



Agenda

Port & Harbor Advisory Commission Regular Meeting

Wednesday, November 20, 2024 at 5:30 PM

City Hall Upstairs Conference Room In-Person & Via Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 954 2610 1220 Password: 556404

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 5:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

APPROVAL OF MINUTES

- A. Unapproved September 25, 2024 PHC Minutes

VISITORS / PRESENTATIONS

- A. Jon Erickson, Homer Spit Leasing

STAFF & COUNCIL REPORT / COMMITTEE REPORTS

- A. Port & Harbor FY25 YTD
- B. Port & Harbor Staff Report - November 2024
- C. Homer Marine Trades Association (HMTA) Report

PUBLIC HEARING

PENDING BUSINESS

- A. Large Vessel Haul Out Facility Draft Response
- Memorandum PHC-24-024 from Port Administrative Supervisor as backup

NEW BUSINESS

- A. End of Season Parking & Camping Reports, ADA Parking on the Homer Spit
- B. Application for Lease Transfer from Dragging Anchor LLC

Memorandum PHC-24-025 from Port Administrative Supervisor as backup

C. Application for Non-Competitive Lease from Mike Yourkowski

Memorandum PHC-24-026 from Port Administrative Supervisor as backup

D. Fuel Dock Services

Memorandum from Commissioner Shavelson as backup

E. 2025 Meeting Calendar

Memorandum PHC-24-027 from Deputy City Clerk as backup

INFORMATIONAL MATERIALS

A. November 2024 Port Operations Report

B. City Manager's Reports to Council

CM's Report for October 14, 2024

CM's Report for October 28, 2024

CM's Report for November 12, 2024

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE MAYOR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, December 11, 2024 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

FUND 400 - PORT & HARBOR ENTERPRISE FUND				11/11/2024		
REVENUE DETAIL BY LINE ITEM, SORTED BY TYPE				36.4% of FY elapsed		
A/C Num.	Revenue Categories & Descriptions	FY23	FY24	FY25 YTD		FY25
		7/1/22 - 6/30/23	7/1/23 - 6/30/24	ACTUAL		7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
0600	HARBOR ADMINISTRATION					
4515	Ferry Lease	18,000	18,000	-	0.0%	18,000
4650	Rents & Leases	597,344	541,035	249,826	50.0%	500,000
	Operating Revenue - Admin	615,344	559,035	249,826	48.2%	518,000
4527	PERS Revenue	32,821	-	-		-
4634	Port Storage Fee	207,662	186,535	62,524	65.0%	96,164
4635	Port Impound Fee	816	2,017	1,020		-
4705	Business Licenses	20	30	5		-
4801	Interest On Investments	73,468	132,076	-		-
4901	Surplus Property	2,187	-	1,220		-
4902	Other Revenue	11,189	-	-		-
	Non-Operating Revenue - Admin	328,162	320,658	64,768	67.4%	96,164
0601	HARBOR					
4245	Waste Oil Disp	1,079	-	100		-
4249	Oil Spill Recovery	-	-	-		-
4318	Parking Revenue	158,725	187,621	126,163	56.1%	225,000
4319	Electrical Supplies	1,449	1,014	357	15.0%	2,380
4402	Non Moving Fine	100	12,294	5,736		8,000
4624	Berth Transient Monthly	716,742	750,018	335,189	46.5%	720,640
4625	Berth Reserved	1,628,043	1,822,633	1,879,287	102.8%	1,828,236
4626	Berth Transient Annual	325,749	361,422	167,288	50.3%	332,805
4627	Berth Transient Semi Annual	132,878	152,941	21,567	13.8%	156,364
4628	Berth Transient Daily	159,413	170,535	85,337	55.2%	154,599
4629	Metered Energy	140,575	146,080	17,863	20.0%	89,472
4644	Pumping	-	-	41	0.0%	-
4645	Wooden Grid	4,089	6,010	3,656	75.6%	4,833
4646	Commerical Ramp	49,562	70,886	25,505	46.4%	55,000
4647	Berth Wait List	15,082	13,425	1,890	15.0%	12,623
4648	Steel Grid Fees	6,969	2,605	-	0.0%	8,000
4654	Spit Camping	35,018	217,711	138,973	126.3%	110,000
4663	Trans Energy 110v	34,863	45,379	23,415	54.8%	42,746
4664	Trans Energy 220v	20,569	29,451	14,054	48.9%	28,744
4665	Trans Energy 208v	204,723	193,837	37,229	23.4%	159,228
4666	Commerical Ramp Wharfage	41,055	67,182	32,322	80.8%	40,000
	Operating Revenue - Harbor	3,676,683	4,251,045	2,915,973	73.3%	3,978,670
4802	Penalty/Int	7,797	14,884	5,779	88.9%	6,500
4902	Other Revenue	66,923	67,272	31,104	51.7%	60,167
	Non-Operating Revenue - Harbor	74,720	82,156	36,884	55.3%	66,667

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		7/1/22 - 6/30/23	7/1/23 - 6/30/24	ACTUAL		7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
0602	PIONEER DOCK					
4631	USCG Leases	38,976	40,495	16,858	54.7%	30,796
4637	Seafood Wharfage-PD	-	-	-		-
4638	PD Fuel Wharfage	198,654	193,311	94,067	43.8%	214,809
4639	Pioneer Dock - Wharfage	-	-	-		-
4641	PD Water Sales	9,291	7,204	2,889	27.5%	10,500
4642	PD Docking	39,991	45,610	18,864	41.0%	46,000
	Operating Revenue - Pioneer Dock	286,911	286,621	132,678	43.9%	302,106
0603	FISH DOCK					
4620	Ice Sales	243,997	342,780	187,972	70.7%	265,742
4621	Cold Storage	22,319	24,603	3,013	12.1%	25,000
4622	Crane Rental	203,818	202,286	88,918	46.7%	190,306
4623	Card Access Fees	6,144	5,933	1,716	30.1%	5,700
4637	Seafood Wharfage	20,530	24,621	6,667	38.5%	17,324
4700	Other Wharfage Fish Dock	9,945	68	-	0.0%	9,843
	Operating Revenue - Fish Dock	506,754	600,290	288,286	56.1%	513,915
4206	Fish Tax	116,236	78,772	122,128	189.2%	64,562
0604	DEEP WATER DOCK					
4633	Stevedoring	49,565	9,834	7,967	66.4%	12,000
4637	Seafood Wharfage	-	-	-	0.0%	-
4640	Deep Water Dock Wharfage	152,709	8,402	10,962	23.5%	46,651
4643	Deep Water Dock Docking	121,387	116,074	67,629	67.6%	100,000
4668	Dwd Water Sales	41,651	21,435	18,946	63.2%	30,000
4672	Port Security Revenues	-	-	-	0.0%	-
	Operating Revenue - DW Dock	365,311	155,745	105,503	55.9%	188,651
0605	OUTFALL LINE					
4704	Outfall Line	4,800	4,800	0	0.0%	4,800
0606	FISH GRINDER					
4706	Fish Grinder	6,803	10,393	6,460	87.4%	7,390
0615	LOAD AND LAUNCH RAMP					
4653	L & L Ramp Revenue	120,243	147,506	54,027	41.6%	130,000
	Operating Revenue - L & L Ramp	125,519	147,506	54,027	41.6%	130,000
	Total Revenues	6,107,243	6,497,020	3,976,533	68%	5,870,925
	Net Surplus (Deficit)	1,302,144	950,000	2,219,393		(26,572)

FUND 400 - PORT & HARBOR ENTERPRISE FUND				11/11/2024		
COMBINED EXPENDITURES				36.4% of FY elapsed		
A/C Num.	Expenditure Categories & Descriptions	FY23	FY24	FY25 YTD		FY25
		7/1/22 - 6/30/23	7/1/23 - 6/30/24	ACTUAL		7/1/24 - 6/30/25
		ACTUAL	ACTUAL	\$	%	BUDGET
Salaries and Benefits						
5101	Salary and Wages	1,200,096	1,359,272	547,559	35.3%	1,552,986
5102	Fringe Benefits	197,813	933,465	312,145	35.7%	873,798
5103	Part-time Wages	171,551	125,076	83,033	44.9%	184,933
5104	Part-time Benefits	19,895	14,587	9,706	41.9%	23,173
5105	Overtime	29,798	29,746	10,490	26.6%	39,439
5107	Part-time Overtime	164	506	-	0.0%	3,879
5108	Unemployment Benefits	-	4,932	645	0.0%	-
5112	PERS Relief	32,821	-	-	0.0%	-
Total Salaries and Benefits		1,652,138	2,467,583	963,578	36.0%	2,678,207
Maintenance and Operations						
5201	Office Supplies	6,257	3,644	1,370	29.1%	4,700
5202	Operating Supplies	21,809	24,058	12,998	50.0%	26,000
5203	Fuel and Lube	43,534	47,343	11,784	32.5%	36,300
5204	Chemicals	-	4,408	2,133	35.6%	6,000
5207	Vehicle and Boat Maintenance	18,002	31,509	8,279	33.1%	25,000
5208	Equipment Maintenance	69,361	54,846	23,915	31.1%	77,000
5209	Building & Grounds Maintenance	56,517	38,171	19,919	29.7%	67,000
5210	Professional Services	47,195	19,359	11,242	30.8%	36,500
5211	Audit Services	16,196	40,630	2,591	6.1%	42,468
5213	Survey and Appraisal	-	17,500	-	0.0%	12,500
5214	Rents & Leases	3,716	4,563	1,543	22.0%	7,000
5215	Communications	8,840	11,931	3,281	32.8%	10,000
5216	Freight and Postage	1,492	2,028	(507)	-9.2%	5,500
5217	Electricity	649,413	654,842	130,026	16.2%	803,495
5218	Water	85,913	138,976	101,287	110.7%	91,528
5219	Sewer	11,977	12,383	7,777	48.9%	15,919
5220	Refuse and Disposal	52,883	52,288	16,241	25.7%	63,300
5221	Property Insurance	88,108	106,791	116,336	100.0%	116,336
5222	Auto Insurance	9,740	10,907	11,950	103.7%	11,522
5223	Liability Insurance	77,367	86,006	100,515	122.8%	81,843
5226	Testing and Analysis	-	3,280	3,140	44.9%	7,000
5227	Advertising	4,345	6,217	1,822	26.0%	7,000
5228	Books and Subscriptions	107	-	-		-
5231	Tools and Equipment	17,252	5,137	4,735	25.3%	18,700
5234	Record and Permits	-	-	55	1.4%	4,000
5235	Membership Dues	7,435	6,045	775	11.1%	7,000
5236	Transportation	12,464	1,344	277	6.9%	4,000
5237	Subsistence	8,765	317	-	0.0%	4,000
5238	Printing and Binding	3,993	282	-	0.0%	3,500
5248	Lobbying	21,245	20,803	7,000	16.7%	42,000
5249	Oil Spill Response	-	-	-	0.0%	1,000
5250	Camera Area Network	214	2,423	-	0.0%	18,000
5252	Credit Card Expenses	101,699	132,045	69,804	54.1%	129,000

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		ACTUAL	ACTUAL	\$	%	BUDGET
5256	Waste Oil Disposal	18,691	39,118	18,480	41.1%	45,000
5258	Float and Ramp Repairs	43,986	20,460	3,466	13.9%	25,000
5287	Electrical Supplies	1,010	-	-	0.0%	2,100
5601	Uniform	5,986	11,490	1,136	9.9%	11,500
5602	Safety Equipment	5,880	6,938	5,657	37.7%	15,000
5603	Employee Training	5,681	30,692	5,733	14.0%	41,000
5606	Bad Debt Expenses	35,622	13,798	3,318	11.1%	30,000
5608	Debt Payment-Interest	-	-	-		-
5624	Legal Services	-	4,388	-	0.0%	100,000
5627	Port Security	-	-	-	0.0%	2,500
5635	Software	134	3,058	1,570	39.3%	4,000
5637	Diving Services	16,045	30,945	-	0.0%	8,500
5638	Signage Parking Delineation	18,065	35,561	18,550	59.8%	31,000
	Total Maint. and Operations	1,596,939	1,736,526	728,198	34.7%	2,100,713
	C/O and Transfers					
5106	Leave Cash Out	57,406	73,867	-	0.0%	49,513
5241	GF Admin Fees	-	-	-		-
5990	Transfers To	1,498,614	1,269,043	65,364	6.1%	1,069,064
	Total Others	1,556,021	1,342,910	65,364	5.8%	1,118,577
	Total	4,805,098	5,547,019	1,757,140	29.8%	5,897,497

Central Treasury Report, as of September 30, 2024

Cash and Investments	FY 2022	FY 2023	FY 2024	FY 2025
Wells Fargo Checking	1,658,757	785,214	1,241,978	1,149,306
BNY Mellon - Harbor GOB Reserve	317,980	317,980	317,980	317,980
AMLIP - Primary	12,559,188	15,621,238	18,242,633	18,686,118
AMLIP - Library Donations	165,130	170,589	179,394	180,765
AMLIP - Fire Dontations	50,061	51,716	43,534	38,596
AMLIP - PERS	278,008	287,199	302,342	306,287
AMLIP - Sustainability	15,638	16,155	17,007	17,229
AMLIP - Police Station				2,183,021
AMLIP - Community Rec Center				1,304,771
Investments	16,536,293	16,540,300	17,358,252	17,829,365
	<u>\$ 31,581,055</u>	<u>\$ 33,790,390</u>	<u>\$ 37,703,119</u>	<u>\$ 42,013,438</u>

By Fund:

Fund Name	Fund Number				
General	100	4,269,337	5,819,882	6,118,852	6,319,709
Utility Operations	200	526,079	(144,588)	190,643	429,596
Utility Capital Projects	215	(2,100,339)	(2,249,048)	(2,299,464)	(2,074,508)
Utility Reserves	256	3,831,134	4,163,087	3,451,273	3,515,423
HAWSP Debt Service	205	4,640,246	5,915,270	7,324,165	7,799,927
HART Roads	160	6,159,364	4,745,984	5,570,489	5,316,820
CARES	119	61,513	9,801	2,235	2,235
Police Station Debt Service	154	994,874	1,417,359	1,814,315	2,236,443
HART Assessments	155	1,047,210	1,131,469	1,215,606	1,234,714
Non-Capital Projects	157	64,613	40,093	26,244	26,733
Community Rec Center	158	-	-	900,000	1,304,771
Retainage Reimbursements	159	139,097	228,032	220,979	209,008
Seawall Assessments	173	-	294,559	302,875	309,607
PERS Funding	615	29,553	38,743	302,342	306,287
Fire Department Donations	802	53,351	41,237	38,028	38,596
Library Donations	803	164,949	170,407	178,424	180,747
Animal Shelter Donations	804	335	335	335	341
Community Schools	805	270	269	269	274
Sustainability	807	15,638	16,155	17,007	17,229
Ocean Dr Loop Assessments	808	40,462	43,733	46,409	49,318
Sister City Donations	809	-	-	52	52
Land Reserves	150	1,041,264	971,753	386,415	382,965
Capital Projects	151	102,793	(64,038)	177,142	(136,900)
GF Fleet CARMA	152	1,928,596	1,303,770	734,633	738,593
GF CARMA	156	2,527,555	2,202,498	1,679,648	2,180,116
HART Trails	165	826,494	984,676	1,006,000	1,091,104
Gas Line	175	300,635	874,747	300,203	394,048
Energy Revolving Loan	620	386,043	398,909	411,776	411,776
Port & Harbor Operations	400	394,717	1,769,369	2,228,355	4,359,897
Port Capital Projects	415	276,957	242,328	861,271	1,024,206
Port Fleet Reserves	452	154,394	169,514	87,597	87,158
Port Reserves	456	3,723,842	3,481,063	4,453,232	4,428,942
Port Bonds	457	(19,921)	(60,000)	(139,616)	(139,616)
Cruise Ship Landing Tax	460	-	(73,628)	(35,093)	(35,093)
Health Insurance	600	-	49,532	250,779	179,586
Leave Cash Out	610	-	(142,881)	(120,301)	(176,667)
Total By Fund		<u>\$ 31,581,055</u>	<u>\$ 33,790,390</u>	<u>\$ 37,703,120</u>	<u>\$ 42,013,438</u>





Memorandum

To: Port and Harbor Advisory Commission
From: Amy Woodruff, Port Administrative Supervisor
Date: November 13, 2024
Subject: November Staff Report

Budget & Financial Policy next steps

Your feedback from the budget work session will be incorporated into the items we send on to Finance for inclusion in the draft FY26/27 budgets. You will see the draft budget documents at a meeting in early 2025, and we'll try to have Finance Director Elizabeth Fischer attend to answer any questions you may have.

The Finance Director also provided feedback on the draft financial policy for the Port & Harbor, and we'll be working to address that feedback before bringing the policy back to you—probably in January.

I've also included rate comparison sheets for harbors across Alaska to allow you to see how Homer stacks up to other facilities.

Doyon

Commissioner Shavelson asked that I include an item about Doyon to allow for discussion. We don't have any business to conduct but I could add it as a business item at a future meeting if the conversation goes in that direction.

Attachments:

Project Updates

Rate Comparison Tables provided by Valdez Port & Harbors



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

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Homer, AK 99603

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Port & Harbor Special Project Status Updates Nov 2024

Fish Grinder Building Replacement & Drainage	Project in Progress	Demolition completed, construction underway
Parking Lot Improvements	Project on Hold	No further progress expected until permitting complete.
Paid Parking Program Planning & Permitting	Project in progress	Drafting language for permit application from DOT Right of Way
Outfall Line Pump Controls	Project in Progress	Will be completed when building replacement is complete
Ice Metering System	Project Funded	Delayed, parts are unavailable
Harbor Bottom Survey	Project Contract Awarded	Scheduled to complete before end of year
Crane 8 Control Replacement	Project in Progress	Still waiting on parts to complete project
Camera Pole Installation	Project Contract Awarded	Installation will be completed by Alaska Industrial Service
DWD Dolphin Repair	Project Contract Awarded	Will be completed in November by Fortune Sea Marine
Float Replacement	Design Funded	Completing the necessary steps to accept grant money from Denali Commission

Status Categories:

Seeking design funding Design funded Design Contract Awarded Design in progress Design complete	Seeking project funding Project Funded Project Contract Awarded Project in Progress Project Complete
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	Valdez	Port of Alaska	Homer
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Seward	Cordova	Whittier	Kodiak	Port Mackenzie	Dutch Harbor
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2020		Valdez	Cordova	Whittier	Everett
MOORAGE				\$67.13 (Tenant), \$67.13 (Transient)	
	Annual/Ft	\$47.11 (Tenant), \$54.17 (Transient)	\$46.15		N/A
	Annual 20' or under	\$30.25 (Tenant), \$40.25 (Transient)	N/A	N/A	N/A
	Monthly/Ft Prepaid Additional Fees & Tax	\$9.63	\$14.00	\$22.92	N/A
	Monthly/Ft Billed Additional Fees & Tax	\$14.45	N/A	N/A	N/A
	Daily/Ft Prepaid Additional Fees & Tax	\$0.77	\$1.04	\$1.18	May 1 - Oct. 31, \$1.50 w/ tax over 14 days
	Daily/Ft Billed Additional Fees & Tax	\$1.16	\$1.23	N/A	N/A
	Over-width fee	\$2.00 per square ft over the allowed space	N/A	N/A	N/A
	Non-Motorized Vessels	\$0.25 per square ft. per day or \$2.00 per square ft. per month	N/A	N/A	N/A
	Drive-Down Float Moorage	\$0.75 per ft. for the first 3 nights. \$1.50 per ft. for 1-3 additional nights, and \$3.00 per ft. for 7 nights or more	N/A	N/A	N/A
Tour or Charter Vessels		Transient passener fee of \$1.00 per passenger per boarding trip.	\$2.00 per person	N/A	\$10.00/ft./month , \$1.10/ft./visit - Year-round
Winter Moorage		N/A	N/A	Sept. 16- April 15, \$45.00/ft./seaso n	Nov. 1 - April 30, \$1.00/ft./night w/ tax over 14 days
LAUNCH RAMP	Daily RT	\$10.00	N/A	\$20.00	\$15
	Season	\$75.00	\$82.75	\$160.00	\$225
	Failure to pay launch	\$40.00	N/A	N/A	N/A
	Non-Motorized Daily	\$5.00	N/A	N/A	N/A
	Non-Motorized Season	\$37.50	N/A	N/A	N/A
	2-Week Permit	N/A	\$25.00	N/A	N/A
GRID	Flat Rate per ft/per tide	\$1.25/ft/tide, for vessels up to (70) feet and \$1.75/ft/tide, for vessels (71) feet and over, based on the overall length of the vessel.	\$.75/ft/tide for vessels 0'-40', \$1.00/ft/tide for 41'- 58', \$1.75/ft/tide for vessels over 58'	With tax it is \$2.54/ft./tide	N/A
BOAT LIFT	Regular Lift	\$220.00	\$22.00/ft. vessels 0'- 40', \$24.00/ft. vessels 41'-58', \$26.00/ft. vessels over 58'	Boat lift-short is \$320.76 including tax, Boat lift-normal is \$288.63 including tax.	Up to 24' is \$125.00 (LOD) , Over 24' is \$5.25/ft.
	Hang over night	\$440.00	N/A	N/A	Up to 34' is \$225.00 (LOD) , Over 34' is \$6.75/ft.
	Inspection/Maint. Haul	N/A	60% of Travel Lift round trip rate	N/A	Up to 24' is \$125.00 (LOD) , Over 24' is \$5.25/ft.
	Lift No-Show Fee	Failure to cancel lift half-hour prior to scheduled time is a fee of \$110.00	Failure to cancel lift 1 hour prior to scheduled time is a fee of \$300.00	N/A	Failure to cancel lift 24 hours in advance is a fee of \$80.00
	After hours Lift	\$440.00 for first hour	N/A	N/A	N/A

	Delay of Lift	for use of over an hour the charge is \$330.00 assessed in 15 minute increments of \$82.50.	N/A	Each additional 1/2 hour is \$107.10 including tax	N/A
	Winter Lifts	\$220.00 plus operator labor of \$60.00 per hour will be assessed.	N/A	N/A	N/A
	Minimum Fee	N/A	\$300.00	N/A	N/A
STORAGE		Winter \$2.00/ft/mo. - 30' minimum, Summer \$6.25/day. Fisherman's Dock: \$0.30/sq. ft./mo. (\$30.00 min.)	Vessels up to 12 months is \$2.63/ft/month, Over 12 months is \$10.50/ft/month	Winter \$4.00/Ft/Month, Winter Daily is \$6.00	\$6.50/ft./month, minimum of one month required.
	Truck/Trailer Area, May 15 - Aug. 31	\$12.50 per day	N/A	N/A	N/A
	Upland Storage (Long term)	Vessels staying past the 9 month period will be assessed a fee that doubles each additional 9 months.	Trailered vessels are charged a daily moorage rate of \$1.04 per ft.	N/A	N/A
MTCE. PADS		\$15.00/day 1-14 days, \$20.00/day 15-30 days, \$30.00/day 31 days +	\$15.00 per day	1-7 days \$10.50/day, 8 days + \$21.00/day	Summer Daily - \$1.50/ft. (LOA) , Winter Daily - \$1.00/ft. (LOA) , Winter Monthly - \$15.00/ft./calendar month
CRANE	Annual Rate w/Authorization	N/A	N/A	N/A	N/A
	0-15 minutes	\$ 20.00	N/A	N/A	N/A
	16-30 minutes	\$ 40.00	N/A	N/A	N/A
	31-45 minutes	\$ 60.00	N/A	N/A	N/A
	46-60 minutes	\$ 80.00	N/A	\$43.58 per hour including tax	N/A
	Replacement Cards	\$ 20.00	N/A	N/A	N/A
	Vessels left unattended @ cranes	N/A	N/A	N/A	N/A
WAIT LIST	Annual List	\$50.00/yr	\$25.00/yr	\$50.00/yr.	One Time Fee \$300.00
MOVE LIST		N/A	N/A	N/A	\$20 after one courtesy move
SHOWERS	Flat Rate	\$4.00/12 mins.	\$ 6.00	\$5.00 including tax	N/A
Laundry	Flat Rate	\$1.00 per token, Wash cycle \$6.00, 12 minute dry cycle \$1.00, Soaps, Softeners, Dryer Sheets in vending machine are all \$1.00/token.	N/A	N/A	N/A
LABOR	Per Hour	\$ 60.00	\$75.60	\$78.75/hr Including tax	\$110.00/hr/person
	Overtime	\$ 90.00	\$ 113.40	\$118.13/hr including tax	\$160.00/hr/person (1/2 hr. minimum.)
	Labor & Equiptment	N/A	\$95.29/hr.	N/A	N/A
METER FEES		N/A	N/A	N/A	N/A
ELECTRICITY	Daily	\$10 - 30amp \$15 - 50amp \$20 - 100amp	\$16.00/day	Unmetered Electric is \$12.60/day including tax	Metered at current residential rate
	Monthly	\$12.00 minimum + Kilowatts used at \$.025/kw	N/A	\$13.86 monthly svc. Chg. + \$0.17/kwh	N/A
	Upland Usage	\$15.00/day	\$26.25/day	N/A	N/A

	Metered Reserved Stalls	N/A	N/A	N/A	N/A
	Winter Power	N/A	N/A	N/A	N/A
USED OIL RECEPTION		No Charge	Under 100 Gal. no charge, 100 Gal. or more for burning=\$95.29/man-hr, 100 Gal. or more non-burning=\$47.65/gal +\$95.29/man-hr+shipping & disposal, Bilge Water \$95.29/hr	Pure oil \$1.68/gal - Oil & Water \$3.68/gal	N/A
MISC. FEES	Vessel Towing within one basin	\$60.00 + labor	Cost of Labor & Equiptment \$95.29/hr	\$78.75/hr + labor	N/A
	Vessel Towing from one basin to another	\$100.00 + labor	N/A	N/A	N/A
	Vessel Pumping	\$50.00 + labor	Cost of Labor & Equiptment \$95.29/hr	\$78.75/hr	\$110.00/hr (1/2 hr. minimum.)
	Pump Rental	N/A	\$33.35/hr	\$42.00 / hour	N/A
	Snow Removal/Emergency	Cost of labor/hr	N/A	\$250 each occurance	N/A
	Impound Fees	\$ 500.00	\$ 1,000.00	No Fee	N/A
	Impound/Storage of Nets	N/A	\$ 288.75	N/A	N/A
	Bad Checks	N/A	N/A	30.00	N/A
	Storage of Impounds	N/A	\$2.60/ft/day	N/A	N/A
	Dock Use Fee	N/A	\$2.25/ft/day	N/A	N/A
	Unattended Vessels Blocking Ramp	\$20.00 per hour	N/A	N/A	N/A
VEHICLE PARKING	Parking	N/A	\$30.00 per month	\$10.00/day or \$225.50 / annual	2 permits may be issued per moorage without charge.

Ketchikan- sales tax is 6.5%	Homer - sales tax is 7.85%	Seward - sales tax is 7%
3 month permit - \$13.13/ft. 6 month within city limits - \$17.24/ft.	\$51.95+\$0.05/ft. for OAL+\$50 administrative Fee (Tenant & Transient)	\$58.94/ft. (Transient), \$26.79/ft. (Tenant Renewal Rate)+ CRR fee
N/A	N/A	N/A
\$8.70/ft.	\$8.83+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$0.50/ft./mo	18% of the annual rate+ Deposit of \$100 for transient moorage staying 15+ consecutive days+CRR fee
N/A	\$8.83+\$0.05/ft. for OAL + \$1.50 administrative Fee	N/A
\$0.84/ft.	\$1.56+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$5.00/day	\$0.80
N/A	\$1.56+\$0.05/ft. for OAL + \$1.50 administrative Fee	N/A
N/A	N/A	N/A
N/A	N/A	Float Plane Fees \$26.25/day
\$0.84/ft./day	N/A	N/A
\$4.00 per person	N/A	\$3.50 per person
N/A	N/A	N/A
\$8.00	\$13 daily + \$7 parking impact levy = \$20	\$10.00
\$64.00 / after July 1st (1/2 year) is \$32.00 , commercial is \$465.00	\$130 April 1-October 15 + \$70 parking impact levy = \$200	\$100
N/A	N/A	N/A
N/A	N/A	\$5.00
N/A	N/A	\$50.00
N/A	N/A	N/A
\$1.94/ft./24 hours based on (OAL)	Wood Grid = \$1.05/ft./tide (max 59'), Steel Grid (max 120') = \$2.55/ft./tide, 60'-80' ; \$3.25/ft./tide, 81'-100'; \$3.82/ft./tide, 101'-120'	N/A
N/A	N/A	50 Ton - \$236.25, Vessels over 50' OAL \$21.00/ft. ; 330 Ton - \$425.00, Vessels over 50' OAL \$21.00/ft.
N/A	N/A	N/A
N/A	N/A	N/A
N/A	Deposit will be forfeited, which is 50% of the cost	50 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$236.25 ; 330 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$425.00
N/A	N/A	N/A

N/A	N/A	50 Ton - Each additional 15 minutes after first hour is \$59.06+tax ; 330 Ton - \$Each additional 15 minutes after first hour is \$106.25+tax
N/A	N/A	N/A
N/A	N/A	\$236.25-50 Ton; \$425.00-330 Ton
N/A	Fishing gear = \$0.12/sq. ft. /mo. , Non-fishing gear = \$0.17/sq. ft./mo. , Fenced storage yard = \$0.22/sq. ft./mo.	\$0.30/sq ft./mo.
N/A	Monthly boat trailer parking without boat on trailer is \$7/ft./month	\$9.19 per day for 10 days or less, \$91.88/mo. For vessels up to 50ft.
N/A	\$0.17/sq. ft./mo. For vessels paying annual harbor moorage; \$0.20/sq. ft./mo for vessels paying any Transient Harbor Moorage	50+ft. Vessels \$1.58/ft/mo
N/A	Beach Landing - \$1.50/ft./day	
\$28.00/first 2 hours	\$52	\$52.00/yr./first 3 yrs.
N/A	\$22.66	\$22.66
N/A	\$45.32	\$42.32
N/A	\$67.98	\$67.98
N/A	\$90.64	\$90.64
N/A	\$5.00	\$5.00
N/A	\$150/hr.	N/A
\$80 for 1st year, \$28 for 2+ years	\$30.00/yr	\$31.50
N/A	\$25.00 per request	N/A
\$2.00/8 minutes	N/A	\$2.00/7 mins.
N/A	N/A	N/A
N/A	\$102/hr. plus equipment and direct costs (\$51.00/half hr. minimum)	\$52.50/hr
N/A	N/A	\$78.75/hr
N/A	N/A	N/A
N/A	\$28.80 for disconnect & connect fee	N/A
\$0.17/ft./day - 30amp \$0.34/ft./day - 50amp \$0.68 - 100amp	\$10.20 - 110v, \$20.12 - 208v/single phase, \$45.20 - 208v/3 phase & 480v	\$10.00-120v, \$20.00-208v/single phase, \$40.00-208v/three phase; per kw is \$0.30
N/A	\$152.67 - 110v, \$341.70 - 208v/single phase, \$28.80+kw usage - 208v/3 phase & 480v	Not Monthly - Customer charge for transients or guests once per location is \$22.62
N/A	N/A	N/A

Reserved Moorage customers may have metered electric through Ketchikan Pblic Utilities.	Reserved stalls are \$23.95+kw usage	Customer charge for tenants prorated in 1-week increments once per billing cycle is \$22.62
N/A	\$28.80 connect/disconnect fee + kw usage available Oct. 16-April 15	N/A
N/A	Oil \$3.35/gallon, Used Antifreeze \$8.00/gallon, Oily Water/Bilge Slop \$5.00/gal delivered in drums	Over 5 gallons - \$0.53/gallon+labor+equipment; Filters and sorbents \$10.50/barrel+labor+equiptment
\$3.25/ft. (\$32.50 minimum)	Skiff w/ operator .5 hour is \$68.00, Skiff with operator 1 hour is \$102.00	\$52.50 +labor
N/A	N/A	N/A
\$125.00/hr. - 1hr minimum	\$40.79/ day for electric pump, \$69.97/hr. for gas pump, minimum charge of one hour.	\$31.50+labor
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	\$36.75
Daily rate of moorage	N/A	N/A
N/A	N/A	N/A
N/A	\$20 per hour	N/A
N/A	\$5/day, season pass \$250, long-term annual \$200, monthly for vehicles less than 20' \$70, monthly pass for vehicles over 20' \$85.00, weekly pass for vehicles less than 20' \$25.00, weekly pass for vehicles over 20' \$30.	N/A

2021		Valdez	Cordova	Whittier	Everett
MOORAGE	Annual/Ft	\$47.11 (Tenant), \$54.17 (Transient)	\$48.00	\$67.13 (Tenant), \$67.13 (Transient)	N/A
	Annual 20' or under	\$30.25 (Tenant), \$40.25 (Transient)	N/A	N/A	N/A
	Monthly/Ft Prepaid Additional Fees & Tax	\$9.63	\$14.70	\$16.07	N/A
	Monthly/Ft Billed Additional Fees & Tax	\$14.45	N/A	N/A	N/A
	Daily/Ft Prepaid Additional Fees & Tax	\$0.77	\$1.10	\$1.18	May 1 - Oct. 31, \$1.50/ft/night : Nov. 1 - April 30, \$1.00/ft/night
	Daily/Ft Billed Additional Fees & Tax	\$1.16	\$1.30	N/A	N/A
	Over-width fee	\$2.00 per square ft over the allowed space	N/A	N/A	N/A
	Non-Motorized Vessels	\$0.25 per square ft. per day or \$2.00 per square ft. per month	N/A	N/A	N/A
	Drive-Down Float Moorage	\$0.75 per ft. for the first 3 nights. \$1.50 per ft. for 1-3 additional nights, and \$3.00 per ft. for 7 nights or more	N/A	N/A	N/A
Tour or Charter Vessels		Transient passener fee of \$1.00 per passenger per boarding trip.	\$2.00 per person	N/A	\$10.50/ft./month
Winter Moorage		N/A	N/A	Sept. 16- April 15, \$45.00/ft./season	N/A
LAUNCH RAMP	Daily RT	\$10.00	N/A	\$20.00	\$15
	Season	\$75.00	\$100.00	\$160.00	\$225
	Failure to pay launch	\$40.00	N/A	N/A	N/A
	Non-Motorized Daily	\$5.00	N/A	N/A	N/A
	Non-Motorized Season	\$37.50	N/A	N/A	N 19
	2-Week Permit	N/A	\$30.00	N/A	N/A
GRID	Flat Rate per ft/per tide	\$1.25/ft/tide, for vessels up to (70) feet and \$1.75/ft/tide, for vessels (71) feet and over, based on the overall length of the vessel.	\$.75/ft/tide for vessels 0'-40', \$1.00/ft/tide for 41'-58', \$1.75/ft/tide for vessels over 58'	With tax it is \$2.54/ft./tide	N/A
BOAT LIFT	Regular Lift	\$220.00	\$23.00/ft. vessels 0'-40', \$24.00/ft. vessels 41'-58', \$27.00/ft. vessels over 58'	Boat lift-short is \$320.76 including tax, Boat lift-normal is \$288.63 including tax.	ROUNDTRIP: Up to 30' is \$250, 31'-39' is \$8.50/ft., 40'-49' is \$8.75/ft., 50'-59' is \$9.25/ft., 60' & over is \$10.00/ft.
	Hang over night	\$440.00	N/A	N/A	All vessels \$7.00/ft.
	Inspection/Maint. Haul	N/A	60% of Travel Lift round trip rate	N/A	One way or Hang/Survey all vessels \$6.25/ft.
	Lift No-Show Fee	Failure to cancel lift half-hour prior to scheduled time is a fee of \$110.00	Failure to cancel lift 1 hour prior to scheduled time is a fee of \$350.00	N/A	Failure to cancel lift 24 hours in advance is a fee of \$100.00
	After hours Lift	\$440.00 for first hour	N/A	N/A	N/A

	Delay of Lift	for use of over an hour the charge is \$330.00 assessed in 15 minute increments of \$82.50.	N/A	Each additional 1/2 hour is \$107.10 including tax	Move Straps in slings \$40.00
	Winter Lifts	\$220.00 plus operator labor of \$60.00 per hour will be assessed.	N/A	N/A	N/A
	Minimum Fee	N/A	\$300.00	N/A	N/A
STORAGE		Winter \$2.00/ft/mo. - 30' minimum, Summer \$6.25/day. Fisherman's Dock: \$0.30/sq. ft./mo. (\$30.00 min.)	Vessels up to 12 months is \$2.63/ft/month, Over 12 months is \$10.50/ft/month	Winter \$4.00/Ft/Month, Winter Daily is \$6.00	30' and under \$6.50/ft/mo, 31'-40' \$7.00/ft/mo, 41'-50' \$7.50/ft/mo, 51'&Over \$8.00/ft/mo: minimum 2 months required
	Truck/Trailer Area, May 15 - Aug. 31	\$12.50 per day	N/A	N/A	N/A
	Upland Storage (Long term)	Vessels staying past the 9 month period will be assessed a fee that doubles each additional 9 months.	Trailered vessels are charged a daily moorage rate of \$1.30 per ft.	N/A	N/A
MTCE. PADS		\$15.00/day 1-14 days, \$20.00/day 15-30 days, \$30.00/day 31 days +	\$16.00 per day	1-7 days \$10.50/day, 8 days + \$21.00/day	Summer Daily - \$1.50/ft. (LOA) , Winter Daily - \$1.25/ft. (LOA) , Winter Monthly - \$15.00/ft./calendar month
CRANE	Annual Rate w/Authorization	N/A	N/A	N/A	N/A
	0-15 minutes	\$20.00	N/A	N/A	N/A
	16-30 minutes	\$40.00	N/A	N/A	N/A
	31-45 minutes	\$60.00	N/A	N/A	N/A
	46-60 minutes	\$80.00	N/A	\$43.58 per hour including tax	N/A
	Replacement Cards	\$20.00	N/A	N/A	N/A
	Vessels left unattended @ cranes	N/A	N/A	N/A	N/A
WAIT LIST	Annual List	\$50.00/yr	\$25.00/yr	\$50.00/yr.	One Time Fee \$300.00 non refundable
MOVE LIST		N/A	N/A	N/A	\$20 per one courtesy move
SHOWERS	Flat Rate	\$4.00/12 mins.	\$6.00	\$5.00 including tax	N/A
Laundry	Flat Rate	\$1.00 per token, Wash cycle \$6.00, 12 minute dry cycle \$1.00, Soaps, Softeners, Dryer Sheets in vending machine are all \$1.00/token.	N/A	N/A	N/A
LABOR	Per Hour	\$60.00	78.75 w/ tax	\$78.75/hr Including tax	\$120.00/hr/person (1/2 hr. minimum.)
	Overtime	\$90.00	118.13 w/ tax	\$118.13/hr including tax	\$180.00/hr/person (1/2 hr. minimum.)
	Labor & Equiptment	N/A	\$95.29/hr	N/A	N/A
METER FEES		N/A	N/A	N/A	N/A
ELECTRICITY	Daily	\$10 - 30amp \$15 - 50amp \$20 - 100amp	\$16.00/day	Unmetered Electric is \$12.60/day including tax	Metered at current residential rate
	Monthly	\$12.00 minimum + Kilowatts used at \$.025/kw	N/A	\$13.86 monthly svc. Chg. + \$0.17/kwh	N/A

	Upland Usage	\$15.00/day	\$26.25/day	N/A	N/A
	Metered Reserved Stalls	N/A	N/A	N/A	N/A
	Winter Power	N/A	N/A	N/A	N/A
USED OIL RECEPTION		No Charge	Under 100 Gal. no charge, 100 Gal. or more for burning=\$95.29/man-hr, 100 Gal. or more non-burning=\$47.65/gal +\$95.29/man-hr+shipping & disposal, Bilge Water \$95.29/hr	Pure oil \$1.68/gal - Oil & Water \$3.68/gal - Fuel(diesel, jet fuel, heating) \$2.63/gal	N/A
MISC. FEES	Vessel Towing within one basin	\$60.00 + labor	Cost of Labor & Equipment \$95.29/hr	\$78.75/hr + labor	N/A
	Vessel Towing from one basin to another	\$100.00 + labor	N/A	N/A	N/A
	Vessel Pumping	\$50.00 + labor	Cost of Labor & Equipment \$95.29/hr	\$78.75/hr	\$130.00/hr (1/2 hr. minimum.)
	Pump Rental	N/A	\$33.35/hr	\$42.00 / hour	N/A
	Snow Removal/Emergency	Cost of labor/hr	N/A	\$250 each occurrence	N/A
	Impound Fees	\$ 500.00	\$ 1,000.00	No Fee	N/A
	Impound/Storage of Nets	N/A	\$ 300.00	N/A	N/A
	Bad Checks	N/A	N/A	30.00	N/A
	Storage of Impounds	N/A	\$2.75/ft/mo	N/A	N/A
	Dock Use Fee	N/A	\$2.40/ft/day	N/A	N/A
	Unattended Vessels Blocking Launch Ramp	\$20.00 per hour	N/A	N/A	N/A
VEHICLE PARKING	Parking	N/A	\$30.00 per month	\$11.00/day or \$250/annual & Truck w/ Trailer \$22/day	2 permits may be issued per moorage without charge. / Parking for tow vehicles and tr 21 after 24-hours is \$8/day

Ketchikan- sales tax is 6.5%	Homer - sales tax is 7.85%	Seward - sales tax is 7%
\$17.24/ft/6mo within city limits ; \$20.49/ft/6mo outside city limits	\$53.61+\$0.05/ft. for OAL+\$50 administrative Fee (Tenant & Transient)	\$59.65/ft. (Transient), \$27.11/ft. (Tenant Renewal Rate)+ CRR fee
N/A	N/A	N/A
\$8.70/ft. ; \$13.13/ft/3 month permit	\$9.11+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$0.50/ft./mo	\$10.75/ft+Tax +CRR fee
N/A	N/A	N/A
\$0.84/ft.	\$1.61+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$5.00/day	\$0.81/ft plus tax
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	Float Plane Fees \$26.25/day
\$0.84/ft./each use	N/A	N/A
\$4.00 per person	N/A	\$3.50 per person
N/A	N/A	N/A
\$8.00	\$13 daily + \$7 parking impact levy = \$20	\$10.00
\$64.00 / after July 1st (1/2 year) is \$32.00 , commercial is \$465.00	\$130 April 1-October 15 + \$70 parking impact levy = \$200	\$100
N/A	N/A	N/A
N/A	N/A	\$5.00
N/A	N/A	\$50.00
N/A	N/A	N/A
\$1.94/ft./day, based on (OAL)	Wood Grid = \$1.05/ft./tide (max 59'), Steel Grid (max 120') = \$2.55/ft./tide 60'-80' ; \$3.25/ft./tide 81'-100'; \$3.82/ft./tide 101'-120' ; \$4.24/ft./tide 121'-140'	N/A
N/A	N/A	50 Ton - \$236.25, Vessels over 50' OAL \$21.00/ft. ; 330 Ton - \$425.00, Vessels over 50' OAL \$21.00/ft.
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	50 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$236.25 ; 330 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$425.00
N/A	N/A	N/A

N/A	N/A	50 Ton - Each additional 15 minutes after first hour is \$59.06+tax ; 330 Ton - \$Each additional 15 minutes after first hour is \$106.25+tax
N/A	N/A	N/A
N/A	N/A	\$236.25-50 Ton; \$425.00-330 Ton
N/A	Fishing gear = \$0.12/sq. ft. /mo. , Non-fishing gear = \$0.17/sq. ft./mo. , Fenced storage yard = \$0.22/sq. ft./mo.	\$0.30/sq ft./mo.
N/A	Monthly boat trailer parking without boat on trailer is \$7/ft./month	\$9.19 per day for 10 days or less, \$91.88/mo. For vessels up to 50ft.
N/A	\$0.17/sq. ft./mo. For vessels paying annual harbor moorage; \$0.20/sq. ft./mo for vessels paying any Transient Harbor Moorage	50+ft. Vessels \$1.58/ft/mo
N/A	Beach Landing - \$1.50/ft./day	Wash down pads are \$2.50/ft/hour.
\$28.00/first 2 hours	\$52	\$52.00/yr./first 3 yrs.
N/A	\$22.66	\$22.66
N/A	\$45.32	\$42.32
N/A	\$67.98	\$67.98
N/A	\$90.64	\$90.64
N/A	\$5.00	\$5.00
N/A	\$150/hr.	N/A
\$80 for 1st year, \$28 for 2+ years	\$30.00/yr	\$31.50
N/A	\$25.00 per request	N/A
\$2.00/8 minutes	N/A	\$2.00/7 mins.
N/A	N/A	N/A
N/A	\$102/hr. plus equipment and direct costs (\$51.00/half hr. minimum)	\$52.50/hr
N/A	N/A	\$78.75/hr
N/A	N/A	Varies, see tariff
N/A	\$28.80 for disconnect & connect fee	N/A
\$0.17/ft./day - 30amp \$0.34/ft./day - 50amp \$0.68 - 100amp	\$10.20 - 110v, \$20.12 - 208v/single phase, \$45.20 - 208v/3 phase & 480v	\$10.00-120v, \$20.00-208v/single phase, \$40.00-208v/three phase; per kw is \$0.31
N/A	\$152.67 - 110v, \$341.70 - 208v/single phase, \$28.80+kw usage - 208v/3 phase & 480v	Not Monthly - Customer charge for transients or guests once per location is \$22.90

N/A	N/A	N/A
Reserved Moorage customers may have metered electric through Ketchikan Public Utilities.	Reserved stalls are \$23.95+kw usage	Customer charge for tenants prorated in 1-week increments once per billing cycle is \$22.62
N/A	\$28.80 connect/disconnect fee + kw usage available Oct. 16-April 15	N/A
N/A	Oil \$3.35/gallon, Used Antifreeze \$8.00/gallon, Oily Water/Bilge Slop \$5.00/gal delivered in drums	Over 5 gallons - \$0.53/gallon+labor+equipment; Filters and sorbents \$10.50/barrel+labor+equiptment
\$3.25/ft. (\$32.50 minimum)	Skiff w/ operator .5 hour is \$68.00, Skiff with operator 1 hour is \$102.00	\$52.50 +labor
N/A	N/A	N/A
\$125.00/hr. - 1hr minimum	\$40.79/ day for electric pump, \$69.97/hr. for gas pump, minimum charge of one hour.	\$31.50/hr +labor
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	\$36.75
Daily rate of moorage	N/A	N/A
N/A	N/A	N/A
N/A	\$20 per hour	N/A
N/A	\$5/day, season pass \$250, long-term annual \$200, monthly for vehicles less than 20' \$70, monthly pass for vehicles over 20' \$85.00, weekly pass for vehicles less than 20' \$25.00, weekly pass for vehicles over 20' \$30.	N/A

2022		Valdez	Cordova	Whittier	Haines
MOORAGE	Annual/Ft	\$47.11 (Tenant), \$54.17 (Transient)	\$48.00	\$67.13 (Tenant), \$67.13 (Transient)	
	Annual 20' or under	\$30.25 (Tenant), \$40.25 (Transient)	N/A	N/A	
	Monthly/Ft Prepaid Additional Fees & Tax	\$9.63	\$14.70	\$16.07	
	Monthly/Ft Billed Additional Fees & Tax	\$14.45	N/A	N/A	
	Daily/Ft Prepaid Additional Fees & Tax	\$0.77	\$1.10	\$1.18	
	Daily/Ft Billed Additional Fees & Tax	\$1.16	\$1.30	N/A	
	Over-width fee	\$2.00 per square ft over the allowed space	N/A	N/A	
	Non-Motorized Vessels	\$0.25 per square ft. per day or \$2.00 per square ft. per month	N/A	N/A	
	Drive-Down Float Moorage	\$0.75 per ft. for the first 3 nights. \$1.50 per ft. for 1-3 additional nights, and \$3.00 per ft. for 7 nights or more	N/A	N/A	
LIVEABOARD FEES	Annual HRS fee	\$2.40/ft/year for vessels less than 30' ; \$3.60/ft/year for vessels 30'-39' ; \$4.80/ft/year for vessels 40' -49' ; \$6.00/ft/year for vessels 50'-59' ; \$7.20/ft/year for vessels 60' or greater	N/A	N/A	N/A
	Monthly fee	\$75 +\$25 for every additional person on board	N/A	N/A	\$75/mo for over 14 days out of month. Prohibited Oct. 15th - April 1st.
Tour or Charter Vessels		Transient passener fee of \$1.00 per passenger per boarding trip.	\$2.00 per person	N/A	25
Winter Moorage		N/A	N/A	Sept. 16- April 15, \$45.00/ft./season	
LAUNCH RAMP	Daily RT	\$10.00	N/A	\$20.00	
	Season	\$75.00	\$100.00	\$160.00	
	Failure to pay launch	\$40.00	N/A	N/A	
	Non-Motorized Daily	\$5.00	N/A	N/A	
	Non-Motorized Season	\$37.50	N/A	N/A	
	2-Week Permit	N/A	\$30.00	N/A	
GRID	Flat Rate per ft/per tide	\$1.25/ft/tide, for vessels up to (70) feet and \$1.75/ft/tide, for vessels (71) feet and over, based on the overall length of the vessel.	\$.75/ft/tide for vessels 0'-40', \$1.00/ft/tide for 41'-58', \$1.75/ft/tide for vessels over 58'	With tax it is \$2.54/ft./tide	

BOAT LIFT				Boat lift-short is \$320.76 including tax, Boat lift-normal is \$288.63 including tax.	
	Regular Lift	\$220.00	\$23.00/ft. vessels 0'-40', \$24.00/ft. vessels 41'-58', \$27.00/ft. vessels over 58'		
	Hang over night	\$440.00	N/A	N/A	
	Inspection/Maint. Haul	N/A	60% of Travel Lift round trip rate	N/A	
	Lift No-Show Fee	Failure to cancel lift half-hour prior to scheduled time is a fee of \$110.00	Failure to cancel lift 1 hour prior to scheduled time is a fee of \$350.00	N/A	
	After hours Lift	\$440.00 for first hour	N/A	N/A	
	Delay of Lift	for use of over an hour the charge is \$330.00 assessed in 15 minute increments of \$82.50.	N/A	Each additional 1/2 hour is \$107.10 including tax	
	Winter Lifts	\$220.00 plus operator labor of \$60.00 per hour will be assessed.	N/A	N/A	
	Minimum Fee	N/A	\$300.00	N/A	
STORAGE		Winter \$2.00/ft/mo. - 30' minimum, Summer \$6.25/day. Fisherman's Dock: \$0.30/sq. ft./mo. (\$30.00 min.)	Vessels up to 12 months is \$2.63/ft/month, Over 12 months is \$10.50/ft/month	Winter \$4.00/Ft/Month, Winter Daily is \$6.00	
	Truck/Trailer Area, May 15 - Aug. 31	\$12.50 per day	N/A	N/A	
	Upland Storage (Long term)	Vessels staying past the 9 month period will be assessed a fee that doubles each additional 9 months.	Trailered vessels are charged a daily moorage rate of \$1.30 per ft.	N/A	
MTCE. PADS		\$15.00/day 1-14 days, \$20.00/day 15-30 days, \$30.00/day 31 days +	\$16.00 per day	1-7 days \$10.50/day, 8 days + \$21.00/day	26
CRANE	Annual Rate w/Authorization	N/A	N/A	N/A	
	0-15 minutes	\$20.00	N/A	N/A	
	16-30 minutes	\$40.00	N/A	N/A	
	31-45 minutes	\$60.00	N/A	N/A	
	46-60 minutes	\$80.00	N/A	\$43.58 per hour including tax	
	Replacement Cards	\$20.00	N/A	N/A	
	Vessels left unattended @ cranes	N/A	N/A	N/A	
WAIT LIST	Annual List	\$50.00/yr	\$25.00/yr	\$50.00/yr.	
MOVE LIST		N/A	N/A	N/A	
SHOWERS	Flat Rate	\$4.00/12 mins.	\$6.00	\$5.00 including tax	
Laundry	Flat Rate	\$1.00 per token, Wash cycle \$6.00, 12 minute dry cycle \$1.00, Soaps, Softeners, Dryer Sheets in vending machine are all \$1.00/token.	N/A	N/A	

LABOR		\$60.00		\$78.75/hr Including tax	
	Per Hour		78.75 w/ tax		
	Overtime	\$90.00	118.13 w/ tax	\$118.13/hr including tax	
	Labor & Equiptment	N/A	\$95.29/hr	N/A	
METER FEES		N/A	N/A	N/A	
ELECTRICITY		\$10 - 30amp \$15 - 50amp \$20 - 100amp		Unmetered Electric is \$12.60/day including tax	
	Daily		\$16.00/day		
	Monthly	\$12.00 minimum + Kilowatts used at \$.025/kw	N/A	\$13.86 monthly svc. Chg. + \$0.17/kwh	
	Upland Usage	\$15.00/day	\$26.25/day	N/A	
	Metered Reserved Stalls	N/A	N/A	N/A	
	Winter Power	N/A	N/A	N/A	
USED OIL RECEPTION			Under 100 Gal. no charge, 100 Gal. or more for burning=\$95.29/ma n-hr, 100 Gal. or more non- burning=\$47.65/gal +\$95.29/man- hr+shipping & disposal, Bilge Water \$95.29/hr	Pure oil \$1.68/gal - Oil & Water \$3.68/gal - Fuel(diesel, jet fuel, heating) \$2.63/gal	
		No Charge			
MISC. FEES			Cost of Labor & Equiptment \$95.29/hr	\$78.75/hr + labor	
	Vessel Towing within one basin	\$60.00 + labor			
	Vessel Towing from one basin to another	\$100.00 + labor	N/A	N/A	
			Cost of Labor & Equiptment \$95.29/hr		
	Vessel Pumping	\$50.00 + labor		\$78.75/hr	
	Pump Rental	N/A	\$33.35/hr	\$42.00 / hour	
					27
	Snow Removal/Emergency	Cost of labor/hr	N/A	\$250 each occurance	
	Impound Fees	\$500.00	\$1,000.00	No Fee	
	Impound/Storage of Nets	N/A	\$300.00	N/A	
	Bad Checks	N/A	N/A	30.00	
	Storage of Impounds	N/A	\$2.75/ft/mo	N/A	
	Dock Use Fee	N/A	\$2.40/ft/day	N/A	
	Unattended Vessels Blocking Launch Ramp	\$20.00 per hour	N/A	N/A	
VEHICLE PARKING					
	Parking	N/A	\$30.00 per month	\$11.00/day or \$250/annual & Truck w/ Trailer \$22/day	

Ketchikan- sales tax is 6.5%	Homer - sales tax is 7.85%	Seward - sales tax is 7%
\$17.24/ft/6mo within city limits ; \$20.49/ft/6mo outside city limits	\$53.61+\$0.05/ft. for OAL+\$50 administrative Fee (Tenant & Transient)	\$59.65/ft. (Transient), \$27.11/ft. (Tenant Renewal Rate)+ CRR fee
N/A	N/A	N/A
\$8.70/ft. ; \$13.13/ft/3 month permit	\$9.11+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$0.50/ft./mo	\$10.75/ft+Tax +CRR fee
N/A	N/A	N/A
\$0.84/ft.	\$1.61+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$5.00/day	\$0.81/ft plus tax
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	Float Plane Fees \$26.25/day
\$0.84/ft./each use	N/A	N/A
N/A	N/A	N/A
\$20.49/ft/6mo + \$39.86/mo for garbage and water	N/A	N/A
\$4.00 per person	N/A	\$3.50 per person
N/A	N/A	N/A
\$8.00	\$13 daily + \$7 parking impact levy = \$20	\$10.00
\$64.00 / after July 1st (1/2 year) is \$32.00 , commercial is \$465.00	\$130 April 1-October 15 + \$70 parking impact levy = \$200	\$100
N/A	N/A	N/A
N/A	N/A	\$5.00
N/A	N/A	\$50.00
N/A	N/A	N/A
\$1.94/ft./day, based on (OAL)	Wood Grid = \$1.05/ft./tide (max 59'), Steel Grid (max 120') = \$2.55/ft./tide 60'-80' ; \$3.25/ft./tide 81'-100'; \$3.82/ft./tide 101'-120' ; \$4.24/ft./tide 121'-140'	N/A

N/A	N/A	50 Ton - \$236.25, Vessels over 50' OAL \$21.00/ft. ; 330 Ton - \$425.00, Vessels over 50' OAL \$21.00/ft.
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	50 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$236.25 ; 330 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$425.00
N/A	N/A	N/A
N/A	N/A	50 Ton - Each additional 15 minutes after first hour is \$59.06+tax ; 330 Ton - \$Each additional 15 minutes after first hour is \$106.25+tax
N/A	N/A	N/A
N/A	N/A	\$236.25-50 Ton; \$425.00-330 Ton
N/A	Fishing gear = \$0.12/sq. ft. /mo. , Non-fishing gear = \$0.17/sq. ft./mo. , Fenced storage yard = \$0.22/sq. ft./mo.	\$0.30/sq ft./mo.
N/A	Monthly boat trailer parking without boat on trailer is \$7/ft./month	\$9.19 per day for 10 days or less, \$91.88/mo. For vessels up to 50ft.
N/A	\$0.17/sq. ft./mo. For vessels paying annual harbor moorage; \$0.20/sq. ft./mo for vessels paying any Transient Harbor Moorage	50+ft. Vessels \$1.58/ft/mo
N/A	Beach Landing - \$1.50/ft./day	Wash down pads are \$2.50/ft/hour.
\$28.00/first 2 hours	\$52	\$52.00/yr./first 3 yrs.
N/A	\$22.66	\$22.66
N/A	\$45.32	\$42.32
N/A	\$67.98	\$67.98
N/A	\$90.64	\$90.64
N/A	\$5.00	\$5.00
N/A	\$150/hr.	N/A
\$80 for 1st year, \$28 for 2+ years	\$30.00/yr	\$31.50
N/A	\$25.00 per request	N/A
\$2.00/8 minutes	N/A	\$2.00/7 mins.
N/A	N/A	N/A

N/A	\$102/hr. plus equipment and direct costs (\$51.00/half hr. minimum)	\$52.50/hr
N/A	N/A	\$78.75/hr
N/A	N/A	Varies, see tariff
N/A	\$28.80 for disconnect & connect fee	N/A
\$0.17/ft./day - 30amp \$0.34/ft./day - 50amp \$0.68 - 100amp	\$10.20 - 110v, \$20.12 - 208v/single phase, \$45.20 - 208v/3 phase & 480v	\$10.00-120v, \$20.00-208v/single phase, \$40.00-208v/three phase; per kw is \$0.31
N/A	\$152.67 - 110v, \$341.70 - 208v/single phase, \$28.80+kw usage - 208v/3 phase & 480v	Not Monthly - Customer charge for transients or guests once per location is \$22.90
N/A	N/A	N/A
Reserved Moorage customers may have metered electric through Ketchikan Public Utilities.	Reserved stalls are \$23.95+kw usage	Customer charge for tenants prorated in 1-week increments once per billing cycle is \$22.62
N/A	\$28.80 connect/disconnect fee + kw usage available Oct. 16-April 15	N/A
N/A	Oil \$3.35/gallon, Used Antifreeze \$8.00/gallon, Oily Water/Bilge Slop \$5.00/gal delivered in drums	Over 5 gallons - \$0.53/gallon+labor+equipment; Filters and sorbents \$10.50/barrel+labor+equiptment
\$3.25/ft. (\$32.50 minimum)	Skiff w/ operator .5 hour is \$68.00, Skiff with operator 1 hour is \$102.00	\$52.50 +labor
N/A	N/A	N/A
\$125.00/hr. - 1hr minimum	\$40.79/ day for electric pump, \$69.97/hr. for gas pump, minimum charge of one hour.	\$31.50/hr +labor
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	\$36.75
Daily rate of moorage	N/A	N/A
N/A	N/A	N/A
N/A	\$20 per hour	N/A
N/A	\$5/day, season pass \$250, long-term annual \$200, monthly for vehicles less than 20' \$70, monthly pass for vehicles over 20' \$85.00, weekly pass for vehicles less than 20' \$25.00, weekly pass for vehicles over 20' \$30.	N/A

2024		Valdez
MOORAGE		\$50.74 (Tenant 40' or less), \$54.55 (Tenant 48' or longer), \$35.00 (20' dock Tenant), \$58.36 (Transient 40' or less), \$62.74 (Transient 41' or longer), \$40.25 (Transient 20' dock)
	Annual/Ft	
	24'	\$1,217.76
	30'	\$1,522.20
	32'	\$1,623.68
	36'	\$1,826.64
	40'	\$2,029.60
	50'	\$2,727.50
	60'	\$3,273.00
	100'	\$5,455.00
	Monthly/Ft Prepaid	\$10.00
	Monthly/Ft Billed	\$15.00
	Daily/Ft Prepaid	\$0.80
	Daily/Ft Billed	\$1.20
	Over-width fee	\$2.00 per square ft over the allowed space
	Non-Motorized Vessels	\$0.25 per square ft. per day or \$2.00 per square ft. per month
	Drive-Down Float Overnight Moorage	Prepaid fee of \$1.50/ft. per day or Billed fee of \$3.00/ft per day
LIVEABOARD FEES	Annual HRS fee	\$4.80/ft/year for vessels less than 30' ; \$7.20/ft/year for vessels 30'-39' ; \$9.60/ft/year for vessels 40' -49' ; \$12.00/ft/year for vessels 50'-59' ; \$14.40/ft/year for vessels 60' or greater
	Water & Sewer fees	Charged Quarterly: Water use fees \$28.74 flat rate, Sewer use fees \$40.62 flat rate
	Monthly fee	N/A
Tour or Charter Vessels		Users not paying moorage, passener fee of \$2.00 per passenger per boarding trip. Users paying moorage, tour or charter vessels, \$1.00 per passenger per boarding trip.
	Winter Moorage	N/A
LAUNCH RAMP	Daily Roundtrip	\$10.00
	Season	\$75.00
	Failure to pay launch	\$40.00
	Non-Motorized Daily	\$5.00
	Non-Motorized Season	\$37.50
	Unattended Vessels Blocking Launch Ramp	\$20.00/hour
	2-Week Permit	N/A

GRID	Flat Rate per ft/per tide	\$1.75/ft/tide, for vessels up to 49' and \$2.50/ft/tide, for vessels 50'-70', \$ 3.25/ft/tide for vessels 71'-90', and \$4.00/ft/tide for vessels 91' and over. Based on the overall length of the vessel.
BOAT LIFT	Regular Lift	\$300.00 for first hour. Vessels up to 30' in length will be charged the minimum \$300.00. Vessels 31' and longer will be charged the minimum plus an additional \$1.00/ft.
	Hang over night	\$600.00 plus the additional \$2.00/ft.
	Inspection/Maint. Haul	N/A
	Lift No-Show Fee	Failure to cancel lift half-hour prior to scheduled time is a fee of half the regular lift fee for that scheduled vessel.
	After hours Lift	\$600.00 plus \$2.00/ft. if over 30' for the first hour and \$300.00 plus \$1.00/ft. if over 30' per hour for each consectutive hour. Esentially a double lift.
	Delay of Lift	for use of over an hour the charge is \$410.00 billed out in 15 minute increments of \$102.50
	Winter Lifts	Cost of your regular lift plus \$100.00/hour per person for labor
	Minimum Fee	N/A
STORAGE		Winter \$2.00/ft/mo. - 30' minimum, Summer \$6.50/day in North Basin, Summer \$3.25/day in South Basin. Fisherman's Dock \$2.00/ft/mo. - 30' minimum
	Truck/Trailer Area, May 15 - Aug. 31	\$13.00 per day
	Upland Storage (Long term)	Vessels staying past the 9 month period will be assessed a fee that doubles each additional 9 months.
	Environmental Storage Fee	Trailered vessel flat rate of \$20.00, Vessels up to 35' flat rate of \$20.00, Vessels 36'-45' flat rate of \$50.00, Vessels 36'-45' flat rate of \$60.00, Vessels 46' and over flat rate of \$70.00
MTCE. PADS		\$20.00/day 1-14 days, \$25.00/day 15-30 days, \$35.00/day 31 days +
CRANE	Annual Rate w/Authorization	N/A
	0-15 minutes	\$ 20.00
	16-30 minutes	\$ 40.00
	31-45 minutes	\$ 60.00
	46-60 minutes	\$ 80.00
	Replacement Cards	\$ 20.00
	Vessels left unattended @ cranes	Blocking of cranes is \$200.00/day
WAIT LIST	Annual List	\$50.00/yr
MOVE LIST		Free
SHOWERS	Flat Rate	\$4.00/12 mins.
Laundry	Flat Rate	\$1.00 per token, Wash cycle \$6.00, 12 minute dry cycle \$1.00, Soaps, Softeners, Dryer Sheets in vending machine are all \$1.00. Everything is token based
LABOR	Regular	\$100/hr. , \$60/half-hour
	Overtime	\$150/hr.

	Labor & Equiptment	Use of equipment for customer assistance is charged at a flat rate of \$60 plus labor
METER FEES		N/A
ELECTRICITY		
	Daily	\$10/30amp, \$15/50amp, \$25/100amp
	Monthly	\$12.00 minimum + Kilowatts used at \$.025/kwh
	Upland Usage	\$15.00/day
	Metered Reserved Stalls	N/A
	Winter Power	\$12.00 minimum + Kilowatts used at \$.025/kwh
USED OIL RECEPTION		
		No Charge
MISC. FEES	Vessel Towing within one basin	\$60.00 + labor
	Vessel Towing from one basin to another	\$100.00 + labor
	Vessel Pumping	\$50.00/pump plus labor
	Pump Rental	N/A
	Snow Removal/Emergency	Cost of labor/hr/person
	Impound Fees	\$500.00
	Impound/Storage of Nets	N/A
	Bad Checks	N/A
	Storage of Impounds	N/A
	Dock Use Fee	N/A
	Collection Fee	\$>500.00
VEHICLE PARKING		
	Parking	N/A

Cordova	Whittier	Homer	Seward
\$48.00	\$73.94 (Tenant), \$73.94 (Transient)	\$66.91+\$0.05/ft. for OAL+\$50 administrative Fee +7.85% Tax(Tenant & Transient)	\$62.80/ft. (Transient), \$28.55/ft. (Tenant Renewal 6 month Rate)+ CRR fee+7% tax
\$1,152.00	\$1,774.56	\$1,816.88	\$1,586.32
\$1,440.00	\$2,218.20	\$2,267.33	\$1,952.92
\$1,536.00	\$2,366.08	\$2,418.34	\$2,075.10
\$1,728.00	\$2,661.84	\$2,721.66	\$2,319.50
\$1,920.00	\$2,957.60	\$3,026.70	\$2,563.88
\$2,400.00	\$3,697.00	\$3,796.86	\$3,234.86
\$2,880.00	\$4,436.40	\$4,577.80	\$3,845.82
\$4,800.00	\$7,394.00	\$7,642.00	\$6,349.70
\$14.70	\$16.86	\$10.78+\$0.05/ft. for OAL + \$8.50 administrative Fee; pre-paying will deduct \$0.50/ft./mo	\$11.32/ft+ 7%Tax +CRR fee
N/A	N/A	\$10.78+\$0.05/ft. for OAL + \$8.50 administrative Fee; pre-paying will deduct \$0.50/ft./mo	N/A
\$1.10	\$1.17	\$1.90+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$5.00/day	\$0.86/ft plus 7% tax+CRR fee
\$1.30	N/A	\$1.90+\$0.05/ft. for OAL + \$1.50 administrative Fee; pre-paying will deduct \$5.00/day	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	Float Plane Fees \$26.25/day
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
For Port: Minimum water charge - \$40 (for employee labor), Metered Rate \$6.00/1000 gallons. RV Dump Station \$5 each or \$25/season	N/A	N/A	34 N/A
N/A	N/A	N/A	N/A
\$2.00 per person	N/A	N/A	\$3.50 per person
N/A	Sept. 16- April 15, \$49.57/ft./season	N/A	N/A
N/A	\$25.00	\$13 daily + \$7 parking impact levy = \$20	\$13.00
\$100/year for non-stall holders	\$160.00	\$130 April 1-October 15 + \$70 parking impact levy = \$200	\$130
N/A	N/A	N/A	N/A
N/A	N/A	N/A	\$5.00
N/A	N/A	N/A	\$50.00 season
N/A	N/A	\$20 per hour	N/A
\$30.00	N/A	N/A	N/A

\$.75/ft./tide for vessels 0'-40', \$1.00/ft./tide for 41'-58', \$1.75/ft./tide for vessels over 58'	With tax it is \$2.54/ft./tide	Wood Grid = \$1.05/ft./tide (max 59'), Steel Grid (max 120') = \$2.55/ft./tide 60'-80' ; \$3.25/ft./tide 81'-100'; \$3.82/ft./tide 101'-120' ; \$4.24/ft./tide 121'-140'	N/A
\$23.00/ft. vessels 0'-40', \$24.00/ft. vessels 41'-58', \$27.00/ft. vessels over 58'	N/A	N/A	50 Ton - \$300.00 minimum, Vessels over 50' OAL \$30.00/ft. extra ; 330 Ton - \$550.00 minimum, Vessels over 55' OAL \$30.00/ft. extra
N/A	N/A	N/A	N/A
60% of Travel Lift round trip rate	N/A	N/A	N/A
Failure to cancel lift 1 hour prior to scheduled time is a fee of \$350.00	N/A	N/A	50 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$300.00 ; 330 Ton - Failure to cancel lift 1 hr. prior to scheduled time is \$550.00
N/A	N/A	N/A	N/A
After the given 2 hours, vessel is charged \$75 in 15 minute increments.	N/A	N/A	50 Ton - Each additional 15 minutes after first hour is \$75.00+tax ; 330 Ton -Each additional 15 minutes after first hour is \$137.50+tax
N/A	N/A	N/A	N/A
\$350.00	N/A	N/A	\$300.00-50 Ton; \$550.00-330 Ton
Vessels up to 12 months is \$2.75/ft./month, Over 12 months is \$11.00/ft./month	Winter \$4.20/Ft/Month, Winter Daily is \$6.29	Fishing gear = \$0.12/sq. ft. /mo. , Non- fishing gear = \$0.17/sq. ft./mo. , Fenced storage yard = \$0.22/sq. ft./mo.	\$0.30/sq ft./mo.
N/A	N/A	Monthly boat trailer parking without boat on trailer is \$7/ft./month	\$9.19 per day for 10 days or less, \$91.88/mo. For vessels up to 50ft., 51' and over will have an additional \$1.58/ft/mo
N/A	N/A	\$0.17/sq. ft./mo. For vessels paying annual harbor moorage; \$0.20/sq. ft./mo for vessels paying any Transient Harbor Moorage, \$0.25/sq ft/month for vessels with no moorage	50+ft. Vessels \$91.88/mo + \$1.58/ft/mo for each additional foot
N/A	N/A	N/A	35 N/A
\$16.00 per day	5 hour max and vessels must be on a trailer. \$25.00, work is limited	Beach Landing - \$1.50/ft./day	Wash down pads are \$2.50/ft./hour. 1 hour minimum, additional time will be billed in 15-minute increments.
N/A	Hoist minimum 1 hour, \$43.53/hr.	\$52	\$52.00/yr./first 3 yrs.
N/A	N/A	\$22.66	\$22.66
N/A	N/A	\$45.32	\$42.32
N/A	N/A	\$67.98	\$67.98
N/A	N/A	\$90.64	\$90.64
N/A	N/A	\$5.00	\$5.00
N/A	N/A	\$150/hr.	N/A
\$25.00/year	\$50.00/yr.	\$30.00/yr	\$40.00/yr
N/A	N/A	\$25.00 per request	N/A
\$6.00	\$5.00 including tax	N/A	\$2.00/7 mins.
N/A	N/A	N/A	N/A
\$75.60/hr.	\$75.00/hr.	\$102/hr. plus equipment and direct costs (\$51.00/half hr. minimum)	\$67.00/hr
\$113.40/hr.	\$112.50/hr. and holiday overtime is \$150.00/hr.	N/A	\$100.00/hr

			Loader- \$87.00+operator, Grader- \$87.00+operator, Oil Tanker- \$60.00, Pickup Truck- \$11.00+operator, Crane Truck- \$16.00+operator, Flatbed Truck- \$20.00+operator, Dump Truck- \$60.00+operator, Back Hoe- \$40.00+operator, Pumps- \$40.00+labor, Smart Ash Burner- \$40.00+labor, Misc. Power Equipment- \$40.00+labor
\$95.29/hr	N/A	N/A	
N/A	N/A	\$28.80 for disconnect & connect fee	N/A
\$16.00/day	Unmetered Electric is \$12.60/day including tax	\$10.20 - 110v, \$20.12 - 208v/single phase, \$45.20 - 208v/3 phase & 480v	\$10.00-120v, \$20.00-208v/single phase, \$40.00-208v/three phase; per kw is \$0.37
N/A	\$13.86 monthly svc. Chg. + \$0.19/kwh	\$152.67 - 110v, \$341.70 - 208v/single phase, \$28.80+kw usage - 208v/3 phase & 480v	Not Monthly - Customer charge for transients or guests once per location is \$23.17
\$26.25/day	N/A	N/A	N/A
N/A	N/A	Reserved stalls are \$23.95+kw usage	Customer charge for tenants prorated in 1-week increments once per billing cycle is \$23.17
N/A	N/A	\$28.80 connect/disconnect fee + kw usage available Oct. 16-April 15	N/A
100 Gallons and under \$95.29/man-hour. 100 Gallons suitable for burning \$95.29/man-hour. 100 gallons unsuitable for burning \$47.65/gallon + \$95.29/man-hour.	Pure oil \$1.68/gal - Oil & Water \$3.68/gal - Fuel(diesel, jet fuel, heating) \$2.63/gal	Oil \$3.35/gallon, Used Antifreeze \$8.00/gallon, Oily Water/Bilge Slop \$5.00/gal delivered in drums	Over 5 gallons - \$0.67/gallon+labor+equipment; Filters and sorbents \$13.00/barrel+labor+equiptment
Cost of Labor & Equiptment \$95.29/hr	\$75.00/hr + labor, hour minimum	Skiff w/ operator .5 hour is \$68.00, Skiff with operator 1 hour is \$102.00	\$67.00 + labor
N/A	N/A	N/A	N/A
Cost of Labor & Equiptment \$95.29/hr	\$78.75/hr	\$40.79/ day for electric pump, \$69.97/hr. for gas pump, minimum charge of one hour.	\$40.00 + labor
\$33.35/hr	\$42.00 / hour	N/A	N/A
N/A	\$250 each occurance	N/A	N/A
\$1,000.00	No Fee	N/A	N/A
\$300.00	N/A	N/A	N/A
N/A	\$30.00	N/A	\$36.75
\$2.75/ft/mo	N/A	N/A	N/A
\$2.40/ft/day	N/A	N/A	N/A
N/A	34% of total	N/A	?
\$30.00 per month	\$11.00/day or \$250/annual & Truck w/ Trailer \$22/day	\$10/day, season pass \$250, monthly day use \$100, long-term annual \$200, monthly for vehicles less than 20' \$70, monthly pass for vehicles over 20' \$85.00, weekly pass for vehicles less than 20' \$25.00, weekly pass for vehicles over 20' \$35.	N/A

Haines	Kodiak	Dutch Harbor
Portage Cove: \$30.60/ft up to 40', \$37.15/ft 41' and over --- Letnikof Cove \$367.50 up to 25', \$498.75 26'-40', \$630.00 41' and over	Varies, see schedule	Varies, see schedule
\$765.00	\$953.76	\$1,465.20
\$918.00	\$1,192.20	\$1,831.50
\$979.20	\$1,271.68	\$1,953.60
\$1,101.60	\$1,430.64	\$2,197.80
\$1,224.00	\$1,589.60	\$2,442.00
\$1,857.50	\$2,714.00	\$3,488.00
\$2,229.00	\$3,256.80	\$4,708.80
\$3677.85 for 99'	\$9,464.00	\$13,080.00
2 weeks or longer, \$6.83/lineal ft/mo.	N/A	0'-20' \$65.55 , 0'-99' \$1775.22
If have to be invoiced, vessel will be charged at twice the normal rate.	N/A	N/A
Less than 2 weeks, \$0.68/lineal ft/day	1/60 of the annual moorage rate. Shall stop accruing when an amount equal to 100% of the annual tenant moorage has been reached.	0'-20' \$8.23 , 0'-99' \$81.27
If have to be invoiced, vessel will be charged at twice the normal rate.	N/A	N/A
N/A	20% surcharge for vessels wider than 80% of the slip water space. 50% surcharge for vessels wider than 100% of the slip water space.	N/A
N/A	N/A	N/A
N/A	N/A	daily rate every 4 hours
N/A	N/A	N/A
N/A	N/A	N/A
Portage Cove \$80/mo for over 14 days out of month. --- Letnikof Cove \$40/mo for over 14 days out of month. Both Prohibited Oct. 15th - April 1st	N/A	N/A
\$0.61 per person	N/A	N/A
N/A	N/A	N/A
\$15	\$10	N/A
\$60 for 1 trailer	\$133	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

\$15.00 min. or \$0.68/ft/tide	\$2.70/ft/tide	N/A
N/A	Vessels up to 80' \$69.00/ft., 81'-100' \$78.00/ft., 101'-120' \$94.00/ft., 121'-150' \$111.00/ft., 151' and over \$120.00/ft.+20%/ft.	N/A
N/A	N/A	N/A
N/A	includes 1 hour hang time free, 75% of lift per launch	N/A
N/A		
N/A	\$750.00 deposit is forfeited	N/A
N/A	cost of lift + 20%/ft.	N/A
N/A		
N/A	\$250 every half hour	N/A
N/A	N/A	N/A
N/A	N/A	N/A
\$0.40/sq ft/mo	Minimum charge is \$15.00 or per sq/ft, whichever is greater. Per sq/ft rates - Daily \$0.05, Weekly \$0.16, Monthly \$0.52, Annual \$1.60	N/A
N/A	Trailers in designated long- term parking areas, daily \$7.00 and monthly \$100.00	N/A
N/A		
N/A	1 to 30 days \$2.20/ft/day, 31 to 60 days \$1.10/ft/day, 61 days or greater \$1.00/ft/day	N/A
N/A		
N/A	2.5% of gross	N/A
N/A	N/A	N/A
\$60.00/year, transient \$20.00/hr.	N/A	N/A
N/A	\$25.00	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	\$29.64/hr. 1 hour minimum
N/A	N/A	N/A
N/A	N/A	N/A
\$25 for first year, then \$10/yr after that	\$33.00/yr	N/A
\$10/yr	\$20.00 per vessel	N/A
N/A	\$6.00 per time period	\$5.00 per card use
N/A		
N/A	N/A	N/A
\$40.00/hr	\$86.00/hr, shipyard labor \$90.00/rh	\$144.79/hr.
\$80.00/hr	\$129.00/hr, shipyard labor \$115.00/hr	\$217.18/hr., double overtime- \$289.58/hr.

N/A	Loader w/ operator \$100.00/ half hour, Fork Lift w/ operator \$100.00/half hour	Cost + 18%
N/A	\$20.00 or \$50.00 depending on status of account	\$8.43
N/A	Cost of voltage or actual KWH cost, whichever is greater. 120-volt single phase \$20/day, 208-volt single phase \$46.50/day, 208-vold three phase \$53.00/day	Cost + \$0.04/KWH
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
Included in moorage fees	Used oil \$1.30/gallon, non- hazardous liquids, including oil bilge water \$2.80/gallon, hazardous cost+15%, Sorbent pads and boom cost+10%	Cost + 18%
\$50.00 per move	\$125.00/hr. + \$86.00 for each additional employee	\$790.06/hr.
N/A	N/A	N/A
\$20/hr.	N/A	\$128.40+labor
N/A	Electric pump per day \$40.00, Gas pump per day \$66.00	N/A
N/A	N/A	N/A
N/A	\$500.00 lein fee	Facility cost + \$75/day
N/A	N/A	N/A
N/A	\$25.00	N/A
N/A	Cost + 10%	N/A
N/A	N/A	N/A
N/A	\$500.00	N/A
N/A	N/A	N/A



Memorandum

Land Allocation Plan – Large Vessel Haul Out

Item Type: Action Memorandum
Prepared for: Port and Harbor Advisory Commission
Date: November 13, 2024
From: Amy Woodruff, Port Administrative Supervisor

Requested Action: Review the draft response to Council for completeness and accuracy, ask questions of City Staff including Community Development Director Julie Engebretsen and make a motion to forward this response to Council.

Excerpted from Resolution 24-024:

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council requests the Port and Harbor Advisory Commission to:

1. Review the revenue vs cost of a city run campground on this parcel.
2. Work with staff to determine the costs of the initial improvements.
3. Make a recommendation to the City Council on what part of the improvements the City should fund and those that a tenant would fund.
4. Make a recommendation to the City Council on lease terms that would attract long term private investment to develop the facility.
5. Respond to Council by the end of calendar year 2024.

Attachments:

Draft Response to Council
Fishing Hole Campground Data Memo

City of Homer, Port & Harbor Campground Operations - 2024 Year-End Summary

For the second summer in a row, the port & harbor department operated three city-owned campgrounds on the Homer Spit; the Fishing Hole Campground, Mariner Park Campground, and Tent Camp West from April 1st through October 31st, 2024. These campgrounds continue to offer visitors a cost-competitive and scenic alternative to more expensive lodging options while providing convenient access to Kachemak Bay and spectacular oceanfront views. With 6,819 camping permits sold in 2024, the campgrounds maintained steady demand, aided by limited but essential amenities and their prime locations.

Annual Financial Summary

Annual Camping Revenues: \$199,887

- Fishing Hole Campground: \$108,934
- Mariner Park Campground: \$80,902
- Tent Camp West: \$10,051

Annual Parking Expenses: \$82,373

- Salaries & Benefits: \$55,012
- Maintenance & Operations: \$27,361

Net Operating Profit: \$117,514

Key Accomplishments in 2024

1. **Serve the City Volunteer Effort:**
In May, the Port & Harbor team participated in the annual Serve the City event, concentrating time and resources to grounds keeping, brush removal, and the restoration of picnic tables. This collaborative effort helped enhance the overall campground experience for visitors.
2. **Campground Hosts:**
To support day-to-day operations and improve customer service, Rob Olsen-Drye and Jordon Fisk were retained as campground hosts for the entire season. Their presence ensured efficient operations and positive experiences for campers.
3. **Facility Upgrades:**
 - **Picnic Tables:** 10 new recycled plastic picnic tables were purchased from Alaska Plastic Recovery and installed at various campground locations, ensuring more durable and eco-friendly options for visitors.
 - **Fire Rings:** 10 new 36" diameter steel fire rings were acquired from Three Bears and placed in service, enhancing the comfort and safety of campers.
4. **Mobile Payment Options:**
In response to evolving visitor needs and to streamline payment processes, QR codes and informational signage were installed at campground registration stations. This new

feature allowed campers to conveniently pay for camping permits from their mobile devices, improving user experience and compliance.

5. The Whale Lot:

A new parking area, called The Whale Lot, was created across Outer Dock Road adjacent to the Fishing Hole Campground. This 30-space parking lot is designated for RVs and other vehicles over 20 feet in length, accommodating the growing demand for larger parking spots.

6. Improved Campground User Compliance:

2024 saw a reduction in issues related to non-payment of fees, unruly behavior, theft, and homelessness at the campgrounds. This improvement can be attributed to the consistent enforcement of campground rules and regulations, ensuring a safe and pleasant experience for all visitors.

Looking Ahead: Future Projects for 2025

1. Additional Picnic Tables:

Plans are in place to purchase more picnic tables to replace damaged or broken ones, continuing efforts to improve the campground facilities for guests.

2. Fire Ring Replacements:

Additional fire rings will be purchased to replace damaged or missing units, further enhancing the camping experience.

3. Mariner Park Drainage Improvements:

To address drainage and runoff concerns at Mariner Park Campground, materials will be used to raise its elevation. This will help mitigate potholes and improve access during wetter months.

4. ADA-Compliant Camping Spaces:

The development of two ADA-compliant camping spaces at Mariner Park is a priority. These new spaces will ensure accessibility for visitors with disabilities, expanding the inclusivity of the campground facilities.

Conclusion

In 2024, the Port & Harbor's campgrounds continued to serve as a vital and popular option for visitors to Homer, contributing both to local tourism and the city's economy. The steady source of revenue combined with low-overhead continues to have a positive effect on the port & harbor enterprise fund. With the basic upgrades and projects planned for 2025, the campgrounds are poised to continue to offer a low-cost recreational lodging alternative with exceptional value and enjoyment for years to come.

Year-End Summary: City of Homer, Port & Harbor Parking Operations (2024)

Annual Parking Revenues: \$231,610

- Daily Fee Parking: \$96,000
- Long-Term Parking Passes: \$30,000
- L&L Ramp Parking Levy: \$99,360
- Citations: \$6,250

Annual Parking Expenses: \$155,778

- Salaries & Benefits: \$99,186
- Maintenance & Operations: \$56,952

Net Operating Profits: \$75,822

Overview of 2024 Parking Operations

The City of Homer's parking program provided the vital service congestion mitigation while simultaneously generating significant revenue to support maintenance and improvement of public spaces. As is often the case in parking management, policies and decisions tend to please one group while frustrating another, and 2024 was no exception. However, a standout project this year not only made parking safer and more efficient but also enhanced the overall experience for residents, business owners, tourists, and the port & harbor customer base.

Despite the inherent challenges of parking enforcement and policy, 2024 marked a year of positive impact, with several key improvements implemented across the parking facilities.

Key Achievements in 2024

1. **L&L Ramp Parking Levy Increase**
The L&L Ramp launch fee was raised to \$25, and the season pass was increased to \$250. The parking levy, which accounts for 48% of the revenues generated at the ramp, was necessary due to the increasing number of vessels utilizing the facility. These adjustments better aligned user fees with demand and helped support parking space management in the high-traffic area.
2. **Permit Price Reduction** benefiting users of the port & harbor engaged in long-term use. Annual Long-Term & Seasonal Fee-Pay Parking Permit prices were reduced from \$200 to \$100 for the long-term annual parking permits and from \$250 to \$150 for the seasonal fee pay permit.
3. **Steel Grid Parking Lot**
A T2 pay kiosk was installed at the steel grid parking lot, creating 15 additional daily fee parking spaces on the west side. These spaces are available at a \$10/day fee, boosting short-term parking capacity and contributing to improved flow and space utilization.

4. Ramp 3-5 Striping and Delineation

Significant upgrades supporting space efficiency were made to Ramps 3-5, including the elimination of parking for vehicles exceeding 20' (RVs) and the striping and delineating vehicle spaces. This new layout created clearly defined parking spots. It improved pedestrian safety by delineating the Homer Spit Road shoulder lane and eliminating the former "free for all" vehicle access between the roadway and parking lots, focusing traffic into clearly established access lanes.

5. Tour Bus Passenger Loading Zones

To better accommodate tour bus passengers, three designated loading zones were established:

- Lots 9 & 10 adjacent to the walking path
- Ramp 4, near the Homer Chamber of Commerce Visitors Center
- The Whale Lot, adjacent to the walking trail on Homer Spit Road

These loading zones allow for smoother traffic flow and a safer environment for pedestrians and passengers.

6. Ramp 2 Short-Term Parking Changes

The tour bus loading zone at Ramp 2 was replaced with six one-hour short-term parking spaces. This change better served the need for quick, convenient parking, especially for those using the harbor and the restrooms.

7. Whale Lot Expansion

The Whale Lot was expanded to accommodate vehicles over 20 feet. Located at the intersection of Homer Spit Road and Freight Dock Road, the lot now has 30 dedicated spaces for larger vehicles, ensuring that these vehicles have a designated area and freeing up other lots for standard-sized vehicles.

8. Mobile Pay Implementation

The mobile pay system was fully implemented, allowing customers to pay for parking using their cell phones at Ramps 1-4, the Steel Grid Lot, and the Homer Airport. This move streamlined the payment process, provided redundant and alternate means of payment other than T2 pay kiosks located in the field, and offered users greater convenience and ultimately an improved parking experience.

9. Homer Airport Signage Upgrade

The Homer Airport saw a full upgrade to its parking signage, replacing outdated signs and adding new ones that provide clear information on parking fees, overnight parking, employee parking, free day-use parking, and taxi loading zones. These updates were designed to improve customer navigation and the overall parking experience at the airport.

Financial Summary

The year-end financials reflect a healthy balance of revenue and expenses:

- Annual Parking Revenues totaled \$231,610, with the largest shares coming from daily fee parking (\$96,000) and the L&L Ramp Parking Levy (\$99,360).

- Annual Parking Expenses were \$155,778, primarily allocated toward salaries and benefits (\$99,186) for parking operations staff and maintenance and operations (\$56,952) to keep the facilities functional.
 - The result was a net operating profit of \$75,822, a modest outcome that justifies reinvestment into the parking management and supports further improvements in the coming years.
-

2025 Future Projects

1. Cannery Row ADA Parking
To ensure accessibility and compliance with federal design specifications, the City will reorganize existing ADA parking spaces along Cannery Row and add two additional ADA spaces between Seafarer's Memorial and Boardwalk Fish'n Chips.
 2. Steel Grid Parking ADA Compliance
In keeping with federal regulations, two ADA parking spaces will be added to the steel grid parking lot to meet federal parking lot design specifications.
 3. Freight Dock Road and 30 acres parking lot drainage and runoff improvements. A project involves filling the ditches adjacent to Freight Dock Road to grade. Raising the elevation and grading of the surface surrounding the locations of the storm collection drains on the 30 acres parking lots.
 4. State of Alaska ADOT Right-of-Way Encroachment Permit
The City plans to apply for an encroachment permit from the Alaska Department of Transportation (ADOT) for the Ramps 3-5 area and the Seafarer's Memorial parking lot. This permit would allow the City to manage parking fees and conduct improvements on the state-controlled portions of these lots. Revenue generated from these improvements would be earmarked exclusively for parking lot enhancements, rather than for general use.
-

Conclusion

2024 was a year of positive developments in Homer's parking operations, with several important upgrades and pricing initiatives that not only improved both efficiency and safety for users, but saved money for those engaged in long-term use of the port & harbor. Parking revenues combined with responsible expense management resulted in a healthy net operating profit benefitting enterprise fund. As we look forward to 2025, the focus will remain on mitigating congestion, enhancing accessibility, managing public safety, and improving the overall user experience.



City of Homer, Port & Harbor

2024 Parking Improvements

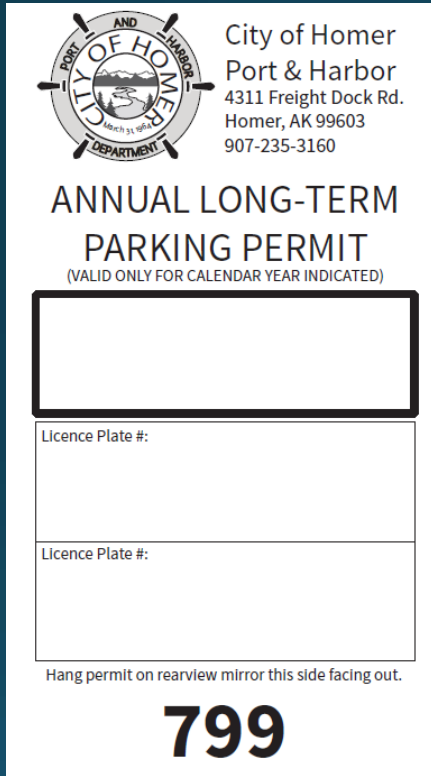
Parking Lots Facilitating Load & Launch Ramp traffic. In 2024, daily pass & annual permit fees were increased to \$25 & \$250 which include a 48% parking levy.



Parking Permit Price Reductions

Benefiting Frequent & Long-term Users of the Port & Harbor

(All permits available in digital form and no longer issued via paper permit)



The form for the Annual Long-Term Parking Permit includes the City of Homer Port & Harbor logo and contact information. It features a large rectangular box for a photo or signature, followed by two sections for the license plate number. The permit number 799 is displayed at the bottom.

City of Homer
Port & Harbor
4311 Freight Dock Rd.
Homer, AK 99603
907-235-3160

**ANNUAL LONG-TERM
PARKING PERMIT**
(VALID ONLY FOR CALENDAR YEAR INDICATED)

Licence Plate #:

Licence Plate #:

Hang permit on rearview mirror this side facing out.

799

Long-term Parking Permit

In 2024, the price was reduced from \$200 to \$150.



The form for the Seasonal Fee-Pay Lot Parking Permit includes the City of Homer Port & Harbor logo and contact information. It features a large rectangular box for a photo or signature, followed by two sections for the license plate number. The permit number 211 is displayed at the bottom.

City of Homer
Port & Harbor
4311 Freight Dock Rd.
Homer, AK 99603
907-235-3160

**SEASONAL FEE-PAY LOT
PARKING PERMIT**
(VALID ONLY FOR CALENDAR YEAR INDICATED)

Licence Plate #:

Licence Plate #:

Hang permit on rearview mirror this side facing out.

211

Seasonal Fee Pay Permit

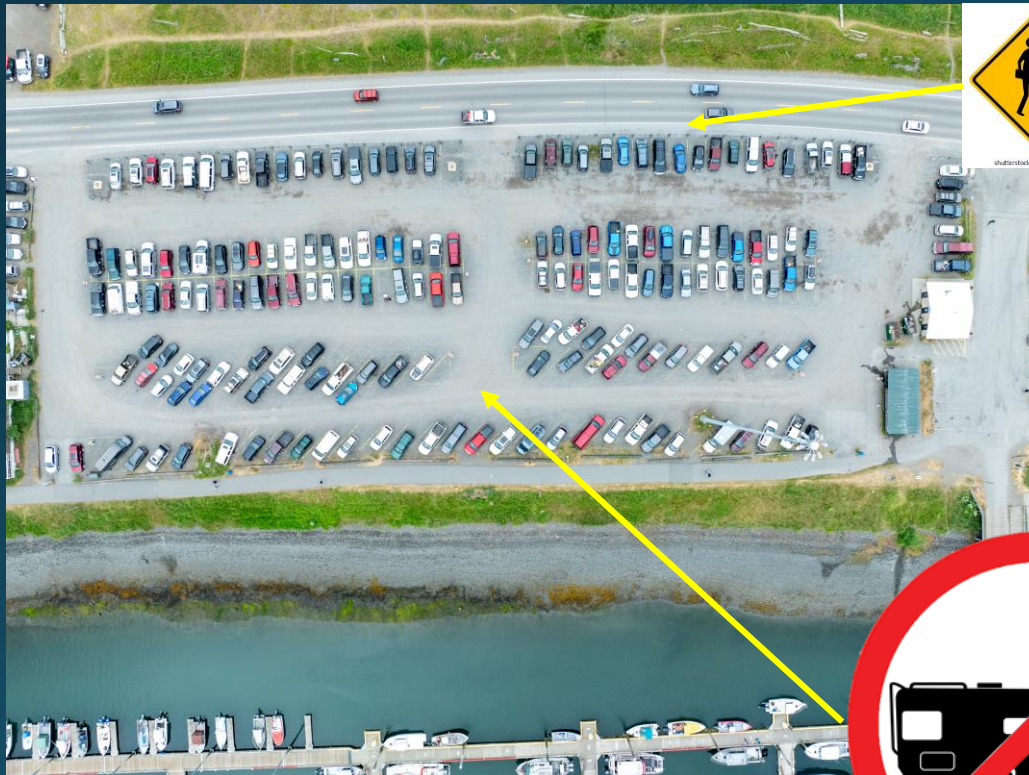
In 2024, the price was reduced from \$250 to \$150

Steel Grid Parking Lot & Daily Parking Fee Pay Implementation



Organization, Striping & Delineating. Pedestrian safety along Homer Spit Road shoulder. Improving space efficiency through elimination of parking for vehicles exceeding 20'. Dedicated parking lot access lanes.

Ramps 3 -4

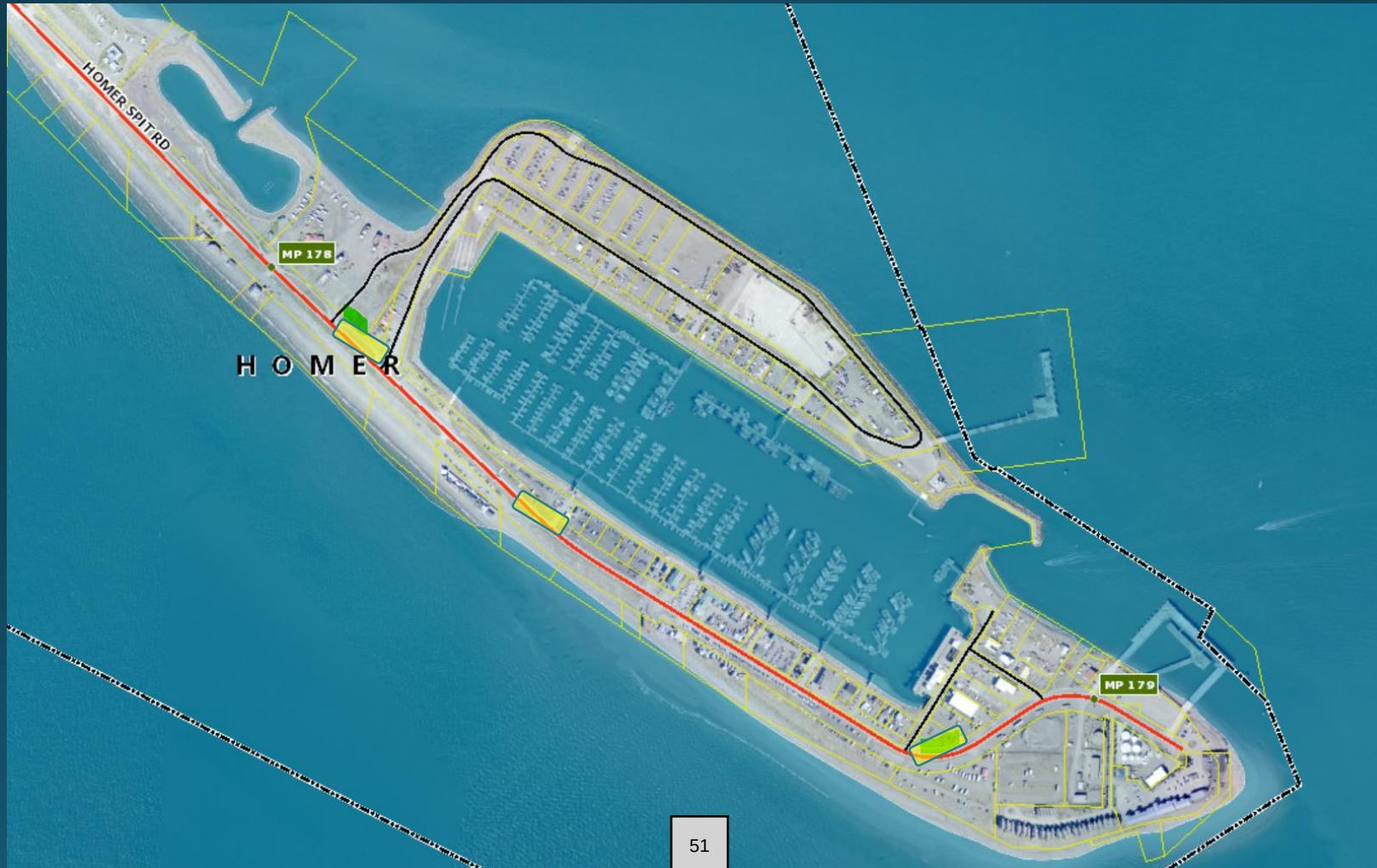


Ramps 4 - 5

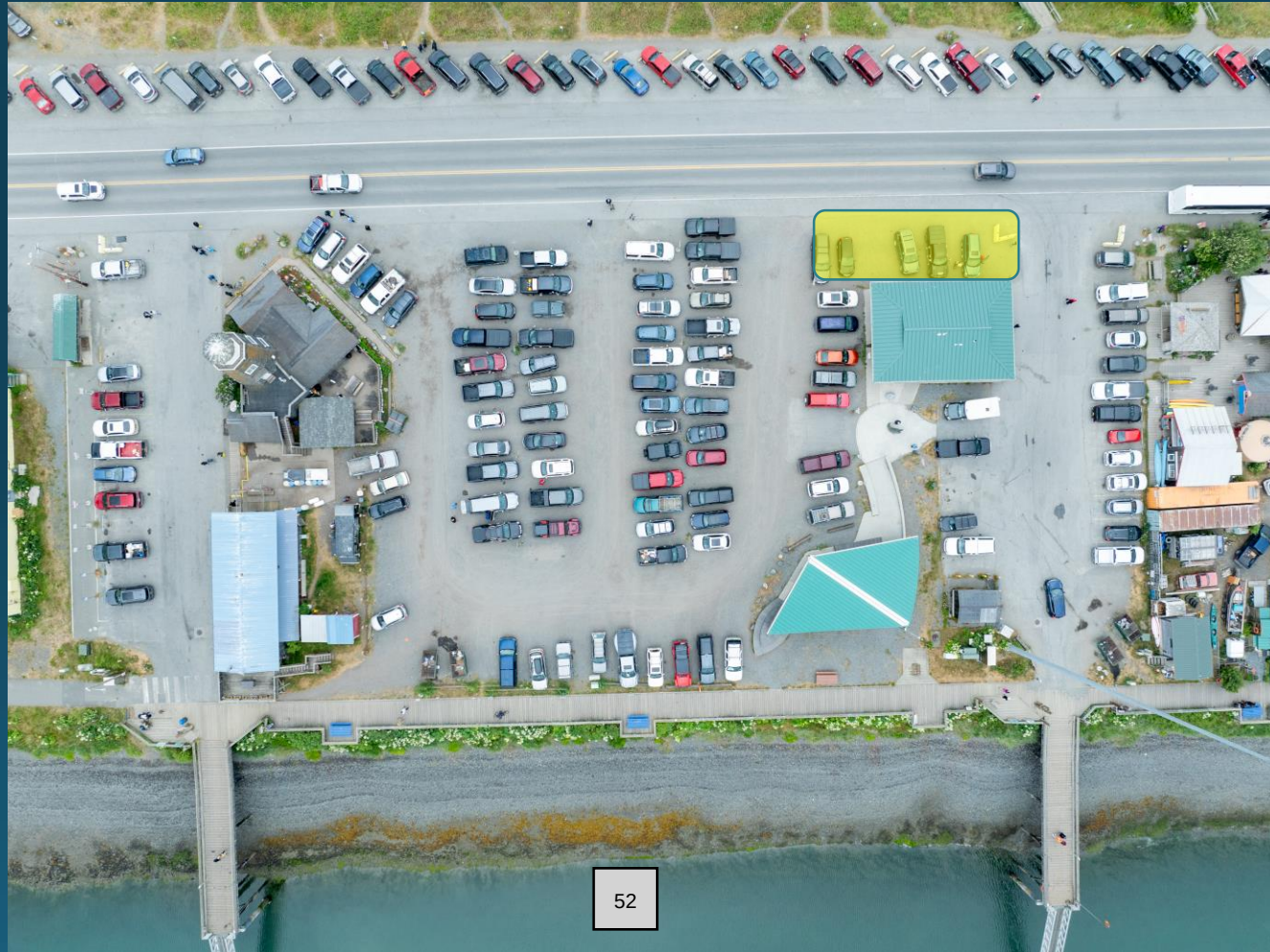


Tour Bus Loading Zones:

Lots 9 & 10, Ramp 4, and Whale Lot



Ramp 2 Short-term Parking Space Additions.
Replacing tour bus loading zones with six, one-hour, short-term parking spaces.



The Whale Lot:

Parking dedicated to vehicles exceeding 20'

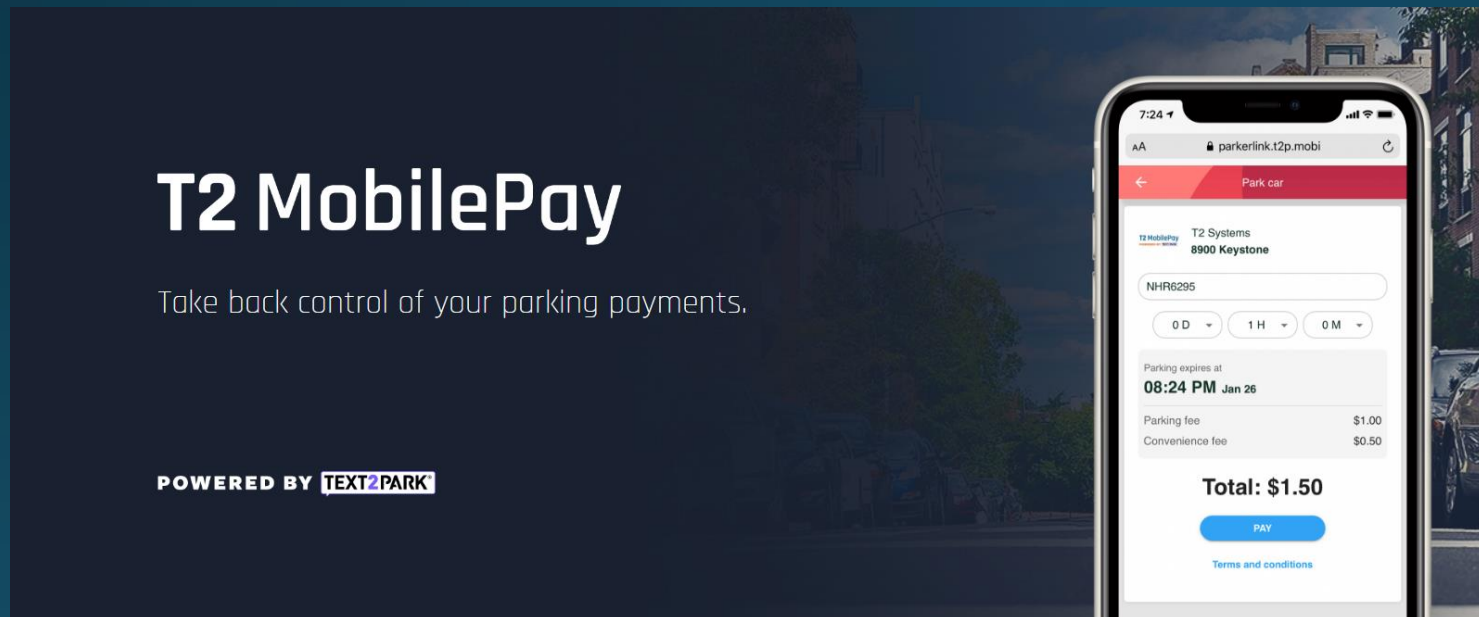


Mobile Pay App

Available for Parking, Camping, L&L Ramp, and RV Service

Mobile Pay allows the customers to use a cell phone to pay instead of a kiosk located in the field. Payments can be made from remote locations as long as there's a data connection.

Homer Fee Parking
Mobile Pay Signage.

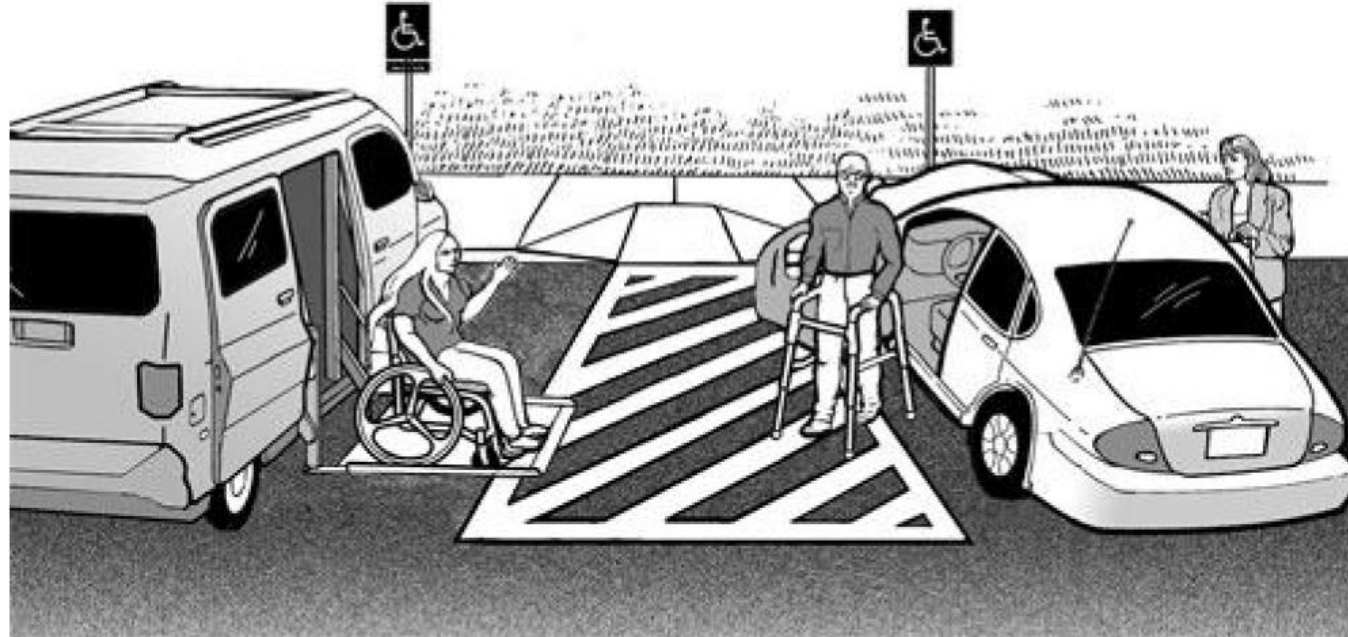


Airport Parking Lot & Signage Improvements



2025 Parking Improvements

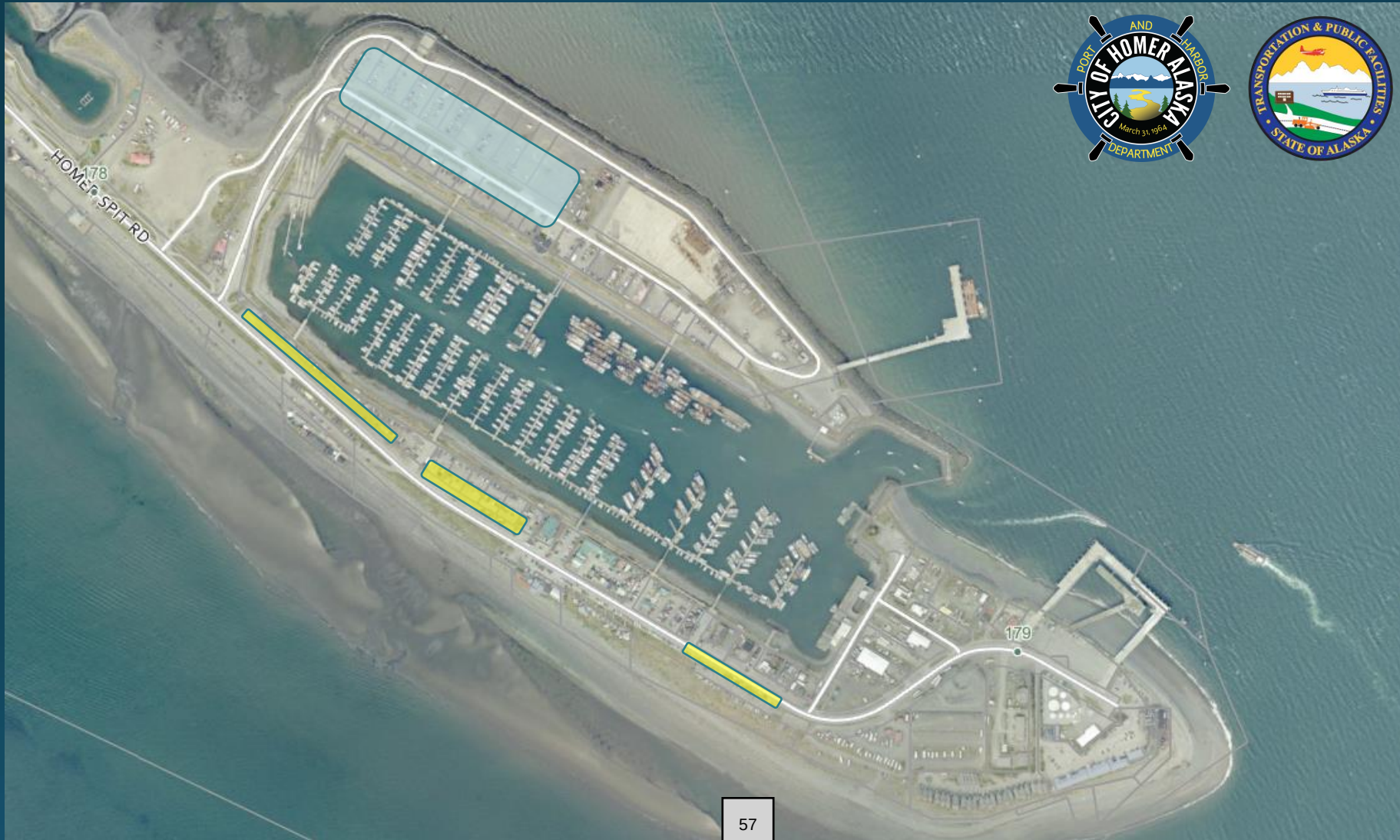
ADA Parking Cannery Row & Steel Grid



One of six accessible parking space, but always at least one, must be van-accessible

2025 Future Projects:

- State of Alaska ADOT Right of Way Permit, Ramps 3-5 & Seafarer's Memorial
- 30 Acres & Freight Dock Ditch Fill & Drainage Improvements





MEMORANDUM

Accessible/Disabled Parking on the Homer Spit

Item Type: Action Memorandum
Prepared For: Mayor Castner and City Council
Date: July 10, 2024
From: Councilmembers Lord and Aderhold

We have received correspondence from a Homer resident concerned about paid accessible/disabled parking on the Spit adjacent to the harbor. A relative of the individual was not able to find available accessible/disabled parking in the area of the harbor that remains free and was frustrated that their relative was then required to pay for accessible/disabled parking because free parking was not available. The individual complained to the harbormaster's office and received a preprinted explanation of the reasoning behind the requirement to pay for accessible/disabled parking in the areas that are paid parking.

While we know that parking on the Spit and the parking policy related to accessible/disabled parking complies with the Americans with Disabilities Act (ADA), we believe the Homer Spit parking policy related to accessible/disabled parking deserves additional review by both the Port and Harbor Advisory Commission and the ADA Advisory Board. Overall parking is at a premium and accessible/disabled parking is limited and widely dispersed, as are the businesses most people want to visit. Parking is an ongoing issue on the Spit, and each year harbor staff try new methods to adequately accommodate harbor users, Homer residents and visitors in very limited space.

Homer City Code (HCC) 07.10.010 designates the Harbormaster as the City Traffic Authority for parking on the Spit. HCC 07.10.030(a) provides the Harbormaster the authority to:

1. Establish time limits for parking in City parking lots;
2. Designate City parking lots for paid parking, and establish fees for paid parking in City parking lots; and
3. Designate City parking lots for permit parking, and the fees and qualifications for obtaining a permit.

We know from the Port Director that a previous attempt to provide free accessible/disabled parking within the paid parking areas was not successful because individuals who park at the harbor regularly

found methods to dominate these parking spaces, thereby not allowing visitors with disabilities to park in the accessible/disabled spaces.

We would like to request City Council direct the ADA Advisory Board and the Port and Harbor Advisory Commission to work with the Harbormaster to evaluate accessible/disabled parking on the Spit to make it most useful for those with disabilities while discouraging misuse and provide recommendations to the Harbormaster through the City Council on fees for accessible/disabled parking in City lots on the Homer Spit, as well as any recommended changes in accessible/disabled parking distribution and number of spaces on the Spit. In developing those recommendations, we ask the Board and the Commission to consider the following:

- Parking Requirements of the ADA;
- ADA parking policies of other Alaska harbors;
- Overall adequacy of accessible/disabled parking at the harbor, particularly in the large parking area near Ramps 3 & 4;
- Distance from accessible/disabled parking to Ramp 3 (the most accessible ramp in the harbor) and other visitor amenities (restaurants, shops, fishing charters, etc.) at the harbor; and
- Past ADA related parking policies and why they did not work and whether there are methods or revised policies that would discourage misuse.

Understanding that the Board and Commission may recommend retaining existing policies, we would request recommendations be returned to City Council by the end of 2024.

RECOMMENDATION:

Discuss and approve Memorandum CC-24-150 and refer to the ADA Advisory Board and Port and Harbor Advisory Commission.



ACTION ITEM REPORT

Application for Lease Transfer from Dragging Anchor LLC

To: Port and Harbor Advisory Commission

From: Amy Woodruff, Staff Liaison

Meeting Date: November 20, 2024

Summary Statement: Current tenant Cory DeCook has notified us that he is in talks with Dave and Erika Atwood, owners of Dragging Anchor LLC, to sell his business. Dave and Erika submitted the attached application for lease transfer (also referred to as 'assignment'), and we have reviewed it and found it to be complete.

Staff Recommendation: Make a motion to council recommending that they approve the lease transfer and the extension of the lease term.

Attachments: Application for lease transfer

State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

The Dragging Anchor LLC



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **September 18, 2024**.

A handwritten signature in black ink, appearing to read "Julie Sande".

Julie Sande
Commissioner



THE STATE
of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

FOR DIVISION USE ONLY

Domestic Limited Liability Company

Initial Biennial Report

Entity Name: The Dragging Anchor LLC

Entity Number: 10285291

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: 455 ELDERBERRY DR, HOMER, AK
99603

Mailing Address: PO BOX 2794, HOMER, AK 99603

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: David Atwood

Physical Address: 455 ELDERBERRY DR, HOMER, AK
99603

Mailing Address: PO BOX 2794, HOMER, AK 99603

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
David Atwood, JR	PO Box 2794, Homer, AK 99603	50	X
Erika Atwood	PO Box 2794, Homer, AK 99603	50	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

NAICS Code: 488330 - NAVIGATIONAL SERVICES TO SHIPPING

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: David Atwood

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

The Dragging Anchor LLC

PO Box 2794, Homer, AK 99603

owned by

The Dragging Anchor LLC

is licensed by the department to conduct business for the period

October 10, 2024 to December 31, 2025
for the following line(s) of business:

44-45 - Retail Trade



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

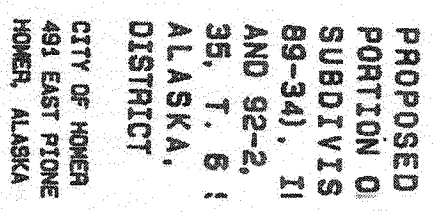
This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

07-09

92-1	7802.59 SQ. FT.
92-2	6228.47 SQ. FT.

307



The Dragging Anchor will be Homer's new marine consignment store, and continued businesses. This venture will be brought to Homer by Dave and Erika Atwood with help from their son Ozzie. Dave brings experience from the maritime and service industry while Erika is a local celebrity gaining fame at the Salty Dawg and Kharacters Bar.

The market for the consignment shop will be commercial and charter fishermen, private boaters and tourists. Boaters and fishermen will find everything from anchors and buoys to bilge pumps, shackles and line. Consigned products will be provided by the community while new products will be sourced through vendors. The Dragging Anchor will also serve as a marine supply store where new products will be offered. New products will be consumables like 5200, heat shrink connections and a variety of hardware. We also hope that tourists and locals will find vintage and unique marine related curios.

A considerable marketing campaign will begin in March to begin procuring items for consignment from the community.

Since Homer has been a fishing and boating community for many years there are many marine related products that are lying around not being utilized by our community. Likewise, many of these products are often in demand. The Dragging Anchor is especially poised to meet the needs of both the consignor and the buyer given its location directly across from the harbor. We hope to provide easy access to boaters and fishermen for their marine supplies.

The Dragging Anchor will continue three segments of the business that have already been established on the property. First, the two rooms for rent in the upstairs of the building. The rooms will provide continuity of cash flow and meet a demand set by the tourists. While our tourist industry is heaviest during the summer months, we plan to offer rooms year round.

Second, we will also continue to offer a coffee shop during the summer months. We will offer coffee, drinks and an undetermined type of to-go food. We plan to operate this from the middle of April until the end of September.

Third, we will continue our relationship with Spit Spots, providing a space where they can offer quality internet service.

We have no plans for major changes that would modify or add to any of the existing structures. The only changes necessary are to the inside, downstairs of the main building. It will be redesigned to accommodate the new type of business. This will mainly involve removing the existing desks and office space and replacing it with racks and shelving.

General maintenance, landscaping and parking will continue similarly as it has in the past. The Fire Marshall Plan has been provided by the current owner.

We expect to need an additional 3-5 employees during the summer to meet the needs of our business. Positions will include baristas, cleaners and counter sales.

- 36
- Compose
- Mail
- Inbox 26
- Starred
- Snoozed
- Sent
- Drafts
- More

Labels

THE DRAGGING ANCHOR LLC - COMMERCIAL INSURANCE QUOTE Exter



Stephanie Green <sgreen@homerinscenter.com>
to me

Hello David,

Per our conversation, please see your requested quote information below for the Commercial Package Insurance coverage:

Commercial Coverages:

- **Buildings:** (Property rated at Replacement Cost with a \$1,000 deductible per building / contents)
 - Retail Building ~ \$341,760
 - Contents ~ \$50,000
 - Loss of Income ~ Decline
 - Coffee Shop Building ~ \$25,000
 - Contents ~ \$10,000
 - Loss of Income ~ Decline
 - Storage Shed ~ \$23,040
 - Contents ~ \$5,000
- **General Liability** @ \$2,000,000 / 1,000,000
 - Based on:
 - Marine Supply Store
 - Annual Estimated Sales ~ \$120,000
 - Nightly Lodging
 - Annual Estimated Sales ~ \$80,000
 - Coffee Shop
 - Annual Estimated Sales ~ \$50,000
 - Additional Insured Status - City of Homer
- Annual Premium ~ \$3,473

Feel free to call with any questions you might have and advise as to you you would like to proceed.

Thanks,

Stephanie Green
509 Sterling Hwy. Ste. 201
Homer, AK 99603
71. 887. 227. 6884

References

Tyson Alward
Shoreline
PO Box 204 Homer, AK 99603
(907) 630 0862
tyson@shorelinealaska.com
Longtime Business Associate

Rondy Bossell
Kharacters Bar
3851 Shelford St Homer AK 99603
(907) 299 3519
Employer

Mike Dye
Northrim Bank
601 E Pioneer Ave Suite 211 Homer, AK 99603
(907) 261 6228
Michael.Dye@nrim.com
Lender

Betsy Petterson
First National Bank of Alaska
11408 Kenai Spur Hwy.
Kenai, Alaska, 99611
(907) 283 6805
BPetterson@FNBAAlaska.com
Mortgage Lender



City Lease Application For City-Owned Real Property

Homer Port & Harbor
4311 Freight Dock Road
Homer, AK 99603
Phone: (907)235-3160
Fax: (907)235-3152
port@cityofhomer-ak.gov

Lease Application Instructions

- The information provided on the following form shall be used by City Staff, City Council, and the Port and Harbor Advisory Commission (for City land on the Homer Spit) during the review process of your lease proposal. It is considered public information and will be included in the public meeting packets.
- Any financial information/documents included with your application is considered confidential and will be used by City Staff only; it will not be part of the public review process.
- Please complete all sections of the form, or put "N/A" if non-applicable.
- All applicable fees must be included with your application in order to process the application. Payments can be made either by check payable to "City of Homer" or by credit card. Current fees established by the City Fee Schedule are:

Lease Application Fee – For New Long-Term Leases	\$1,000.00
Lease Amendment/Transfer Fee – For Assignment of an Existing Lease to a New Lessee	\$500.00

- Submit your completed application, required documents, and application fee to:

Homer Port & Harbor
4311 Freight Dock Road
Homer, AK 99603
Email: rkriegh@cityofhomer-ak.gov
Direct Phone: (907)235-3161

- Your application will go through an initial review to ensure completeness and Lease Staff will be in touch to coordinate any follow-up meetings, requests for missing information, and to schedule your lease application/proposal for the applicable public meetings.
- Lease applications and proposal are evaluated based on the criteria outlined in HCC 18.08.060.

Lease Application Questions?

Contact:

Roslyn Kriegh, Port Property Associate
Email: rkriegh@cityofhomer-ak.gov
Direct Phone: (907)235-3161



City Lease Application For City-Owned Real Property

Homer Port & Harbor
4311 Freight Dock Road
Homer, AK 99603
Phone: (907)235-3160
Fax: (907)235-3152
port@cityofhomer-ak.gov

Lease Application Purpose

- ☐ Request for New Lease; New Lessee – Applicant is not currently a City lessee
- ☐ Request for New Lease; Existing Lessee – Applicant is a current lessee with no remaining options to renew
- ☒ Request for Assignment of Lease – Applicant is requesting to have an existing lease transferred to a new owner/business

Property Information

Physical Address:	3978 Homer Spit Rd. Homer, AK 99603		
Square Footage:	.1500	☒ Full Lot ☐ Portion of Lot	KPB Parcel No.: 18103118
Legal Description of Property:	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B		

Applicant Information

Business Name:	The Dragging Anchor LLC
Representative's Full Name & Title:	David Randolph Atwood Jr, Erika Esther Atwood
Mailing Address:	PO Box 2794
City, State, ZIP Code:	Homer, AK 99603
Phone Number(s):	Dave - (907) 299-4299, Erika (907) 299-6723
Email:	davidratwoodjr@gmail.com, eekettel@gmail.com, daveatwood@thedraggnganchor.com

Business Entity & Financial Information

☐	Sole or Individual Proprietorship – Attached documentation must provide owner's full name, address, and verify they are the sole owner.		
	Is entity authorized to do business in Alaska? ☐ No ☐ Yes – As of what date:		
☐	Partnership – Attached documentation must provide Partners' full names, addresses, and share percentages.		
	Date of Organization:	Type of Partnership:	
	Is Partnership authorized to do business in Alaska? ☐ No ☐ Yes – As of what date:		

☒	Corporation – Attached documentation must provide the full names of Officers and Principal Stockholders (10%+), their addresses, and share percentages.	
	Date of Organization: September 18, 2024	Type of Corporation: LLC
	Is Corporation authorized to do business in Alaska? ☐ No ☒ Yes – As of what date: September, 18 2024	
	Corporation is held: ☒ Privately ☐ Publicly – How and where is stock traded:	
☐	Other – Please explain:	
Proof of Financial Capability to Meet Obligations:	☒ Documentation of Payment History: Documents such as a credit report and score from one of the three credit bureaus (i.e. Experian, Equifax, TransUnion) or records of prior lease history.	
	☒ Documentation of Applicant's Financial Backing: Records showing applicant has secured the funding necessary to implement their development/improvement plan and/or purchase the business (if applicable).	
	☐ Documentation of Business' Vitality: Minimum of two years (past year and current year) of financial statements; this includes a Balance Sheet and Profit/Loss Statement (Revenue/Expense Statement).	
Surety Information:	Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest? ☒ No ☐ Yes – Attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance.	
Bankruptcy information:	Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action? ☒ No ☐ Yes – Attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt.	
Pending Litigation:	Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation? ☒ No ☐ Yes – Attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.	

Lease Proposal

Type of Business/
Proposed Use of
the Property:

Marine Consignment Store. Continued room rentals and coffee stand

Requested Lease Term:	☐ Short Term Lease (One Year or Less) – Duration (in months): ☒ Long Term Lease (More Than One Year) - Standardized Lease is a 20-year term with two 5-year Options to Renew; City Manager may deviate from standardized lease term when reasonable and necessary, and approved by Council (18.08.030). - No more than two Options to Renew; each option cannot exceed 25% of initial lease term (18.08.110). Duration (in years): 20 No. of Options to Renew: 2
Property Plan:	☒ Describe your Property Plan in your written narrative. Details should include but not be limited to: - Proposed utilization of the lot/space, including parking - If there are existing buildings on the property and what their proposed uses are - Any intentions to rent out or sublease space on the property - How the use is compatible with neighboring uses and consistent with applicable land use regulations including the Land Allocation Plan; Comprehensive Plan ☒ Provide a detailed schematic (to scale) that shows the following: - Size of lot – dimensions and total square footage - Placement/size of existing buildings, storage units, and other miscellaneous structures - Parking spaces – numbered on the drawing with a total number indicated - Note: an as-built survey from a licensed surveyor may be required
Development Plan:	Do you have a development and/or improvement plan for the property, including plans for repairs or maintenance to any existing buildings? ☐ Yes In your written narrative, provide as much information as possible on how you intend to develop/improve the property. Include a time schedule from project initiation to completion, major project milestones, cost estimate and financing plan, and any additional designs not already provided in the Property Plan's detailed schematic. ☒ No In your written narrative, explain why.
City Planning & Other Agency Approvals:	Does your business/proposed use and/or development plan require agency approval? The granting of any lease is contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate City, State and/or Federal agencies. This includes but is not limited to: - Applicable permits/approval from City Planning for zoning compliance, such as Conditional Use Permits, Zoning Permits - Fire Marshall Plan Review and Permitting - Waste Disposal System Plan Approval – Includes fish waste if applicable - Other applicable permits/inspection statements from agencies such as U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and Alaska Department of Environmental Conservation Division of Environmental Health ☐ Explain in your written narrative what necessary approvals, permits, and/or inspections are applicable to your business/proposed use and the current status of your application with those agencies. ☐ Attach any relevant documentation that verifies completion or pending status.

Insurance Requirements:	The granting of any lease is contingent upon lessee obtaining and keeping in full force insurance as outlined in HCC 18.08.170. Certificates of insurance showing the required insurance is in effect and identifying the City as an additional insured must be provided to the City at the time a lease becomes effective and annually thereafter, and upon every change in insurance provider or insurance coverage. ☒ Provide proof of insurability for public liability insurance in the amount of not less than \$1,000,000 coverage per occurrence for bodily injury, including death, and property damage, and the City of Homer as co-insured. Additional insurance limits or types may be required due to the nature of the business, lease, or exposure.
Benefits & Impacts on Community:	☒ In your written narrative answer the following questions: • What experience do you have in the proposed business or venture? • How long have you resided or conducted business in the City, Kenai Peninsula Borough, and/or the State of Alaska? • What are some of the economic, social, and financial benefits and/or impacts your business/proposed use brings to the community?
Applicant References:	☒ In your written narrative, list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise. Each reference must include the following: • Full Name • Name of the organization/business and their title at this entity • Address • Phone number and email address • Nature of association with Applicant
Additional Information:	☒ Include in your written narrative, or attach relevant documentation, that you deem pertinent to your application/lease proposal. Criteria for evaluating and approving proposals and competing lease applications can be found under HCC 18.08.060.

Required Attachments/Documentation

☒	Written Narrative
☒	Business Entity and Licensing Information • State of Alaska Business License • Current State of Alaska Biennial Report • If Partnership: Statement of Partnership/Partnership Agreement • If Corporation: Articles of Incorporation & Bylaws • Any additional documentation concerning the formation or operation of the entity
☒	Financial Information
☒	Property Plan – Detailed Schematic of Property
☒	Development Plan documents/plans, if any
☒	Proof of Insurability; verification that insurance can be provided at signing of lease

☐

City Planning & Other Agency Approval Information, if any

Application Signatures

By signing, I agree that the above information is true and correct to the best of my knowledge. I certify that I am authorized to sign as the applicant on behalf of the entity I represent.

Signature: Date: 11/7/2024Printed Name & Title: David Randolph Atwood Jr**Office Use Only**

Received By & Date:		Fee Processed: \$	Date:
Date Application Accepted as Complete/Submitted for Review:		Application Timeout Date: (1 year from receipt)	
Submitted for Dept. Review: ☐ Planning ☐ Port & Harbor ☐ Economic Development ☐ Finance ☐ Public Works			
Submitted for City Manager Review:		☐ Approved on:	☐ Denied on:
For Existing Leases Exempt from Competitive Bidding:	Current Lease Expires with No Options to renew: _____		
	6 mos. Prior to date of lease termination (Council Approval Deadline): _____		
	Request received within 12 to 18 mo. time from expiration of lease date: ☐ Yes ☐ No		



ACTION ITEM REPORT

Application from Mike Yourkowski for Non-Competitive Lease Renewal

To: Port and Harbor Advisory Commission

From: Amy Woodruff, Staff Liaison

Meeting Date: November 20, 2024

Summary Statement: Mike Yourkowski is a current tenant on the Homer Spit. His lease expires in 2025 with no options to renew. HCC 18.08.030, excerpted below, allows for current tenants to request a non-competitive process to assign a new lease. Mr. Yourkowski has submitted an application for a non-competitive new lease, which City staff have reviewed and found to be complete. Please review the parameters set out in code, review the attachments, and discuss as a body.

18.08.130 Lease renewal.

- a. Council, upon written recommendation by the City Manager, may exempt the renewal of a lease from competitive bidding if Council finds such exemption serves the City's best interests.*
- b. A lessee seeking to enter into a new lease with the City exempted from competitive bidding under this section must submit a lease application and a written request for a new lease to the City Manager at least 12 months but no more than 18 months prior to the expiration of the existing lease. The City Manager shall notify Council of new lease requests under this section. The City will review the application but is under no obligation to enter into a new lease.*
- c. If Council approves the new lease without a competitive process, it must do so by resolution within six months prior to the date of lease termination.*
- d. Council shall consider the following factors when determining whether to exempt a lease from competitive bidding under this section:*
 - 1. Lessee's past capital investment and binding commitment to future capital investment;*
 - 2. Lessee's financial condition and prior lease history;*
 - 3. The number of persons employed and the prospect for future employment;*
 - 4. Tax revenues and other financial benefits to the City anticipated in the future if the lease is renewed;*
 - 5. Consistency of past use and intended future use with all applicable laws, including land use codes and regulations, the Comprehensive Plan, and overall economic development plan;*
 - 6. Other opportunities for use of the property that may provide greater benefit to the City; and*
 - 7. Other social, policy, and economic considerations as determined by Council.*

Staff Recommendation: Review the attachments and confidential documents and make a motion to council with any recommendations.

Attachments:

Lease Application
Comment from Kirsten Dixon



City Lease Application For City-Owned Real Property

Homer Port & Harbor
4311 Freight Dock Road
Homer, AK 99603
Phone: (907)235-3160
Fax: (907)235-3152
port@cityofhomer-ak.gov

Lease Application Purpose

- ☐ Request for New Lease; New Lessee – Applicant is not currently a City lessee
- ☒ Request for New Lease; Existing Lessee – Applicant is a current lessee with no remaining options to renew
- ☐ Request for Assignment of Lease – Applicant is requesting to have an existing lease transferred to a new owner/business

Property Information

Physical Address:	4460 HOMER SPIT RD.		
Square Footage:	12,540	☒ Full Lot ☐ Portion of Lot	KPB Parcel No.: 18103442
Legal Description of Property:	SEE ATTACHED 2024 KPB TAX BILL		

Applicant Information

Business Name:	SPIT LEASE
Representative's Full Name & Title:	Michael Yourkowski LESSEE
Mailing Address:	3059 KACHEWAK DR
City, State, ZIP Code:	HOMER, AK 99603
Phone Number(s):	907-299-2628
Email:	michael.yourkowski@gmail.com

Business Entity & Financial Information

☒	Sole or Individual Proprietorship – Attached documentation must provide owner's full name, address, and verify they are the sole owner. CURRENT LICENSE ATTACHED	
	Is entity authorized to do business in Alaska?	☐ No ☒ Yes – As of what date: 11/15/1995 8/6/2024
☐	Partnership – Attached documentation must provide Partners' full names, addresses, and share percentages.	
	Date of Organization:	Type of Partnership:
	Is Partnership authorized to do business in Alaska? ☐ No ☐ Yes – As of what date:	

☐	Corporation – Attached documentation must provide the full names of Officers and Principal Stockholders (10%+), their addresses, and share percentages.	
	Date of Organization:	Type of Corporation:
	Is Corporation authorized to do business in Alaska? ☐ No ☐ Yes – As of what date:	
	Corporation is held: ☐ Privately ☐ Publicly – How and where is stock traded:	
☐	Other – Please explain:	
Proof of Financial Capability to Meet Obligations:	☒ Documentation of Payment History: Documents such as a credit report and score from one of the three credit bureaus (i.e. Experian, Equifax, TransUnion) or records of prior lease history. <i>CITY HAS PAYMENT RECORDS FOR 30 YRS.</i>	
	☒ Documentation of Applicant's Financial Backing: Records showing applicant has secured the funding necessary to implement their development/improvement plan and/or purchase the business (if applicable).	
	☒ Documentation of Business' Vitality: Minimum of two years (past year and current year) of financial statements; this includes a Balance Sheet and Profit/Loss Statement (Revenue/Expense Statement).	
Surety Information:	Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest? ☒ No ☐ Yes – Attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance.	
Bankruptcy information:	Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action? ☒ No ☐ Yes – Attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt.	
Pending Litigation:	Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation? ☒ No ☐ Yes – Attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.	

Lease Proposal	
Type of Business/ Proposed Use of the Property:	<i>VARIOUS TOURIST ORIENTED BUSINESSES</i>

Requested Lease Term:	☐ Short Term Lease (One Year or Less) – Duration (in months): ☒ Long Term Lease (More Than One Year) - Standardized Lease is a 20-year term with two 5-year Options to Renew; City Manager may deviate from standardized lease term when reasonable and necessary, and approved by Council (18.08.030). - No more than two Options to Renew; each option cannot exceed 25% of initial lease term (18.08.110). Duration (in years): <u>20</u> No. of Options to Renew: <u>2</u>
Property Plan:	☒ Describe your Property Plan in your written narrative. Details should include but not be limited to: - Proposed utilization of the lot/space, including parking - If there are existing buildings on the property and what their proposed uses are - Any intentions to rent out or sublease space on the property - How the use is compatible with neighboring uses and consistent with applicable land use regulations including the Land Allocation Plan; Comprehensive Plan ☒ Provide a detailed schematic (to scale) that shows the following: - Size of lot – dimensions and total square footage - Placement/size of existing buildings, storage units, and other miscellaneous structures - Parking spaces – numbered on the drawing with a total number indicated <u>N/A</u> - Note: an as-built survey from a licensed surveyor may be required
Development Plan:	Do you have a development and/or improvement plan for the property, including plans for repairs or maintenance to any existing buildings? ☒ Yes In your written narrative, provide as much information as possible on how you intend to develop/improve the property. Include a time schedule from project initiation to completion, major project milestones, cost estimate and financing plan, and any additional designs not already provided in the Property Plan's detailed schematic. ☐ No In your written narrative, explain why.
City Planning & Other Agency Approvals:	Does your business/proposed use and/or development plan require agency approval? The granting of any lease is contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate City, State and/or Federal agencies. This includes but is not limited to: - Applicable permits/approval from City Planning for zoning compliance, such as Conditional Use Permits, Zoning Permits - Fire Marshall Plan Review and Permitting - Waste Disposal System Plan Approval – Includes fish waste if applicable - Other applicable permits/inspection statements from agencies such as U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, and Alaska Department of Environmental Conservation Division of Environmental Health ☒ Explain in your written narrative what necessary approvals, permits, and/or inspections are applicable to your business/proposed use and the current status of your application with those agencies. ☐ Attach any relevant documentation that verifies completion or pending status.

Insurance Requirements:	The granting of any lease is contingent upon lessee obtaining and keeping in full force insurance as outlined in HCC 18.08.170. Certificates of insurance showing the required insurance is in effect and identifying the City as an additional insured must be provided to the City at the time a lease becomes effective and annually thereafter, and upon every change in insurance provider or insurance coverage. ☒ Provide proof of insurability for public liability insurance in the amount of not less than \$1,000,000 coverage per occurrence for bodily injury, including death, and property damage, and the City of Homer as co-insured. Additional insurance limits or types may be required due to the nature of the business, lease, or exposure.
Benefits & Impacts on Community:	☐ In your written narrative answer the following questions: • What experience do you have in the proposed business or venture? • How long have you resided or conducted business in the City, Kenai Peninsula Borough, and/or the State of Alaska? • What are some of the economic, social, and financial benefits and/or impacts your business/proposed use brings to the community?
Applicant References:	☐ In your written narrative, list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise. Each reference must include the following: • Full Name • Name of the organization/business and their title at this entity • Address • Phone number and email address • Nature of association with Applicant
Additional Information:	☐ Include in your written narrative, or attach relevant documentation, that you deem pertinent to your application/lease proposal. Criteria for evaluating and approving proposals and competing lease applications can be found under HCC 18.08.060.

Required Attachments/Documentation

☒ Written Narrative
☒ Business Entity and Licensing Information • State of Alaska Business License • Current State of Alaska Biennial Report • If Partnership: Statement of Partnership/Partnership Agreement • If Corporation: Articles of Incorporation & Bylaws • Any additional documentation concerning the formation or operation of the entity
☒ Financial Information
☒ Property Plan – Detailed Schematic of Property
☒ Development Plan documents/plans, if any
☒ Proof of Insurability; verification that insurance can be provided at signing of lease

☐ City Planning & Other Agency Approval Information, if any N/A

Application Signatures

By signing, I agree that the above information is true and correct to the best of my knowledge. I certify that I am authorized to sign as the applicant on behalf of the entity I represent.

Signature:  Date: 8/8/24

Printed Name & Title: MICHAEL YOURKOWSKI LESSOR

Office Use Only

Received By & Date: Rozlyn Krieger 8/12/2024 Fee Processed: \$ 1,000.00 Date: 8/23/2024

Date Application Accepted as Complete/Submitted for Review: _____ Application Timeout Date: 8/12/2025
(1 year from receipt)

Submitted for Dept. Review: ☐ Planning ☐ Port & Harbor ☐ Economic Development ☐ Finance ☐ Public Works

Submitted for City Manager Review: ☐ Approved on: _____ ☐ Denied on: _____

For Existing Leases Exempt from Competitive Bidding: _____ Current Lease Expires with No Options to renew: 11/31/2025
6 mos. Prior to date of lease termination (Council Approval Deadline): 05/31/2025
Request received within 12 to 18 mo. time from expiration of lease date: ☒ Yes ☐ No

Attachment for Lease renewal for Michael Yourkowski at 4460 Homer Spit Road

Property Plan and Development Scenario;

My plan is to maintain the existing rental spaces that provide business opportunities and employment for the community. Currently I am subleasing existing spaces to a restaurant, a coffee shop, a caretaker residence, two gift shops, a helicopter tour company and a mini spa facility. I also would like to create a harbor overslope pier as depicted in Exhibit A of the attached asbuilt survey. This would make available extra space for more businesses or the expansion of existing businesses. I do not have fixed plans for buildings on the proposed overslope boardwalk but they will meet all the requirements set out in the City's overslope regulations including setbacks and access. It is my belief that the overslope area is an excellent space for expanding business opportunities at this location. Ideally I would like the overslope area added to the existing lease. I do not believe that there should be an extra charge for the overslope until income is generated from it. I can't get a building permit until I have a lease in place, nor am I willing to pay engineering costs for the pier unless I have a lease secured. A proposed time line for the overslope project would be Spring of 2026. I have talked to Dave Northrup at Techno Post about construction. Also construction techniques used in the overslope construction of the Harbor Offices can be explored. Sewer and water would not be supplied to the pier initially. Project would be self financed. Initial cost estimates would be around \$200,000. If you would like to renew my current lease and explore the overslope as a separate purposal I would be fine with that as well.

There are many tourist oriented shops in the area. There are a couple of fishing oriented businesses as well. All current uses are compatible with the Comprehensive Plan and the Land Allocation Plan. All existing structures are permitted by the City Planning Department and have State Fire Marshal approval as well as meeting the City of Homer's Fire Department requirements for access and water supply.

Benefits and Impacts on Community

I have lived in Homer since 1981 and have leased 4460 Homer Spit Road from the City for 29 years, I started with two businesses, a fishing charter outfit and a gift shop as I recall. As Homer grew so did development on the property. Currently there are nine buildings surrounding a landscaped courtyard. We have a coffee shop, a prep/ storage building and a restaurant, with five picnic tables outside and indoor seating as well. Two gift shops are next to the restaurant. Behind this, we have a helicopter tour office, a mini spa, a caretaker cabin and another storage building. Tourist love this area as well as locals. The Spit Trail runs through this property. Business is good. One business has been in operation since 1998 and others have been operating for 15 years at this location. We are a stable economic engine for the Spit and Homer, creating jobs for approximately 15-20 people. I would like to continue to improve the area and create more opportunities.

References;

1. Judith Lund and Sundog Consultants Inc.

Owner

379 East Road Suite 1

Homer, AK 99603

907-235-5971 ext 6

sundoghomer@gmail.com

Judith has done my taxes and provided business consultation for twenty years and is quite familiar with my financial situation.

2. Daniel Zatz and Zatzworks Aerial Video Production

Owner

P O Box 848

Homer, AK 99603

907-201-1766

info@atzworks.com

Daniel and I have worked on various projects for 30 years. He has created many businesses over the years. One of them was Seemore Wildlife Systems. I managed it for him for a few years. He is familiar with my business management capabilities.

3. Adam Stover and Steven Gist

Global Credit Union

Branch Manager and Mortgage Officer

135 Sterling Highway

Homer, Ak 99603

907-917-4873 and 907-268-4647

a.stover@globalcu.org s.gist@gcuhome.com

Main financial institution. Account and Mortgage information.

4. Dan Layland

Alpine Alaska Investments LLC

Owner

1213 Ocean Drive suite 8

Homer, AK 99603

907-235-6723

cohoconst96@gmail.com

Various financial arrangements regarding income properties. I bought a five plex from him. He bought an office building from me that I financed for him. I bought an eight plex and a six plex from him and he financed it for me. Neither of us has ever missed a payment over about 15 years.

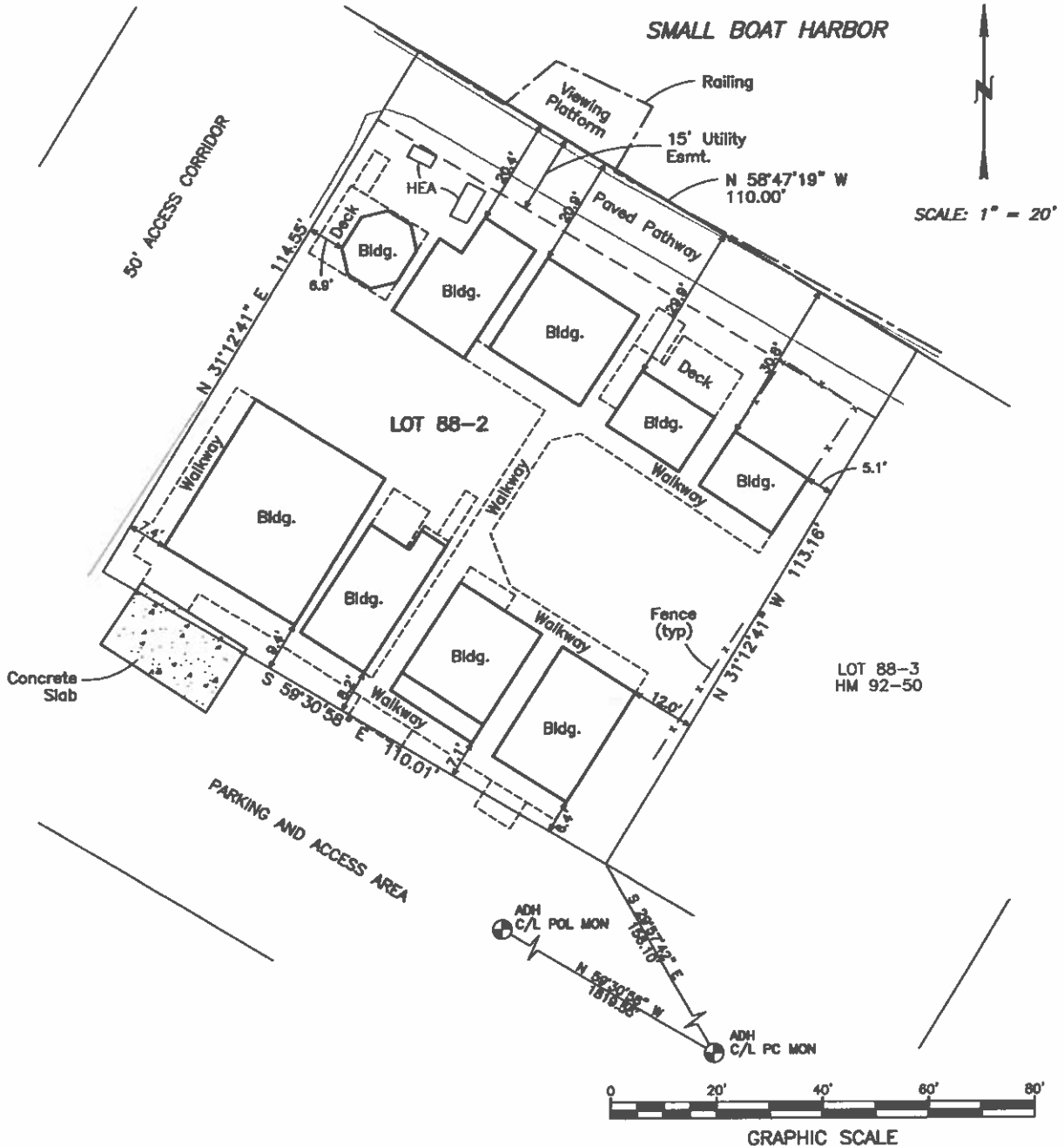
JOB #2024-26
PREPARED FOR:
MICHAEL YOURKOWSKI
3059 KACHEMAK DRIVE
HOMER, ALASKA 99603

NOTES:

1. BASIS OF BEARING FOR THIS ASBUILT SURVEY IS PER RECOVERED CENTERLINE MONUMENTS AS SHOWN ON THE PLAT OF HOMER SPIT No. TWO AMENDED (HM 92-50).

2. THIS ASBUILT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT WHICH WOULD GIVE A GRAPHIC REPRESENTATION OF THE LOCATION OF IMPROVEMENTS ON THIS LOT. UNDER NO CIRCUMSTANCE SHOULD THE LOCATION OF FUTURE IMPROVEMENTS BE BASED ON THIS DRAWING.

3. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.



I HEREBY CERTIFY THAT LOT 88-2, HOMER SPIT NO. TWO AMENDED (HM 92-50) HAS BEEN SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROACH ON ADJACENT PROPERTY, THAT IMPROVEMENTS ON ADJACENT PROPERTY DO NOT ENCROACH ON THE SURVEYED PREMISES, AND THAT THERE ARE NO POWER LINES, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS OR RIGHTS OF WAY EXCEPT AS SHOWN.



ASBUILT SURVEY

LOT 88-2
HOMER SPIT NO. TWO AMENDED
92-50
(HOMER RECORDING DISTRICT)

GEOVERA, LLC
PO BOX 3235
HOMER, ALASKA 99603

DATE: 7/22/2024

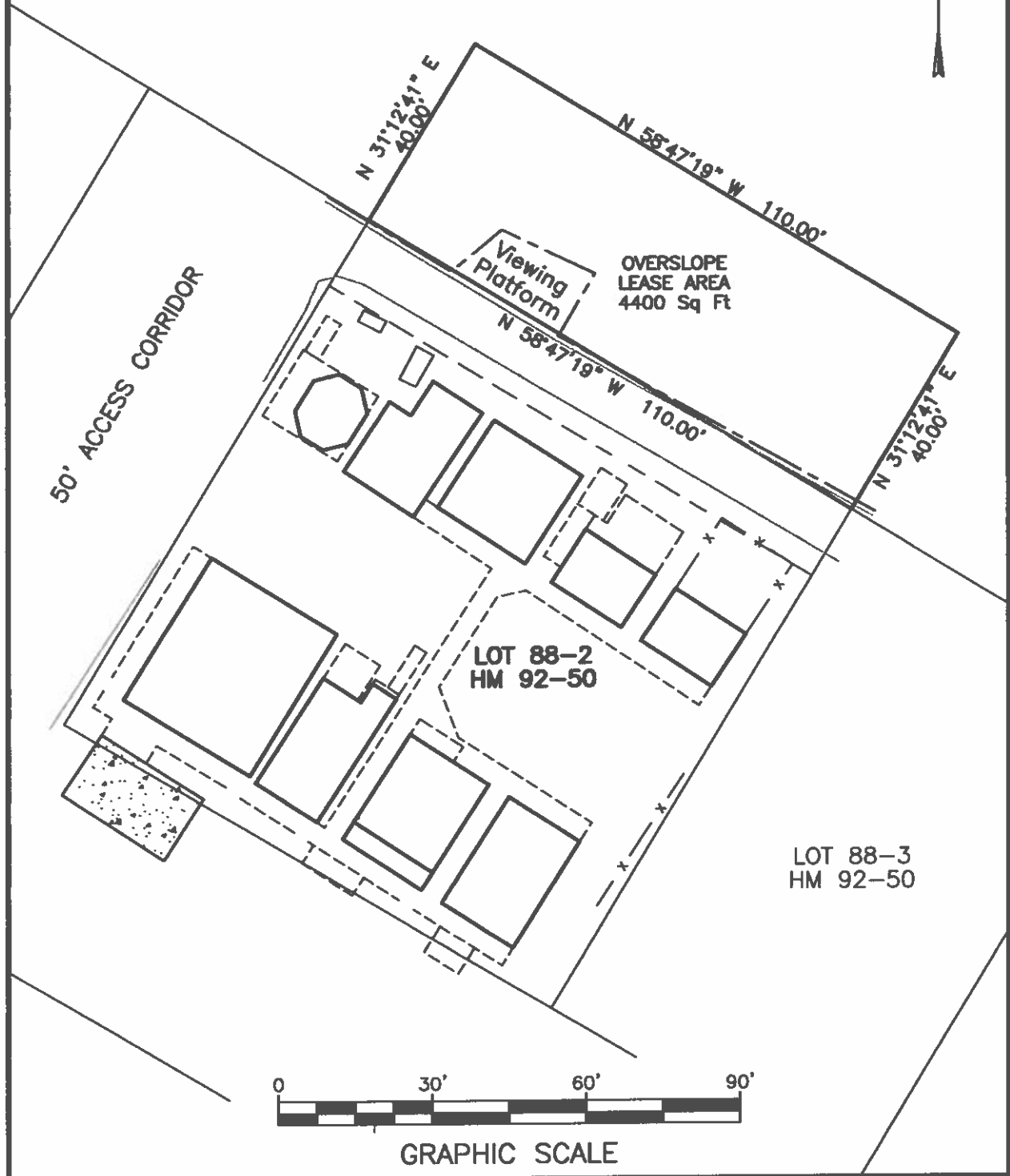
SCALE: 1" = 20'

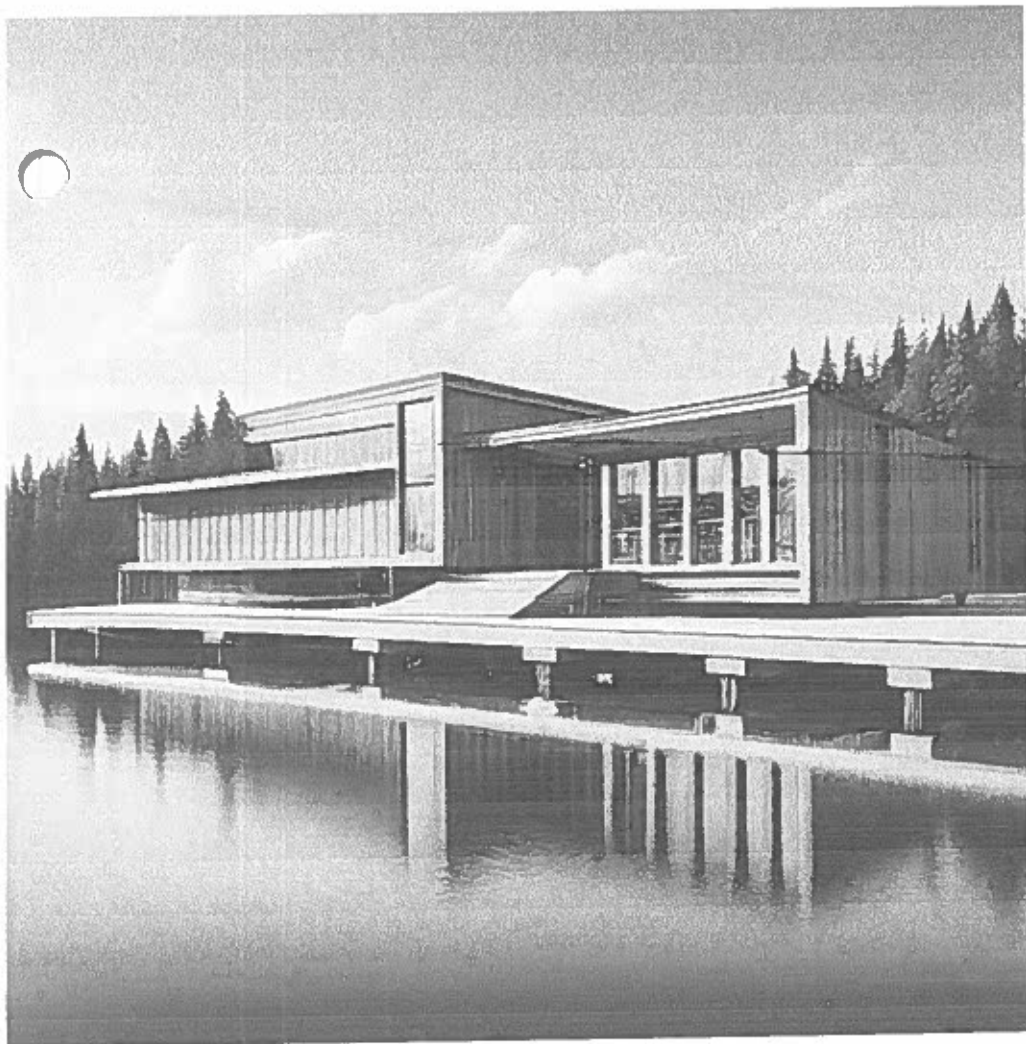
JOB #2024-26

DRAWN BY: SCS

EXHIBIT A

SMALL BOAT HARBOR





CONCEPT ONLY

PIER WOULD HAVE RAILINGS SIMILAR TO
EXISTING RAILINGS

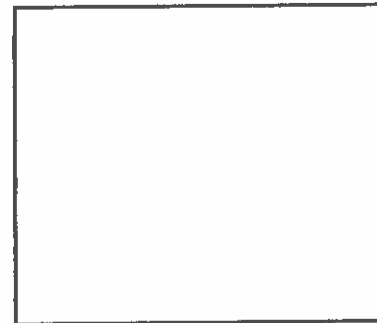
Tax Compliance Certification

Kenai Peninsula Borough

Finance Department

144 N. Binkley Street
Soldotna, Alaska 99669-7599
www.kpb.us

Phone: (907) 714-2197
or: (907) 714-2175
Fax: (907) 714-2376



1.) Fill in all information requested. 2.) Sign and date. 3.) Submit with solicitation, or other.

For Official Use Only

Reason for Certificate:		For Department:	
☐ Solicitation ☒ Other: <u>CITY OF HOMER</u>		Dept. Contact:	
Business Name: <u>SPIT LEASE</u>			
Business Type: ☒ Individual ☐ Corporation ☐ Partnership ☐ Other:			
Owner Name(s): <u>MICHAEL YOURKOWSKI</u>			
Business Mailing Address: <u>3059 KACHEMAK DR HOMER, 99603</u>			
Business Telephone: <u>907-299-2628</u>		Business Fax:	
Email: <u>michael.yourkowski@gmail.com</u>			

As a business or individual, have you ever conducted business or owned real or personal property within the Kenai Peninsula Borough? (If yes, please supply the following account numbers and sign below. If no, please sign below.)
☒ Yes ☐ No Kenai Peninsula Borough Code of Ordinances, Chapter 5.28.140, requires that businesses/individuals contracting to do business with the Kenai Peninsula Borough be in compliance with Borough tax provisions. No contract will be awarded to any individual or business who is found to be in violation of the Borough Code of Ordinances in the several areas of taxation.

REAL/PERSONAL/BUSINESS PROPERTY ACCOUNTS	
PIN ACCT. NO.	ACCT. NAME
<u>17206802</u>	
<u>SEE ATTACHED</u>	

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)	
YEAR LAST PAID	BALANCE DUE

KPB Finance Department (signature required)

☐ In Compliance ☐ Not in Compliance
Date _____

SALES TAX ACCOUNTS	
ACCT. NO.	ACCT. NAME
<u>00212670</u>	<u>SPIT LEASE</u>
<u>38478</u>	<u>ELLAS BANANAS</u>

TAX ACCOUNTS/STATUS (TO BE COMPLETED BY KPB)		
FILED THRU	M/F's	BALANCE DUE

KPB Sales Tax Division (signature required)

☐ In Compliance ☐ Not in Compliance
Date _____

CERTIFICATION: I,  the _____, hereby certify that, to the best of my knowledge, the above information is correct as of 7/23/24.

(Name of Applicant)

(Title)

(Date)


Signature of Applicant (Required)

IF ANY BUSINESS IS CONDUCTED OR IS AWARDED A BUSINESS LICENSE IN THE KENAI PENINSULA BOROUGH YOU MUST BE REGISTERED TO COLLECT SALES TAX. THE SALES TAX DEPARTMENT CAN BE REACHED AT (907) 714-2175.



City of Homer

www.cityofhomer-ak.gov

Volunteer Fire Department

604 East Pioneer Ave
Homer, Alaska 99603

fire@cityofhomer-ak.gov
(p) 907-235-3155
(f) 907-235-3157

MAY 16, 2023

State Fire Marshal
Department of Public Safety
Division of Fire and Life Safety-Plan Review Bureau
5700 East Tudor Road
Anchorage, Alaska 99507-1225

RE: Property at 4460 Homer Spit Rd.
Homer, Alaska 99603
Homer Fire Chief Approval
Fire Department Access

Attn: Plan reviewer
Attn: COH Planning department

Mr. Yourkowski,

I have reviewed the site plan and physical location of the above referenced property regarding fire department access and fire protection water supplies.

Access to the above referenced property is accesble for Homer Fire Department fire apparatus.

Fire protection water supplies in the existing system meet the requirements of IFC-Chapter 5- section 507 (2018 edition)

Yours truly,

Mark Kirko
Fire Chief


JOSEPH WARREN-KAHLES
DEPUTY FIRE CHIEF

y 21, 2023

State Fire Marshal
Department of Public Safety
Division of Fire and Life Safety-Plan Review Bureau
5700 East Tudor Road
Anchorage, Alaska 99507-1225

RE: Property at 3978 Homer Spit Rd.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
HOMER INSURANCE CENTER, INC
509 STERLING HWY, STE 201
HOMER, ALASKA 99603

CONTACT NAME:	
PHONE (A/C, No, Ext): 907-235-3881	FAX (A/C, No): 907-235-3882
E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE	
INSURER A: UMIALIK INSURANCE COMPANY	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
MIKE YOURKOWSKI & MINDY LEWIS
3059 KACHEMAK DR.
HOMER, AK 99603

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER: ☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in HI) If yes, describe under DESCRIPTION OF OPERATIONS below	X		CPP134092400	5/06/2024	5/06/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER AS ADDITIONAL INSURED FOR COMPANY A

CERTIFICATE HOLDER

CITY OF HOMER
491 E. PIONEER AVE
HOMER, AK 99603

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Rebecca Clarke

© 1988-2015 ACORD CORPORATION. All rights reserved.

Alaska Business License # 2202263

Alaska Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

Spit Lease

3059 Kachemak Drive, Homer, AK 99603

owned by

Michael Louis Yourkowiak

is licensed by the department to conduct business for the period

August 6, 2024 to December 31, 2024
for the following line(s) of business:

53 - Real Estate, Rental and Leasing

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.
This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner



2024 TAX BILL

Kenai Peninsula Borough

144 N. Binkley Street

Soldotna, AK 99669

907-262-4441

907-478-4441 - Toll free within the KPB

www.kpb.us



Year: 2024

PIN: 18103442LH01

TAG: 20 - HOMER CITY

Revenue ID: 1066428

Bill Number: 2024068302

Billing Date:

06/14/2024

Balance good until:

10/15/2024

4460 HOMER SPIT RD

LEGAL DESCRIPTION

T 7S R 13W SEC 1 Seward Meridian HM 0920050 LSEHLD EST
CREATED BY LSE RECORDED @ 2016-002385-0 AND FIRST AMD
@ 2016-002514-0 RESIDING ON HOME SPIT SUB NO TWO
AMENDED LOT 88-2 4460 HOMER SPIT RD UNIT LH01

MICHAEL YOURKOWSKI
3059 KACHEMAK DR
HOMER AK 99603-8121

Parcel ID 18103442

Value Type			Value		Exemption Type			Amount		
LAND			23,300							
Taxes, Credits, and Other Charges										
Charge Description		Total Value	Exemption	Taxable	Rate/1000	Tax Dist	Boats	Aircraft	Credits	Total
BOROUGH		23,300	0	23,300	4.300000	100.19	0.00	0.00	0.00	100.19
HOMER		23,300	0	23,300	4.500000	104.85	0.00	0.00	0.00	104.85
SH TY18 & Prior Debt		23,300	0	23,300	0.340000	7.92	0.00	0.00	0.00	7.92
SOUTH HOSPITAL		23,300	0	23,300	1.120000	26.10	0.00	0.00	0.00	26.10
2024 Total					10.260000	239.06	0.00	0.00	0.00	239.06
	2024 Total	Interest	Penalty	Fees	Subtotal	Prev Due	Paid	Total Due		
Bill Summary	239.06	0.00	0.00	0.00	239.06	0.00	0.00	239.06		

TAX BILLS ARE MAILED TO PERSONS LISTED AS OWNERS OF RECORD ON JANUARY 1, 2024 AND TO OTHER PERSONS WHO MAY HAVE AN INTEREST IN THE PROPERTY AND MAY BE PAYING THE TAXES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE TAXES ARE PAID WHEN DUE IN ORDER TO AVOID PENALTY AND INTEREST CHARGES. TO ENSURE PROMPT PAYMENT YOU CAN VIEW THE STATUS OF YOUR BILL AND MAKE PAYMENT VIA THE WEB OR BY DIALING 1-844-611-4024.

Please Return This Coupon with the Second Installment Payment. No second installment statement will be mailed

Year: 2024

Bill No: 2024068302

2nd Installment Amount:

119.53 2nd Installment Due Date: 11/15/2024

Make check Payable to Kenai Peninsula Borough
PO Box 3040, Soldotna, AK 99669

MICHAEL YOURKOWSKI
3059 KACHEMAK DR
HOMER AK 99603-8121

PIN: 18103442LH01

Change of Address

Name: MICHAEL YOURKOWSKI

Mailing Address

City, State, Zip

Signature:

Disregard if total is paid with first coupon by 10/15

323232324956494851525250767248490000000000000000119535

Please Return This Coupon with the First Installment Payment or Full Payment

Year: 2024

Bill No: 2024068302

Full Amount Due:

239.06 Full Tax Due Date: 10/15/2024

1st Installment Amount:

119.53 1st Installment Due Date: 09/16/2024

Make check Payable to Kenai Peninsula Borough
PO Box 3040, Soldotna, AK 99669

MICHAEL YOURKOWSKI
3059 KACHEMAK DR
HOMER AK 99603-8121

PIN: 18103442LH01

Change of Address

Name: MICHAEL YOURKOWSKI

Mailing Address

City, State, Zip

Signature:

323232324956494851525250767248490000001195300000239068

PROPERTY ACCOUNTS

PIN	ACCT. NAME
17206002	MICHAEL JOURKOWSKI ET AL
17707009	MICHAEL JOURKOWSKI ET AL
17707008	MICHAEL JOURKOWSKI ET AL
17730221	" " " "
17915082	" " " "
18103442 LHO1	" " " "
18103442 BW05	" " " "
18103442 BW07	" " " "

From: Kirsten Dixon <kirsten@withinthewild.com>
Sent: Wednesday, November 13, 2024 4:25 PM
To: Amy Woodruff
Subject: Comments submitted for consideration for Michael Yourkowski lease renewal

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

City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

To the Homer City Council and to the Port & Harbor Commission:

My name is Kirsten Dixon. I am submitting an independent opinion regarding the property I lease at 4460 Homer Spit Road, Lot #18103442, as well as several other buildings I have purchased over the years. My daughter Mandy Dixon and I have owned and operated La Baleine Cafe since 2013. This small, community-focused cafe has allowed us to share our passion for service and hospitality with both residents and visitors during the summer season. Over the years, La Baleine Cafe has gained national attention, and we are grateful for the awards and recognition we have received. We hope to have served as an asset to the City of Homer.

In keeping with Section 18.08.005, which outlines the City's goal of awarding "leases that provide the highest and best use of City-owned property," I respectfully submit my experiences with our current landlord, Michael Yourkowski, for your consideration as you evaluate his lease renewal.

Unfortunately, Mr. Yourkowski has not proven to be a responsive or reliable landlord. Despite operating at La Baleine for over a decade, we have never had a formal lease contract with him. Recently, in light of this lease renewal process, he provided a draft contract, but it remains incomplete. Over the years, our experiences have been marked by challenges: we have faced confusing and irregular water bills, last-minute rent increases (including one for 2024, announced in May), and unmet promises of assistance with necessary boardwalk repairs.

One persistent issue has been waste management. For several years, we requested a larger dumpster to support the waste volume generated by La Baleine Cafe. While we offered to cover the costs ourselves, Mr. Yourkowski has refused to facilitate this. This year, though the existing small, shared dumpster was emptied more frequently, he continued to decline our requests for a larger one. At every turn, it feels as though financial gain is prioritized over our needs and the property's upkeep.

Last year, we encountered another challenging situation when Mr. Yourkowski leased the small space between our kiosk and prep room to another tenant for a massage therapy building—without notifying us or seeking our input as an 11-year tenant. While I wholeheartedly support

new businesses joining the Spit, the lack of communication felt disrespectful and dismissive of our longstanding presence and investment in this location.

Mr. Yourkowski’s efforts in maintaining the property’s aesthetics and functionality for public enjoyment have also been minimal. I had hoped to make our small courtyard a welcoming area for guests, but my efforts have not received any support from him.

In light of these issues, I would like to express my interest in submitting an application for this lot. I envision a clean, inviting space, both indoors and out, where locals and visitors can enjoy Homer’s unique charm, our vibrant harbor, and the scenic beauty of Kachemak Bay. I am a full-time resident of Homer, committed to developing community spaces that allow people to connect and celebrate the essence of our special town.

If Mr. Yourkowski’s lease is renewed, however, Mandy and I may be forced to consider closing La Baleine Cafe. This decision weighs heavily on us, as we feel discouraged by the prospect of continued challenges under his management.

Thank you for the opportunity to share my experiences at 4460 Homer Spit Road. I appreciate your time and consideration of this matter, and I welcome any questions you may have. It is my sincere hope that together, we can work towards a solution that benefits both our community and the city’s valuable harbor property.

Respectfully, Kirsten Dixon

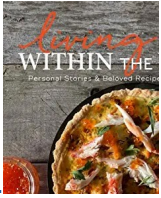
Kirsten Dixon
Co-Founder
[Within The Wild Adventure Company, Alaska](#)



Winners of Conde Nast Traveler Readers' Choice Awards
Best Resort Alaska 2019 and 2020,
Winner #1 Best Resort Pacific Resort 2022,
Winner Best Hotels in the U.S. 2022

Nominated Cookbook Awards, IACP 2022, Semi-finalist James Beard Foundation Awards Best Chef Awards 2022, Nominated Best Cookbook Arctic Region Gourmand Intl. Awards 2022. Nominated James Beard Foundation Awards 2024

"Living Within the Wild: Personal Stories & Beloved Recipes from Alaska" by Kirsten and Mandy Dixon is available for [order now.](#)





Memorandum

To: Port & Harbor Commission
From: Bob Shavelson, Commissioner
Date: November 5, 2024
Subject: Fuel Dock Services

The fuel dock on the north side of the harbor (“small fuel dock”) opened for roughly 30 days this past summer. The lease extends through 2038, and if the lessee exercises two five-year extensions, it endures until 2048. The City currently collects under \$22,000 per year for the lease, which includes tidelands, overslope and uplands.

The lease for the small fuel dock does not specify a purpose for the lease; the application form for the lease only lists “fuel, lubricants and marine supplies” as the purpose for the lease. Other than payment of rent, compliance with relevant laws and other generic provisions, the lease contains no provisions describing the lessee’s obligations to make good and regular use of the leased acreage.

The small fuel dock occupies highly valuable real estate in the Homer Harbor, and its persistent lack of use does not appear to meet the “highest and best use” of the property as required by City Code (HCC 18.08.005). Furthermore, the current lease expresses City of Homer policy to ensure the City receives “maximum benefit” from the lease.

Requested Action: Adopt the following resolution directed to the City Manager:

“The Homer Port & Harbor Advisory Commission hereby requests the Homer City Manager to write a letter to Petro Marine asking how many hours it operated the small fuel dock in 2024, and how many hours it expects to operate the small fuel dock in 2025?”



MEMORANDUM

Resolution 24-xxx, A Resolution of City Council of Homer, Alaska Establishing the 2025 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission, Planning Commission, Port & Harbor Advisory Commission and ADA Advisory Board. City Clerk.

Item Type: Action Item
Prepared For: Port & Harbor Advisory Commission
Date: November 20, 2024
From: Zach Pettit, Deputy City Clerk I

Please review the draft resolution that establishes your meetings for 2025 and make any changes by way of motion.

Requests for meeting schedule changes will then go to City Council, who will be setting the 2025 meeting schedule for Council and Advisory Bodies via resolution no later than their November 25, 2024 meeting.

Recommendation

Review the attached draft resolution; make a motion to approve the resolution either as-is or with amendments and recommend adoption by City Council.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 24-1xx

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2025 REGULAR MEETING SCHEDULE FOR CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION, PLANNING COMMISSION, PORT AND HARBOR ADVISORY COMMISSION, AND AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD.

WHEREAS, Pursuant to Homer City Code (HCC) Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Planning Commission, Advisory Commissions and Boards; and

WHEREAS, The public is informed of such meetings through notices located at the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2025 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and the American with Disabilities Act (ADA) Advisory Board of the City of Homer, Alaska, as follows:

HOLIDAYS – City Offices closed:

January 1, New Year's Day, Wednesday	February 17, Presidents' Day, third Monday	March 31, Seward's Day, last Monday	May 26, Memorial Day, last Monday	July 4, Independence Day, Friday	September 1, Labor Day, first Monday
October 17*, Alaska Day Friday	November 11, Veterans Day, Tuesday	November 27 Thanksgiving Day, Fourth Thursday	November 28, Friday, the day after Thanksgiving	December 25, Christmas, Thursday	

*If a holiday is on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 13, 27	February 10, 24	March 10, 24	April 14, 28	May 12, 27*	June 9, 23
July 28**	August 11, 25	September 8, 22	October 7 Election	October 13, 27 Oath of Office October 13	Canvass Board October 10
November 4 Runoff Election	November 10, 24	December ***If needed			

*Second meeting in May will be held on a Tuesday due to Memorial Day

**There will be no First Regular Meeting in July.

*** The City Council will not schedule a regular meeting in December to allow for attendance at AML Annual Conference and may hold Special Meetings as needed.

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. Council will not conduct a First Regular Meeting in July or a meeting in December.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 14	February 11	March 11	April 8	May 13	June 10
July 8	August 12	September 9	October 14	November 12*	December 10

*Wednesday meeting day due to Veteran's Day Holiday

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each month at 6:00 p.m.

LIBRARY ADVISORY BOARD (LAB)

January 21	February 18	March 18	April 15	May 20	
	August 19	September 16	October 21	November 18	December 17

Library Advisory Board Regular Meetings are held on the third Tuesday of January through May and August through December at 5:30 p.m.

PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION (PARC)

	February 20	March 20	April 17	May 15	June 19
	August 21	September 18	October 16	November 20	

Parks, Art, Recreation and Culture Advisory Commission Regular Meetings are held on the third Thursday February through June and August through November at 5:30 p.m.

PLANNING COMMISSION (PC)

January 2**, 15	February 5, 19	March 5, 19	April 2, 16	May 7, 21	June 4, 18
July 16*	August 6, 20	September 3, 17	October 1, 15	November 5*	December 3*

*There will be no First Regular Meeting in July or Second Regular Meetings in November and December.

**Meeting is on Thursday, due to the holiday.

Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m.

PORT AND HARBOR ADVISORY COMMISSION (PHC)

January 22	February 26	March 26	April 23	May 28	June 25
July 23	August 27	September 24	October 22	November 12*	December 10*

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of month January through October and the second Wednesday of November and December at 5:30 p.m.

AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD (ADAAB)

	February 13		April 10	May 8	June 12
July 10	August 14		October 9	November 13	

The Americans with Disabilities Act (ADA) Advisory Board Regular Meetings are held on the second Thursday at 4:00 p.m. in the months of February, April through August, October and November, with additional meetings called as needed.

PASSED AND ADOPTED by the Homer City Council this _____ day of November, 2024.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Impact: Advertising of meetings in regular weekly meeting ad and advertising of any additional meetings.

Harbor Operations Staff Report

- Harbor occupancy is currently around 380 vessels
- Campgrounds have been decommissioned for the winter
- Launch Ramp fee collection has ended for the winter
- The Winter Power program has started, with 26 vessels currently participating
- Operations helped with logistics and planning for the AAHPA conference held 10/22-10/25
- Staff moved/towed a number of vessels to make room for the larger vessel fleet
- Staff prepped for a scrap steel load-out that took place 11/9-11/13
- Pioneer Dock and Deep Water Dock traffic included: Tustumena, Millennium Star, Polar Bear, Kate Francis, Island Explorer and barge SeaTac 300, Perseverance, and Ann T Cheramie.



City of Homer

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Office of the City Manager

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Homer, Alaska 99603

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(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: October 9, 2024
SUBJECT: City Manager's Report for October 14, 2024 Council Meeting

Library Trail – West Lot and Storybook Trail and Lucky Shot Trail

This project was completed on October 8, 2024 with in-house resources rather than contracting out the work as originally intended. Based upon previous work completed, it is estimated that the Public Works Department was able to save the City approximately \$50,000 by conducting this work using in-house resources. The Public Works Roads staff provided additional equipment and labor to support the Parks Division staff at completing the project. The only remaining work to be completed on the Storybook Trail portion of the project is the installation of the Storyboards. The installation of the Storyboards was not intended to occur this construction season as part of this effort and will be installed early next summer. Even though the Storyboards were not installed, wide spots in the trail were constructed as part of this effort to accommodate the Storyboards. The wide spots were constructed so the folks stopping to read the storyboards are not in the main trail. The Parks Division of the Public Works Department recognized the opportunity to save money by making improvements to the Lucky Shot Trail during the same mobilization effort, so this work was added to the project. Adding this work allowed for a seamless transition between the two trails. Photos below show before and after images of the Lucky Shot segment.



2024 Homer Transportation Plan

The 2024 Homer Transportation Plan has been submitted to the Kenai Peninsula Borough for final adoption. Staff expects the adoption process to be complete during the first quarter of 2025. In the meantime, now is a good time to be thinking of which projects and policies are priorities. All implementation requires staff time, funding, or a combination of both. The upcoming budget process is the ideal time to identify funding and staff resources for transportation related projects.

Utility Billing Vendor Update

The program the City uses to process autopay for City water and sewer monthly bills is aging out and will no longer be supported after November. The Finance Department has identified a new vendor to provide this service and is working towards implementing the replacement prior to the old system going offline. Similar notice will be going out to utility customers in our monthly bills in October and November. Customers will have to setup a profile with our new vendor to continue autopay services after November. Periodic updates will be provided as we move through the implementation process.

Homer Harbor in the News

Homer Harbor has recently made headlines, catching the attention of the media. Staff was interviewed for an article in the Alaska Contractor Magazine fall 2024 issue titled *When the Ship Comes In- Port and harbor projects support economic vitality in Alaska* and staff collaborated with HDR on an article for the Alaska Business Monthly about capacity issues at Homer Harbor, which ran in the October 2024 issue.

Homer Harbor Critical Float Replacement Project Funding Update

The City was recently informed that the planning and design phase of the Systems 4 & 1 Critical Float Replacement project, with a total estimated cost of \$2,205,000, was selected by the Denali Commission for a \$1.1 million Waterfront Improvement grant. This grant will assist with completing 100% design, environmental review, and permitting. Staff is currently responding to the Denali Commission's request for information for drafting a funding agreement. Once the Obligating Award Document is complete, staff will bring an Ordinance approving and accepting the funds for Council consideration. Denali Commission funds could potentially be in place to begin engineering and design activities in the first quarter 2025.

This funding, combined with a potential additional \$250,000 Federal appropriation submitted by Representative Peltola and contained in the FY25 House Department of Transportation Port Infrastructure Development Program Appropriations bill, will be instrumental in kick-starting the predevelopment activities for this critical project. Together, these funding sources would cover approximately 61% of the total design and permitting cost, significantly advancing the project's feasibility and timeline.

Homer Animal Shelter First Friday Event

The Homer Animal Shelter (HAS) hosted a First Friday Open House on Oct. 4 to help showcase local artists, as well as meet community members who may have never visited the City's shelter. Around 40 folks visited over a couple of hours to meet the animals and staff while taking a tour of the building. Volunteers provided food, face painting, and photos to support the event. HAS provides a safe haven for Homer's homeless pets, offers resources to pet owners in need, and enforces the City's animal ordinances by providing animal control services.



Attachments:

- October Employee Anniversaries
- Current job openings
- City Council Work Session Schedule



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(f) 907-235-3148

Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: October 14, 2024
SUBJECT: October Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Charles Lee	Police	4	Years
Kathy Vogl	Comm Rec	1	Year



[Documents](#) [Job Openings](#) [Helpful Links](#)

Current Job Listings

Below is a list of the current openings with our company. Click on the job title to learn more about the opening.

Search Jobs

[Hide Filters](#) [Clear All](#)

Search Jobs	City	State
Employment Type	Department	Sort By

Number of Jobs: 3

Firefighter/ ALS EMT/ Driver Operator (<https://cityofhomerak.applicantpro.com/jobs/3514515>)

Fire | Homer, AK, USA | Full Time

Posted: Oct 01, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3514515>)

Part-Time Port Property Associate (<https://cityofhomerak.applicantpro.com/jobs/3515932>)

Port and Harbor Administration | Homer, AK, USA | Part Time | \$25.32 - \$26.34 per hour

Posted: Oct 02, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3515932>)

Port & Harbor Administrative Assistant (<https://cityofhomerak.applicantpro.com/jobs/3515893>)

Port and Harbor Administration | Homer, AK, USA | Full Time | \$22.38 - \$23.94 per hour

Posted: Oct 02, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3515893>)

[Jobs \(/jobs/\)](#) [Login \(/account/login.php\)](#)

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Council Meeting Dates	Work Session Topic
Monday, August 12	<i>E-session: Cyber Security Risk Assessment Review</i>
Monday, August 19 Off-Cycle	<i>Joint Session with ADA Advisory Board</i>
Monday, August 26	<i>Capital Improvement Plan & Legislative Requests</i>
Monday, September 9	<i>Vessel Haul Out/Camping Land Allocation Rescheduled</i>
Monday, September 16 Off-cycle	<i>Joint Worksession with Economic Development Advisory Commission Rescheduled</i>
Monday, September 23	<i>End of Year Financial Worksession</i>
Monday, October 14	
Monday, October 21	<i>Joint Worksession with Planning Commission To be Rescheduled in Early 2025</i>
Tuesday, October 21	<i>Comp Plan Event, Islands & Ocean Visitor Center</i>
Monday, October 28	<i>Future Use of Pier One Area Land Allocation Plan</i>
Tuesday, November 12	
Monday, November 18	<i>Joint Worksession with Economic Development Advisory Commission</i>
Monday, November 25	



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Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: October 23, 2024
SUBJECT: City Manager's Report for October 28, 2024 Council Meeting

Bayview Park Grand Re-Opening Celebration

Bayview Park improvements are **almost** complete and we are ready to celebrate! The City is hosting a Bayview Park re-opening celebration Wednesday, October 30th at 1:30 pm. Everyone is welcome to attend. Enjoy hand-warming hot cocoa and treats for the kids and thank our partners: Kachemak Bay Rotary Club, the Alaska Department of Health and our community for helping us transform Bayview Park into a fun and accessible destination for preschool age children and their families!



In the meantime, please note that the park is not yet reopened. Paving was completed on October 22, after which there will be some cleanup, installing the last of the play equipment and spreading mulch – so it is close to being open. The Alaska Department of Health helped fund the project through a Healthy & Equitable Communities Grant, which was supplemented by City of Homer HART funds and a Homer-Kachemak Bay Rotary Club donation of playground equipment.



Homer Spit Road Erosion

On October 17th, following a high tide reaching over 22 feet and winds blowing up to 25 mph there was significant erosion on the west side of the Homer Spit Road resulting in damage to the unprotected section of the road which is encroaching on the roadbed itself with some areas just a few feet from the edge of the pavement. Port Director Hawkins reported the issue to AKDOT Commissioner Ryan Anderson, the US Army Corps of Engineers (USACE), Representative Vance and Senator Stevens. Director Hawkins emphasized that if we continue to monitor this situation passively, before the end of the winter storm season we may have to close one lane of the highway due to the extent of the erosion. Inspections by AKDOT engineers and USACE are anticipated to happen soon.



Comprehensive Plan Open House

The City held an open house for the Comprehensive Plan on Tuesday October 22nd. The meeting was well attended by some 90 participants and good conversations were held all around on the three growth scenarios that were developed through the initial Comprehensive Plan surveys and public meetings. An online opportunity will be available soon where folks who were unable to attend can review the information and provide feedback to Agnew::Beck. The next Comprehensive Plan Steering Committee is scheduled for Monday December 2nd.



Community Development Update

For the first time in 19 months, Community Development is fully staffed! Homer residents Will Anderson and Jackie McDonough have joined the team; Will is an Associate Planner and Jackie is a Community Development Associate. Will has previously worked in Homer as a framing contractor and holds degree in Architecture. Jackie is a 9-year veteran of the Homer Public Library and brings a wealth of knowledge about the community to the team.

Attachments:

- Memo from City Manager re: Ohlson Lane & West Bunnell Road and Water Improvement Project
- Memo from Public Works Director re: Road Grader Purchase
- Current job openings
- Small Business Development Quarterly Report
- City Council Work Session Schedule



MEMORANDUM

Ohlson Lane and W. Bunnell Avenue Roadway and Water Improvements Update

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 22, 2024
From: Melissa Jacobsen, City Manager

In 2020 a City Council Retreat was held and the Council at that time identified road improvements as a priority issue. Following that, former Public Works Director Keiser worked to develop a roads financial plan (Ord 20-33). The current plan includes a full reconstruction project for Ohlson Lane and West Bunnell for design and construction of the road, sidewalk, storm drain, water main, and traffic calming.

Design work was authorized by Task Order in Resolution 22-052. This work uncovered the need for more comprehensive storm drain improvements and replacement of an old 8" cast iron water distribution line as explained in Memo CC-23-168. This memo also includes a breakdown of project components, funding sources, estimated costs, and subsidies.

Resolutions 23-068 and 070 authorized the application of ADEC Clean Water and Drinking Water loans for the storm drain and water main pipe replacement portions of this project, and the projects are included on the ADEC Intended Use Plans with an anticipated start date of June, 2025.

On January 3, 2024, Nelson Engineering completed a 95% design for this project. According to the cost estimate attached to the 95% design, the project will cost a total of \$2,370,409 to construct, minus \$815,400 in loan subsidy leaves \$1,555,009. Nelson is currently working to complete the 100% design for this project and anticipates an increased total project cost based mostly on steadily escalating material costs over the last year.

In an effort to stay on track with this project we will be bringing an ordinance forward on November 12th to appropriate \$2 million from HART Roads for this project. This will ensure the funds are available for the project to proceed to construction in the summer of 2025.

Attachments:

Ordinance 20-33
Resolutions 22-052, 23-068 and 070
Memorandum CC-23-168

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 20-33

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE 2020 CAPITAL BUDGET AND AUTHORIZING
EXPENDITURE OF \$175,000 FROM THE HART-ROAD FUND FOR
THE SMALL WORKS ROAD REPAIR PROGRAM.

WHEREAS, At the January 2020 Planning Retreat City Council identified road improvements as a priority issue; and

WHEREAS, Every traffic and transportation-related study the City has ever commissioned has identified the need to provide reliable access and convenient connectivity for residential, commercial and emergency traffic, which is impeded when roads are not passable by residents, business owners or emergency vehicles during certain times of the year; and

WHEREAS, The Road Maintenance Plan will:

- a. catalog the condition of City roads and drainage ways;
- b. provide a systematic way of
 1. assessing the condition of the City's roads/drainage networks; and
 2. documenting regular preventative maintenance activities, which are funded by the normal Operating Budget; and
- c. identify situations where regular preventative maintenance is not enough; that is, the conditions require more extensive repair or reconstruction.

WHEREAS, The City has the capacity in labor and equipment to perform ordinary maintenance on road beds and surfaces; and

WHEREAS, There are conditions that require materials, supplies or 3rd party contractor support, the costs for which are not covered in the ordinary operating budget; and

WHEREAS, The City proposed to create a Small Works Road Repair Program to fund such spot repairs; and

WHEREAS, The Homer City Council on April 24, 2017 passed Resolution 17-038, which adopted the Homer Accelerated Roads and Trails Program ("HART") Manual. The HART Manual identified a set of nine criteria for projects that may be considered for HART funding; and

WHEREAS, The criteria, which would be met by the Small Works Road Repair Program, include:

- Improves life, safety and traffic flow
- Corrects deficiencies of existing systems
- Corrects drainage problems
- Reduces maintenance costs

WHEREAS, The HART-Roads Fund has sufficient capital to fund a Small Works Road Repair Program.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

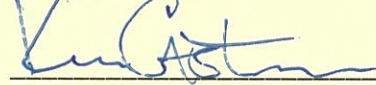
Section 1. The City of Homer's 2020 Capital Budget is hereby amended by appropriating \$175,000 from the HART-Roads Fund to complete the Fuel Island Replacement Project.

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
160-xxxx	HART Roads	\$175,000

Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this 27th day of July, 2020.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

YES: 5

NO: 0

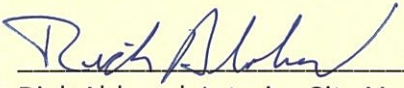
ABSTAIN: 0

ABSENT: 1

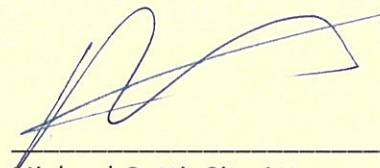


85 First Reading: 6.22.20
86 Public Hearing: 7.27.20
87 Second Reading: 7.27.20
88 Effective Date: 7.28.20

89
90 Reviewed and approved as to form:

91 
92 _____
93 Rick Abboud, Interim City Manager

94
95 Date: 7/28/2020



Michael Gatti, City Attorney

Date: 9/25/2020

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 22-052

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING TASK ORDERS TO KINNEY ENGINEERING, HDL
ENGINEERING, AND NELSON ENGINEERING FOR PAVEMENT
RESTORATION PROJECTS AND AUTHORIZING THE CITY MANAGER
TO NEGOTIATE AND EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, A Pavement Restoration Program was funded by Ordinance 22-26; and

WHEREAS, Public Works has reassessed the City's paved roads, identified what they feel
are the most pressing needs, and developed a schedule of improvements and finds that some
of the projects require design or other preparatory work; and

WHEREAS, Term contracts with Kinney Engineering, HDL Engineering, and Nelson
Engineering were approved by Resolution 22-038; and

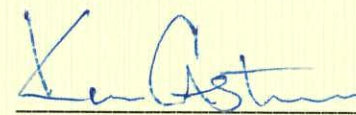
WHEREAS, Public Works requested proposals for the necessary design work from
multiple engineering firms, that were directed to use local surveying firm, regardless if they
had their own in-house survey team.

NOW, THEREFORE BE IT RESOLVED that the City Council of Homer, Alaska Authorizes
task orders to Kinney Engineering, HDL Engineering, and Nelson Engineering and authorizes
the City Manager to negotiate and execute the appropriate documents as follows:

Firm	Project	Estimated Cost
Kinney Engineering	Bay Avenue/B. Street/E. Street	\$69,925
HDL Engineering	Develop Grind/Pave Specifications	\$8,680
Nelson Engineering	Ohlson Lane/Bunnell Avenue	\$55,518
Nelson Engineering	Island View Court	\$69,320

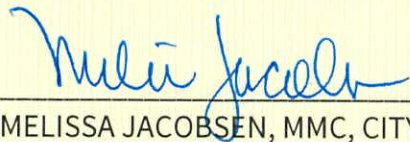
PASSED AND ADOPTED by the Homer City Council this 13th day of June, 2022.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Ordinance 22-26 Fund 160



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 23-068

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING THE CITY MANAGER TO APPLY FOR CLEAN WATER
STATE REVOLVING LOAN FUNDS FROM THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION IN THE
AMOUNT OF \$324,000 TO PROVIDE UPGRADED STORM WATER
IMPROVEMENTS AS PART OF THE OHLSON LANE AND BUNNELL
AVENUE PAVEMENT RESTORATION PROJECT.

WHEREAS, Nelson Engineering (Nelson) was commissioned to design the Ohlson Lane/Bunnell Avenue Pavement Restoration Project, which included basic road-side ditches and culverts to convey storm water; and

WHEREAS, During the investigation of the existing conditions, we determined more comprehensive improvements were needed to address chronic drainage issues; and

WHEREAS, The 2022 estimated costs of the storm water upgrades is \$324,491; and

WHEREAS, The storm water upgrade project is listed on the Alaska Department of Environmental Conservation's FY24 Intended Use Plan for Clean Water State Revolving Loan Funds and the City is eligible for a Principal Forgiveness Subsidy in the amount of \$324,000; and

WHEREAS, In order to receive this subsidy, the City must apply for the loan funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby authorizes the City Manager to apply for Clean Water State Revolving Loan Funds in the amount of \$324,000 for the storm water upgrades to the Ohlson Lane/Bunnell Avenue Pavement Restoration Project and to execute the necessary documents.

PASSED AND ADOPTED by the Homer City Council this 24th day of July, 2023.

CITY OF HOMER



KEN CASTNER, MAYOR

ATTEST:

Melissa Jacobsen

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 23-070

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING THE CITY MANAGER TO APPLY FOR DRINKING
WATER STATE REVOLVING LOAN FUNDS FROM THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION IN THE
AMOUNT OF \$491,400 TO REPLACE THE EIGHT INCH WATER
DISTRIBUTION LINE IN OHLSON LANE AND BUNNELL AVENUE.

WHEREAS, Nelson Engineering (Nelson) was commissioned to design the Ohlson Lane/Bunnell Avenue Pavement Restoration Project, which did not include the replacement of the waterline in the roads; and

WHEREAS, During the course of investigating the condition of the existing infrastructure in the roads, it was determined the existing water line was old, fragile cast iron pipe, which needed to be replaced; and

WHEREAS, The estimated cost of the water line replacement is \$540,000; and

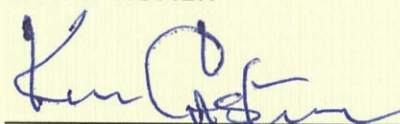
WHEREAS, the water line replacement project is listed on the Alaska Department of Environmental Conservation's FY24 Intended Use Plan for Drinking Water State Revolving Loan Funds and the City is eligible for a Principal Forgiveness Subsidy in the amount of \$491,400; and

WHEREAS, In order to receive this subsidy, the City must apply for the loan funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby authorizes the City Manager to apply for Drinking Water State Revolving Loan Funds in the amount of \$491,400 to replace the cast iron water line in Ohlson Lane and Bunnell Avenue as part of the pavement restoration project and to execute the necessary documents.

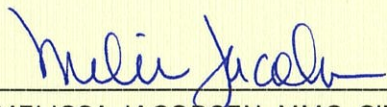
PASSED AND ADOPTED by the Homer City Council this 24th day of July, 2023.

CITY OF HOMER



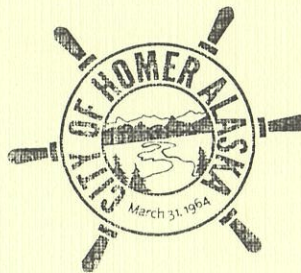
KEN CASTNER, MAYOR

ATTEST:



MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A





MEMORANDUM

Resolutions 23-068, 23-069, 23-070, and 23-071

Item Type: Backup Memorandum
Prepared For: Mayor Castner and Homer City Council
Date: July 13, 2023
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

Issue: The purpose of this Memorandum is to update the Council on the Ohlson Lane/Bunnell Avenue Pavement Restoration Project and recommend new strategies.

Background: One of the projects in the Pavement Restoration Program established by Ordinance 22-26 was the Ohlson Lane/Bunnell Avenue Project. Resolution 22-052 authorized issuance of a Task Order, in the not to exceed amount of \$55,518, to Nelson Engineering to design the project. In the course of the design work, we learned that Ohlson Lane and Bunnell Avenue have an old 8" cast iron water distribution line, which is subject to cracking and should be replaced before the roads are repaved. The estimated cost for the water line replacement is \$540,000, as a stand-alone project. We submitted a Questionnaire for an Alaska Department of Environmental (ADEC) State Revolving Loan (SRF) for the water line replacement. The project is now listed on the ADEC's Intended Use Plan for SRF Drinking Water monies in the amount of \$491,400. Further, we've been offered a Principal Forgiveness Subsidy in the amount of \$491,400. The remaining costs will be requested from the Water CARMA Fund at later date.

Also, in the course of the design work, we learned that more comprehensive storm drain improvements are needed to address long-standing problems on Bunnell Avenue. The estimated cost is \$324,491 as a stand-alone project. Storm drain projects qualify for ADEC SRF Clean Water monies, so we submitted a Questionnaire for this project as well. This project is now listed on the ADEC's Intended Use Plan in the amount of \$324,000. Further, we've been offered a Principal Forgiveness Subsidy in the amount of \$324,000.

The ADEC's Intended Use Plan is good for three years, after which the City must re-apply for eligibility and there is no guarantee we will be offered new subsidies. In order to lock in the subsidies, we must apply for the loans.

The City needs to decide how it wants to proceed. We recommend moving forward with the road project by adding the water line replacement component and the upgraded storm drain improvements. This will give us a fully-functional road system, with a rehabilitated road bed, new pavement, a sidewalk on the south side of the road, a new water line and comprehensive storm water improvements. The cost estimates for the three elements of the project were developed as if each project were built separately. It is highly likely we will achieve some economies of scale if we build all three elements at the same time; for example, we will only need to pay for one SWPPP plan, one traffic control plan, one set of mobilization costs, etc. The estimated total cost of the entire project are:

Component of Project	Funding Source	Est. Cost	Subsidy
• Road restoration project	HART Road	\$1,171,292	\$0
• Storm drain improvements	HART Road	\$ 342,491	\$324,000
• Water line replacement	Water CARMA	<u>\$ 540,000</u>	\$491,400
Total Project Cost		\$2,053,783	

The design for the road work was funded, a contract was issued to Nelson Engineering and the work is almost complete. That contract did not include design of a water line. Nelson's proposal to design the water line is estimated to be \$55,867. The contract did include most of the storm water work, but some additional effort is necessary. Nelson's proposal to provide this additional effort is estimated to be \$11,634. Both costs will be covered by the ADEC Principal Forgiveness Subsidies. The FY24 Capital Project includes \$90,000 design work related to Ohlson Lane/Bunnell Avenue.

RECOMMENDATIONS:

That the City Council adopt Resolutions authorizing the City Manager to apply for ADEC SRF loan funds, in order to lock in Principal Forgiveness Subsidies:

Ohlson Lane/Bunnell Avenue Water Line Replacement	\$491,400
Ohlson Lane/Bunnell Avenue Storm Drain	\$324,000

That the City Council authorize a new Task Order to Nelson Engineering for the design of a water line replacement in the Not to Exceed amount of \$55,867.

That the City Council authorize a new Task Order to Nelson Engineering to design more comprehensive storm drain improvements in Bunnell Avenue for the Not To Exceed amount of \$11,634.



MEMORANDUM

Road Grader Lease

Item Type: Informational Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: October 23, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

The City currently owns and uses five graders. This chart is information from the FY24/25 capital budget document-

Department	Asset ID	Asset Description	Manufacture Date	Expected Life	Risk Rating
EQ OPS	E169	1980 CAT 12G GRADER - Herdon Grader	1980	20	3
EQ OPS	E164	1994 720A CHAMPION GRADER	1994	20	5
EQ OPS	E168	2002 163H AWD CAT GRADER	2002	20	4
EQ OPS	E180	2021 CAT 160 AWD GRADER	2021	20	2
	E181	2022 CAT 160 AWD GRADER	2022	20	1

E169 is a small 1980's grader. It functions as a spring breakup grader that is used as the ground softens and frost boils start to surface in the roads. Its light weight helps retain the integrity of the roads when plowing is needed during this time of year.

E164 is a 1994 model grader that has served the City well and is currently functioning as a backup grader. It has significant transmission issues and is currently out of service with no return to service date.

E180 and 181 are newer graders that are running well and should do well in their 20-year lifespan.

E168 is a 2002 model that has passed its 20-year mark and is showing its age in transmission leakage to the point the operators carry a jug of transmission fluid with them and have to scrape the ice off the windows of the cab on their routes.

The purpose of this ordinance is to appropriate funds to lease a new 2024 model 160-15AWD grader under a government contract. The lease term is seven years at a 5.49% interest rate and the City would

own the grader interest rate at the end of the term. According to the NC Machinery representative the lease will be through Caterpillar and the CAT Finance Gov Lease has a non-appropriations clause which allows the City to return the machine to NC Machinery if for some reason the funds aren't appropriated in order to continue the lease during the length of the contract.

The Homer Accelerated Roads and Trails (HART) Fund has a provision for equipment purchases and Council has approved this in the past to purchase a grader. However, a fair amount of HART Roads funding has been appropriated in recent years to fund various projects, and there are other projects on the immediate horizon that will require HART Roads funding to complete. As of October 9th the remaining available balance in the fund is approximately \$2.1 million (per financial supplement attached to Ordinance 24-49).

Public Works Fleet CARMA has a balance to accomplish the first annual payment. Going forward a budgeted transfer will be necessary to fund future payments.

From a road maintenance and rolling stock perspective, graders E168, 180, and 181 (E164 is the backup) are used for winter maintenance and snow plowing city roads around and within our subdivisions. There are three winter plowing routes and typical snow event requires 14-16 hours of operator time to complete. With the addition of new subdivisions within the City over the past few years, the requirement for plowing is growing and Public Works will likely be establishing a fourth route soon. Reliable equipment is necessary for the operators to complete their routes safely, timely and efficiently.

With the lease purchase of the 2024 grader, E168 will move to the backup grader position and E164 will be sold through surplus at the next available opportunity.

Our intent is to bring an ordinance before Council at their November 12th meeting after the City Attorney has an opportunity to review and provide input.



[Documents](#) [Job Openings](#) [Helpful Links](#)

Current Job Listings

Below is a list of the current openings with our company. Click on the job title to learn more about the opening.

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[Hide Filters](#) [Clear All](#)

Search Jobs	City	State
Employment Type	Department	Sort By

Number of Jobs: 3

Firefighter/ ALS EMT/ Driver Operator (<https://cityofhomerak.applicantpro.com/jobs/3514515>)

Fire | Homer, AK, USA | Full Time

Posted: Oct 01, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3514515>)

Part-Time Port Property Associate (<https://cityofhomerak.applicantpro.com/jobs/3515932>)

Port and Harbor Administration | Homer, AK, USA | Part Time | \$25.32 - \$26.34 per hour

Posted: Oct 02, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3515932>)

Port & Harbor Administrative Assistant (<https://cityofhomerak.applicantpro.com/jobs/3515893>)

Port and Harbor Administration | Homer, AK, USA | Full Time | \$22.38 - \$23.94 per hour

Posted: Oct 02, 2024 Closing Date: Oct 31, 2024

[Apply Now](#) (<https://cityofhomerak.applicantpro.com/jobs/3515893>)

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Alaska Small Business
Development Center

SBDC UAA BUSINESS ENTERPRISE INSTITUTE

October 17, 2024

City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Dear Mayor Lord, City Council, and City Staff,

This letter serves as our quarterly report from July 1 to September 30, 2024. Homer Business Advisor Robert Green put together another steady quarter for the Alaska SBDC. On August 22, Robert joined the Small Business Administration, the Alaska Women's Business Center, and Business Impact NW to present a Business Power Workshop. The workshop was so well attended, it set the Alaska SBDC record for the most attendees to an SBA workshop in Homer. Robert continues to excel with client satisfaction, now reaching nine consecutive quarters with 100% client satisfaction on surveys. Here is a summary of deliverables to the Homer community during the quarter (year):

Client Hours: 116.6 (376.2)

Total Clients: 53 (101)

New Businesses Started or Bought: 2 (3)

Jobs Supported: 63 (184)

Capital Infusion: \$0 (\$1,000,000)

Client Surveys: 100% positive (100% positive)

This next section provides lists of the top advising topics and top industries obtaining technical assistance from the Alaska SBDC in Homer. The top topics list was nearly identical to last quarter, with assistance to entrepreneurs looking to start new businesses again number one, followed by managing an established business, buy/sell business, and financing/capital. For industries, food services moved atop the list, followed by professional services and manufacturers, which joined the list in the quarter.

Topics

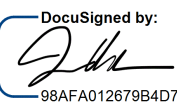
1. Start-up Assistance: 44.8 hrs (38%)
2. General Management: 16.6 hrs (14%)
3. Buy/Sell Business: 14.9 hrs (13%)
4. Financing/Capital: 14.5 hrs (12%)
5. Business Planning: 14.0 hrs (12%)

Industries

1. Food Services: 19.0 hrs (16%)
2. Professional: 15.5 hrs (13%)
3. Manufacturer: 15.4 hrs (13%)
4. Services: 11.5 hrs (10%)
5. Accommodation: 11.0 hrs (9%)

We would like to thank the City of Homer for supporting the Homer Business Advisor position. We greatly appreciate the knowledge, experience, and consistency Robert Green brings to efforts in Homer. Please do not hesitate to contact us if you have any questions.

Sincerely,

DocuSigned by:

98AFA012679B4D7...

Jon Bittner
Executive Director
Alaska SBDC

Council Meeting Dates	Work Session Topic
Monday, August 12	<i>E-session: Cyber Security Risk Assessment Review</i>
Monday, August 19 Off-Cycle	<i>Joint Session with ADA Advisory Board</i>
Monday, August 26	<i>Capital Improvement Plan & Legislative Requests</i>
Monday, September 9	<i>Vessel Haul Out/Camping Land Allocation Rescheduled</i>
Monday, September 16 Off-cycle	<i>Joint Worksession with Economic Development Advisory Commission Rescheduled</i>
Monday, September 23	<i>End of Year Financial Worksession</i>
Monday, October 14	<i>Traffic Calming Measures Worksession</i>
Monday, October 21	<i>Joint Worksession with Planning Commission To be Rescheduled in Early 2025</i>
Tuesday, October 22	<i>Comp Plan Event, Islands & Ocean Visitor Center</i>
Monday, October 28	<i>Land Allocation Plan</i>
Tuesday, November 12	<i>Special Meeting 3:30 p.m. Council member interviews</i>
Monday, November 18	<i>Joint Worksession with Economic Development Advisory Commission</i>
Monday, November 25	



City of Homer

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(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: November 6, 2024
SUBJECT: City Manager's Report for November 12, 2024 Council Meeting

Bayview Park Grand Re-Opening Celebration

On October 30, 2024, we celebrated the grand reopening of Bayview Park with a festive ribbon-cutting ceremony and cups of hot cocoa! Thank you to everyone who joined us—it was inspiring to see so much community involvement in bringing this project to life. The park was closed for just over a month—from September 26 to October 30—and has reopened with several exciting upgrades, including ADA-compliant parking, an accessible pathway, new playground equipment, and fresh mulch. We extend our deepest thanks to those who made these improvements possible:

- **Alaska Department of Health**, for their Healthy Equitable Communities grant.
- **Kachemak Bay Rotary Club**, for generously donating playground equipment.
- **Community members** who collaborated with design contractor Peter Briggs of Corvus Design to shape the park's vision.
- **City's ADA Advisory Board and Independent Living Center**, for consulting on accessibility features.
- **Homer City Council**, for approving Homer Area Roads and Trails (HART) funding, which helped complete the park's drainage, accessible parking, and entrance trail. (HART is a voter-approved tax initiative dedicated to enhancing Homer's roads and trails.)
- **Parks Art Recreation and Culture Commission**, who invested considerable time in planning and design.

We also acknowledge our fantastic contractors, Corvus Design and East Road Services, who worked alongside City staff from the Community Development and Public Works Departments to make this project a reality. Thank you all for creating a beautiful, accessible space for our community!



Fish Grinding Building Replacement Project Update

After Council approved the grant amendment to add construction activities to the Alaska Department of Fish & Game Cooperative Agreement to replace the City's Fish Grinding Building, we hit the ground running to be able to complete construction before fishing season gets going again in the spring. Contractors began demolition of the old building the week of October 12, and Beachy construction's sub-contractor Richards Masonry arrived on site the last week of October to begin building the walls of the new grind shack.



Alaska Association of Harbormasters and Port Administrator's Employee of the Year at the 2024



At the Alaska Association of Harbormasters and Port Administrator's Annual Conference that recently concluded in Homer, Amy Woodruff was awarded Port of Homer Employee of the Year. In her position as Administrative Supervisor, Amy manages a diverse set of responsibilities that connect all divisions within the Port, ensuring efficient handling of billing and payables. The AAHPA award acknowledged Amy's enthusiasm and remarkable technological skills that have propelled Homer Port & Harbor forward in terms of efficiency and accountability. In addition, it was also recognized her invaluable involvement and contributions to the Homer Harbor Expansion General Investigation study and the Federal grant application to the Port Infrastructure Development Program for float system replacement, which showcases her exceptional ability to juggle multiple projects simultaneously while managing her daily office responsibilities. Congratulations Amy!

Comment Period for the Comp Plan Rewrite Growth Scenarios Available Online Through Nov 15

The Growth Scenarios that debuted at the October 22, 2024 Community Work Session as part of the Homer Comprehensive Plan were made available on the Homer Comp Plan Update website November 1 for the public to be able to view and provide comment. The public can review the scenarios and provide your feedback through the link: <https://homercompplanupdate.com/>. Comments on the Growth Scenarios are being accepted through November 15th. The online feedback, and the feedback received from over 90 Homer residents who attended the Community Work Session, will be used to improve the Growth Scenarios Report Card and related materials, and help identify elements of a "preferred scenario" that we will use to inform the revised Comprehensive Plan (slated for release in January 2025).

Homer Spit Road Erosion

We're keeping a watchful eye on the areas of the Spit Road that are being impacted by erosion from recent high tide and wind events. We'll be experiencing another large tide cycle November 13-19 and if that coincides with high winds from the south west further damage may likely occur along the road. The Spit Road is a state owned road and Port Director Hawkins has been in contact with our local AK Highway Supervisor to keep AKDOT looped in to respond

as best they can. City departments including Police, Fire, Port, and Public Works are communicating internally on response planning as well.

Controlled Burn of Brush Pile on Homer Spit

The City is conducting a controlled burn of a brush pile on the Homer Spit, June 12th through the 15th. This is a routine clean-up operation that happens about every other year for driftwood that has been pulled out of the harbor and some brush from Public Works. The fire has been permitted and is being carefully monitored, so while folks may see smoke, there is no need to contact the Fire Department.

HERC Update

The City had a successful application to the State of Alaska's Department of Environmental Conservation (DEC) Brownfields Assessments and Cleanup Service (DBAC). The State pays and manages all the tasks. The work outlined in the attached letter will help prepare the City to apply for future EPA funding. Federal Grant opportunities next year are anticipated to be the last of the large federal funding opportunities for brownfield cleanup work. The State's work will help the City have a more complete application next year.

Work Session with the Economic Development Advisory Commission

Council will hold a joint work session with the EDC on Monday November 18th. If there is something you'd like to discuss at that work session, please let staff know.

Homer Spit Road Erosion

We're keeping a watchful eye on the areas of the Spit Road that are being impacted by erosion from recent high tide and wind events. We'll be experiencing another large tide cycle November 13-19 and if that coincides with high winds from the south west further damage may likely occur along the road. The Spit Road is a state owned road and Port Director Hawkins has been in contact with our local AKDOT Highway Supervisor to keep AKDOT looped in to respond as best they can. City departments including Police, Fire, Port, and Public Works are communicating internally on response planning as well.

Imitation is the Highest Form of Flattery

Harbor Staff had some fun on Halloween with an unexpected trick for their boss. Some of the team dressed up as "Bryan in the office", "Bryan in the field", and "Bryan giving a Harbor tour". Can you spot the real Bryan?



Attachments:

- November Employee Anniversaries
- Veterans Day recognition of City staff (supplemental 133 packet)
- Approval letter for HERC Site Characterization Work Plan



City of Homer

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Memorandum

TO: MAYOR LORD AND CITY COUNCIL
FROM: Andrea Browning
DATE: November 12, 2024
SUBJECT: November Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Dave Shealy	Police	27	Years
Jenna deLumeau	Finance	15	Years
Ian Overson	Police	13	Years
Shawn Krause	Public Works	5	Years
Cinda Nofziger	Library	3	Years
Wesley Breshears	Public Works	1	Year
Samantha Jacobsen	Port	1	Year
River Mann	Port	1	Year
Lori Pond	Admin	1	Year
Lisa Twitchell	Public Works	1	Year



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

PO Box 111800
Juneau, Alaska 99811-1800
Main: 907.465.5250
Fax: 907.465.5262

File: 2314.38.043
Hazard ID: 27933

October 24, 2024

Sent via electronic mail

Julie Engebretsen
Director of Community Development
City of Homer
491 E Pioneer Ave
Homer, AK 99603
Jengebretsen@ci.homer.ak.us

Re: ADEC Approves the Response to Comments, dated April 26, 2023

Dear Ms. Engebretsen,

The Alaska Department of Environmental Conservation (DEC) Contaminated Sites Program (CSP) received the *Site Characterization Work Plan*, dated October 9th, 2024 and submitted to the department the same date. The work plan is approved.

The work plan proposes the advancement of 80 test holes using hand tools. Soils will be field screened at 6 inches, 1 foot below ground surface (bgs) and 2 feet bgs using an x-ray fluorescence (XRF) device. The 40 samples with the highest XRF results will be submitted for laboratory analysis for lead and RCRA metals, 8 soil samples will be submitted for PCBs. An additional 4 duplicate samples will be submitted blind. If any soil field screening samples exceed 100 milligrams per kilogram (mg/kg) for lead, two samples will be submitted for analysis of Toxic Characteristic Leaching Procedure. An additional 10 soils samples will be collected to analysis of asbestos.

BGES is proposing to undertake a comprehensive inspection of HERC 1 for lead-based paint, asbestos and PCB-containing materials. An XRF will be used to identify lead-based paint, and any samples of suspected asbestos containing materials will be collected using wet methods for laboratory analysis. A report detailing the above site characterization activities will be submitted to DEC at the finalization of field activities. Additionally, BGES will work with the community of Homer to draft an Analysis of Brownfields Cleanup Alternatives.

You can reach me by phone at (907) 465-5368 or by email at: Flannery.ballard@alaska.gov with any questions.

Sincerely,

Flannery Ballard
Environmental Program Specialist III

Cc: Marc Thomas (DEC)
Daniel Kort (City of Homer)
Jennifer Carroll (City of Homer)
Rose Kayotuk (BGES)
Bob Braunstin (BGES)
Carson Kent (BGES)



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Memorandum

Agenda Changes/Supplemental Packet

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: NOVEMBER 20, 2024
SUBJECT: SUPPLEMENTAL

APPROVAL OF MINUTES

A. Unapproved September 25, 2024 PHC Minutes **Page 3**

VISITORS/PRESENTATIONS

A. Jon Erickson, Homer Spit Leasing
Homer Harbor Fuel Dock Slideshow Presentation – Homerun Oil Co. Inc. **Page 9**

PENDING BUSINESS

A. Large Vessel Haul Out Facility Draft Response
Draft Response from Port Administrative Supervisor Woodruff **Page 27**

NEW BUSINESS

C. Application for Non-Competitive Lease from Mike Yourkowski
Letter from Mr. Yourkowski **Page 30**
Letters of Support **Page 32**

1. CALL TO ORDER, 5:30 P.M.

Session 24-08, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Casey Siekaniec at 5:30 p.m. on September 25, 2024 in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMISSIONERS FRIEND, PITZMAN, SIEKANIEC, SHAVELSON, VELSKO, ZEISET & STUDENT REPRESENTATIVE ROGERS

ABSENT: COMMISSIONER BRADSHAW (EXCUSED)

CONSULTING: PORT DIRECTOR HAWKINS

STAFF: PORT ADMINISTRATIVE SUPERVISOR WOODRUFF & DEPUTY CITY CLERK PETTIT

2. AGENDA APPROVAL

Chair Siekaniec requested a motion and a second to approve the agenda as presented.

SHAVELSON/VELSKO MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

4. RECONSIDERATION

5. APPROVAL OF MINUTES

5.A. Unapproved August 28, 2024 PHC Minutes

ZEISET/VELSKO MOVED TO APPROVE THE AUGUST 28, 2024 MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

6. VISITORS/PRESENTATIONS

6.A. Ryan Foster, Comprehensive Plan Update

Chair Siekaniec introduced the item by reading of the title and deferred to City Planner Foster, who introduced the Commission to Meg Friedenauer of Agnew::Beck. Ms. Friedenauer covered the following:

- Updated project timeline
- Survey and Comment Map results
- Priorities
- Next steps for the project

Ms. Friedenauer and Mr. Foster fielded questions on the following topics:

- Capturing opinions from the younger demographic
- Inclusion of the Spit Comprehensive Plan in the new Comprehensive Plan
- Inclusion of maritime transportation in the Transportation Plan
- Demographic trends

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS

7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff reasoned that items that are lagging are likely just seasonal. She added that she didn't see anything to be concerned about.

7.B. Port & Harbor Staff Report – September 2024

Port Administrative Supervisor Woodruff provided the Port & Harbor Staff Report, covering the following:

- Harbor Expansion Project is moving forward with environmental field work
 - One more piece of data collection that needs to happen for the geophysical survey
 - Working with economists to analyze data regarding moorage demand
- Float Replacement project was awarded \$1.1. million
- Accessible ADA Parking on the Spit
- City Council passed a resolution encouraging the Board of Fish to hold the 2026-2027 meetings in Soldotna
- Upcoming Budget and Financial Policy Worksession
- Councilmembers working to put together a resolution requesting the Governor to declare a fisheries disaster
- Special Projects status update

7.C. Homer Marine Trades Association (HMTA) Report

Commissioner Zeiset shared that HMTA is working with the high school for some sort of plan to move forward with going into the schools and teaching the students. He noted that HMTA will hold their annual meeting on Saturday, September 28th at 6:00 p.m. at Odin Mead.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

9.A. Annual Revision of Bylaws
Memorandum PHC-24-019 from Deputy City Clerk as backup

Chair Siekaniec introduced the item by reading of the title, noting that it was the Commission's second time looking at the bylaw amendments before sending them to Council.

ZEISET/FRIEND MOVED TO FORWARD THE UPDATED BYLAWS TO CITY COUNCIL FOR THEIR REVIEW AND APPROVAL.

Commissioner Shavelson shared his confusion with the requirement of a quorum for a worksession, stating that the requirement sets the bar higher to hold a worksession.

Chair Siekaniec requested the Clerk to perform a roll-call vote.

VOTE: YES: VELSKO, ZEISET, FRIEND, SIEKANIEC, PITZMAN

VOTE: NO: SHAVELSON

Motion carried.

9.B. Large Vessel Haul Out Facility Draft Response
Memorandum PHC-24-020 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who directed the Commissioners to the memorandum included in the packet. She stated that this memorandum would serve as the Commission's response to Council regarding the Large Vessel Haul Out Facility.

The Commission worked its way through the draft response suggesting edits throughout the document.

Commissioner Pitzman shared that he was uncomfortable making the motion on this item, providing that he has boats that use the facility, and that he is a vendor that operates in the facility. There was discussion among the Commission regarding whether this was a conflict of interest, and the Commission ultimately decided it was not a conflict given that the motion is purely a recommendation to Council.

ZEISET/FRIEND MOVED TO SEND PORT ADMINISTRATIVE SUPERVISOR WOODRUFF'S REVISED NOTES OF WHAT WAS DISCUSSED AND COMMUNICATED TO COUNCIL FOR THEIR REVIEW.

Commissioner Shavelson stated that he didn't feel the Commission was ready to pass along a recommendation just yet. He added that he feels the response to Council needs to be more specific.

Commissioner Zeiset agreed with Mr. Shavelson's comments. Recognizing that this item doesn't need to be rushed, Mr. Zeiset requested to withdraw his motion. There was unanimous consent from the Commission to allow the withdrawal of the motion.

10. NEW BUSINESS

- 10.A. Request Addition to Lands Available for Lease – Home Run Oil
Memorandum PHC-24-022 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

ZEISET/SHAVELSON MOVED TO SUSPEND THE RULES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair Siekaniec invited Jon Erickson of Home Run Oil to the podium to discuss various topics regarding the fuel dock, including:

- Dimensions of the Fuel Dock
- Logistics
- Practicality

After much discussion, the Commission came to the decision that there wasn't enough information provided for them to make an official recommendation to City Council.

- 10.B. Request Addition to Lands Available for Lease – Mike Yourkowski
Memorandum PHC-24-023 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

SHAVELSON/ZEISET MOVED TO AMEND THE LAND ALLOCATION PLAN TO INCLUDE THE OVERSLOPE AREA ADJACENT TO MR. YOURKOWSKI'S LEASE.

There was brief discussion among the Commission about Council's process to amend the land allocation plan and competitive leases vs. non-competitive leases.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Siekaniec called for a five-minute recess.

Chair Siekaniec called the meeting back to order at 8:07 p.m.

10.C. Tariff Edits for 2025
Memorandum from Port Director as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Director Hawkins. Mr. Hawkins explained that the largest change to the tariff was in regards to insurance for vessels, noting that the limits for commercial vessels have been changed to \$1 million, whereas the limit for all other vessels is \$300,000. There was brief discussion regarding moorage, the right to deny access to vessels who don't have insurance, and the work skiff exemption.

FRIEND/ZEISET MOVED TO AMEND THE EFFECTIVE BEGINNING DATE OF THE WORK SKIFF EXEMPTION TO JANUARY 1, 2026.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

SHAVELSON/ZEISET MOVED TO FORWARD TO HOMER CITY COUNCIL THE ANNUAL PORT TARIFF #1 PROPOSED CHANGES REFLECTED IN THE SEPTEMBER 18, 2024 MEMORANDUM FROM STAFF ALONG WITH THE AMENDMENT TO THE EFFECTIVE DATE OF THE WORK SKIFF EXEMPTION.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

11. INFORMATIONAL MATERIALS

11.A. September 2024 Port Operations Report
August 2024 Statistics

11.B. September City Manager's Report to Council

CM's Report for September 9, 2024
CM's Report for September 23, 2024

12. COMMENTS OF THE AUDIENCE (3 minute time limit)

13. COMMENTS OF THE CITY STAFF

Port Administrative Supervisor Woodruff thanked everyone for their time tonight, and noted that the subsequent worksession should be short and sweet.

Port Director Hawkins thanked everyone for their time tonight, noting that it was an extra-long meeting.

14. COMMENTS OF THE MAYOR

15. COMMENTS OF THE COMMISSION

Student Representative Rogers shared that the high school has introduced “Advisory,” adding that students are required to attend. She suggested to Commissioner Zeiset that this might be a good way for the Marine Trades to interact with the student body at the high school.

Commissioner Zeiset stated that it was a good meeting, and that he enjoyed the informational material regarding the Coast Guard.

Commissioner Velsko thanked everyone for a good meeting.

Commissioner Pitzman said that he wasn’t able to make either of the previous two City Council meetings, adding that he had no Council report.

Commissioner Friend thanked the Commission for a good meeting, and thanked Chair Siekaniec for leading the group through the meeting. He also thanked Harbor Staff for all of the information.

Commissioner Shavelson joked about amending City Code so that the City has to feed the Commission for any meetings lasting two hours or longer. He added that he was happy to see a vessel get out of the harbor on its way to somewhere else, noting that the vessel was a big weight hanging over everyone’s head.

Chair Siekaniec noted that it was a good, long meeting that felt necessary. He thanked the Commission for hanging in there.

16. ADJOURNMENT

There being no further business to come before the Commission Chair Siekaniec adjourned the meeting at 8:48 p.m. The next Regular Meeting is Wednesday, November 20, 2024 at 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Zach Pettit, Deputy City Clerk

Approved: _____

Homer Harbor Fuel Dock

Homerun Oil Co. Inc

Jon Erickson
Vice President
(907) 299-4110
jerickson@homerunoil.com

Vision

We have a desire to have a presence in the Harbor and feel that presence will greatly benefit the harbor, city, and the community as a whole.

Homerun Oil Company's History with Homer Harbor

- Terminal Oil Sales & Homer Fuel Dock
- HomeRun Oil
 - Fuel Delivery to Harbor via Truck
 - Deep Water Dock
- Efforts to Acquire Homer Fuel Dock

Concerns From Last Meeting:

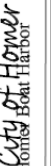
- Environmental
- Space Availability & Useability
- Stall Income vs. Earned Wharfage
- Future Plans for the Harbor

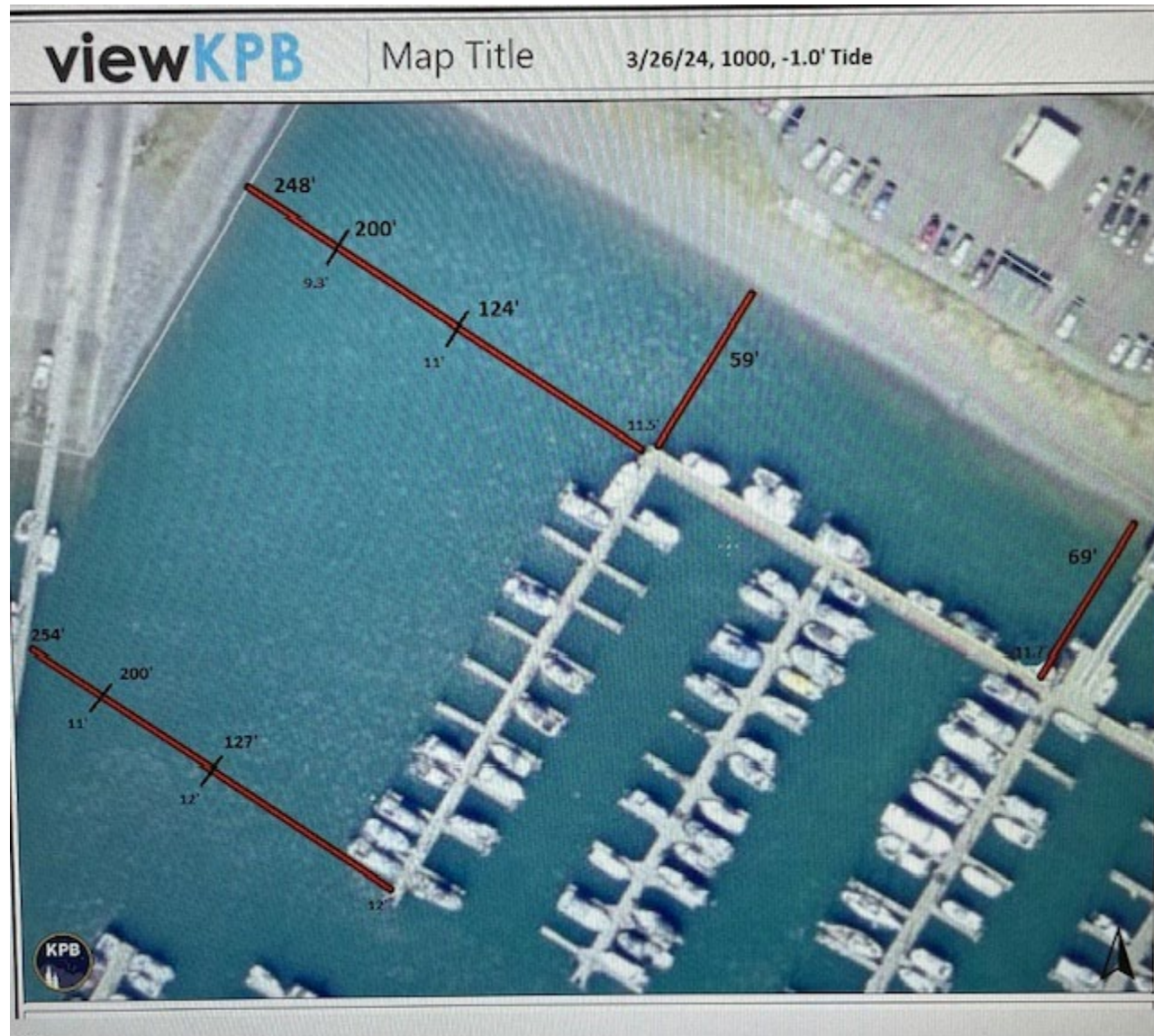
Environmental

- USCG Plan in Place
- Spill Response Equipment
- Spill Response Company Contract
- Proposed Location & Spill Containment

viewKPB

3/26/24, 1000, -1.0' Tide













Vessels > 100'

Due to the spaces limitations, It would be difficult to fill vessels over 100' at this location, especially at lower tides.

For larger vessels we would use the deep water dock.

Stall Income vs. Gained Wharfage



Approx.
\$ 25 - 30 k
in Annual Lease

Based on Port & Harbor Tariff & Lease Rates

+ \$3, 000 for every
100,000 gallons pumped

Proposal for Revenue Generation

HomeRun's success can help the harbor generate the funds needed for future goals

Harbor Expansion & Future Challenges

As of now, there is no timeline for when float replacement or expansion of CC float will occur.

Benefits to the Harbor

- Business competition
 - Lower Prices
 - Better Customer Services
- Less wait time to get fuel
- Less congestion
- Increased wharfage to the harbor
- Increased hours of operation

Thank you for your
consideration.

Jon Erickson
Vice President
(907) 299-4110
jerickson@homerunoil.com

Summary

The Port and Harbor Advisory commission has held multiple discussions this year regarding the best approach to land use for the parcel located at 3954 Homer Spit Road. The conclusion was that the current mixed-use format, while unconventional, allows for the City to maintain flexibility and scale up the area in use as a haul-out facility in a way that would not be possible if the land were divided into distinct areas designated only for separate uses.

The Commission supports the continued mixed use of the facility, with a priority for haul out activities. This would require that the City continue to manage the boat activity on the facility rather than leasing out a portion of the parcel. They recommended that the City fund all improvements to the lot because there is no private entity that has expressed interest in taking on a lease and paying for improvements themselves. Commissioners emphasized that it was important that the full parcel be made available for lease in a future leasing scenario, because any smaller portion of the parcel would not be attractive to business owners.

Review the Revenue vs. Cost of a City Run Campground on this Parcel.

In a memo dated April 10, 2024, the Port Property Associate wrote “During the 2023 season, only 59 days had more than 29 sites in use, and only a single day, July 2nd, saw the campsite fill its maximum capacity of 88 spots. During 2023 the total income generated from the overflow spots was \$36,930.00.”

Commissioners expressed that the comparison between camping opportunities and haul out opportunities was a “false equivalency” For vessels, this is the best spot to haul out on the spit. It’s not perfect but it has the widest tidal window for getting boats on and off the facility. The closer you get to the base of the spit the shallower it gets. At this site there’s access to deeper water with a (relatively) short run on the shallow approach, and a good amount of uplands available.

When it comes to camping, the subset of land evaluated is the overflow area, and the most in-demand areas would still be available. It’s one of the last choices and if it becomes unavailable campers will go somewhere else in Homer to camp. If boats can’t haul out in this spot then they’ll go to Seattle instead. This was emphasized as one of the essential points in this discussion. Millions of dollars of activity take place in the haul out facility in the winter, and that money stays in the community and ultimately increases sales tax revenue to the City.

Commissioners also challenged the idea that these improvements would make the site completely unavailable for camping. Depending on the management arrangements, the City could still run camping in this area when not in use as a boatyard. Only certain improvements, like fencing, would make this area unavailable or undesirable for camping.

We considered how boat work impacts the experience for campers on the adjacent parcel. Limitations on hours of operations, installing a fence, and noise restrictions were all discussed—but also it’s part of an authentic experience! Commissioner Pitzman noted that limitations on what times a vessel can haul out are harder because tides happen when they happen, and you have to work them to get your boat in the water for the season, even if the tides are at 3 AM.

One commissioner inquired whether the Chip Pad would be a suitable area for boat work that could substitute for the existing facility. The move from the haul out facility to the Chip Pad on airbags is possible but the crew hours and equipment required make it cost prohibitive. Even a move to the back of the existing lot costs \$7,000 more than it does for a boat to land at the lip of the haul out facility. A Travelift is an alternative method for boat moves that has a high up front cost, and the chip pad does not have the necessary space to help a Travelift facility pay off. Finally, the chip pad needs to be available as a laydown yard for freight operations

Work with staff to determine the cost of the initial improvements and what parts the City should fund

The cost of initial improvements to electrify the facility were estimated at \$546,604 in plans developed in 2020, not including mobilization and demobilization costs. We estimate the costs for the electrical improvements at less than \$1 million. More details are available in the City’s Capital Improvement Plan.

The requested improvements will make meaningful differences for vessels operating on the haulout facility. They will reduce the cost of projects and make them logistically simpler. Energizing the facility is also an environmentally responsible move that will reduce the carbon footprint of the operations. It’s not clear that the requested improvements would result in increased demand on their own, rather, it’s more about making the existing users more comfortable.

Commissioners had varying recommendations for what might be funded by the City or by a tenant. Most hoped that the City would cover the cost to energize the facility, and that a tenant might make further improvements such as fencing, adding lighting and cameras to increase safety on the job site, a winch to assist with hauling out larger vessels, a structure for painting, and a washdown pad with filtering for runoff. It was proposed that the City could offset part of the cost of improvements by lowering the lease amount. Port Director Hawkins specifically called out the mooring dolphins that were included in the original design as a feature that we would not recommend building in response to feedback from vessel owners.

The Commission also discussed the Small Shipyard Grant, which could be provide up to \$1 Million to fund improvements to the haul out. The applicant must be the operator of the shipyard. The City could consider lease terms that take this grant into account such as a trigger to extend the duration of lease if the grant were awarded.

Commissioner Siekaniec noted that the fact that a shipyard like this is not already in existence in Homer shouldn't be taken as proof that a haulout isn't economically viable. However, he noted, if the City offers a lease to a private entity to invest in infrastructure and they don't do it because it's not worth it as a business then there may be a role for government support to promote economic development. Partners like the Kenai Peninsula Development District (KPEDD) and the Federal Government could help advance this project and help stretch limited capital funds. At least one commissioner suggested that the City take on the cost of improvements and complete it in a shorter time frame.

Other Considerations

Commissioners also discussed what demand for boat work might look like in the Summer. Most boats are busy in the summer, so there would be fewer projects in progress. A tenant looking to maximize revenue might diversify into another activity during the summer months such as small boat storage, a boat wash, or other activity.

A second area of concern was delinquent boats. This risk could be managed by the requirements of the City's lease and any agreements made with vessel owners. The shipyard manager could require a bond or institute time limits. Many shipyard applications require that the applicant include a timeline and a return to water plan. Some facilities have escalating rates that get higher the longer your boat stays.

Commissioners emphasized that there's time to get this right—the airbag solution is temporary but it's working, and these improvements are worth doing well.

From: [Amy Woodruff](#)
To: [Zach Pettit](#)
Subject: FW: Please include this letter in the laydown packet
Date: Wednesday, November 20, 2024 1:34:15 PM

From: Michael Yourkowski <michael.yourkowski@gmail.com>
Sent: Wednesday, November 20, 2024 12:16 PM
To: Amy Woodruff <AWoodruff@ci.homer.ak.us>
Subject: Please include this letter in the laydown packet

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

To the Port and Harbor Commissioners,

I will be attending today's meeting via Zoom, as I was only informed yesterday that this item would be on your agenda. I will be happy to answer any questions you may have. As you know, the City has been receiving fair market value for this property over the past 29 years, with appraisals conducted every five years and annual adjustments based on the Anchorage CPI. Lease payments are up to date, and City staff has determined that I have met all requirements for the lease renewal.

You are tasked with determining whether renewing this lease is in the best interest of both the Port and Harbor, and the City as a whole. Having been in your position before, I understand the many variables involved. My position is clear: renewing this lease is in the best interest of the community.

This lease has been a stable revenue generator for 29 years, contributing to property tax, sales tax, job creation, and successful businesses in the area. I have invested significant time and money to develop the property, and I plan to continue investing if the City approves my application for overslope development. I believe I should be able to continue benefiting from this investment.

I also understand there is a letter in your packet from one of my subleases, raising concerns about certain aspects of my management. This subtenant has been leasing from me for 11 years, and if they were truly dissatisfied, it seems unlikely they would have remained for so long and expanded their business. Any issues they've had were resolved. The fact that she has so few complaints, in my experience, is remarkable for the years involved. It's interesting that she is complaining about one rent increase in eleven years. We should all be so lucky. If you have any questions regarding this letter please ask as I have many details to share. I believe their letter is influenced by the fact that, as stated in the letter, they are interested in taking over the lease.

Would it be better for the City if they held the lease? After working with them for many years, I have serious reservations as they have made it clear that they do not support the other existing businesses. Furthermore, a bidding process to determine who holds the lease may only drive up costs and increase overhead for the existing businesses, ultimately jeopardizing

their viability.

Once again, this lease has been a stable and valuable source of revenue for the community over the last 29 years, and it has supported property tax, sales tax, jobs, and local businesses. I respectfully ask that you vote in favor of recommending to the City Council that this lease be renewed.

Thank you for your time and consideration.

July 11, 2024

Larry Baines
P O Box
Homer, AK 99603
907-235-1480

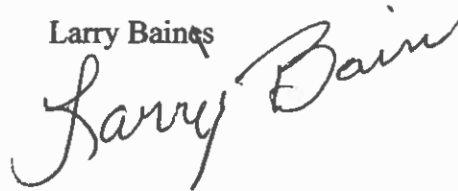
City of Homer
541 East Pioneer
Homer, AK 99603

To City Council,

I would like to support the City continuing the current lease of Lot 88-2 to Mike Yourkowski. I have rented from him for almost twenty years, served as caretaker in the winter months and appreciate his management of the lot. I have observed his efforts to improve the area and create jobs and opportunity for local residents. Over twenty years I have seen the area grow from 4 businesses to 9 sites with a nice boardwalk and central lawn. My rent is fair and reasonable and has remained stable for the entire time I have been on the lot.

Sincerely,

Larry Baines

A handwritten signature in cursive script that reads "Larry Baines". The signature is written in dark ink and is positioned below the printed name "Larry Baines".

I've been renting from Mike Yourkowski since 1998. Since then, Mike has provided me with an affordable place to have a business in an area that hasn't always been as busy as it is today. The rent he charges is very fair and he is timely and proficient at providing me with the amenities I need to do business out on the spit. This includes responding quickly to any issue, such as repairs to the boardwalks he provides that make it safe to walk between the buildings and general maintenance and cleaning of the property. Mike has made it possible for my shop, "Carolines handmade Gifts" to be successful for 27 years.

Sincerely Caroline Lindner

Letter to city council

Walter Bovich <bovich55@gmail.com>

Thu, Aug 15 at 6:39 PM

To: Michael Yourkowski <michael.yourkowski@gmail.com>

City of Homer
491 E. Pioneer Ave.
Homer AK 99603

907 756-8397

Best Relax Spa
Homer AK 99603

It has been my pleasure to work and collaborate with Mike Yourkowski for 2 years building and operating my massage therapy spa business on Lot 2-88 on the Homer Spit.

This is my first business venture, and I am pleased to have a reasonably priced venue for my business. This is my second year of operating the business and I realize that it will take several years to establish and develop my business.

I truly hope that I can continue to rent from Mike as he is a good landlord, easy to work with, accommodating and provides the oversight and assistance I have needed these past 2 years. I am looking forward to working with and renting from Mike, next year and many years to come.

Sincerely Char Bovich
Owner Best Relax Spa