 S.F.
DRAWN BY <u>AFF</u>	REMAIN	38.623 AC
DATE <u>May 2017</u>	PARCEL NO.	1



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MEMORANDUM OF AGREEMENT

PROJECT NAME: HOMER LAKE STREET
REHABILITATION

STATE PROJECT #: Z524610000

FEDERAL-AID PROJECT #: 0001422

PARCEL #: 1

AGREEMENT has been reached this _____ day of _____, 2019, between the owners of the above designated parcel(s) and the DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, for the purchase of said parcel. The amount to be paid, and other considerations to be given in full satisfaction of this Agreement, is as follows:

Right-of-Way Acquisition
Land Acquisition: 9,195SF

Damages are a considerations: yes no Amount of Damages \$0.00 included in total compensation

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the owner.
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The owner hereby agrees that the compensation herein provided to be paid includes full compensation for their interest and the interests of their life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner agree to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT, extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Chief Right-of-Way Agent on behalf of the Department.

Other Conditions: None.

Of the total amount of compensation hereinabove agreed upon, the sum of \$0.00 shall be paid upon execution and delivery of a good and sufficient: Warranty Deed Easement Deed Temporary Const. Easement Temporary Const. Permit or Other, and the balance of the compensation, amounting to \$0 shall be paid upon compliance by the owner(s) with the terms hereof.

Disbursement of funds will be made in the following manner:

Payee	Amount of Payment
City of Homer	\$0.00

The Owner certifies that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
& PUBLIC FACILITIES

City of Homer

REGIONAL PRE-CONSTRUCTION ENGINEER _____ Date
Note: Regional Pre-Construction Engineer or Designee must sign when
Construction consideration is involves

BY: _____ Date
ITS: _____

BY: _____ Date
RIGHT-OF-WAY AGENT

REGIONAL CHIEF RIGHT-OF-WAY AGENT _____ Date
Region: Central

From: Burton, Alban L (DOT) <al.burton@alaska.gov>
Sent: Wednesday, December 11, 2019 4:06 PM
To: Rachel Friedlander <rfriedlander@ci.homer.ak.us>
Cc: DeCarli, Marcie A (DOT) <marcie.decarli@alaska.gov>
Subject: RE: Title Report - Homer Lake Street Rehabilitation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Rachel,

While attempting to formulate a response to your questions, DOT&PF realizes that it may be helpful to give a brief history of events which brought us to this point in time.

- The subject strip of land was to be dedicated as part of the proposed Beluga Slough Trail Subdivision (Plat 96-101). This subdivision was never finalized so no dedication occurred.
- In March of 1997, the landowners conveyed a portion of their land to DOT&PF for addition to the existing right of way under the Homer Lake Street Rehabilitation Project 51238 (Bk 264, Pg 326).
- The Homer Lake Street Rehabilitation Project 51238 constructed signalized intersection improvements, using both the land acquired and the lands slated for dedication under Plat 96-101.
- In March of 1998, the landowners conveyed their land to The Trust For Public Land (TFPL) (Bk 275, Pg 240).
- In April 1998, TPFL conveyed a conservation easement to the U.S and the State of Alaska (Bk 275, Pg 243) and conveyed the fee interest to the City of Homer (Bk 275, Pg 249) “to manage it so as to ensure public access for hunting, fishing, and other recreational uses in accordance with applicable laws and regulations and with the objectives of restoring and protecting natural resources.”

Since the time of the events described above, this land has been in use as part of the Sterling Highway/Lake Street Intersection. It is clear from the history that the land was supposed to be dedicated for public use and for some reason or another it was missed. DOT&PF is interested in clearing the public record so that the land in question can just be shown as part of the right of way.

It is the State’s position that the conveyance to the City of Homer was and continues to be subject to all reservations, restrictions, encumbrances and easements of record or ascertainable by physical inspection, if any.

We concur with the findings of the title report and will not make any change to the current use of the property. The intent of the conveyance is for clarification of the responsibility and authority for management of the property so no compensation is being offered. If the City of Homer has no concerns regarding its responsibilities as they exist with the current use of the property then no action is required.

Thank you for the consideration of this proposed remedy. Please let us know if you wish to continue to move forward as proposed.



Al Burton, Project Coordination Supervisor
Alaska Dept. of Transportation and Public Facilities
Design & Construction Standards, Right of Way
P.O. Box 196900, Anchorage, Alaska 99519-6900
Phone (907) 269-0647 | Fax (907) 269-0828

“Keep Alaska Moving through service and infrastructure.”



February 12, 2020

City of Homer
City Manager Katie Koester

Dear Ms. Koester,

The State of Alaska is the grantee, along with the United States Department of the Interior, of a conservation easement which protects a parcel of land owned by the City of Homer, specifically the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 6 South, Range 13 West, Seward Meridian, subject to certain exclusions. This conservation easement was recorded in the Homer Recording District on April 21, 1998. The Department of Natural Resources (DNR), Division of Parks and Outdoor Recreation (DPOR) administers the State of Alaska's interest in this easement. The relevant DNR file is Limited State Holding (LSH) 489.

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF) built a portion of the Sterling Highway and Lake Street through the northeastern corner of this quarter-quarter prior to the creation of the conservation easement. DOT&PF did not complete acquisition of one parcel of right-of-way and now seeks to acquire that right-of-way from the City of Homer. This parcel has been used as a road right-of-way since prior to the creation of the conservation easement.

Reviewing the file and conservation easement, the State and the other parties intended to exclude the land which was being used as a road right-of-way at the time from the parcel protected conservation easement.

The right-of-way parcel to be acquired by DOT&PF has been, and will continue to be, used as a road right-of-way. This right-of-way parcel was not part of the natural area which was to be protected by the conservation easement at the time of the conservation easement's creation.

Therefore, DPOR has no objection to the City of Homer conveying ownership of the parcel described in the attached Warranty Deed and depicted on the attached drawings for Alaska Project No. Z524610000 to DOT&PF.

Please contact me with any questions at 269-8692 or dan.beutel@alaska.gov.

Sincerely,

A handwritten signature in blue ink that reads "Dan Beutel".

Dan Beutel
Natural Resource Specialist III, DPOR

Cc: Jack Blackwell, Superintendent, Kenai/Prince William Sound



Creek, Ninilchik and other Kachemak Bay tributaries. These parcels include one of the most popular reaches of the river for sportfishing access.⁴⁰

The **Knoll**, **Nakada** and **Thompson** parcels are located approximately eight miles upstream from the mouth of the Anchor River. They are in the floodplain of the river and when viewed in combination with adjacent State lands and other protected properties over 500 acres of intact floodplain and over two miles of river frontage are protected. This portion of the Anchor River provides important spawning and rearing habitat for four species of salmon, Dolly Varden, and the largest steelhead run in Cook Inlet. Bald eagles nest and feed extensively in the cottonwoods along this portion of the river. These parcels are also important for recreation and sportfishing access.⁴¹

ANCHOR RIVER SMALL PARCEL ACQUISITIONS

Parcel ID	Name	Acres	Cost	EVOS	Other	Manager
KEN 294	Eliot	19.8	\$78,000	\$78,000	\$0	ADFG
KEN 295	Crowther	46.0	\$200,000	\$200,000	\$0	ADFG
KEN 1101	Knol	37.0	\$28,000	\$100,000	\$0	ADFG
KEN 1102	Nakada	5.0	\$27,500	\$0	\$27,500	ADFG
KEN 1103	Thompson	64.0	\$90,000	\$90,000	\$0	ADFG

Homer Area Parcels

The **Tulin** parcel is located approximately 10 miles north of Homer on Cook Inlet. The parcel contains 3,580 feet of shoreline and runs parallel and contains Diamond Creek. The parcel is adjacent to State owned land to the south that does not have road access to the Sterling Highway. This parcel has exceptional potential to enhance recreational opportunities by providing improved access to a large section of beach that prior to purchase was inaccessible to the public. This large wooded parcel is located on a bluff overlooking Cook Inlet and provides habitat for nesting bald eagles.⁴²

The **Overlook** parcel is located just outside of Homer on the bluff overlooking Cook Inlet. It is situated below and visible from the Sterling Highway scenic overlook. The parcel is bounded on the north by State lands. The parcel is accessible by foot down a steep path or via a 3.5-mile hike from Bishops Beach. The parcel has ¾ mile of shoreline on Kachemak Bay and contains extensive tide pools, unique to the area, with rich intertidal flora and fauna. Acquisition of this parcel also benefits recreation and tourism enjoyed particularly by local residents. Local community groups, public schools, and natural history groups use this area for environmental education field trips, bird watching, and specimen collecting.⁴³

The Homer Spit **Mud Bay** or **Green Timbers** parcel consists largely of low lying intertidal mud flats and salt marsh on the eastern side of the Homer Spit along Kachemak Bay extending across the spit to include the outer beach berm. This parcel protects important intertidal resources. The estuarine habitat extends from the mid intertidal to the supratidal elevations transitioning from a muddy intertidal, gravel substrate to grass salt marsh along the western beach berm. On the bays side, the brackish waters of the intertidal provide habitat for juvenile salmon, harbor seals, and rich intertidal vegetation supporting numerous species of migrating shorebirds. In the spring, the wetter areas of this parcel are of importance to a variety of waterfowl. Because of the rich intertidal and the resources that use the

⁴⁰ Trustee Council Resolution May 3, 2001

⁴¹ Trustee Council Resolution, March 1, 2004.

⁴² Trustee Council Resolution November 20, 1995.

⁴³ Trustee Council Resolution November 20, 1995, March 3, 1997.



intertidal, the area is of great interest to the local community and supports recreation and tourism activities such as bird watching and wildlife viewing.⁴⁴

The **Beluga Slough** parcel is a 38-acre tract adjacent to the Beluga Slough that drains into Kachemak Bay. This parcel protects important intertidal resources. The intertidal vegetation and invertebrates are of special importance to migratory birds seasonally. In the spring the tidal flats are used by tens of thousands of migrating birds and the uplands are used for roosting at high tide. The area is also important to waterfowl as recognized in the Kachemak Bay Critical Habitat Area Management. Because of these resource values the community places a high value on the area and the parcel helps support community based recreation and tourism activities such as the Homer Shorebird Festival.⁴⁵

As part of the Homer Spit/Beluga Slough package, the City of Homer agreed to set aside and place an additional 59.52 acres of city land in protective status by conveying a conservation easement to the United States and State of Alaska. The Homer Spit and Beluga Slough parcels are owned and managed by the City of Homer with conservation easements held by the United States, and the State of Alaska.

HOMER AREA SMALL PARCEL ACQUISITIONS

Parcel ID	Name	Acres	Cost	EVOS	Other	Manager
KEN 29	Tulin	220.0	\$1,200,000	\$1,200,000	\$0	ADNR
KEN 55	Overlook	97.0	\$279,000	\$279,000	\$0	ADNR
KEN 1061	Beluga Slough	38.0	\$615,000	\$574,000	\$41,000	City of Homer
KEN 1060	Green Timbers	68.7	\$422,100	\$422,100	\$0	City of Homer
KEN 1060	City of Homer	59.5	\$0	\$0	donation	City of Homer

Seward Parcels

The **Grouse Lake** parcel was an inholding in Chugach National Forest. It is located approximately 7.5 miles north of Seward on the west shore of Grouse Lake. The parcel provides the only level access area around the lake and Grouse Creek. The lake has long been a favorite recreation area used by local residents and tourists for fishing, camping and hiking. The parcel provides key habitat for pink salmon and Dolly Varden. Dolly Varden spawn in the streams on this parcel and are reared in Grouse Lake. Grouse Lake is the site of an active sockeye salmon stocking program by ADF&G. Bald eagles and river otters are frequently seen in the area.⁴⁶

The **Lowell Point** parcel serves as an important access point to Resurrection Bay for small boat operators and kayakers, and contains a trailhead and trail to Caines Head State Recreation Area. The area is also popular for fishing, camping, picnicking and beachcombing. The primary benefits of acquisition of this parcel are to recreation and sport fishing, and Alaska State Parks allocated additional state restitution funds to develop day use parking, trailhead and interpretive exhibits on this parcel.⁴⁷

SEWARD SMALL PARCEL ACQUISITIONS

KEN 1014	Grouse Lake	64.0	\$211,000	\$211,000	\$0	USFS
KEN 1015	Lowell Point (Seward)	19.4	\$531,000	\$531,000	\$0	ADNR

⁴⁴ Trustee Council Resolution October 3, 1997.

⁴⁵ Trustee Council Resolution October 3, 1997.

⁴⁶ Trustee Council Resolution, November 20, 1995.

⁴⁷ Trustee Council Resolution November 20, 1995.



First American

First American Title Insurance Company
265 E. Pioneer Ave., Ste 101
Homer, AK 99603
Phn - (907)235-5201
Fax - (907)235-5203

**COMMITMENT
FOR
TITLE INSURANCE**

To:

State Of Alaska DOT
4111 Aviation Drive
Anchorage, AK 99502

Attn: Belinda Eaton
Re: Homer Lake Street Rehabilitation, Parcel 1

FOR QUESTIONS REGARDING THIS COMMITMENT, PLEASE CONTACT:

First American Title Insurance Company
265 E. Pioneer Ave., Ste 101
Homer, AK 99603

Title Officer: Mary Ann Rowe
File No: 0228-2760096
Phone No: (907)235-5201
Fax No: (907)235-5203
Email: marowe@firstam.com



First American

First American Title Insurance Company
265 E. Pioneer Ave., Ste 101
Homer, AK 99603
Phn - (907)235-5201
Fax - (907)235-5203

Homer OFFICE
FAX (907)235-5203

Title Officer: **Mary Ann Rowe**
Phone **(907)235-5201** - Email **marowe@firstam.com**

Re: Property Address: **177-140-06, Homer, AK 99603**

COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-I.
- The General Exceptions and Exceptions in Schedule B-II.
- The Conditions.

This Commitment is not valid without Schedule A and Section I and II of Schedule B.

First American Title Insurance Company

Mary Ann Rowe, Title Officer

SCHEDULE A

1. Commitment Date: October 31, 2016 at 8:00 A.M.

2. Policy or Policies to be issued:

	AMOUNT	PREMIUM
ALTA Std Owner Policy 1402.06 (2006)-N	\$ Not Disclosed	\$ TBD
Proposed Insured:		
State of Alaska, Department of Transportation		
Chain of Deeds		\$ 100.00

3. (A) The estate or interest in the land described in this Commitment is:

A fee simple.

(B) Title to said estate or interest at the date hereof is vested in:

City of Homer

4. The land referred to in this Commitment is described as follows:

The Northwest one-quarter of the Southeast one-quarter (NW 1/4 SE 1/4) of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, Homer Recording District, Third Judicial District, State of Alaska;

SAVE AND EXCEPT that portion of land lying East of the Homer Spit Road in it's present location;

FURTHER EXCEPTING that portion deeded to the State of Alaska, Department of Highways in deed recorded in Book 75 at Page 74;

AND FURTHER EXCEPTING that portion deeded to the State of Alaska, Department of Transportation and Public Facilities in deed reocrded in Book 264 at Page 326.

**SCHEDULE B
SECTION I**

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s):
- (F)
 1. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the contemplated Power of Attorney form should be submitted for review prior to closing.
 2. The State of Alaska, Division of Insurance has issued its Order R92-1. The order in part, requires the immediate billing and collection of the minimum charge for this commitment within 30 days of the first billing. In the event this transaction fails to close, the minimum billing will be the cancellation fee in accordance with our filed rate schedule.

NOTICE

In 1999, the Alaska Department of Natural Resources began recording maps of claimed rights of way which may have been created under a federal law known as "RS 2477", pursuant to Alaska Statute 19.30.400. Because the maps are imprecise, the exception from coverage shown on Section 2, Part 1, Paragraph 4 has been taken. Questions regarding the State's RS 2477 claims should be directed to the Department of Natural Resources. Public Information Center 550 W. 7th Avenue, Suite 1260, Anchorage, Alaska 99501 (907) 269-8400.

NOTICE

The attached plat, if any, is furnished as a courtesy only by First American Title Insurance Company, and is not part of any title commitment or policy of title insurance.

The plat is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.

**SCHEDULE B
SECTION II**

GENERAL EXCEPTIONS

PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Rights of the state or federal government and/or the public in and to any portion of the land for right of way as established by Federal Statute RS2477 (whether or not such rights are shown by recordings of maps in the public records by the State of Alaska showing the general location of these rights of way.)
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

**SCHEDULE B
SECTION II**

EXCEPTIONS

PART TWO:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes and/or Assessments, if any, due The Kenai Peninsula Borough.
3. Taxes and/or Assessments, if any, due The City of Homer.
4. Rights of the public and/or governmental agencies in and to any portion of the above described real property lying within any roadway or public easement areas.
5. Easement, including terms and provisions contained therein:
Recording Information: January 20, 1995, Book 240 Page 673
In Favor of: City of Homer
For: Public use for a bicycle path and pedestrian path and appurtenances thereto
Affects: See Instrument
6. Easement, including terms and provisions contained therein:
Recording Information: January 20, 1995, Book 240 Page 677
In Favor of: City of Homer
For: Public use for a bicycle path and pedestrian path and appurtenances thereto
Affects: See Instrument
7. Easement, including terms and provisions contained therein:
Recording Information: January 20, 1995, Book 240 Page 680
In Favor of: City of Homer
For: Public use for a bicycle path and pedestrian path and appurtenances thereto
Affects: See Instrument
8. Non-Exclusive Conservation Easements and Protective Covenants, in favor of the United States of America and the State of Alaska, including terms provisions and reservations thereof, as contained in instrument,
Recorded: April 21, 1998
Recording Information: Book 275 Page 243

9. Covenants, conditions and restrictions, including terms and provisions thereof, as set forth or referred to in the deed but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c):
Recorded: April 21, 1998
Recording Information: Book 275 Page 249
10. Evidence of the identity and authority of the officers of City of Homer to execute the forthcoming instrument must be submitted.

Note: Our search of the 'public records' as defined in the Policy of Title Insurance to issue, discloses no matters against State of Alaska, Department of Transportation.

END OF SCHEDULE B

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument.

(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I
or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

NOTICE!

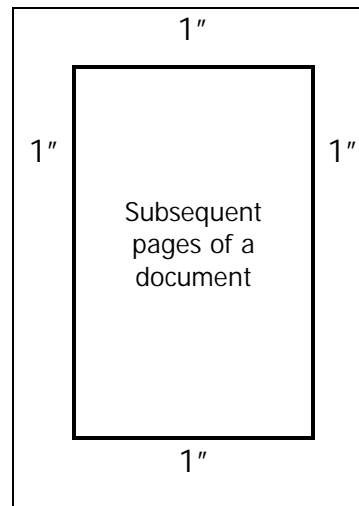
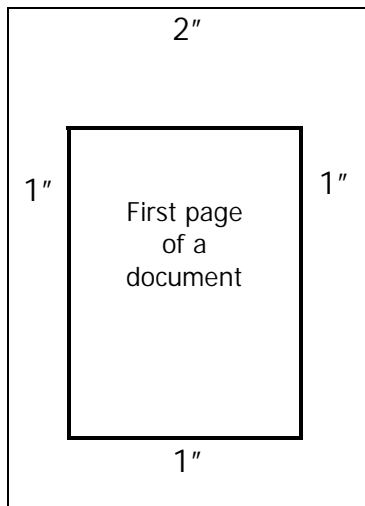
Recording offices in Alaska ARE enforcing margin and font requirements. Failure to comply with the terms of this Notice may result in your transaction being delayed or failing. It is essential that you comply with this notice. First American will not be responsible in any way for the consequences of any delay caused by the failure to comply with these recording requirements.

Margin Requirements:

- First page of a document: Must contain two inches (2") of blank space across the top and one (1") margins on the remainder of first page.
- Additional pages of a document: Must contain one inch (1") margin on top, bottom and sides.

Font Requirements:

- Type size may be no smaller than 10 point font.
- Example: This is 10 point type



There can be no marks or holes of any kind within the margins. This is to include any signature, corporate seals, and/or notary seals. Embosser notary seals will require folding the edge of the document to comply with margin guidelines.

- For information on recording requirements, fees or office locations, visit the State Recorder's website at www.recorder.alaska.gov



First American Title Insurance Company

265 E. Pioneer Ave., Ste 101
Homer, AK 99603
Phone: (907)235-5201 / Fax: (907)235-5203

PR: 0228

Ofc: 0228

Invoice

To: State Of Alaska DOT
4111 Aviation Drive
Anchorage, AK 99502

Invoice No.:
Date: November 08, 2016

Our File No.: 0228-2760096
Title Officer: Mary Ann Rowe
Escrow Officer:

Attention: Belinda Eaton

Your Reference No.: Homer Lake Street

RE: Property:
177-140-06, Homer, AK 99603

Liability
Owners: \$ 0.00
Lenders: \$ 0.00

Buyers: State of Alaska, Department of Transportation
Sellers: City of Homer

Description of Charge	Invoice Amount
Service: Minimum Cancellation Fee (including \$100.00 Chain of Deeds)	\$ 350.00
Invoice Total	\$ 350.00

The charges on this invoice are reflective of the minimum cost of production of the products or services provided and are due and payable within 30 days of the above date. Charges on this invoice may be fully credited towards the final policy premiums upon closing.

Credit may be given if a future Policy is issued on the subject property within 2 years from the date of this invoice.

Comments: Homer Lake Street Rehabilitation, Parcel 1

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to
First American Title Insurance Company
Attn: Accounts Receivable Department

Tabulation of Sales

Name: **City of Homer**

Reference #: **Homer Lake
Street Rehabilitation**

ADDRESS: **177-140-06,**

PARCEL NO. **1**

Homer, AK 99603

Legal Description:

Order No. **0228-2760096**

The Northwest one-quarter of the Southeast one-quarter (NW 1/4 SE 1/4) of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, Homer Recording District, Third Judicial District, State of Alaska;
SAVE AND EXCEPT that portion of land lying East of the Homer Spit Road in it's present location;
FURTHER EXCEPTING that portion deeded to the State of Alaska, Department of Highways in deed recorded in Book 75 at Page 74;
AND FURTHER EXCEPTING that portion deeded to the State of Alaska, Department of Transportation and Public Facilities in deed reocrded in Book 264 at Page 326., HOMER Recording District

Recdg. Date	Grantor	Grantee	Type of Instr.	Book	Page	Verified Purchase Price	Remarks (Includes Terms of Sale)
April 21, 1998	The Trust for Public Land	City of Homer	Warranty Deed	275	249		

Appraiser must check for sales subsequent to title search and, if any, include in above tabulation.

I certify that the above Tabulation of Sales is correct and that all sales of record are represented and listed, for the five (5) year period preceding the date of: **October 31, 2015 at 8:00 am.**

First American Title Insurance Company



Wesley E. Keller, Chief Title Officer

Note: In the event there have been no sales recorded in the past five years, the above information must be reflected for the vesting instrument.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



Kenai Peninsula Borough, Alaska

Assessing Department

2760096

- Go Back
- Property Search
- Print Report
- Property Taxes

General Info		
Property Owner: HOMER CITY OF 491 E PIONEER AVE HOMER AK 99603-7624 <input type="button" value="Change of Address"/> <input type="button" value="Owner(s)"/>	Property ID	17714006
	Address	
	Transfer Date	4/21/1998
	Document / Book Page	275 /249
	Acreage	39.2400
	Tax Authority Group	20 - HOMER CITY

Legal Description
Description
T 6S R 13W SEC 20 Seward Meridian HM NW1/4 SE1/4 EXC HOMER BY PASS RD

Value History									
Year	2016	2015	2014	2013	2012	2011	2010	2009	2008
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$48,400	\$48,400	\$48,400	\$45,000
Imp Assd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assd	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$48,400	\$48,400	\$48,400	\$45,000

Improvements
Improvements do not exist for this account.

Kenai Peninsula Borough
Property Tax Division

Kenai Peninsula Borough - Property Tax Division
PO Box 3040, Soldotna, Alaska 99669
Phone: (907) 714-2304
Fax: (907) 714-2376

Account Detail

- [Search Results](#)
- [View Assessment](#)
- [Map It](#)
- [Print this Page](#)

KPB Tax Information

PIN	Property Type	Last Update
17714006	Real Property	10/18/2016 8:05:54 AM

Mailing Address:
HOMER CITY OF
491 E PIONEER AVE
HOMER , AK 99603-7624
TAG
20 - HOMER CITY

Location:
0

[Change of Address](#)

Legal Description

T 6S R 13W SEC 20 Seward Meridian HM NW1/4 SE1/4 EXC HOMER BY PASS RD

KPB Tax Bills

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Amount Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Browser Compatibility

This site is best viewed using Google Chrome, Mozilla Firefox OR Internet Explorer 10

The Kenai Peninsula Borough Finance Department makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (907) 714-2304 or taxquestions@borough.kenai.ak.us

WARRANTY DEED

GRANTOR, THE TRUST FOR PUBLIC LAND, whose address is 506 Second Avenue, Suite 1510, Seattle, WA 98104, for and in consideration of ten dollars (\$10.00) and other good and sufficient considerations received, grants, conveys and warrants to GRANTEE, the City of Homer, whose address is 491 E. Pioneer Ave., Homer, Alaska, 99603, the following described real property situated in the Homer Recording District, Third Judicial District, State of Alaska, more fully described as follows:

The Northwest quarter of the Southeast quarter of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, save and EXCEPT that portion of land lying East of the Homer Spit Road in its present location, and further excepting that portion deeded to State of Alaska, Department of Highways in deed recorded in Book 75, Page 67, and further excepting therefrom that portion deeded to State of Alaska, Department of Transportation and Public Facilities in deed recorded in Book 264 at Page 326.

Together with all of the easements and appurtenances thereto, and improvements located thereon.

Subject to the following:

1. Reservations and exceptions as contained in U.S. Patent and/or in acts authorizing the issuance thereof.
2. Easement for public use in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 673 and Volume 240, Page 677.
3. Easement for a public bicycle and pedestrian path executed by Eunice M. Parent in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 680.
4. Easement for a public bicycle and pedestrian path executed by Donald L. Stroble in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 677.
5. Easement for a public bicycle and pedestrian path executed by Guy George in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 673.

WARRANTY DEED

K:\shared\legal\hs\deed.BS

Page 1 of 3

STATE BUSINESS - NO CHARGE

- 6. Terms, provisions and conditions of those Conservation Easements granted by Grantor to the United States of America and the State of Alaska, respectively, dated as of the date of this deed.

In accepting the above-described real property, GRANTEE covenants and agrees to manage it so as to ensure public access for hunting, fishing, and other recreational uses in accordance with applicable laws and regulations and with the objectives of restoring and protecting natural resources.

Dated: APRIL 14, 1998.

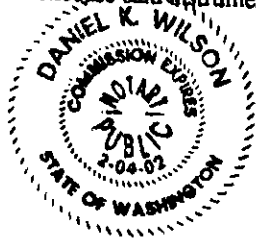
GRANTOR: THE TRUST FOR PUBLIC LAND

By: Thomas E. Tyner

Its: REGIONAL COUNSEL & ASSISTANT SECRETARY

State of Washington)
County of King) ss.

On this 14TH day of APRIL, 1998, before me, DANIEL WILSON, the undersigned Notary Public in and for the state of Washington, personally appeared THOMAS E. TYNER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as REGIONAL COUNSEL & ASS. SEC. on behalf of The Trust for Public Land, the corporation therein named and acknowledged to me that the corporation executed said instrument as its free and voluntary act and deed for the purposes therein mentioned, and on oath stated that he was authorized to so execute said instrument.



Daniel K. Wilson
Notary Public in and for the State of Washington,
DANIEL K. WILSON
Residing at SEATTLE
My commission expires 02/04/2002

ACKNOWLEDGEMENT

STATE OF ALASKA

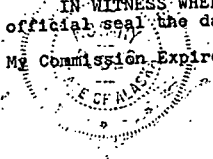
THIRD JUDICIAL DISTRICT

ON THIS 14th day of December, 1973, before me, the undersigned, a Notary Public in and for the said State, personally appeared DONALD L. STROBLE, a single man, and GUY GEORGE, a single man, the Grantors, known to me to be the identical persons who executed the foregoing instrument and they acknowledged to me that they signed the same as their free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: August 16, 1975

[Signature]
Notary Public



ACKNOWLEDGEMENT

STATE OF ALASKA

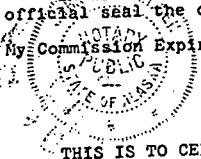
THIRD JUDICIAL DISTRICT

ON THIS 20th day of December, 1973, before me, the undersigned, a Notary Public in and for the said State, personally appeared VERN PARENT and EUNICE PARENT, husband and wife, the Grantors, known to me to be the identical persons who executed the foregoing instrument and they acknowledged to me that they signed the same as their free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

My Commission Expires: August 16, 1975

[Signature]
Notary Public






CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF HIGHWAYS, Grantee herein, acting by and through its Commissioner of Highways, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of February, 1974.

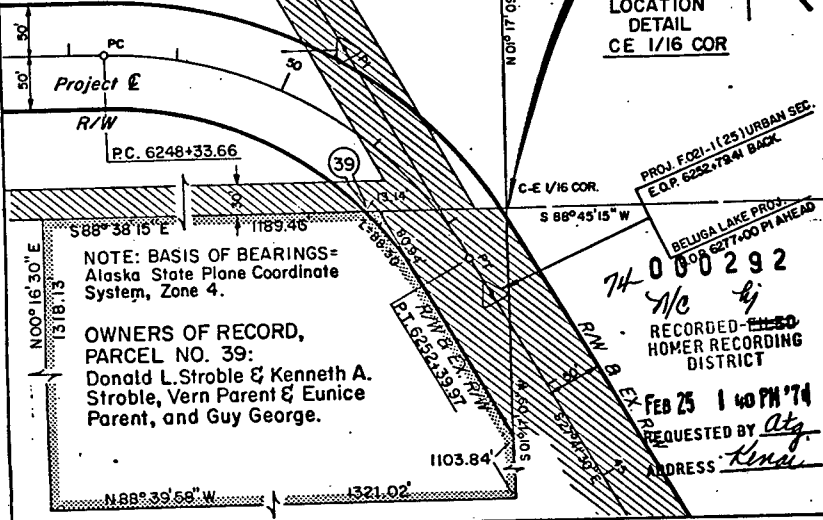
DEPARTMENT OF HIGHWAYS

By *[Signature]*
For the Commissioner

-  Required for R/W
-  Remaining in Parcel
-  Existing R/W

Sec. 20
 T6S R13W
 S. M.

P.I. 6250+58.42
 $\Delta = 60^\circ 56' 45''$
 $D = 15^\circ R1$
 $T = 224.76'$
 $L = 406.31'$
 $R = 381.972'$
 R/W



NOTE: BASIS OF BEARINGS =
 Alaska State Plane Coordinate
 System, Zone 4.

OWNERS OF RECORD,
 PARCEL NO. 39:
 Donald L. Stroble & Kenneth A.
 Stroble, Vern Parent & Eunice
 Parent, and Guy George.

PROJ. F021-1(25) URBAN SEC.
 E.O.P. 6252+7941 BACK

74 000292
 REC'D
 HOMER RECORDING
 DISTRICT
 FEB 25 1 40 PM '74
 REQUESTED BY atg
 ADDRESS Homer

<i>Handwritten signature</i>	12-14-73
<i>Handwritten signature</i>	12-14-73
<i>Handwritten signature</i>	12-14-73
<i>Handwritten signature</i>	12-20-73
SIGNATURE <i>Handwritten signature</i>	DATE 12-20-73
ATTACHED TO <u>WD</u>	DATED <u>12-20-73</u>
PAGE 3	OF 3

STATE OF ALASKA
 DEPARTMENT OF HIGHWAYS

PLAT SHOWING RIGHT OF WAY REQUIRED

CENTRAL DISTRICT	AREA <u>0.007 AC.</u>
SCALE 1"=100'	PROJECT <u>QF-021-1(25)</u>
DWN <u>RDM</u> DATE <u>9/5/73</u>	PARCEL <u>39</u>

BOOK 264 PAGE 326

WARRANTY DEED

THE GRANTORS, DONALD L. STROBLE and KENNETH A. STROBLE, an estate in fee simple, as tenants in common, as to an undivided 1/3 interest; EUNICE PARENT, and estate in fee simple, as to an undivided 1/3 interest; GUY GEORGE, and estate in fee simple, as to an undivided 1/3 interest, 512 Fifth Avenue West, #8, Seattle, Washington 98111-3944, for and in consideration of Twenty Three Thousand Four Hundred and No/100—(\$23,400.00)— DOLLARS, in hand paid, conveys and warrants to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, P.O. Box 196900, Anchorage, Alaska 99519-6900, the following described real estate, located in the State of Alaska to wit:

All that part of the following described tract of land:

A portion of the Northwest quarter of the Southeast quarter of Section 20, Township 6 South, Range 13 West, Seward Meridian, save and except that portion of land lying East of the Homer Spit Road in its present location, and further excepting that portion deeded to the State of Alaska, Department of Highways in deed recorded in Book 75, Page 67, Homer Recording District, Third Judicial District, State of Alaska,

which lies within the right of way lines of Alaska Project No. STP-0001(73)/51238 delineated as to said tract of land on the plat attached hereto and made a part hereof as page 4 of this instrument and designated as:

Parcel No. 2

said parcel containing 0.3620 hectares (ha), more or less, in addition to the existing right of way, are hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities.

Dated this 7th day of MARCH, 19 97.

Donald L. Stroble
DONALD L. STROBLE

Kenneth A. Stroble P.O.
KENNETH A. STROBLE

Eunice Parent
EUNICE PARENT

Guy George
GUY GEORGE

RETURN TO:
STATE OF ALASKA DOT/PF
P.O. BOX 196900
ANCHORAGE, AK 99519-6900
RIGHT OF WAY BRANCH

264 PAGE 327
ACKNOWLEDGMENT OF GRANTOR

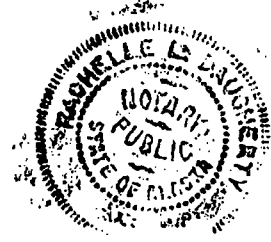
STATE OF ALASKA
THIRD JUDICIAL DISTRICT

ON THIS 6th day of March, 1997, before me the undersigned, a Notary Public in and for the said State, personally appeared DONALD L. STROBLE, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he signed the same as his free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

My Commission Expires:
Sept. 30th, 2000

R. Daugherty
Notary Public



ACKNOWLEDGMENT OF GRANTOR
POWER OF ATTORNEY

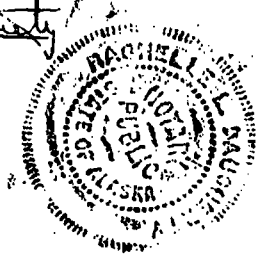
STATE OF ALASKA
THIRD JUDICIAL DISTRICT

ON THIS 8th day of May, 1997, before me the undersigned, a Notary Public in and for the said State, personally appeared Donald L. Stroble, known to me to be the identical person, who executed the foregoing instrument as the attorney in fact of Kenneth A. Stroble, and acknowledged to me that he subscribed the name(s) Kenneth A. Stroble thereto as principal and his own as attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

My Commission Expires:
Sept. 30th, 2000

Rachelle L. Daugherty
Notary Public



ACKNOWLEDGMENT OF GRANTOR

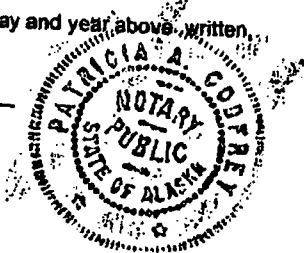
STATE OF ALASKA
Third Judicial District

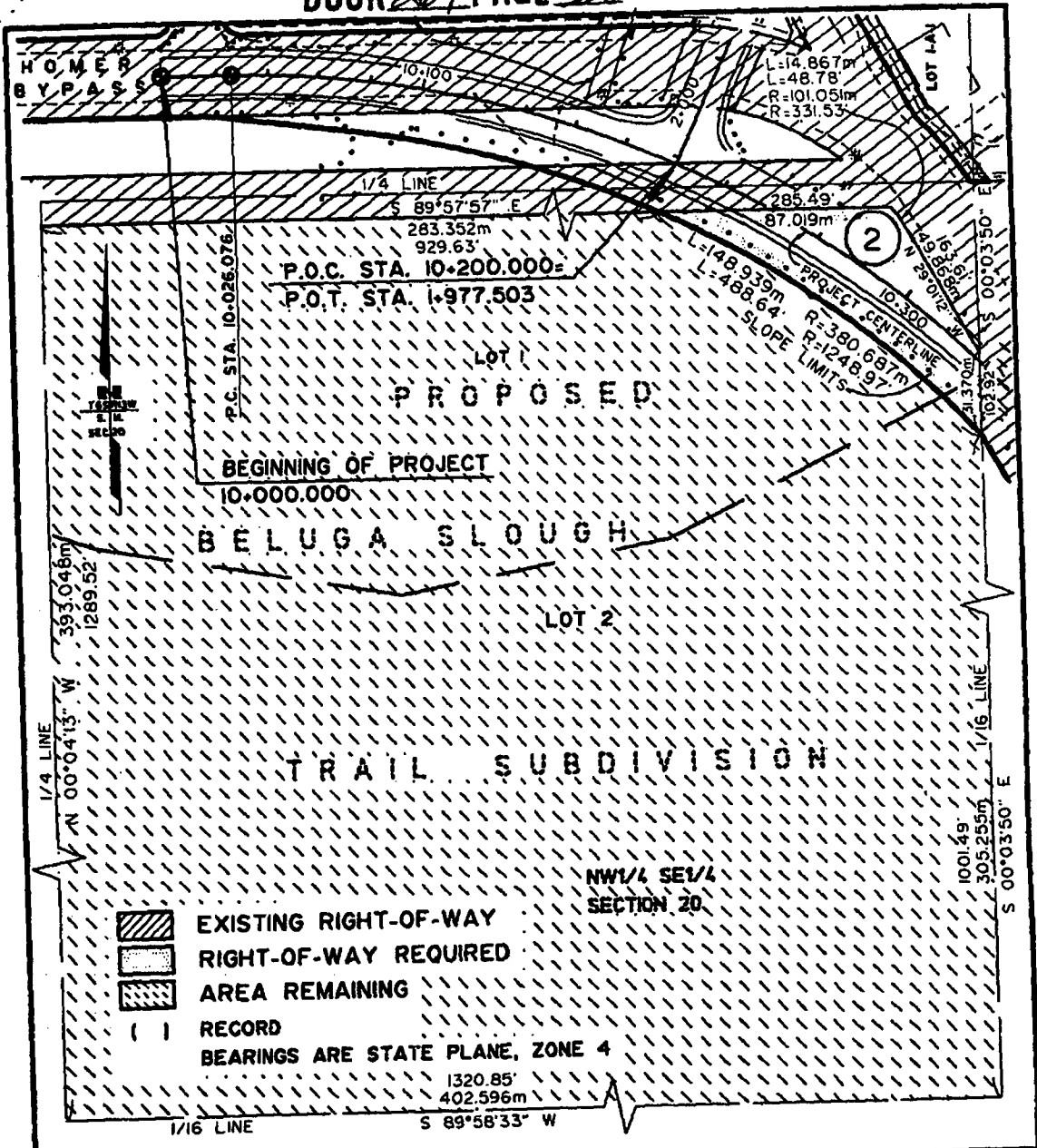
ON THIS 7th day of March, 1997, before me the undersigned, a Notary Public in and for the said State, personally appeared EUNICE PARENT, known to me to be the identical person who executed the foregoing instrument and she acknowledged to me that she signed the same as her free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

My Commission Expires:
6/29/99

Patricia A. Corbett
Notary Public





STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR HOMER-LAKE STREET REHABILITATION STP-000(173)	
OWNER'S INITIAL <u>W.D.</u>		GROSS TAKE <u>0.895 AC ± 0.3620 ha</u> NET TAKE <u>0.895 AC ± 0.3620 ha</u>	
ATTACHED TO <u>W.D.</u>	DRAWN BY <u>GE</u>	REMAIN <u>37.973 AC ± 15.3672 ha</u>	
PAGE 4 OF 4 DATED <u>3/7/97</u>	SCALE 1:2000	DATE <u>JAN. 1997</u>	PARCEL NO. <u>2</u>

BOOK 264 PAGE 329

ACKNOWLEDGMENT OF GRANTOR

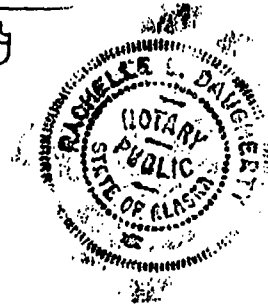
STATE OF ALASKA

THIRD JUDICIAL DISTRICT

ON THIS 6th day of March, 1997, before me the undersigned, a Notary Public in and for the said State, personally appeared GUY GEORGE, known to me to be the identical person who executed the foregoing instrument and he acknowledged to me that he signed the same as his free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year above written.

My Commission Expires: Sept. 30, 2000 *Rachelle L. Daugherty*
Notary Public



CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of MAY 1997

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: *[Signature]* 5/19/97
For the Commissioner

88

97-1656

RECORDED - FILE
Homer REC. DIST.
DATE 5/20 TO 97
TIME 11:20 A.M.
INDEXED BY AS/DOT
ADDRESS

HOMER RECORDING DISTRICT

EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GUY GEORGE, "Grantor", hereby grants to the City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, "Grantee", and to its heirs, successors and assigns, a perpetual easement for public use over, across, under and through the real property located in the Homer Recording District, Third Judicial District, Homer, Alaska, described as follows:

A strip of land twenty feet in width across the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 6 Sought, Range 13 West, Seward Meridian; said easement to be located on that portion of the land designated as "Lot 2" on the attached Exhibit A.

The purpose of the easement is to construct, use, regulate, operate, maintain, reconstruct, repair, and replace a public bicycle and pedestrian path, together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way.

After construction of the path, Grantee shall restore the surrounding premises to a condition substantially equal to or better than the condition existing prior to such construction.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 22 day of December, 1994.

GRANTOR:

Guy George
3326 Starlite Circle
Anchorage, AK 99517

GRANTEE:

City of Homer

Patti J. Whalin
Patti J. Whalin, City Manager
491 E. Pioneer Ave
Homer, AK 99603

STATE OF ALASKA

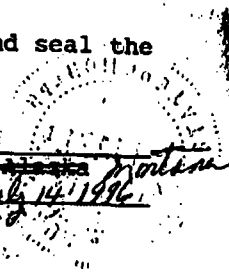
)
) ss.

THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 22 day of December, 1994, before me, the undersigned Notary Public, personally appeared Neil Bertz, the individual named in and who executed the above and foregoing document, and he or she acknowledged to me that he or she executed this Easement as his or her voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.

Betty Q. Murphy
Notary Public in and for Alaska
My Commission Expires: July 14, 1996



STATE OF ALASKA)

THIRD JUDICIAL DISTRICT)

ss.

THIS IS TO CERTIFY that on this 22 day of December, 1994, before me, the undersigned Notary Public, personally appeared Patti J. Whalin, know to me to be the City Manager of the City of Homer, a municipal corporation organized and existing under the laws of the State of Alaska, and she acknowledged to me that she executed this Easement on behalf of said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.

Betty Q. Murphy
Notary Public in and for Alaska
My Commission Expires: July 14, 1996

After recording return to:

Mary Calhoun
City Clerk
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 3rd day of January, 1995, before me, the undersigned Notary Public, personally appeared Patti J. Whalin, know to me to be the City Manager of the City of Homer, a municipal corporation organized and existing under the laws of the State of Alaska, and she acknowledged to me that she executed this Easement on behalf of said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.

Eileen Z Bechtel
Notary Public in and for Alaska
My Commission Expires May 9, 1996

After recording return to:

Mary Calhoun
City Clerk
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

HOMER BY-PASS 100 FT. R/W

S 89°57'26" E 1189.19'

UTILITY LINES

30.00'

1185.12'

100' R/W

R.V. DUMP STATION ROAD

20' WIDE UTILITY EASEMENT 60' R/W

N 0°03'42" W 362.85'

LOT 1

13.769 ACRES

S 65°50'12.00" E 646.84'

S 57°50'00" W 793.62'

CITY OF HOMER

N 0°03'42" W 1319.53'

1288.53'

S 0°03'19" E 1104.41'

LOT 2

25.099 ACRES

S 89°59'04" W 1320.04'

95-0229

Exhibit A HOMER REC 24 Ec DISTRICT REQUESTED BY City of Homer

'95 JAN 20 PM 3 17



STANDARD CONDITIONS

HOMER RECORDING DISTRICT

EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DONALD L. STRONG, "Grantor", hereby grants to the City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, "Grantee", and to its heirs, successors and assigns, a perpetual easement for public use over, across, under and through the real property located in the Homer Recording District, Third Judicial District, Homer, Alaska, described as follows:

A strip of land twenty feet in width across the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 6 Sought, Range 13 West, Seward Meridian; said easement to be located on that portion of the land designated as "Lot 2" on the attached Exhibit A.

The purpose of the easement is to construct, use, regulate, operate, maintain, reconstruct, repair, and replace a public bicycle and pedestrian path, together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way.

After construction of the path, Grantee shall restore the surrounding premises to a condition substantially equal to or better than the condition existing prior to such construction.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 20th day of December, 1994.

GRANTOR:

Donald L. Strong
1317 W. Northern Lights Blvd. Box 916
Anchorage, Ak 99503

GRANTEE:
City of Homer

Patti J. Whalen
Patti J. Whalen, City Manager
491 E. Pioneer Avenue
Homer, Ak 99603

STATE OF ALASKA

)
) ss.

THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of December, 1994, before me, the undersigned Notary Public, personally appeared Danica L. Stroble, the individual named in and who executed the above and foregoing document, and he or she acknowledged to me that he or she executed this Easement as his or her voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.



Walter H. Rehnke
Notary Public in and for Alaska
My Commission Expires: 5-15-96

STATE OF ALASKA)

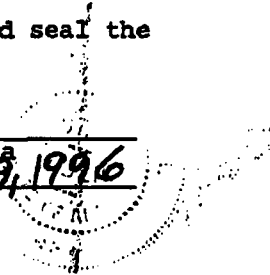
) ss.

THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 3rd day of January, 1995, before me, the undersigned Notary Public, personally appeared Patti J. Whalin, know to me to be the City Manager of the City of Homer, a municipal corporation organized and existing under the laws of the State of Alaska, and she acknowledged to me that she executed this Easement on behalf of said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.

Steven R. Bechtol
Notary Public in and for Alaska
My Commission Expires: May 9, 1996



After recording return to:

Mary Calhoun
City Clerk
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

BOOK 0240 PAGE 679

HOMER BY-PASS 100 FT. R/W

S 89°57'26" E 1189.19'

UTILITY LINES

R.V. DUMP STATION ROAD
20' WIDE UTILITY EASEMENT 60' R/W

N 0°03'42" W 363.85'

30.00'

1185.12'

100' R/W

LOT 1
13.769 ACRES

S 65°50'12" E 648.84'

S 57°50'00" W 793.62'

S 0°03'19" E 1104.41'

LAKELAND

CITY OF HOMER

N 0°03'42" W 1319.53'

1288.53'

LOT 2
25.099 ACRES

S 89°59'04" W 1320.04'

95-0230

Exhibit A

HOMER REC DISTRICT

REQUESTED BY City of Homer

'95 JAN 20 PM 3 18



SURVEYOR'S CERTIFICATE

HOMER RECORDING DISTRICT

EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EMILIE M. PARENT, "Grantor", hereby grants to the City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603, "Grantee", and to its heirs, successors and assigns, a perpetual easement for public use over, across, under and through the real property located in the Homer Recording District, Third Judicial District, Homer, Alaska, described as follows:

A strip of land twenty feet in width across the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 6 Sought, Range 13 West, Seward Meridian; said easement to be located on that portion of the land designated as "Lot 2" on the attached Exhibit A.

The purpose of the easement is to construct, use, regulate, operate, maintain, reconstruct, repair, and replace a public bicycle and pedestrian path, together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way.

After construction of the path, Grantee shall restore the surrounding premises to a condition substantially equal to or better than the condition existing prior to such construction.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 20th day of December, 1994.

GRANTOR:

Emilie M. Parent

1831 Toklat Street
Anchorage, Ak 99508

GRANTEE:
City of Homer

Patti J. Whalen

Patti J. Whalen, City Manager
491 E. Pioneer Avenue
Homer, Ak 99603

STATE OF ALASKA

)
) ss.

THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of DECEMBER, 1994, before me, the undersigned Notary Public, personally appeared EUNICE M. PARROT, the individual named in and who executed the above and foregoing document, and he or she acknowledged to me that he or she executed this Easement as his or her voluntary act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.



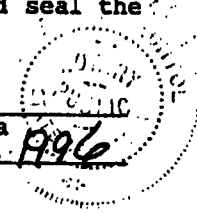
Walter H. Reisk
Notary Public in and for Alaska
My Commission Expires: 5-15-96

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 3rd day of JANUARY, 1995, before me, the undersigned Notary Public, personally appeared Patti J. Whalin, know to me to be the City Manager of the City of Homer, a municipal corporation organized and existing under the laws of the State of Alaska, and she acknowledged to me that she executed this Easement on behalf of said corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first hereinabove written.

Eileen P. Bechtol
Notary Public in and for Alaska
My Commission Expires: May 9, 1996



After recording return to:

Mary Calhoun
City Clerk
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

HOMER BY-PASS

BOOK 0240 PAGE 682

100 FT. R/W

S 89°57'26" E 1189.19'

UTILITY LINES

30.00'

1185.12'

R.V. DUMP STATION ROAD

20' WIDE UTILITY EASEMENT 60' R/W

N 0°03'42" W 383.85'

CITY OF HOMER

N 0°03'42" W 1319.53'
1288.53'

LOT 1

13.769 ACRES

S 65°50'12.00" E 648.84'

S 57°50'00" W 793.62'

LOT 2

25.099 ACRES

S 89°59'04" W 1320.04'

S 0°03'19" E 1104.41'

Exhibit A

950231

HOMER REC DISTRICT
REQUESTED BY City of Homer

'95 JAN 20 PM 3 18



CITY OF HOMER

18723A

BOOK 0275 PAGE 243

CONSERVATION EASEMENT

THIS Conservation Easement is made this 8th day of APRIL 1998, by THE TRUST FOR PUBLIC LAND, whose address is 506 Second Avenue, Suite 1510, Seattle, Washington 98104 ("Grantor") and the United States of America (the "United States") and the State of Alaska (the "State") (the United States and the State of Alaska may be referred to as "Grantee" under this easement) under the authority of 43 U.S.C. 1715 and the Agreement for Sale and Purchase of Land on the Kenai Peninsula dated February 13 1998, ("Agreement") between THE TRUST FOR PUBLIC LAND, the State of Alaska and the City of Homer.

WHEREAS, Grantor holds fee simple title to the property that is subject to this Conservation Easement ("Protected Property");

WHEREAS, the Protected Property is a natural area that provides significant habitat for migratory birds and other fish and wildlife or plant species that were injured as a result of the Exxon Valdez oil spill;

WHEREAS, the Exxon Valdez Oil Spill Trustee Council ("Trustee Council") has approved the use of joint settlement funds for acquisition by the City of Homer of the Protected Property, subject to certain third-party rights to be held by the Grantee in order to assure that the restoration objectives for use of the settlement funds are achieved;

WHEREAS, Grantor will convey fee title to the Protected Property to the City of Homer, and the City of Homer will continue to hold fee simple title to the Protected Property subject to the terms of the Conservation Easement;

WHEREAS, Grantor and Grantee intend to preserve and protect the Protected Property in perpetuity in order to restore, enhance, and rehabilitate natural resources injured by the Exxon Valdez oil spill and the services, including recreation, tourism and sport hunting and fishing, provided by those natural resources;

WHEREAS, Grantor desires to provide to the Grantee an independent right in perpetuity to enforce the restrictive covenants set forth herein;

NOW THEREFORE, pursuant to the laws of Alaska and in particular AS 34.17.010 - 34.17.060 and in accordance with the provisions of the Agreement, Grantor, for good and sufficient consideration received, does hereby grant and convey to Grantee, its successors and assigns, forever, with special warranties of title noted herein, subject to conditions, restrictions and limitations of record, a non-exclusive conservation easement in perpetuity over the Protected Property of the nature and character and to the extent hereinafter set forth (the "Easement"), as to the property described as follows:

CONSERVATION EASEMENT
K:\shared\legal\lease.BS
Page 1 of 6

STATE BUSINESS - NO CHARGE

The Northwest quarter of the Southeast quarter of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, save and EXCEPT that portion of land lying East of the Homer Spit Road in its present location, and further excepting that portion deeded to State of Alaska, Department of Highways in deed recorded in Book 75, Page 67, and further excepting therefrom that portion deeded to State of Alaska, Department of Transportation and Public Facilities in deed recorded in Book 264 at Page 326.

Together with all of the easements and appurtenances thereto, and improvements located thereon.

Subject to the following:

1. Reservations and exceptions as contained in U.S. Patent and/or in acts authorizing the issuance thereof.
2. Easement for public use in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 673 and Volume 240, Page 677.
3. Easement for a public bicycle and pedestrian path executed by Eunice M. Parent in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 680.
4. Easement for a public bicycle and pedestrian path executed by Donald L. Stroble in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 677.
5. Easement for a public bicycle and pedestrian path executed by Guy George in favor of the City of Homer recorded January 20, 1995 in Volume 240, Page 673.

The above-described easement is being acquired by the United States Department of the Interior for administration by the Bureau of Land Management, and by the State of Alaska for administration by the Division of Parks.

Subject to the prior rights of third parties as indicated in paragraphs 1 through 5 above, the Grantee shall be entitled to enforce on a non-exclusive basis the terms of the following restrictive covenants against the Grantor, its successors or assigns:

CONSERVATION EASEMENT
K:\shared\legal\hs\lease.BS
Page 2 of 6

(a) The following listed activities are prohibited on the Protected Property except as determined by the Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation, or its successors in administrative function ("Division of Parks") and by the United States of America, Department of the Interior, or its successors in administrative functions ("Interior"), to be necessary for conservation research or management of the subject lands (whether carried out by the Division of Parks, or an entity approved by the Division of Parks and Interior, or the Division of Parks' successors in law or interests), facilitation of appropriate public use of the Protected Property, conveyance of information to the public to protect public safety or natural resources, or furtherance of the restoration objectives of the Trustee Council, and only if the activity does not have a significant negative impact on the restoration objectives of the Trustee Council;

(i) constructing or placing buildings, fixed or improved camping accommodations or mobile homes, fences, billboards or signs;

(ii) changing the topography of the Protected Property in any manner except as is reasonably necessary for the actions permitted in paragraph (a) above;

(iii) removing, destroying or cutting trees or plants except for local subsistence uses or as is reasonably necessary for the actions permitted in paragraph (a) above;

(iv) using biocides except as necessary to control or remove non-indigenous fish, wildlife or plants;

(v) manipulating or altering natural water courses, shores, marshes or other water bodies or activities or uses detrimental to water purity on the Protected Property;

(b) The following listed activities by any person are prohibited:

(i) the introduction of fish, wildlife or plants which are not indigenous to the Kenai Peninsula including, but not limited to, the grazing of domestic animals or the introduction of reindeer; and

(ii) the dumping of garbage, trash or hazardous materials.

* * * *

Nothing herein shall be deemed to create in any third party the right to enforce these covenants.

Grantor agrees that these restrictive covenants shall run with the lands and shall be binding upon Grantor, its successors and assigns.

The Grantor hereby covenants to and with the Grantee and its assigns, that the Grantor is lawfully seized of the fee simple estate in the above granted real property, that the same is free and clear of encumbrances, except as noted herein, and that the Grantor will forever warrant and defend the title transferred herein against the lawful claims and demands of all persons.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF Grantor and Grantee have set their hands on the day and year first above written.

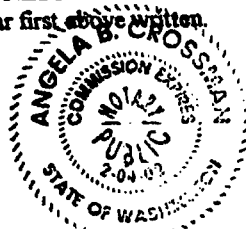
Grantor: THE TRUST FOR PUBLIC LAND

By: Thomas E. Trer
Its: REGIONAL COUNSEL

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on the 8th day of APRIL, 1998, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared THOMAS E. TRER, the REGIONAL COUNSEL of THE TRUST FOR PUBLIC LAND, to me known and known to be the person s/he represented her/himself to be, and the same identical person who executed the above and foregoing CONSERVATION EASEMENT freely and voluntarily for the use and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



ABC
Print Name: Angela B. Crossman
Notary Public in and for the State of Washington
My commission expires: 02/04/02

CONSERVATION EASEMENT
K:\shared\legal\hs\ease.BS
Page 4 of 6

ACCEPTANCE

Pursuant to AS 38.05.035(a)(12), the Grantee hereby accepts this Conservation Easement conveying to the State of Alaska and its assigns, those interests in lands described therein.

Dated this 10th day of April, 1998.

THE STATE OF ALASKA

[Signature]
Tia P. Connors

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 10th day of April, 1998, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Mandy K. Rutherford, known to me and to me known to be the Dep. Comm. / DNR, and she/he acknowledged to me that she/he signed as accepting the foregoing Conservation Easement conveying to the State of Alaska, those interests in lands described therein, and she/he executed the foregoing instrument freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first written above.

(SEAL)



[Signature]
Notary Public in and for the State of Alaska
My commission expires: 1-22-99

AFTER RECORDING RETURN TO:

Alex Swiderski
Assistant Attorney General
1031 W. 4th Avenue, Suite 200
Anchorage, AK. 99501

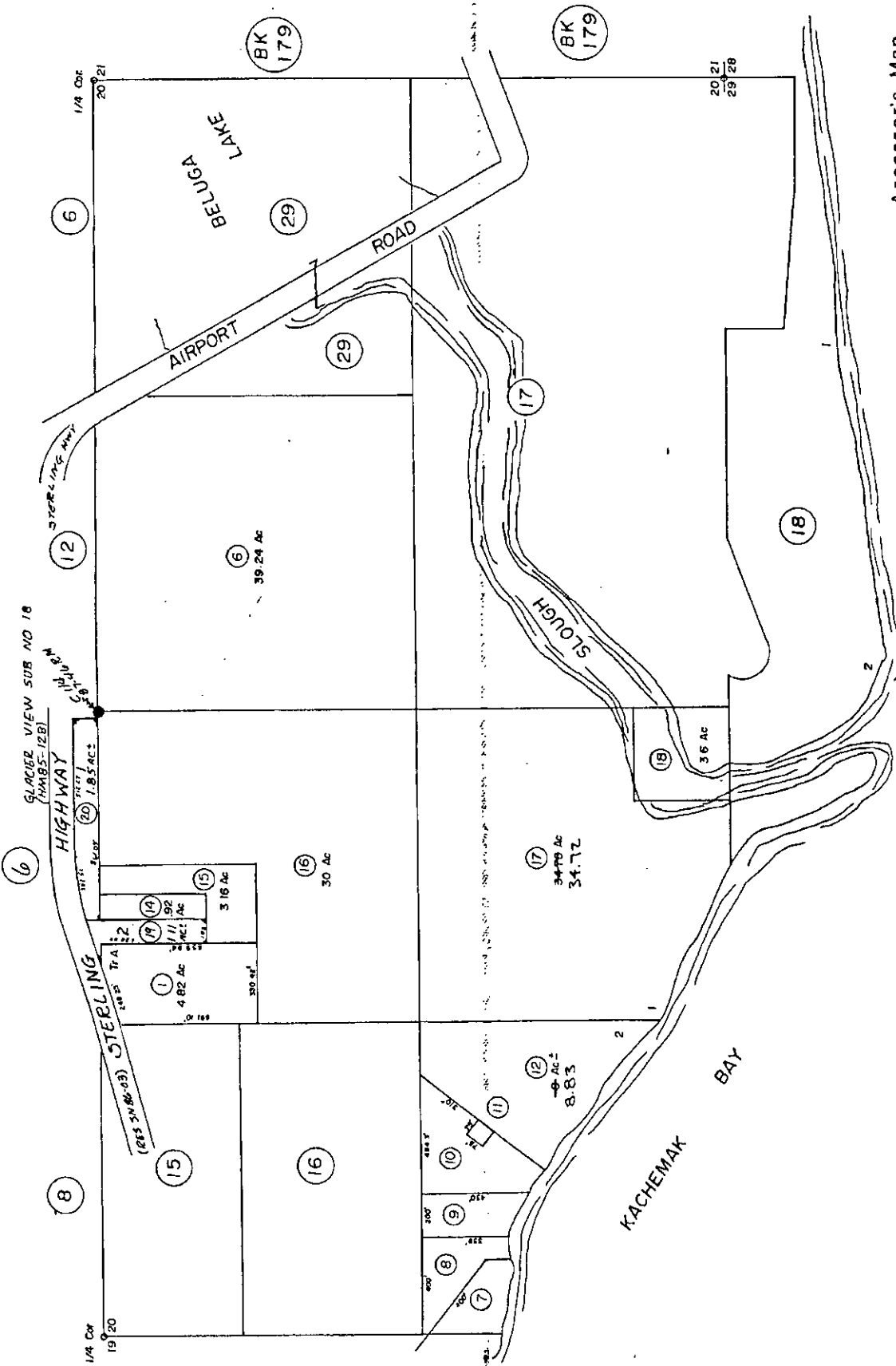
001381 *VC*
HOMER REG
DISTRICT
REQUESTED BY *KBT*

CONSERVATION EASEMENT
K:\shared\legal\thease.BS
Page 6 of 6

'98 APR 21 AM 9 12



S 1/2, SEC. 20 & SEC. 29, T6S, R13W, S B & M.



Assessor's Map
Kenai Peninsula Borough, Alaska

NOTE — Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears, that, pursuant to the Act of Congress of May 20, 1862, "To secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of William Allen Choate has been established and duly consummated, in conformity to law, for the following described Land:

Seward Meridian, Alaska.

T. 6 S., R. 15 W.,

sec. 20, NW $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 40 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said William Allen Choate the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said William Allen Choate, and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

And there is, also, reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat., 305).

CORD OF PATENTS: Patent Number 1128465

Excepting and reserving, also, to the United States all the coal in the lands so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922 (42 Stat., 415).

Excepting and reserving, also, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat., 755), all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the **TENTH** day of **MARCH** in the year of our Lord one thousand nine hundred and **FIFTY** and of the Independence of the United States the one hundred and **SEVENTY-FOURTH**.

For the Director, Bureau of Land Management.

Joe F. Homer

By
Chief, Patents Section.

Patent No. 1128465

Instrument 542
Anchorage 011384

THE UNITED STATES OF AMERICA,
To all to whom these presents shall come, Greeting:
Anchorage, Alaska Mar 16 1950

WHEREAS, a Certificate of the Land Office at Anchorage, Alaska, is now deposited in the Bureau of Land Management, whereby it appears, that, pursuant to the Act of Congress of May 20, 1862, "To secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of William Allen Choate has been established and duly consummated, in conformity to law, for the following described Land:
Seward Meridian, Alaska. T. 6 S., R. 13 W., sec. 20, NW $\frac{1}{4}$ SE $\frac{1}{4}$.

The area described contains 40 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management.

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said William Allen Choate the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said William Allen Choate, and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

And there is, also, reserved to the United States a right of way for the construction of railroads, telegraph and telephone lines in accordance with the Act of March 12, 1914 (38 Stat., 305).

Excepting and reserving, also, to the United States all the coal in the lands so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922 (42 Stat., 415).

Excepting and reserving, also, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat., 755), all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TENTH day of MARCH in the year of our Lord one thousand nine hundred and FIFTY and of the Independence of the United States the one hundred and SEVENTY-FOURTH.

For the Director, Bureau of Land Management.
By s/ Jas. F. Homer
Chief, Patents Section.

Patent No. 1138465

Filed: August 6, 1952
1:00 P. M.
No. 542

9/50 50

WARRANTY DEED

THIS INDENTURE, Made and entered into this 9th day of October, 1952,
by and between WILLIAM ALLEN CHOATE and VERA I CHOATE, husband and wife, of Homer,
Third Judicial Division, Territory of Alaska, the parties of the first part,
and ETHEL M. CALKINS, of Anchorage, Alaska, the party of the second part,
WITNESSETH:

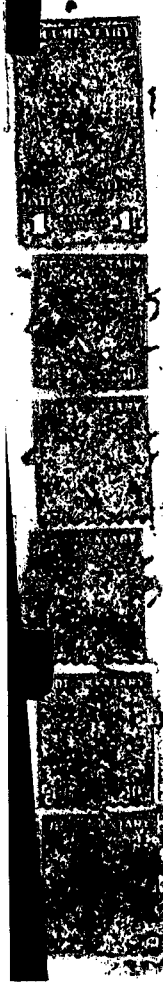
That the parties of the first part, for and in consideration of the
sum of Ten Dollars (\$10.00), lawful money of the United States of America, and
other good and valuable considerations, to them in hand paid by the party of the
second part, the receipt whereof is hereby acknowledged, have granted, bargain-
ed, sold, conveyed and confirmed, and by these presents ~~conveyed~~, bargain, sell,
convey and confirm unto the said party of the second part, and to his heirs, ex-
ecutors, administrators and assigns, the following described real estate, sita
ate with in the Homer Precinct, Territory of Alaska, to-wit:

The NW¹/₄SE¹/₄ of Section 20, Township 6 South, Range
13 West, Seward Meridian, Alaska, save and except
that portion of land lying East of the Homer
Spit Road in its present location, containing
approximately 1/4 acre.

TOGETHER WITH, all and singular, the tenements, hereditaments,
and appurtenances thereunto belonging or in anywise appertaining, and including
all buildings and improvements situated thereon.

TO HAVE AND TO HOLD the said premises, all and singular, together
with the appurtenances and privileges thereto incident, unto the said party
of the second part, her heirs, executors, administrators, and assigns, ~~PERMANENTLY~~
and the said parties of the first part covenant and agree with the said party
of the second part that they are the lawful owners of said premises, and that
they have the legal right to sell the same, and that there are no liens or
other encumbrances against the said property; and the parties of the first
part do by these presents warrant and will forever defend the said party of
the second part, her heirs, executors, administrators and assigns, in the quiet
and peaceable possession of said premises, against any and all persons ~~having or~~
claiming any right, title, interest or estate therein, by any lawful claim.

LAW OFFICES
VIG AND RENFREW
ANCHORAGE
TERRITORY OF ALASKA



IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year hereinabove first written.

WITNESSES:

Geo. W. Bishop William A. Choate (SEAL)
O. F. Heady Vera L. Choate (SEAL)

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) SS.

THIS IS TO CERTIFY THAT on this 7th day of October, 1952, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such, personally appeared WILLIAM ALLEN CHOATE and VERA CHOATE, known to me and to me known to be the individuals named in and who executed the foregoing instrument and they, each for himself and not one for the other acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year hereinabove first written.

Geo. W. Bishop (SEAL)
Notary Public for Alaska

My com. expires:

_____ U. S. COMMISSIONER

LAW OFFICES
DAVIS AND REID
ANCHORAGE
TERRITORY OF ALASKA

No. 2823
FILED FOR RECORDING
Sept 20, 1952 at 3:10 P.M.
Vol. 8 Page 50-51
Home Recording Precinct
Territory of Alaska
At the Request of Cliff Collins

HOMER
Serial No. 68-364

BOOK 49 PAGE 107
Homer Recording District

INDEXED

K1899

STATUTORY QUITCLAIM DEED

Grantor, JAMES L. CALKINS, of Homer, Alaska, for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, conveys and quitclaims to Grantees, DONALD L. STROBLE and KENNETH A. STROBLE, as tenants in common with fifty per cent (50%) undivided interest; and to Grantees, VERN PARENT and EUNICE PARENT, husband and wife, as tenants by the entirety with right of survivorship, with fifty per cent (50%) undivided interest, all interest which Grantor has, if any, in the following described real estate:

The NW1/4SE1/4 of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, save and except that portion of land lying East of the Homer Spit Road in its present location, containing approximately 1/4 acre,

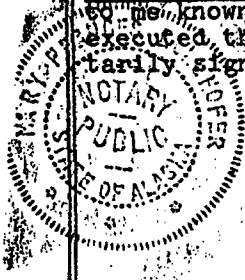
located in the Homer Recording District, Third Judicial District, State of Alaska.

DATED: 4-26-68

James L. Calkins
JAMES L. CALKINS Grantor

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 26th day of April, 1968, before me appeared James L. Calkins, known to me to be the person named in and who executed the foregoing instrument and acknowledged that he voluntarily signed and sealed the same.



Mary Frances Ballester
NOTARY PUBLIC FOR ALASKA
My commission expires: 7-7-71

RECORDED - FILED
<u>Homer</u> REC. DIST.
DATE <u>5-15 1968</u>
TIME <u>1:15 P.M.</u>
Requested by <u>A.S.C.</u>
Address <u>Box 655</u>
<u>Kenai, Ak. 99611</u>

BURR, BONEY & PEASE
LAW OFFICES
825 W. EIGHTH AVE.
ANCHORAGE, ALASKA
TELEPHONE 279-2411

*Return to ATC
Encl 5182A*

K1899

HOMER

Serial No.

68-365

STATUTORY WARRANTY DEED

BOOK 49 PAGE 108

Homer Recording District

Grantor, Ethel M. Calkins, of Homer, Alaska, for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, conveys and warrants, subject to easements and restrictions of record, patent reservations, and assessments, to Grantees, Donald L. Stroble and Kenneth A. Stroble, of Anchorage, Alaska, as tenants in common with fifty per cent (50%) undivided interest; and to Grantees, Vern Parent and Eunice Parent, of Anchorage, Alaska, husband and wife, as tenants by the entirety with right of survivorship, with fifty per cent (50%) undivided interest, the following described real estate:

The NW1/4SE1/4 of Section 20, Township 6 South, Range 13 West, Seward Meridian, Alaska, save and except that portion of land lying East of the Homer Spit Road in its present location, containing approximately 1/4 acre,

located in the Homer Recording District, Third Judicial District, State of Alaska.

DATED:

April 23, 1968

Ethel M. Calkins
ETHEL M. CALKINS Grantor

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 23rd day of April, 1968, before me appeared ETHEL M. CALKINS, to me known and known to me to be the person named in and who executed the foregoing instrument and acknowledged that she voluntarily signed and sealed the same.

Bendak D. Smith
NOTARY PUBLIC FOR ALASKA
My commission expires: 3/1/72



RECORDED - 68
Homer REC. DIST.
DATE 5-15 1968
TIME 11:30 P.M.
Requested by A.J.B. Co.
Address Box 655
Homer, Ak. 99611

BURR, BONEY & PEASE
LAW OFFICES
825 W. EIGHTH AVE.
ANCHORAGE, ALASKA
TELEPHONE 279-2411

Return to AR
Encow 5182 A

HOMER
Serial No. 68-851

BOOK 50 PAGE 392
Homer Recording District

INDEXED

STATUTORY QUITCLAIM DEED

Grantors, DONALD L. STROBLE, KENNETH A. STROBLE, VERN PARENT and EUNICE PARENT, all of Anchorage, Alaska, for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, convey and quitclaim to Grantee, GUY GEORGE, a one third (1/3) undivided interest which Grantors have in the following described real estate:

The NW 1/4 SE 1/4 of Section 20,
Township 6 South, Range 13 West,
Seward Meridian, Alaska, save and
except that portion of land lying
East of the Homer Spit Road in
its present location, containing
approximately 1/4 acre,

located in the Homer Recording District, Third Judicial District,
State of Alaska.

DATED: September 19, 1968

Donald L. Stroble
DONALD L. STROBLE

Kenneth A. Stroble
KENNETH A. STROBLE

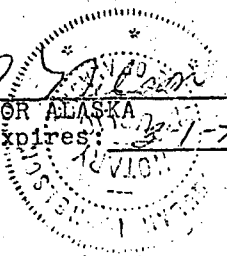
Vern Parent
VERN PARENT

Eunice Parent
EUNICE PARENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 19th day of
September, 1968, before me appeared DONALD L.
STROBLE, to me known and known to me to be the person named in
and who executed the foregoing instrument and acknowledged that
he voluntarily signed and sealed the same.

Bulah J. [Signature]
NOTARY PUBLIC FOR ALASKA
My commission expires: 3-1-70



STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 9th day of
September, 1968, before me appeared KENNETH A.

BURR, BONEY & PEASE
LAW OFFICES
825 W. EIGHTH AVE.
ANCHORAGE, ALASKA
TELEPHONE 279-2411

HOMER

Serial No. 68-851

BOOK 50 PAGE 393
Homer Recording District

INDEXED

STROBLE, to me known and known to me to be the person named in and who executed the foregoing instrument and acknowledged that he voluntarily signed and sealed the same.

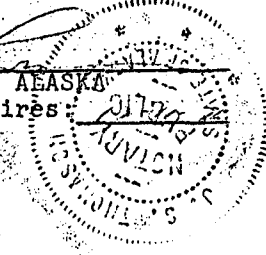
Bevlak
NOTARY PUBLIC FOR ALASKA
My commission expires: 2-1-79



STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6th day of September, 1968, before me appeared VERN PARENT, to me known and known to me to be the person named in and who executed the foregoing instrument and acknowledged that he voluntarily signed and sealed the same.

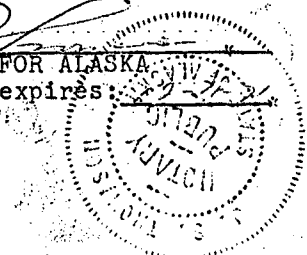
[Signature]
NOTARY PUBLIC FOR ALASKA
My commission expires: 10-1-79



STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 12th day of September, 1968, before me appeared EUNICE PARENT, to me known and known to me to be the person named in and who executed the foregoing instrument and acknowledged that she voluntarily signed and sealed the same.

[Signature]
NOTARY PUBLIC FOR ALASKA
My commission expires: 10-1-79



RECORDED - 68
Homer REC. DIST.
DATE 10-14 1968
TIME 11:15 A.M.
By Burr, Boney & Pease
Address 825 W. 8th
Anchorage, AK 99501

BURR, BONEY & PEASE
LAW OFFICES
825 W. EIGHTH AVE.
ANCHORAGE, ALASKA
TELEPHONE 279-2411

18723

STATUTORY WARRANTY DEED

RETURN TO:
grantee

THIS INDENTURE, made this 21 day of March, 1998, by and between DONALD L. STROBLE and KENNETH A. STROBLE, as to an undivided 1/3 interest; EUNICE PARENT, as to an undivided 1/3 interest; and GUY GEORGE, as to an undivided 1/3 interest, whose address is 3340 Arctic Blvd. #101, Anchorage, AK 99503, Grantors, and THE TRUST FOR PUBLIC LAND, whose address is 506 Second Avenue, #1510, Seattle, WA 98104, Grantee, WITNESSETH:

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to Grantee, and to Grantee's successors and assigns, the following described real property located near Homer, Alaska, to wit:

The Northwest quarter of the Southeast quarter of Section 20, Township 6 South, Range 13 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska, save and EXCEPT that portion of land lying East of the Homer Spit Road in its present location, and further excepting that portion deeded to State of Alaska, Department of Highways in deed recorded in Book 75, Page 67, and further excepting therefrom that portion deeded to State of Alaska, Department of Transportation and Public Facilities in deed recorded in Book 264 at Page 326;

SUBJECT TO all reservations, restrictions, encumbrances and easements of record or ascertainable by physical inspection, if any;

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same with the appurtenances, unto the said Grantee and to Grantee's successors and assigns, FOREVER.

DATED this 21 day of March, 1998.

Donald L. Stroble
DONALD L. STROBLE, IN HIS INDIVIDUAL
CAPACITY AND AS ATTORNEY-IN-FACT FOR
KENNETH A. STROBLE

Eunice Parent
EUNICE PARENT

Guy George
GUY GEORGE

C. MICHAEL HOUGH
Attorney at Law
3601 Ben Winters Lane, Suite 2
Homer, Alaska 99603
Tel: (907) 235-8184
Fax: (907) 235-4088
Fax: (907) 235-2420

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

On this 21st day of MARCH, 1998, before me, the undersigned Notary Public in and for said State, personally appeared DONALD L. STROBLE, known to me and to me known to be the individual described in and who executed the foregoing instrument in his individual capacity, and also known to me to be the individual whose name appears as Attorney-in-Fact for KENNETH A. STROBLE, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.



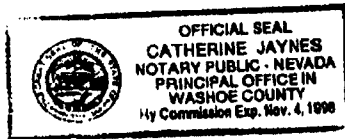
[Signature]
Notary Public for Alaska
My Commission Expires: _____

My Commission Expires
5-8-2001

STATE OF ALASKA NEVADA)
)ss.
THIRD JUDICIAL DISTRICT)
WASHOE COUNTY

THIS IS TO CERTIFY that on this 27 day of MARCH, 1998, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared EUNICE PARENT, known to me and to me known to be the individual described in and who executed the foregoing instrument, and she acknowledged to me that she signed and sealed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.

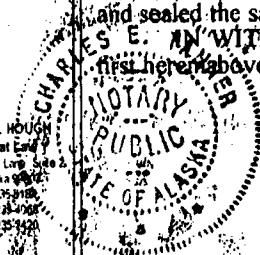


Catherine Jaynes
Notary Public for ~~Alaska~~ Nevada
My Commission Expires: 11-4-98

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 21st day of MARCH, 1998, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared GUY GEORGE, known to me and to me known to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein described.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.



[Signature]
Notary Public for Alaska
My Commission Expires: _____

My Commission Expires
5-8-2001

C. MICHAEL HOUGH
Attorney at Law
3601 Ben White Loop, Suite 2
Homer, Alaska 99603
Tel: (907) 235-9188
Fax: (907) 235-4700
Fax: (907) 235-4420

BOOK 0275 PAGE 242

001380 1800

HOMER REC
DISTRICT
REQUESTED BY HBT

'98 APR 21 AM 9 08

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-12

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 17.02.040 Initiation of the Special Assessment District to Update the Steps in the Special Assessment District Process.

Sponsor: City Clerk

1. City Council Regular Meeting February 24, 2020 Introduction
 - a. Memorandum 20-031 from City Clerk as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

City Clerk

3
4 **ORDINANCE 20-12**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING HOMER CITY CODE 17.02.040 INITIATION OF SPECIAL
8 ASSESSMENT DISTRICT TO UPDATE THE STEPS IN THE SPECIAL
9 ASSESSMENT PETITION APPLICATION PROCESS.

10
11 WHEREAS, Homer City Code Title 17 was amended via Ordinance 19-23(S-2)(A); and

12
13 WHEREAS, When working through development of the special assessment district
14 application, section 17.02.040 needs clarity in the series of steps required to initiate a petition.

15
16 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

17
18 Section 1: Homer City Code 17.02.040 Initiation of Special Assessment District is
19 amended as follows:

20
21 a. A special assessment district may be initiated by:

22
23 1. A resolution, initiated by a Council member, the City Manager, or through the
24 developer reimbursement application process set forth in this title and
25 approved by a vote of not less than three-fourths of Council; or

26
27 2. A petition signed by 50 percent of the total record owners who receive notice
28 from the City Clerk's office that they will be assessed a portion of the costs of a
29 single capital improvement.

30
31 ~~b. Special assessment petition applications are available from the Clerk's office. A~~
32 ~~benefited property owner proposing a special assessment district by petition must file~~
33 ~~with the Clerk a complete special assessment petition application no more than 60 days~~
34 ~~after the notice of assessment is issued to record owners. The Clerk shall approve all~~
35 ~~properly and timely submitted applications within 10 days of the date on which the~~
36 ~~application is filed. The Clerk shall notify the petition sponsor in writing that the~~
37 ~~petition has been approved, prepare the petition, and distribute it by certified mail to~~
38 ~~all record owners of property in the proposed district no more than 30 days after the~~
39 ~~petition application is approved.~~
40

41 **A benefitted property owner proposing a special assessment district by petition**
42 **must file a complete special assessment petition application with the City Clerk.**
43 **Special assessment petition applications are available at the City Clerk's Office.**
44 **Upon receipt of a completed application and Special Assessment district filing fee,**
45 **the City Clerk shall within 10 days:**

- 46 **1. Submit the application to the Public Works Director and Finance**
47 **Director for review, and**
- 48 **2. Notify the applicant in writing that the application is either sufficient or**
49 **insufficient and identify the insufficiencies.**

50
51 **Upon approval of an application the Clerk shall then prepare the petition and**
52 **distribute it by certified mail to all record owners of property in the proposed**
53 **district no more than 30 days after the petition application is approved. Petition**
54 **signatures of the record owners of real property in the district to be benefitted**
55 **must be received by the City Clerk within 60 days after the mailing of the petition.**
56

57 c. Upon adoption of a resolution initiating a special assessment district, or the filing of
58 a sufficient petition with the Clerk, the City Clerk shall:

- 59
60 1. Schedule a meeting of record owners of real property in the proposed district, notify
61 the record owners by mail of the date, time and location of the meeting, and include
62 a copy of the notice in the City's regular meeting advertisement;
- 63
64 2. Refer the proposed district to the Public Works Director, who shall prepare an
65 improvement plan for the proposed district, **to be provided at the neighborhood**
66 **meeting.** The proposed district improvement plan shall include:
 - 67
68 a. The boundaries of the proposed district;
 - 69 b. The design of the proposed improvement;
 - 70 c. A cost estimate for the improvement;
 - 71 d. The assessment allocation method used to calculate the amount owed by
 - 72 each record owner in the proposed district;
 - 73 e. The percentage of the improvement cost to be assessed against properties in
 - 74 the district;
 - 75 f. The time period over which assessments will be financed; and
 - 76 g. Preliminary assessment roll for the proposed district.

77
78 3. The Public Works Director shall use the equal area method in calculating the
79 assessment amount unless another method is specified in the improvement plan.
80

81 **Section 2: This ordinance is of a permanent and general character and shall be included**
82 **in the Homer City Code.**

83
84 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
85 2020.

86
87
88

89
90
91

CITY OF HOMER

92
93
94

KEN CASTNER, MAYOR

95 ATTEST:

96
97

MELISSA JACOBSEN, MMC, CITY CLERK

99

100 YES:

101 NO:

102 ABSTAIN:

103 ABSENT:

104

105 First Reading:

106 Public Hearing:

107 Second Reading:

108 Effective Date:

109

110 Reviewed and approved as to form.

111

Katie Koester, City Manager

113

114

115 Date: _____

116

117

118

119

120 **A benefitted property owner proposing a special assessment district by petition**

121 **must file a complete special assessment petition application with the City Clerk.**

122 **Special assessment petition applications are available at the City Clerk's Office.**

123 **Upon receipt of a completed application and Special Assessment district filing fee,**

124 **the City Clerk shall within 10 days:**

- 125 **3. Submit the application to the Public Works Director and Finance**
126 **Director for review, and**
127 **4. Notify the applicant in writing that the application is either sufficient or**
128 **insufficient and identify the insufficiencies.**

129
130 **Upon approval of an application the Clerk shall then prepare the petition and**
131 **distribute it by certified mail to all record owners of property in the proposed**
132 **district no more than 30 days after the petition application is approved. Petition**
133 **signatures of the record owners of real property in the district to be benefitted**
134 **must be received by the City Clerk within 60 days after the mailing of the petition.**

135
136



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum 20-031

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: FEBRUARY 19, 2020
SUBJECT: ORDINANCE 20-12

Homer City Code Title 17 was amended by Ordinance 19-23(S-2)(A), and the moratorium on initiating Special Assessment Districts (SAD) for water and sewer improvements was lifted by Resolution 20-012(A).

Homer City Code 17.02.040(b) identifies a SAD Petition Application process for residents who are interested in initiating a SAD in their neighborhood, so the City Clerk's office staff worked to develop a SAD Petition Application and in that process, found the verbiage of that code section to be difficult to follow.

The steps in the process appear to be out of order and it makes reference to the City Clerk having 10 days to approve an application, but provides no direction for approval/disapproval criteria.

Ordinance 20-12 is an attempt to establish code language that more clearly addresses the SAD initiation process by a property owner petition, and more clearly follows the steps in the Fictitious Cosmic Hamlet Subdivision Special Assessment District Run-through with "Joe Homer", that Council worked through during the Title 14 and 17 re-write.

Attachments:

Excerpt from Memo 19-058 re: changes to Initiation of District

Fictitious Cosmic Hamlet Subdivision Special Assessment District Run-through with "Joe Homer"

<p>HCC Chapter 17.02 "Special Assessment Districts" HCC 17.04.040 "Initiation of district."</p>	<p>PHCC 17.02.040 "Initiation of district" revised to permit a special assessment district to be requested by a developer through a written request form to Council for resolution. This permits a developer to trigger the assessment district process but ensures that all assessments and the obligations that accompany them follow the same notice and hearing procedures. The petition process was not substantially changed but the language was simplified and the contents of the petition required by the Clerk were removed. The Clerk's petition forms will include that information as a matter of course and under State law. Referral of all proposed districts now go to the Public Works Director rather than the City Manager in order to reflect longstanding practice.</p>
<p>HCC 9.08 "Enforcement of Local Improvement District Assessments" repealed</p>	<p>HPCC 17.03 "Enforcement of Public Assessments" incorporates the essential and current provisions from HCC 9.08. PHCC 17.03.010 declares that assessments create a lien and requires that foreclosure of an assessment lien be done in accordance with the procedures required under Alaska Statute for property taxes, as required by State law. PHCC 17.03.020 acknowledges that a lien under Title 17 has priority.</p>

<p>HCC 17.02.050 "Creation of district."</p>	<p>Moved to PHCC 17.02.050 "Creation of a special assessment district." No substantial changes, just clarification of language.</p>
<p>HCC 17.04.060 "Approval of increased costs."</p>	<p>Moved to PHCC 17.02.060 without substantial changes to the requirements but significant changes to clarify the language.</p>
<p>HCC 17.04.070 "Assessment roll."</p>	<p>Moved to PHCC 17.02.070 and language simplified.</p>
<p>HCC 17.04.100 "Subdivision after levy of assessments."</p>	<p>Moved to PHCC 17.02.100 and limited to property that is assessed by a method other than the benefited area method. The connection fee is identified as the amount of the original assessment adjusted by the increase in the number of parcels but does not require an adjustment for CPI. It removes the allocation of assessment amounts among property owners because of the difficulty of administering this provision and limits the duty to pay a subdivided property connection fee to lot subdivisions that occur before the original assessment has been paid in full.</p>
<p>HCC 17.04.170 "Water and sewer connection required."</p>	<p>Moved to PHCC 17.02.170. The time for connection for water and sewer assessments was extended from one to three years.</p>



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue

Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Fictitious Cosmic Hamlet Subdivision Special Assessment District Run-through with “Joe Homer”

1. Joe Homer, property owner of Lot 22 in the Cosmic Hamlet Subdivision, goes to the City Clerk and submits the \$100 fee to initiate a special assessment district (SAD).
2. City Clerk circulates notice to property owners via certified mail.
3. Twelve property owners (or 50%) sign the petition to proceed.
4. Equal Area Method Resolution: City Council approves a resolution acknowledging there are enough signatures to initiate a SAD.
5. A neighborhood meeting is scheduled for all the property owners in the Cosmic Hamlet Subdivision.
6. The Public Works Director prepares an improvement plan with the following:
 - Boundaries
 - Design
 - Cost estimate (25% City, 75% Cosmic Hamlet)
 - Preliminary Assessment Roll (23 properties)
 - Methodology (“equal area unless directed by Council otherwise”)
 - Financing period (generally 20 years)
7. In preparation for the public hearing with City Council regarding the improvement plan, the City Clerk publishes notice in the newspaper twice and sends certified mail to every property owner in the Cosmic Hamlet Subdivision.
8. Property owners have until the day before the public hearing to object.
 - Property owners 1-12 object in writing.
 - District cannot proceed as proposed because owners who would bear 50% or more of the cost objected.
9. Benefitted Area Method Resolution: Council introduces a new resolution revising the improvement plan to reduce the assessed cost of the improvement borne by objecting property owners to less than 50% of the cost of the improvement by switching the methodology of assessment to benefitted area.
10. Council holds a public hearing on Benefitted Area resolution.
 - Process starts back at Step 7 unless property owners waive protest period and public hearing in writing.
11. Benefitted Area resolution passes. Even though the same 12 parcels object, they no longer would bear 50% or more of the cost of the improvement because Lots 16-23 are larger and pay more under benefitted area methodology.
12. City Council passes resolution authorizing City Manager to apply for a loan with ACWDF.
13. Council passes resolution awarding bid for construction of water line.
14. Council passes ordinance authorizing expenditure and accepting loan.
15. Construction occurs.
16. After completion of improvement, City Council holds a public hearing on a resolution confirming assessment and assessment roll. All property owners will be noticed with certified mail 15 days before the public hearing and shall have the opportunity to revise objections at the hearing.
17. Council passes the resolution confirming assessment and assessment roll that includes payment, penalty, and interest.
18. Thirty days after resolution passes, Finance mails a statement to each property owner and publishes the statement in the newspaper.
19. Cosmic Hamlet property owners make annual payments to the City and a lien is placed on their property until they have paid off their obligation.

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-13

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.72.010 Homer Planning Commission Established; 2.64 Port and Harbor Advisory Commission Section 2.64.010 Commission – Creation and Membership; and Chapter 2.67 Economic Development Advisory Commission Section 2.76.010 Commission – Creation and Membership to Remove the Mayor and City Manager or Designee as Consulting Members of the Commissions.

Sponsor: Aderhold.

1. City Council Regular Meeting February 24, 2020 Introduction

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Aderhold

3
4 **ORDINANCE 20-13**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE 2.72.010 HOMER PLANNING
8 COMMISSION ESTABLISHED; CHAPTER 2.64 PORT AND HARBOR
9 ADVISORY COMMISSION SECTION 2.64.010 COMMISSION –
10 CREATION AND MEMBERSHIP; AND CHAPTER 2.76 ECONOMIC
11 DEVELOPMENT ADVISORY COMMISSION SECTION 2.76.010
12 COMMISSION – CREATION AND MEMBERSHIP TO REMOVE THE
13 MAYOR, CITY MANAGER OR DESIGNEE AS CONSULTING MEMBERS
14 OF THE COMMISSION.

15
16 WHEREAS, The Homer Planning Commission, Port and Harbor Advisory Commission,
17 Parks, Art, Recreation and Culture Advisory Commission, Economic Development Advisory
18 Commission, and Library Advisory Board often receive guidance or requests for
19 recommendations from the Homer City Council on topics within each Commission’s and
20 Board’s purview; and

21
22 WHEREAS, Direction to the Homer Planning Commission, Port and Harbor Advisory
23 Commission, Parks, Art Recreation and Culture Advisory Commission, Economic Development
24 Advisory Commission, and the Library Advisory Board needs to come from the body rather than
25 individual council members or the mayor; and

26
27 WHEREAS, The Commissions and Board may at any time seek guidance or clarification
28 from a member of the Homer City Council or the Mayor on direction requested from the elected
29 body; and

30
31 WHEREAS, Reference to the Mayor and City Manager or their designee as a consulting
32 member is inconsistently used in Homer City Code in relation to the Commissions and Board;
33 and

34
35 WHEREAS, The term “consulting member” currently used in city code is undefined,
36 ambiguous, and confusing and is best removed from code to reflect actual practice of the
37 commission and the elected body.

38
39 NOW THEREFORE, THE CITY OF HOMER ORDAINS:

40
41 Section 1. Homer City Code 2.72.010 Homer Planning Commission Established is
42 amended as follows:

43
44 a. In order to maximize local involvement in planning, and in the implementation and
45 modification of the Homer zoning ordinance, the Homer Planning Commission is
46 established. Planning Commission jurisdiction is limited to the area within the City
47 boundaries.

48
49 b. The Homer Planning Commission shall have seven members. No more than one of its
50 members may be from outside the City limits. Members shall be appointed by the Mayor
51 subject to confirmation by the City Council.

52
53 c. A Chairman and Vice-Chairman of the Commission shall be selected annually and
54 shall be appointed from and by the appointive members.

55
56 ~~d. In addition to the seven Commission members appointed by the Mayor, the Mayor,~~
57 ~~City Manager or the City Manager's designee shall serve as consulting members of the~~
58 ~~Commission when the Commission is sitting in its advisory only capacity. Consulting~~
59 ~~members of the Commission shall have no vote.~~

60
61 Section 2. Homer City Code Chapter 2.64 Port and Harbor Advisory Commission Section
62 2.64.010 Commission-Creation and membership is amended as follows:

63
64 a. There is created the City of Homer Port and Harbor Advisory Commission, referred
65 to in this chapter as the Commission. Such Commission will be made up of seven
66 members, who shall be nominated by the Mayor and confirmed by the City Council.
67 Not more than two member(s) may be from outside the City limits.

68
69 b. A Chairman and Vice-Chairman of the Commission shall be selected annually and
70 shall be appointed from and by the appointive members.

71
72 ~~c. The Mayor, the City Manager, the Port Manager and the Harbormaster shall serve as~~
73 ~~consulting members of the Commission in addition to the seven appointive members,~~
74 ~~and may attend all meetings as consultants, but shall have no vote.~~

75
76 Section 3. Homer City Code Chapter 2.76 Economic Development Advisory Commission
77 Section 2.76.010 Commission-Creation and membership is amended as follows:

78
79 a. There is created the City of Homer Economic Development Advisory Commission,
80 referred to in this chapter as the Commission. Such Commission will be made up of
81 seven members, who shall be nominated by the Mayor and confirmed by the City
82 Council. A minimum of five Commissioners shall reside within the corporate limits of
83 the City of Homer and shall be registered voters in the Kenai Peninsula Borough or the
84 City of Homer.

85
86 b. A Chairman and Vice-Chairman of the Commission shall be selected annually and
87 shall be appointed from and by the appointive members.
88

89 c. ~~The Mayor, the City Manager, one Council member, a~~ **A** representative of the Homer
90 Marine Trades Association, and the Director of the Homer Chamber of Commerce shall
91 serve as ~~consulting~~ **ex-officio** members of the Commission in addition to the seven
92 appointive members, and may attend and participate in all meetings ~~as consultants,~~
93 but shall have no vote.
94

95 Section 4. This ordinance is of a permanent and general character and shall be included
96 in the Homer City Code.
97

98 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of _____,
99 2020.

100
101 CITY OF HOMER

102
103 _____
104 KEN CASTNER, MAYOR
105

106 ATTEST:

107 _____
108
109 MELISSA JACOBSEN, MMC, CITY CLERK
110

111 YES:

112 NO:

113 ABSTAIN:

114 ABSENT:

115
116 First Reading:

117 Public Hearing:

118 Second Reading:

119 Effective Date:

120
121 Reviewed and approved as to form.
122

123 _____
124 Katie Koester, City Manager

123 _____
124 Michael Gatti, City Attorney

125
126 Date: _____

125
126 Date: _____

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

City Manager

3
4 **RESOLUTION 20-019**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
7 CITY OF HOMER 2020 LAND ALLOCATION PLAN.
8

9 WHEREAS, Chapter 18.08.020(c) requires the City to adopt a land allocation plan; and
10

11 WHEREAS, The Port and Harbor and Economic Development Advisory Commissions
12 reviewed the draft Land Allocation Plan and provided their recommendations as outlined in a
13 Memorandum dated January 6, 2020 by the Deputy City Planner; and
14

15 WHEREAS, The City Council discussed the Land Allocation Plan during a work session
16 on January 13, 2020; and
17

18 WHEREAS, at their January 22, 2020 meeting, the Port and Harbor Advisory Commission
19 recommended the building on Lot 48 Homer Spit Subdivision Amended be available for long
20 term lease; and
21

22 WHEREAS Ordinance 20-06 Appropriated fund for the Large Vessel Port Expansion
23 Study, and if the project moves forward Lot 11 is shown as future parking and therefore should
24 not be available for long term lease;
25

26 WHEREAS Resolution 20-006 authorized the City Manager to execute the appropriate
27 documents to accept a land transfer from the Nature Conservancy for a parcel on the Homer
28 Spit; and
29

30 WHEREAS, Resolution 19-014 directed the administration to issue a Request for
31 Proposal (RFP) to Manage, Lease, and Renovate the Homer Education and Recreation Complex
32 (HERC 1), but no proposals were submitted; and
33

34 Whereas, The City council has voted twice to not sell the old library lot (failed
35 ordinances 19-25 and 19-59); and
36

37 Whereas, two parcels of land were donated to the City through the subdivision process
38 with the intention that they be held as park lands with minimal development.
39

40 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the City of Homer
41 2020 Land Allocation Plan is hereby amended as follows:
42

- 43 1. Designate the two story building on lot 48, Homer Spit Subdivision Amended as
44 available for lease, withholding the portion of the main floor used for water system
45 infrastructure.
- 46 2. Remove lot 11 Homer Spit No 5, from lands available for long term lease at minimum
47 for the next three years, until pending work with ACOE on the Large Vessel Moorage
48 Facility is completed. Designate as a Port Facility.
- 49 3. Designate the parcel donated by the Nature Conservancy (Resolution 20-006) as a
50 Conservation Land.
- 51 4. Remove HERC from lands available for lease, and designate it as a Section D City
52 Facilities and Other Lands.
- 53 5. Remove the Sell designation for the old library lot, and designate as Section D property,
54 City Facilities and other city lands.
- 55 6. Designate Tracts C and D, Barnett's South Slope Subdivision Quiet Creek Part Unit 2 as
56 Parks.

57

58 BE IT FURTHER RESOLVED by the Homer City Council that the City of Homer 2020 Land
59 Allocation Plan is hereby approved as amended.

60

61 PASSED AND ADOPTED by the Homer City Council this 24th day of February, 2020.

62

63

CITY OF HOMER

64

65

66

67

KEN CASTNER, MAYOR

68 ATTEST:

69

70

71

72 MELISSA JACOBSEN, MMC, CITY CLERK

73

74 Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

MEMORANDUM 20-032

TO: Mayor Castner and Homer City Council
THROUGH: Katie Koester, City Manager
FROM: Julie Engebretsen, Deputy City Planner
DATE: February 19, 2020
SUBJECT: 2020 Land Allocation Plan

Requested Action: Approve the 2020 Land Allocation Plan

There are six designations in the resolution. Some of them were discussed at the work session on January 13, but some are a reflection of more recent changes. Updates are provided below. Council can amend the resolution as needed.

Lease property changes

Lot 31

Planning and Port and Harbor staff toured the mostly vacant two story blue building on lot 31, and determined it could be leased to a tenant. The lower part of the building has water infrastructure equipment (big water pump), but the upstairs offices and side building are in reasonable shape and could be used for a long term lease. The Port and Harbor Commission supported this concept at their January 22, 2020 meeting.

Lot 11

At the work session, Council asked if sufficient land use planning had been done to support the future Large Vessel Moorage Facility. Staff reviewed the conceptual diagram of the harbor and the lands available for lease, and determined that Lot 11 should not be available for a long term lease at this time. The Council recently approved Ordinance 20-06, appropriating \$750,000 to conduct a General Investigation Study with ACOE for the project. Results are not expected for approximately three years. If the harbor expansion is found to be a viable project, and the City expects it will be, then Lot 11 will be needed for future parking and support area. Its not in the City's interest to entertain a long term lease at this time for the property.

HERC Building

The 2019 Land Allocation Plan Resolution designated the HERC 1 building as available for lease. Administration issued an RFP to lease the structure, but no proposals were received. Council has since authorized a demolition study for the building. Due to the lack of proposals received, and the ongoing work to possibly demolish the structure and potentially re-use the site, this building should

be removed from lands available for long term lease. The resolution in front of Council designates the whole site as Section D City Facilities and Other Lands.

Library lot

This property has been for sale for several years, with little interest from buyers. Although there was interest in buying the lot in 2019, Council failed two separate ordinances that would have authorized the sale. Since the actions of City Council have been to not sell the land, the Land Allocation Plan Resolution designates this parcel as Section D, City Facilities and other lands. In the future, Council can further refine how this land will be used but until then, the land would not be available for purchase.

Quiet Creek Park Subdivision Parkland Donations

Parks, Art Recreation and Culture will submit a park plan for adoption by resolution for the two parks donated to the City within the Quiet Creek Park Subdivision. A draft plan was provided to Council prior to the property being deeded to the City. The final plan will likely come to Council in March. These two parcels are recommended for designation as Parks in the Land Allocation Plan.

2020 Land Allocation Plan City of Homer

Adopted by Resolution 20-019



Homer's long awaited Police Station takes form. 2019

Table of Contents

Sections

- 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

To Add: Statement of Land Allocation plan Purpose, sections, code references, process

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.

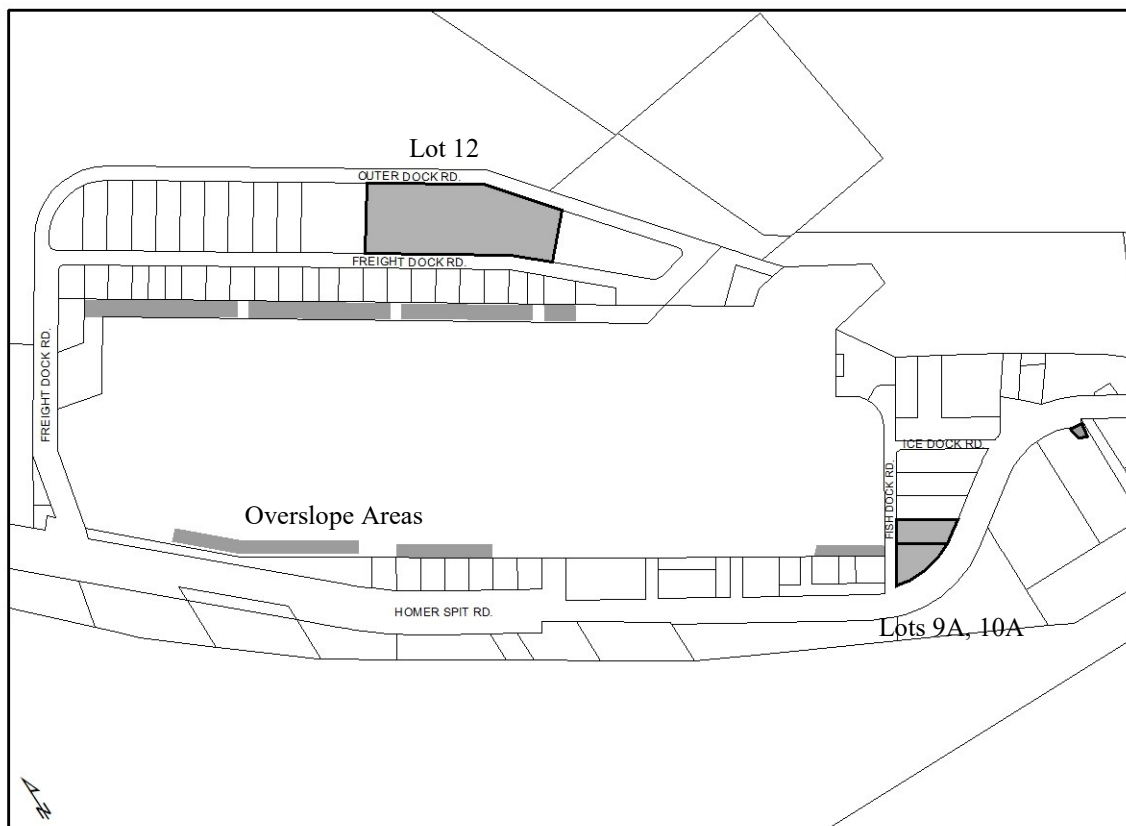
Section A

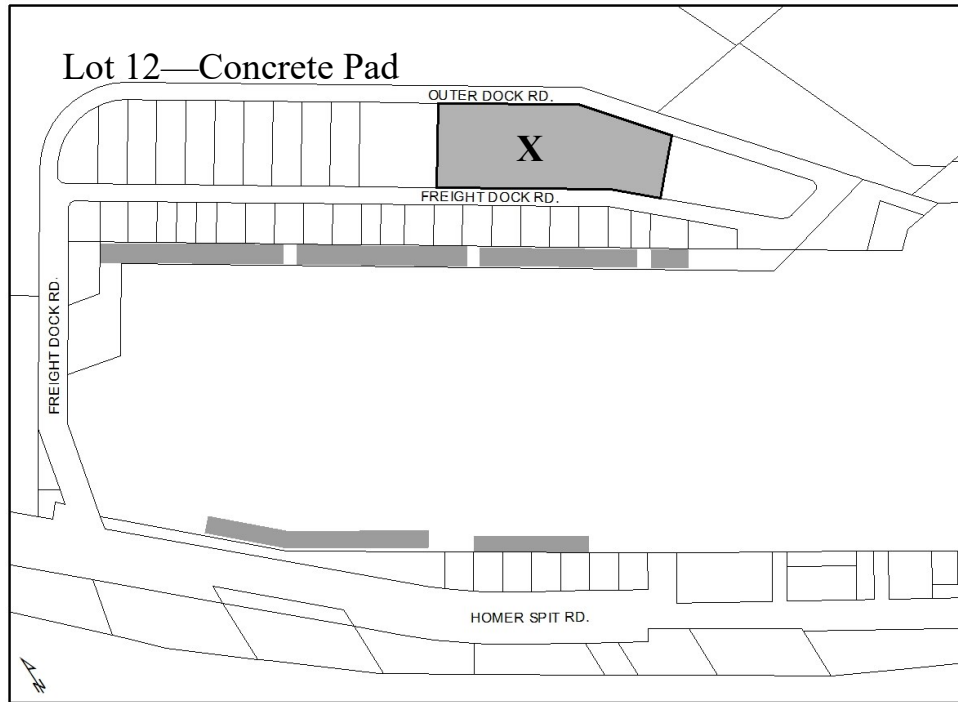
Lands available for lease

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 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

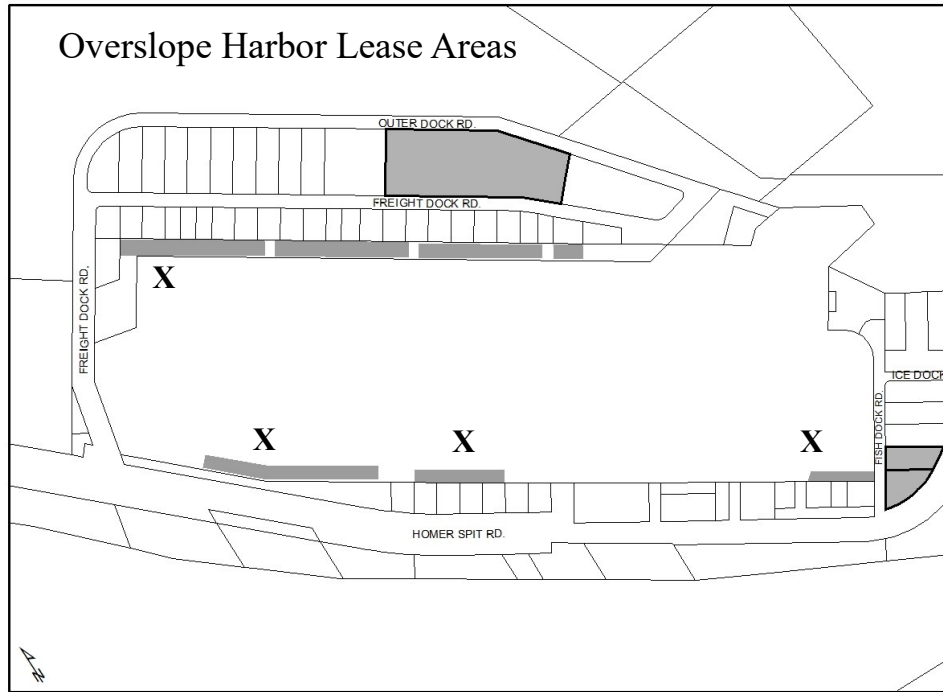
Zoning: Marine Industrial

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, per annum. Lease rates vary; contact the Harbor Office at 907-235-3160.



Designated Use: Lease
Resolution 17-33

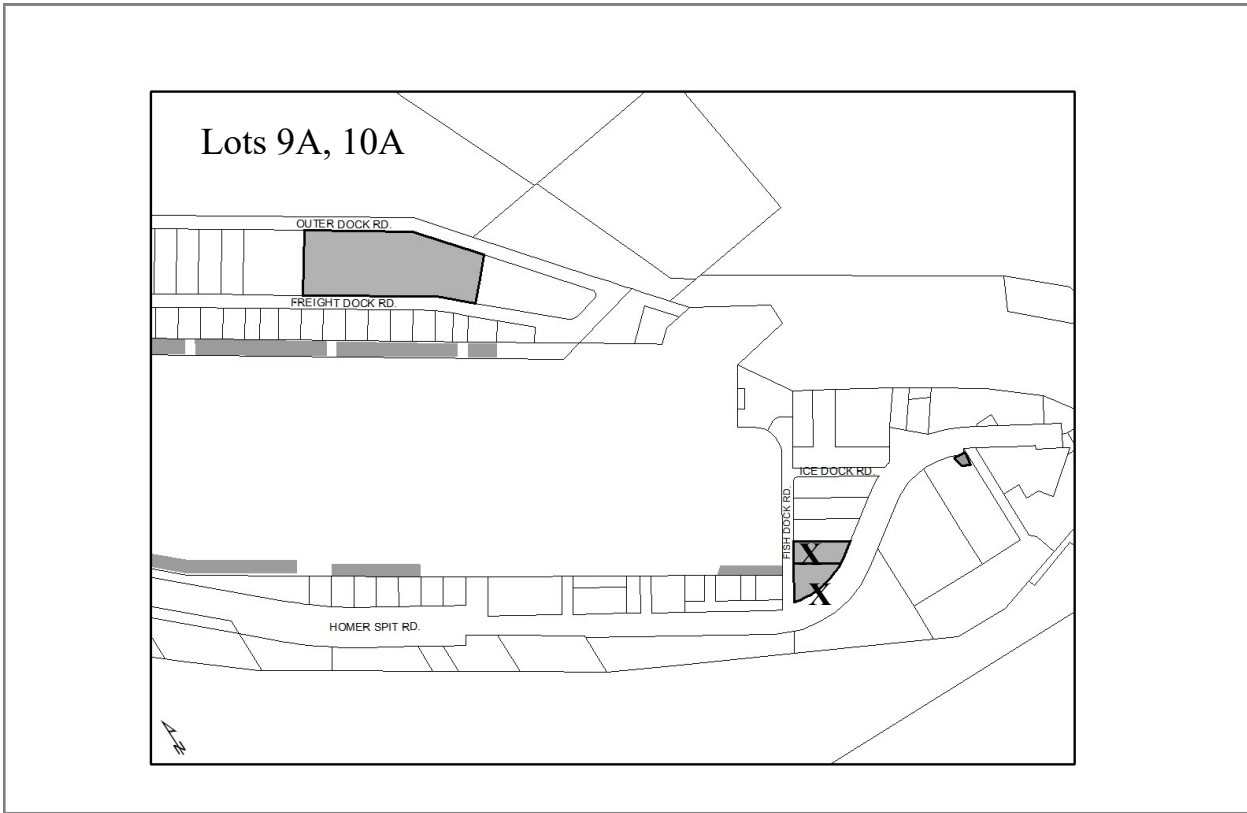
Area:	Parcel Number:
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Legal Description:

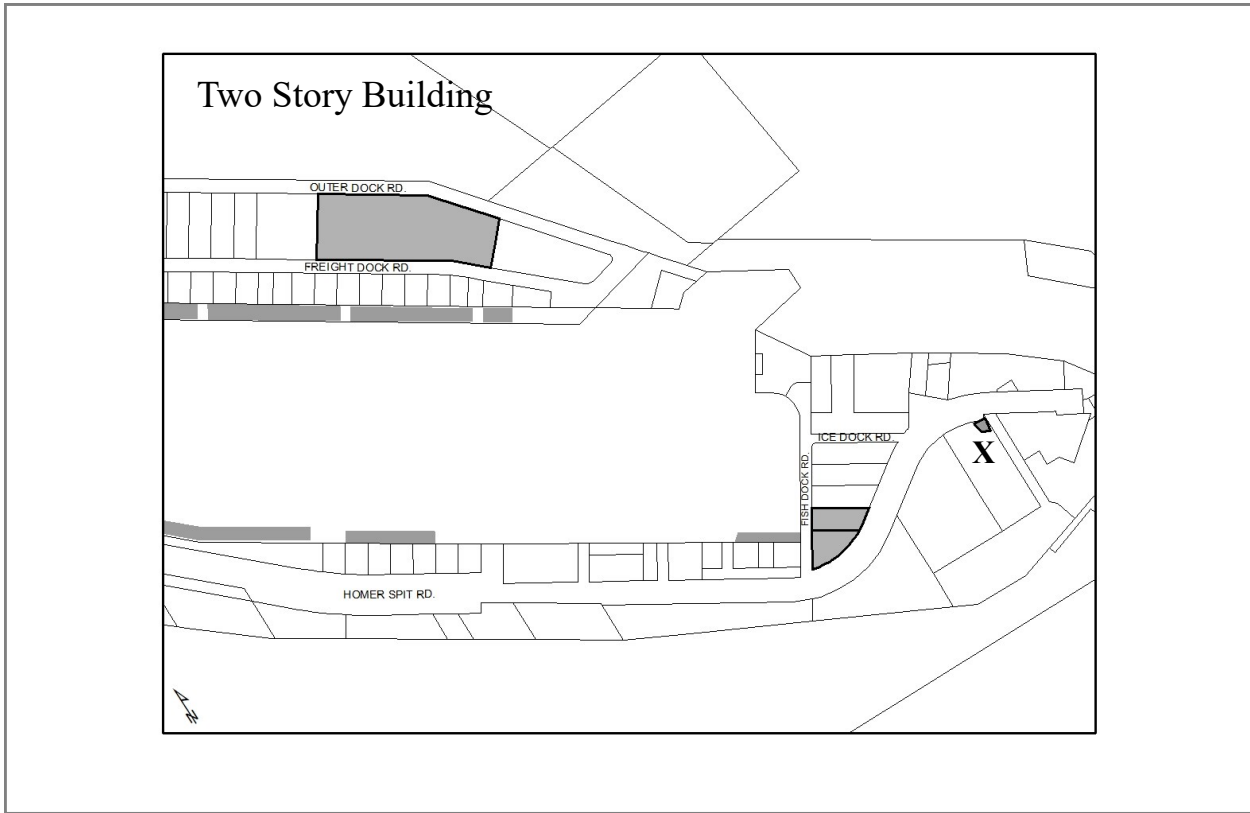
Zoning: Marine Commercial and Small Boat Harbor Overlay	
--	--

Infrastructure:	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.



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:
<p>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.</p>	
Finance Dept. Code:	



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, natural gas, paved road access	Address: 4667 Homer Spit Road
<p>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.</p> <p>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.</p>	

Finance Dept. Code:

Homer Airport Terminal



Designated Use: Airport
Acquisition History:

Available for lease

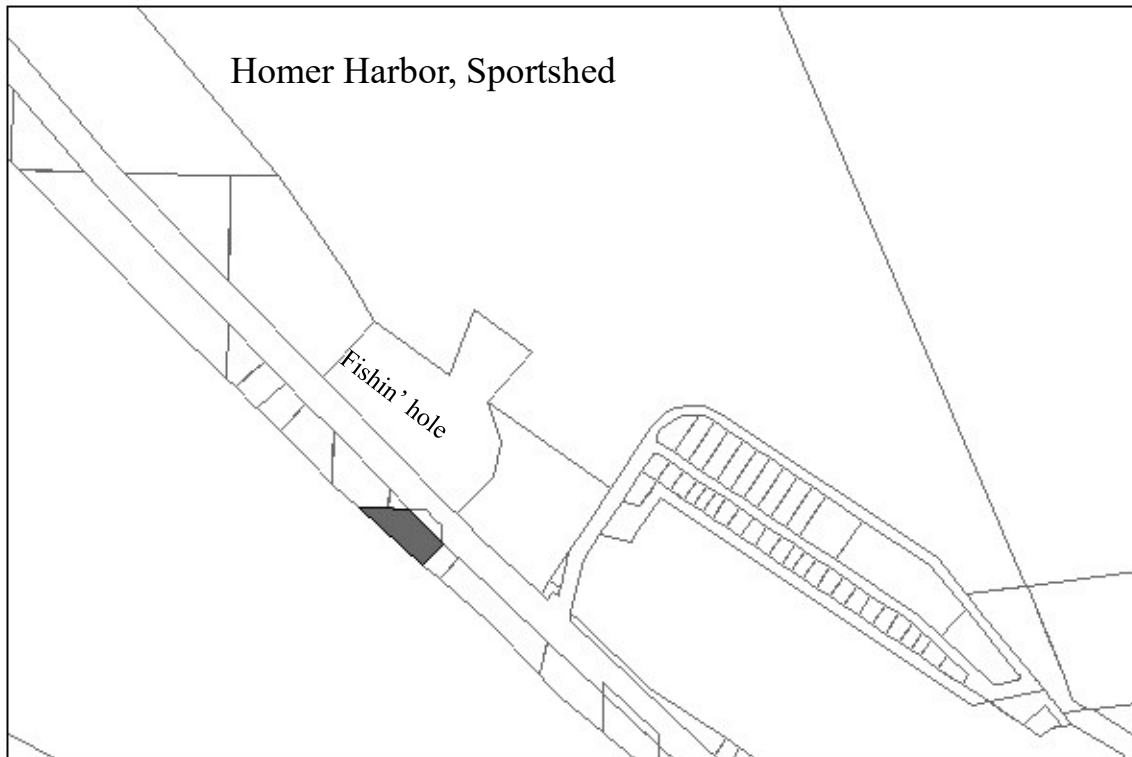
- Concession area across from baggage claim, 110 square feet, \$2/psf plus concession fees plus taxes.
- Ticket Counter, office and baggage enplanement area, 700 sq ft for \$2,600 per month plus taxes.
- One cargo area at the west end of the airport, 768 sq ft \$2,850 per month plus taxes.

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

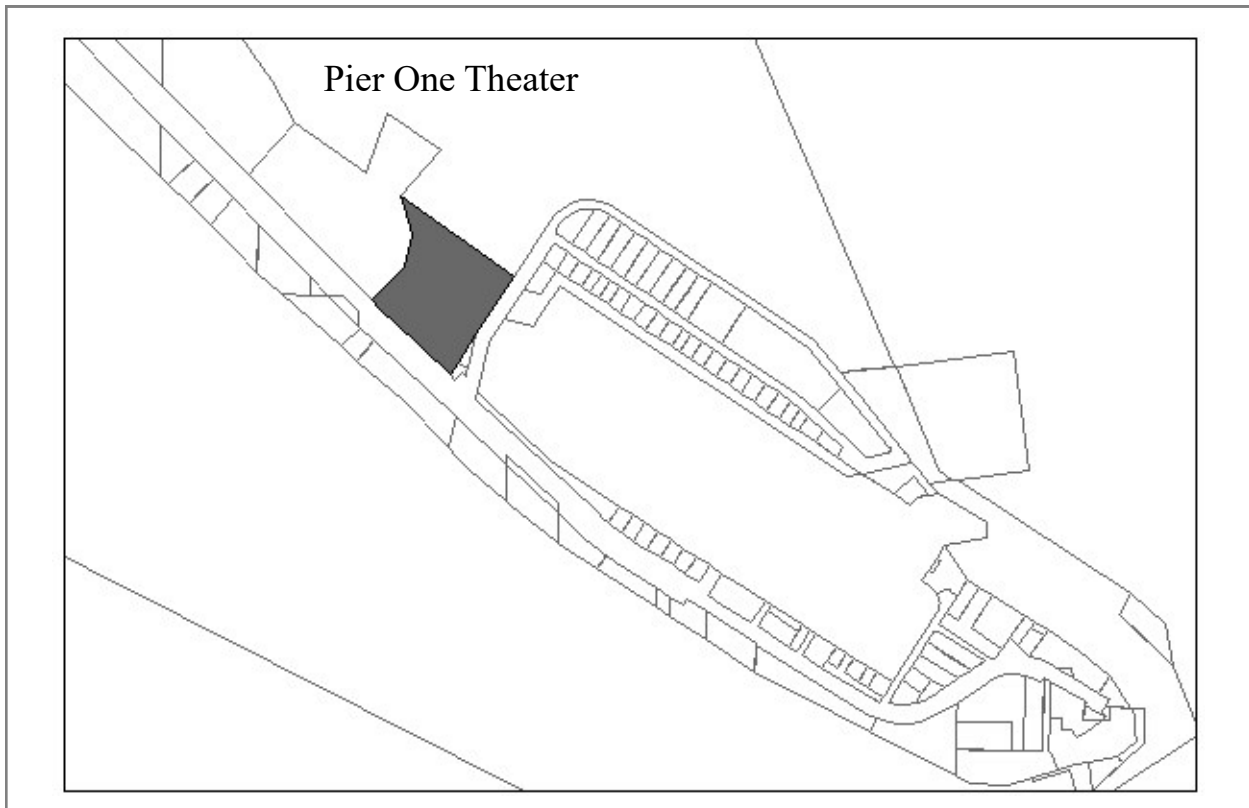
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Lease: Resolution 19-001, 2019-2039 with two 5 year options
 Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres	Parcel Number: 18103117
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Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial	Wetlands: N/A
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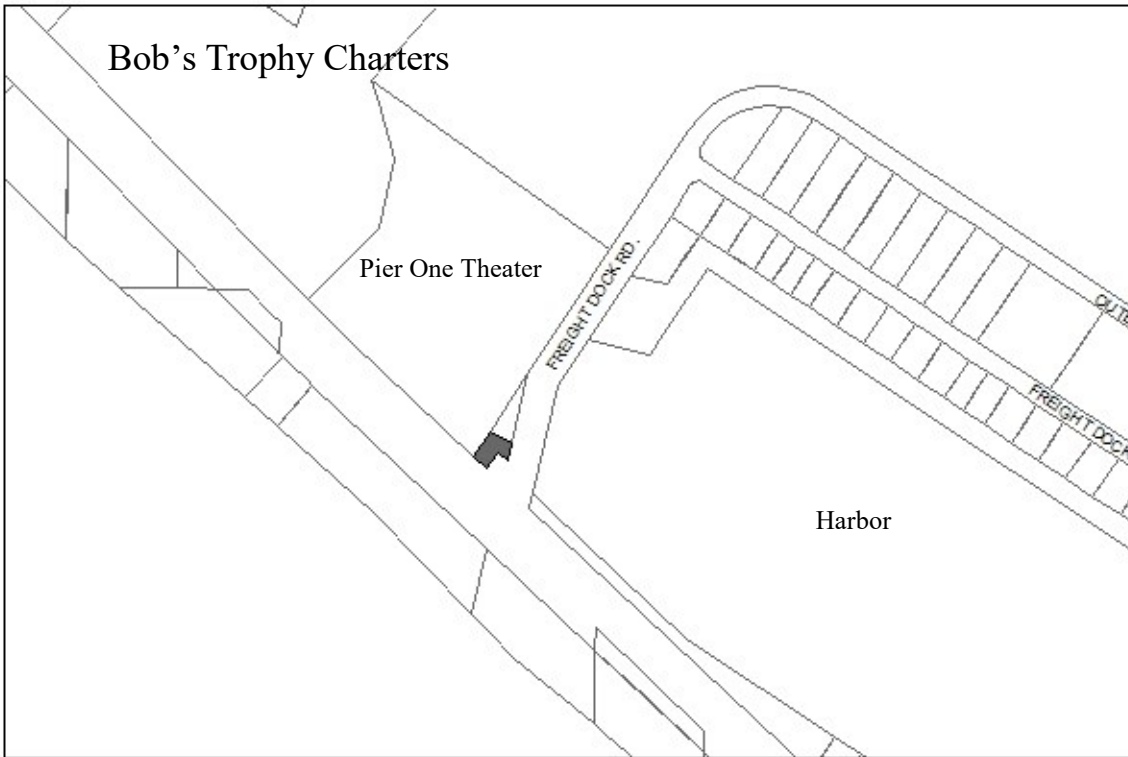
Infrastructure: Water, sewer, paved road access	Address: 3854 Homer Spit Road
--	--------------------------------------

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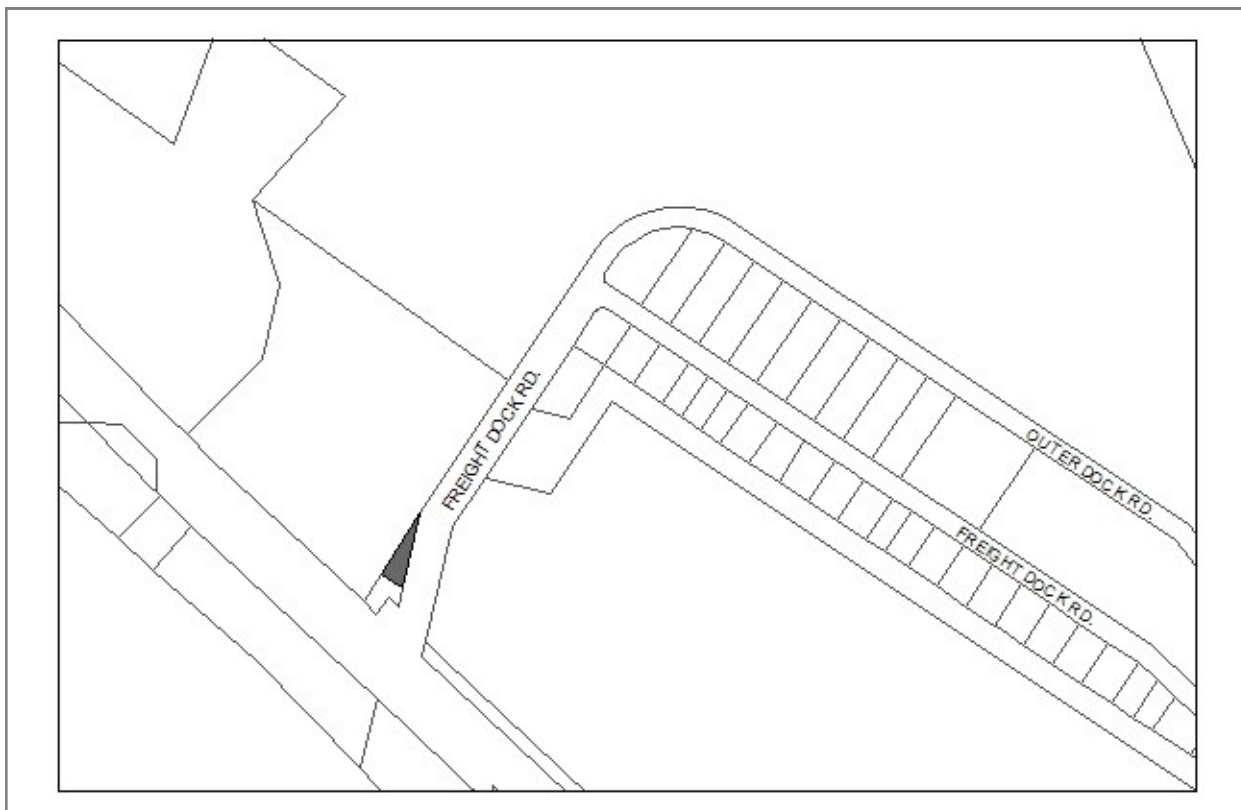
Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

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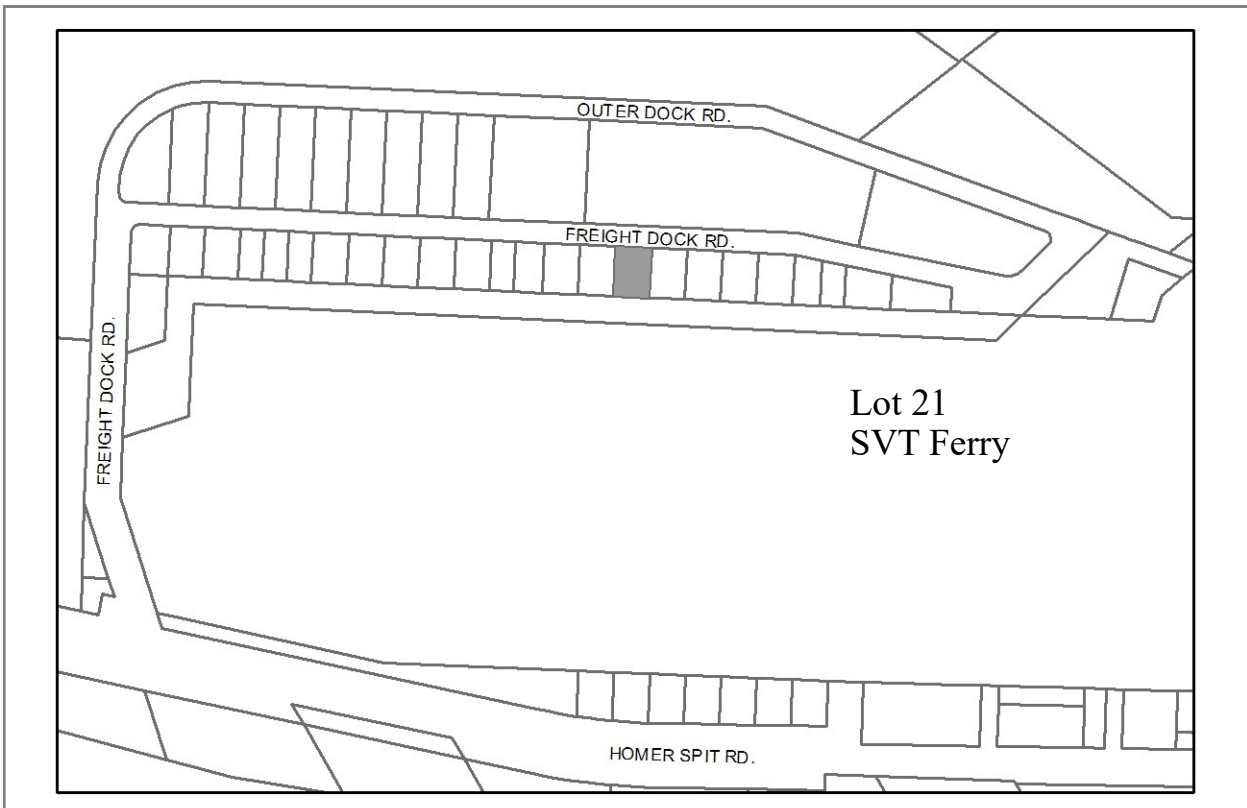
Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

Zoning: Marine Commercial	Wetlands: N/A
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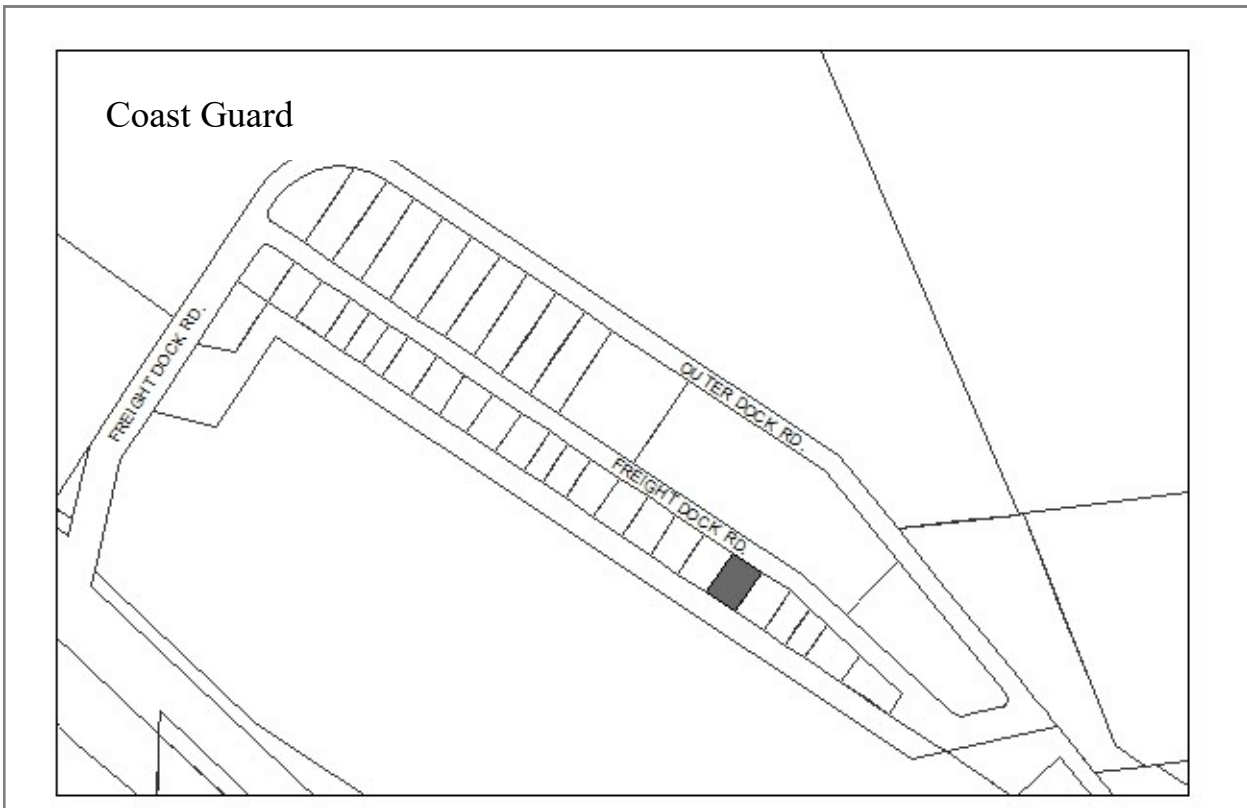
Infrastructure: Water, sewer, paved road access	Address: 1114 Freight Dock Road
--	--

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
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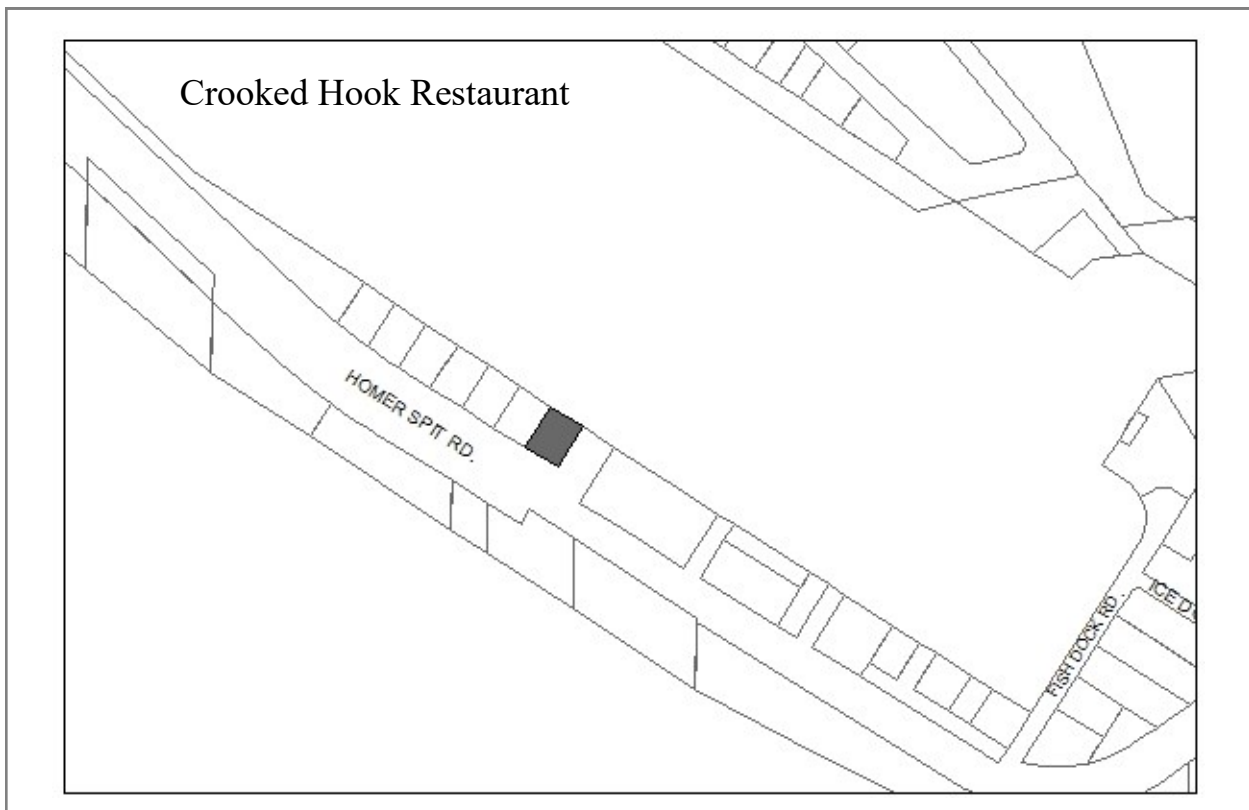
Legal Description: Homer Spit Four subdivision Lot 2

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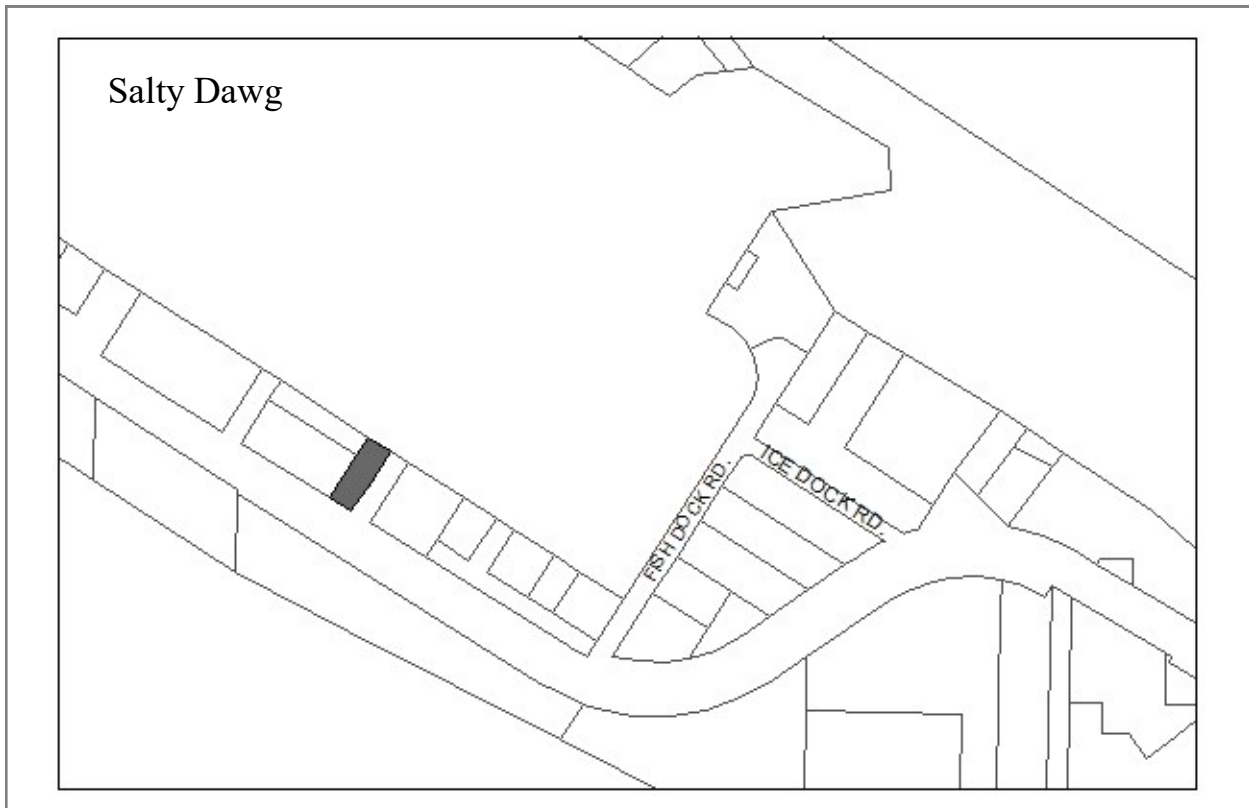
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial	Wetlands: None
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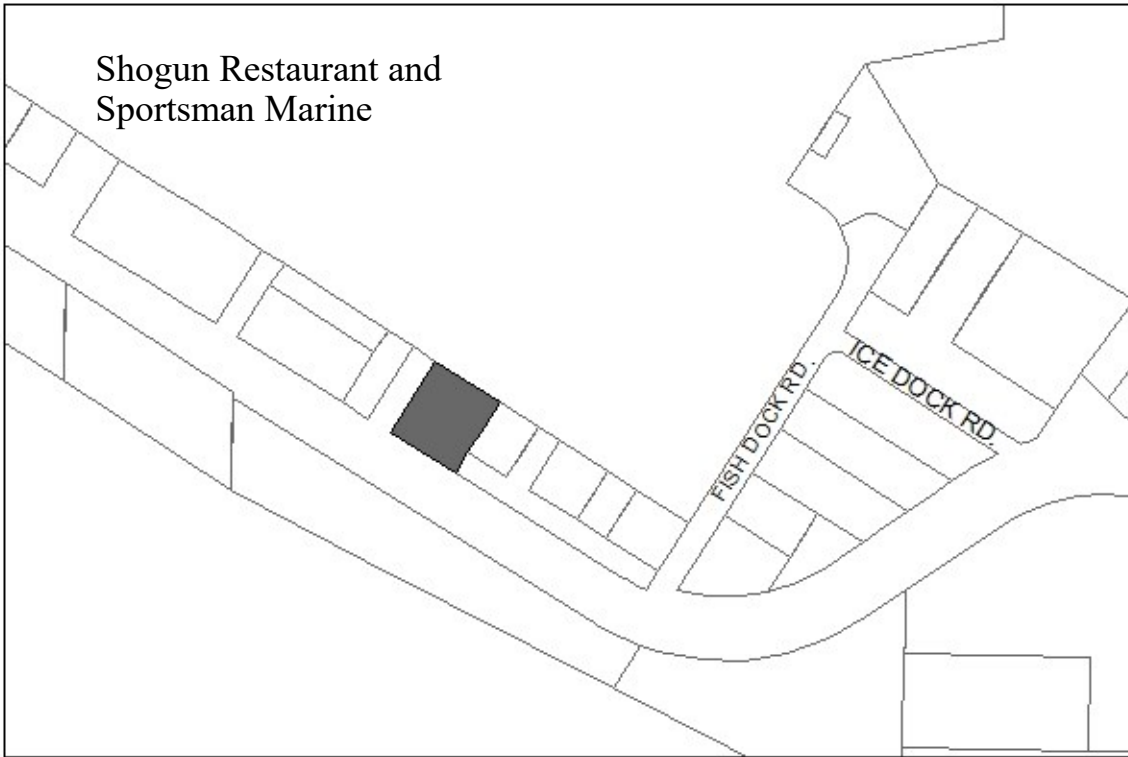
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
--	--------------------------------------

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

Finance Dept. Code:



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



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

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

Zoning: Marine Commercial

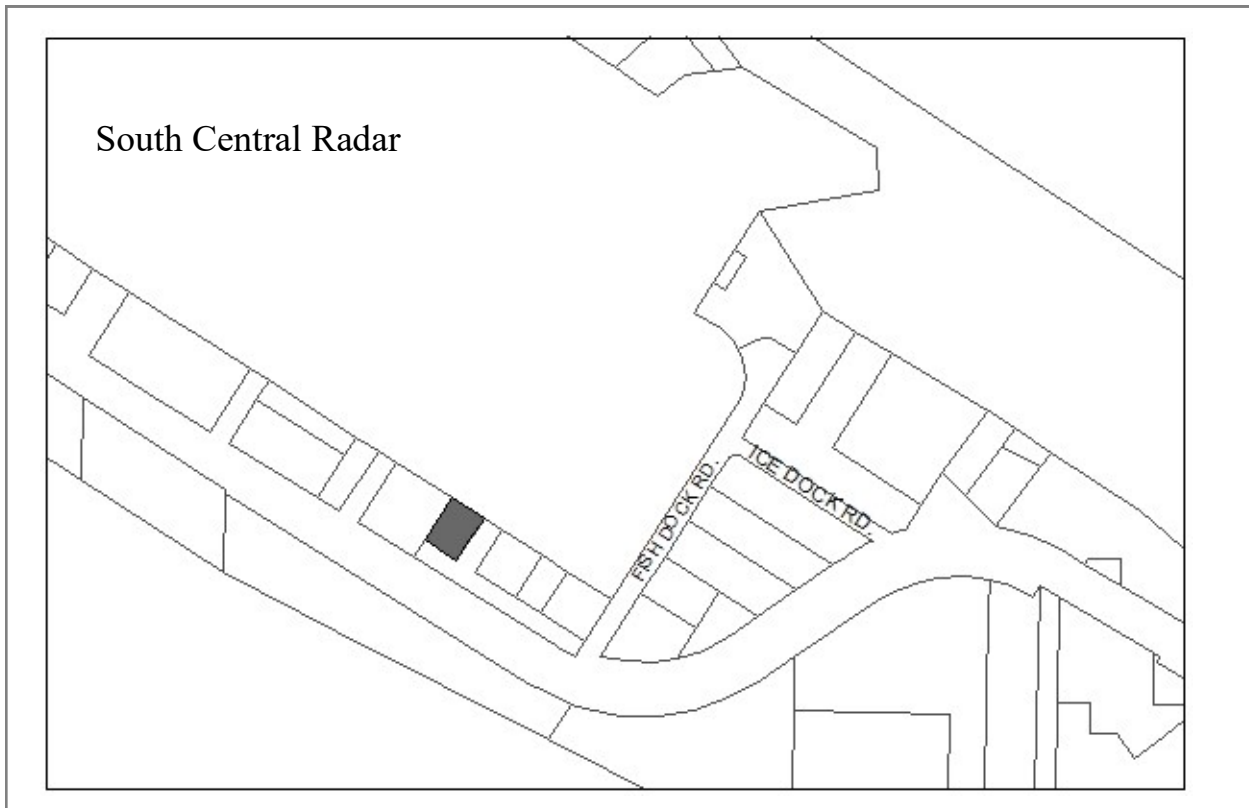
Wetlands: None

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:



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



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres	Parcel Number: 18103442
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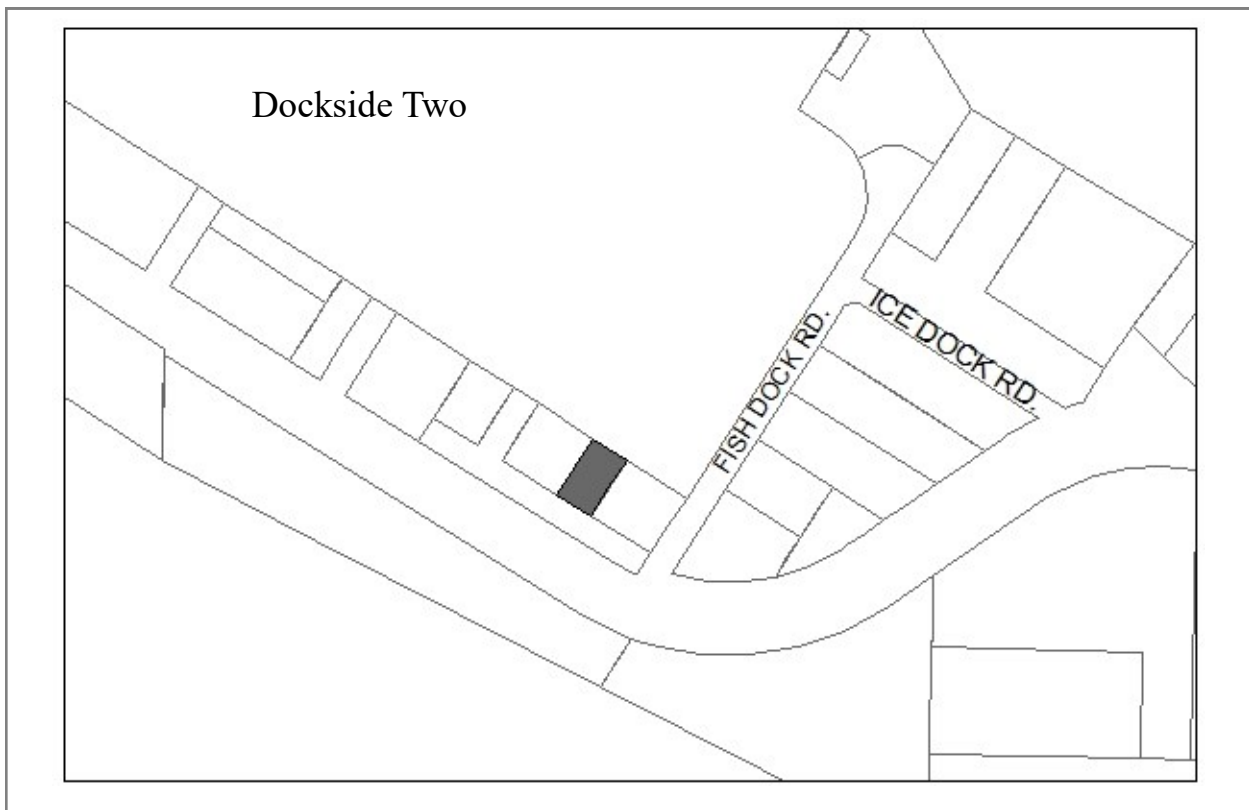
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

Zoning: Marine Commercial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
--	--------------------------------------

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

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
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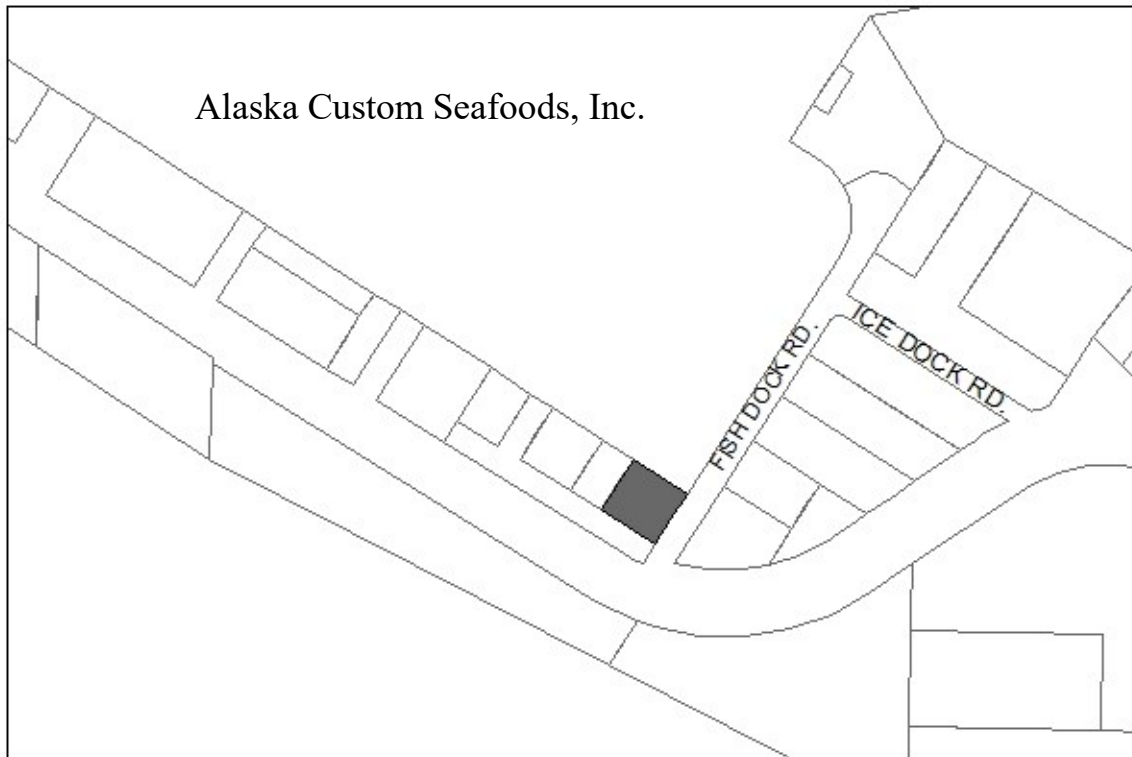
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Commercial	Wetlands: None
----------------------------------	-----------------------

Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
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Leased to: William Sullivan dba Docks Two dba Kachemak Bay Seafoods
 Expiration: 2027, no options.

Finance Dept. Code:



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

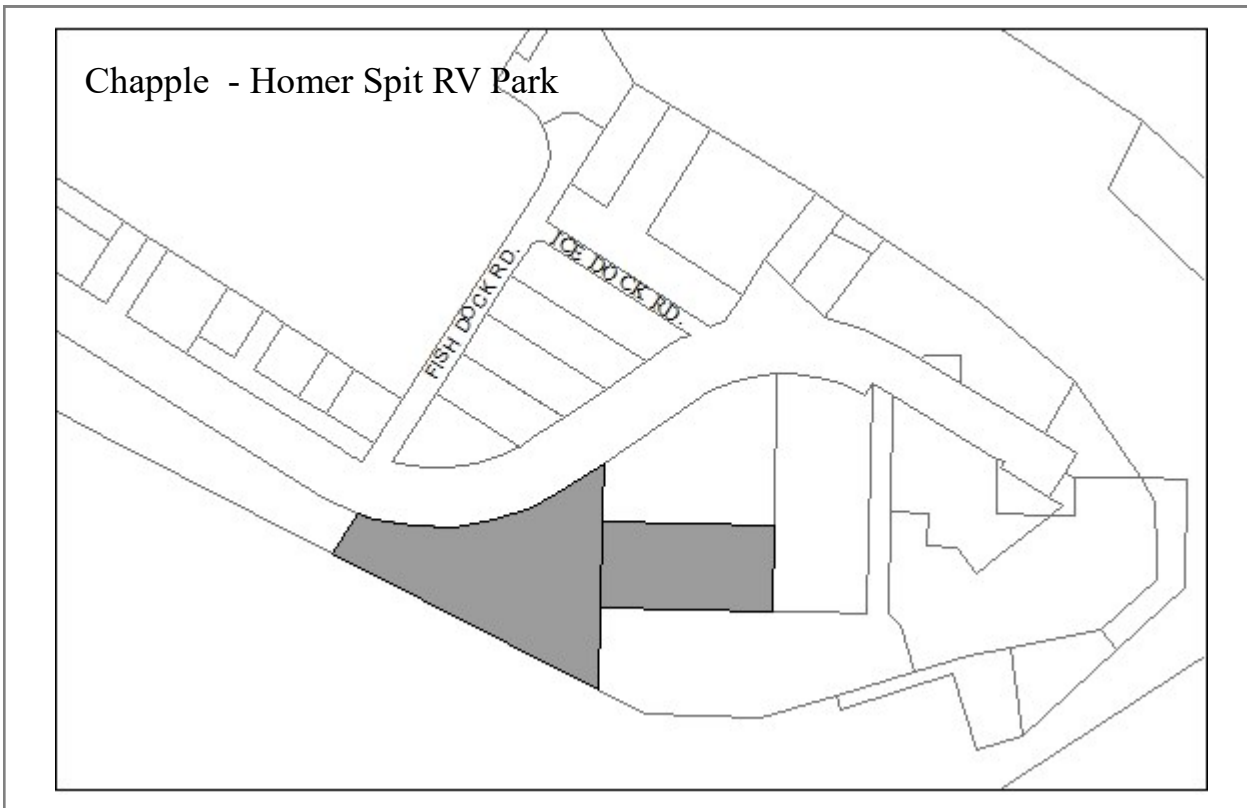
Wetlands: None

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:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft	Parcel Number: 18103402, 03
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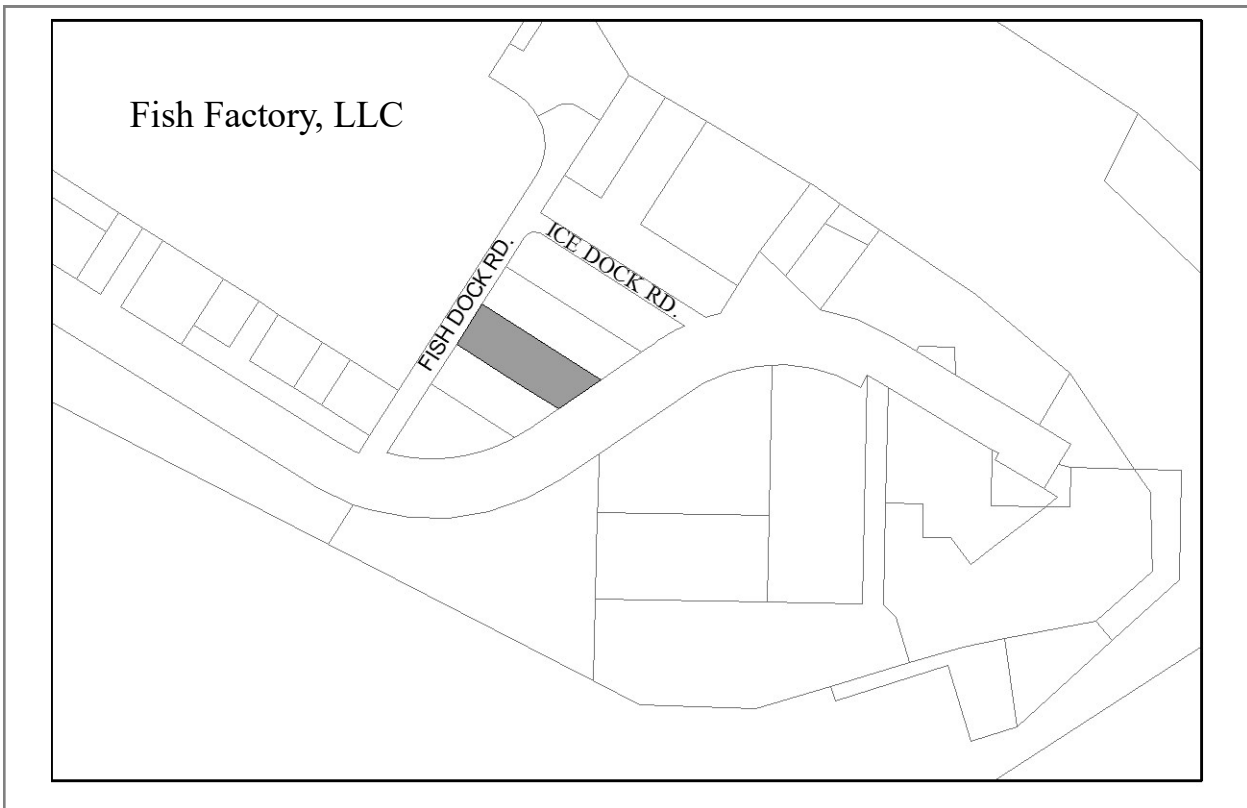
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial	Wetlands: None
----------------------------------	-----------------------

Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road
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Leased to: Truxton Management Inc. Homer Spit Campground. Resolution 19-069
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)	Parcel Number: 18103421
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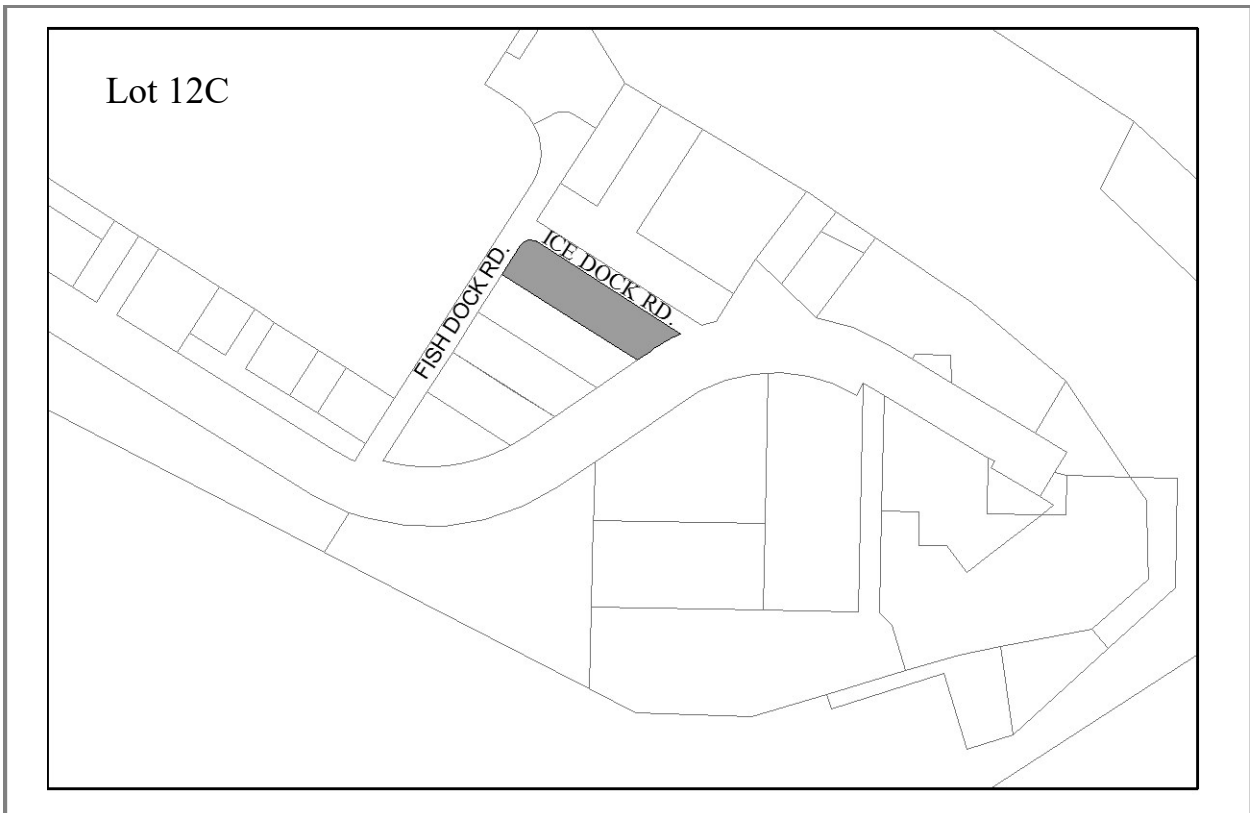
Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial	Wetlands: None
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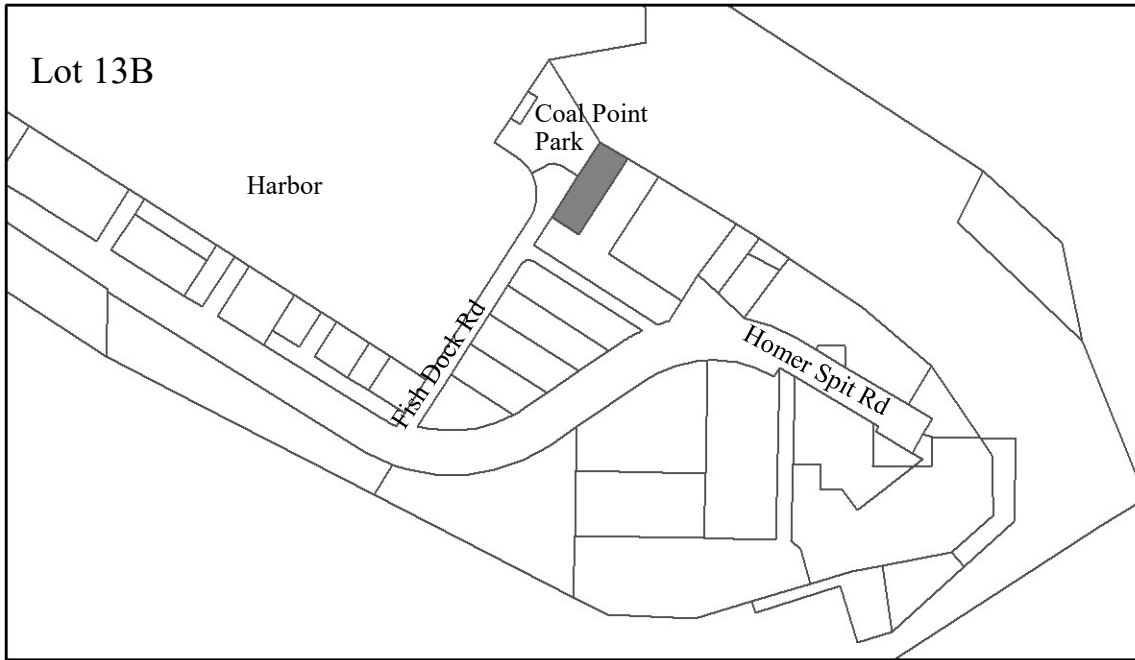
Infrastructure: Paved road, water and sewer.	Address: 800 Fish Dock Road
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Leased to: Fish Factory, LLC
 Expiration: 12/31/2036 with two 5 year options

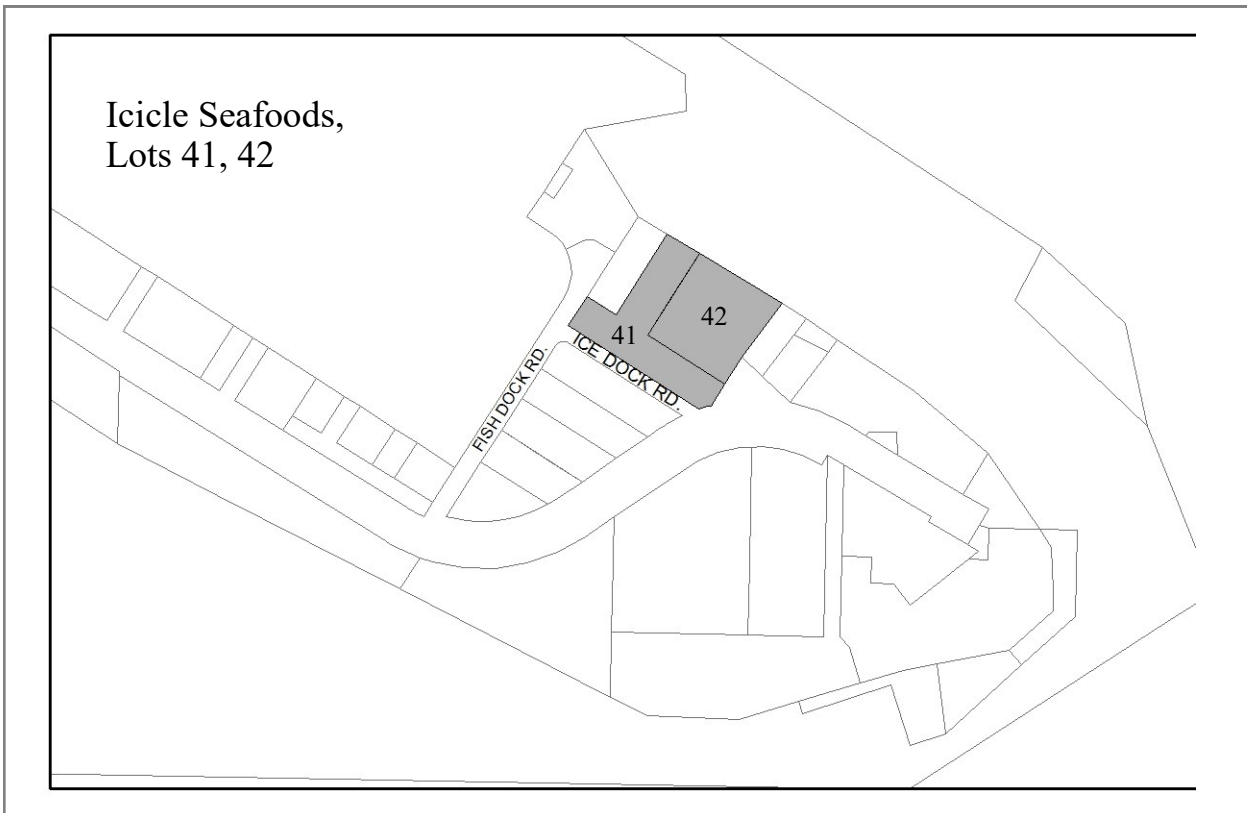
Finance Dept. Code:



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:	



Designated Use: Leased Land
Acquisition History: Lot 42, ordinance 17-41

Area: 2.96 acres	Parcel Number: 18103419, 18103418
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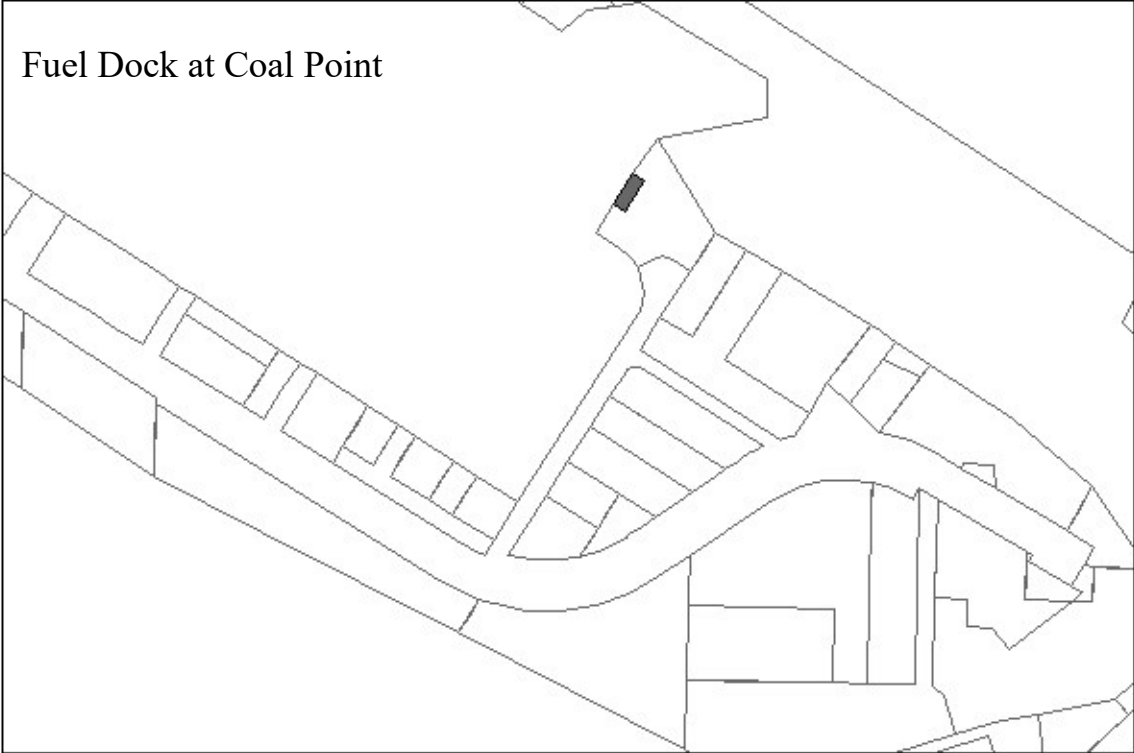
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42

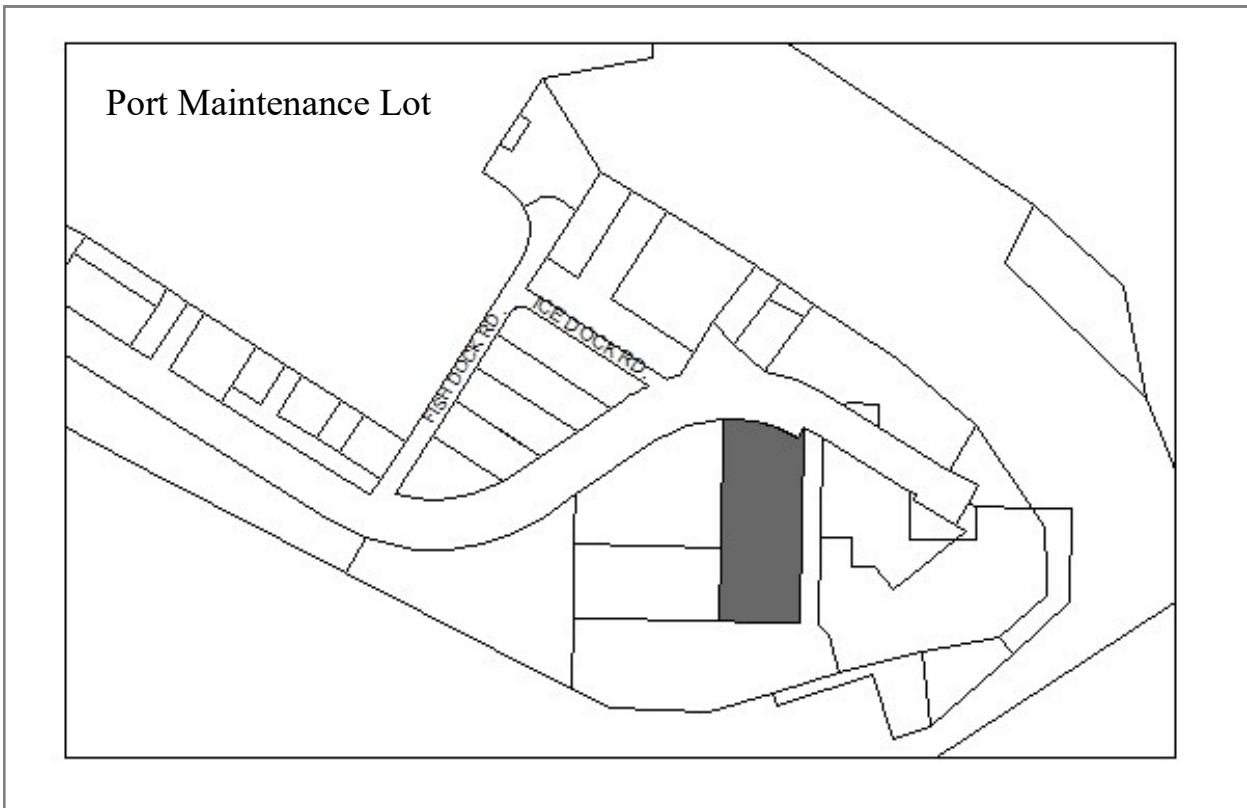
Zoning: Marine Industrial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
--	------------------------------------

Leased to: Icicle Seafoods, Inc
 Expiration: 2039 with options. Resolution 17-008

Finance Dept. Code:

 <p style="font-size: 1.2em; margin-bottom: 0;">Fuel Dock at Coal Point</p>	
<p>Designated Use: Leased Land Acquisition History:</p>	
<p>Area: 0.07 acres</p>	<p>Parcel Number: 18103427</p>
<p>Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p>Zoning: Marine Industrial</p>	<p>Wetlands: None</p>
<p>Infrastructure: Paved road, water and sewer.</p>	<p>Address: 843 Fish Dock Road</p>
<p>Leased to: Petro 49, expires 11/30/2038</p>	
<p>Finance Dept. Code:</p>	



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

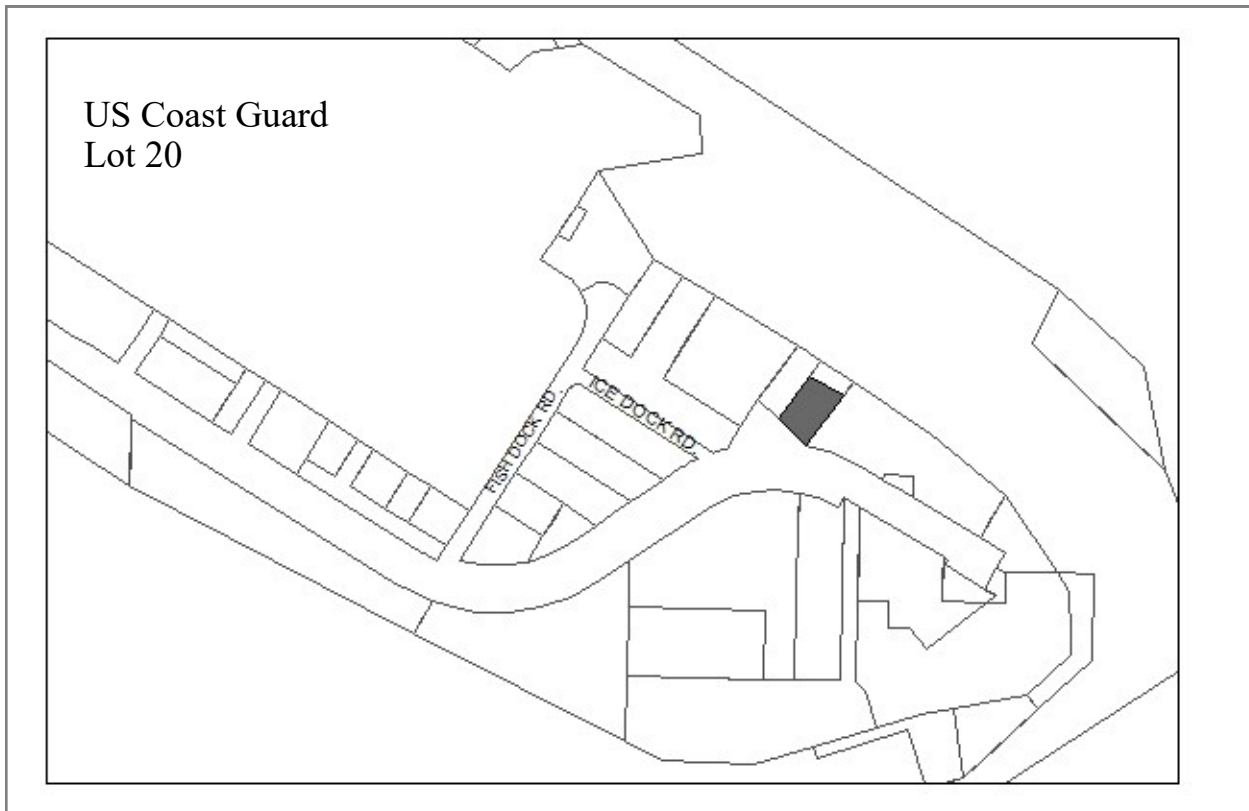
Leased to:

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)

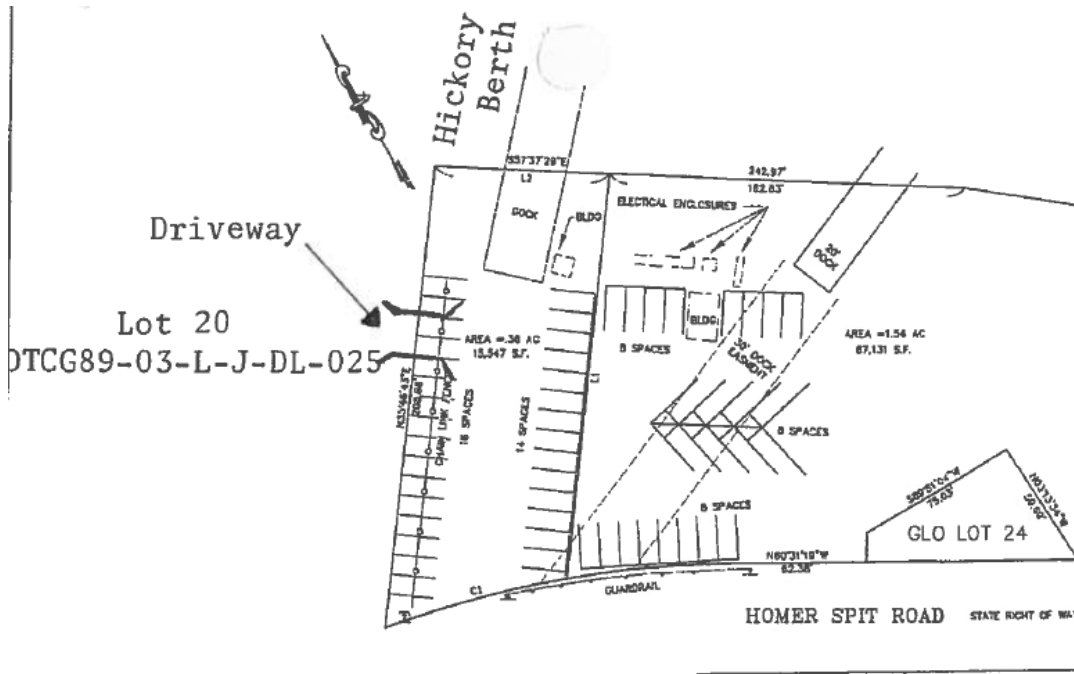
The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



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

Hickory Lease

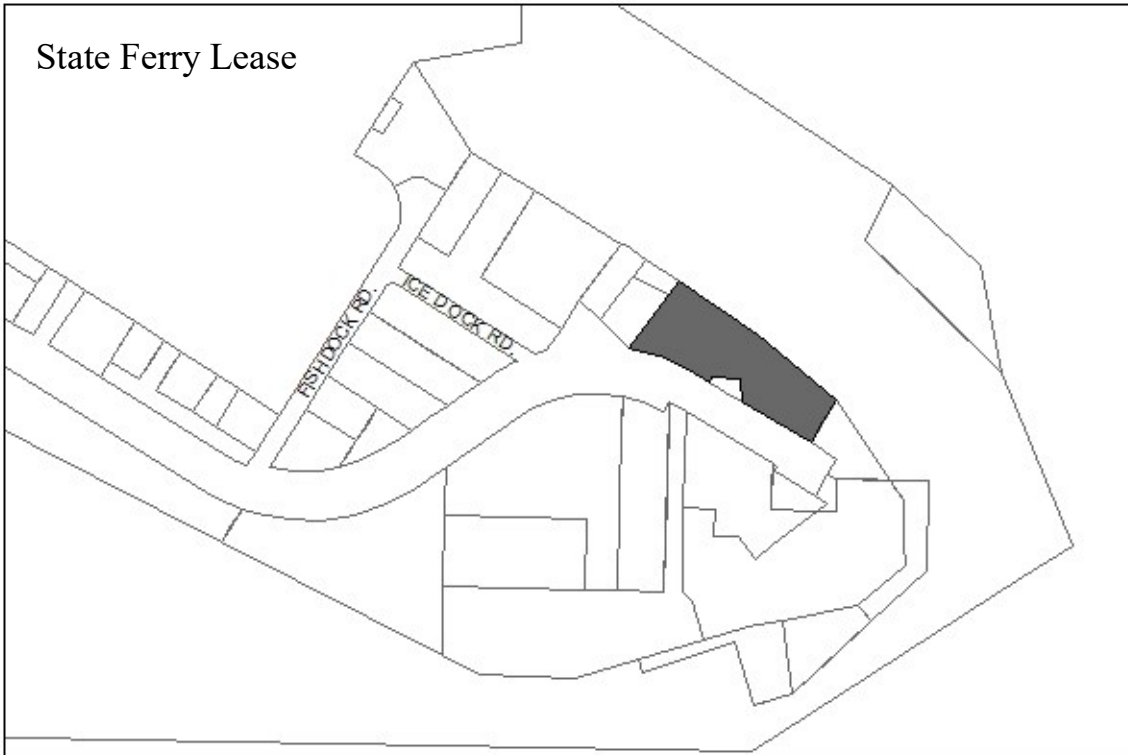


See page B-25. This lease is a portion of the Pioneer Dock.

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

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

Finance Dept. Code:



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

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

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

Zoning: Marine Industrial

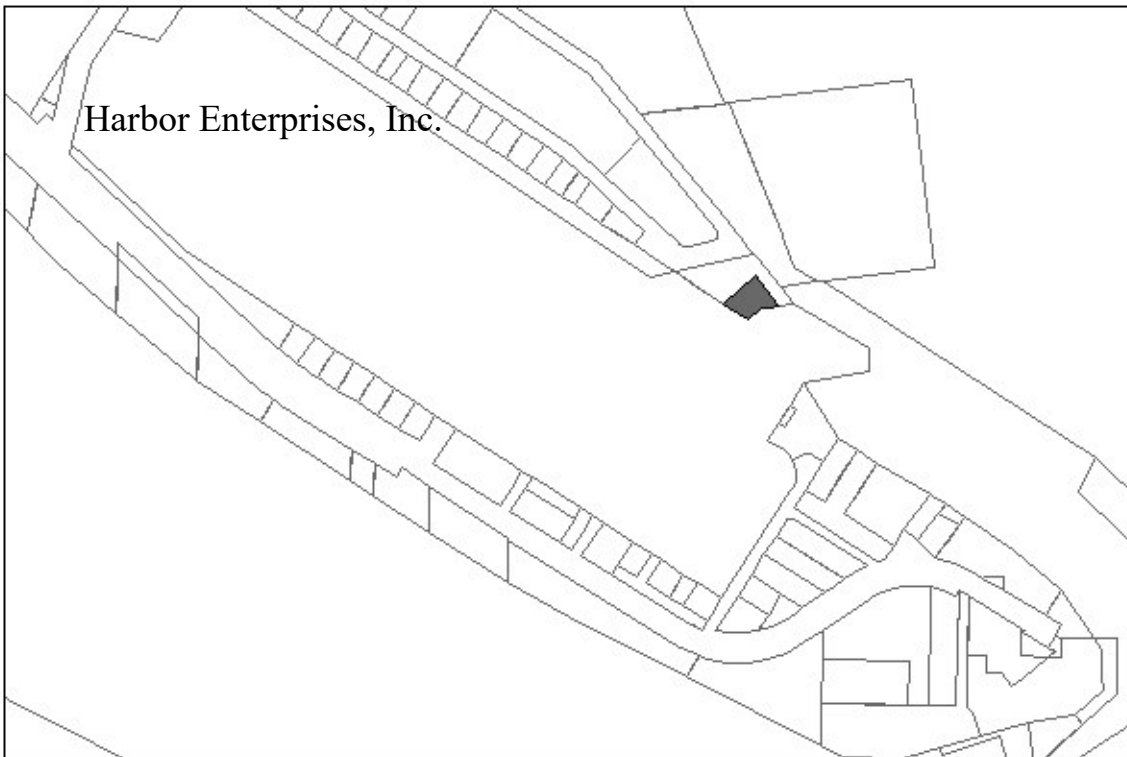
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway
 Expiration: April 30, 2060
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



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

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

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

Zoning: Marine Industrial

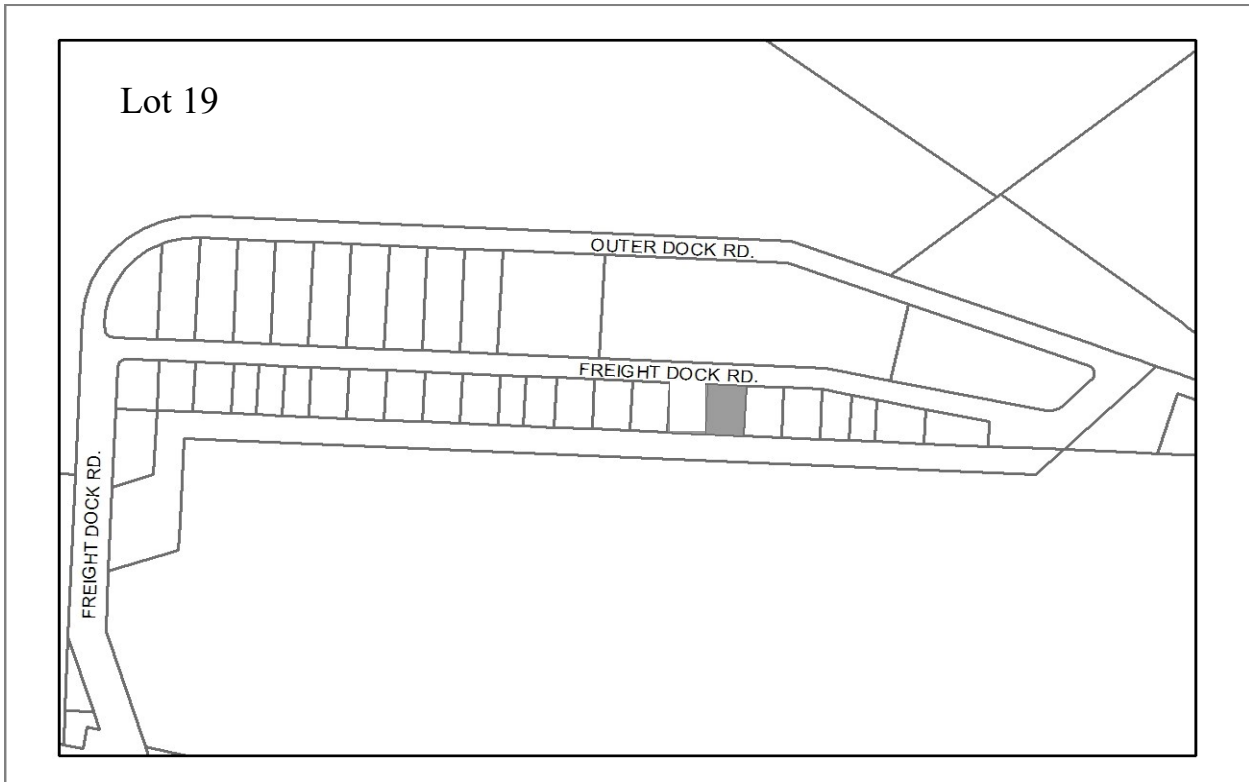
Wetlands: None

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

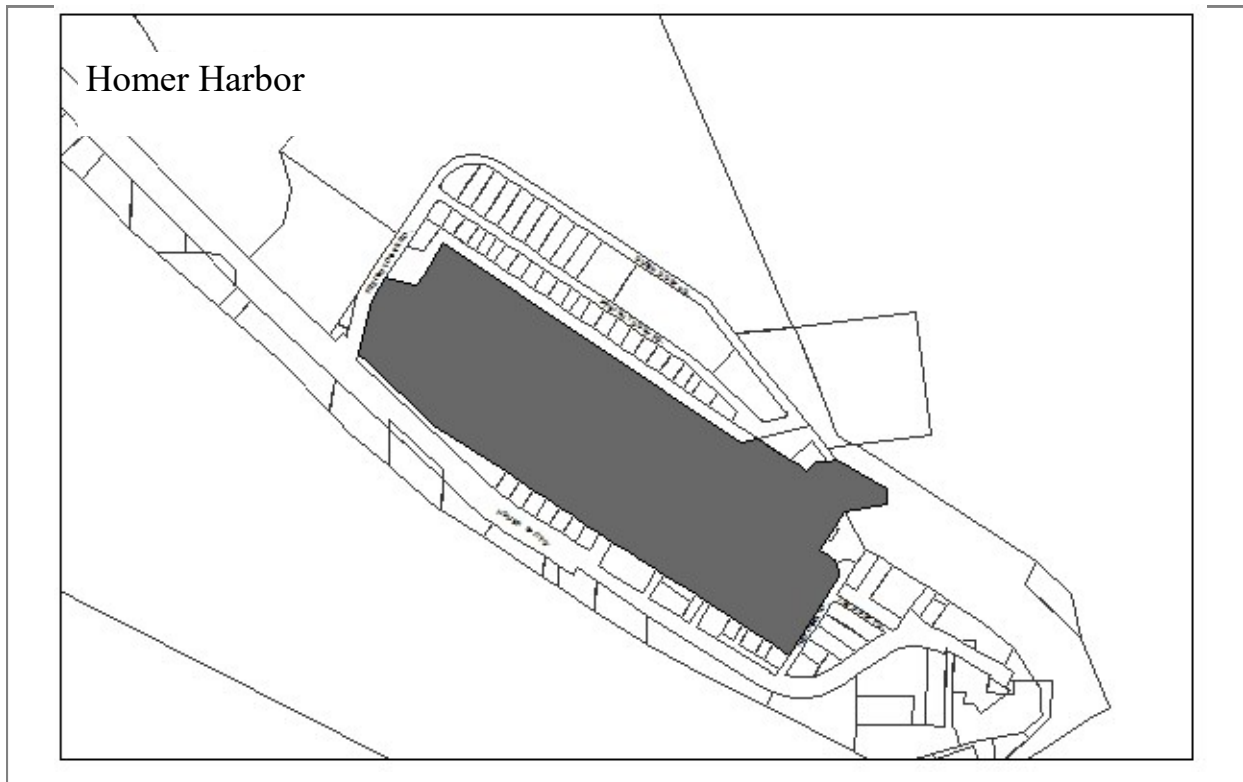
Wetlands: N/A

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



Designated Use: Homer Small Boat Harbor
Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94	Parcel Number: 18103214
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2019 Assessed Value: \$5,782,800

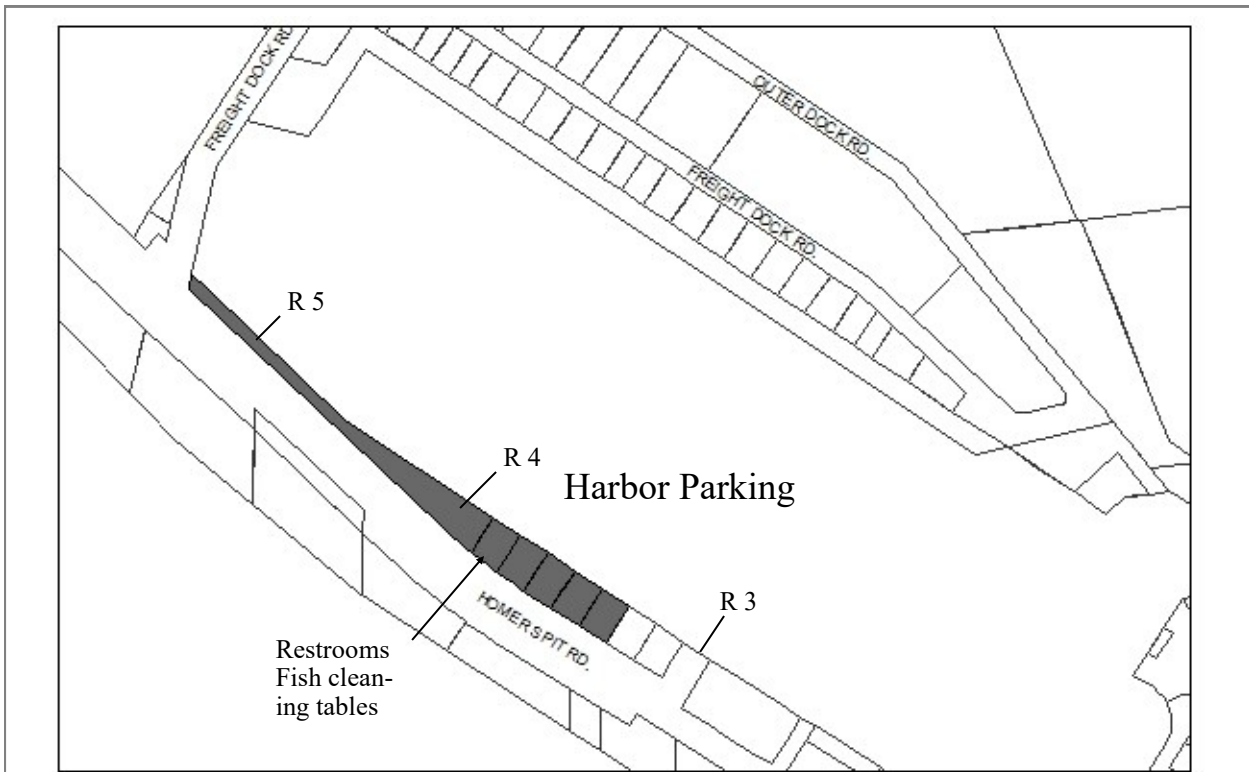
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2019 Assessed Value: \$1,464,800 (Land: \$1,182,200,600, Structures: \$282,400)

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

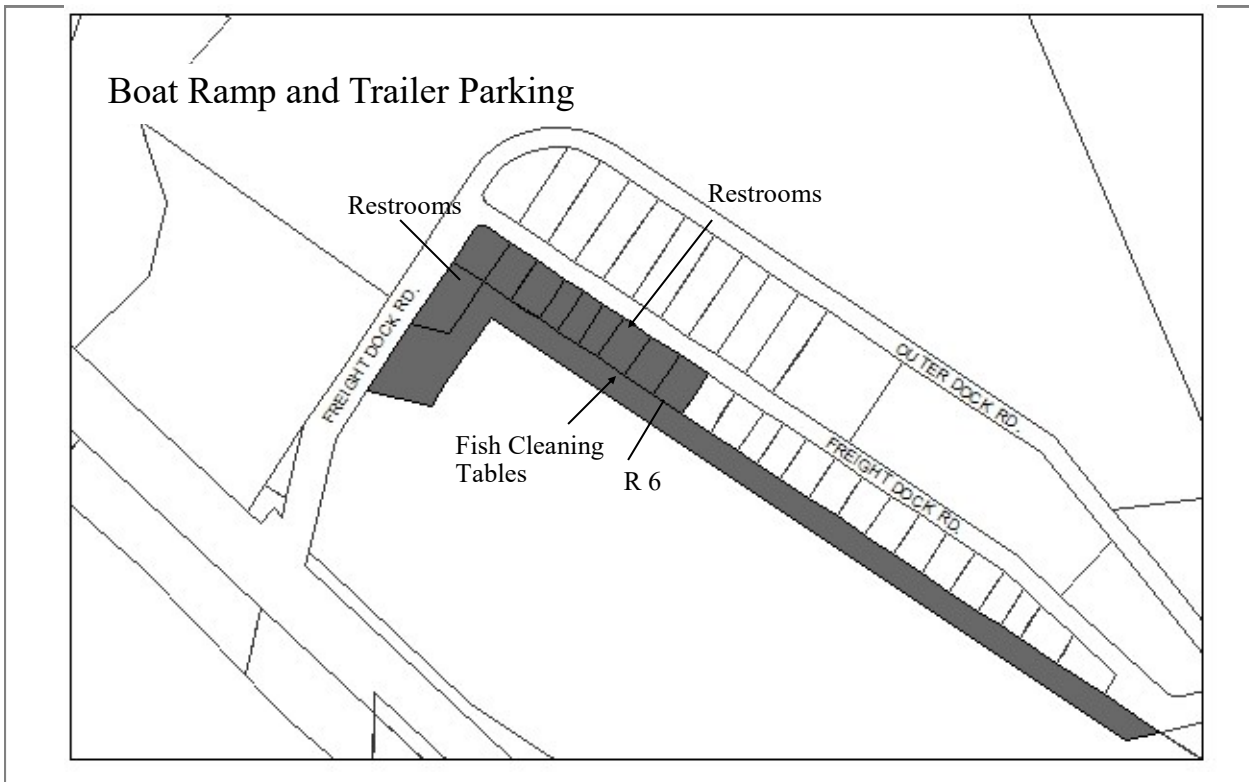
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

Notes: New restrooms at Ramp 5 constructed 2015/2016

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
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2019 Assessed Value: \$2,472,900

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

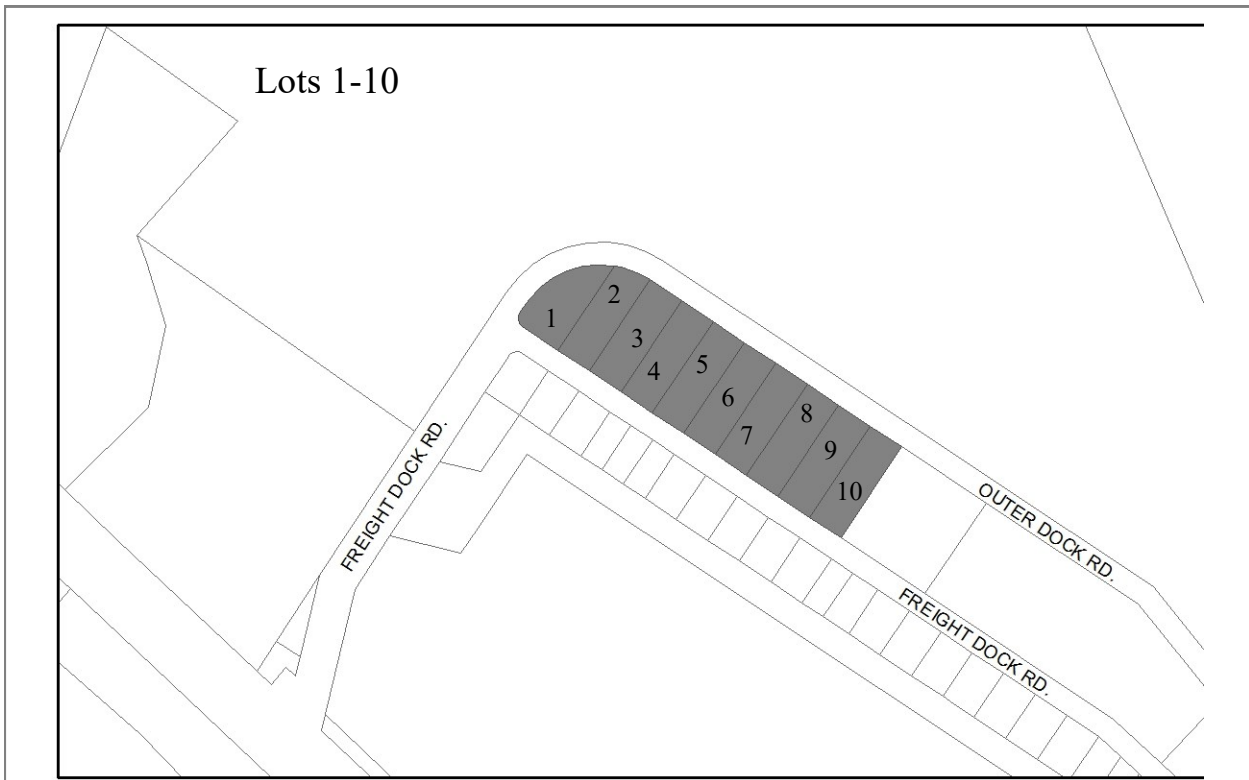
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
--	----------------------

Infrastructure: paved road, gas, water and sewer, public restrooms

Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor.

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

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 6.67 acres

Parcel Number: 181032-21,22-29, 31

2019 Assessed Value: \$1,686,800

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOTS 1-10

Zoning: Marine Industrial

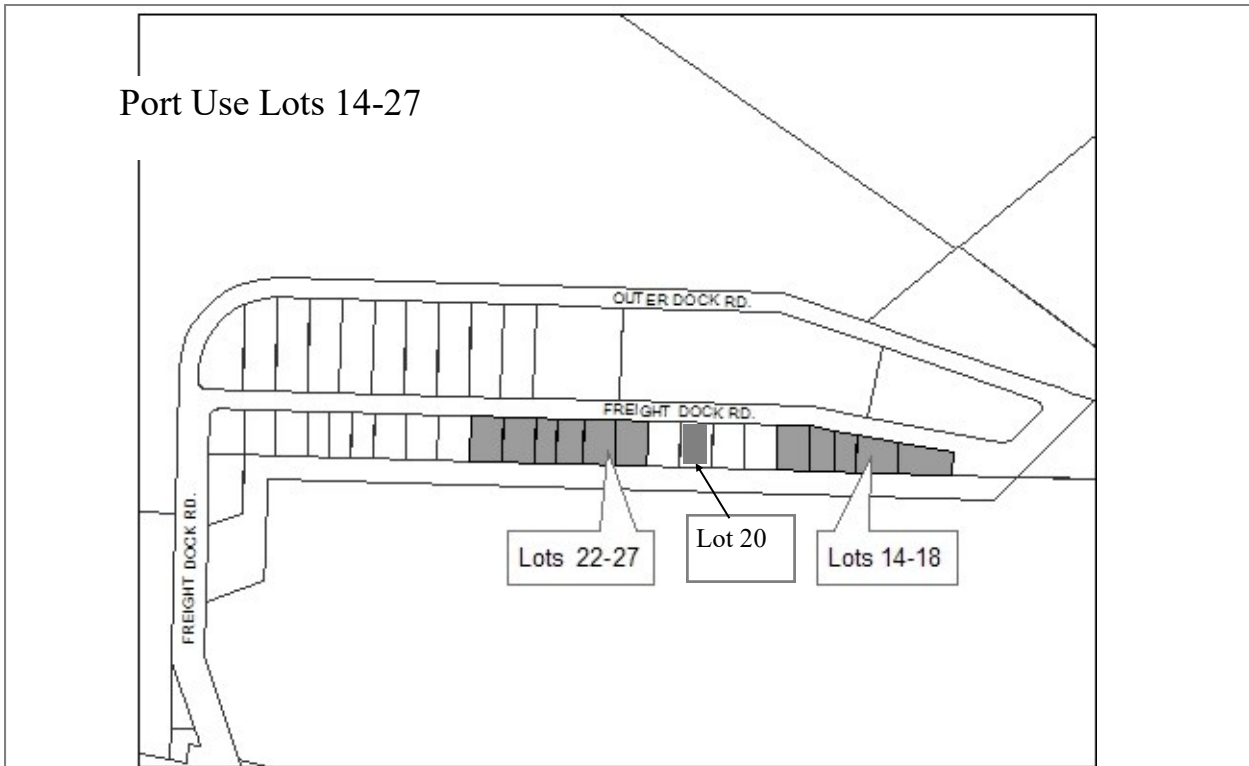
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer, Barge ramp

Notes:

Lots 1,2,3: Summer boat trailer parking
 Resolution 14-041, Lots 9 and 10 are available for short term lease only

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres

Parcel Number: 18103233-37, 41-46

2019 Assessed Value: \$3,560,200

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

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: paved road, gas, Spit Trail, water and sewer

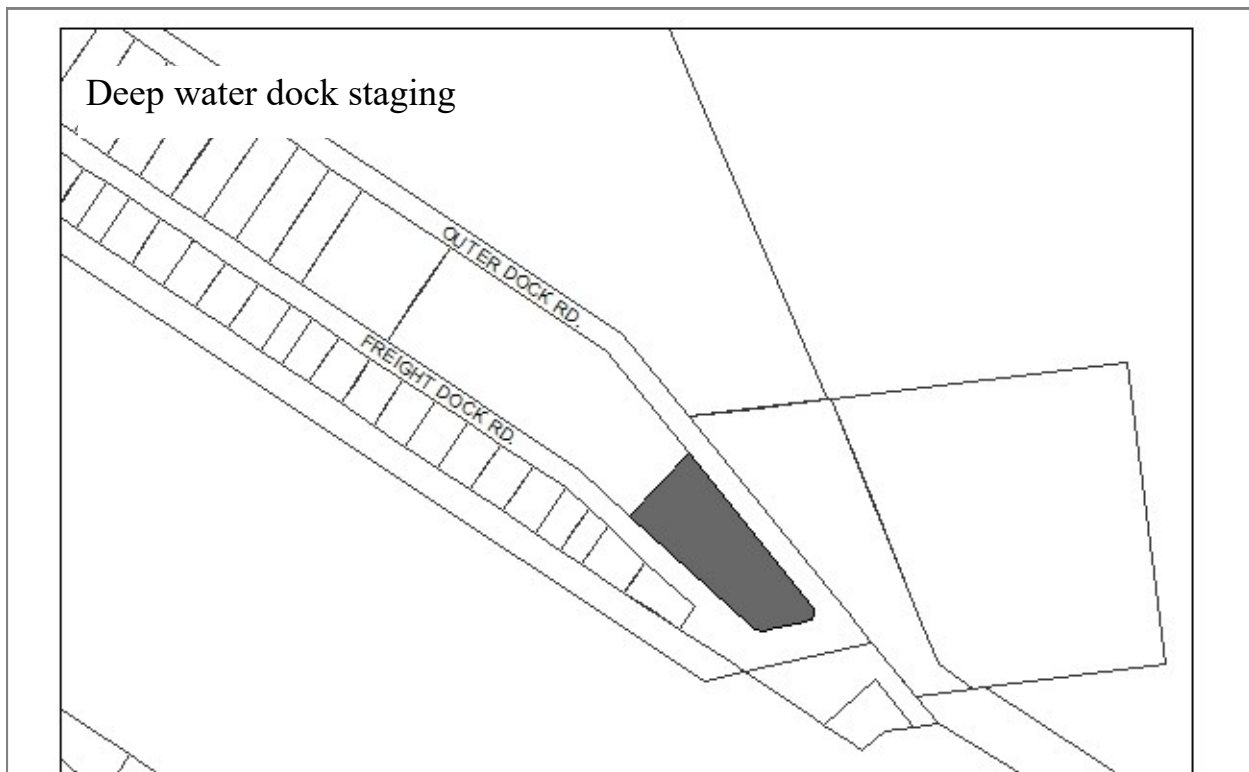
Notes:

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

The harbor office completed in 2015 is on lots 22 and 23.

Lot 20 reserved for future travel lift Resolution 13-032

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2019 Assessed Value: \$206,200

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

Zoning: Marine Industrial

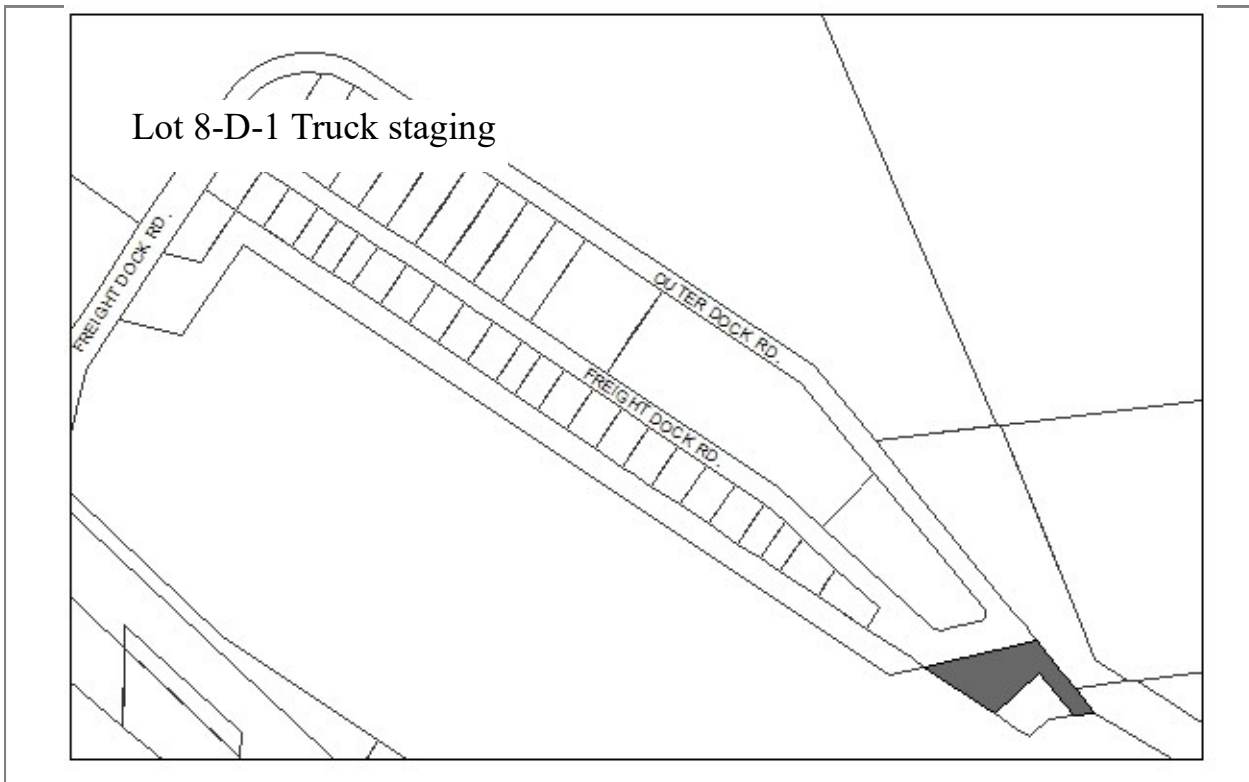
Wetlands: N/A

Infrastructure: paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



Designated Use: Commercial Truck Staging
Acquisition History:

Area: 1.12 acres

Parcel Number: 18103259

2019 Assessed Value: \$467,900

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1

Zoning: Marine Industrial

Wetlands: N/A

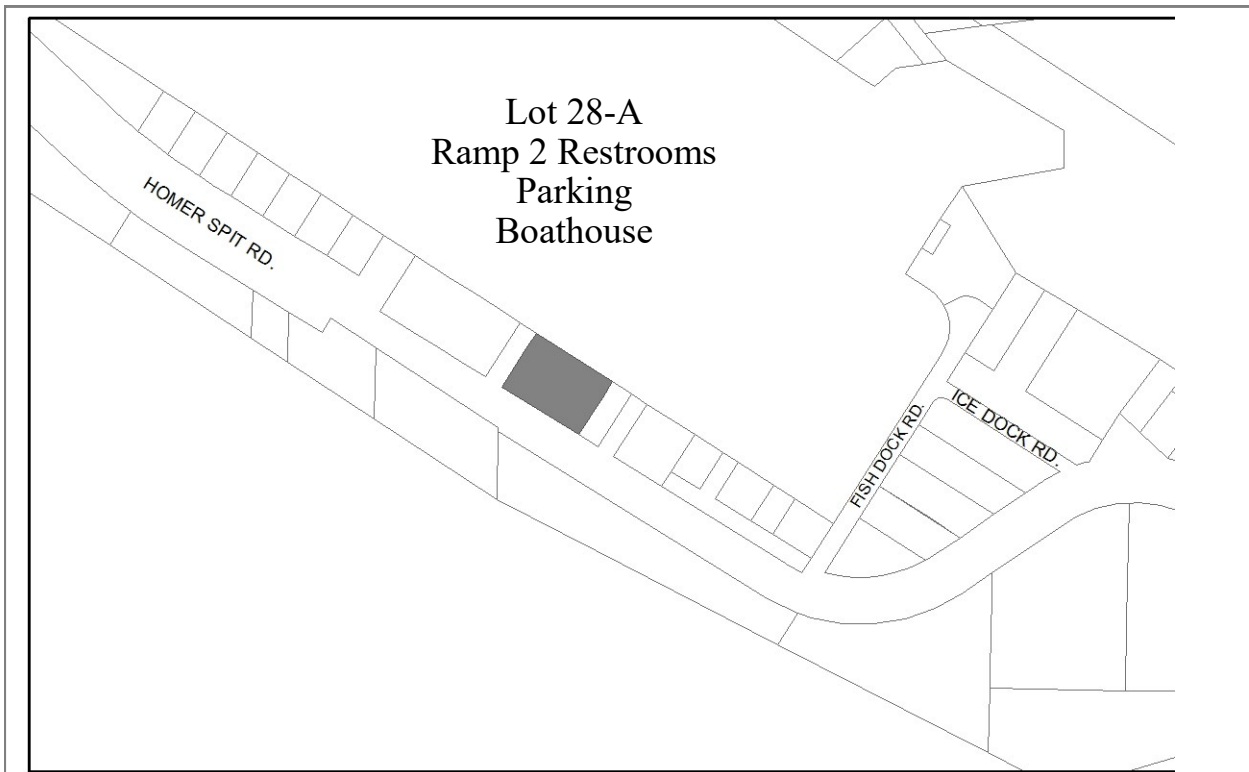
Infrastructure: Gravel road access, water and sewer

Notes:

Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.

2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.

Finance Dept. Code:



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

Area: 0.93 acres	Parcel Number: 18103397
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2019 Assessed Value: \$827,500 (Land: \$177,00 Structures: \$650,500)

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

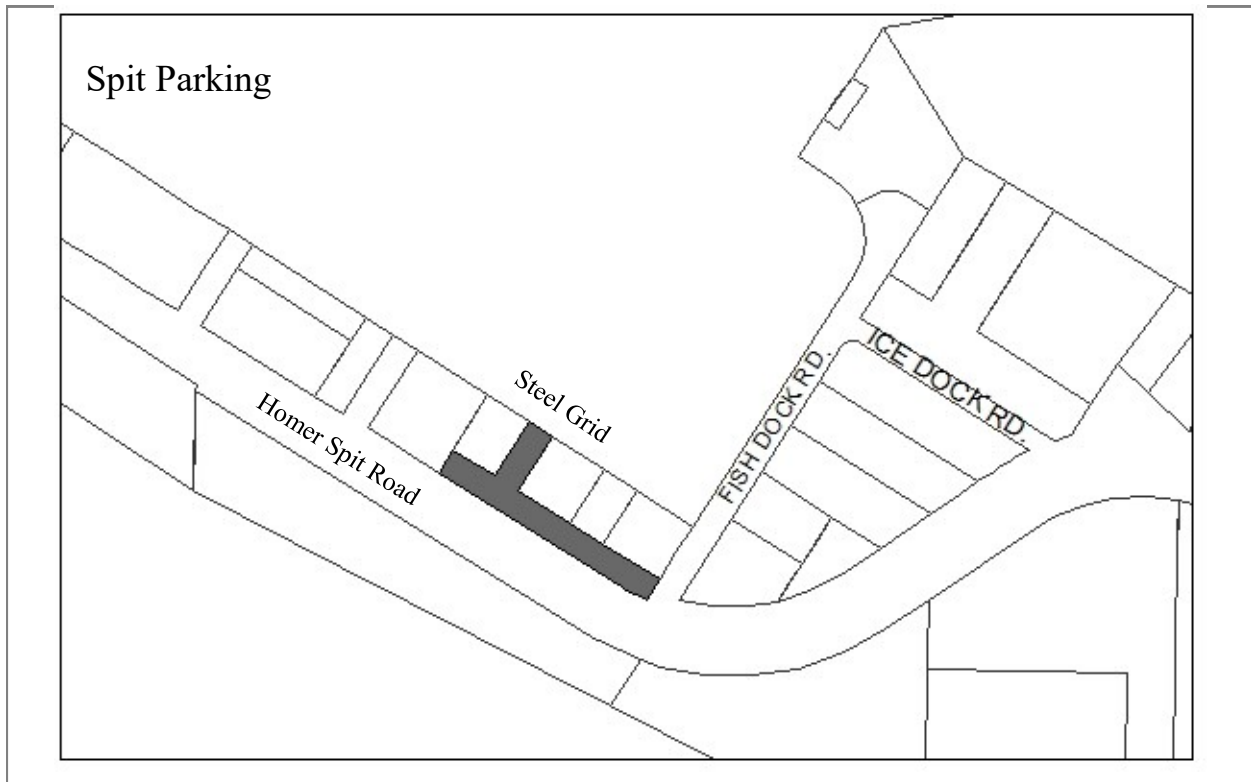
Zoning: Marine Commercial	
----------------------------------	--

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:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres	Parcel Number: 18103441
------------------------	--------------------------------

2019 Assessed Value: \$165,300

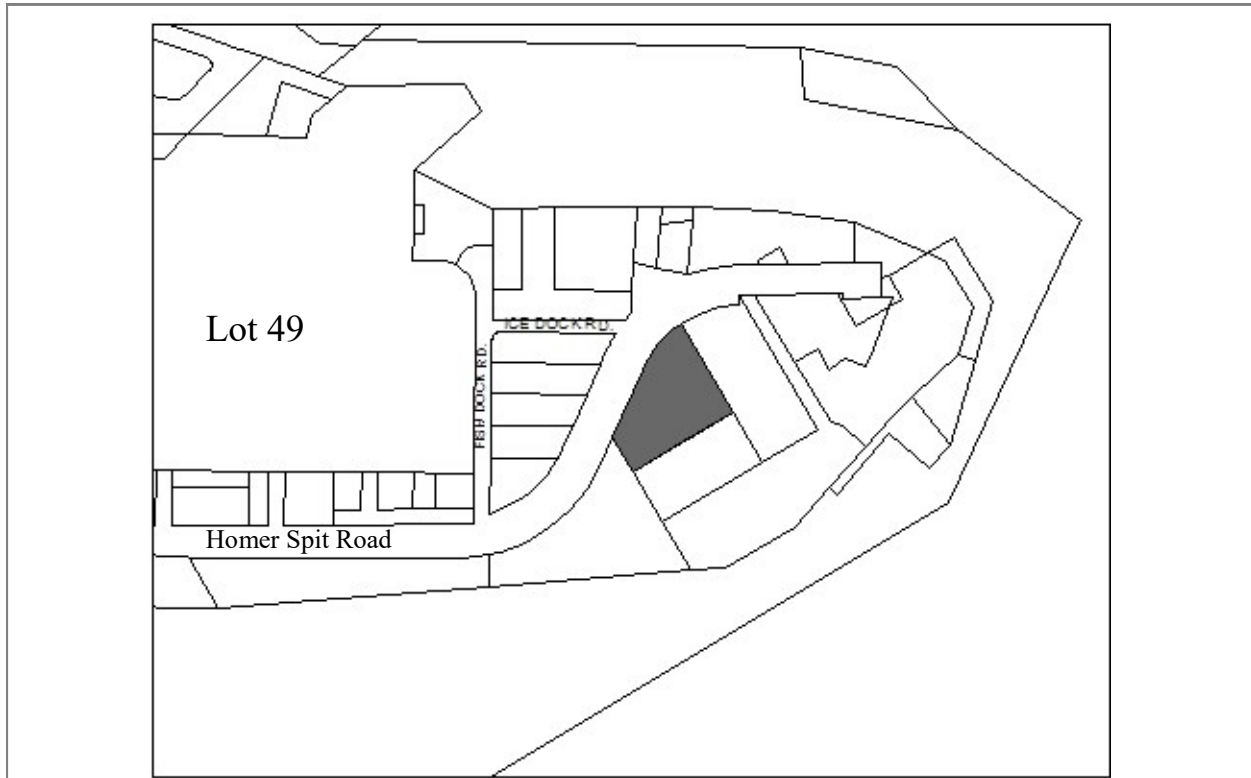
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Commercial	Wetlands: N/A
----------------------------------	----------------------

Infrastructure: Paved road

Notes:
 Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 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

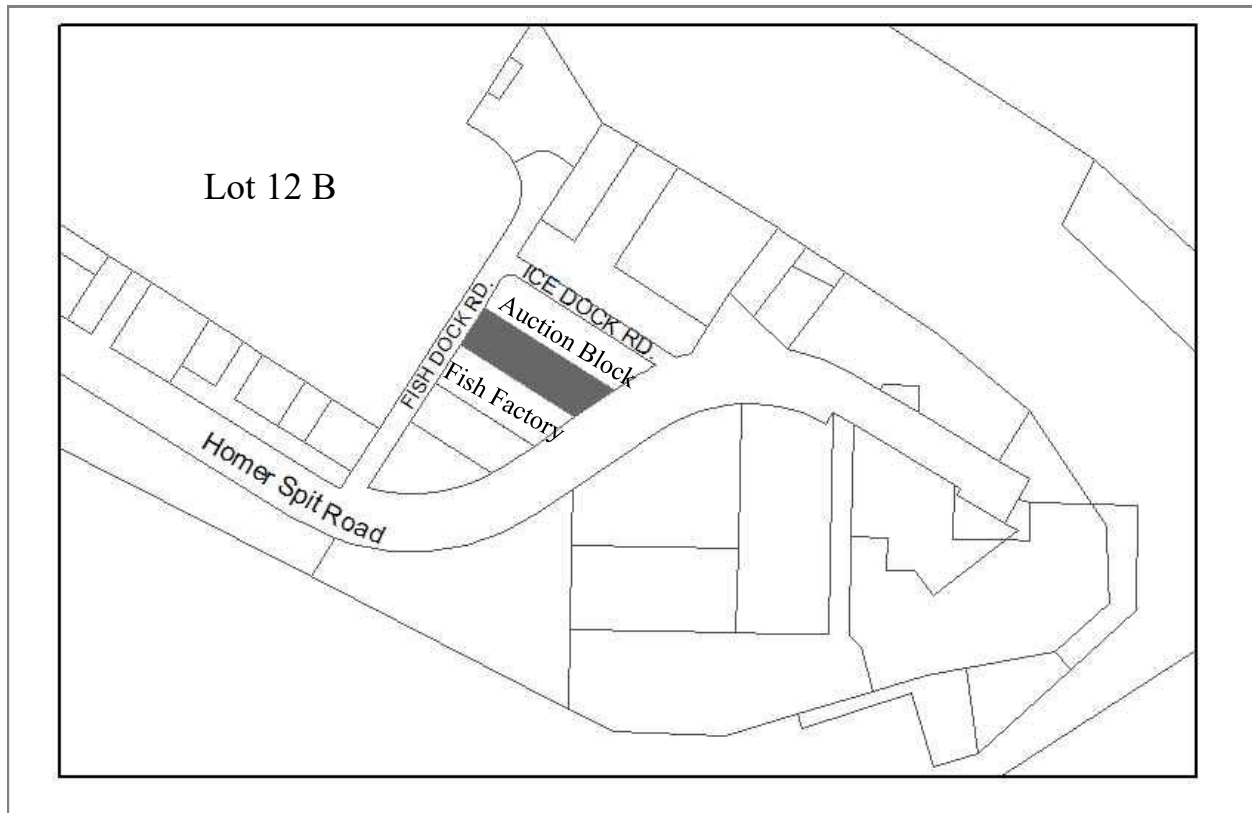
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

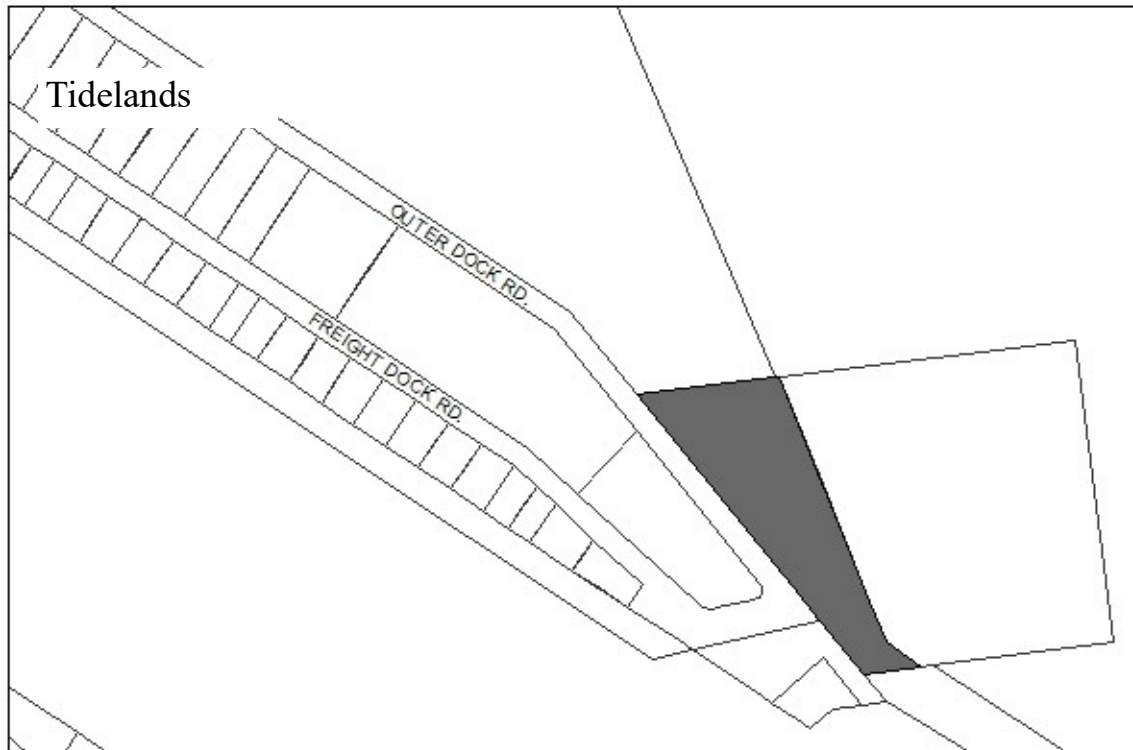
Notes:

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:
<p>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.</p> <p>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.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
Finance Dept. Code:	



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2019 Assessed Value: \$5,000

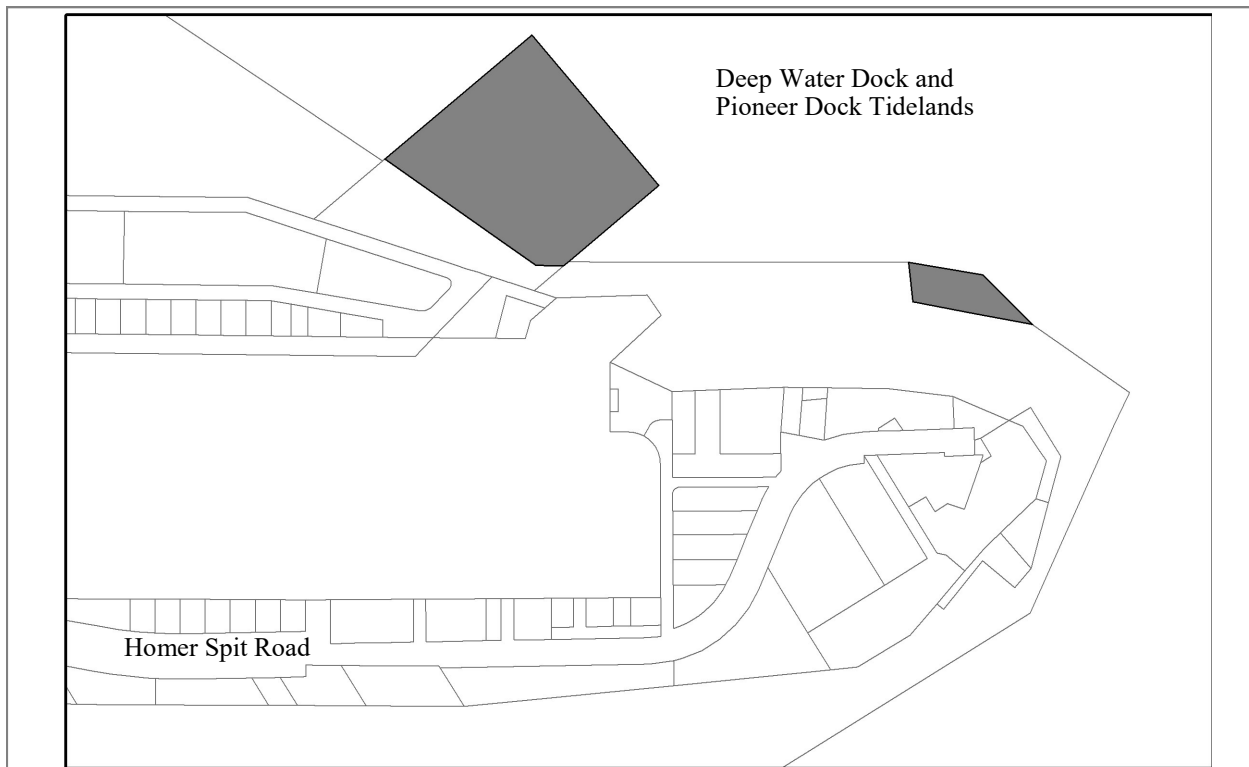
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

Zoning: Not zoned

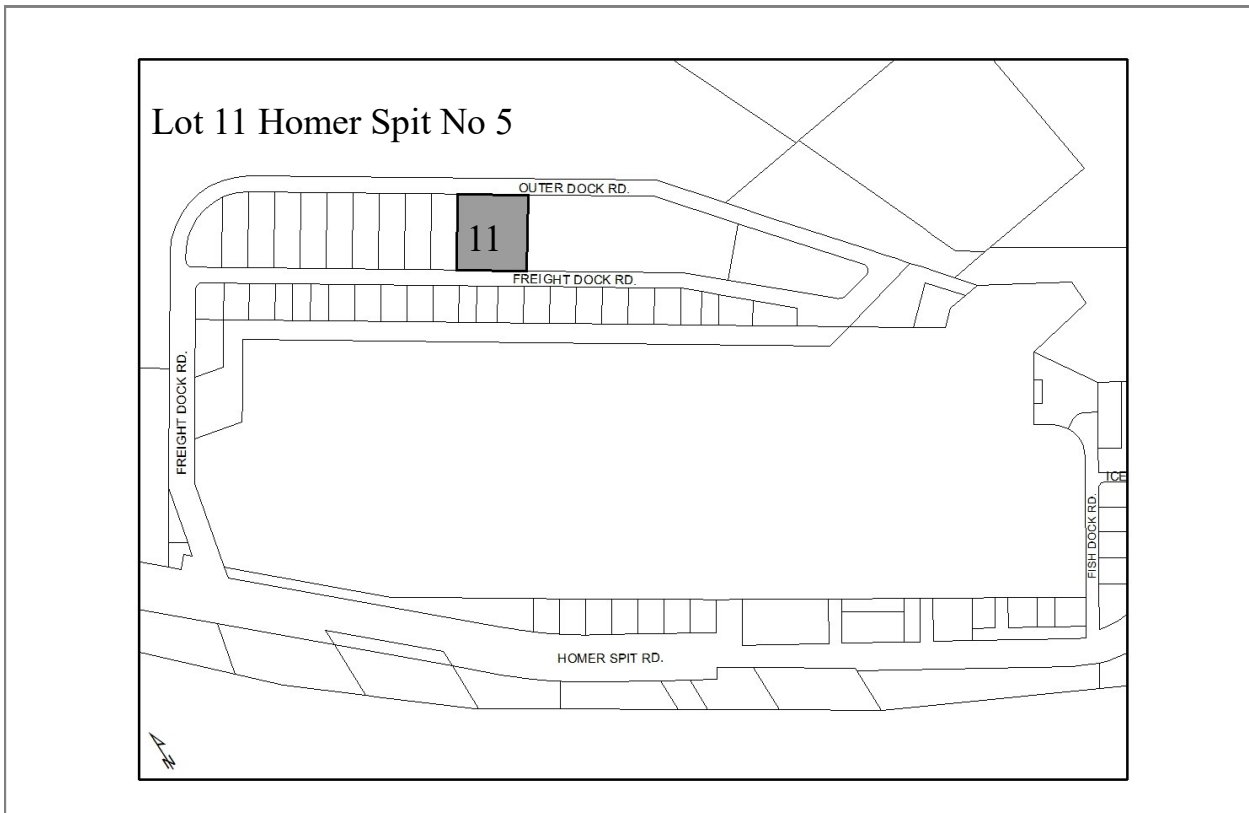
Wetlands: Tidelands

Infrastructure:

Finance Dept. Code:



Designated Use: Port and Harbor Use	
Acquisition History: Resolution 17-81	
Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
2019 Assessed Value: \$5,754,500	
Legal Description: ATS 1373 and ATS 1603	
Zoning: Outside city limits	Wetlands: N/A
Infrastructure:	
Notes: Acquired from the State of Alaska	
Finance Dept. Code:	



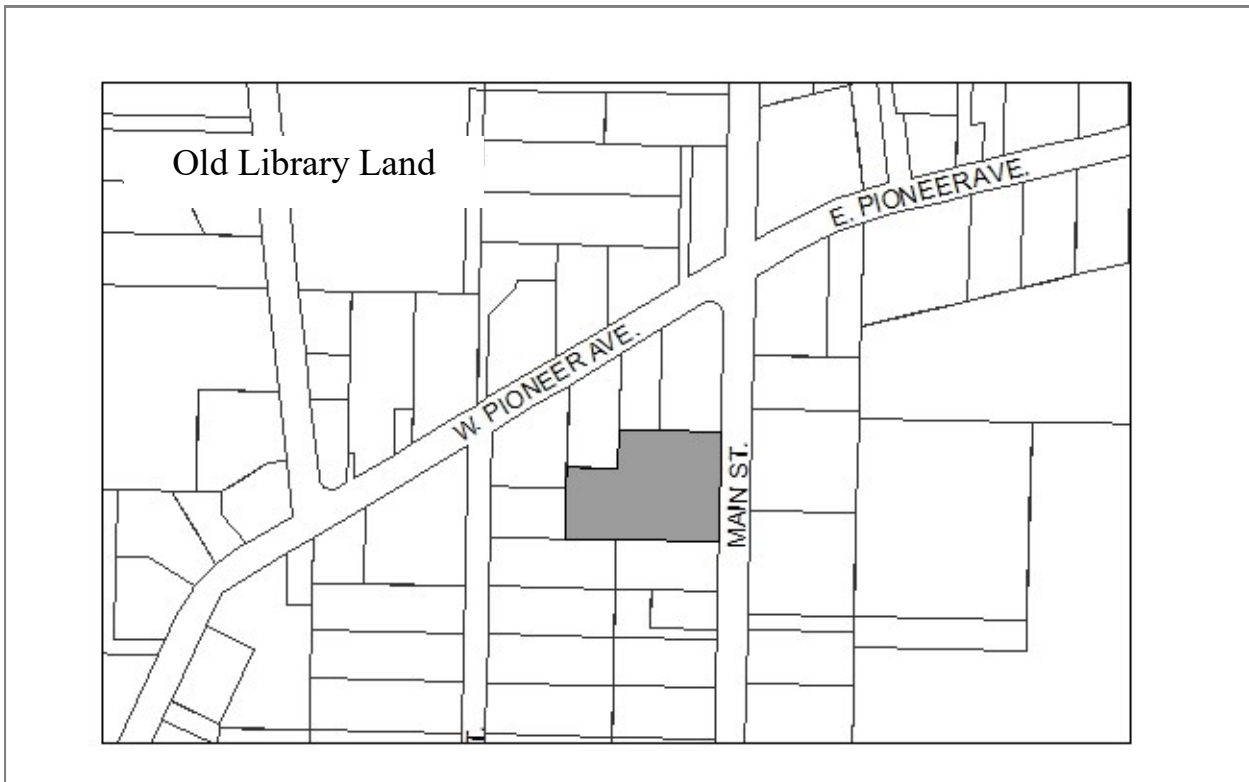
Designated Use: Port Facility	
Acquisition History:	
Area: 1.78 acres. A small portion is leased for a telecommunications tower	Parcel Number: 18103230
2019 Assessed Value: \$194,900	
Legal Description: Homer Spit Subdivision No. 5 Lot 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4300 Freight Dock Road
<p>A portion of Lot 11 is under lease for a telecommunications tower. (18103230LH01)</p> <p>This lot is withheld from long term lease pending the General Investigation Study with ACOE for the Large Vessel Moorage Facility.</p>	
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
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
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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. Intent is to sell the lot and pay down debt on the library loan.

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

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72
Acquisition History: KPB Ord 93-09

Area: 5.25 acres

Parcel Number: 17710739, 17710740

2019 Assessed Value: \$8,248,000 (Land 272,600, Structure 7,975,400)

Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

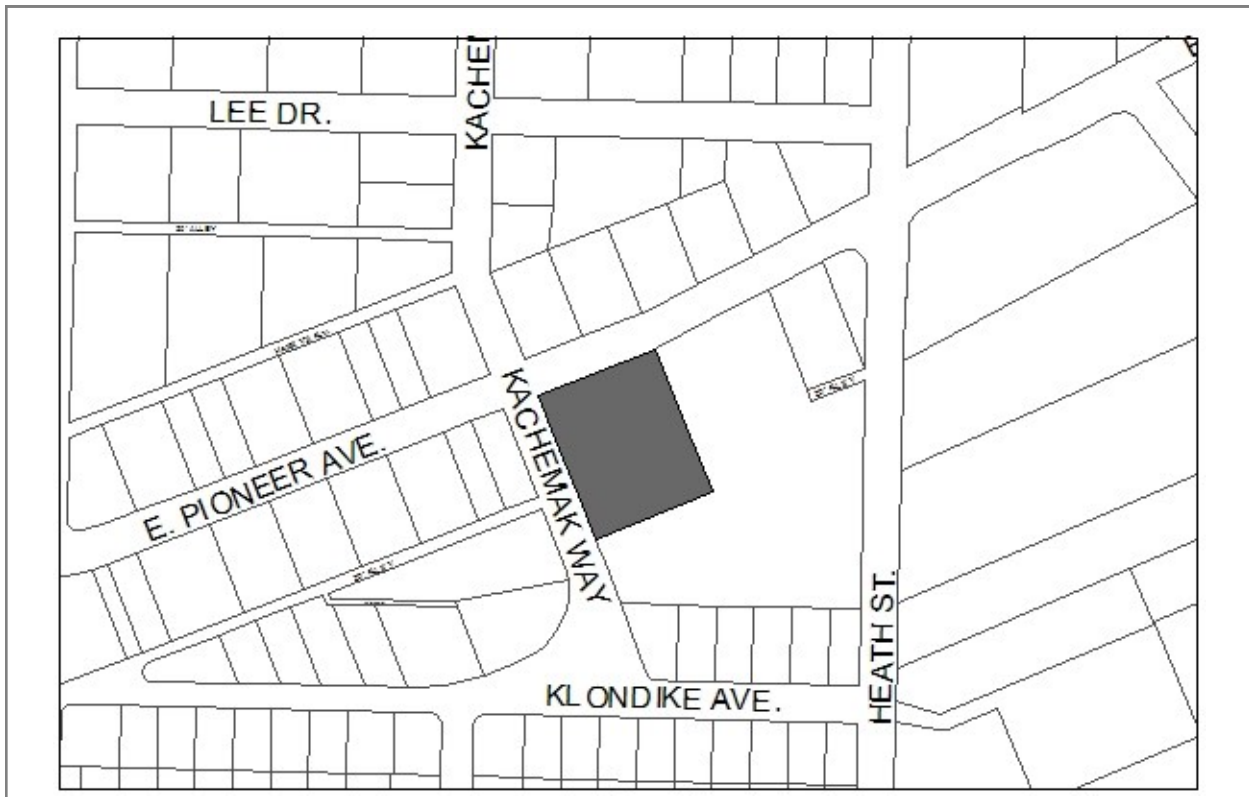
Zoning: Central Business District

Wetlands: Some wetlands present

Infrastructure: Paved road access, trail access, gas, water and sewer available.

Notes:

Finance Dept. Code:



Designated Use: City Hall	
Acquisition History: Purchased, Schoulz 12/31/86	
Area: 1.12 acres	Parcel Number: 17720408
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
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2019 Assessed Value: \$1,567,900 (Land: \$224,900 Structures: \$1,303,300)

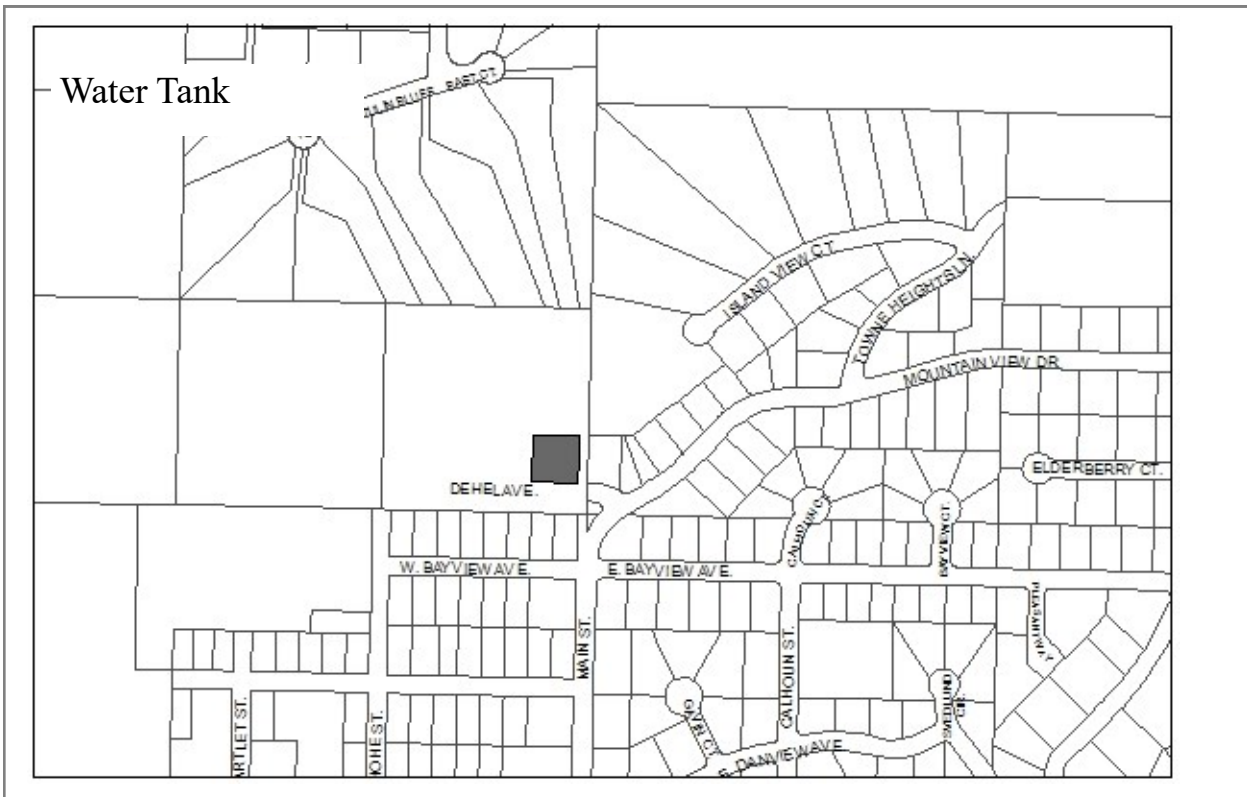
Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

Zoning: Central Business District	Wetlands: N/A
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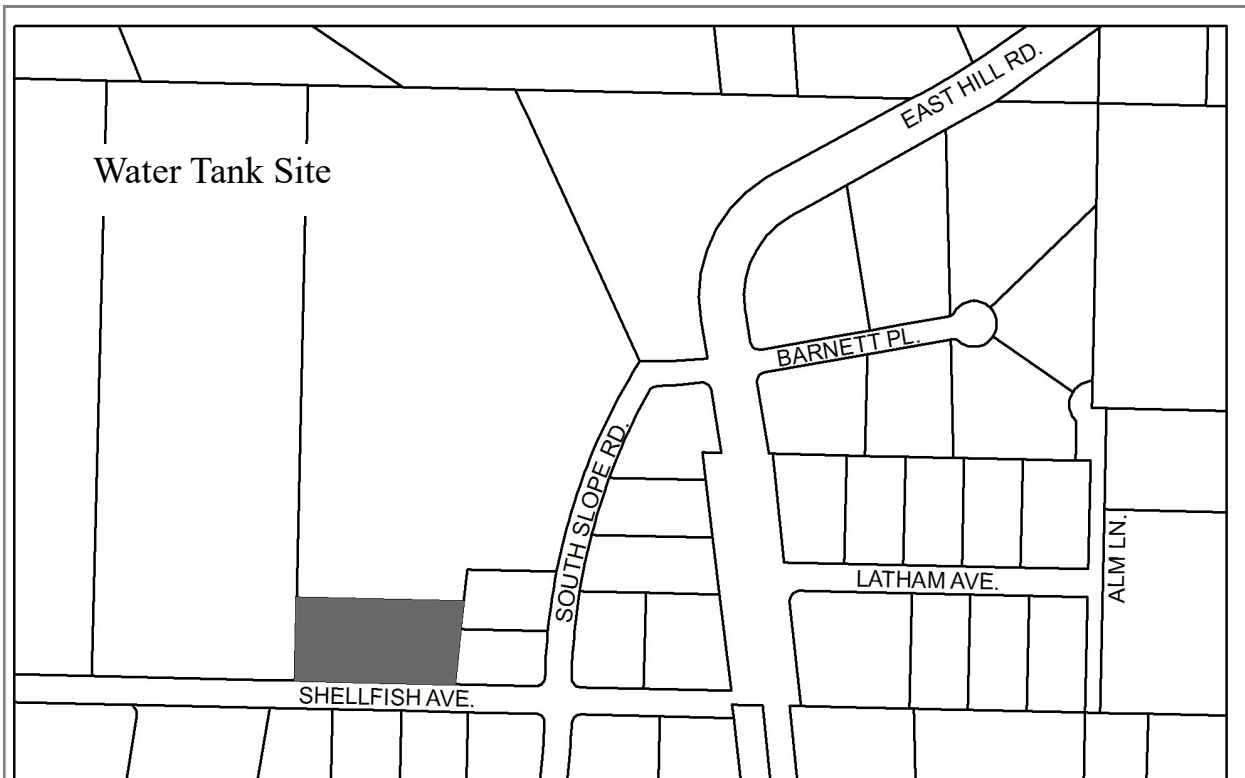
Infrastructure: Water, Sewer, Paved access

Notes: Fire hall remodel 2017/2018

Finance Dept. Code:



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



Designated Use: 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

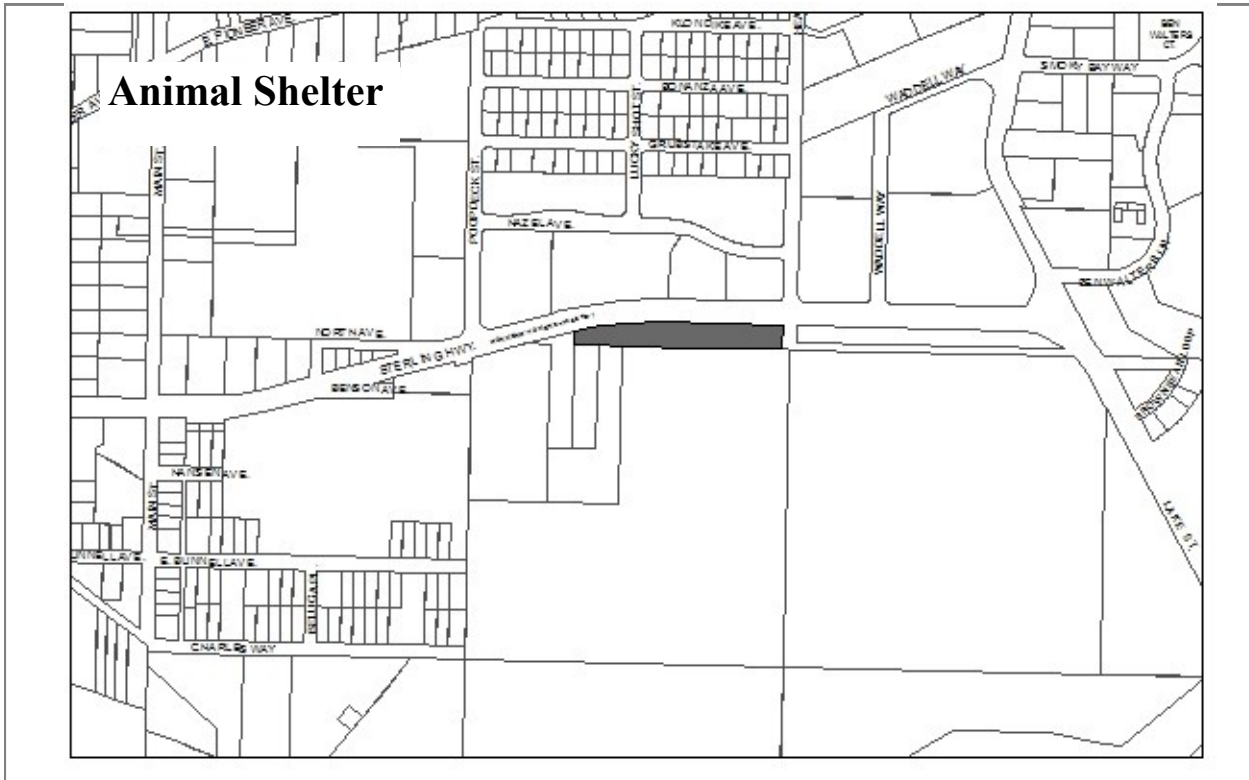
Zoning: Rural Residential

Wetlands:

Infrastructure: N/A

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

Finance Dept. Code:



Designated Use: Animal Shelter
Acquisition History: Heath Deed 3/10/71

Area: 1.85 acres	Parcel Number: 17714020
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2019 Assessed Value: \$1,474,100 (Land \$311,700, Structure \$1,162,400)

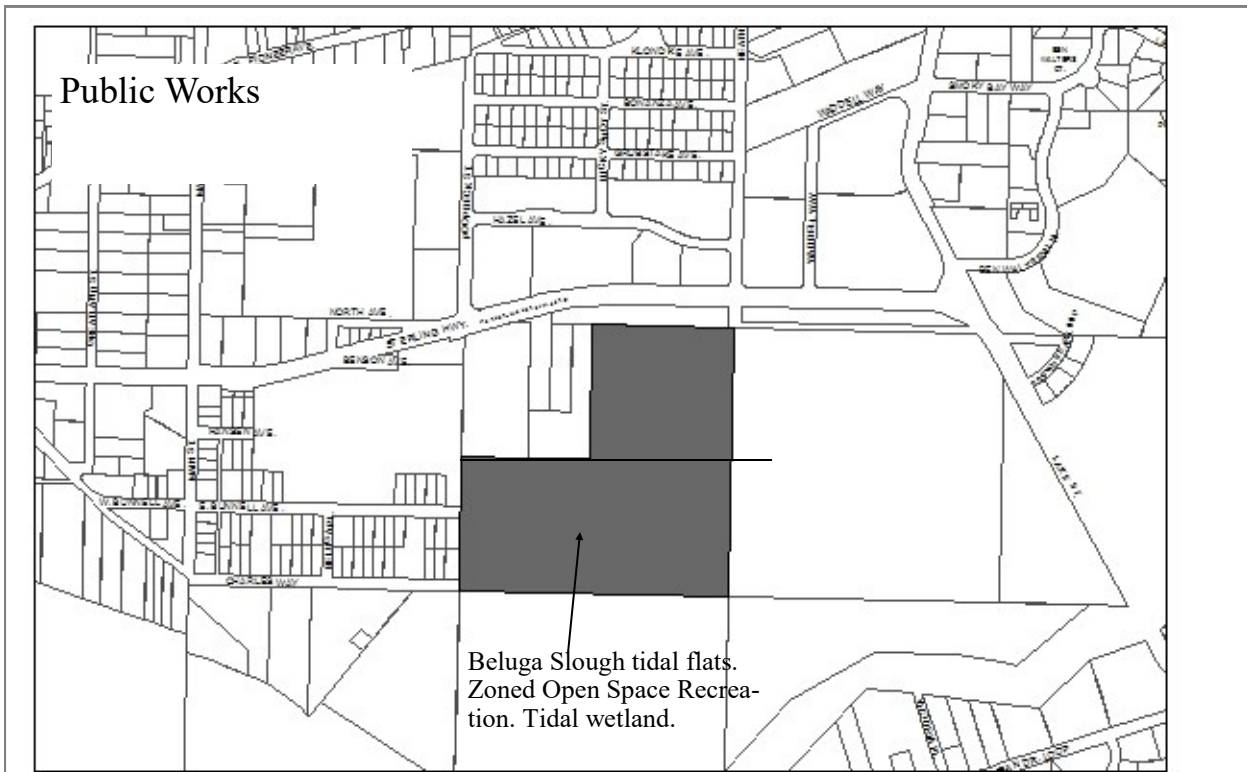
Legal Description: Glacier View Subdivision No 18 Lot 1

Zoning: Central Business District	Wetlands: N/A
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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:



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres	Parcel Number: 17714016
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2019 Assessed Value: \$4,567,700 (Land: \$2,973,600, Structures: \$1,594,100)

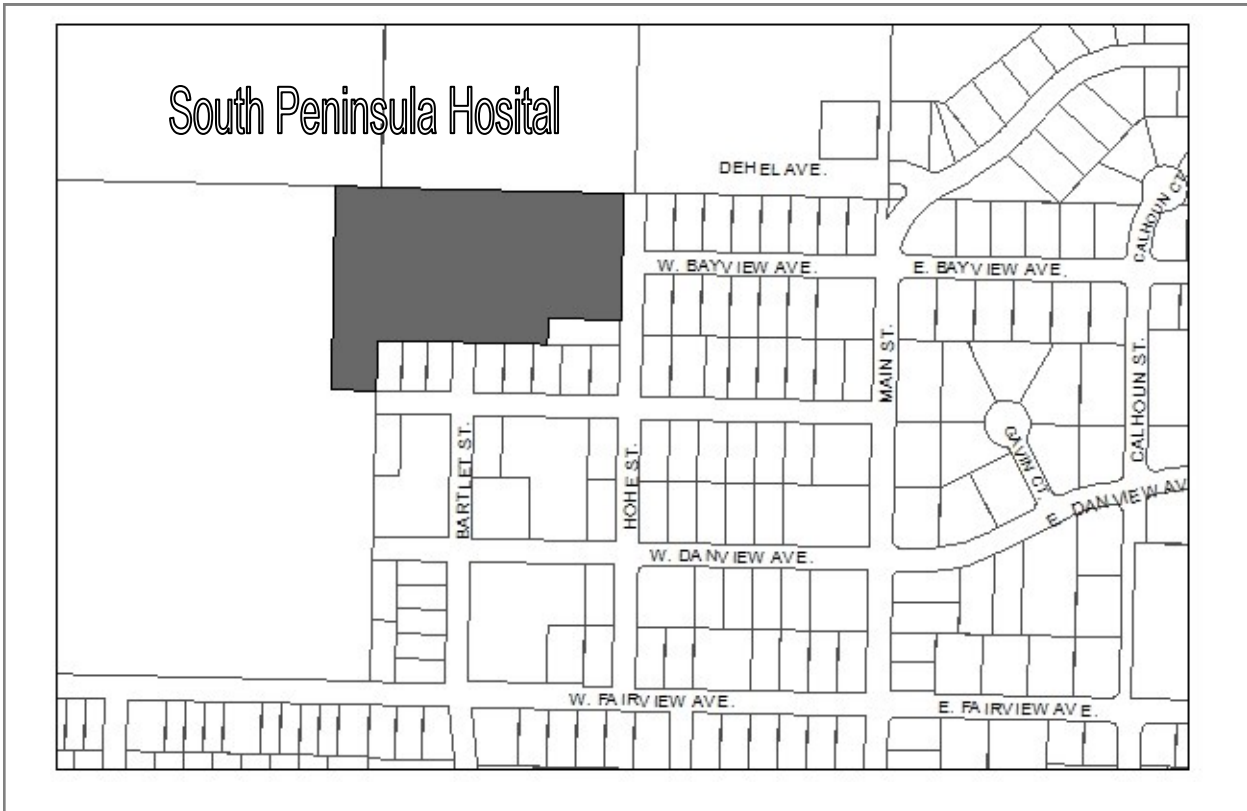
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

Zoning: Central Business/Open Space	Wetlands: Yes
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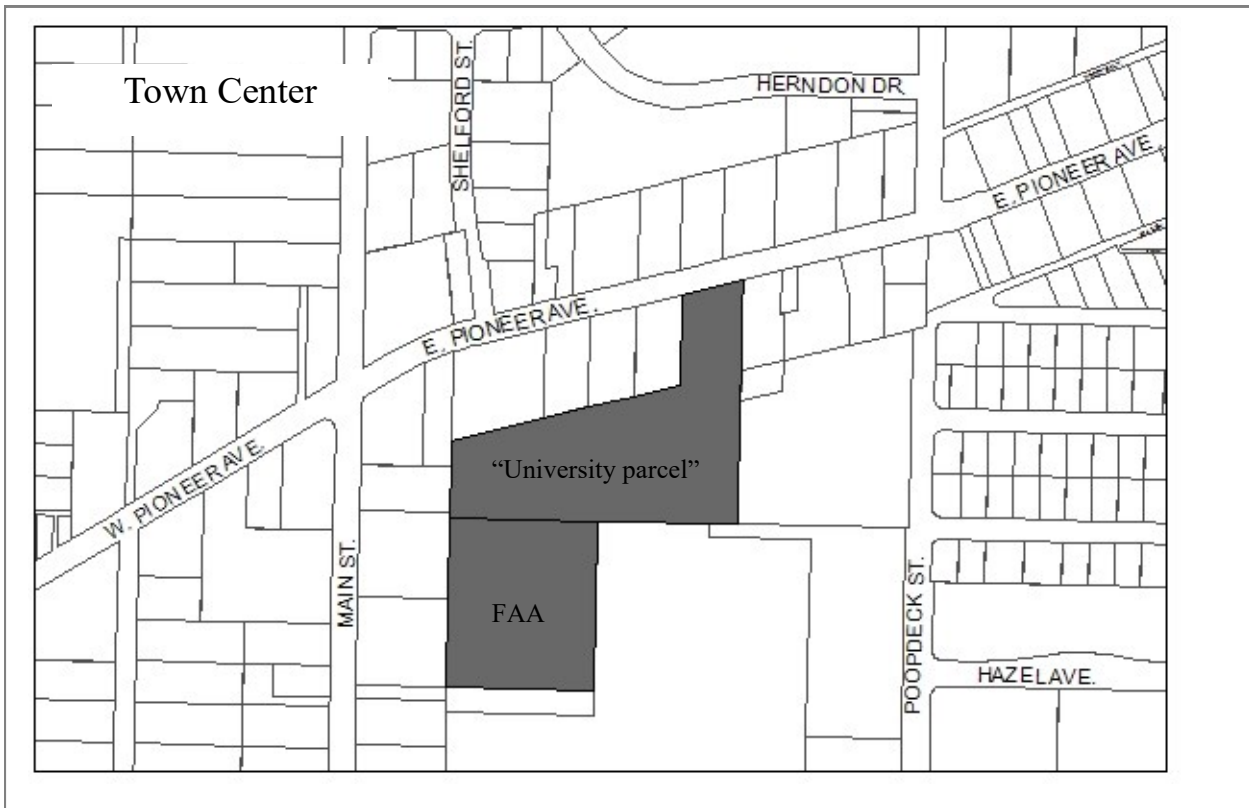
Infrastructure: Paved Road, water and sewer

Notes:
 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.

Finance Dept. Code:



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



Designated Use: 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.

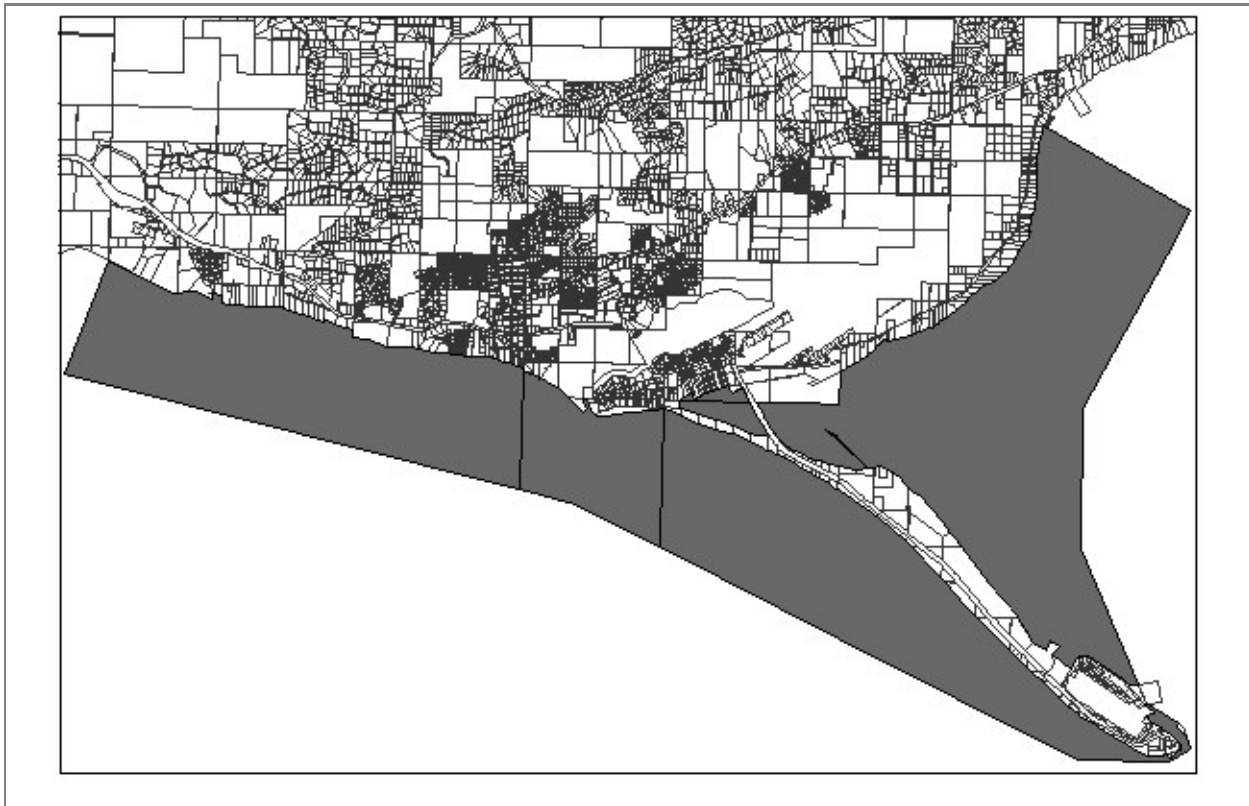
Zoning: Town Center District

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.

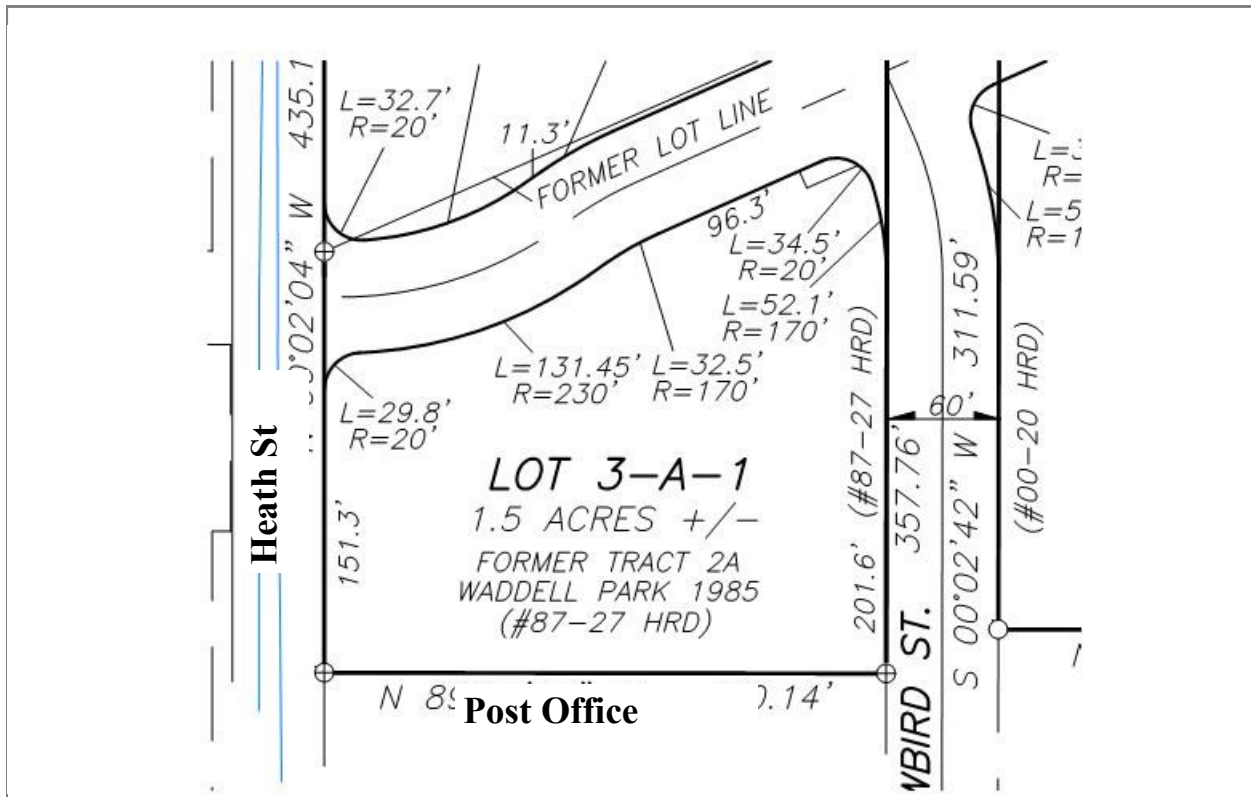
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$316,700. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

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

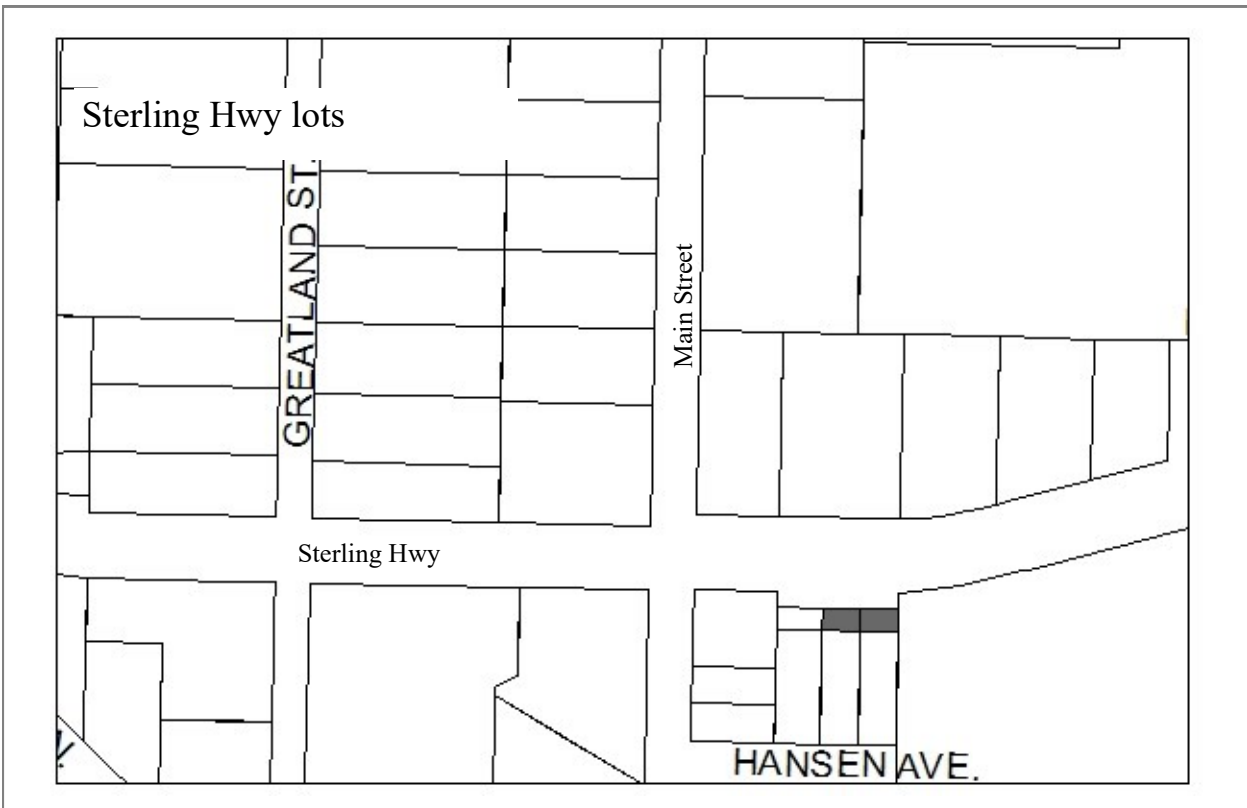
Patent 1974 002459-0 Book 80 Page 171

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
2019 Assessed Value: \$252,800	
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	
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
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2019 Assessed Value: \$2,600

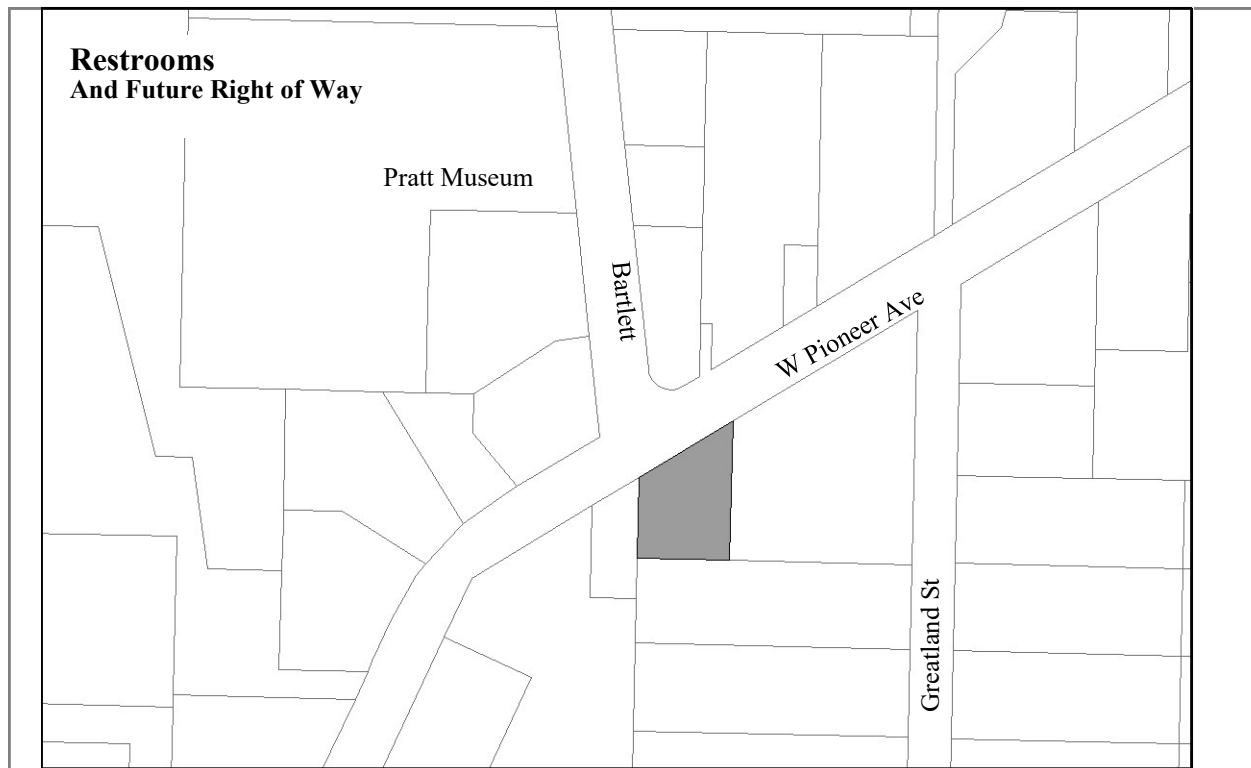
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District	Wetlands: Possibly. Lots are steep.
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Infrastructure: Paved Road and sidewalk

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

Finance Dept. Code:



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

Area: 0.27 acres	Parcel Number: 17514301
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2019 Assessed Value: \$77,300

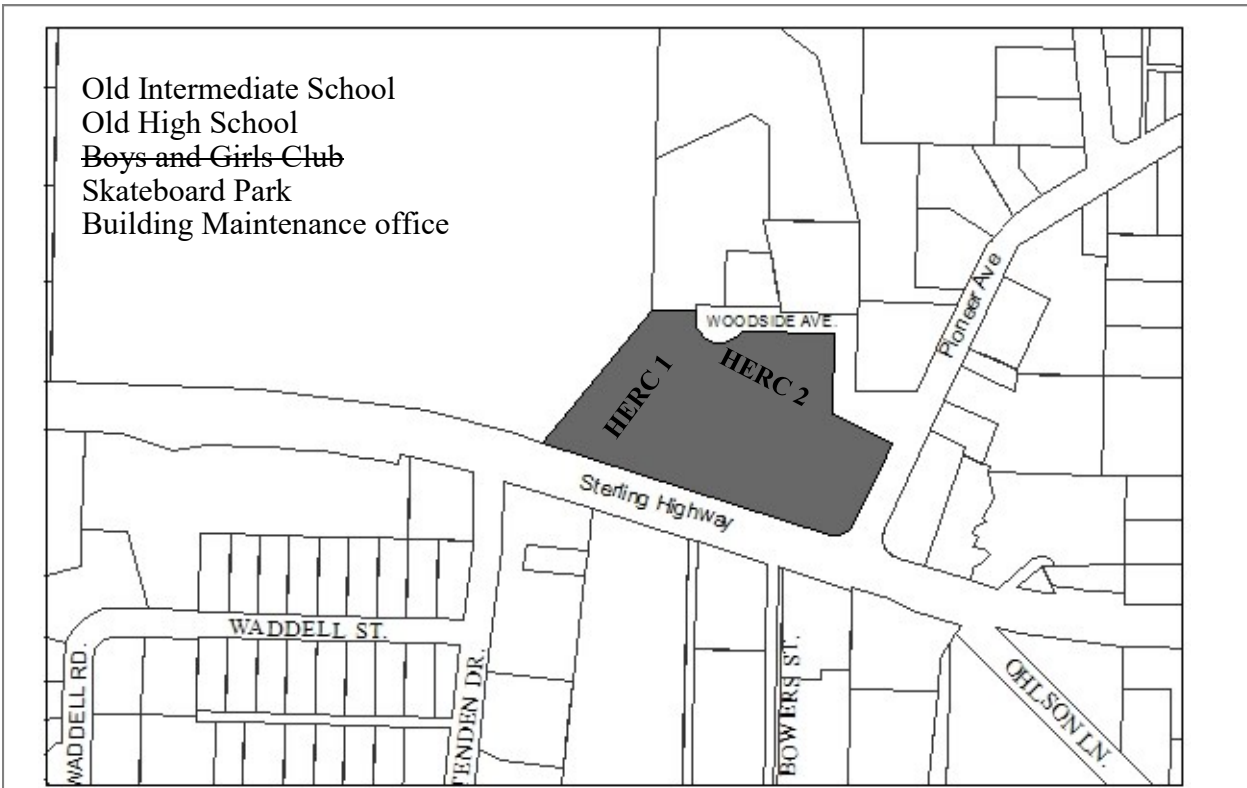
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 000049 BUNNELLS SUB LOT 75

Zoning: Central Business District	Wetlands: Yes
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Infrastructure: Paved Road, water and sewer

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

Finance Dept. Code:



Designated Use: City Facility and other city lands

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

Area: 4.3 acres	Parcel Number: 17510070
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2019 Assessed Value: \$4,724,700 (Land \$724,700 Structure, built in 1956 25,000 sq ft \$4,000,000)

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

Zoning: Central Business District	Wetlands: Creek on western edge
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Infrastructure: Paved access and parking. Water and Sewer.

Notes:

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014
- HERC 1 is the larger building
- HERC 2 is the smaller building that contains PW Maintenance

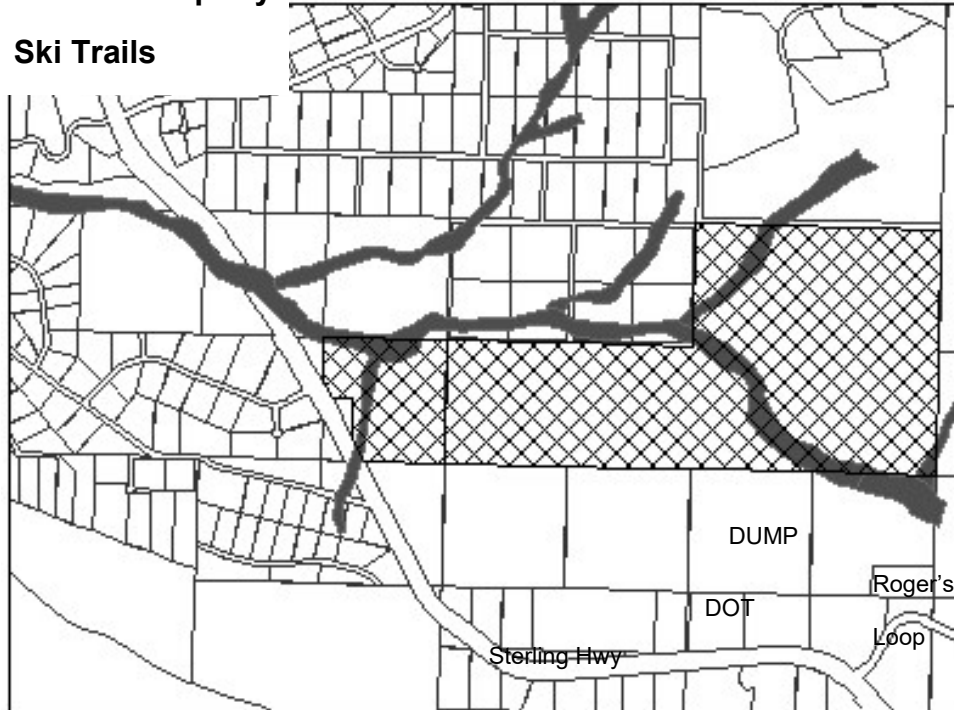
Finance Dept. Code: 170.0032 175.100.05

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.

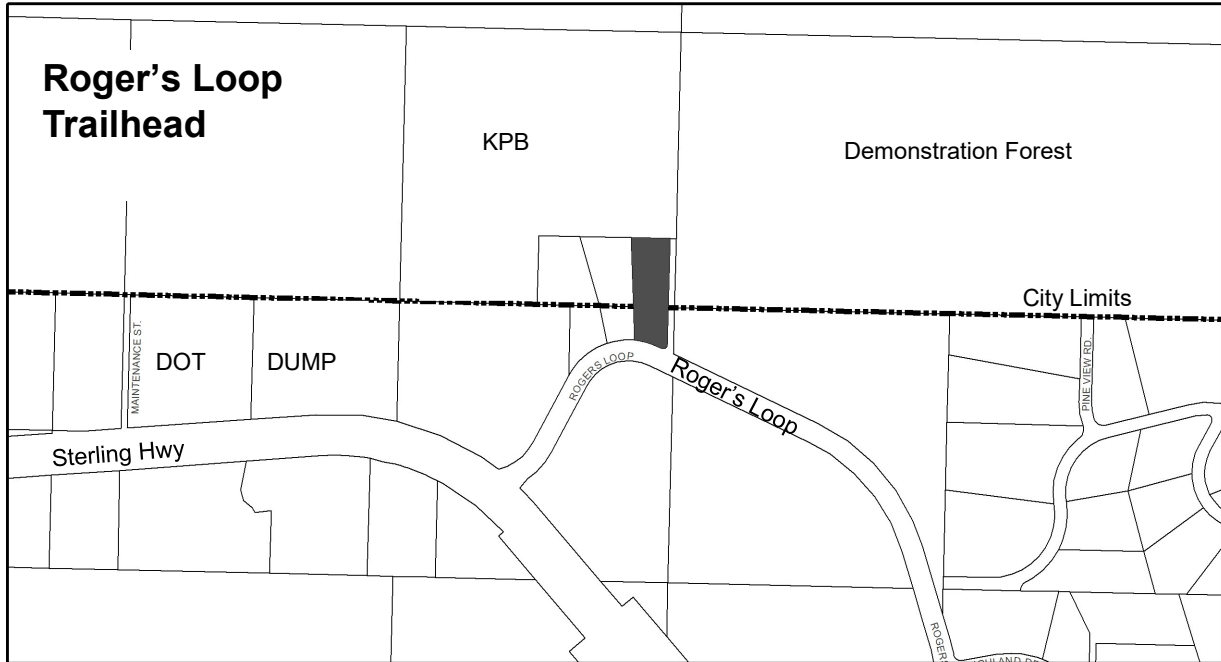
Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

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.

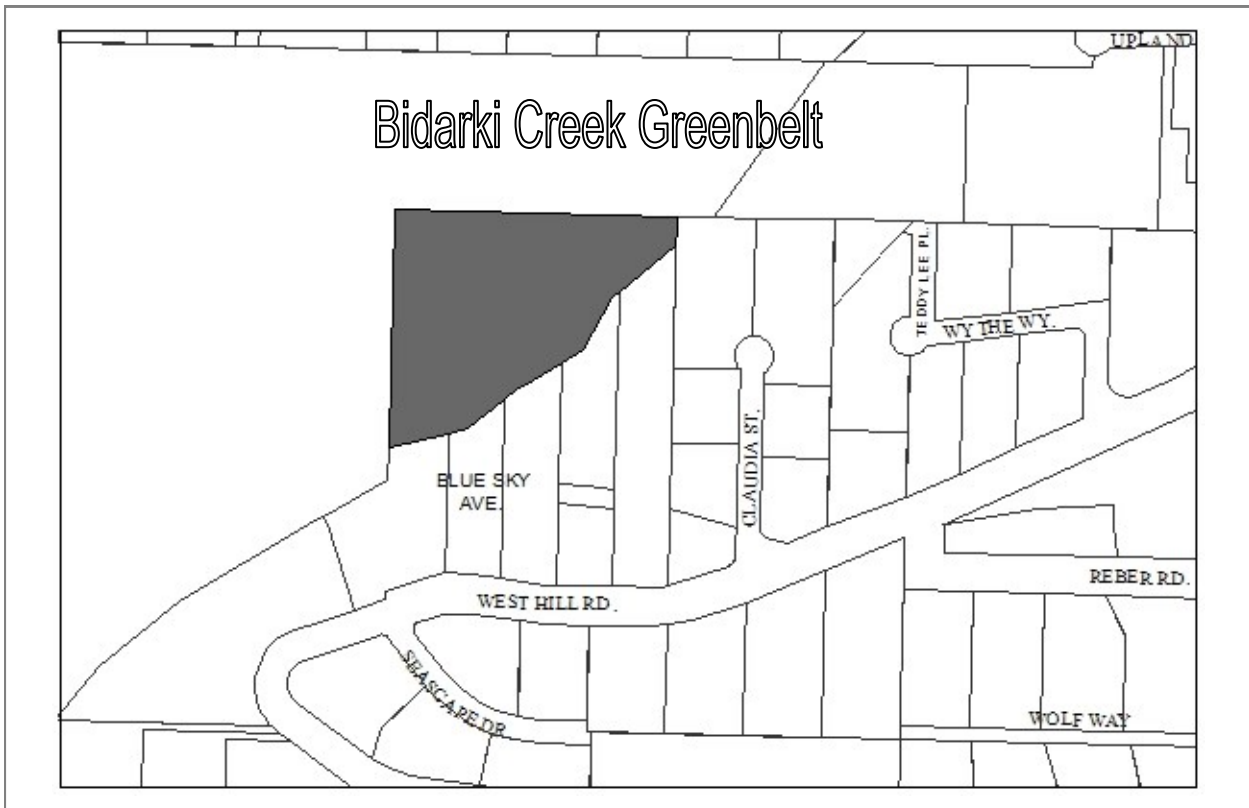
Conservation Easement Resolution 2010-48, Recording# 2010-003220-0
 Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan
 The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

Finance Dept. Code:



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

<p>Designated Use: Hickerson Memorial Cemetery Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30</p>	
<p>Area: 6.91 acres</p>	<p>Parcel Number: 17321011, 13, 14, 15</p>
<p>2019 Assessed Value: \$217,800</p>	
<p>Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C</p>	
<p>Zoning: Not within city limits</p>	<p>Wetlands: N/A</p>
<p>Infrastructure: paved access</p>	
<p>Notes: Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30. 2017: Phase 1 cemetery expansion completed.</p>	
<p>Finance Dept. Code:</p>	



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres

Parcel Number: 17503025

2019 Assessed Value: \$6,700

Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

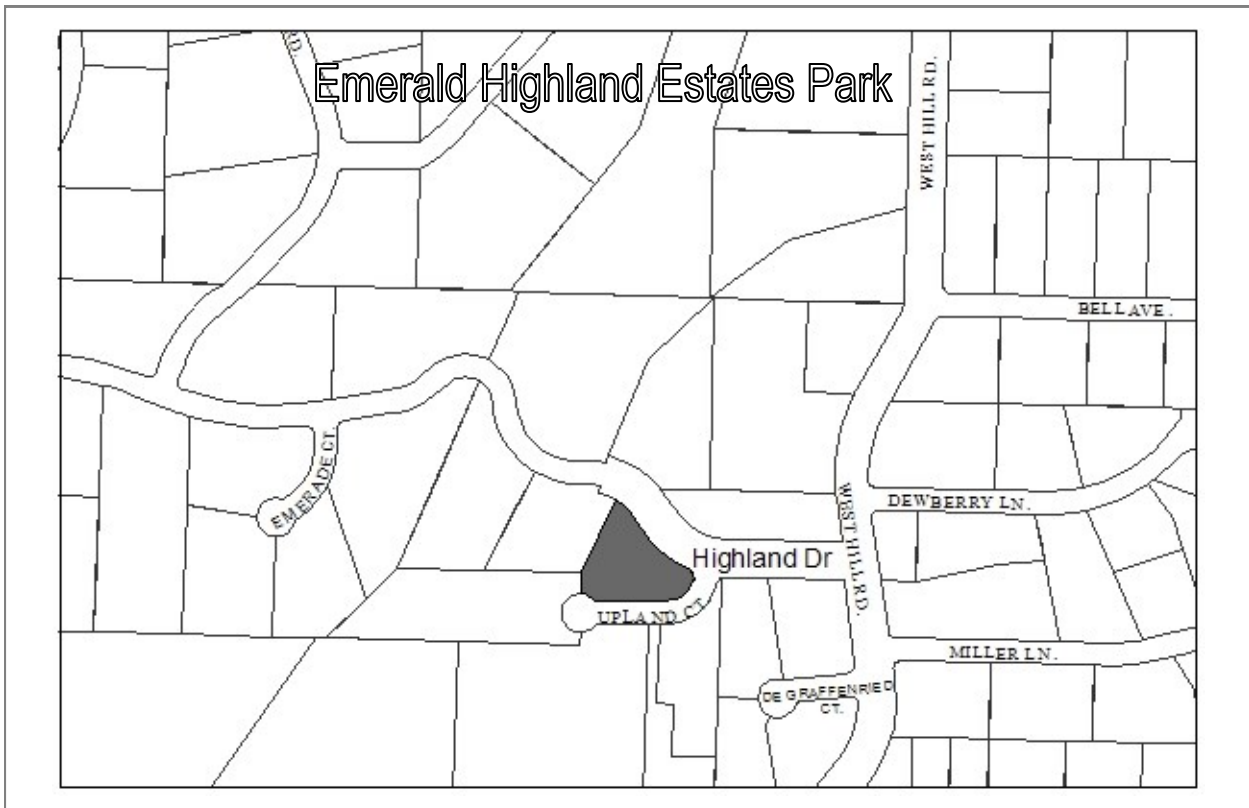
Zoning: Rural Residential

Wetlands: Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park
Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

2019 Assessed Value: \$36,100

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

Zoning: Rural Residential

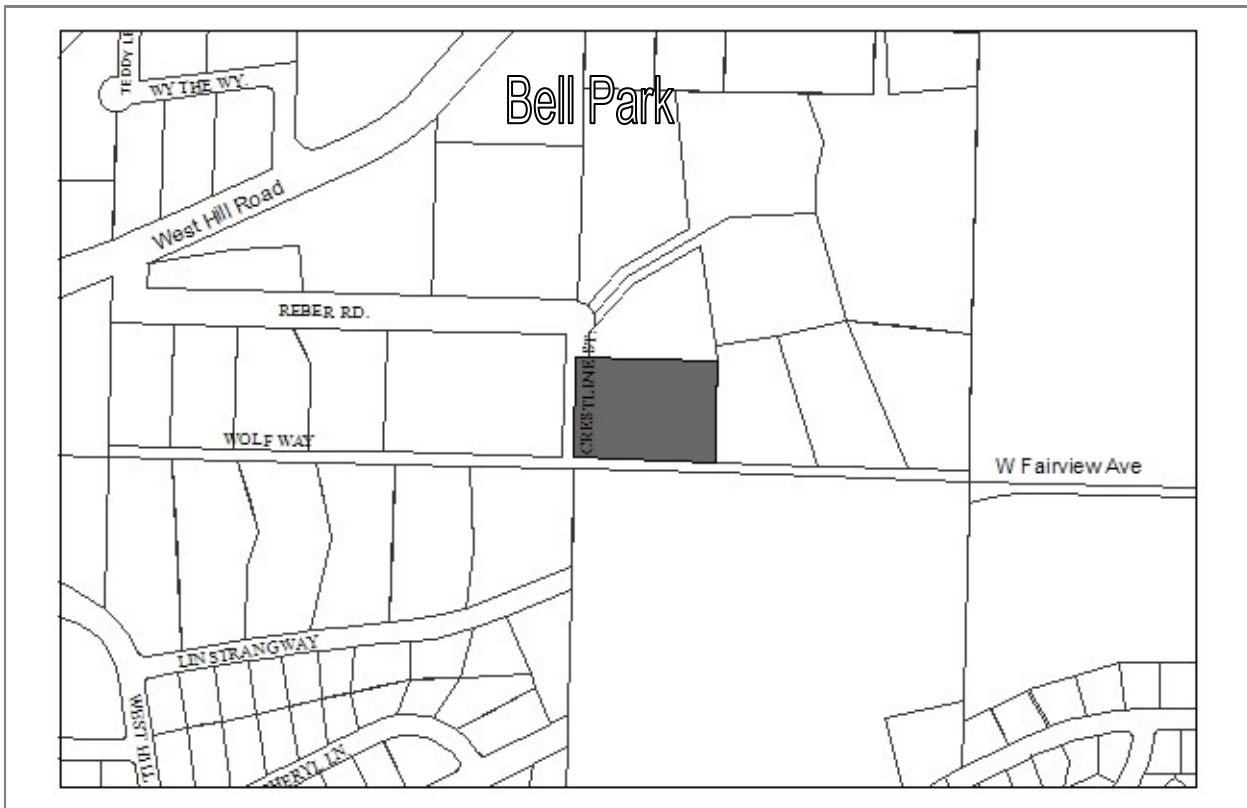
Wetlands: The whole lot is potential wetlands. Creek present long western property line.

Infrastructure: Gravel road access

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

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

Finance Dept. Code:



Designated Use: 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
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2019 Assessed Value: \$90,200

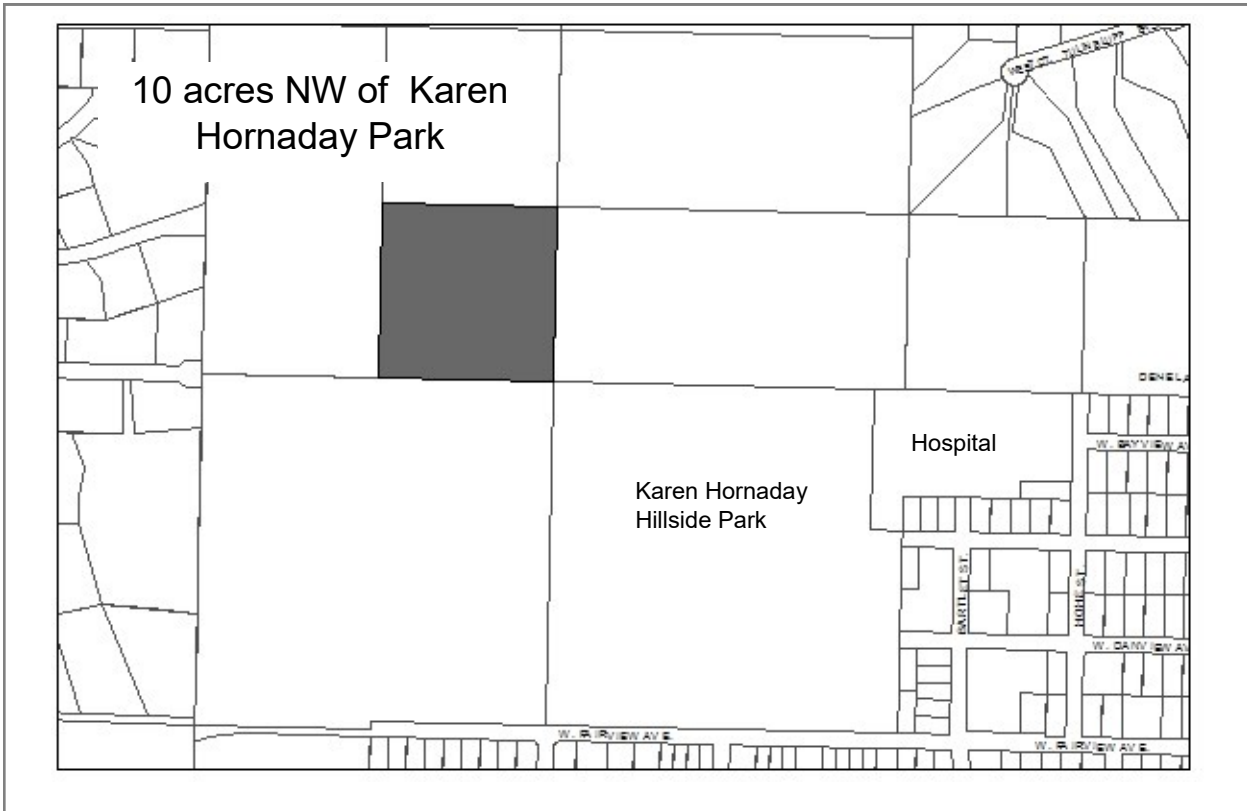
Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

Zoning: Rural Residential	Wetlands: Drainages on lot.
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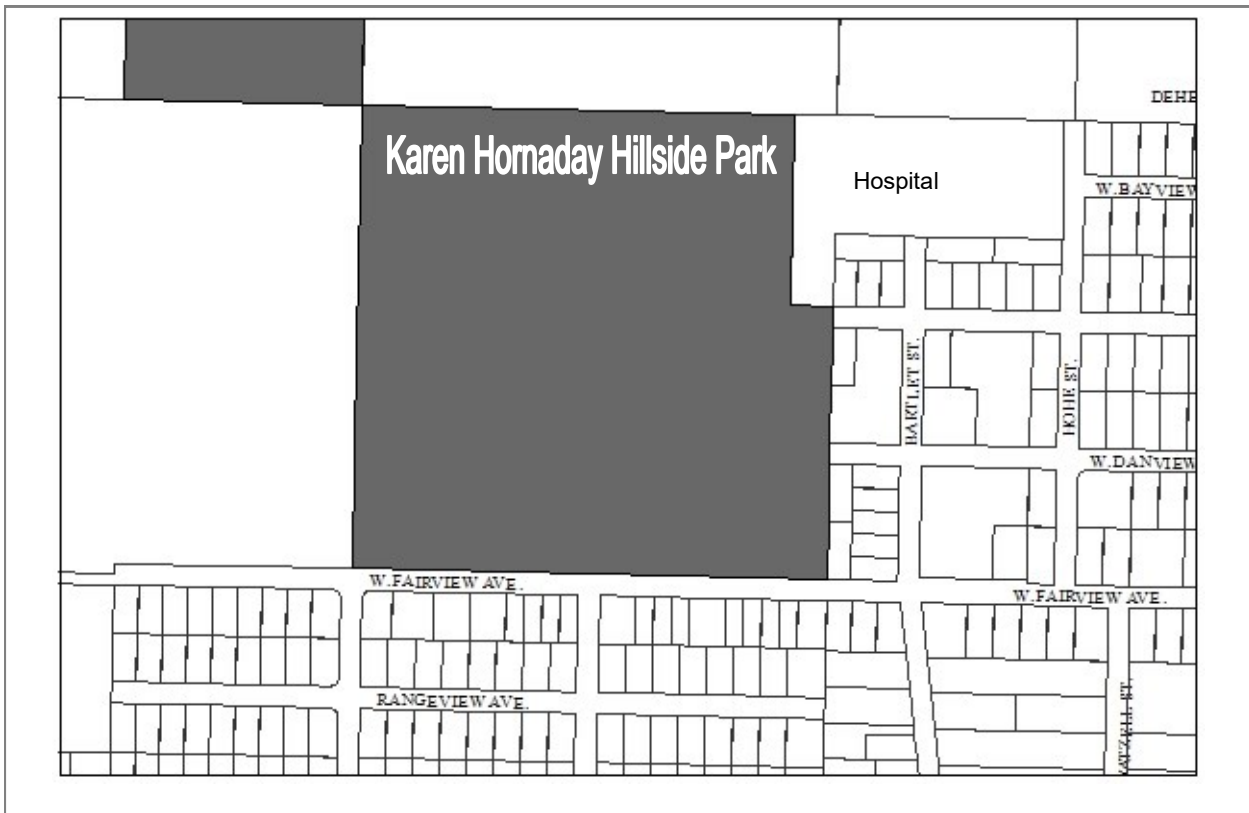
Infrastructure: Gravel road access. Rough trails across property.

Notes:
 Park contains the gravesite of W.R. Bell.
 It can be expected that the land to the south will be come 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:	



Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres	Parcel Number: 17504023
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2019 Assessed Value: \$3,802,400 (Land \$3,651,800 Structure \$150,600)

Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Adn

Zoning: Open Space Recreation	Wetlands: Some drainages
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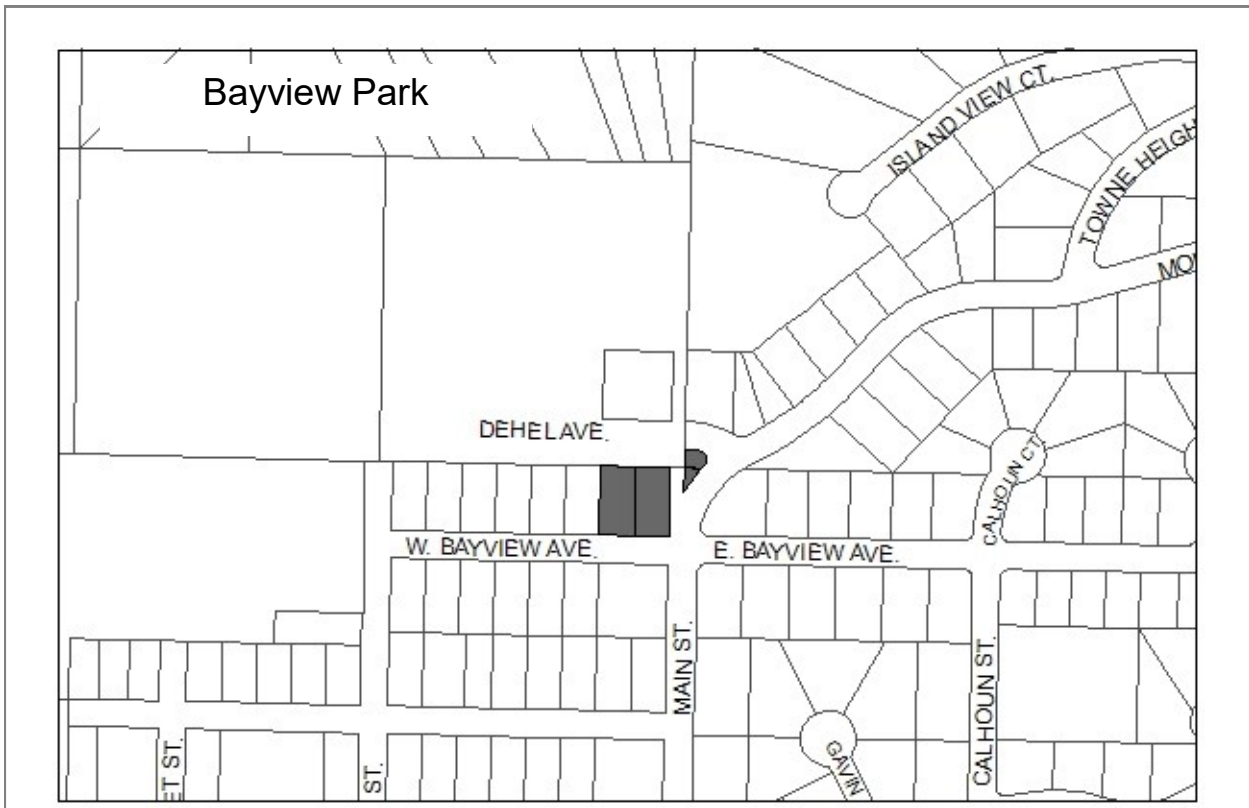
Infrastructure: Water, sewer and road access

Notes: 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.

Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)



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

Area: 0.58 acres total	Parcel Number: 175051 07, 08 17726038, 17727049
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2019 Assessed Value: \$105,400 total

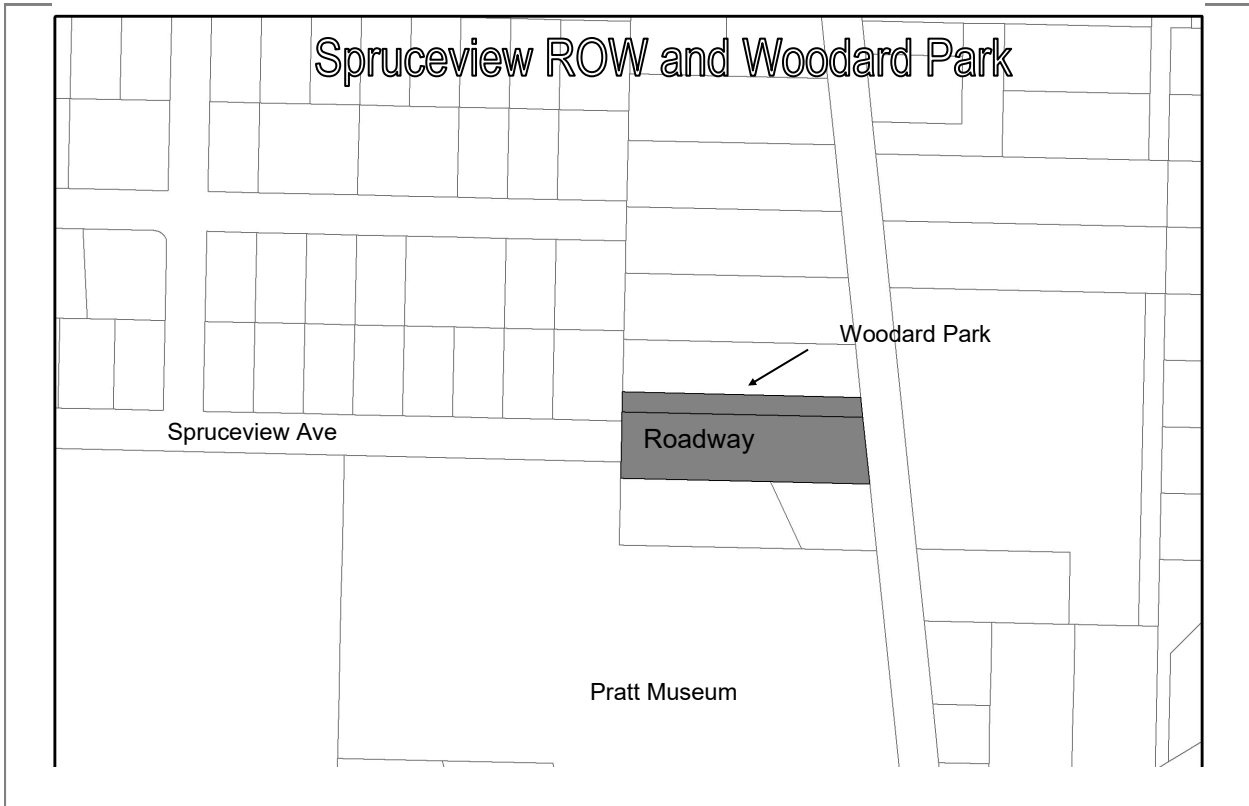
Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

Zoning: Urban Residential	Wetlands: N/A
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Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:



Designated Use: ROW and Woodard Park
Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres
 Woodard Park: .025 acres

Parcel Number: 17513329
 17513328

2019 Assessed Value: ROW: \$53,800, Park: \$26,000

Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

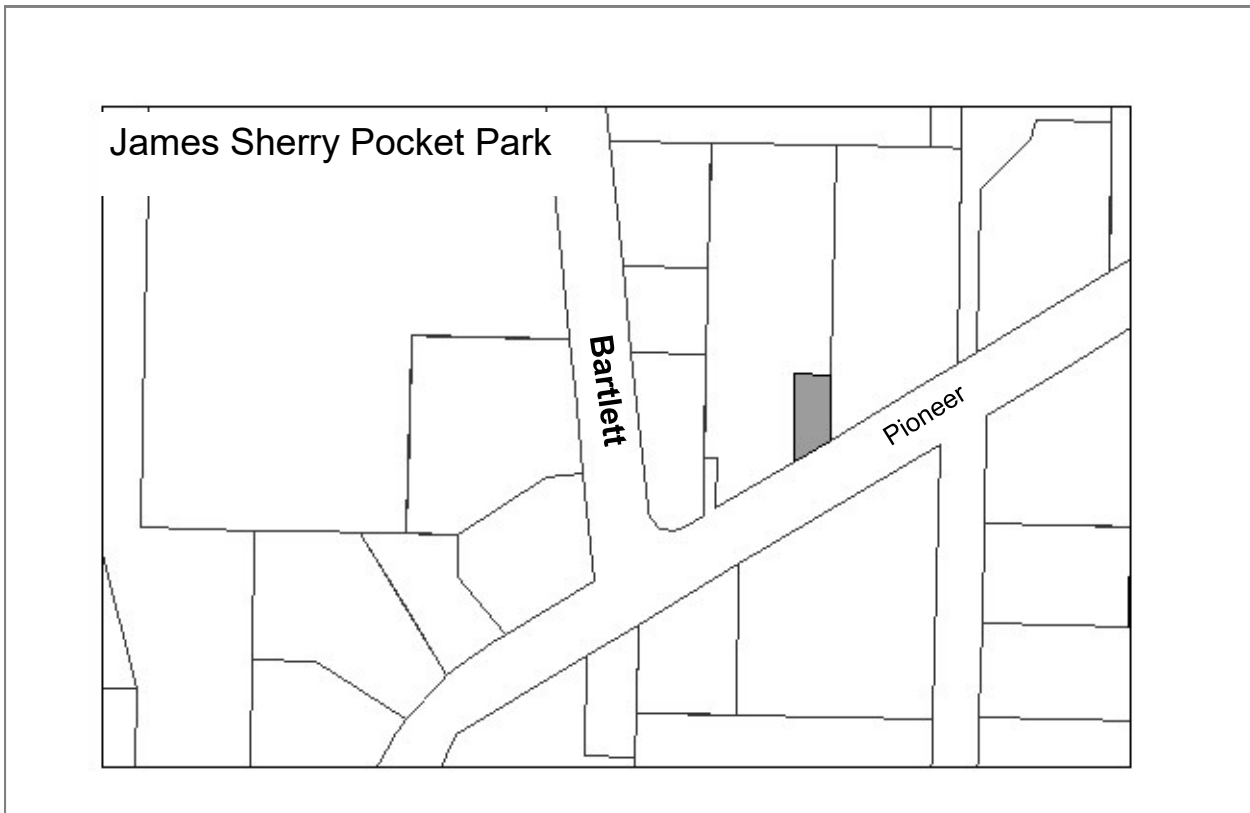
Zoning: Residential Office

Wetlands: Woodard Creek and wetlands present

Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



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

Area: 0.06 acres or 2,766 sq ft	Parcel Number: 17514235
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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
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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
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2019 Assessed Value: \$169,300

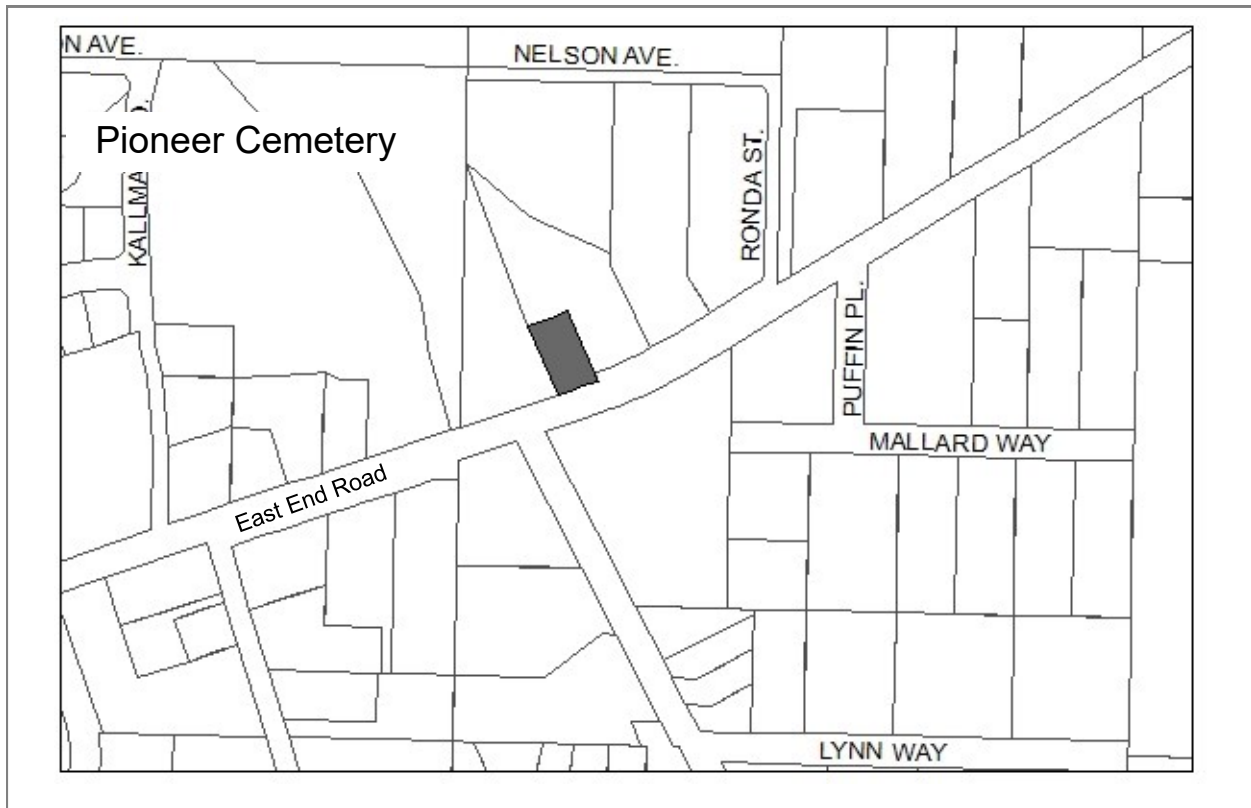
Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

Zoning: Central Business District	Wetlands: N/A
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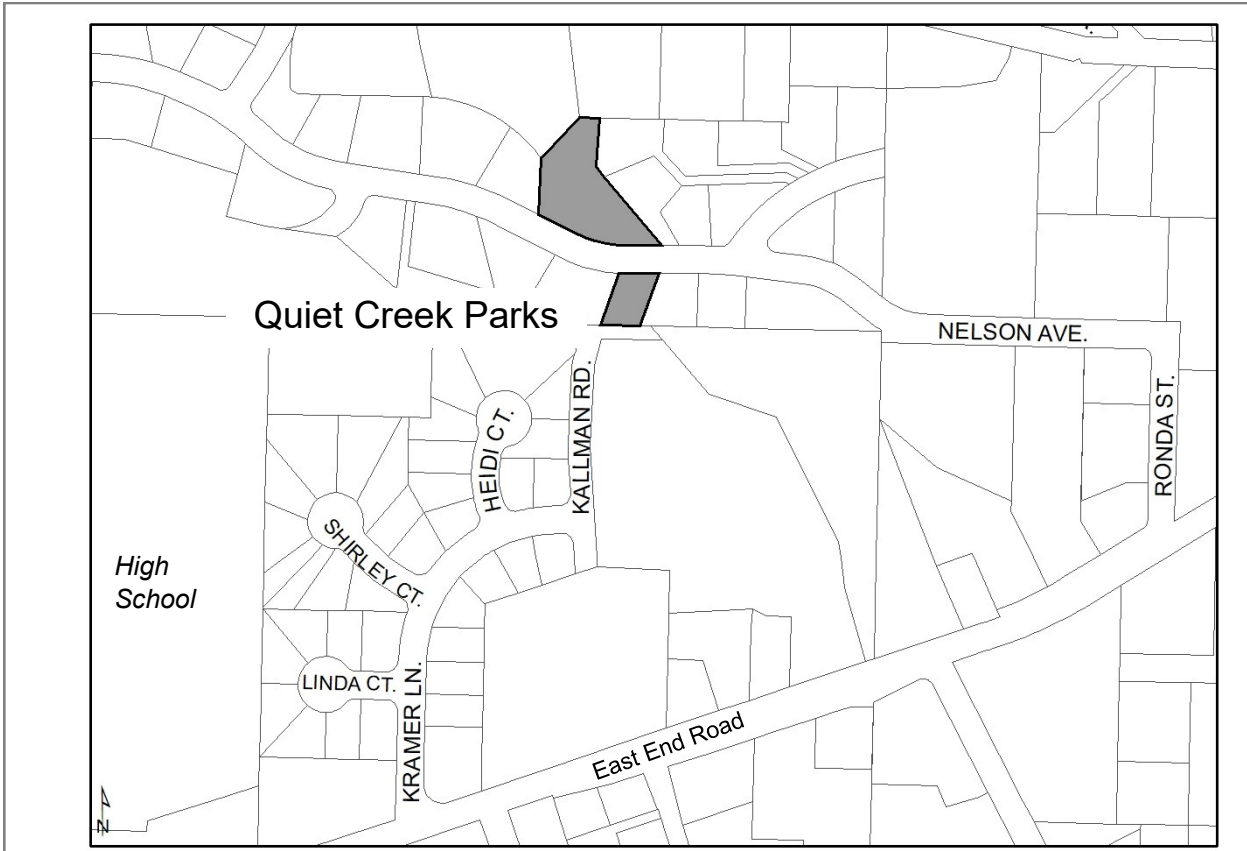
Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

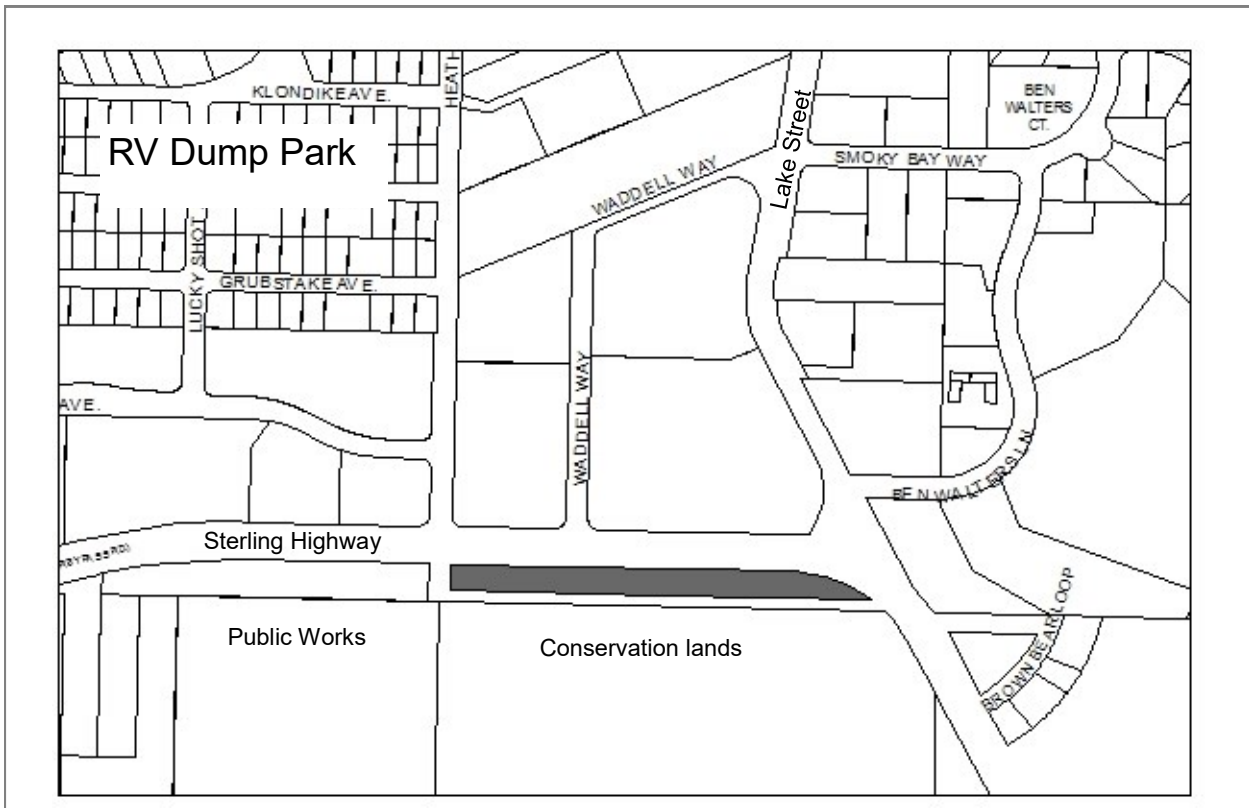
Finance Dept. Code:



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	
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	
<p>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 2020.</p>	
Finance Dept. Code:	



Designated Use: RV Water/Dump station
Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres	Parcel Number: 17712014
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2019 Assessed Value: \$208,200

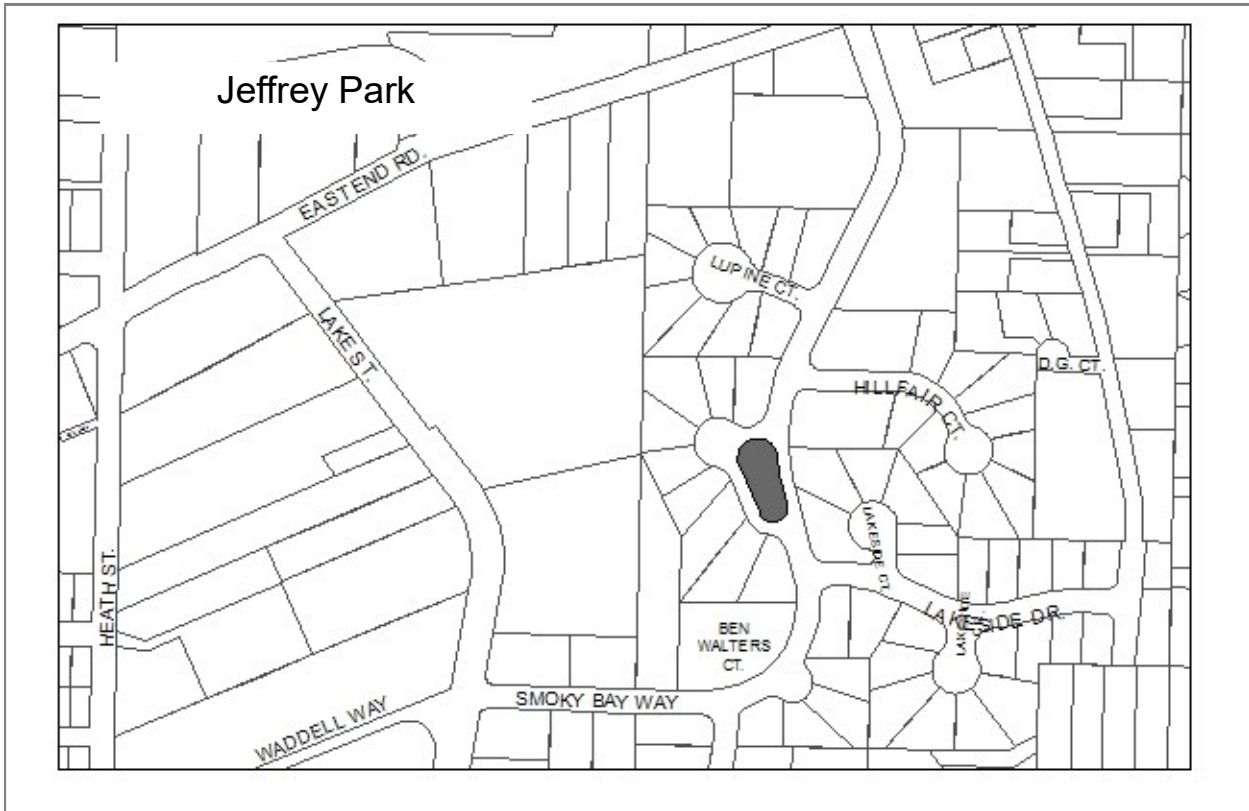
Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

Zoning: Central Business District	Wetlands:
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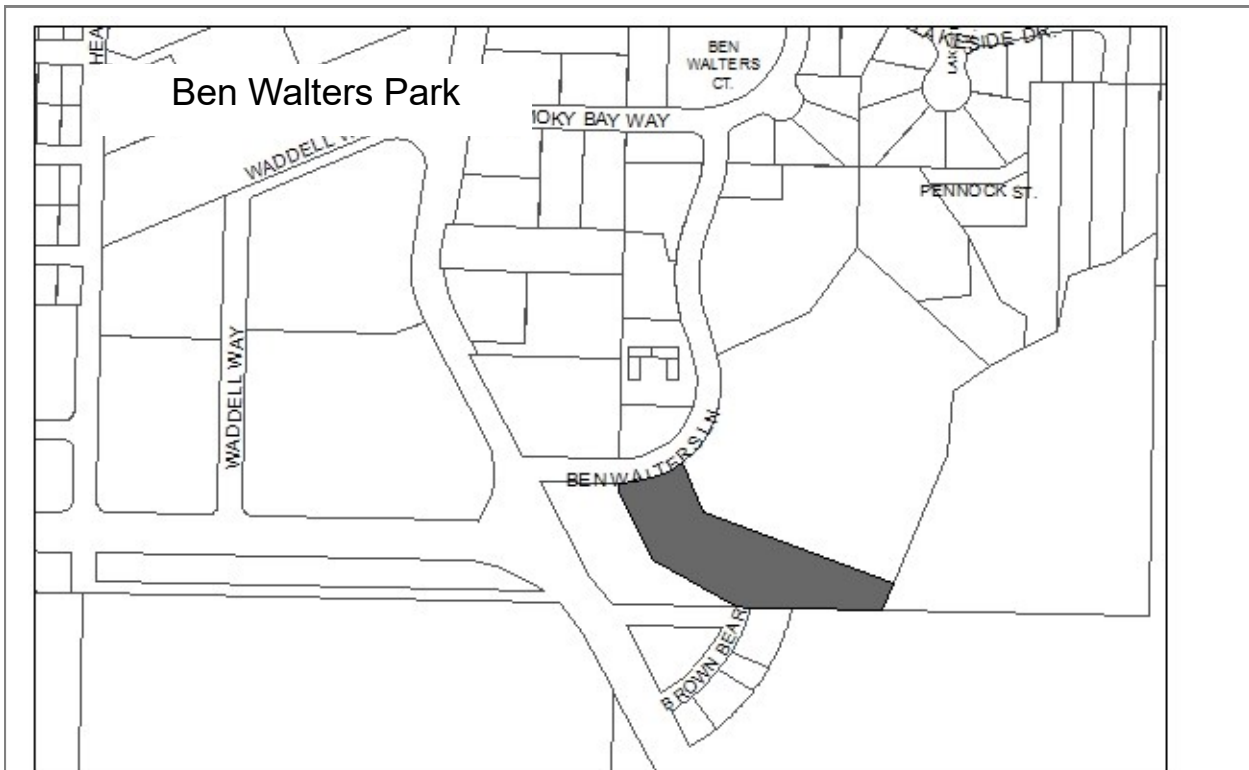
Infrastructure: Water, Sewer, gravel/paved access

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:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park	
Acquisition History: Ordinance 83-27 (KPB)	
Area: 0.38 acres	Parcel Number: 17730251
2019 Assessed Value: \$43,700	
Legal Description: Lakeside Village Amended Jeffrey Park	
Zoning: Urban Residential	Wetlands:
Infrastructure: Paved Road, water, sewer	
Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
Finance Dept. Code:	



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	Parcel Number: 17712022
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2019 Assessed Value: \$333,700 (Land \$286,900, Structure \$46,800)

Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

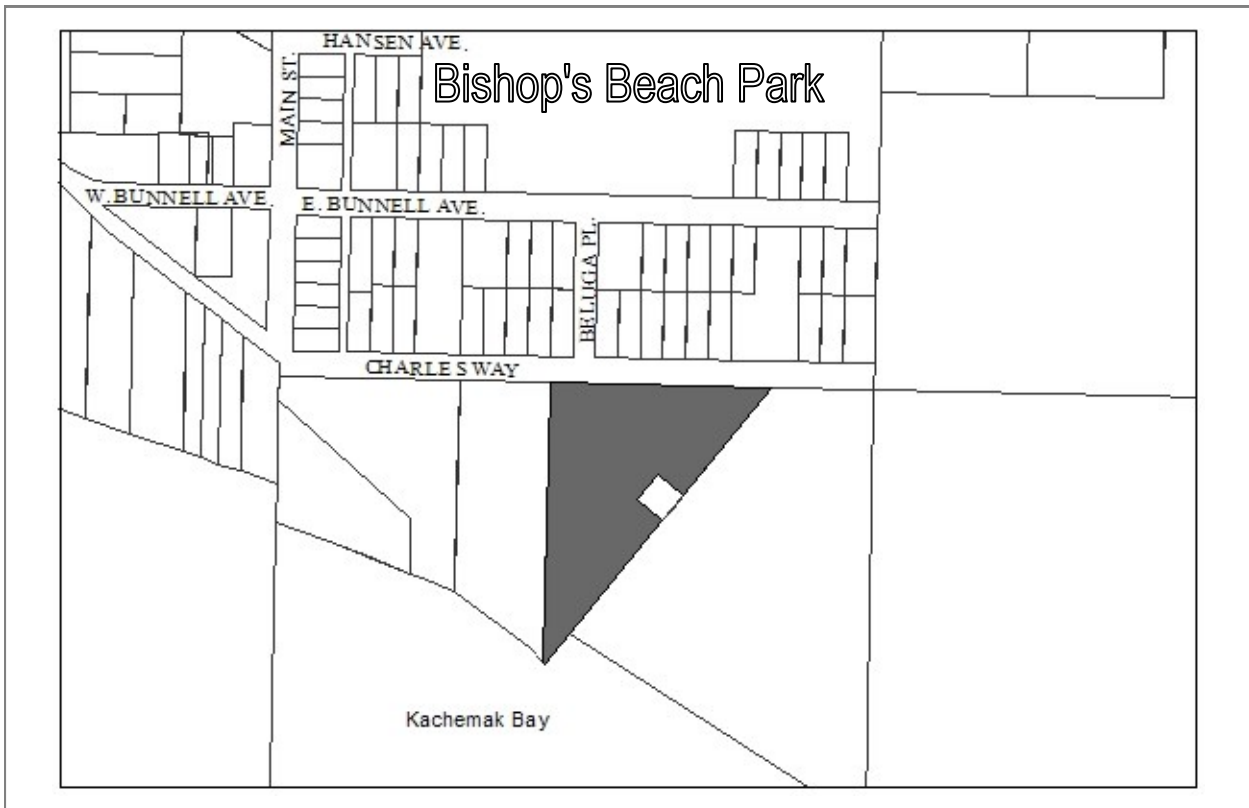
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
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Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

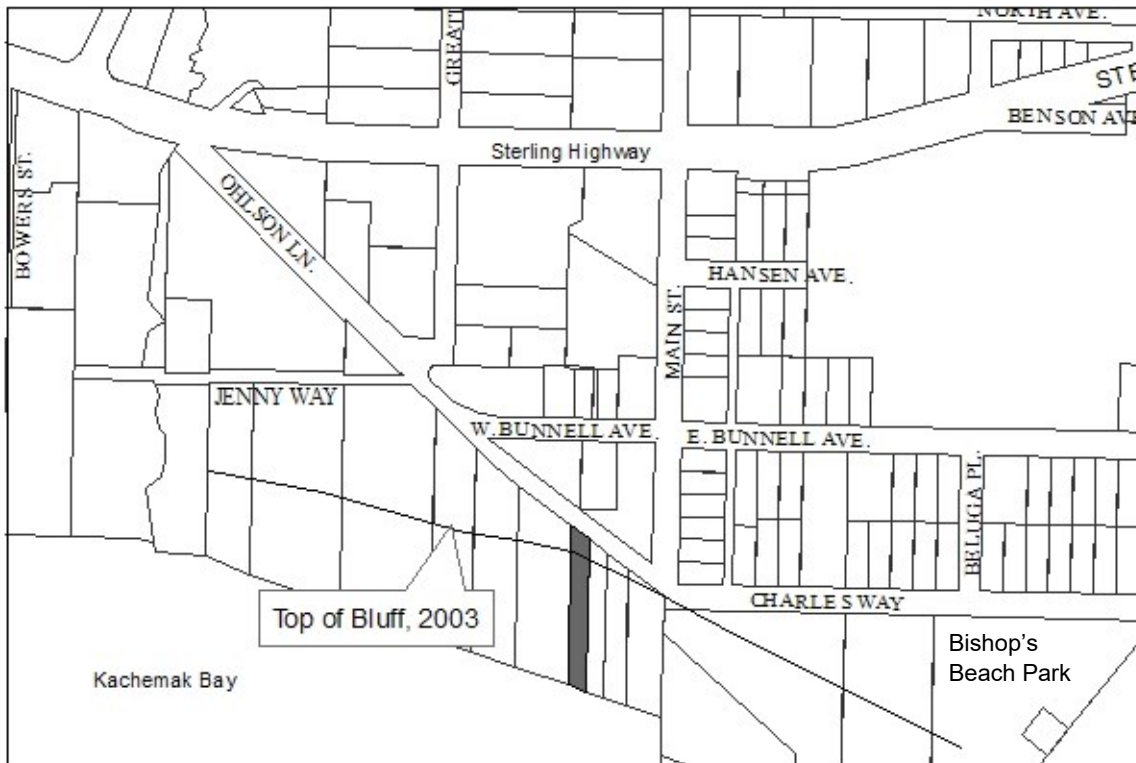
Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity.

New swing set installed, 2008. New dock installed in 2009. Brushing and drainage work 2018. playground equipment scheduled for installation 2019

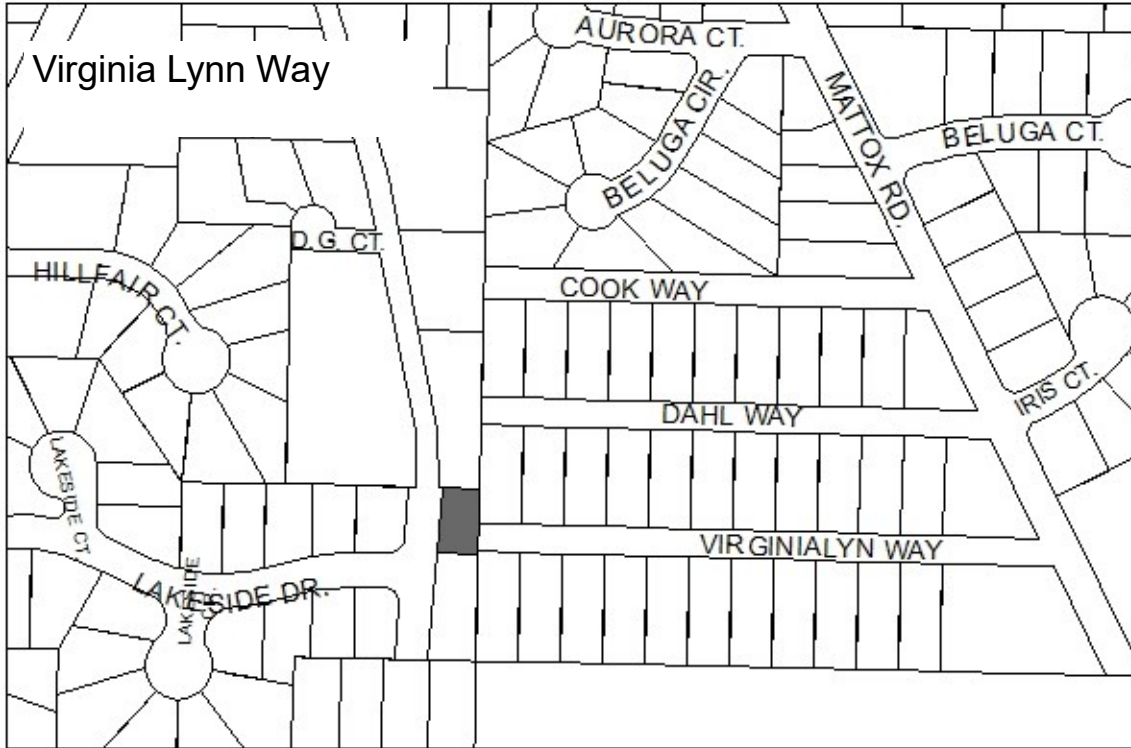
Finance Dept. Code:



Designated Use: Bishop's Beach Park	
Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2019 Assessed Value: \$527,300 (Land \$382,100, Structures/Boardwalk \$145,200)	
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: 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	



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

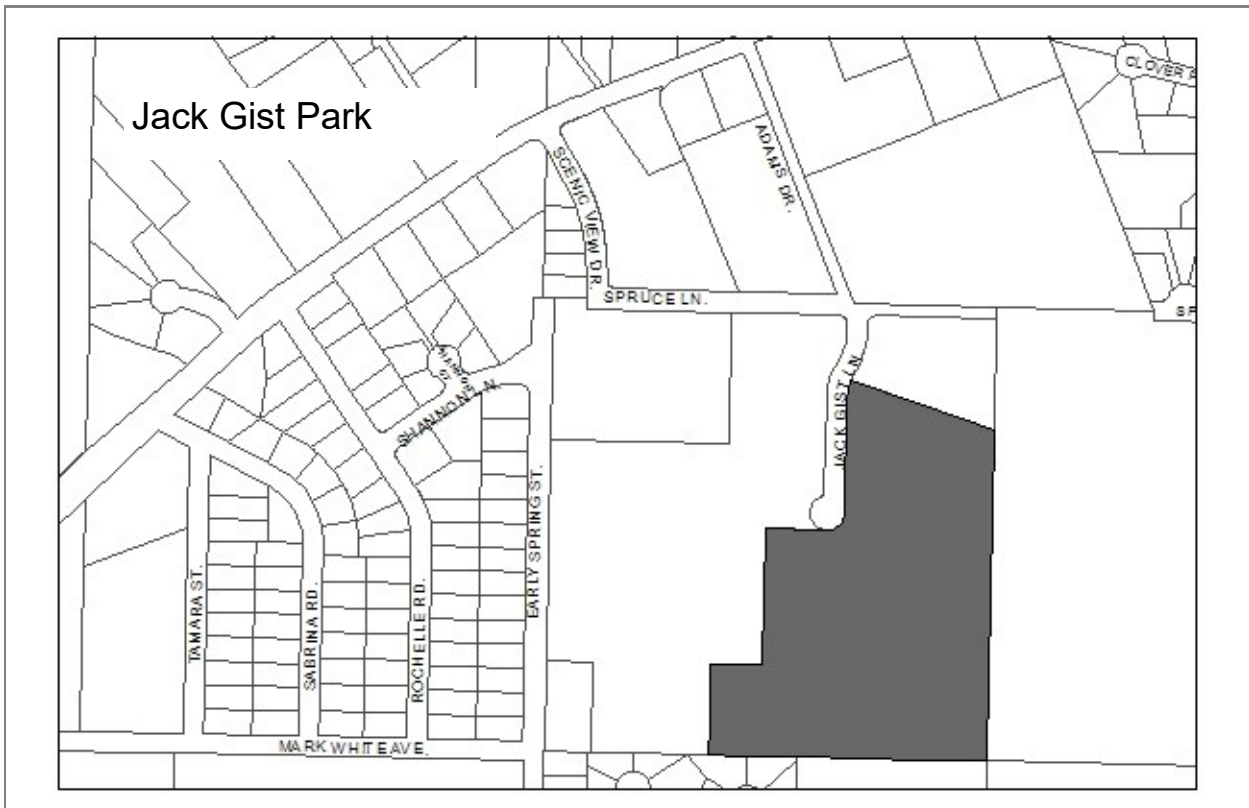
Infrastructure: Road access

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 know at this time; the ground drops and becomes very swampy.

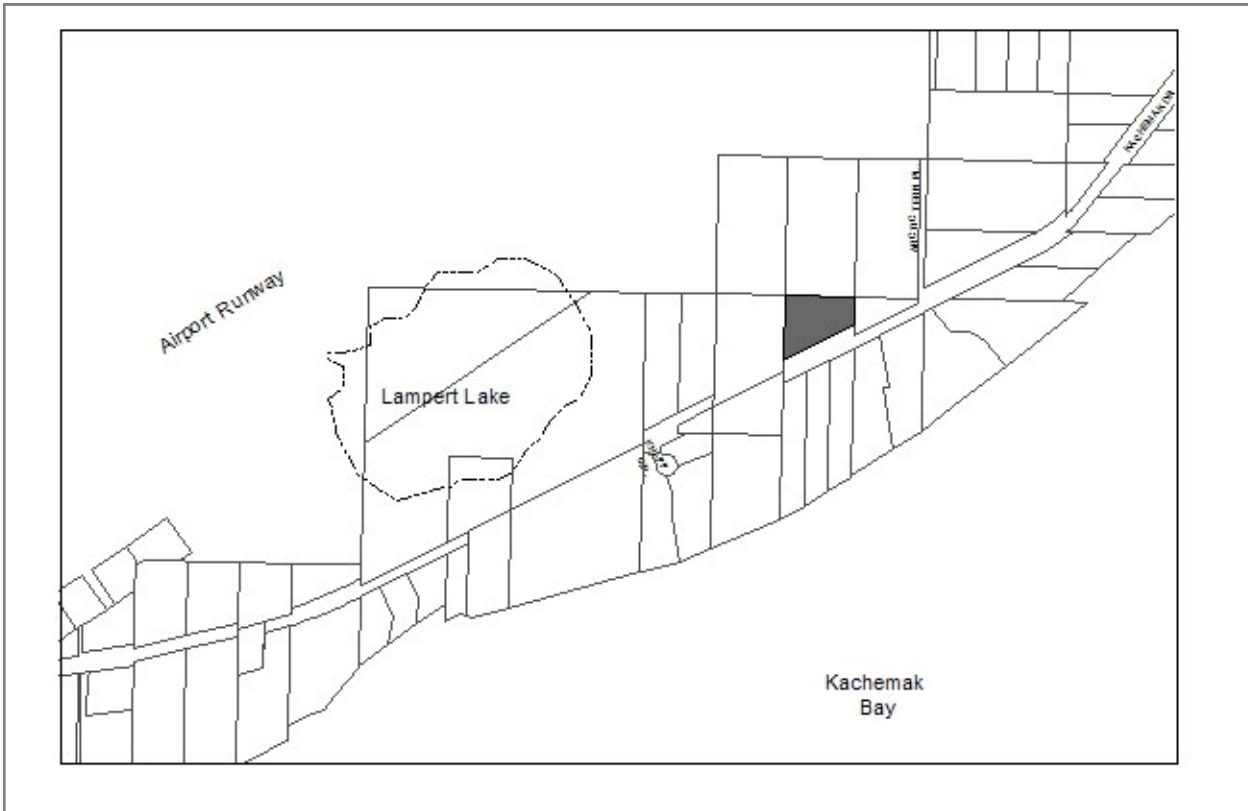
Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right 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.

2019: road under construction to serve new homesites.

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.	
<p>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.</p> <p>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.</p>	
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
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2019 Assessed Value: \$16,000 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

Zoning: Rural Residential	Wetlands: none known
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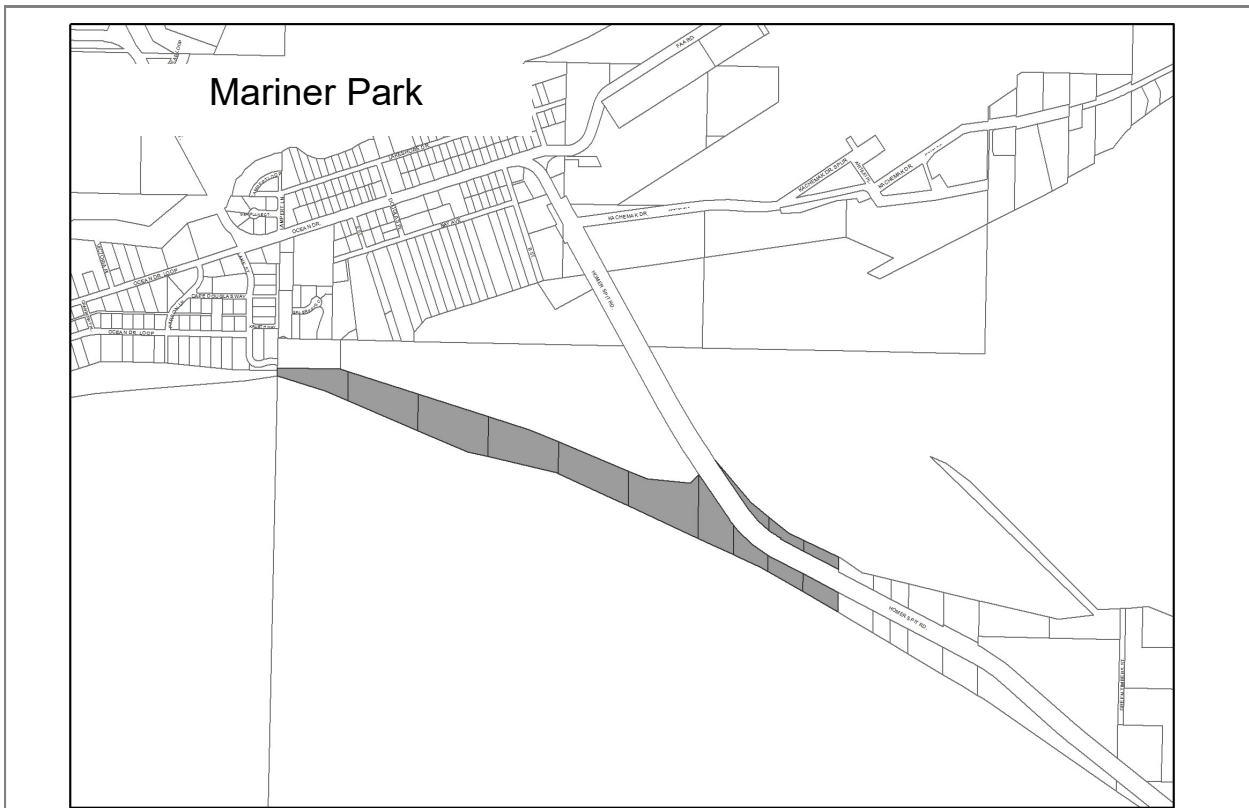
Infrastructure: Paved Road access, power.

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
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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
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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

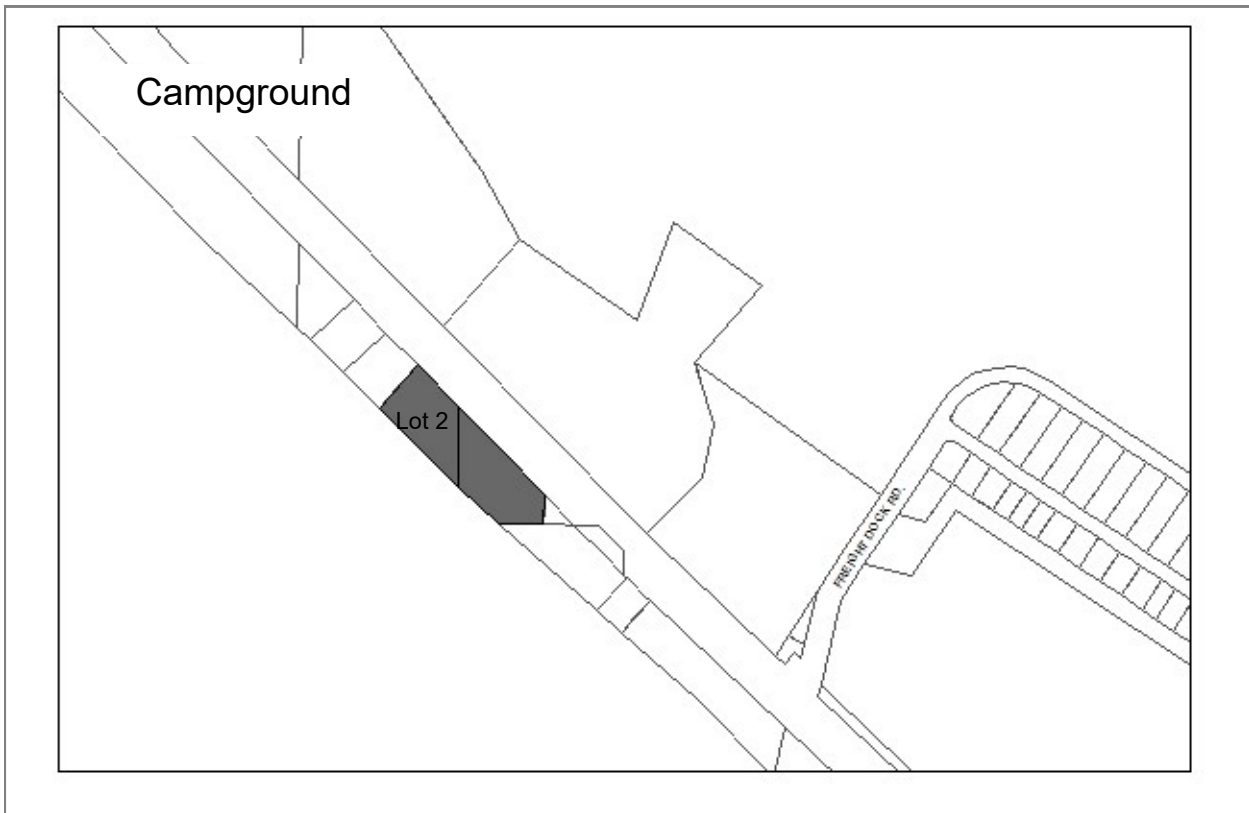
Zoning: Rural Residential

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. Contact Finance for payoff amounts.

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)	Parcel Number: 18103101, 02
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2019 Assessed Value: \$512,300

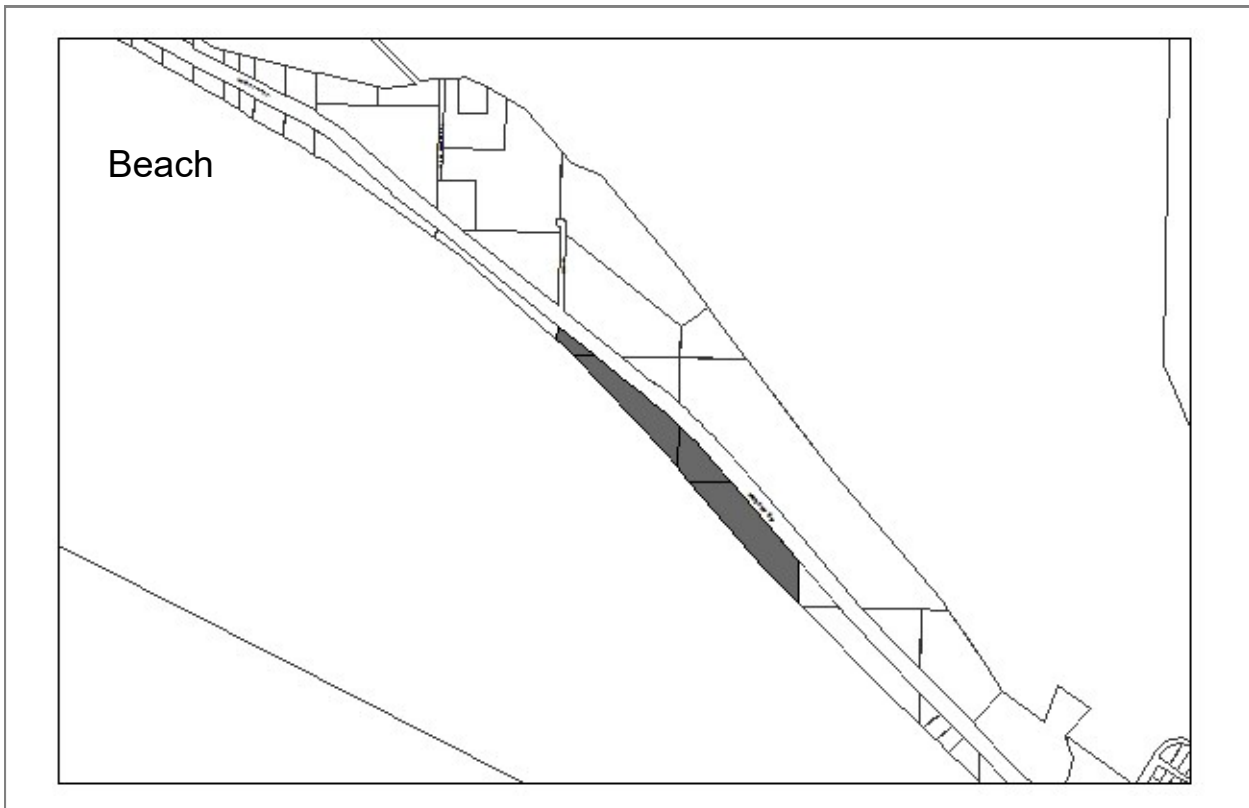
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

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
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2019 Assessed Value: \$22,500

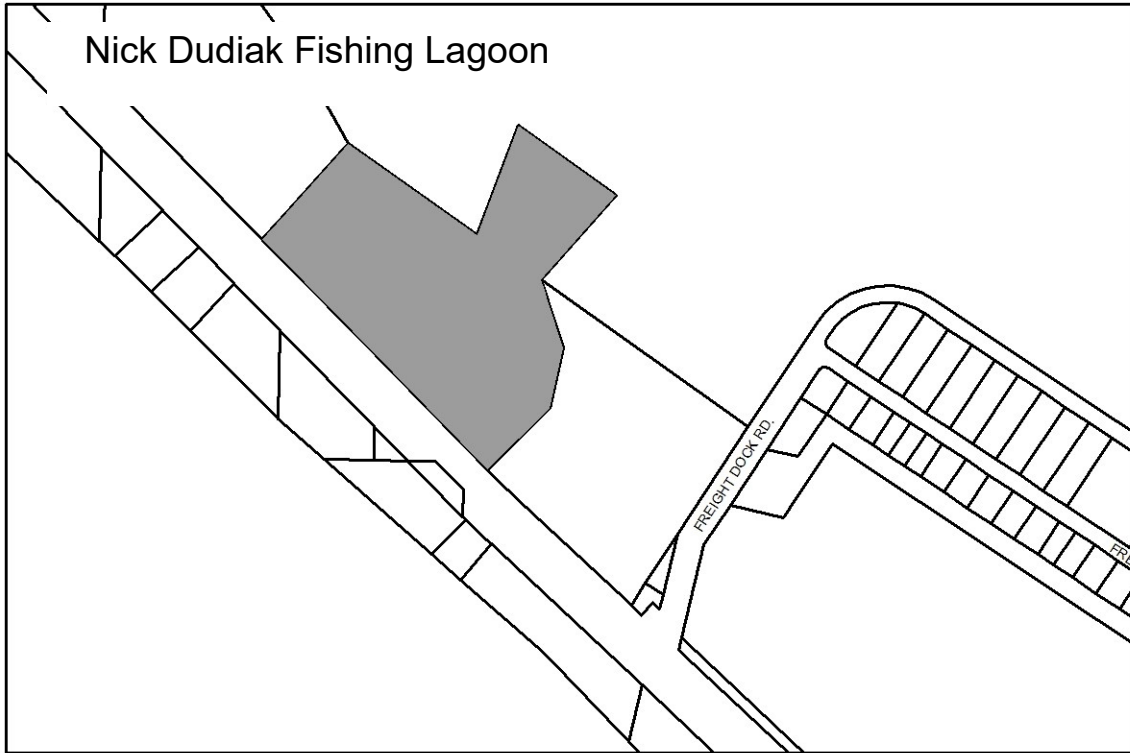
Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec	Wetlands: Tidal
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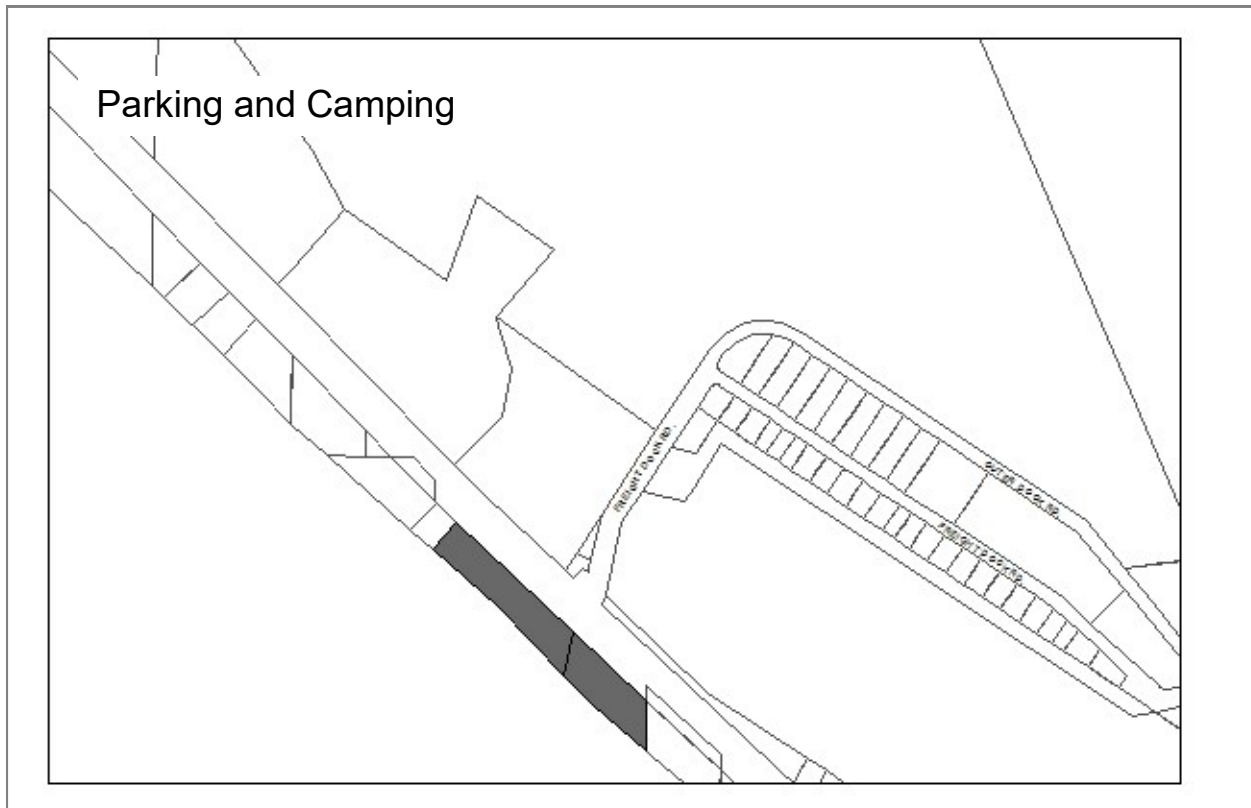
Infrastructure: Paved Road access

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.	
<p>Notes:</p> <ul style="list-style-type: none"> • 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
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2019 Assessed Value: \$665,900

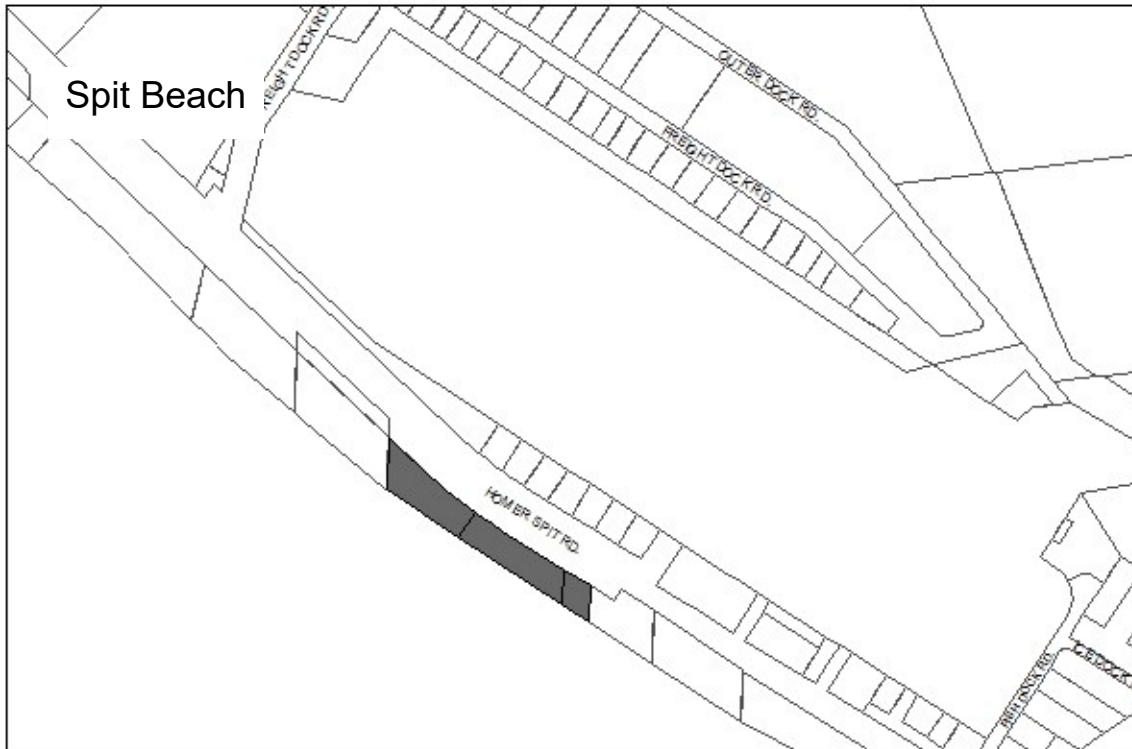
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation	Wetlands: N/A
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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.

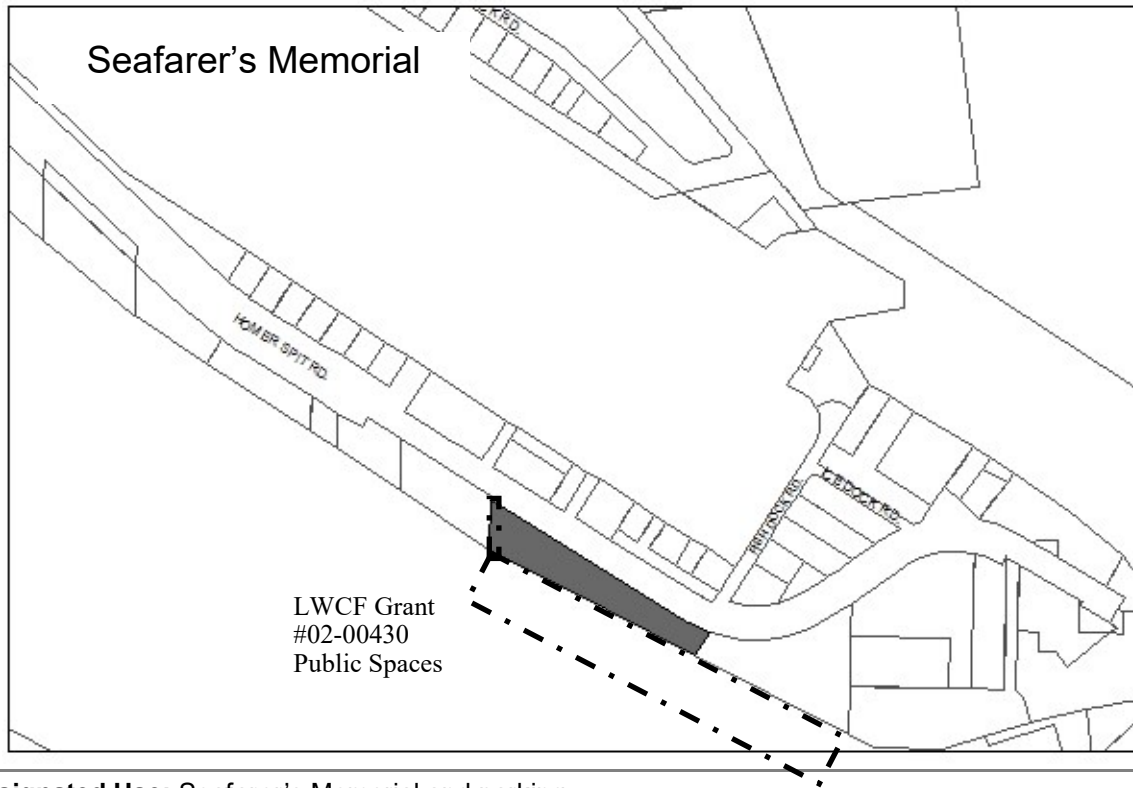
Zoning: Open Space Recreation

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

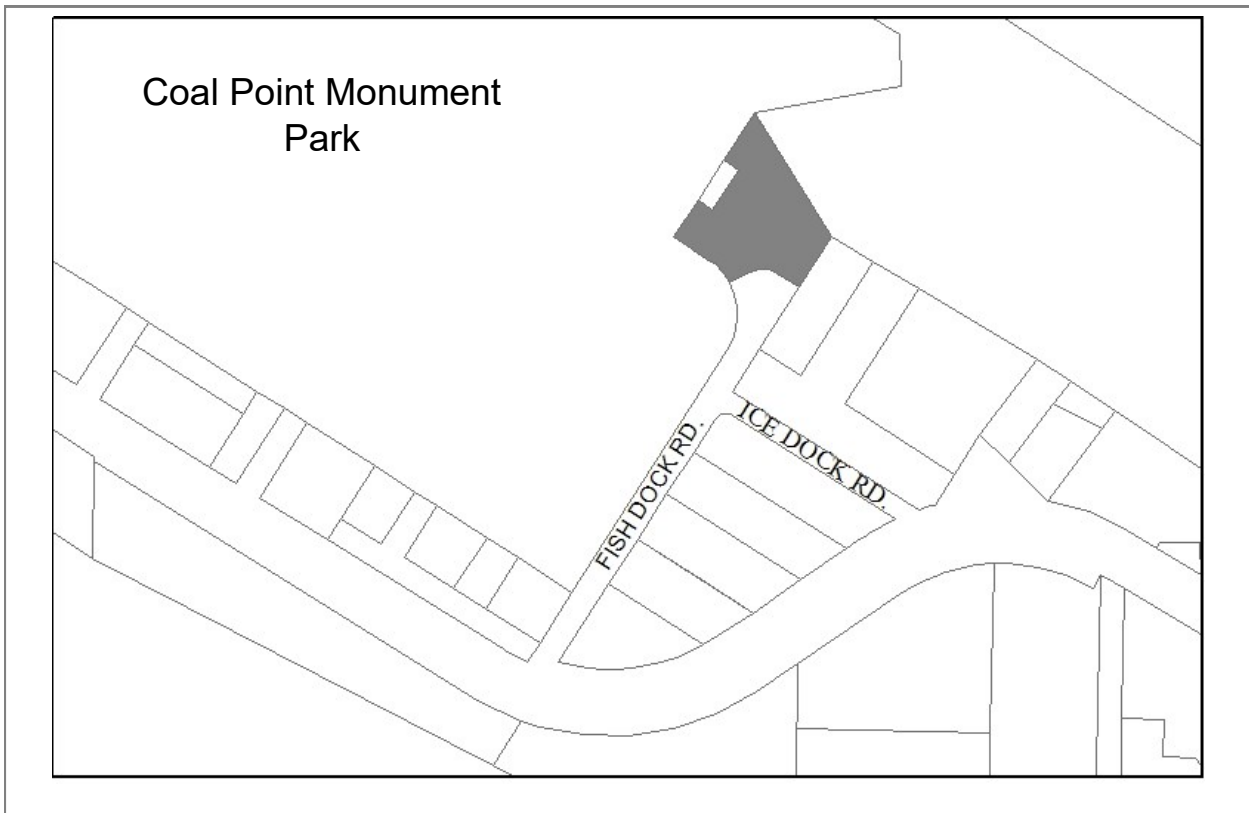
Wetlands: N/A

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.

Finance Dept. Code:



Designated Use: Park
Acquisition History:

Area: 1.09 acres	Parcel Number: 18103426
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2019 Assessed Value: \$255,800

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

Zoning: Marine Industrial	Wetlands:
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Infrastructure: gravel parking area

Notes:

Finance Dept. Code:



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

Area: 0.11 acres	Parcel Number: 18103446
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2019 Assessed Value: \$169,900

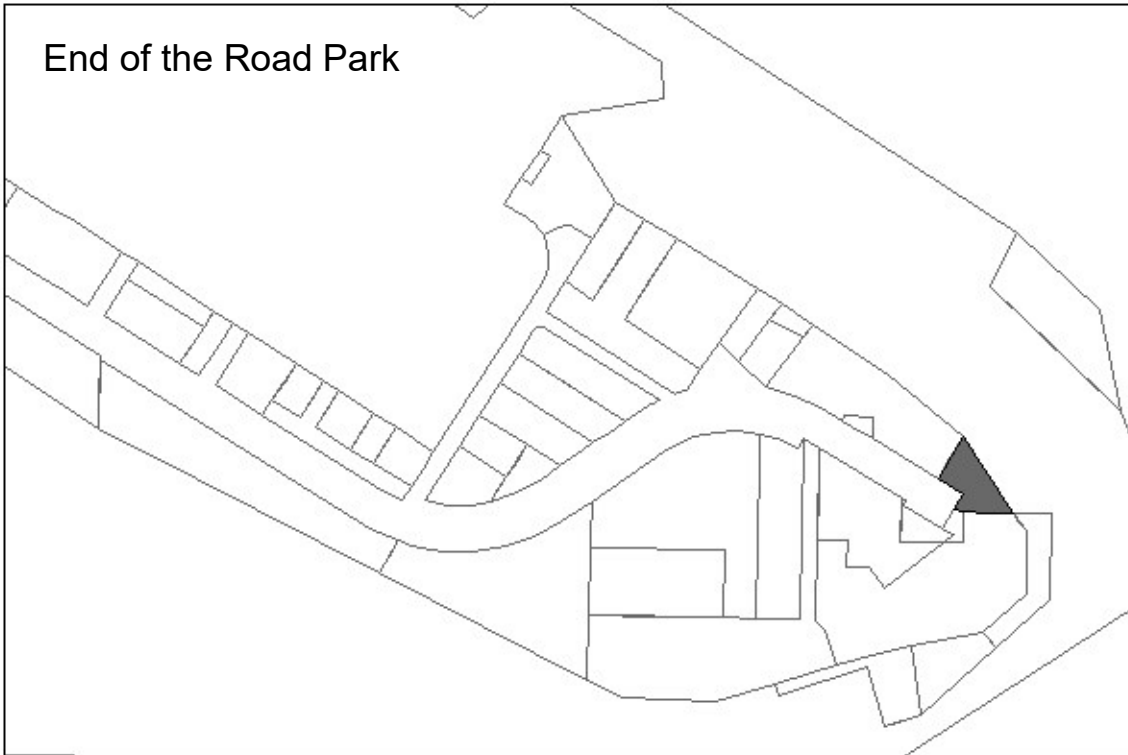
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

Zoning: Marine Industrial	Wetlands: N/A tidal, flood plain
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Infrastructure:

Notes:

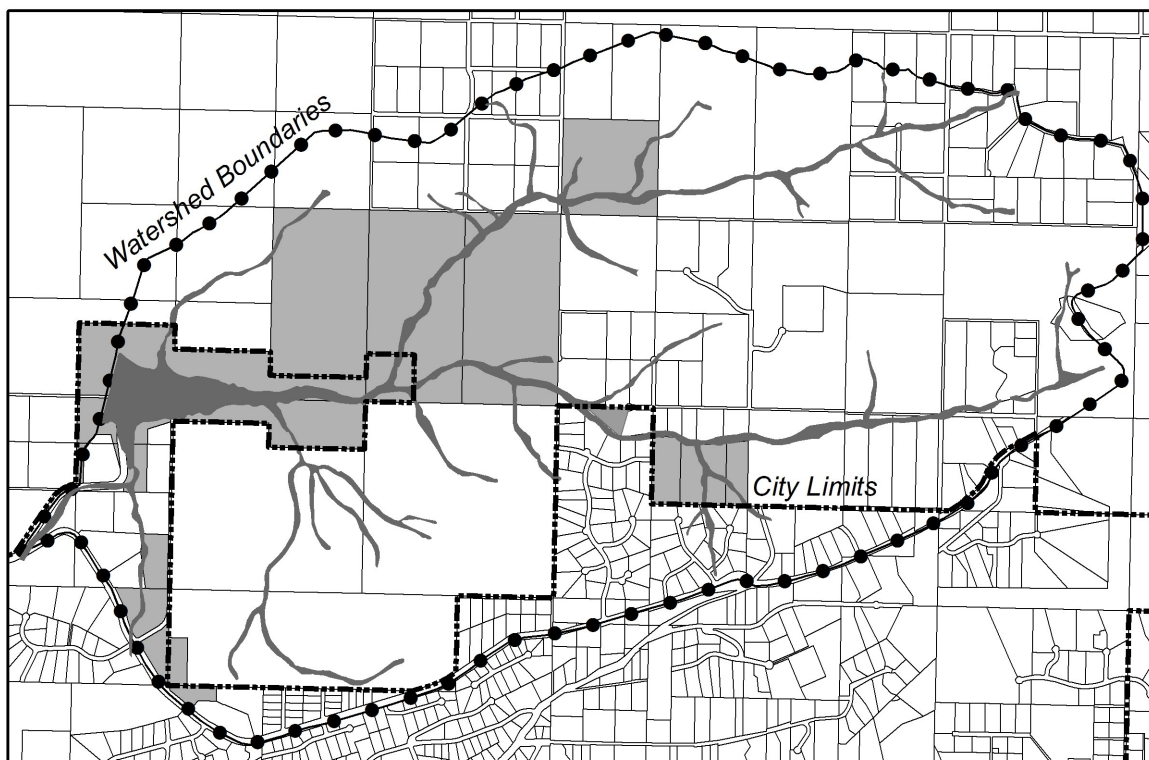
Finance Dept. Code:



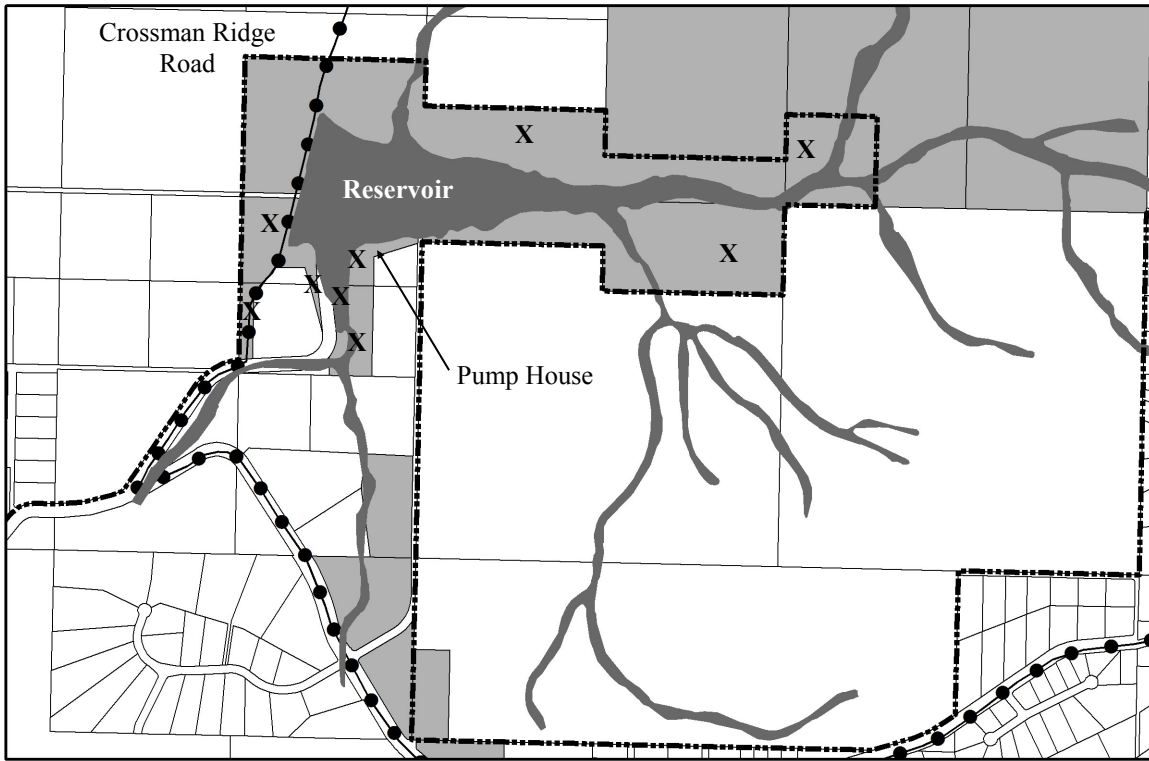
Designated Use: End of the Road Park Resolution 13-032	
Acquisition History:	
Area: 0.43 acres	Parcel Number: 18103448
2019 Assessed Value: \$319,300	
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer,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

City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 22 lots totaling 438.46 acres with an assessed value in 2016 of \$5,067,300. 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 29, 2017



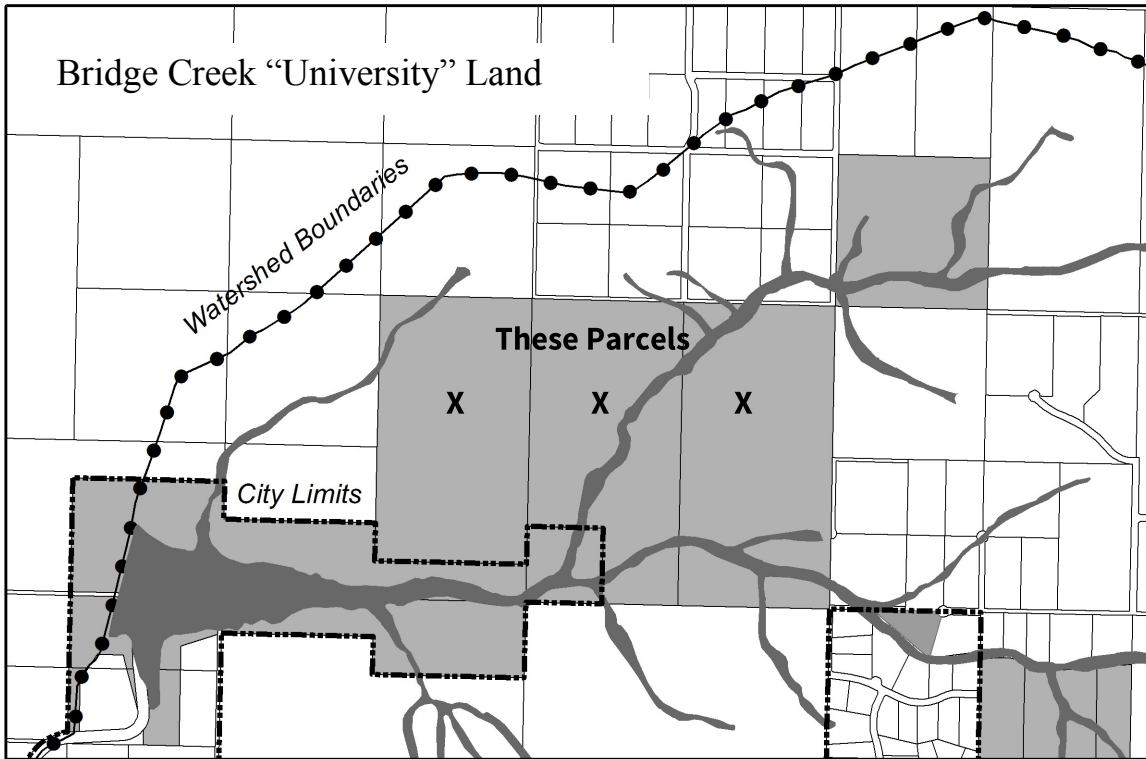
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2015 Assessed Value:** \$323,800

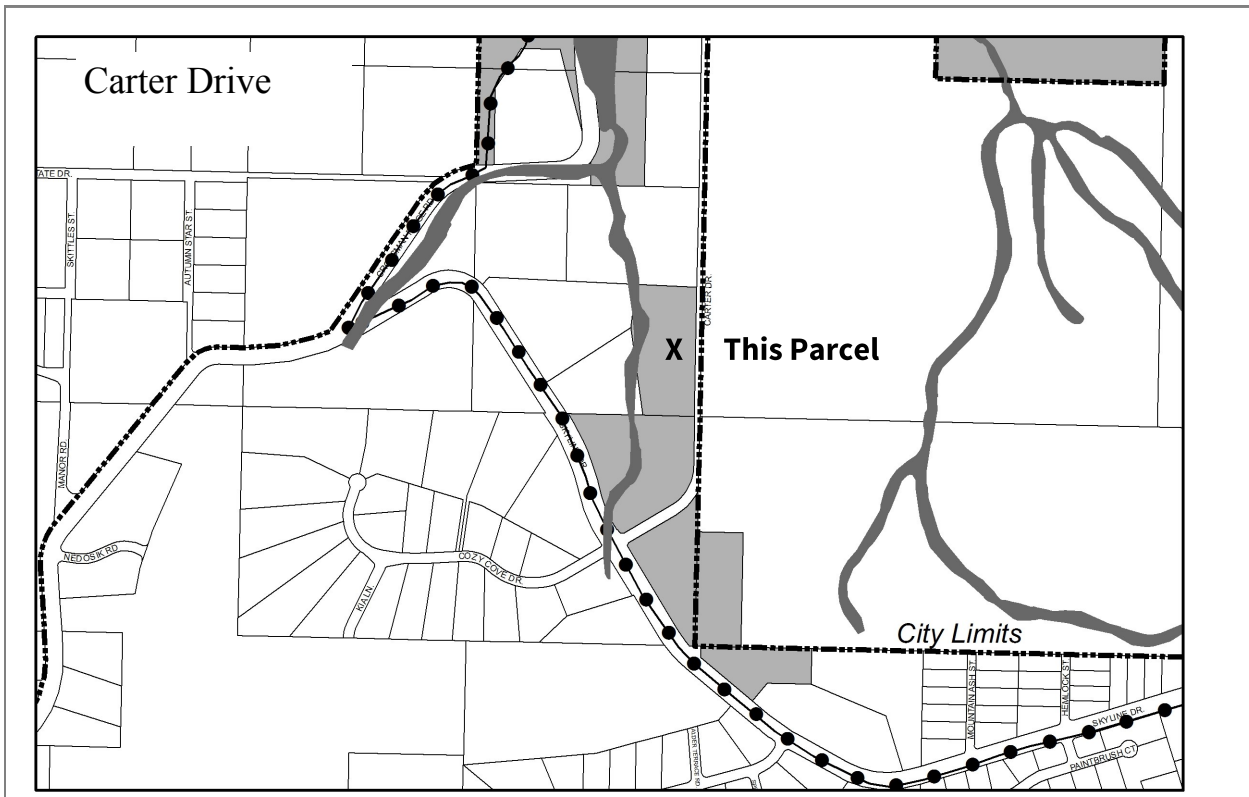
PARCEL ACREAGE LEGAL

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
2015 Assessed Value: \$184,100	
Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.	
Zoning: Bridge Creek Watershed Protection District. Not within City Limits.	Wetlands: Some wetlands. Bridge Creek flows through the property.
Infrastructure: None. Limited legal and physical access.	
Notes: Paid \$265,000 for land in 2003. 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

2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)

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

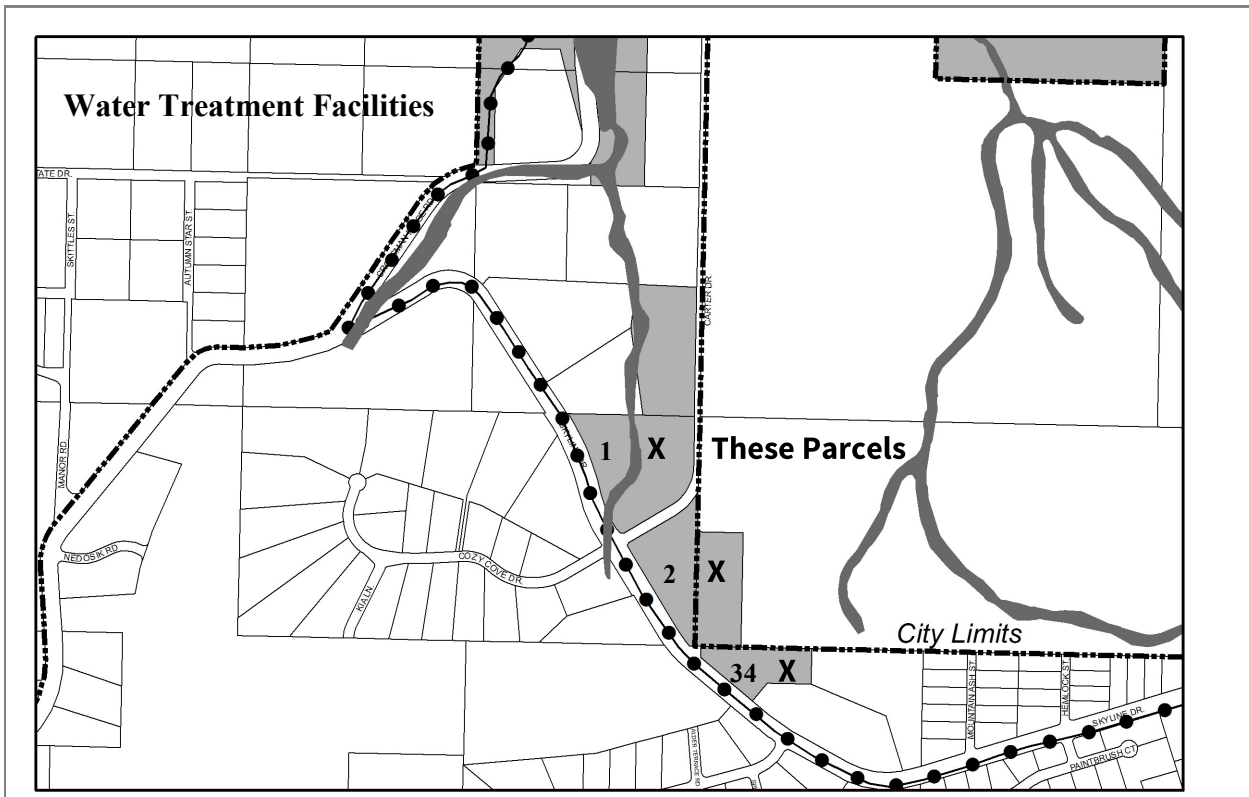
Zoning: Rural Residential, Bridge Creek WPD

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

Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



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

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

Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres	Parcel Number: 17307094, 95, 96, 17308034
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2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300
Lot 34: land \$42,300, Improvements \$677,500,

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

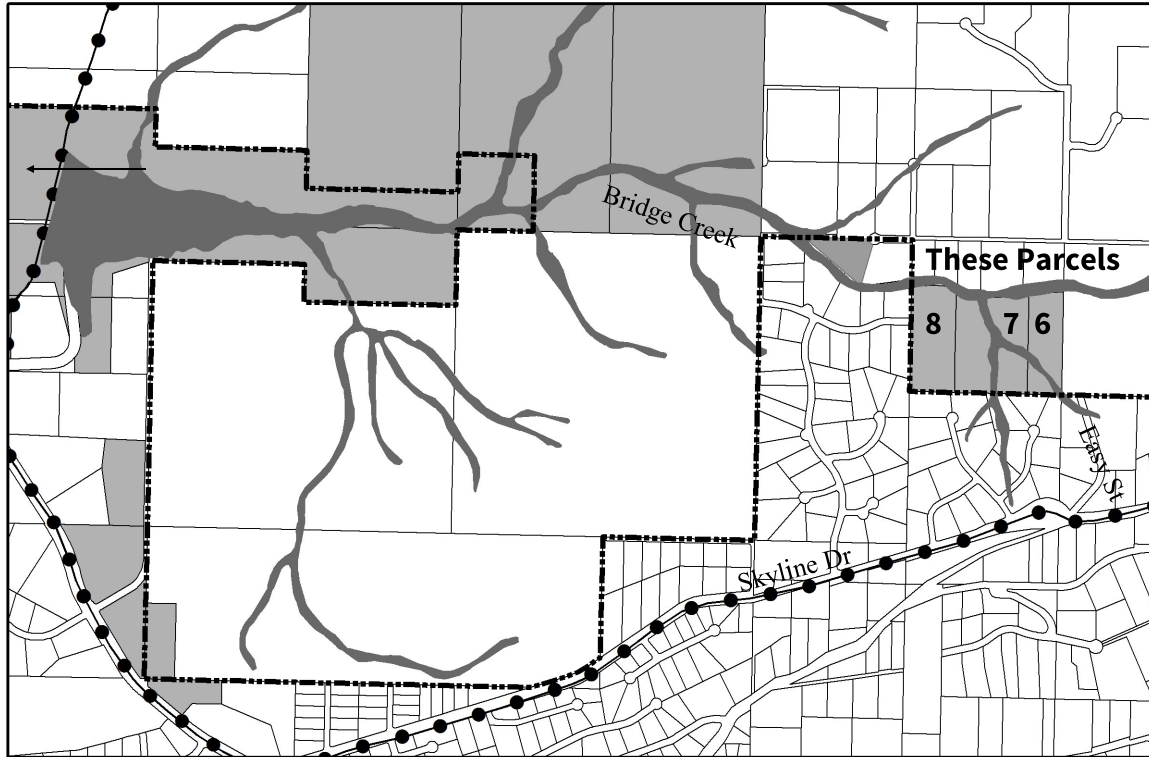
Zoning: Rural Residential, Bridge Creek WPD	Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.
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Infrastructure: Paved road, electricity

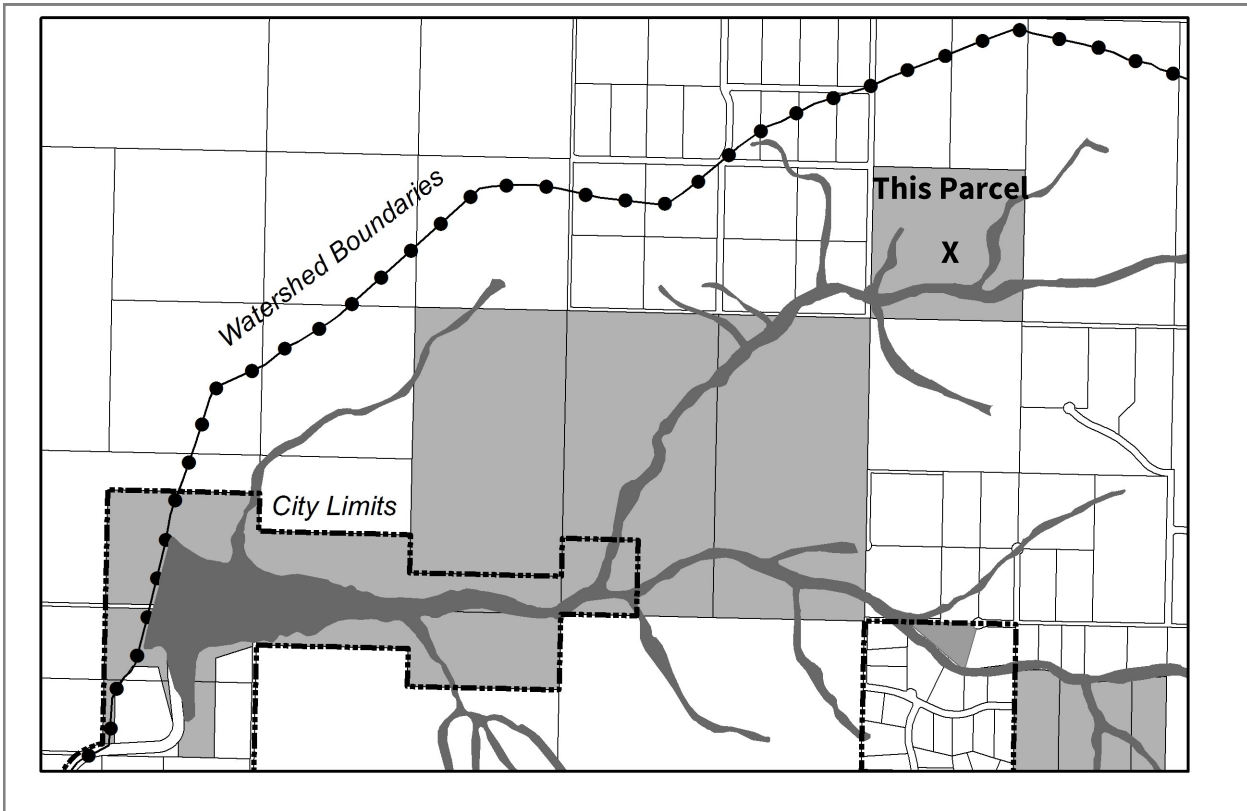
Notes:

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.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes	
Acquisition History: Ordinance 2009-08(A)	
Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	Parcel Numbers: 1736600 6, 7, 8
2015 Assessed Value: \$185,700 (all lots)	
Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
Zoning: Not in city limits.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Lots purchased 2/25/09 Lot 6, \$58,735, recorded document 2009-000612-0 Lot 7, \$113,730, recorded document 2009-000613-0 Lot 8, \$75,565, recorded document 2009-000611-0 Total Cost: \$248,030 The northern lot line of these lots is bridge creek, and meanders as the creek meanders.	
Finance Dept. Code:	



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

2015 Assessed Value: \$47,200

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.

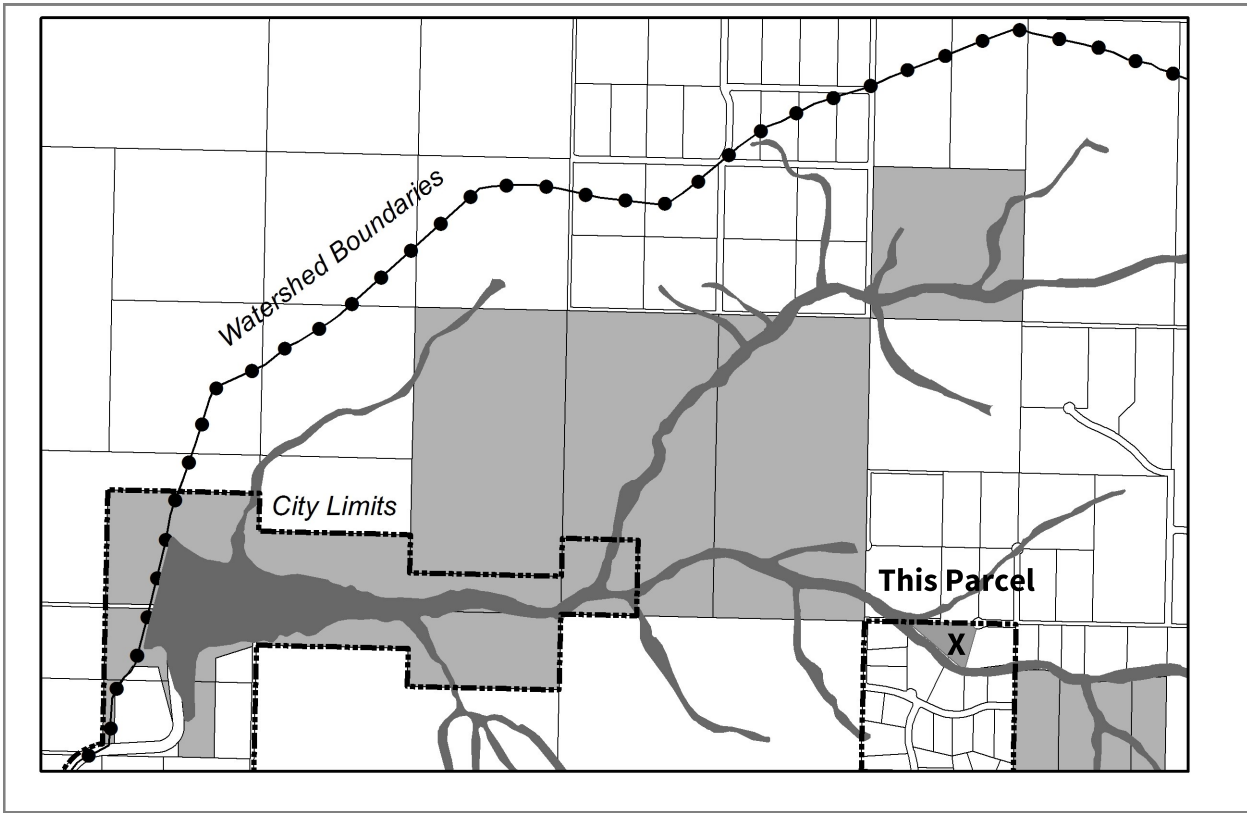
Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

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

2017 Assessed Value: \$45,200 (high)

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 through 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:

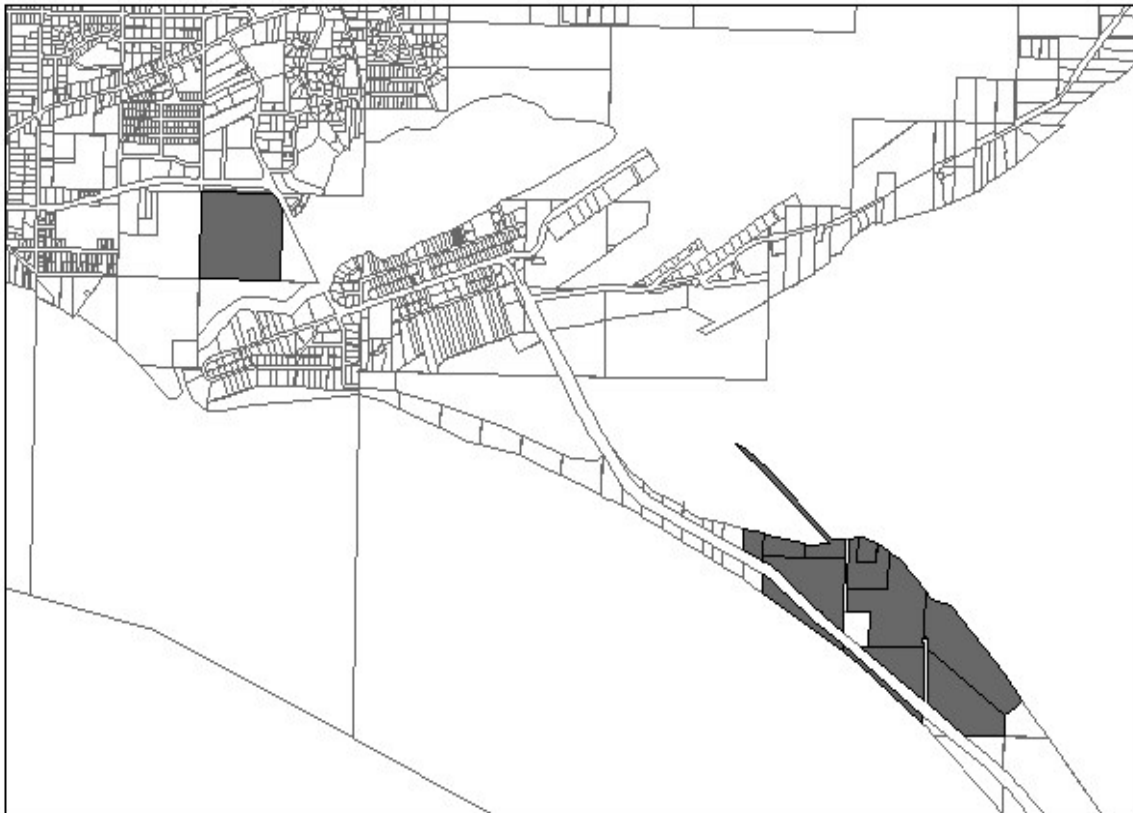
Purchase cost: \$21,000 in 2017.

Finance Dept. Code:

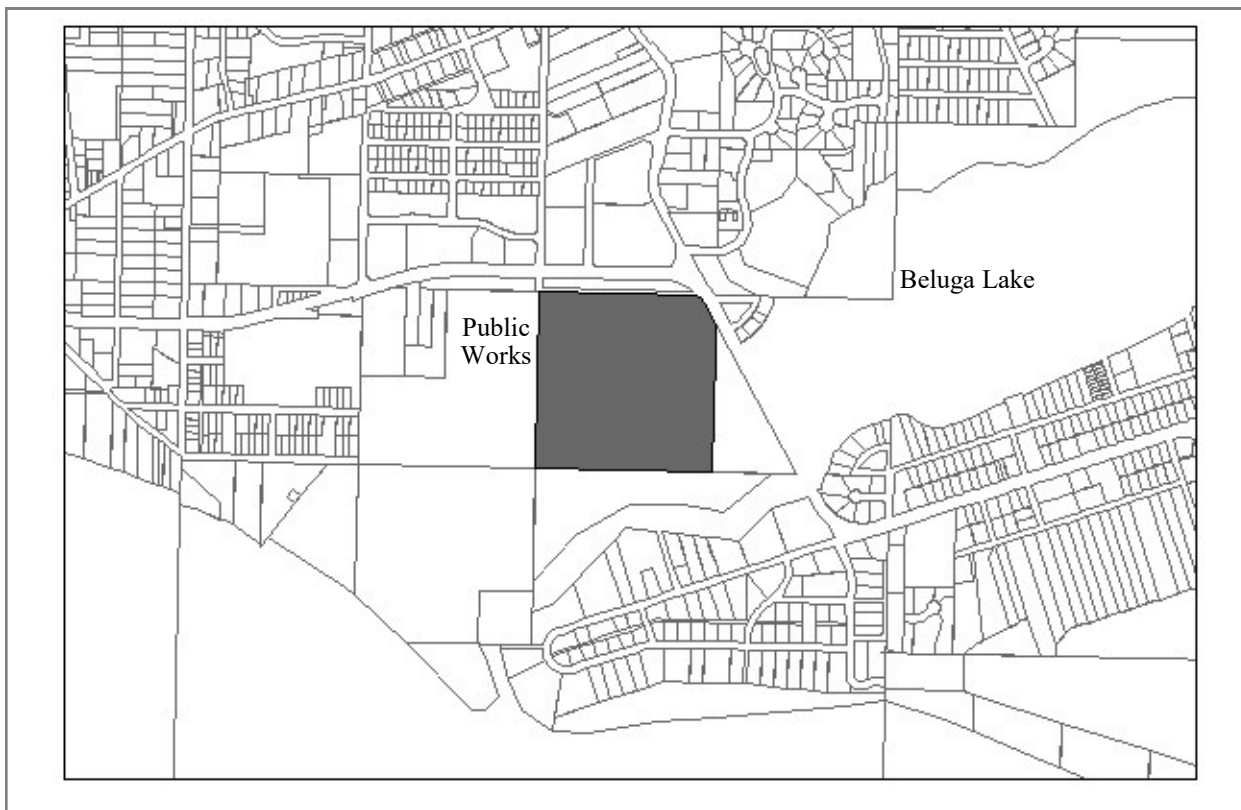
Homer Conservation Easement Lands

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

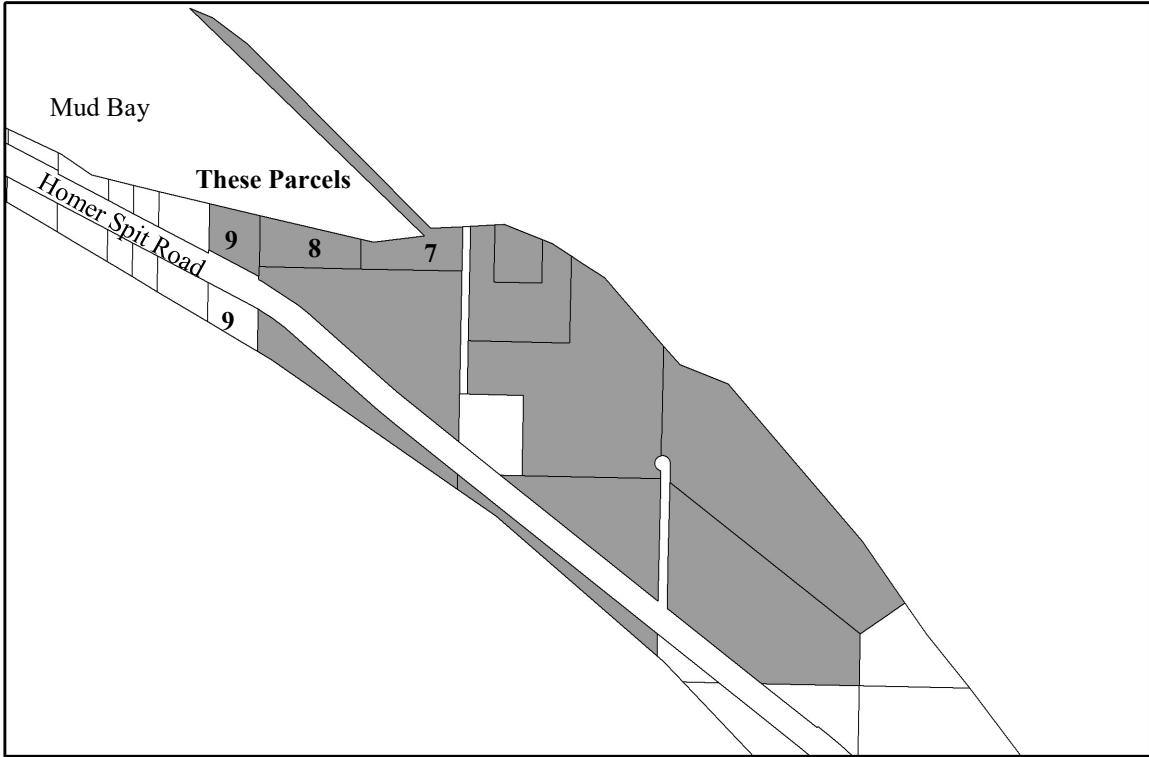
Total acreage: 172.34 acres.



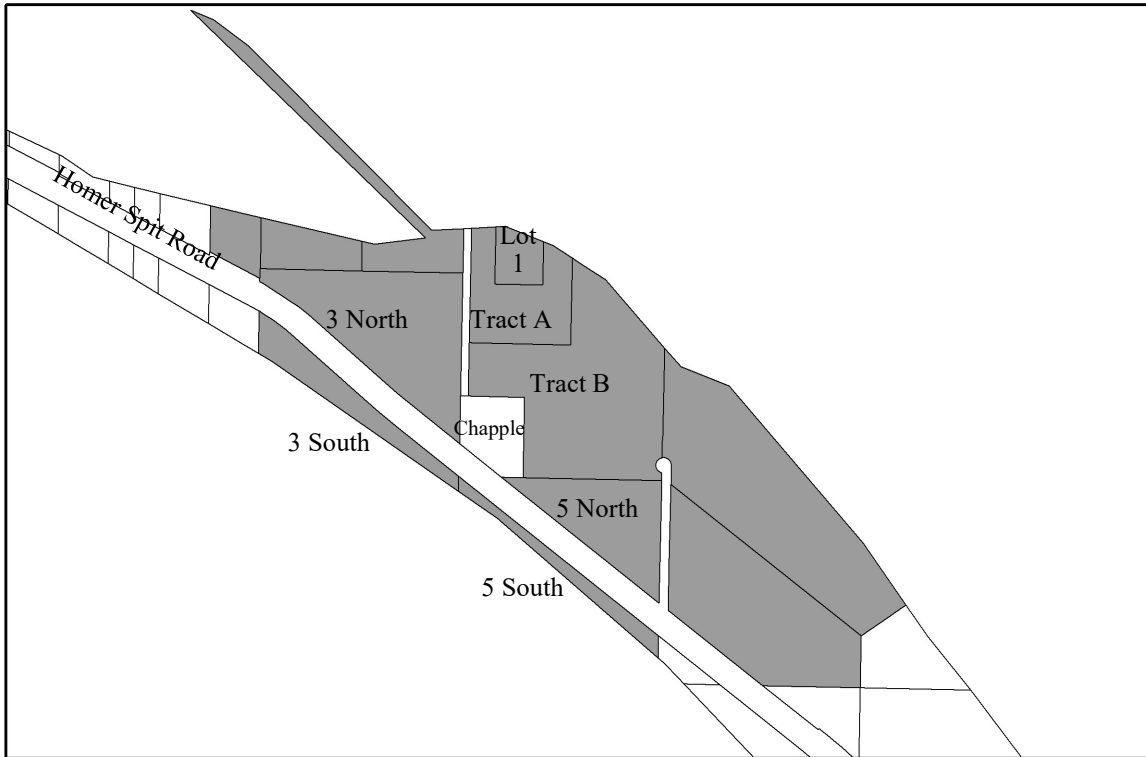
This section updated 11/6/2019



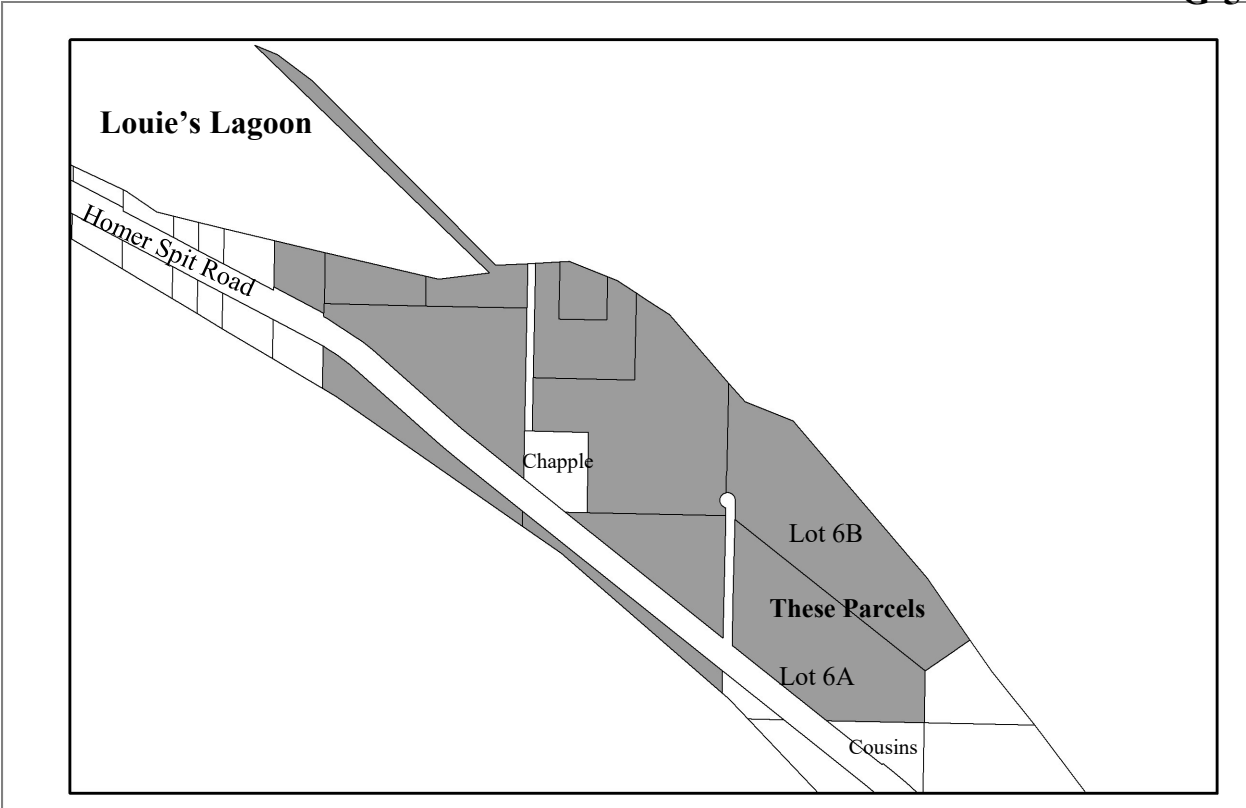
Designated Use:	
Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2019 Assessed Value: \$13,900	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
<p>Notes:</p> <ul style="list-style-type: none"> • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network 	
Finance Dept. Code: 392.0013	



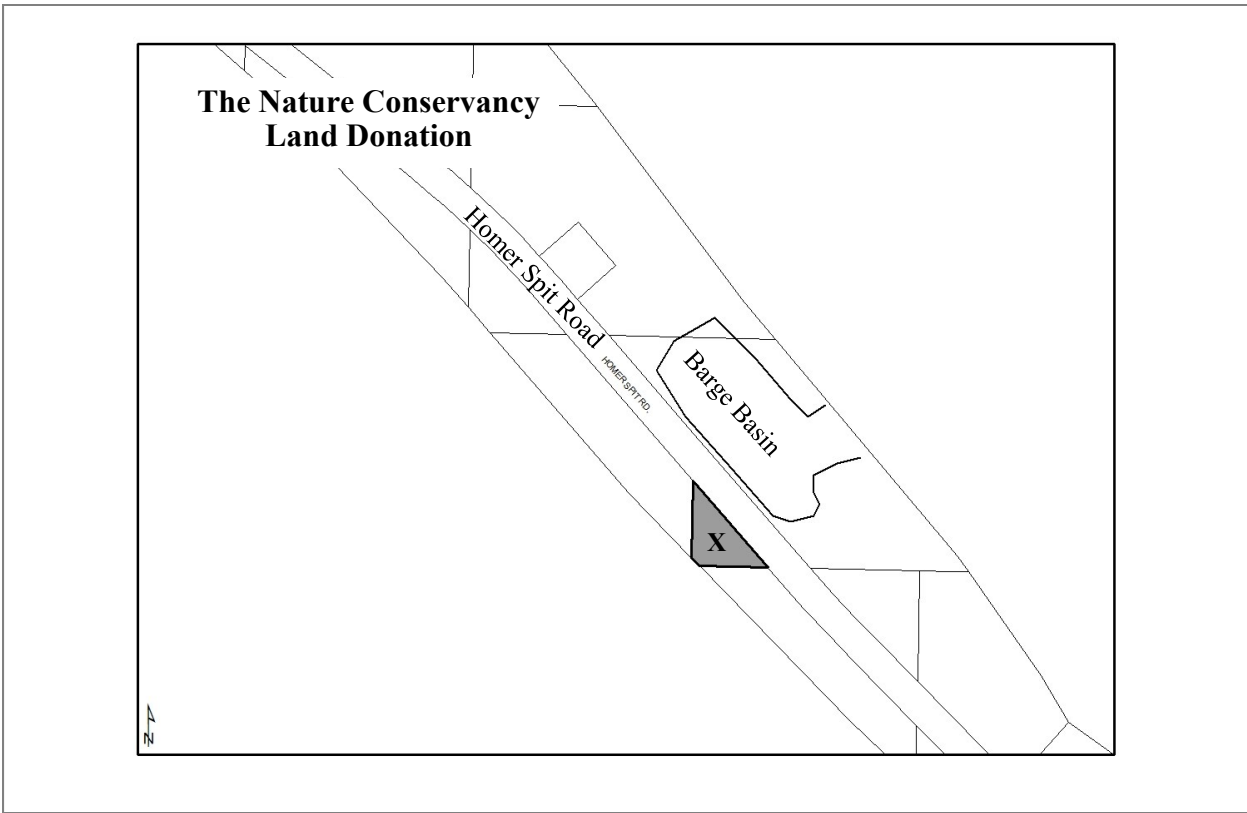
Designated Use:	
Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.	
Area: Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	Parcel Number: 181020 02, 01, 18101023, 24
2019 Assessed Value: Lot 7: \$5,200 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: <ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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
2019 Assessed Value: \$56,500	
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.
<p>Notes:</p> <ul style="list-style-type: none"> 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. 	
Finance Dept. Code:	

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305219		40.00	T 6S R 13W SEC 4 SEWARD MERIDIAN HM SW1/4 NW1/4	F-7
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17305408		2.86	T 6S R 13W SEC 9 SM Kelly Ranch Estates Sub Lot 8 Block 1	F-8
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17307076	5601 CARTER DR	5.93	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307094	184 SKYLINE DR	7.83	Hillstrands Homestead Lot 1	F-5
17307095	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17316067	4540 ROGERS LOOP	2.00	T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1 S PRTN IN HOMER CITY LIMITS	E-3
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-4
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-4
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-4
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-4
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-6
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-5
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	D-12
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17510070		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-18
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-17
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	E-20
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	D-14
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	D-13
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4
17702112		0.86	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 TRACT C	E-15
17702125		0.21	Barnett's South Slope Subdivision Quiet Creek Park Unit 2 Tract D	E-15
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-16
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-18
17712034	3755 SNOWBIRD ST	1.50	T 06S R 13W SEC 20 SEWARD MERIDIAN HM 2016021 WADDELL PARK 2016 REPLAT LOT 3-A-1	D-15
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-19
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	D-16
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	D-16
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	E-25
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	E-25

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	D-13
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	D-14
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-20
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-17
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-21
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-23
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-22
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-24
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-24
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-24
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-24
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-24

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-24
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	E-24
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	E-24
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	E-24
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	E-24
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	E-24
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	E-24
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18101025		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18101026		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	D-14
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-27
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-27
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-27
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-26
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-26
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-29
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-28
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103203		11.91	ATS 1373	C-14
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-13
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	C-2
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	C-4
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-3
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	C-5
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	C-5
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	C-5
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	C-5
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	C-5
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	C-5
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	C-5
18103228	4290 FREIGHT DOCK RD	0.67		C-5
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	C-5
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	C-15
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	C-5
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	C-7
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	C-5

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	C-5
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	C-5
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	C-5
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	C-5
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	C-5
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	C-5
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	C-5
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	C-5
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	C-5
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	C-5
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	C-4
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	C-4
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	C-4
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	C-4
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	C-4
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	C-4
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	C-4

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	C-4
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	C-4
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	C-4
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	C-8
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-29
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-30
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-30
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-30
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103397	4350 HOMER SPIT RD	0.28	HOMER SPIT SUB AMENDED BOATHOUSE REPLAT LOT 28-A	C-9
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	C-3
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	C-3
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	C-3
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	C-3
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	C-3
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	C-3

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	C-11
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-10
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103418		1.47	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 42 (ADL 18009)	B-20
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103426		1.09	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	E-32
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	C-10
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13

City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-33
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A	B-25
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-34
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-12
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-5
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-5
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	D-14
18107005		1.37	ATS 1603	C-14
Airport				A-6
Harbor Overslope				A-4

2020 Land Allocation Plan Spit Map



Legend

- Parking
- City Land
- Parcels
- Overslope
- Parcels

2020 Allocation - Section

- | | |
|--|---|
| | A |
| | B |
| | C |
| | D |
| | E |
- For Lease
Leased
Port Use
City Facility
Park/open space

**CITY OF HOMER
HOMER, ALASKA**

Aderhold/Venuti

RESOLUTION 20-020

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
ESTABLISHING A FIELD OF INTEREST FUND WITH THE HOMER
FOUNDATION, OUTLINING THE PROCESS FOR OVERSIGHT OF
THOSE FUNDS AND AUTHORIZING THE CITY MANAGER TO
EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, The Homer City Council wishes to provide a mechanism whereby members of the general public and other grantors may provide financial assistance to support collections and services at the Homer Public Library; and

WHEREAS, The Library Advisory Board recommends creating a Library Endowment Fund to “solicit donations of money and/or property for the benefit of the Library,” in accordance with Article II, Section 4 of the Board’s bylaws; and

WHEREAS, Many public library systems across the nation, including those in Fairbanks, Juneau, Petersburg, Seward and Sitka, have demonstrated that an endowment fund is a simple and effective means of accommodating such financial assistance; and

WHEREAS, the Homer Foundation manages endowment funds on behalf of individuals and organizations, including the City of Homer; and

WHEREAS, It is appropriate to have guidelines for the expenditure of donor funds so that donors are encouraged to donate to the fund and have some assurances their intent will be followed.

NOW, THEREFORE, BE IT RESOLVED that the City of Homer, establishes a Library Endowment Fund through the Homer Foundation and authorizes the City Manager to execute the appropriate documents.

BE IT FURTHER RESOLVED that the Library Advisory Board will advise the Library Director on how to spend the Library Endowment Fund Revenue according to the following guidelines:

- a. Purchase of materials for inclusion in the library’s collection
- b. Purchase or upgrading of library equipment
- c. Improvements or repairs to library facilities and services.

42 BE IT FURTHER RESOLVED that the Library Advisory Board will report annually to City
43 Council and the Homer Foundation on what revenue from the Library Endowment Fund is
44 spent on.

45
46 PASSED AND ADOPTED by the Homer City Council this ___ day of _____, 2020.

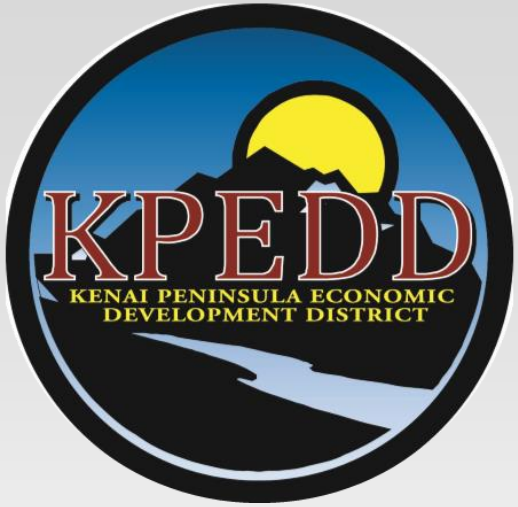
47
48 CITY OF HOMER

49
50
51 _____
52 KEN CASTNER, MAYOR

53
54 ATTEST:

55
56
57 _____
58 MELISSA JACOBSEN, MMC, CITY CLERK

59
60 Fiscal note: N/A



*Leadership to
Foster, Enhance and
Promote Economic
Development*

KPEDD Project Update

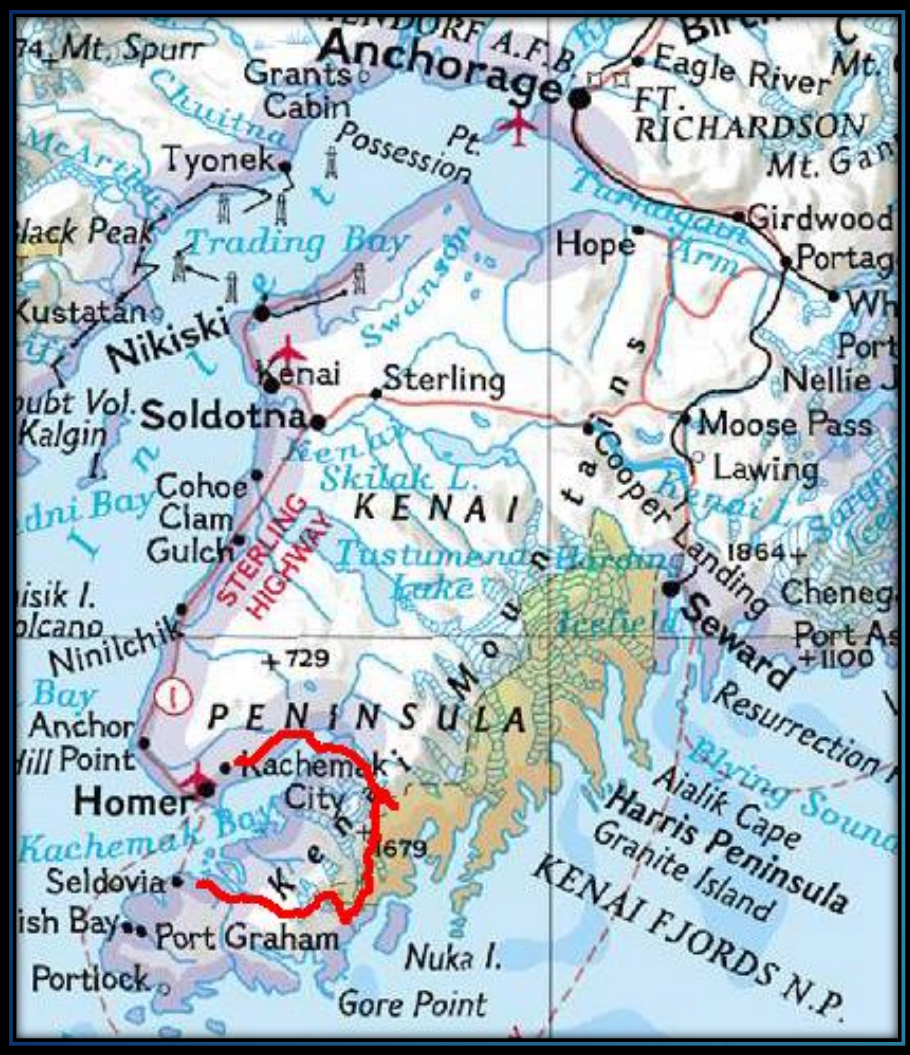
TIM DILLON, EXECUTIVE DIRECTOR

WWW.KPEDD.ORG

907-283-3335

Who We Are

- 501 (C) 4 Regional Economic Development Organization
- Independent 13 Seat Diverse Regional Board of Directors
- Current Contracts Include EDA, Denali Commission, Manufacturing Extension Program & Kenai Peninsula Borough
- Partnerships With Federal, State & Local Communities





Kenai Peninsula Borough Comprehensive Economic Development Strategy 2019



Kenai Peninsula Economic
Development District



In Partnership with the University of
Alaska Center for Economic Development



Regional Partnerships

- Build ties to industry associations and communities
- Coordinate region-wide economic development with communities

Infrastructure and Technology

- Industry focused infrastructure
- Transportation infrastructure
- Expanded broadband access

Workforce and Human Capital

- Industry partnerships and voc-tech
- Workforce attraction and retention

Business Climate and Entrepreneurship

- Strengthen existing businesses through business retention and expansion
- Promote responsible development
- Develop entrepreneurial ecosystem

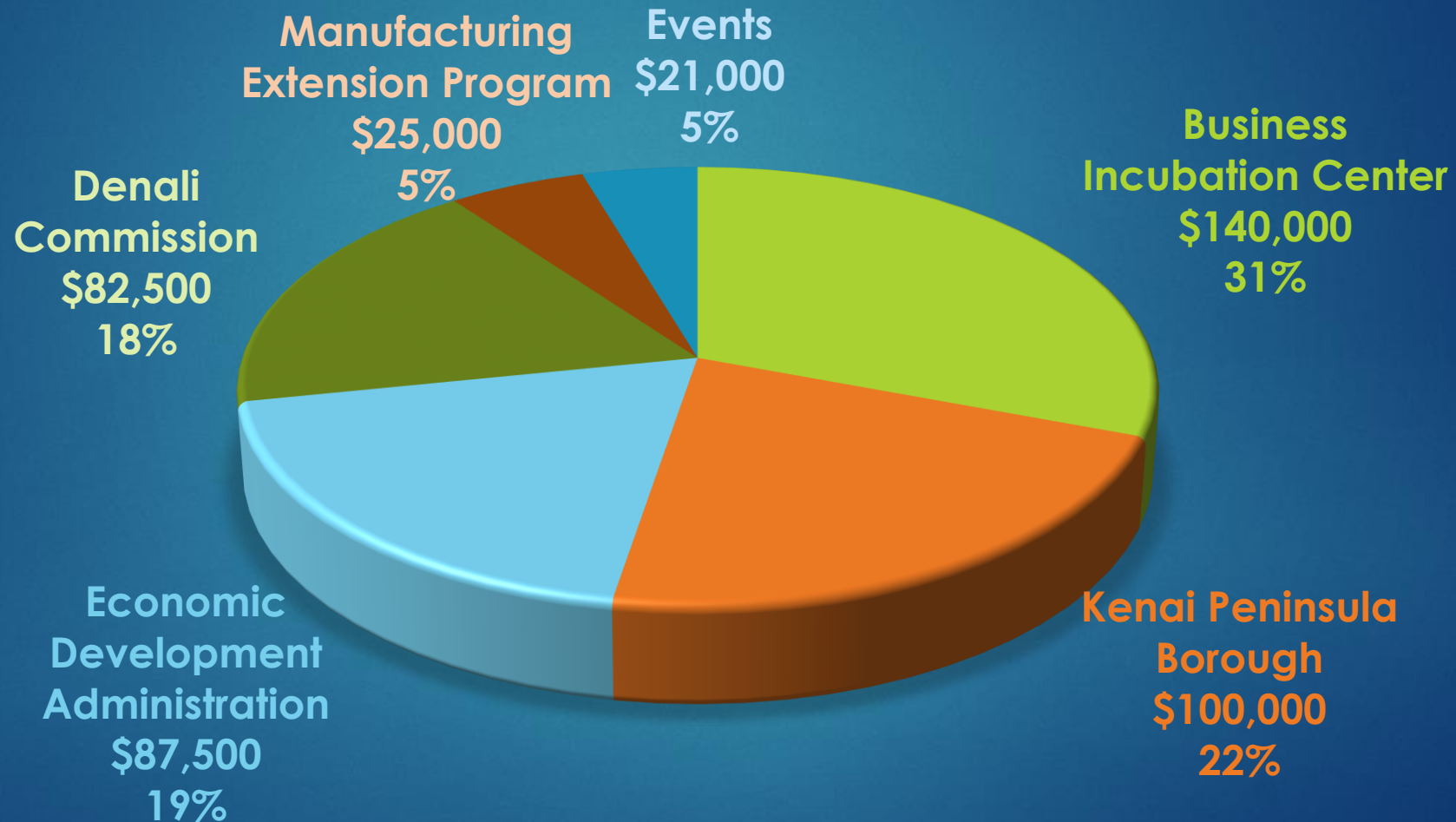
Quality of Place

- Develop Kenai Peninsula "brand" for residents, visitors, and businesses
- Promote expansion of recreational amenities and public access

Knowledge Creation and Dissemination

- Track and report economic and demographic trends
- Seek new venues to publicize findings

FY 2021 Funding Sources





DENALI COMMISSION

PARTNERING TO DEVELOP ALASKA'S
BASIC INFRASTRUCTURE

Noatak

Photograph by Quantum Spatial

[HOME](#)

[ABOUT US ▾](#)

[STRATEGIC PLAN](#)

[WORK PLANS](#)

[PROGRAMS ▾](#)

[FUNDING REQUESTS](#)

[GRANTS](#)

[FINANCE ▾](#)

[CAREERS](#)

DENALI COMMISSION STORY

Introduced by Congress in 1998, the Denali Commission is an independent federal agency designed to provide critical utilities, infrastructure, and economic support throughout Alaska. With the creation of the Denali Commission, Congress acknowledged the need for increased inter-agency cooperation and focus on Alaska's remote communities.

Alaska Counts

2020 Census

A white outline map of the state of Alaska is positioned below the 'Alaska Counts' text. An orange graphic element, consisting of a horizontal line that turns downward into a V-shape, is placed over the map, with the '2020 Census' text positioned to its right.

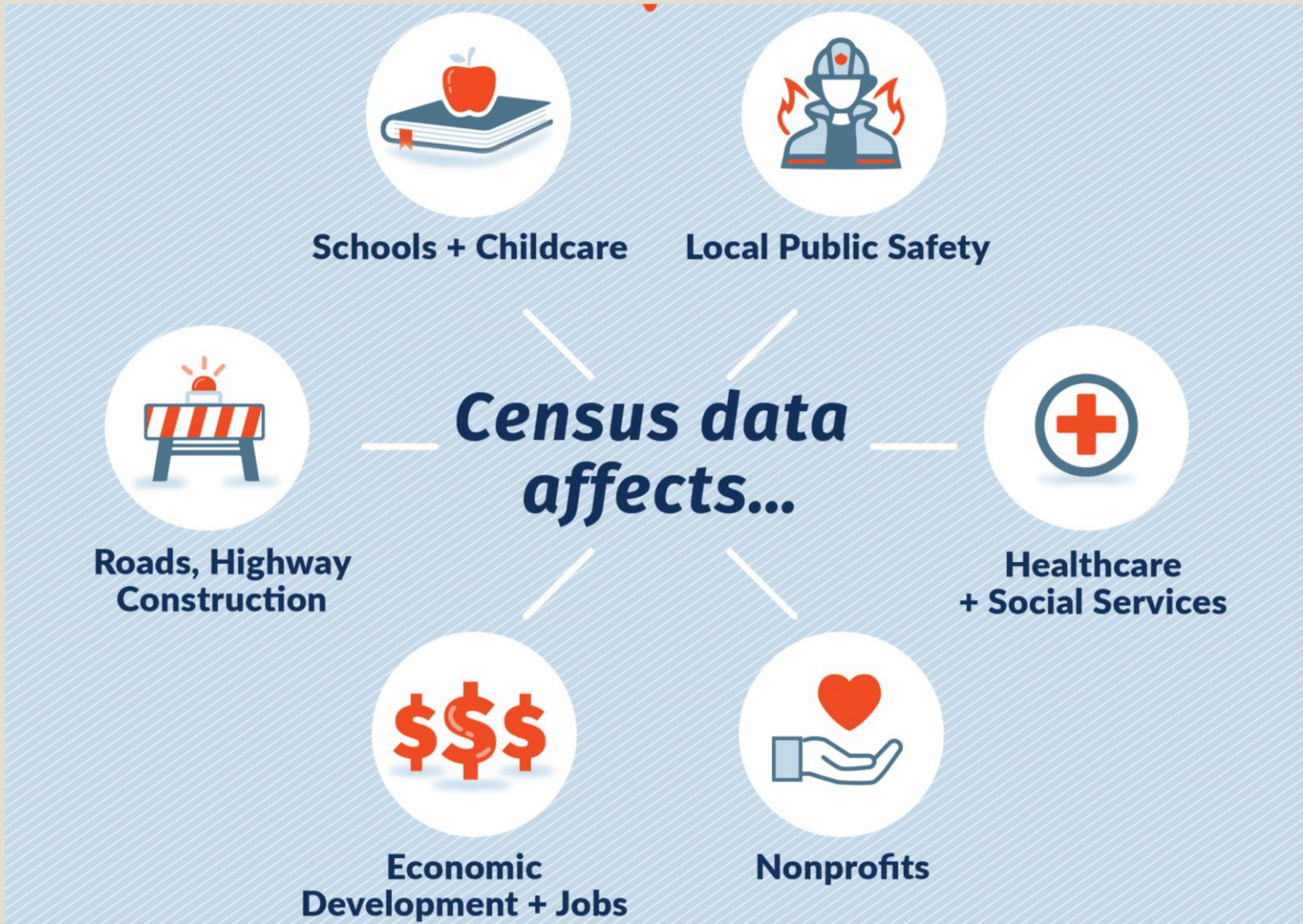
2020 U.S. Census:
Every Alaskan Counts

Alaska's 2010 census participation Rate: 65%

The lowest in the nation

In 2020, Alaska will again be one of the hardest states to count





- Federal spending comprises 21.8% of state GDP.
- Non-profits receive 18% of the \$3.2 billion in direct federal funding.

Share 5 Essential Messages:

Help people understand that the Census:



Is confidential

Legal protections prevent Census Bureau staff from sharing personal data with any other person or agency



Is important

The census affects every Alaska community by determining funding for everything from roads and airports to schools and health care



Is easy to complete

*10 questions +
10 minutes =
10 years of funding*

online, by mail or by phone.



4

Will invite you to respond March 2020

March mailing

April 1 Census Day

*If no response, census workers will follow up
with additional mail or in person.*

*People in more remote areas of the southern Kenai will
get hand-delivered census materials at their homes.*

**Census workers can disregard no trespassing
signs! (but will leave if asked)**



5

Asks simple questions

Number of people living at address

Name, gender, age, ethnicity of each

Do residents own or rent

Phone number (if follow up is needed)

No citizenship question!



Next Industry Outlook Forum

January 6th 2021 in
Kenai





*Leadership to
enhance, foster and
promote economic
development*

Tim Dillon
Executive Director
907-242-9709
Tim@KPEDD.org

**CITY OF HOMER
PUBLIC HEARING NOTICE
CITY COUNCIL MEETING**

Ordinances 19-47(S-2), 20-08, 20-09

A **public hearing** is scheduled for **Monday, February 24, 2020** during the Regular City Council Meeting. The meeting begins at 6:00 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Ordinance 19-47(S-2), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord/Venuti.

Ordinance 20-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer city Code Chapter 5.42 Single Use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of any Material labeled as Biodegradable as an Exception and Define Compostable. Venuti.

Ordinance 20-09, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating the FY20 State of Alaska Community Assistance Program payment in the Amount of \$152,080.41 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund. City Manager.

Written testimony received by the Clerk's Office prior to the meeting will be provided to Council.

** Copies of proposed Ordinances in entirety, are available for review online at <https://www.cityofhomer-ak.gov/ordinances>, at the Homer City Clerk's Office, and the Homer Public Library. Contact the Clerk's Office at City Hall if you have any questions. 235-3130, Email: clerk@ci.homer.ak.us

Melissa Jacobsen, MMC, City Clerk
Ad# 20-015 Publish 022020

CLERK'S AFFIDAVIT OF POSTING

I, Rachel Tussey, Deputy City Clerk for the City of Homer, Alaska, do hereby certify that a copy of the Public Hearing Notice for:

Ordinance 19-47(S-2), An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and ~~Encouraging Appointment of Task Forces to Address Timely Community Issues~~ **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord/**Venuti**.

Ordinance 20-08, An Ordinance of the City Council of Homer, Alaska, Amending Homer city Code Chapter 5.42 Single Use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of any Material labeled as Biodegradable as an Exception and Define Compostable. Venuti.

Ordinance 20-09, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating the FY20 State of Alaska Community Assistance Program payment in the Amount of \$152,080.41 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund. City Manager.

...was distributed on Thursday February 13, 2020 to the City of Homer kiosks located at City Clerk's Office, the Homer Public Library, and posted on the City of Homer website.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of said City of Homer this 13th day of February 2020.



Rachel Tussey
Rachel Tussey, Deputy City Clerk I

ORDINANCE REFERENCE SHEET
2019 ORDINANCE
ORDINANCE 19-47

An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and Encouraging Appointment of Task Forces to Address Timely Community Issues, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission.

Sponsor: Lord/Erickson

1. City Council Regular Meeting October 14, 2019 Postponed

2. City Council Regular Meeting February 10, 2020 Introduction

Ordinance 19-42(S-2) was introduced: An Ordinance of the City Council of Homer, Alaska, Repealing Homer City Code 2.76 Economic Development Advisory Commission, Requiring Economic Finding to Accompany Recommendations from City Commission, Establishing an Official Mayoral Appointment to the Kenai Peninsula Economic Development District Board of Directors City of Homer Seat and ~~Encouraging Appointment of Task Forces to Address Timely Community Issues~~ **Creating an Annual Process for the City to Review and take Action on Prioritized Economic Development Issues**, and Amending Homer City Code 2.58.020 Creation of City Boards and Commissions to Delete (e) Economic Development Advisory Commission. Lord/Venuti.

3. City Council Regular Meeting February 24, 2020 Public Hearing and Second Reading

Memorandum 20-033 from Councilmember Lord as backup

1 CITY OF HOMER
2 HOMER, ALASKA

Lord/Venuti/Erickson

3
4 ORDINANCE 19-47(S-2)

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 REPEALING HOMER CITY CODE 2.76 ECONOMIC DEVELOPMENT
8 ADVISORY COMMISSION, REQUIRING ECONOMIC FINDINGS TO
9 ACCOMPANY RECOMMENDATIONS FROM CITY COMMISSIONS,
10 ESTABLISHING AN OFFICIAL MAYORAL APPOINTMENT TO THE
11 KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT BOARD
12 OF DIRECTORS CITY OF HOMER SEAT AND ~~ENCOURAGING~~
13 ~~APPOINTMENT OF TASK FORCES TO ADDRESS TIMELY~~
14 ~~COMMUNITY ISSUES~~ **CREATING AN ANNUAL PROCESS FOR THE**
15 **CITY TO REVIEW AND TAKE ACTION ON PRIORITIZED**
16 **ECONOMIC DEVELOPMENT ISSUES**, AND AMENDING HOMER
17 CITY CODE 2.58.020 CREATION OF CITY BOARDS AND
18 COMMISSIONS TO DELETE (E) ECONOMIC DEVELOPMENT
19 ADVISORY COMMISSION.
20

21 WHEREAS, The strength of Homer’s economy, including the business community and
22 quality of life, is an overarching consideration for all of the City’s Commissions and the City
23 Council; and
24

25 WHEREAS, City representatives participate with the Homer Marine Trades Association,
26 the Homer Chamber of Commerce, and the Kenai Peninsula Economic Development District
27 (KPEDD); and
28

29 WHEREAS, The City of Homer Comprehensive Economic Development Strategy (CEDS)
30 overlaps in many ways with the Homer Comprehensive Plan, including within Chapter 7
31 Economic Vitality; and
32

33 WHEREAS, on behalf of the Kenai Peninsula Borough, the KPEDD regularly produces
34 and annually updates a CEDS inclusive of the entire Kenai Peninsula Borough; and
35

36 WHEREAS, The Kenai Peninsula Borough CEDS 2019 Update includes many of the
37 tenants of the Homer CEDS (last updated in 2011) that may not be included in the Homer
38 Comprehensive Plan; and
39

40 WHEREAS, The majority of the tasks within the Homer CEDS are targeting actions for
41 the City Council, and when recommendations for City Council actions are needed they would
42 be best drafted by specific-issue Task Forces created by Council and the Mayor; and

43
44 WHEREAS, The few tasks identified for the EDC in the Homer Comprehensive Plan are
45 providing reviews and updates; and
46

47 WHEREAS, CEDS reviews and updates should be completed in partnership with the
48 KPEDD, and Comprehensive Plan updates occur on a 5-10 year cycle and are not best suited
49 for the time and expense of a standing City Commission; and
50

51 WHEREAS, City Commissions can recommend to City Council and Council can appoint
52 Task Forces to address timely issues of concern to the community, including those related to
53 economic development; and
54

55 WHEREAS, Focusing limited City resources is critically important to ensure the efficient
56 and productive response to concerns and answering questions; and
57

58 WHEREAS, Maximizing citizen involvement to answer specific questions and provide
59 recommendations through the Task Force model will enhance public engagement and provide
60 for targeted efforts that are most viable for City action.
61

62 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
63

64 Section 1. HCC 2.76 is repealed.
65

66 Section 2. HCC 2.58.020 is amended as follows:
67

68 2.58.020 Creation of City boards and commissions.
69

70 The following commissions and boards have been created by City Council and are
71 subject to this chapter unless otherwise provided in this title:
72

- 73 a. Library Advisory Board;
74 b. Parks, Art, Recreation, and Culture Advisory Commission;
75 c. Port and Harbor Advisory Commission;
76 d. Planning Commission;
77 e. Economic Development Advisory Commission.
78

79 Section 3. ~~City Council shall consider creating Task Forces in accordance with the City~~
80 ~~Council Operating Manual (per Resolution 19-051) in proactive response to timely issues of~~
81 ~~concern to the community. **Annually during the first quarter, staff shall circulate the**~~
82 ~~**Comprehensive Plan's Economic Vitality Chapter, highlighting the implementation table,**~~
83 ~~**amongst Departments, Commissions, Committees, Boards, and other community**~~

84 **stakeholders with a request to provide City Council with priorities, additional**
85 **opportunities, needs, concerns, and suggestions for implementation. The City Council**
86 **shall hold an annual Economic Development Priorities worksession, during which they**
87 **shall set their top three priorities and develop strategies for working on these EDPs over**
88 **the year.**

89
90 Section 4. Throughout the year, Recommendations to City Council from the
91 Planning Commission, Port & Harbor Advisory Commission and the Park, Arts, Recreation and
92 Culture Advisory Commission **City commissions** should include any relevant economic
93 development nexus information for City Council review.

94
95 Section 5. The Mayor shall appoint a member of the Homer Business Community to fill
96 the City of Homer seat on the KPEDD Board of Directors who shall report to the City Council on
97 a quarterly basis **at least annually and who shall additionally work with the City Council,**
98 **Mayor, and the City Manager’s office to strategically engage with KPEDD on the regional**
99 **CEDS update in order to gather and promote inclusion of Homer-specific economic**
100 **development priorities and needs.**

101
102 Section 6. This ordinance is of a permanent and general nature and shall be included in
103 Homer City Code, effective January 1, 2020.

104
105 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this __ day of _____, 2019**20**.

106
107
108 CITY OF HOMER

109
110
111 _____
112 KEN CASTNER, MAYOR

113
114 ATTEST:

115
116
117 _____
118 MELISSA JACOBSEN, MMC, CITY CLERK

119
120
121 YES:

122 NO:

123 ABSTAIN:

124 ABSENT:

125

126 Introduction:

127 Public Hearing:

128 Second Reading:

129 Effective Date:

130

131 Reviewed and approved as to form:

132

133 _____

134 Katie Koester, City Manager

135

136 Date: _____

Michael Gatti, City Attorney

Date: _____



City of Homer

www.cityofhomer-ak.gov

Homer City Council

491 East Pioneer Avenue

Homer, Alaska 99603

(p) 907-235-3130

(f) 907-235-3143

Memorandum 20-033

TO: HOMER CITY COUNCIL
FROM: COUNCILMEMBER LORD
DATE: FEBRUARY 19, 2020
SUBJECT: PROPOSED AMENDMENTS TO ORDINANCE 19-47(S-2)

The following are two proposed amendments to Ordinance 19-47(S-2) from the Economic Development Commission:

- Amendment 1 broadens options for Council action.

Line 51: WHEREAS, City Commissions can recommend to City Council and Council can appoint Task Forces, **Committees or request the City Manager** to address timely issues of concern to the community, including those related to economic development; and

- Amendment 2 addresses the City's KPEDD Representative Appointment and their responsibilities.

Line 95: Section 5. **In consultation with the KPEDD Executive Director,** ~~the~~ Mayor shall appoint **and City Council confirm** a member of the Homer Business Community **City of Homer representative** to fill the City of Homer seat on the KPEDD Board of Directors, ~~who~~ **This representative** shall report to the City Council on a quarterly basis **at least annually and shall additionally work with the City Council, Mayor, and the City Manager's office to strategically engage with KPEDD on the regional CEDS update in order to gather and promote inclusion of City of Homer economic development priorities and needs.**

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-08

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 5.42 Single use Plastic Carryout Bags, Section 5.42.020 Definitions to Remove Bags made of Any Material Labeled as Biodegradable as an Exception and Define Compostable.

Sponsor: Venuti

1. City Council Regular Meeting February 10, 2020 Introduction
 - a. Memorandum 20-028 from City Manager as backup

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

Venuti

3
4 **ORDINANCE 20-08**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
7 AMENDING HOMER CITY CODE CHAPTER 5.42 SINGLE-USE
8 PLASTIC CARRYOUT BAGS, SECTION 5.42.020 DEFINITIONS TO
9 REMOVE BAGS MADE OF ANY MATERIAL LABELED AS
10 BIODEGRADABLE AS AN EXCEPTION AND DEFINE COMPOSTABLE.
11

12 WHEREAS, Ordinance 18-43(S) was adopted on October 23, 2018 that addressed
13 submitting a question to the voters to prohibit sellers from providing single-use plastic
14 carryout bags; and
15

16 WHEREAS, Proposition A read “Shall the City of Homer Amend Homer City Code to add
17 Chapter 5.42 Single Use Plastic Carryout Bags the Purpose of which is to Prohibit A Seller from
18 Providing a Buyer a Single Use Plastic Carry Out Bag under 2.5 Mils Thick?”; and
19

20 WHEREAS, Proposition A passed at the October 1, 2019 City of Homer Regular Election;
21 and
22

23 WHEREAS, Homer City Code Chapter 5.42 Single-Use Plastic Carryout Bags excludes
24 bags of any material labeled as “biodegradable” or “compostable” from the ban; and
25

26 WHEREAS, There are many bags available for use by retailers labeled as
27 “biodegradable” or “compostable” which are primarily or partially composed of plastic and
28 do not meet a qualified standard for completely breaking down in a natural or typical landfill
29 environment; and
30

31 WHEREAS, Plastic bags labeled as “biodegradable” or ”compostable” contribute to
32 environmental problems, litter in drainage ditches, rivers and the ocean similarly to
33 prohibited single-use plastic carryout bags as defined by Homer City Code Chapter 5.42; and
34

35 WHEREAS, The American Society of Testing Materials (ASTM) has created D6400 as an
36 industry standard for plastics that can be certified as biodegradable and compostable in
37 commercial composting facilities; and
38

39 WHEREAS, There is no similarly recognized standard for biodegradable, making it
40 much more difficult to determine biodegradability of a non-bacteria based material; and
41

42 WHEREAS, It is in the best interest of the City of Homer and consistent with the voter's
43 intent to adhere to nationally recognized standards so retailers have clear guidelines on what
44 is permissible.

45
46 NOW, THEREFORE, The City of Homer Ordains:

47
48 Section 1: Homer City Code Chapter 5.42.020 Single-Use Plastic Carryout Bags
49 Definitions, is hereby amended to read:

50
51 5.42.020 Definitions. In this chapter:

52
53 a. "Buyer" means a person who is a buyer under Kenai Peninsula Borough Code
54 5.18.900.

55
56 b. "Single-use plastic carryout bag" means a bag made from plastic that is neither
57 intended nor suitable for continuous reuse and that is less than 2.5 mils thick, designed to carry
58 customer purchases from the seller's premises, except for: bags used by customers inside
59 stores to package bulk items such as fruit, vegetables, nuts, grains, candy, or small hardware
60 items, such as nails and bolts; bags used to contain dampness or leaks from items such as
61 frozen foods, meat or fish, flowers or potted plants; bags used to protect prepared foods or
62 bakery goods; bags provided by pharmacists to contain prescription drugs; newspaper bags,
63 laundry or dry cleaning bags; or bags sold for consumer use off the seller's premises for such
64 purposes as the collection and disposal of garbage, pet waste, or yard waste; bags made of any
65 material labeled as "biodegradable" or "compostable".

66
67 c. "Seller" means a person who is a seller under Kenai Peninsula Borough Code 5.18.900.

68
69 **d. "Compostable" means a bag that meets the American Society of Testing**
70 **Materials (ASTM) D6400 for compostable plastics.**

71
72 Section 2. This ordinance is of a permanent and general character and shall be included
73 in Homer City Code.

74
75 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____,
76 2020.

77 CITY OF HOMER

78
79 _____
80 KEN CASTNER, MAYOR

81
82
83

84 ATTEST:

85

86 _____

87 MELISSA JACOBSEN, MMC, CITY CLERK

88

89 YES:

90 NO:

91 ABSTAIN:

92 ABSENT:

93

94 First Reading:

95 Public Hearing:

96 Second Reading:

97 Effective Date:

98

99 Reviewed and approved as to form.

100

101 _____

102 Katie Koester, City Manager

103

104 Date: _____

Michael Gatti, City Attorney

Date: _____

ORDINANCE REFERENCE SHEET
2020 ORDINANCE
ORDINANCE 20-09

An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating the FY20 State of Alaska Community Assistance Program Payment in the Amount of \$152,080 to the Old Middle School Capital Asset Repair and Maintenance Allowance Fund.

Sponsor: City Manager

1. City Council Regular Meeting February 10, 2020 Introduction
2. City Council Regular Meeting February 24, 2020 Public Hearing and Second Reading

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 20-09**

5
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 ACCEPTING AND APPROPRIATING THE FY20 STATE OF ALASKA
8 COMMUNITY ASSISTANCE PROGRAM PAYMENT IN THE AMOUNT
9 OF \$152,080 TO THE OLD MIDDLE SCHOOL CAPITAL ASSET REPAIR
10 AND MAINTENANCE ALLOWANCE FUND.

11
12 WHEREAS, In FY19 the City of Homer received \$177,172.05 from the Community
13 Assistance Program (CAP), which was allocated to the Police Station Fund; and

14
15 WHEREAS, The FY20 payment for Homer is \$152,080.41; and

16
17 WHEREAS, The application for the FY20 Community Assistance Program funds
18 indicated the City of Homer would designate those funds towards City reserves, specifically the
19 Old Middle School (HERC) Depreciation Account (now referred to as the Old Middle School
20 Capital Asset Repair and Maintenance Allowance (CARMA) Fund) as reported in the May 13,
21 2019 City Manager's Report; and

22
23 WHEREAS, Fiscal year 2020 CAP funds would be used towards the HERC demolition/new
24 community recreation center, which is the top large 2020 priority adopted by the body; and

25
26 WHEREAS, Although this ordinance accepts and transfers FY20 Community Assistance
27 Program funds into the Old Middle School CARMA account, it does not authorize an
28 expenditure or limit the Council in the future from designating those funds for a different
29 purpose as long as that purpose is reported to the State.

30
31 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

32
33 Section 1. The Homer City Council hereby accepts and appropriates a 2020 Community
34 Assistance Program Payment in the amount of \$152,080.41 to the Old Middle School CARMA
35 fund as follows:

36
37 Revenue:

38
39

<u>Description</u>	<u>Amount</u>
FY2020 Community Assistance Program	\$152,080

43 Transfer:

44

45 <u>Description</u>	<u>Amount</u>
46 Old Middle School CARMA	\$152,080

47

48 Section 2. This ordinance is a budget ordinance only, is not permanent in nature and
49 shall not be codified.

50

51 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____
52 _____, 2020.

53

CITY OF HOMER

54

55

56

KEN CASTNER, MAYOR

57

58

59

60

61 ATTEST:

62

63

64 _____
MELISSA JACOBSEN, MMC, CITY CLERK

65

66 YES:

67 NO:

68 ABSTAIN:

69 ABSENT:

70

71 First Reading:

72 Public Hearing:

73 Second Reading:

74 Effective Date:

75

76 Reviewed and approved as to form.

77

78

79 _____
Katie Koester, City Manager

Michael Gatti, City Attorney

80

81 Date: _____

Date: _____

82

83 Fiscal Note: The transfer of funds will increase the Old Middle School CARMA Fund from
84 \$187,818 to \$339,898

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 Evensen

4 **RESOLUTION 20-021**

5
6 A RESOLUTION OF THE HOMER CITY COUNCIL URGING THE
7 ALASKA STATE BOARD OF FISHERIES TO STRONGLY SUPPORT
8 THE ALASKA SALMON HATCHERY PROGRAM OWING TO THE
9 MULTITUDE OF BENEFITS IT PROVIDES
10

11 WHEREAS, Citizens of the City of Homer and surrounding areas benefit greatly from
12 the State of Alaska Salmon Hatchery Program (ASHP), which has operated for 45 years with
13 tremendous success and a proven track record of environmental cognizance in
14 supplementing wild salmon harvests throughout the State; and
15

16 WHEREAS, ASHP is a success story for sustainable economic development (which
17 directly benefits subsistence fishermen, personal use fishermen, sport fishermen, charter
18 fishermen, commercial fishermen, seafood processors, and state and local governments by
19 way of tourism and Raw Fish Tax dollars); and
20

21 WHEREAS, Alaska hatcheries are established and operating well, contributing an
22 average of 67 million fish annually to Alaska's commercial salmon fisheries throughout the
23 past decade; and
24

25 WHEREAS, ASHP utilizes scientific methodology built upon precautionary principles
26 and sustainable fisheries policies that have been instituted to chiefly protect wild salmon
27 populations; and
28

29 WHEREAS, Alaska Department of Fish and Game regulates hatchery operations,
30 production, and permitting through a transparent and public process, including co-
31 development among stakeholders for its annual management plan; and
32

33 WHEREAS, For the Year 2018 alone a report by the McDowell Group identified the
34 economic contribution of Alaska's salmon hatcheries to be 4,700 jobs, \$218 million in labor
35 income, and \$600 million in total economic output; and
36

37 WHEREAS, In 2018 Alaska hatcheries accounted for 34% of the total commercial
38 salmon harvest statewide, including 59% of total ex-vessel value for Southeast, 75% of total
39 ex-vessel value for Prince William Sound, 9% of total ex-vessel value for Cook Inlet, and 25%
40 of total ex-vessel value for Kodiak; and
41

42 WHEREAS, Alaska’s salmon hatchery program has proven to be vital to Alaska’s
43 seafood and sportfish industries and the State of Alaska by creating employment and
44 economic opportunities statewide and in particular within rural coastal communities –
45 including the locally cherished China Poot River sockeye salmon dipnet fishery in Kachemak
46 Bay; and

47
48 WHEREAS, Activity of Alaska salmon fisheries, including the hatchery program,
49 continues to be certified with high measures of *sustainability* by two separate groups of
50 evaluation, the Responsible Fisheries Management (RFM) and the Marine Stewardship
51 Council (MSC); and

52
53 WHEREAS, Alaska’s salmon hatchery program is non-profit and self-funded through
54 cost recovery and enhancement taxes on the resource itself; ASHP is a model partnership
55 between private and public entities that is based deeply in environmental awareness, ethic;
56 and

57
58 WHEREAS, The State of Alaska has invested significantly in Alaska’s salmon hatchery
59 program and associated research to provide for stable salmon harvests and to bolster the
60 economies of coastal communities – including the extensive Paint River fish ladder located
61 proximal to Homer in Kamishak Bay; and

62
63 WHEREAS, Curricular strengths of the University of Alaska System include aquaculture
64 in both classroom and field; these well-recognized and somewhat unique educational
65 programs help to competitively differentiate and distinguish Alaskan students in the
66 worldwide market; and

67
68 WHEREAS, Continuation of Alaska salmon fisheries, including the hatchery programs,
69 is in the interest of the citizens of Homer and the numerous stakeholders surrounding these
70 world-class marine-, river- and lake-based resources.

71
72 NOW, THEREFORE BE IT RESOLVED that the Homer City Council affirms its strong
73 support for Alaska’s salmon hatchery programs.

74
75 FURTHER BE IT RESOLVED that the Homer City Council supports scientific and
76 unbiased methods to assess the interaction of Alaska’s salmon hatchery programs with
77 natural salmon stocks, such as the Alaska Hatchery-Wild Salmon Interaction Study which
78 began in 2011 and continues presently.

79
80 FURTHER BE IT RESOLVED that the Homer City Council calls on the Alaska Board of
81 Fisheries to work dutifully with the hatchery community, the Alaska Department of Fish and
82 Game, and representatives from the commercial fishing industry to further its understanding
83 of the importance of the Alaska salmon hatchery program for all Alaskans.

84 PASSED AND ADOPTED by the Homer City Council this ___ day of _____, 2020.

85

86

CITY OF HOMER

87

88

89

90

KEN CASTNER, MAYOR

91

92 ATTEST:

93

94

95

MELISSA JACOBSEN, MMC, CITY CLERK

97

98 Fiscal note: N/A

ECONOMIC IMPACT OF ALASKA'S SALMON HATCHERIES

Over the past 40 years Alaska's salmon hatcheries have together become a cornerstone of the state's seafood industry and important contributors to regional and statewide economies. Run strength and prices vary year-to-year, however, over the past five years hatcheries have annually accounted for:

4,700	Jobs (Annualized)
16,000+	People Earning Income from Hatchery Salmon
\$218 Million	Labor Income
\$600 Million	Total Economic Output
\$120 Million	Ex-Vessel Value
22%	Share of Total Ex-Vessel Value of Alaska's Salmon Harvest
\$361 Million	First Wholesale Value
24%	Share of Total First Wholesale Value of Alaska's Salmon Production
\$3.6 Million	Estimated Fisheries Business Tax Revenue Generated
272,000	Salmon Harvested in Sport, Personal Use, and Subsistence Fisheries



COMMERCIAL FISHING VALUE

Ex-Vessel (Common Property)

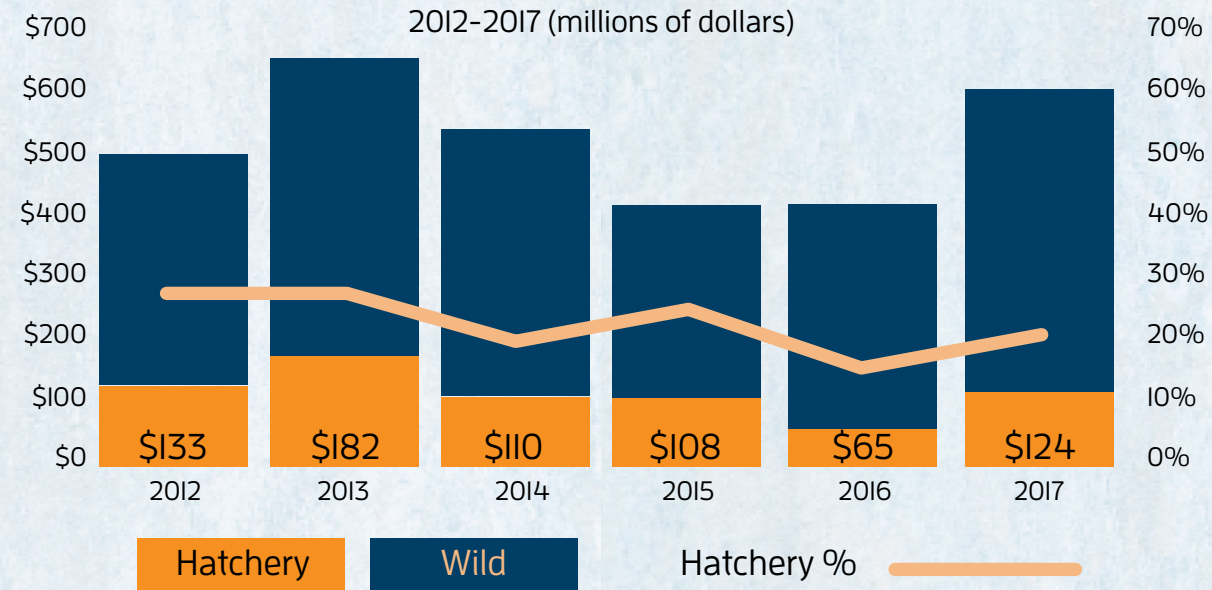
- Between 2012 and 2017, commercial fishermen harvested an annual average of **222 million pounds of hatchery-produced salmon worth \$120 million** in ex-vessel value.
- The regional benefits of hatchery production are broad**, including \$69 million in annual average harvest value in Prince William Sound, \$44 million in Southeast, \$7 million in Kodiak, and about \$0.5 million in Cook Inlet.
- Chum and pink salmon account for most hatchery production** – at 39% and 38% of total value hatchery production value, respectively – followed by sockeye (16%), coho (4%), and Chinook (2%).
- Hatchery salmon accounted for nearly one-quarter (22%) of the total value** of Alaska's salmon harvest over the 2012-2017 period.
- Hatchery contribution to total salmon harvest was highest in PWS** (65%), followed by Southeast (31%), Kodiak (16%), and Cook Inlet (2%).

SEAFOOD PROCESSING VALUE

First Wholesale

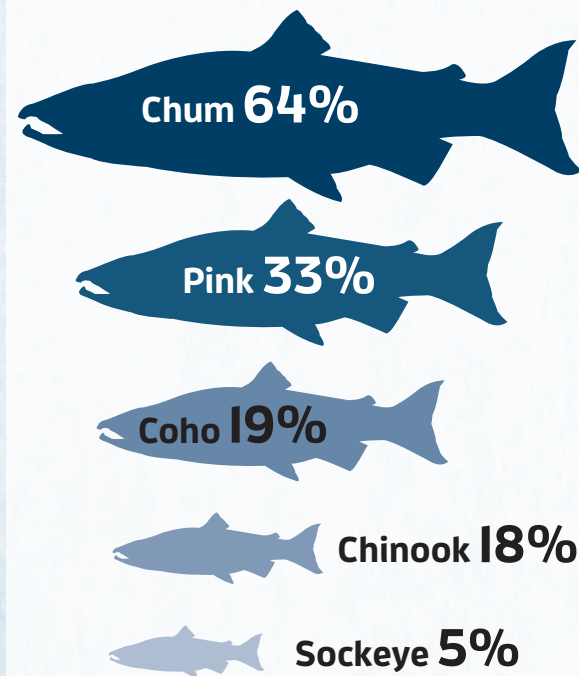
- The first wholesale value of hatchery-produced salmon averaged **\$361 million annually**. First wholesale value is ex-vessel value plus value added by Alaska processors.
- Processing of common-property hatchery salmon accounts for **79% of total first wholesale value**; cost recovery fish account for 21%.
- Hatchery-derived** first wholesale value represents **24 percent of total statewide** salmon first wholesale value.
- Hatcheries account for two-thirds of the total first wholesale value of Alaska's chum salmon and one-third of total pink salmon value.

Hatchery Contribution to Ex-Vessel Value of Alaska's Salmon Harvests



Hatchery Production Share of Total First Wholesale Value, by Species

2012-2017



Labor Income Generated by Hatcheries

2012-2017 Annual Average (millions of dollars)



ECONOMIC IMPACTS

- Statewide, approximately **8,000 fishermen (permit holders and crew)** earn income from harvest of hatchery-produced salmon.
- The employment impact of hatcheries also includes **hundreds of hatchery operations jobs and thousands of jobs in the support sector**, created as hatchery-generated dollars cycle through the Alaska economy.
- The annual average, full-time equivalent employment impact of hatcheries totals 4,700 jobs, including all multiplier effects. A total of **\$218 million in annual labor income** (wages) are attributable to salmon hatcheries.
- While not quantified in this analysis, resident **sport, personal use, and subsistence harvests of hatchery salmon have additional economic impacts** as well as very significant social and cultural impacts in Alaska.
- Southeast Alaska hatcheries account for **2,000 jobs (annualized), \$90 million in labor income, and \$237 million in total annual output**, including all multiplier effects.
- Prince William Sound hatcheries account for **2,200 jobs, \$100 million in labor income, and \$315 million in total annual output**, including all direct, indirect, and induced effects.

Total Annual Statewide Economic Impact of Alaska Salmon Hatcheries

	Direct Impacts	Indirect & Induced Impacts	Total Economic Impacts
Commercial Fishing			
Employment	1,040	500	1,540
Labor Income	\$70.9 million	\$23.6 million	\$94.5 million
Seafood Processing			
Employment	1,360	820	2,180
Labor Income	\$52.2 million	\$29.6 million	\$81.8 million
Hatchery Operations			
Employment	345	270	615
Labor Income	\$15.5 million	\$9.4 million	\$24.9 million
Non-resident Sport Fishing			
Employment	285	90	375
Labor Income	\$10.5 million	\$5.7 million	\$16.2 million
Total Economic Impact			
Employment	3,030	1,680	4,710
Labor Income	\$149.1 million	\$68.3 million	\$217.4 million
Output	\$386.1 million	\$216.0 million	\$602.1 million

SPORT, PERSONAL USE, AND SUBSISTENCE

Average Annual Hatchery-Origin Salmon Harvest by Sport and Related Fisheries



Numbers are considered conservative due to limited sampling of sport and related harvests for origin

- ◆ **Coho, Chinook, and sockeye salmon are the most important hatchery-produced species** for sport, personal use, and subsistence harvests.
- ◆ Hatchery-origin salmon accounted for **17% of the total statewide sport coho catch**, 5% of sport sockeye catch, and 8% of the sport Chinook catch.
- ◆ **Large hatchery contributions to sport harvests** occur in Southern Southeast (31,000 SSRAA coho harvested annually),

the Kenai Peninsula Borough area 26,000 CIAA sockeye), and Valdez (25,000 VFDA coho).

- ◆ **Residents of Anchorage, Fairbanks and many other Alaska communities benefit from personal use and subsistence harvest of hatchery salmon.** One-third of the roughly 100,000 hatchery-produced sockeye harvested annually in Copper River are caught by Fairbanks residents, a quarter by Anchorage residents, and a fifth by Mat-Su households.

ALASKA'S EIGHT NON-PROFIT HATCHERY ASSOCIATIONS

Southern Southeast Regional Aquaculture Association (SSRAA)
ssraa.org

Armstrong-Keta (AKI)
armstrongketa.org

Douglas Island Pink and Chum, Inc. (DIPAC)
dipac.net

Northern Southeast Regional Aquaculture Association (NSRAA)
nsraa.org

Prince William Sound Aquaculture Corporation (PWSAC)
pwsac.com

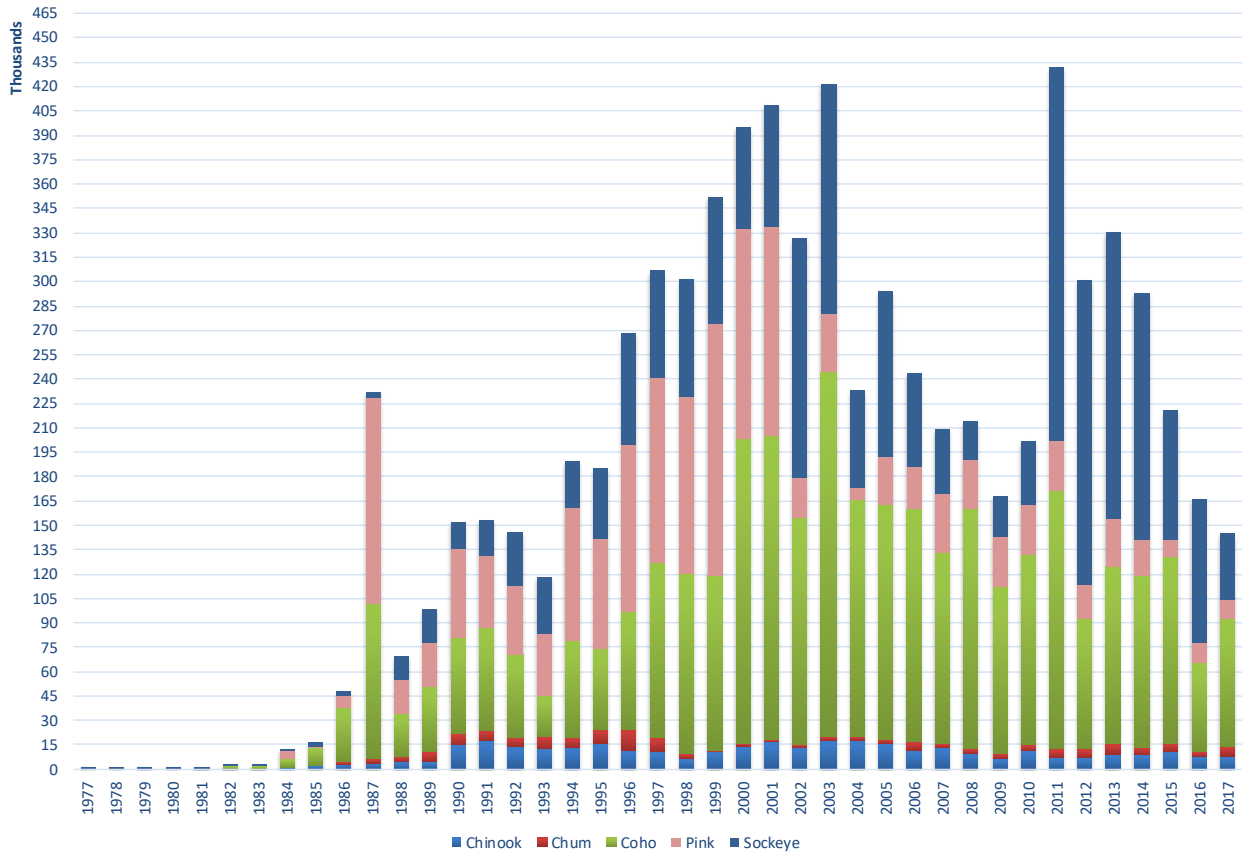
Valdez Fisheries Development Association, Inc. (VFDA)
valdezfisheries.org

Cook Inlet Aquaculture Association (CIAA)
ciaanet.org

Kodiak Regional Aquaculture Association (KRAA)
kraa.org



Alaska Hatchery Contributions to Sport, PU, & Subsistence Fisheries



North Pacific hatchery releases

