

PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Wednesday, December 12, 2018



Partnered Harbor Officers and HVFD
Medical Response Training Re-Certification



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

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER, 5:00 P.M.**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** *(3 Minute Time Limit)*
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes for October 24, 2018 **Page 5**
- 6. VISITORS/PRESENTATIONS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port & Harbor Director's Report for November/December 2018 **Page 13**
 - i. Memorandum Re: AML Conference & Pacific Marine Expo **Page 17**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Port & Harbor Strategic Plan Update **Page 19**
 - i. DRAFT 2019 Port & Harbor Strategic Plan **Page 21**
- 10. NEW BUSINESS**
 - A. PHC Bylaw Amendments **Page 23**
 - i. DRAFT 2019 Bylaws **Page 27**
 - B. Sport Shed Lease Re-Assignment to AKSnowGrl Rentals, LLC **Page 33**
 - i. AKSnowGrl Rentals Lease Application for The Sport Shed **Page 59**
 - ii. Proposed Lease for AKSnowGrl Rentals, LLC **Page 59**
 - C. Port & Harbor Budget Review **Page 101**
 - i. 2019 Operating Budget **Page 101**
 - ii. 2019 Capital Projects – Harbor Budget Requests **Page 121**
- 11. INFORMATIONAL MATERIALS**
 - A. Port & Harbor Monthly Statistical Report for October & November 2018 **Page 135**
 - B. Water/Sewer Bills Report for October & November 2018 **Page 137**
 - C. Crane and Ice Report **Page 139**
 - D. Deep Water Dock Report **Page 141**
 - E. Pioneer Dock Report **Page 145**
 - F. Dock Water Report **Page 147**
 - G. Commissioner Attendance at 2019 City Council Meetings **Page 149**
- 12. COMMENTS OF THE AUDIENCE** *(3 Minute Time Limit)*
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER** *(if present)*
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMISSION**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 23, 2019 at 5:00 p.m.** in the City Hall Cowles Council Chambers located at City Hall, 491 E. Pioneer Avenue, Homer, Alaska.

Session 18-11, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:00 p.m. on October 24, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, ZEISET, ULMER, STOCKBURGER, AND ZIMMERMAN

ABSENT: COMMISSIONERS HARTLEY AND DONICH (excused)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK TUSSEY

APPROVAL OF THE AGENDA

Chair Zimmerman requested a motion to approve the agenda.

STOCKBURGER/ZIMMERMAN MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes for September 26, 2018

Chair Zimmerman requested a motion to approve the September 26, 2018 regular meeting minutes.

ULMER/STOCKBURGER MOVED TO APPROVE THE SEPTEMBER 26, 2018 REGULAR MEETING MINUTES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Special Meeting Minutes for October 15, 2018

Chair Zimmerman requested a motion to approve the October 15, 2018 special meeting minutes.

CARROLL/ZEISET MOVED TO APPROVE THE OCTOBER 15, 2018 SPECIAL MEETING MINUTES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

A. Mayor Castner – Commission Goals for the Upcoming Year

Chair Zimmerman welcomed Mayor Ken Castner.

Mayor Castner addressed the commission to share his policies as mayor, and what that means to the City and commission. He gave an overview of how he will be involved in policy-making at the Council level and financial decision-making.

The question was posed: How do we empower more people to be involved in the decision-making process? He invited the commissioners to pose items they want to see happen/get done in the next year. One problem he noted is that commissioners have to find a councilmember to champion items they want to see move forward, but he runs the agenda; tell him what's important to the commission and he will make sure it stays on the agenda.

He then shared his standpoint on proclamations and recognitions and encouraged the commission to be a part of the recognition process. He suggested that if the commission wants to participate in recognizing a Port and Harbor Advisory Commissioner with a Volunteer of the Year award, that he would write an endorsement for it, invite the Council, and present the award at the commission meeting in front of the commissioner's peers. He intends to do this with every commission/board and the Homer Volunteer Fire Department. He thanked the commission for their work and voiced his appreciation for what they do for the City.

There were no questions.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port & Harbor Director's Report for October 2018
- i. Memorandum Re: AAHPA 2018 Conference
 - ii. AAHPA 2018 Conference Agenda
 - iii. AAHPA Homer Harbor Employee of the Year Award

Port Director/Harbormaster Hawkins provided his report, touching on the following topics:

- Meeting with Cycle Logical regarding potential solar-powered, self-locking rental station for bicycles on the Spit;
- Port and Harbor worked with the City Manager to create a separate "lease" agreement for vending machines, such as the ice machine or the bicycle rental;
- Dredging update: fall dredging complete, some of the materials used for storm repairs;
- Use/consistency of dredging materials in various projects;
- New 5-year lease with Alaska Scrap and Recycling approved by City Council;

- ADOT&PF Transportation Fair: the Large Vessel Port Expansion project constitutes as a transportation project, so the Port and Harbor attended to present/discuss it with the public;
- Additional meetings with the Corps of Engineers regarding the Large Vessel Port Expansion project and providing them all the harbor's data to work on the subject;
- Positive feedback from the visiting executives from the Corps of Engineers Headquarters: they're genuinely impressed with all the marine activity going on in Homer;
- Harbor activities throughout the fall;
- Ramp 2 bathroom project update, to be done before the end of the year;
- Large vessel haul-out activity so far: six vessels this year to-date with a few more scheduled;
- Theft in the harbor and if the cameras have been helping at all.

Deputy City Clerk Tussey provided a brief report on behalf of Jenny Carroll, Special Projects and Communications Coordinator. Ms. Carroll wanted to acknowledge to the commission that Glen Carroll came to the last Economic Development Advisory Commission meeting in hopes of discussing the Large Vessel Sling Lift project. Because the topic was not on the agenda the discussion did not happen, but she wanted to reach out to the Port and Harbor Advisory Commission to encourage joint work between the two commissions. She asked that they contact her if the commission would like to schedule agenda time at any EDC meeting or even plan a joint worksession to discuss harbor projects.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Meeting Schedule for 2019
 - i. Draft Resolution 18-XXX 2019 Meeting Schedule

Chair Zimmerman introduced the agenda item. He explained to the commission that the 2019 meeting schedule would need to be approved first since it is set in their bylaws/code, and then they can cancel the November meeting. There was discussion on various conferences and expos that occur in November and how those events always interfere with that month's meeting.

STOCKBURGER/ZEISET MOVED TO APPROVE THE 2019 MEETING SCHEDULE.

There was additional discussion on cancelling the next meeting in November as well as in November 2019. Deputy Clerk Tussey clarified that next month's meeting had already been cancelled, that they can cancel next year's November meeting at any time after the approval of the meeting schedule, and that they can formally amend their bylaws soon when the City Clerk's Office makes updates to all the commissions/boards' bylaws.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Zimmerman asked the commission if they would like to cancel the November 2019 meeting now or wait until it is closer to the meeting time.

STOCKBURGER/ULMER MOVED TO CANCEL THE PORT AND HARBOR ADVISORY COMMISSION'S NOVEMBER 20, 2019 REGULAR MEETING.

There was brief discussion on the possibility of rescheduling it to an earlier date. There was a mutual consensus that it is still too close to the Seattle's Pacific Marine Expo and conflict with planning purposes.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Port & Harbor Strategic Plan Update
 - i. 2014 Port & Harbor Strategic Plan

Chair Zimmerman deferred to Port Director/Harbormaster Hawkins. Mr. Hawkins noted that it had been awhile since the last update and believed it was time for the commission to review the plan and make revisions. He and the commission reviewed and discussed the Strategic Plan line-by-line:

Overall Goals:

1. Provide timely, relevant comment to the City Council on Port and Harbor issues – Keep on list.
2. Have a better understanding of the budget process – Keep on list; still needs work.
3. Establish committees when needed to work on specific tasks – Keep on list.

Short Term Goals – less than 6 months (not prioritized):

1. Create additional Harbor recycling station and improve current station – Revise to state “Maintain Harbor Recycling Stations” for the harbor’s oil/antifreeze/battery recycling areas.
2. Address completion of improvements to the parking between the Seafarers Memorial and the Boardwalk; have permitting in place for fall dredging – Keep on list; project is moving forward.
3. Gain a better understanding of the budget process, and provide comments to the Administration (Harbormaster, City Manager) in a timely manner for possible inclusion in the 2014 budget – Revise to be an ongoing goal; more communication on the budget process and to discuss it at more meetings.
4. Develop a strategy to work with the City Council – Keep on list; staff will write memo to include at the next City Council meeting regarding appointing a councilmember to the Port and Harbor Advisory Commission; regular attendance to the council meetings by commissioners.
5. Improvements to Barge Ramp: Facilities need to be repaired and replaced due to increased usage – Remove from list; improvements are moving forward.
6. Lobby for restroom access on Fish Dock Road – Remove from list; a cold topic since the port now allows access to the Ice Plant restroom for users who need it using the card access system.
7. Improvements to Barge Terminal Facility – Remove from list; moot project with the progress of other similar projects.
8. Container Freight System: Support Staff in research and market analysis regarding interest, cost effectiveness and benefits to the Kenai Peninsula – Remove from list; was completed by the Deep Water Dock expansion study.

Midterm Goals – 1 to 3 years:

1. Continue to refine City Leasing Policies – Remove from list; revised lease policies were approved by Council last year.
2. Continue to understand the budget, include setting fees, and dedication of sales tax – Keep on list.
3. Lobby Council for funds to create a port marketing plan – Revise “create” to “maintain”, or move to overall goals; the port has the marketing funds and works closely with Homer Marine Trades Association to attend expos, conferences, and completing projects such as the harbor commercial.
4. Prepare to seek Deep Water Dock Improvements funding with State and Federal entities – Keep on list; Deep Water Dock expansion study concluded to put additional improvements on hold until need justifies expansion, current maintenance is maintaining dock at an acceptable condition.
5. Build New Harbormasters Office – Remove from list; completed.
6. Large Vessel Haul-Out and Repair Facility – Keep on list; add “Continue to develop”

NEW MIDTERM GOALS TO ADD

- Create an Overslope Development Plan
- Developing a Parking Lot Improvement Plan

Long Term Goals – 5 or more years:

1. Long range harbor planning, east harbor expansion – Separate into two goals: 1) Planning for existing Small Boat Harbor, and 2) Planning for new Large Vessel Port Expansion.

Chair Zimmerman suggested to the commissioners that they think of other goals that can be added to the lists. There was discussion on the Action Plan section, who does which tasks, and an overall consensus that the Strategic Plan should be an annual agenda item every October. Deputy City Clerk Tussey suggested that the next time the commission updates their bylaws that they could officially designate certain months as “Budget Month” or “Goal Month”. Commissioner Ulmer opined that April and October could be months the commission reviews their goals.

The commission and Ms. Tussey discussed the Port and Harbor Advisory Commission’s bylaws, noting various amendments that could be made, the process of updating bylaws, and having the topic at the next meeting in December to initiate amendments.

Chair Zimmerman clarified with Ms. Tussey that no motion on the Strategic Plan is needed at this time, and a revised draft can be included as a Pending Business item at the December meeting.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for September 2018
- B. Water/Sewer Bills Report for September 2018
- C. Crane and Ice Report
- D. Deep Water Dock Report
- E. Pioneer Dock Report
- F. Dock Water Report
- G. Commissioner Attendance at City Council Meetings 2018

Commissioner Ulmer noted a decrease in incidents from last year.

Commissioner Stockburger posed a question about spiked water usage in 2016. Mr. Hawkins explained that it was likely due to a major water leak and about harbor staff's ongoing work to locate leaks as they come up and replace corroded water pipes. Mr. Stockburger also noted the increasing length of the stall wait list. Mr. Hawkins added that stall retention is going up because the wait is getting longer; harbor customers are less likely to let go of their stalls if they know they'll have to wait longer to get one again. This point brought the commission back to discussing harbor expansion to try and accommodate more vessels.

There was brief review of the City Council meeting list and which commissioners were attending the remaining meetings of 2018.

COMMENTS OF THE AUDIENCE

Chair Zimmerman clarified to the audience that Mayor Caster had already presented earlier in the meeting.

COMMENTS OF CITY STAFF

Port Director/Harbormaster Hawkins thanked the commission for their service and support.

Deputy City Clerk Tussey had no comments.

COMMENTS OF THE CHAIR

Chair Zimmerman thanked staff for helping him through the meeting.

COMMENTS OF THE COMMISSION

Commissioner Ulmer noted a good job to Chair Zimmerman.

Commissioner Carroll commented on midterm goals in relation to large vessel haul-outs, that if the project is relegated to the CIP that it becomes a dead issue. Mr. Hawkins explained that a project has to be recognized as a capital improvement project before any funds can be approved; it is part of the City's process towards completing a project. If a private investor came in to build a facility then it would be treated differently.

Commissioner Zeiset provided an update on a Focus on Learning class he conducted at the Homer High School, part of the Homer Marine Trades community outreach. He brought the class to the harbor and offered them an overview on harbor-related items such as the stall wait list and harbor expansion. He said the students were excited and surprised to learn that there's stuff happening locally.

Commissioner Stockburger commented on looking back at their completed goals and commended Mr. Hawkins for all the work he's done to improve the harbor. It was pointed out that it's an odd task to market/advertise the harbor when the harbor is full, but the marketing benefits the marine trades especially during the slower seasons. There is a dawning realization among vessel owners that Homer is a destination for getting boat work done. Mr. Stockburger also shared that he has free tickets to the Seattle's Pacific Marine Expo for anyone that's interested.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:33 p.m. The next regular meeting is scheduled for Wednesday, December 12, 2018 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, DEPUTY CITY CLERK

Approved:_____



NOVEMBER and DECEMBER 2018 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Daniel Allard, Eva Sala, Eric Johnson, Jan Deick and other staff of ACOE(teleconference) - Large Vessel Port Expansion Project
- John Daley, R&M Consultants Inc. (teleconference) - Harbor anodes
- Juneau Harbor staff (teleconference) - Homer's software RFP
- Debbie Speakman, Homer Chamber of Commerce – Seattle Boat Expo schedule
- Cook Inlet Harbor Safety Committee (teleconference)- Winter meeting
- Homer Marine Trades Association- monthly meeting, final Seattle Expo plans, and Sea Fair Updates
- Julie Anderson, ACOE, and Matt Palmer, Regional manager ACOE- harbor tour, commercial aspects
- Homer City Manager, Mark Hamilton and Karli Brakes of Pebble Mine- Plans and progress report
- Alaska Municipal League Conference – annual conference representing AAHPA
- Admiral Bell (teleconference)- to discuss Homer's port expansion plans
- Public at Pacific marine Expo- Port & Harbor, and homer marine trades presentations and information
- Nathalie Tisseaux, NOAA- Home Port Plans and Turn Around Port facilities
- Mike Ziesel- Tidal recording equipment
- Borough Office of Emergency Management(OEM) and Homer City Staff, comprehensive review of the response to the recent earthquake and tsunami warning
- Brad Faulkner, Alaska Custom Seafoods & City manager- discussion of lease

2. Operations

The month of November and December have brought about the transition to winter operations. Float systems and parking lots have been cleared of debris and seasonal parking delineation in anticipation of snow removal. Operations staff have worked closely with crews to consolidate rafts of vessels in the float systems supporting large commercial vessel transient moorage. There are approximately 50 vessels participating in the winter metered power program. Christmas lights have been installed on the Circle Hook.

The following vessels conducted landings at the P/D and D/W/D: Tustumena, Bob Franco, Anna T, Champion, Perseverance, Pacific Wolf & DBL55, Polar Cloud & Kayes Point, and John Calvin.

Operations staff towed 15 vessels during the month.

For December:

Landings at the Pioneer Dock and Deep Water Dock included the following vessels: Polar Cloud & Kay's Point, Pacific Wolf & DBL55, Perseverance, Bob Franco and Tustumena. Landings at the Barge Ramp and Marine Repair Facility included the Helenka B, John Calvin, Ramblin' Rose, and Kustatan.

The following notable events occurred:

- On 12/3, a harbor officer noted a forced air heater in the ramp 4 public restrooms utility chase was not functioning.

- On 12/2, operations staff began the 40-hour ETT training and re-certification course that is conducted once every two years.
- On 11/30, operations staff evacuated from the port & harbor due to the issued tsunami warning (and tsunami warning sirens) generated due to the magnitude 7.0 earthquake centered near Anchorage. Operations staff participated in the city's emergency response and ICS plan at the fire department. A thorough facility's damage assessment was conducted once the all clear was announced. There was no damage found.
- On 11/29, operations staff used the patrol skiff to assist a 100' crabber/tender into a narrow berth.
- On 11/22-11/25, harbor officers advised several small vessel owners of water accumulation due heavy rainfall over the holidays.
- On 11/19, two recreational vessels were impounded due to delinquent account status.
- On 11/17, the harbor tug was hauled out and blocked up at the port maintenance shop for the purpose of a installing fir fighting monitor adding a new distribution panel.
- On 11/15, the deputy harbormaster and port director participated in a meeting with USCG District 17 Admiral Bell.
- On 11/14, a 70 year old male reported being attacked by a dog in the vicinity of ramp 8. HPD was notified.
- On 11/14, operations staff coordinated with USCG Sector Anchorage involving the report of an overdue vessel voyaging between Seward and Homer
- On 11/9, a 100' commercial vessel was impounded due to lack of insurance, delinquent account, and general nuisance status.
- On 11/8, the deputy harbormaster presented on career opportunities within the port & harbor industry to the Focus on Learning students at the Homer High School.
- On 11/7, operations staff towed/relocated a 90' tender to consolidate moorage space in order to accommodate the arrival of a 150' landing craft.
- On 11/6, a harbor officer responded to an EMS call involving a diabetic crew member aboard a commercial landing craft.
- On 10/28, harbor officers reported suspicious activity and possibility of theft aboard a 75' tender to HPD. An investigation ensued resulting in criminal charges.
- On 10/27, harbor officers responded to an EMS call involving a diabetic crew member aboard a commercial landing craft.
- On 10/25, the ECO barge was removed from service.
- On 10/24, harbor officers performed routine preventative maintenance to the harbor tug's propulsion system.
- On 10/23, a comprehensive inventory of the port & harbor parking lots was conducted identifying vehicles/ trailers, and boats parked in excess of the 7 day limit.
- On 10/22, the no wake buoy was removed for the winter from the outside of the harbor breakwater and channel entrance.
- On 10/21, harbor officers responded to a high water bilge alarm sounding aboard a 50' seiner. The vessel's dewatering pumps were implanted and the owner was notified.
- On 10/20, harbor officers coordinate and assisted with boat moves inside the small boat harbor involving a 175' landing craft and a 180' supply vessel.

3. Ice Plant

We ended our ice sales/bait storage season on November 15th and then got started on our winter maintenance program. Between mid-October and the end of December we also:

- Collaborated with maintenance for installing another camera mount. Thanks Pike!
- Drained uninsulated waterlines on the Fish Dock and Wooden Grid.
- Completed annual routine maintenance on outdoor augers. We discovered one auger and one pulley will need to be replaced before spring.
- Prepared for snow removal & winterized Ice Plant.
- Assisted ATS technician service to our card reader system.

- Changed 3 sight-glasses on High Pressure Receiver.
- Evacuated ammonia from Low Pressure side and captured the liquid in our High Pressure Receiver.
- Drained oil from the Low Pressure Receiver, Intercooler, and all the compressors.
- Emptied ice bin, raised and blocked rakes.
- Cleaned Bait Room.
- Removed insulation from numerous pipes on the top of the Low Pressure Receiver for inspection and corrosion control.
- Finished Study/Review of Industrial Refrigeration Course 1.
- Networked with refrigeration engineering firms regarding possible future Ice Plant system and energy upgrades.

4. Port Maintenance

From mid-October to mid-December Port Maintenance was busy with routine maintenance tasks and the following:

1. Final winterization of Harbor and tidal grid potable water systems
2. Winterization of restrooms
3. Assisted USCGC Hickory with the annual haunted ship
4. Gathering materials and planning for Tug haul-out
5. Assisted contractor with harbor piling anode project
6. Hauled out the Harbor Tug and started fire pump improvements
7. Assisted/assisting Public Works with utility locates
8. Assisted Public Works with fish grinder pump issues
9. Sanded facilities as needed



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road

Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSIONERS
FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER
DATE: NOVEMBER 30, 2018
SUBJECT: AML CONFERENCE AND PACIFIC MARINE EXPO

Alaska Municipal League:

I represented the Alaska Association of Harbormasters and Port Administrators at the AML conference in Anchorage. The Association was seeking a supporting Resolution for the States Municipal Harbor Grant Program.

Seattle Marine Expo:

Homer Port and Harbor teams up every year with the Homer Marine Trades Association to staff a booth at the Marine Expo in Seattle. The show went very well and our booth was busy the whole time with customer inquiries and reunions. Funny how we have to leave the state to run into each other.

Homer continues to be original in that we are the only community that brings it all together for the vessel owners. Port and Harbor and Marine Trades combine to become one stop shopping and it's pretty great to see the action. Often times there are so many folks connecting and doing business that we spill out into the alley between the booths. One of the things that came from this busy 2018 show was that for 2019 we decided to rent more booth space so that Nomar can expand their store front to show and sell products. The businesses that participated by having employees work the booth this year were NOMAR, North Star insurance, Alaska Boats and Permits, Salty Cushions, Northern Enterprises, and Desperate Marine. We gave out a lot of Homer Chamber brochures, business cards, and information about getting your boat work done in Homer. All and all a very good trip!

After the Expo I was able to take a few days off so that Jennifer and I could stay in the area, spending Thanksgiving with our sons and their families before returning to Homer on the 25th.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: DECEMBER 6, 2018
SUBJECT: PORT & HARBOR STRATEGIC PLAN UPDATE

At the last regular meeting on October 24, 2018, the commission reviewed the most recent Port and Harbor Strategic Plan and made recommendations for revisions.

The revised draft is ready for a second review; the commission can recommend further changes or approve it as is.

Recommendation

Review and discuss the DRAFT 2019 Port and Harbor Strategic Plan; action on amendments and/or approval must be done by motion.

PORT AND HARBOR ADVISORY COMMISSION 2019 STRATEGIC PLAN

Mission Statement:

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

Overall Goals:

1. Provide timely, relevant comment to the City Council on Port and Harbor issues.
2. Harbor Budget: Gain a better understanding of the process, have more communication on budget/projects between City and Harbor Staff, and review it at least annually at meetings.
3. Establish committees when needed to work on specific tasks.
4. Maintain the Port and Harbor Marketing Plan, continue lobbying efforts to City Council to maintain marketing funds and working closely with the Homer Marine Trades Association.

Short Term Goals – Less Than 6 Months or by End of 2019 (not prioritized)

1. Maintain the Port and Harbor's two Recycling Stations.
2. Address completion of improvements to the parking between the Seafarers Memorial and the Boardwalk; have permitting in place for fall dredging.
3. Develop a better working strategy with the City Council.

Midterm Goals – 1 to 3 Years (2019 – 2022)

1. Continue to understand the budget, include setting fees, and dedication of sales tax.
2. Prepare to seek funding for Deep Water Dock Improvements with State and Federal entities.
3. Continue to develop the Large Vessel Haul-Out and Repair Facility.
4. Create an Overslope Development Plan.
5. Develop a Homer Spit Parking Lot Improvement Plan.

Long Term Goals – 5 Years or More (2024+)

1. Formulate a long term plan for the existing Small Boat Harbor.
2. Formulate a plan for the new Large Vessel Port Expansion project.

DUTIES OF COMMISSION/STAFF

Staff

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

Commission

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Ask questions about the budget process; request information from the Harbormaster.
- Invite City Council members to visit the Port and Harbor to view progress on various projects; have ribbon cutting ceremonies on projects.

Clerks

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



Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION

FROM: RACHEL TUSSEY, DEPUTY CITY CLERK

DATE: DECEMBER 6, 2018

SUBJECT: BYLAW AMENDMENTS

The City Clerk's Office is in the process of standardizing the layout/general contents of bylaws for each City advisory commission/board. All the commissions and board shall review the amendments for approval and make any additional changes. Second review of the proposed amendments will occur at the board's next regular meeting before being submitted to City Council for final approval.

The main proposed amendments from the City Clerk's Office include:

- Creating a standardized layout of information and removing excess verbiage related to conducting a meeting that does not necessarily need to be detailed in bylaws since they are outlined elsewhere (such as in City Code or the City's Basic Guide to Robert's Rules).
- Stating the City code the commission operates from.
- Stating the purpose of the commission per the duties and responsibilities listed in City Code.
- Including verbiage on consecutive unexcused absences and the conduct for addressing them.
- Including verbiage on allowing possible Mayoral appointments for a City Councilmember and Student Representative as consulting, non-voting members. **NOTE:** *still subject to a councilmember agreeing to serve and the Mayor appointing one.*
- Clarifying the verbiage on which rules of law the board abides by.
- Including verbiage on the creation and purposes of committees.
- Clarifying that the quorum of members must be physically present.

I encourage all commissioners to review the draft bylaws and consider any changes you may like to see. Please keep in mind that the purpose of the bylaws is to outline the commission's internal operations that govern the proper and orderly discharge of its responsibilities. Some areas that are common to change include:

- Which months to hold regular meetings
- Meeting start times
- Persons appointed as non-voting, consulting members of the board (such as a Homer Marine Trades member)
- Any term specifications for student representatives
- Designating certain months to review a specific topic, such as budget, goals, policies, etc. under Article IV, Section 4.

PLEASE NOTE: Article V, Section 7 is an older bylaw amendment from 2001 per Resolution 01-23(A) that states the Mayor may appoint a temporary alternative commission to take the place of a commissioner that's absent or has declared a conflict of interest. Clerk staff sees this section potentially causing issues since a substitute commissioner may not be privy to the commission's work (since they don't attend regularly) and may not benefit the commission. Additionally, if a seat becomes vacant before appointments are made in February, the seat can still be filled by Mayoral appointment beforehand; it's not like the seat remains vacant until the next re-appointment cycle.

Staff recommends that the commission consider if Resolution 01-23(A) is still relevant to them, and if not, then make a motion to delete it from the bylaws.

More significant changes, such as changing the appointment renewal month or designating a councilmember to the board, may require amendments to City Code and/or City Attorney review.

RECOMMENDATION

Review the draft bylaws; make any recommended amendments by way of motion. Make a motion to hold a final reading on the Proposed Port and Harbor Advisory Commission Bylaw Amendments at the next regular meeting.

L. General Order of Business:

Call to Order
Approval of the Agenda
Approval of the Minutes
Public Comments on Items on the Agenda
Pending Business
New Business
Visitors
Informational Items
Staff Report
Comments of the Audience
Comments of the Commission
Adjournment

M. By-laws Amended:

The by-laws may be amended at any meeting of the Commission by a majority plus one of the members, provided that notice of said proposed amendment is given to each member in writing. The proposed amendment shall be introduced at one meeting and action shall be taken at the next Commission meeting.

N. Alternative Voting Members:

From time to time the Mayor, upon confirmation of the City Council, may appoint an alternate Port & Harbor Commissioner, who may take the place of a Commissioner who is absent or who has declared a conflict of interest. The alternate will have full discussion and voting privilege, while filling in for a Commissioner, and will be appointed for a specific term. The alternate may be changed by request of the alternate or the Commissioner or at the will of the Mayor.

~~O. Teleconference meetings.~~

~~1. The preferred procedure for Commission meetings is that all members be physically present at the designated time and location within the City for the meeting. However, physical presence may be waived by the Chair or Commission and a member may participate in a meeting by teleconference when it is not essential to the effective participation or the conduct of business at the meeting. A Commission member participating by teleconference shall be deemed to be present at the meeting for all purposes. In the event the Chair~~

**CITY OF HOMER PORT & HARBOR ADVISORY COMMISSION
BYLAWS**

ARTICLE I - NAME AND AUTHORIZATION

This organization shall be called the Port and Harbor Advisory Commission, established via Ordinance 73-1, **existing by virtue of the provisions of Chapter 2.64 of the Homer Municipal Code, and exercising the powers and authority and assuming the responsibilities delegated under said Code.** The following bylaws were adopted on February 3, 2012 and shall be in effect and govern the procedures of the Library Advisory Board.

ARTICLE II – PURPOSE

Section 1. Act in an advisory capacity to the City Manager and the City Council on the problems and development of the City port and harbor facilities. Consideration may include the physical facilities, possible future development and recommendations on land use within the port and harbor areas.

Section 2. Direct recommendations regarding the operation and maintenance of the facilities to the City Manager via memorandum from the Port and Harbor Advisory Commission.

Section 3. Consider any specific proposal, problem or project as directed by the City Council and any report or recommendations thereon shall be made directly to the Council, unless otherwise directed by the Council.

ARTICLE III - OFFICERS AND COMMISSIONERS

Section 1. The Commission shall consist of seven members comprised of at least five (5) members that reside inside city limits. Members shall be nominated by the Mayor and confirmed by City Council to serve for three-year terms to expire on February 1st of designated years.

Section 2. A Chairperson, Vice-Chairperson shall be elected from among the appointed board members at the regular February meeting of the Commission.

Section 3. Officers shall serve a term of one year from the February meeting at which they are elected, and until their successors are duly elected. Officers may be re-elected in subsequent years.

Section 4. The Chairperson shall preside at all meetings of the Commission, authorize calls for any special meetings, execute all documents authorized by the Commission, serve as ex officio/voting member of all committees, and generally perform all duties associated with that office.

Section 5. In the event of the absence, or disability of the Chairperson, the Vice-Chairperson shall assume and perform the duties of the Chair. If both the Chairperson and Vice-Chairperson are absent, and a quorum of four members are present, the senior member shall assume and perform the duties and functions of the Chair.

Section 6. **If any commissioner is absent for two consecutive meetings (unless a majority of the other members have previously granted a leave of absence, not to exceed six months), the seat**

of that member shall be declared vacant and a new member appointed by the Mayor, subject to confirmation by the City Council.

~~Section 7. The Mayor may appoint an alternate Port and Harbor Advisory Commissioner, subject to confirmation by the City Council, who may take the place of a Commissioner who is absent or who has declared a conflict of interest; per Resolution 01-23(A).~~

Section 8. Honorary members of the Commission may be appointed by the Mayor, subject to confirmation by the City Council. Honorary members may participate in the deliberations of the Commission, but may not vote nor shall they be counted in determining the quorum of Commissioners.

Section 9. One City Council member and one Homer area high school Student Representative may be appointed by the Mayor, subject to confirmation by the City Council, as consulting, non-voting members.

ARTICLE IV – MEETINGS & AGENDA

Section 1. Regular meetings shall be held on the fourth Wednesday of the following months: January, February, March, April, September, October, November, and December at 5:00 p.m.; and May, June, July, and August at 6:00 p.m. in the designated location and shall be posted for public information as required by Homer City Code and Alaska State Statutes.

Section 2. All regular meetings shall be open to the public.

Section 3. The annual meeting for review of policies, rules and regulation shall be held at a regular meeting each year.

Section 4. SECTION HELD FOR DESIGNATING CERTAIN MONTHS TO REVIEW SPECIFIC TOPICS, SUCH AS BUDGET, GOALS, POLICIES, ETC.

Section 5. Meeting agenda deadline is at 5:00 p.m. the Wednesday preceding the meeting. Allowances will be made for holidays.

Section 6. The order of business for the regular meetings shall include, but not be limited to, the following items, which shall be covered in the sequence shown, as far as circumstances permit. Agenda shall be posted for public information as required by Homer City Code and Alaska State Statutes.

NAME OF BODY	DATE OF MEETING
PHYSICAL LOCATION OF MEETING	DAY OF WEEK AND TIME OF MEETING
HOMER, ALASKA	MEETING ROOM

NOTICE OF MEETING REGULAR MEETING AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA. (3 MINUTE TIME LIMIT)
4. RECONSIDERATION
5. APPROVAL OF MINUTES or CONSENT AGENDA

6. VISITORS (Chair set time limit not to exceed 20 minutes) (Public may not comment on the visitor or the visitor's topic until audience comments.) No action may be taken at this time.
7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS (Chair set time limit not to exceed 5 minutes.)
8. PUBLIC HEARING (3 MINUTE TIME LIMIT)
9. PLAT CONSIDERATION (Planning Commission only)
10. PENDING BUSINESS or COMMISSION BUSINESS
11. NEW BUSINESS or COMMISSION BUSINESS
12. INFORMATIONAL MATERIALS (NO ACTION MAY BE TAKEN ON THESE MATTERS, THEY MAY BE DISCUSSED ONLY).
13. COMMENTS OF THE AUDIENCE (3 MINUTE TIME LIMIT)
14. COMMENTS OF THE CITY STAFF (not required) (Staff report may be at this time in the agenda.)
15. COMMENTS OF THE COUNCILMEMBER (If one is assigned)
16. COMMENTS OF THE CHAIR (May be combined with COMMENTS OF THE COMMISSION/BOARD since the Chair is a member of the Commission/Board.)
17. COMMENTS OF THE COMMISSION
18. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR _____ note any worksessions, special meetings, committee meetings etc. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. (Sometimes the meeting is scheduled for the Conference Room)

Contact info for the department constructing the agenda. Example: City Clerk's Office, clerk@ci.homer.ak.us, 235-3130.

Section 7. Per Resolution of the City Council (Resolution 06-115(A)), Public Testimony shall normally be limited to three minutes per person. Exceptions may be provided for at the Chair's discretion or by a majority vote of the board members in attendance.

Section 8. Special meetings may be called by the Port Director/Harbormaster at the direction of the Chairperson, or at the request of three members, for the transaction of business as stated in the call for the meeting. Notice of such meetings shall be posted in the same manner as that for regular meetings.

Section 9. A quorum for the transaction of business at any meeting shall consist of four members of the Commission present. For purposes of determining the existence of a quorum, honorary members shall not be counted.

Section 10. Recorded minutes shall be made available by the City Clerk's Office to the Commission prior to the next meeting. Minutes shall be available to the public as required by Homer City Code and Alaska State Statutes.

Section 11. The Commission shall abide by existing Alaska State Law, Borough Code of Ordinance, where applicable, and Homer City Code, as well as Robert's Rules of Order, current edition, in so far as this treatise is consistent with Homer City Code.

ARTICLE V - COMMITTEES

Section 1. Committees of one or more members for such specific purposes as the business of the Commission will only become active upon approval of Council. A memorandum and resolution will go

before Council outlining the reason, tasks assigned and termination date. Committees shall be considered to be discharged upon completion of the purpose for which it was appointed, and after its final report is made to and approved by the Commission.

Section 2. All committees shall make a progress report to the Commission at each of its meetings.

Section 3. No committee shall have other than advisory powers unless, by suitable action to the Commission, it is granted specific powers to act.

ARTICLE VI - VOTING AND BYLAW AMENDMENTS

Section 1. An affirmative vote of the majority of all members of the Commission present at one time shall be necessary to approve any action before the Commission. The Chairperson may vote upon, and may move or second a proposal before the Commission.

Section 2. A record of all voting must be included in the minutes of each meeting.

Section 3. The Bylaws may be amended by a simple majority of all members of the Commission present at one time, provided written notice of the proposed amendment shall have been sent to all members at least five (5) days prior to the meeting at which such action is proposed to be taken.

Section 4. Any rule or resolution of the Commission, whether contained in these Bylaws or otherwise, may be suspended temporarily in connection with business at hand; and such suspension to be valid; may be taken only at a meeting at which at least four of the members of the Commission shall be present, and two thirds of those present shall so approve.

ARTICLE VII – ATTENDANCE

Section 1. Teleconference meetings:

- a. The preferred procedure for a Commission meeting is that all members be physically present at the designated time and location for the meeting. However, physical presence may be waived and a member may participate in a meeting by Teleconference. This allowance is limited to two (2) meetings per year.
- b. **There must be a quorum of members physically present in addition to the telephonic member.**
- c. A Commissioner participating by teleconference shall be deemed to be present at the meeting for all purposes. In the event the Chair participates telephonically, the Vice-Chair shall run the meeting.

Section 2. Teleconference procedures:

- a. A Board member who cannot be physically present for a regularly scheduled meeting shall notify the Clerk at least five days prior to the scheduled time for the meeting of his/her intent to appear by telephonic means of communication.
- b. The Clerk shall notify the Board members three days prior to the scheduled time for the Board meeting of Board members intending to appear by teleconference.
- c. The means used to facilitate a teleconference meeting the Board must enable each Board member appearing telephonically to clearly hear all other Board members and members of the

public attending the meeting as well as be clearly heard by all other Board members and members of the public.

- d. The Clerk shall note in the attendance record all Board members appearing telephonically.

CITY OF HOMER LEASE APPLICATION CHECKLIST

Applicant Name: AKSnowGrl Rentals, LLC/Jenifer Kumfer

Synopsis: New management- AKSnowGrl Rentals, LLC. is assuming ownership from The Sport Shed's current owner Tabor Ashment beginning 2019. Business and building plan to remain the same. AKSnowGrl Rentals is owned by The Sport Shed's current employee Jennifer Kumfer.

Action:

- ☒ Lease approval.
- ☐ Lease approval with conditions. Explain.
- ☐ Lease denial. Explain.
- ☐ Lease application incomplete.

Katie Koester 12.5.18
Katie Koester, City Manager Date

A. A responsive lease application / proposal shall include:

1. A completed application form provided by the City

<u>YES</u>	NO	N/A	INCOMPLETE
------------	----	-----	------------

NOTES:

2. Any applicable fees.

<u>YES</u>	NO	N/A	INCOMPLETE
------------	----	-----	------------

NOTES: Paid in full 11/9/18

3. A clear and precise narrative description of the proposed use of the property

<u>YES</u>	NO	N/A	INCOMPLETE
------------	----	-----	------------

NOTES: See attached letter from Jenifer Kumfer, AkSnowGrl Rentals, LLC

4. A specific time schedule and benchmarks for development

YES	NO	<u>N/A</u>	INCOMPLETE
-----	----	------------	------------

NOTES: No new development proposed

5. A proposed site plan drawn to scale that shows at a minimum property lines, easements, existing structures and other improvements, utilities, and the proposed development including all structures and their elevations, parking facilities, utilities, and other proposed improvements.

YES	NO	N/A	INCOMPLETE
-----	----	-----	------------

NOTES: Survey dated 4/8/2009

6. Any other information that is directly pertinent to the proposal scoring criteria contained herein

YES	NO	N/A	INCOMPLETE
-----	----	-----	------------

NOTES:

7. All other **required attachments** requested on the application form including, but not limited to, the following documentation: applicant information, plot plan, development plan, insurance, proposed subleases, environmental information, agency approvals and permits, fees, financial information, partnership and corporation statement, certificate of good standing issued by an entity's state of domicile, and references.

- ☒ Applicant information
- ☒ Plot Plan
- ☒ Development Plan (**Existing**)
- ☒ Insurance (**Homer Insurance**)
- ☒ Proposed Subleases (**No proposed subleases**)
- ☒ Environmental Information (**N/A**)
- ☒ Agency approvals and permits (**Fire Marshall approval granted in 2009; no additional review needed at this time**)
- ☒ Financial Information (**2019 financial statement provided**)
- ☒ Partnership information and a copy of the partnership agreement OR (**N/A**)
- ☒ Corporation information and a copy of the Articles of Incorporation and Bylaws (**Submitted-AkSnowGrl Rentals, LLC**)
- ☒ Certificate of good standing issued by the entity's state if domicile (**Good standing confirmed 11/27/18**)
- ☒ Appropriate References (Total of 4 persons or firms with whom the applicant or its owners have conducted business transactions with during the past three years. Two references must have knowledge of your financial management history (One of which **MUST** be your principal financial institution) and two must have knowledge of your business expertise).

YES	NO	N/A	INCOMPLETE
-----	----	-----	------------

NOTES:

8. Any other information required by the solicitation or request for proposals.

YES	NO	N/A	INCOMPLETE
-----	----	-----	------------

NOTES:



Lease Application/Assignment Form

Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	JENIFER KUMFER
Business Name:	AKSNOW6RL RENTALS, LLC
Social Security Number:	
FEIN#	83-2265146
Mailing Address:	1285 EAGLE VIEW DR. HOMER, AK 99603
City, State, ZIP code:	HOMER, AK 99603
Business Telephone No.	907-299-0381
Representative's Name:	JENIFER KUMFER
Mailing Address:	1285 EAGLE VIEW DR. HOMER, AK 99603
City, State, ZIP code:	SAME AS ABOVE
Business Telephone No.	SAME AS ABOVE
Property Location:	3815 HOMER SPIT ROAD KPB PARCEL# 181-031-05
THE SPORT SHED.	LOT 5, HOMER SPIT AMENDED, PLAT NO. 89-34
Legal Description:	LOT 5, HOMER SPIT AMENDED, PLAT NO. 89-34 KPB PARCEL NO: 181-031-05
Type of Business to be placed on property:	THE SPORT SHED, BAIT AND TACKLE SHOP
Duration of Lease requested:	TRANSFER OF CURRENT LEASE GRANTED NOVEMBER, 2, 2009 - NOVEMBER 2029 w 2 add'l 5yr. periods.
Options to re-new:	NEW 20 year with two, consecutive five year periods?

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Plot Plan	A drawing of the proposed leased property showing: ☒ Size of lot - dimensions and total square footage (to scale) ☒ Placement and size of buildings, storage units, miscellaneous structures planned (to scale). ☒ Water and sewer lines – location of septic tanks, if needed. ☒ Parking spaces – numbered on the drawing with a total number indicated																				
2.	Development Plan Please See Attached.	☐ List the time schedule from project initiation to project completion, including major project milestones. <table border="0"> <thead> <tr> <th align="left">Dates</th> <th align="left">Tasks</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table> For each building, indicate: <table border="0"> <thead> <tr> <th align="left">Building Use</th> <th align="left">Dimensions and square footage</th> </tr> </thead> <tbody> <tr> <td>Store front, Rooms, Storage Bldg.</td> <td>13,180 Sq. Ft.</td> </tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>	Dates	Tasks	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	Building Use	Dimensions and square footage	Store front, Rooms, Storage Bldg.	13,180 Sq. Ft.	_____	_____	_____	_____
Dates	Tasks																					
_____	_____																					
_____	_____																					
_____	_____																					
_____	_____																					
_____	_____																					
Building Use	Dimensions and square footage																					
Store front, Rooms, Storage Bldg.	13,180 Sq. Ft.																					
_____	_____																					
_____	_____																					
3.	Insurance	☒ Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.																				
4.	Subleases N/A	☐ Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.																				
5.	Health Requirements SEE ATTACHED WATER/SEWER BILLS. ? N/A	☐ Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.																				

6.	Agency Approval	☒ Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.
7.	Fees <i>Pd 11/9/18</i> <i>✓ #102</i> <i>\$280⁰⁰</i>	<u>All applicable fees must be submitted prior to the preparation and/or execution of a lease.</u> ☒ Application fee - \$30.00. Covers costs associated with processing the application. <i>Please make check payable to the City of Homer.</i> ☐ Lease fee - \$300.00. Covers the costs of preparing and processing the actual lease. ☒ Assignment fee - \$250.00. Covers the costs of preparing and processing the lease transfer. <i>Please make check payable to the City of Homer.</i>
8.	Financial Data	<u>Please indicate lessee's type of business entity:</u> ☐ Sole or individual proprietorship. ☐ Partnership. ☒ Corporation. ☐ Other – Please explain: _____ ☒ Financial Statement – <u>Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</u> ☐ 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. If yes, please 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. If yes, please 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. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.

9.	Partnership Statement	N/A ☐ If the applicant is a partnership, please provide the following: Date of organization: _____ Type: ☐ General Partnership ☐ Limited Partnership Statement of Partnership Recorded? ☐ Yes ☐ No Where _____ When _____ Has partnership done business in Alaska? ☐ Yes ☐ No Where _____ When _____ Name, address, and partnership share. If partner is a corporation, please complete corporation statement. <i>Please attach a copy of your partnership agreement.</i>																														
10.	Corporation Statement	☒ If the applicant is a corporation, please provide the following: Date of Incorporation: <u>October, 12, 2018</u> State of Incorporation: <u>Alaska</u> Is the Corporation authorized to do business in Alaska? ☐ No ☒ Yes. Is so, as of what Date? <u>October 22, 2018</u> Corporation is held? ☐ Publicly ☐ Privately If publicly held, how and where _____ is _____ the _____ stock _____ traded? _____ Officers & Principal Stockholders [10%+]: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Name</th> <th style="text-align: left; border-bottom: 1px solid black;">Title</th> <th style="text-align: left; border-bottom: 1px solid black;">Address</th> <th style="text-align: left; border-bottom: 1px solid black;">Share</th> </tr> </thead> <tbody> <tr> <td><u>JENIFER KUMFER</u></td> <td><u>OWNER</u></td> <td><u>1205 EAGLE VIEW DR. HOMER, AK 99603</u></td> <td><u>100%</u></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> ☒ Please furnish a copy of Articles of Incorporation and By-laws. Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Name</th> <th style="text-align: left; border-bottom: 1px solid black;">Title</th> </tr> </thead> <tbody> <tr> <td><u>JENIFER KUMFER</u></td> <td><u>OWNER-OFFICER-MANAGER</u></td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Name	Title	Address	Share	<u>JENIFER KUMFER</u>	<u>OWNER</u>	<u>1205 EAGLE VIEW DR. HOMER, AK 99603</u>	<u>100%</u>													Name	Title	<u>JENIFER KUMFER</u>	<u>OWNER-OFFICER-MANAGER</u>						
Name	Title	Address	Share																													
<u>JENIFER KUMFER</u>	<u>OWNER</u>	<u>1205 EAGLE VIEW DR. HOMER, AK 99603</u>	<u>100%</u>																													
Name	Title																															
<u>JENIFER KUMFER</u>	<u>OWNER-OFFICER-MANAGER</u>																															

11.	Applicant References	Please 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. Name: _____ Firm: <u>ALASKA USA FCU</u> Title: <u>BUSINESS DEPT.</u> Address: <u>ANCHORAGE FOR BUSINESS - LOCAL HOMER</u> Telephone: <u>907-563-4567</u> Nature of business association with Applicant: <u>BANK - PRINCIPLE FINANCIAL INSTITUTION.</u> Name: <u>TABOR ASHMENT</u> Firm: <u>CURRENT OWNER OF THE SPORT SHED.</u> Title: <u>CURRENT OWNER -</u> Address: _____ Telephone: <u>907-299-1162</u> Nature of business association with Applicant: <u>I Have been employee of his for past 3 years. I managed store for him the past 2. I am purchasing store from him.</u> Name: <u>Bryan Baker</u> Firm: <u>Slippery Fish Adventures</u> Title: <u>Charter owner / operator</u> Address: <u>bryan@slipperyfish.com</u> Telephone: <u>(561) 632-5654</u> Nature of business association with Applicant: <u>Purchased bait from me while I worked @ SportShed - I handled his account with SportShed.</u> Name: <u>Chad Mathews ; Wes ; Dave</u> Firm: <u>O'fish'ial Charters</u> Title: <u>Owner ; Deck hands</u> Address: <u>4025 HOMER SPIT RD UNIT 7 HOMER, AK 99603</u> Telephone: <u>(907) 299-6991</u> Nature of business association with Applicant: <u>Worked w on daily basis - sold bait and fishing supplies and handled his charging account (A/R) with SportShed.</u>
-----	----------------------	---

I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Date:

Jennifer M. Krumpal

11-5-2018

AkSnowGrl Rentals, LLC
DBA The Sport Shed
Jenifer Kumfer
1285 Eagle View Dr.
Homer, AK 99603
907-299-0381
aksnowgrl@gmail.com

To: The City of Homer

Re: The Sport Shed Land Lease Transfer

AKSNOWGRL Rentals, LLC intends to purchase via owner financing from Tabor Ashment the buildings/business AKA The Sport Shed located at 3815 Homer Spit Road, Homer, AK 99603 effective January 1, 2019. AKSNOWGRL Rentals, LLC needs to secure the transfer of Land Lease from the City of Homer in order to close the purchase with an effective date of January, 1, 2019. AKSNOWGRL Inc., and AKSNOWGRL Rentals, LLC intend to continue operations as they have occurred in previous years as a bait and Tackle supply store with three rental rooms.

The Sport Shed has operated as a bait and tackle / marine supply shop on the Homer spit for the past 27 years. The business sells bait and tackle to charter businesses that operate out of Homer and customers from all over the United States. Fishing licenses are sold here in large quantity (being noted as one of the highest sellers of fishing licenses in the state behind Fred Meyer). We provide rental fishing poles for tourists that visit Homer via various travel methods to include cruise ships; often when a charter boat gets cancelled, tourists find themselves in our shop renting poles to fish in the Nick Dudiak Fishing Lagoon located immediately across the street. There are three rental rooms located above the store that are rented out on a nightly basis. Each of these rooms contains a queen bed and two twins, a full kitchen and bathroom for guests to enjoy a night. It is the full intention of the new owner to maintain the store and rooms and to keep and operate the business as a bait and tackle supply store.

Jenifer Kumfer has been an employee of The Sport Shed from 2015-current and has managed the daily operations of the business for the past two years. She has established working relationships with most of the charter businesses that operate on the spit. She has working knowledge of how the store runs on a daily basis and over the last two years has handled pretty much all aspects of the business other than paying the bills. She intends to purchase/ take over the business from Tabor beginning January 1, 2019.

There is a current agreement between the buyer (AKSNOWGRL RENTALS, LLC, Jenifer Kumfer) and the seller (Tabor Ashment), that the transfer of the business and assets will begin January 1, 2019. The Land lease transfer is needed to close the sale.

Thank you for your time,

Jenifer Kumfer - Owner
AKSNOWGRL, INC - President
AKSNOWGRL RENTALS, LLC - Operating Manager

[WELCOME](#)[PROPERTY SEARCH](#)[CONTACT US](#)[RETURN TO KP8 HOME](#)

Kenai Peninsula Borough, Alaska

Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

General Info

Property Owner:
HOMER ENTERPRISES LLC
3815 HOMER SPIT RD # A
HOMER AK 99603-8010

Change of Address

Owner(s)

Property ID 18103105LH01
Address 3815 HOMER SPIT RD
Transfer Date 10/25/2010
Document / Book Page 20100035110
Acreage 0.0000
Tax Authority Group 20 - HOMER CITY

Legal Description

Description

T 6S R 13W SEC 35 Seward Meridian HM LSEHOLD EST CREATED BY LSE @10-3511 ON L T 5 HOMER SPIT SUB AMD, 89-34

Disclaimer

2017 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL

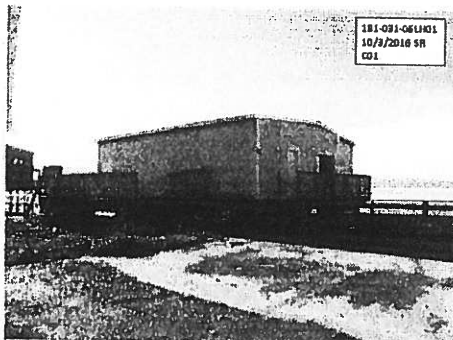
CERTIFIED VALUES FOR 2017 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2017

Value History

Year	2017	2016	2015	2014	2013	2012	2011
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$215,600	\$68,100	\$68,100	\$68,100	\$68,100	\$68,100	\$68,100
Imp Assd	\$169,600	\$240,000	\$251,500	\$257,500	\$256,200	\$233,800	\$237,300
Total Assd	\$385,200	\$308,100	\$319,600	\$325,600	\$324,300	\$301,900	\$305,400

Extension Details

C01 C02



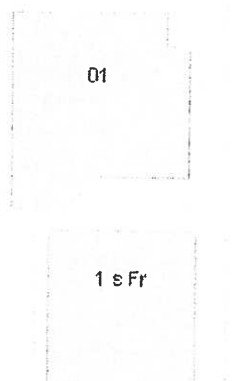
Attributes Floor Areas

Story	Use	Attribute	Code	Detail
1	EQUIPBLD	Class	1B	Medium construction
		Roofing Cover	2	Metal
		Stories	1	
		Exterior Wall	140	Stud -Textured Plywood

Address 3815 HOMER SPIT RD
Grade Avg
Year Built 1968
Value \$29,000

Sketch Legend

Improvements								
Code	Description	Year	Building	Length	Width	Units	Unit Type	Value
FREEZER		3000	C02	0	0	0	SF	\$7,700
LEANTO	Lean-to	1998	C02	26	6	132	SF	\$300
BOATD	Waterfront Boat Dock	1986	C01	36	8	1,630	SF	\$17,300
BOATD	Waterfront Boat Dock	198	C02	49	24	2,643	SF	\$28,100

C01 - Extension Details	
Address 3815 HOMER SPIT RD Grade Avg Year Built 1968 Value \$29,000	Scale: 1/4" = 1'-0" 

Attribute				
Story	Use	Attribute	Code	Detail
	0	Class	1B	Medium construction
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	EQUIPBLD	Exterior Wall	140	Stud -Textured Plywood

Floor Areas					
Code	Description	Story	Gross	Heated	AC
EQUIPBLD	Equipment (Shop) Building	1	1,224	1,224	0
Total			1,224	1,224	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
BOATD	1986	C01	36.00	8.00	1630	SF	\$17,300

C02 - Extension Details	
Address 3815 HOMER SPIT RD Grade Low Year Built 1985 Value \$122,000	01 1 s Fr 02 1 s Fr 03

Attribute				
Story	Use	Attribute	Code	Detail
	0	Class	1	Wood frame
	0	Class	0	Metal/wood joist
	0	Class	1B	Medium construction
	0	Roofing Cover	2	Metal
	0	Stories	2	
1	GENRET	Exterior Wall	154	Stud -Textured Plywood
2	RESSF	Exterior Wall	154	Stud -Textured Plywood

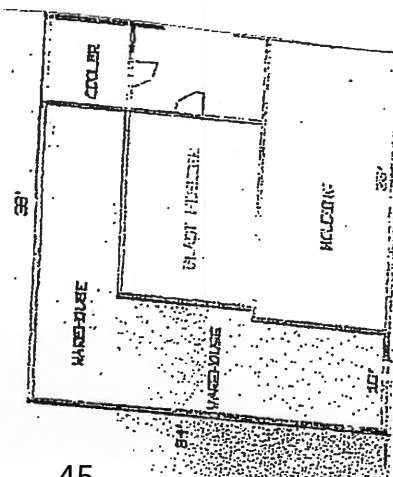
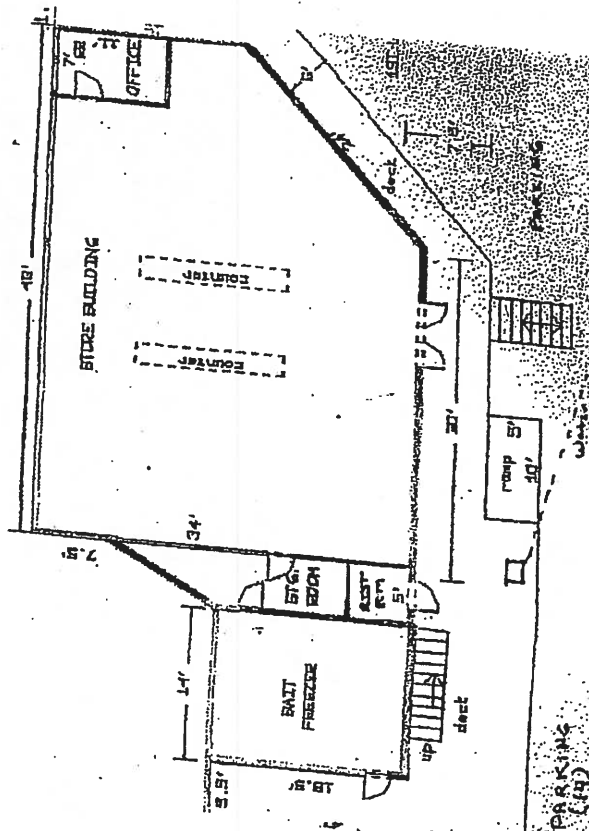
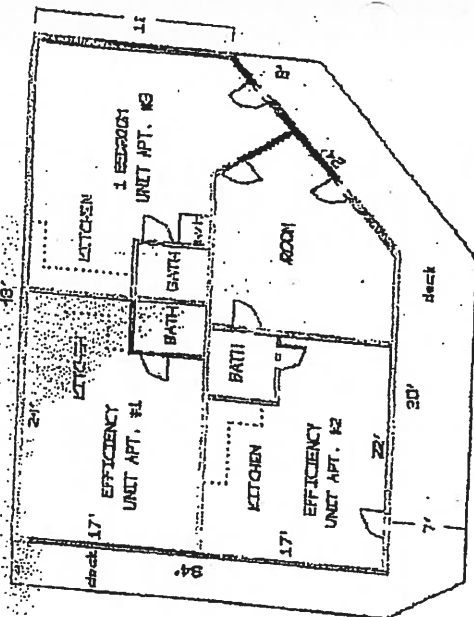
Floor Areas					
Code	Description	Story	Gross	Heated	AC
GENRET	Retail Store	1	1,488	1,488	0
RESSF	Residence - Single Family	2	1,488	1,488	0
	Total		2,976	2,976	0

Exterior Features					
Code	Description	Story	Size	Heated	AC
WDDK-R	0		90.00	0	0
WDDK-R/	0		448.00	0	0

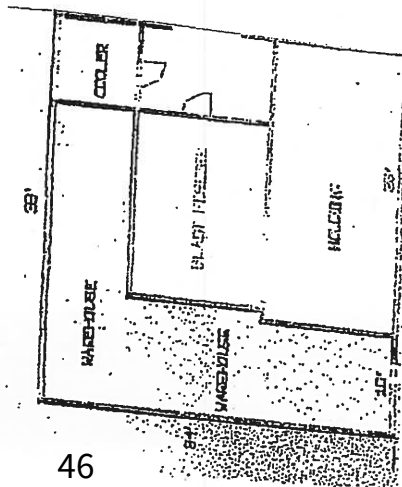
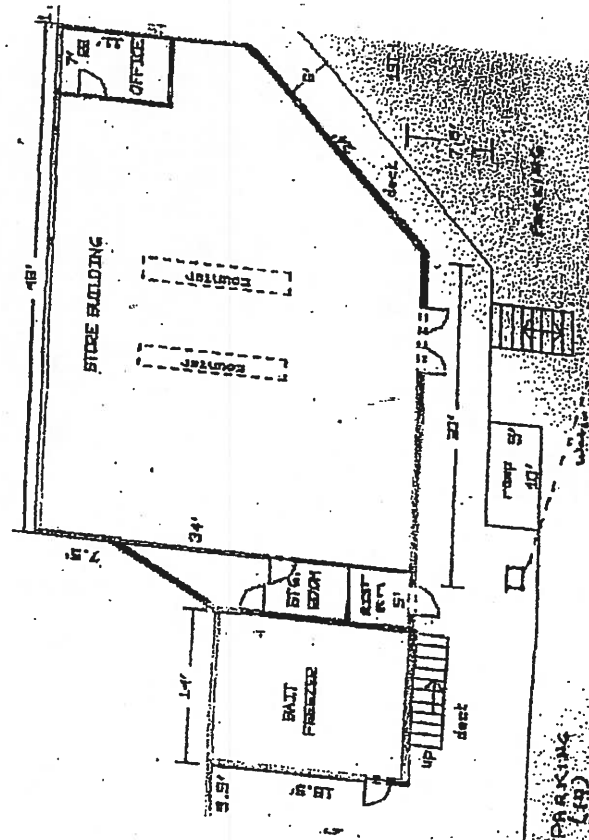
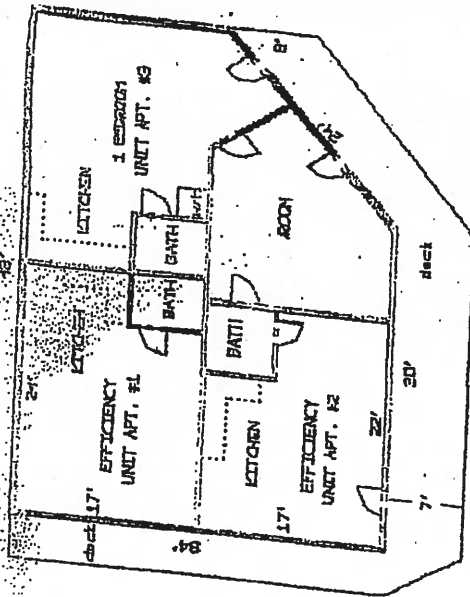
Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
LEANTO	1998	C02	26.00	6.00	132	SF	\$300
FREEZER	3000	C02	0.00	0.00	0	SF	\$7,700
BOATD	198	C02	49.00	24.00	2643	SF	\$28,100

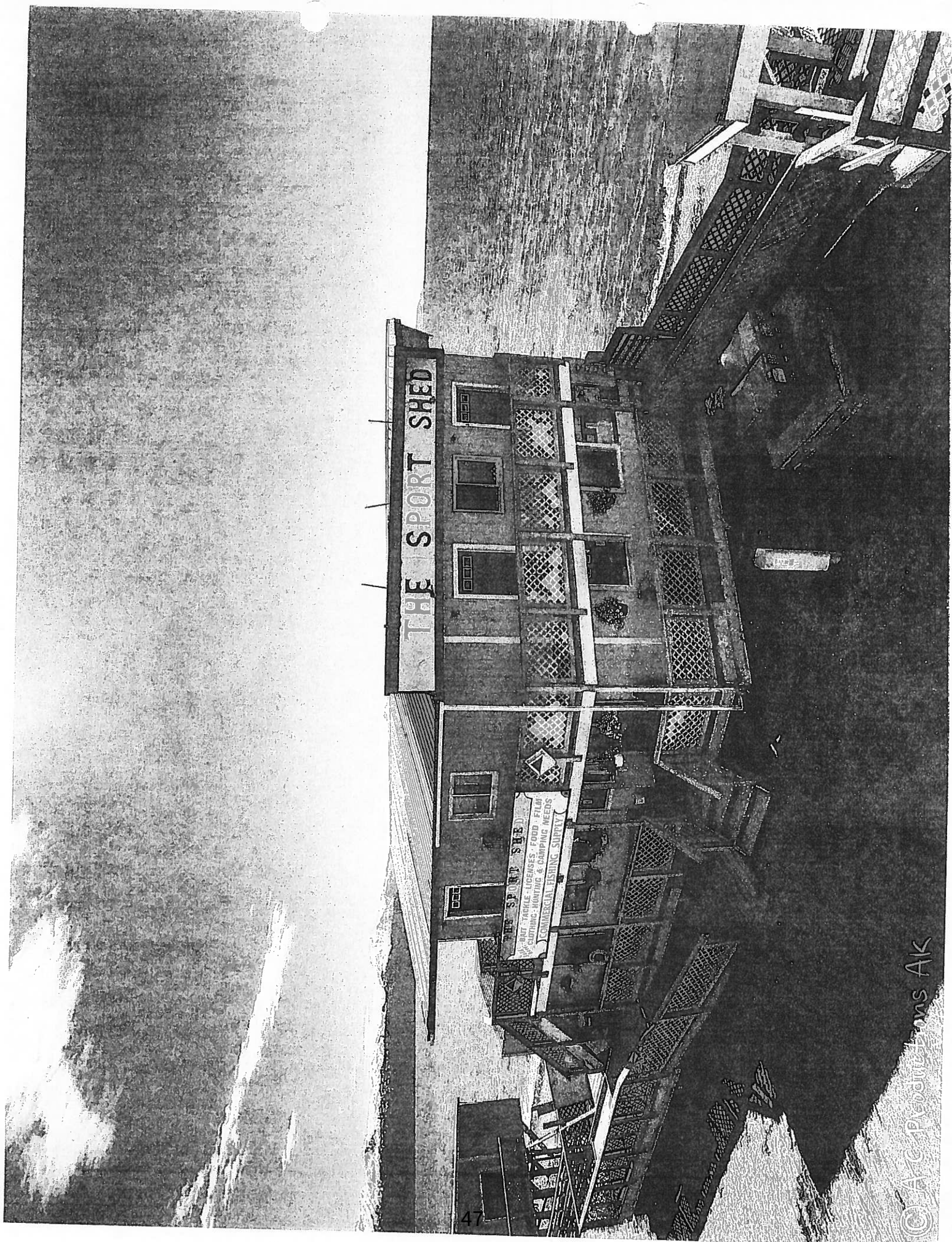
Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
P	Possessory Interest	0.0000	0.00	0.00	\$215,600

2ND LEVEL



2ND LEVEL





From:

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

Phone: 907-235-3881
Fax: 907-235-3882

To:
THE SPORT SHED
AKSNOWGRL RENTALS LLC DBA:
1285 EAGLE VIEW DR.
HOMER, AK 99603

Date: 11/07/2018
Policy #: PENDING
Policy Dates 11/07/2018 To 11/07/2019
Company:

To: City of Homer

Re: Jenifer Kumfer / The Sport Shed ~ Aksnowgrl Rentals LLC DBA:

Our office has submitted out to several Insurance Markets to obtain Commercial Liability Insurance Coverage for the The Sport Shed located at 3815 Homer Spit Rd Homer, AK 99603.

We should have our quotes by early next week and will be binding coverage for Jenifer once we receive & review our quote options with Jenifer.

General Liability at \$2,000,000 / 1,000,000 naming the City of Homer as additional insured are included in our requests and will be issued to the City when coverage is bound.

Please feel free to call if you have any questions.

Stephanie Green / Agent ~ Owner, Homer Insurance Center Inc.



Entity Details

Name(s)

Type **Name**
Legal Name AKSNOWGRL RENTALS, LLC
Entity Type:
 Limited Liability Company
Entity #:
 10093014
Status:
 Good Standing
AK Formed Date:
 10/15/2018
Duration/Expiration:
 Perpetual
Home State:
 ALASKA
Next Biennial Report Due:
 1/2/2020
Entity Mailing Address:
 1285 EAGLE VIEW DRIVE, HOMER, AK 99603
Entity Physical Address:
 3815 HOMER SPIT ROAD #A, HOMER, AK 99603

Registered Agent

Agent Name:
 JENIFER KUMFER
Registered Mailing Address:
 1285 EAGLE VIEW DRIVE, HOMER, AK 99603
Registered Physical Address:
 1285 EAGLE VIEW DRIVE, HOMER, AK 99603

Officials



Show Former

AK Entity #	Name	Titles	Owned
	Jenifer Kumfer	Member, Manager	100

Filed Documents

Date Filed	Type	Filing	Certificate
10/15/2018	Creation Filing	Click to View	Click to View
11/02/2018	Initial Report	Click to View	

<https://www.commerce.alaska.gov/cbp/main/Search/Entities>

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

AKSNOWGRL RENTALS LLC

1285 EAGLE VIEW DR HOMER AK 99603

owned by

AKSNOWGRL RENTALS, LLC

is licensed by the department to conduct business for the period

October 22, 2018 through December 31, 2020
for the following line 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.

Mike Navarre
Commissioner



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

THE SPORT SHED

1285 EAGLE VIEW DR HOMER AK 99603

owned by

AKSNOWGRL, INC.

is licensed by the department to conduct business for the period

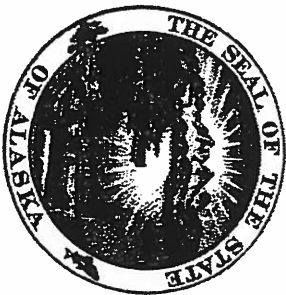
November 03, 2018 through December 31, 2020
for the following line of business:

42 - 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.

Mike Navarre



AKSNOWGRL RENTALS LLC
JENIFER M KUMFER SOLE MBR
1285 EAGLE VIEW DR
HOMER, AK 99603

Date of this notice: 10-19-2018

Employer Identification Number:
83-2265146

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-2265146. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is AKSN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal*
on June 02, 2009 for conformance with AS 18.70.010 -- 100: 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named
Sport Shed, The and shall remain
posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans **must** be resubmitted for
review by the *State Fire Marshal*.

Plan Review #: **2009Anch1274**

By: 

Authority: AS 18.70.080
Form: 12-741
(6-01)

Full Plan Review

Timothy Fisher
Plans Examiner

ARTICLES OF ORGANIZATION
OF
AKSNOWGRL RENTALS, LLC
Limited Liability Company

I, the undersigned, being a natural person over the age of nineteen (19) years, desiring to form a Limited Liability Company pursuant to AS 10.50, the Alaska Corporations Code, do hereby adopt the following Articles of Organization:

ARTICLE I

The name of the Limited Liability Company shall be AKSNOWGRL RENTALS, LLC.

ARTICLE II

The purpose for which the Limited Liability Company is organized is to engage in any lawful business other than banking and insurance. The Standard Industrial Code is 531190 Lessors of Other Real Estate Property.

ARTICLE III

The duration of the Limited Liability Company shall be perpetual.

ARTICLE IV

The internal affairs of the Limited Liability Company shall be managed by a Manager.

ARTICLE V

The initial registered office of the Limited Liability Company shall be located at 1285 Eagle View Drive, Homer, Alaska, 99603, the mailing address is 1285 Eagle View Drive, Homer, Alaska, 99603, and the initial registered agent

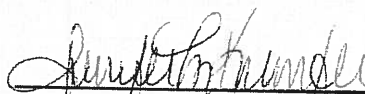
at that address shall be JENIFER MAE KUMFER. The physical office of the Limited Liability Company shall be located at 3815 Homer Spit Road #A, Homer, Alaska, 99603.

ARTICLE VI

The name and address of the Manager shall be:

JENIFER MAE KUMFER
1285 Eagle View Drive
Homer, Alaska, 99603

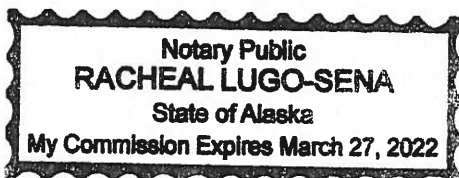
IN WITNESS WHEREOF, I hereby accept appointment as Organizer for the above name Limited Liability Company on this 12th day of October, 2018.

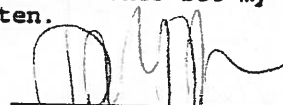

JENIFER MAE KUMFER

STATE OF ALASKA)
: ss.
THIRD JUDICIAL DISTRICT)

October THIS IS TO CERTIFY that on this 12th day of October, 2018, before me the undersigned Notary Public in and for the State of Alaska, personally appeared JENIFER MAE KUMFER known to me to be the person named in the foregoing instrument, and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein contained.

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




NOTARY PUBLIC, State of Alaska
My Commission Expires: March 27 2022



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

AK Entity #: 10093014
Date Filed: 10/15/2018
State of Alaska, DCCED

FOR DIVISION USE ONLY

Articles of Organization

Domestic Limited Liability Company

Web-10/15/2018 12:29:21 PM

1 - Entity Name

Legal Name: AKSNOWGRL RENTALS, LLC

2 - Purpose

The purpose for which the Limited Liability Company is organized is to engage in any lawful business other than banking and insurance.

3 - NAICS Code

531190 - LESSORS OF OTHER REAL ESTATE PROPERTY

4 - Registered Agent

Name: JENIFER KUMFER

Mailing Address: 1285 Eagle View Drive, Homer, AK 99603

Physical Address: 1285 Eagle View Drive, Homer, AK 99603

5 - Entity Addresses

Mailing Address: 1285 Eagle View Drive, Homer, AK 99603

Physical Address: 3815 Homer Spit Road #A, Homer, AK 99603

6 - Management

The limited liability company is managed by a manager.

7 - Officials

Name	Address	% Owned	Titles
JENIFER KUMFER			Organizer

Name of person completing this online application

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: JEFFREY DOLIFKA

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

AKSNOWGRL RENTALS, LLC



IN TESTIMONY WHEREOF, I execute the certificate
and affix the Great Seal of the State of Alaska
effective October 15, 2018.

Mike Navarre

Mike Navarre
Commissioner

GROUND LEASE AND SECURITY AGREEMENT

BETWEEN

CITY OF HOMER, ALASKA

AND

AKSNOWGRL RENTALS, LLC

Dated February 1, 2019

GROUND LEASE AND SECURITY AGREEMENT

GROUND LEASE AND SECURITY AGREEMENT (“Lease”) dated as of February 1, 2019, between the CITY OF HOMER, an Alaska municipal corporation (“Landlord”), whose address is 491 East Pioneer Avenue, Homer, Alaska 99603, and AKSNOWGRL RENTALS an Alaskan limited liability company (“Tenant”), whose address is 1285 Eaglevue Drive, Homer, Alaska 99603.

Attached as **Exhibit A** is a schedule naming each owner of Tenant and describing the percentage of ownership of each. Also attached to **Exhibit A** are a certificate of good standing issued by the state under whose laws Tenant is organized, and, if Tenant is a foreign entity, a certificate of authority issued by the State of Alaska. Attached as **Exhibit B** is a true and correct copy of a resolution of Tenant authorizing Tenant to enter into this Lease and authorizing the undersigned individual(s) or officer(s) to execute the Lease on behalf of Tenant.

RECITALS

WHEREAS, Landlord owns certain properties having a strategic location near the waterfront and marine-related public infrastructure; and

WHEREAS, it is the policy of Landlord to retain ownership of these properties, and to make them available for leasing, in order to encourage growth in targeted economic sectors, to insure that Landlord receives the maximum benefit from a large investment in public infrastructure, and to provide land for businesses that require close proximity to the waterfront or infrastructure to operate efficiently and profitably; and

WHEREAS, Landlord has accepted Tenant’s proposal to lease and develop the property leased herein, because Tenant’s proposed use of the property should further Landlord’s goals for the development of Landlord’s properties, and Tenant’s proposal to lease and develop the property is a material inducement to Landlord leasing the property to Tenant; and

NOW, THEREFORE, in consideration of the matters recited above, and the mutual covenants herein, the parties agree as follows:

ARTICLE 1. DEFINITIONS AND ATTACHMENTS

1.01 Definitions. As used herein, the term:

(a) “Additional Rent” includes all amounts defined or referred to in this lease as additional rent, as well as all charges in the nature of rent such as taxes, utilities and insurance, regardless of whether such amounts are due directly to or collectible by Landlord or to a third party under the terms of this Lease or under applicable law and including any of the preceding amounts that Landlord pays to a third party on behalf of Tenant, before or after any event of default.

(b) “Annual Rent Adjustment” and “Annual Rent Adjustment Date” are defined in Section 4.01(b).

(c) “Base Rent” is defined in Section 4.01.

(d) “Complete” and “Completion” mean, with regard to an improvement, that construction of the improvement is finished and the improvement is fully operational and ready for occupancy or use for its intended purpose, including without limitation the issuance of any applicable certificate of occupancy and other applicable permits, licenses, certificates or inspection reports necessary to the improvement’s legally authorized use.

(e) “Council” means the City Council of the City of Homer, Alaska.

(f) “Default Rate” means an annual rate of interest equal to the lesser of (i) the maximum rate of interest for which Tenant may lawfully contract in Alaska, or (ii) ten and one-half percent (10.5%).

(g) “Environmental Laws” means all local, state, and federal laws, ordinances, regulations, and orders related to environmental protection; or the use, storage, generation, production, treatment, emission, discharge, remediation, removal, disposal, or transport of any Hazardous Substance.

(h) “Excusable Delay” means delay due to strikes, acts of God, inability to obtain labor or materials, orders of any governmental authority having jurisdiction, removal of Hazardous Materials discovered at any time after the commencement of the Term, enemy action, civil commotion, fire, unusual inclement weather, unavoidable casualty or similar causes beyond the reasonable control of Tenant.

(i) “Extended Term” is defined in Section 3.05 if this Lease provides for extension at the option of the Tenant.

(j) “Five Year Rent Adjustment” and “Five Year Rent Adjustment Date” are defined in Section 4.01(a).

(k) “Hazardous Substance” means any substance or material defined or designated as hazardous or toxic waste; hazardous or toxic material; hazardous, toxic, or radioactive substance; or other similar term by any federal, state, or local statute, regulation, or ordinance or common law presently in effect or that may be promulgated in the future as such statutes, regulations, and ordinances may be amended from time to time.

(l) “Initial Term” is defined in Section 3.01.

(m) “Lease Ordinance” means such ordinances or other portions and provisions of the Homer City Code as may be enacted from time to time to dictate Landlord’s policies and requirements in leasing real property, currently enacted as Chapter 18.08 of the Homer City Code, as such may be amended, reenacted, supplemented or recodified from time to time, and as used herein the term shall refer to the Lease Ordinance as currently in effect at the time its terms would have operative effect on this Lease.

(n) “Leasehold Mortgage” is defined in Section 13.01.

(o) “Property” is defined in Section 2.01.

(p) “Rent” means Base Rent plus any Additional Rent.

(q) “Qualified Mortgagee” is defined in Section 13.03.

(r) “Required Improvements” is defined in Section 6.02.

(s) “Term” means the Initial Term plus any Extended Term.

1.02 Attachments. The following documents are attached hereto, and such documents, as well as all drawings and documents prepared pursuant thereto and all documents, policies and endorsements delivered hereunder, including without limitation all copies of required insurance policies and/or endorsements, shall be deemed to be a part hereof:

Exhibit “A” Schedule of Organization, Owners, Percentage of Ownership

Exhibit “B” Conformed Copy of Resolution Authorizing Lease and Authorizing Signers to Sign Lease Agreement on Behalf of Tenant

Exhibit “C” Legal Description of Property

Exhibit “D” Tenant’s Lease Proposal

Exhibit “E” Site Plan

Exhibit “F” Required Improvements Floor Plan

Exhibit “G” Permission to Obtain Insurance Policies

ARTICLE 2. THE PROPERTY

2.01 Lease of Property. Subject to the terms and conditions of this Lease, Landlord leases to Tenant and Tenant leases from Landlord the following described property (the “Property”):

A portion of Lot 5, as shown on the subdivision plant entitled HOMER SPIT filed as amended plat number 89-34 , Homer Recording District, State of Alaska, as depicted on **Exhibit C**, containing 22,388 square feet, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 181-03-105;

subject, however, to reservations, restrictions, easements and encumbrances of record, and to encroachments that may be revealed by an inspection of the Property.

2.02 Quiet Enjoyment. Landlord covenants that Tenant, upon paying the Rent and other charges and performing its other obligations under this Lease shall have quiet enjoyment of the Property during the Term without hindrance or interference by Landlord or by any person claiming an interest in the Property through Landlord.

2.03 Property Accepted “As Is.” Tenant has inspected the Property, has made its own determination as to the suitability of the Property for Tenant’s intended use, and accepts the Property “AS IS.” None of landlord, its agents, or its employees make any warranties, expressed or implied, concerning the condition of the Property, including without limitation the habitability or fitness of the Property for any particular purpose, including those uses authorized by this Lease, or subsurface and soil conditions, including the presence of any Hazardous Substance.

2.04 No Subsurface or Mineral Rights. This Lease does not confer mineral rights, any rights to extract natural resources, or any rights with regard to the subsurface of the Property below the level necessary for the uses of the Property permitted in this Lease, all of which rights are, as between Landlord and Tenant, reserved to Landlord.

ARTICLE 3. TERM

3.01 Lease Term. The term of this Lease is 20 years, commencing on February 1, 2019, and ending on January 31, 2039 (the “Term”).

3.02 Lease Renewal.

(a) Tenant represents and warrants that it has determined that the duration of the Term, including any available Extended Terms, will be sufficient for Tenant to amortize any investment that it makes in connection with this Lease, including without limitation any investment in leasehold improvements, including any Required Improvements as Tenant may be required to develop. Tenant acknowledges that it has no right of any kind to continue using or occupying the Property after the expiration or earlier termination of the Term, including without limitation any option to renew this Lease, or any option to extend the Term other than as may be provided in Section 3.05.

(b) Notwithstanding the preceding subsection (a), not less than 12 months and not more than 18 months before the expiration of the Term, Tenant may apply to Landlord to enter into a new lease for the Property that is exempted from competitive bidding under and pursuant to the Lease Ordinance.

3.03 Surrender of Possession. Upon the expiration or earlier termination of the Term, unless Tenant and Landlord have entered into a new lease for the Property commencing upon the termination of the Term, Tenant shall promptly and peaceably surrender the Property, clean, free of debris, and in as good order and condition as at the commencement of the Term, ordinary wear and tear excepted. If Tenant fails to surrender the Property in the required condition, Landlord may restore the Property to such condition and Tenant shall pay the cost thereof, plus interest at the Default Rate, on demand. Section 6.08 governs the disposition of improvements on the Property at the expiration or earlier termination of the Term.

3.04 Holding Over. Tenant’s continuing in possession of the Property after the expiration or earlier termination of the Term will not renew or extend this Lease. In the absence of any agreement renewing or extending this Lease, Tenant’s continued possession of the Property after the end of the Term will be a tenancy from month to month, terminable upon 30 days written notice by either party at any time, at a monthly rental equal to 150% of the monthly Base Rent in effect at the end of the Term, subject to all other terms of this Lease. For good cause, Landlord may waive all or part of the increase in Base Rent during the holdover period.

3.05. Options to Extend Lease Term.

(a) At its option and in its sole discretion, Tenant may seek to extend the Term for two (2) additional, consecutive five(5) year periods (each an “Extended Term”), provided that:

- (1) Tenant gives Landlord written notice of its exercise of the option not more than one year and not less than 120 days before day the Term would otherwise expire; and
- (2) the City Manager determines that the lessee is in full compliance with the terms of the lease at the time of renewal.

(b) Tenant’s failure to exercise an option to extend the Term in strict compliance with all the requirements in subsection (a) renders that option and all options as to subsequent Extended Terms null and void.]

ARTICLE 4. RENT, TAXES, ASSESSMENTS AND UTILITIES

4.01 Base Rent. Tenant shall pay to Landlord an initial annual rent of \$ 16,590.48 (as such may later be adjusted per the terms of this Lease, the “Base Rent”). Base Rent is payable monthly in advance in installments of \$1382.54, plus sales and all other taxes Landlord is authorized or obligated to collect on such transactions, on February 1, 2019, and on the 1st day of each month thereafter, at the office of the City of Homer, 491 East Pioneer Avenue, Homer, Alaska 99603-7645, or at such other place as Landlord may designate in writing. All Base Rent shall be paid without prior demand or notice and without deduction or offset. Base Rent that is not paid on or before the due date will bear interest at the Default Rate. Base Rent is subject to adjustment as provided in Section 4.02.

4.02 Rent Adjustments.

(a) **Five-Year Appraised Rent Adjustments.** On February 1, 2019, and in every fifth year thereafter, Landlord will obtain an appraisal by a qualified real estate appraiser of the fair rental value of the Property as if privately owned in fee simple, excluding the value of alterations, additions or improvements (other than utilities) made by Tenant (or by Tenant’s predecessors under the Lease, if Tenant is party to this Lease by assignment). Following receipt of each such appraisal, the Base Rent will be adjusted (the “Five Year Rent Adjustment”), effective on the anniversary of the commencement of the term (each such date is a “Five Year Rent Adjustment Date”), to an amount equal to the greater of (1) the area of the Property in square feet, multiplied by the fair rental value per square foot determined by the appraisal, and (2) the Base Rent in effect immediately before the Five Year Rent Adjustment Date. The Base Rent as adjusted on a Five Year Rent Adjustment Date thereafter shall be the Base Rent.

(b) **Annual Rent Adjustments.** In addition to the rent adjustments under Section 4.02(a), the Base Rent also shall be adjusted annually (the “Annual Rent Adjustment”), effective on the anniversary of the commencement of the term in every year without a Five Year Rate Adjustment (each such date is an “Annual Rent Adjustment Date”), by the increase, if any, for the previous year in the cost of living as stated in the Consumer Price Index, All Urban Consumers, Anchorage, Alaska Area, All Items 2000 – present = 100 (“CPI-U”), as published by the United States Department of Labor, Bureau of Labor Statistics most recently before the Annual Rent Adjustment Date. If the CPI-U is revised or ceases to be published, Landlord instead shall use such revised or other index, with whatever adjustment in its application is necessary, to most nearly approximate in Landlord’s judgment the CPI-U for the relevant period.

4.03 Taxes, Assessments and Other Governmental Charges. Tenant shall pay prior to delinquency all taxes, installments of assessments that are payable in installments and other governmental charges lawfully levied or assessed upon or with respect to the Property, improvements on the Property and personal property that is situated on the Property; provided that Tenant may contest in good faith any such tax, assessment or other governmental charge without subjecting the Property to lien or forfeiture. If an assessment on the Property that is not payable in installments becomes due during the Term, Tenant shall be obligated to pay the fraction of the assessment that is determined by dividing the number of years remaining in the Term by 10. If the Term of this Lease is subsequently extended renewed (i.e. if Tenant and Landlord later enter into a new lease without putting the Property out for competitive bidding as referenced in Section 2.02), then the part of the assessment that Tenant shall be liable for shall be determined by adding the extended or renewal term to the number of years remaining in the Term when the assessment became due. If the Term commences or expires during a tax year, the taxes or assessments payable for that year will be prorated between Landlord and Tenant. Tenant shall exhibit to Landlord, on demand, receipts evidencing payment of all such taxes, assessments and other governmental charges. Any taxes, installments of assessments on the Property that are due to or collectible by Landlord, or for which Landlord becomes liable that are attributable to any portion of the Term, shall be Additional Rent.

4.04 Utility Charges. Tenant shall pay all charges for utility and other services provided to or used on the Property, including without limitation gas, heating oil, electric, water, sewer, heat, snow removal, telephone, internet service and refuse removal. Tenant shall be solely responsible for the cost of utility connections. Any of the preceding due to or collectible by Landlord shall be Additional Rent.

4.05 Tenant to Pay for City Services. Tenant shall pay for all services provided by the City of Homer that are related to the use or operation of the Property, improvements thereon and Tenant's activities thereon, at the rates established by the City of Homer from time to time for such services, including without limitation wharfage, crane use, ice, and other Port and Harbor services. Tenant shall provide the City of Homer with the information necessary to determine the amount of service charges owed, keep written records of such information for not less than two years after such charges are due, and, upon request, make such records available to the City of Homer for inspection and audit.

4.06 Additional Rent and Landlord's Right to Cure Tenant's Default. All costs or expenses that Tenant is required to pay under this Lease at Landlord's election will be treated as Additional Rent, and Landlord may exercise all rights and remedies provided in this Lease in the event of nonpayment. If Tenant defaults in making any payment required of Tenant or defaults in performing any term, covenant or condition of this Lease that involves the expenditure of money by Tenant, Landlord may, but is not obligated to, make such payment or expenditure on behalf of Tenant, and any and all sums so expended by Landlord, with interest thereon at the Default Rate from the date of expenditure until repaid, will be Additional Rent and shall be repaid by Tenant to Landlord on demand, provided, however, that such payment or expenditure by Landlord will not waive Tenant's default, or affect any of Landlord's remedies for such default.

4.07 Security Deposit. Upon execution of this Lease, and in addition to any other security or credit support provided by or for the benefit of Tenant in entering into this Lease, Tenant shall deposit with Landlord an amount equal to 10% of the annual Base Rent as security for Tenant's performance of its obligations under this Lease. Landlord may commingle the security deposit with other funds of Landlord, and its obligations with respect to such security deposit shall only be as a debtor and not as a trustee or fiduciary. If Tenant defaults in performing any obligation under this Lease, including without limitation the payment of rent, Landlord may apply all or any portion of the security deposit to the payment of any sum in default or any damages suffered by Landlord as result of the default, or any sum that Landlord may be required to incur by reason of the default. Upon demand, Tenant shall deposit with Landlord the amount so applied so that Landlord will have the full deposit on hand at all times during the Term.

ARTICLE 5. SECURITY INTEREST

To secure the performance of Tenant's obligations under this Lease, including without limitation the obligations to pay rent and other sums to be paid by Tenant, Tenant grants to Landlord a lien and security interest in the following collateral: ("Collateral"): (1) all security deposits or other monies owing from Landlord to Tenant (as collateral in the possession of the secured party); (2) all insurance proceeds from any policy insuring the Property or improvements thereon; (3) all compensation payable to Tenant as a result of eminent domain proceedings or a transfer in lieu thereof; (4) all rents from Tenant's subletting of all or a part of the Property; and (5) all improvements on the Property, including any Required Improvements. Said lien and security interest will be in addition to Landlord's liens provided by law.

This Lease shall constitute a mortgage by Tenant as mortgagor of all right, title and interest of Tenant in and to any and all improvements on the Property, including any Required Improvements, in favor of Landlord as mortgagee, and the recorded memorandum of this Lease shall reference Landlord as mortgagee of such improvements. In addition, Tenant shall execute,

such financing statements and other instruments as Landlord may now or hereafter reasonably request to evidence the liens, mortgages and security interests granted by Tenant hereunder, including any deed of trust pertaining to additions, alterations and improvements on the Property. This Lease also constitutes a security agreement under the Uniform Commercial Code as enacted in Alaska ("UCC"), and Landlord will have all rights and remedies of a secured party under the UCC regarding the Collateral.

ARTICLE 6. USE AND IMPROVEMENT OF PROPERTY

6.01 Use of Property. Tenant shall use and, if applicable, improve the Property only in the manner described in Tenant's proposal or application for the Property as more fully set forth on **Exhibit D**. Tenant's undertaking to use and, if applicable, improve the Property as described on Exhibit D is a material inducement to Landlord leasing the Property to Tenant, and Tenant shall not use or improve the Property for any purpose other than as described on Exhibit D without Landlord's written consent, which consent Landlord may withhold in its sole discretion.

6.02 Required Improvements. Tenant shall, at Tenant's sole expense, construct, and at all times during the Term keep and maintain as the minimum development on the Property the Required Improvements as described on Exhibit D and as depicted more specifically in the site plan and floor plans in **Exhibit E** and **Exhibit F**, respectively. If the Required Improvements are not in place at the commencement of the Term, Tenant shall commence construction of the Required Improvements within one year after the date of commencement of the Term, prosecute the construction of the Required Improvements with diligence, and Complete construction of the Required Improvements within one additional year.

6.03 Construction Prerequisites. Tenant may not commence any construction on the Property, including without limitation construction of the Required Improvements, without first satisfying the following conditions:

(a) Not less than thirty (30) days before commencing construction, Tenant shall submit to Landlord preliminary plans and specifications, and an application for a City of Homer zoning permit, for the construction, showing the layout of proposed buildings and other improvements, ingress and egress, dimensions and locations of utilities, drainage plans, and any other information required for the zoning permit or other required permits. The preliminary plans and specifications are subject to Landlord's approval, which will not be unreasonably withheld, as well as all specific requirements for the issuance of any permits or zoning variances. Landlord shall communicate approval or disapproval in the manner provided for notices hereunder, accompanying any disapproval with a statement of the grounds therefor. Tenant shall be responsible for complying with all laws governing the construction, including any specific requirements for the issuance of any permits or zoning variances, notwithstanding Landlord's approval of preliminary plans and specifications under this paragraph.

(b) Not less than fifteen (15) days before commencing construction, Tenant shall deliver to Landlord one complete set of final working plans and specifications as approved by the governmental agencies whose approval is required for Tenant to commence construction. The final working plans and specifications shall conform substantially to the preliminary plans and specifications previously approved by Landlord, subject to changes made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval.

(c) Not less than five (5) days before commencing construction, Tenant shall give Landlord written notice of its intent to commence construction, and furnish to Landlord the following:

- (1) Proof that all applicable federal, state and local permits required for the construction have been obtained.
- (2) For construction, alteration or restoration of Required Improvements, a current certificate of insurance with the coverages specified in Section 9.04(c).

6.04 Extensions of Time for Completion of Required Improvements. Landlord shall grant an extension of the time to Complete the Required Improvements for a period of time equal to the duration of an Excusable Delay, upon Tenant's written request describing the nature of the Excusable Delay, provided Tenant has commenced construction in a timely manner and is proceeding diligently to Complete construction.

6.05 Additional and Replacement Improvements.

(a) Construction of alterations, additions improvements that are not consistent with terms of this Lease or the proposed uses for the Property set forth on Exhibit D is prohibited unless the improvements are authorized by an amendment to this Lease approved by the Council via resolution.

(b) Subject to Section 6.05(a), upon satisfying the conditions in section 6.03, Tenant at any time may, but is not obligated to, construct new improvements on the Property and demolish, remove, replace, alter, relocate, reconstruct or add to existing improvements; provided that Tenant is not then in default under this Lease and provided further that Tenant continuously maintains on the Property the Required Improvements, or their equivalent of equal or greater value. Once any work is begun, Tenant shall with reasonable diligence prosecute to Completion all construction of improvements, additions, alterations, or other work. All salvage resulting from such work will belong to Tenant, who is responsible for its removal and lawful disposal.

6.06 As-Built Survey. Within 30 days after Completion of construction of any improvements on the Property involving construction, alteration, addition, removal or demolition of the foundation, structure, utility services, ingress and egress, or any major changes of all or any part of any structure or improvement on the Property, Tenant shall provide Landlord with three copies of an as-built survey of the Property prepared by a registered professional surveyor, showing the location of all improvements on the Property, including underground utilities, pipelines and pre-existing improvements. Tenant shall accompany the as-built survey with a description of all changes from the approved plans or specifications made during the course of the work.

6.07 Ownership of Improvements. Other than the Required Improvements, any and all buildings, fixtures and improvements of any nature whatsoever constructed or maintained on the Property by Tenant will be and remain the property of Tenant at all times during the Term and may be removed or replaced by Tenant during the Term, subject to the provisions Section 6.08.

6.08 Disposition of Improvements at End of Term.

(a) Unless excepted by operation of the following subsection (b), any and all buildings, fixtures and improvements of any nature whatsoever constructed or maintained on the Property become the property of Landlord upon expiration or earlier termination of the Term.

(b) One year before the expiration of the Term, the Landlord and Tenant shall determine if the buildings, fixtures and improvements constructed or maintained on the Property, including the Required Improvements, are structurally sound and in good condition. If such buildings, fixtures and improvements constructed or maintained on the Property are structurally sound and in good condition, Tenant shall leave such improvements intact with all components, including without limitation doors, windows, and plumbing, electrical and mechanical fixtures and

systems, in good condition and ready for use or occupancy, upon expiration of the Term, and Tenant shall execute, acknowledge, and deliver to Landlord a proper instrument in writing releasing and quitclaiming to Landlord all of Tenant's interest in such buildings, fixtures and improvements. Tenant shall be obligated to and shall remove, prior to the expiration of the Term, any buildings, fixtures and improvements constructed or maintained on the Property that are not structurally sound and in good condition, and Landlord shall not have or obtain any ownership interest in such buildings, fixtures and improvements by reason of this Lease.

(c) If Landlord terminates this Lease because of a default by Tenant prior to the expiration of the Term, any buildings, fixtures and improvements constructed or maintained on the Property shall, at Landlord's option, become the property of Landlord, which may use or dispose of them in its sole discretion. If Landlord elects not to obtain ownership of such buildings, fixtures and improvements under the preceding sentence or elects to remove any of such buildings, fixtures or improvements for any reason, Tenant shall be obligated to and shall remove such buildings, fixtures or improvements.

(d) Tenant shall notify Landlord before commencing the removal of an improvement as required under the preceding subsections (b) and/or (c) and coordinate the removal work with Landlord. Once Tenant commences the removal work, Tenant shall prosecute the removal with reasonable diligence to Completion and shall repair all damages to the Property caused by such removal no later than the expiration of the Term. All salvage resulting from such work will belong to Tenant, who is responsible for its removal and lawful disposal.

(e) If Tenant fails to remove any improvements from the Property that Tenant is required to remove under and per the terms of the preceding subsections (b), (c) and/or (d), Tenant shall pay Landlord the costs that Landlord incurs in removing and disposing of the improvements and repairing damages to the Property caused by such removal.

ARTICLE 7. CARE AND USE OF THE PROPERTY

7.01 Maintenance of the Property. Tenant at its own cost and expense shall keep the Property and all buildings and improvements that at any time may be situated thereon in a clean, safe and orderly condition, and in good repair at all times during the Term.

7.02 Repair of Improvements.

(a) Except as provided in Section 7.02(b), in the event any buildings or improvements situated on the Property by Tenant are damaged or destroyed by fire, earthquake, tsunami, or other casualty, Tenant shall at Tenant's expense restore the same to good and tenantable condition or shall remove the same as soon as is reasonably possible, but in no event may the period of restoration exceed 18 months nor may the period of removal exceed 45 days.

(b) Unless Tenant is excused from the obligation under this paragraph, if the Required Improvements or any part thereof are damaged or destroyed by fire, earthquake, tsunami, or other casualty, rendering the Required Improvements totally or partially inaccessible or unusable, Tenant shall at Tenant's expense restore the Required Improvements to substantially the same condition as they were in immediately before such damage, provided that:

- (1) if the cost of repairing or restoring the Required Improvements, less any available insurance proceeds not reduced by applicable deductibles and coinsurance, exceeds 10% of the replacement cost of the Required Improvements, then Tenant may terminate this Lease by giving notice to Landlord of Tenant's election to terminate within 15 days after determining the restoration cost and replacement cost, and this Lease shall terminate as of the date of such notice;

- (2) if the repair or restoration of the Required Improvements would be contrary to law, either party may terminate this Lease immediately by giving notice to the other party; or
- (3) if such damage or casualty to the Required Improvements occurs within three years before the end of the Term, Tenant may, in lieu of restoring or replacing the Required Improvements, terminate this Lease by giving written notice of termination to Landlord within 120 days after such damage or casualty.

Nothing in this paragraph relieves Tenant of the obligation to surrender the Property upon the expiration or earlier termination of the Term in the condition required by Section 3.03.

7.03 Nuisances Prohibited. Tenant at all times shall keep the Property in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; junk, abandoned or discarded property, including without limitation vehicles, equipment, machinery or fixtures; and litter, rubbish or trash. Tenant shall not use the Property in any manner that will constitute waste or a nuisance. Landlord, at Tenant's expense and without any liability to Tenant, may remove or abate any such junk, abandoned or discarded property, litter, rubbish or trash, or nuisance on the Property after 15 days written notice to Tenant, or after (4) four hour notice to Tenant in writing, by telephone, facsimile or in person if Landlord makes a written finding that such removal or abatement is required to prevent imminent harm to public health, safety or welfare. Tenant shall pay Landlord all the costs of such removal, plus interest at the Default Rate, as Additional Rent under this Lease. This section does not limit or waive any other remedy available to the City of Homer to abate any nuisance or for the violation of the Homer City Code.

7.04 Compliance with Laws. Tenant's improvement and use of the Property shall comply with all governmental statutes, ordinances, rules and regulations, including without limitation the City of Homer Zoning Code and all applicable building codes, now or hereafter in effect.

7.05 Liens. Except as provided in Article 13, Tenant may not permit any lien, including without limitation a mechanic's or materialman's lien, to be recorded against the Property. If any such lien is recorded against the Property, Tenant shall cause the same to be removed; provided that Tenant may in good faith and at Tenant's own expense contest the validity of any such lien without subjecting the Property to foreclosure, and in the case of a mechanic's or materialman's lien, if Tenant has furnished the bond required in A.S. 34.35.072 (or any comparable statute hereafter enacted providing for a bond freeing the Property from the effect of such a lien claim). Tenant shall indemnify and save Landlord harmless from all liability for damages occasioned by any such lien, together with all costs and expenses (including attorneys' fees) incurred by Landlord in negotiating, settling, defending, or otherwise protecting against such lien and shall, in the event of a judgment of foreclosure of the lien, cause the same to be discharged and removed prior to any attempt at execution of such judgment.

7.06 Radio Interference. Upon Landlord's request, Tenant shall discontinue the use on the Property of any source of electromagnetic radiation that interferes with any government operated transmitter, receiver, or navigation aid until the cause of the interference is eliminated.

7.07 Signs. Tenant may only erect signs on the Property that comply with state and local sign laws and ordinances. City Planning Department approval is required prior to the erection of any sign on the Property.

7.08 Garbage Disposal. Tenant shall keep any garbage, trash, rubbish or other refuse in industry standard containers until removed, and cause all garbage, trash, rubbish or other refuse on the Property to be collected and transported to a Kenai Peninsula Borough solid waste facility or transfer station at least once a week. Tenant may not place garbage, trash, rubbish or other refuse

from the Property in Landlord's garbage disposal facilities on the Homer Spit or any other public facility.

7.09 Access Rights of Landlord. Landlord's agents and employees shall have the right, but not the obligation, to enter the Property at all reasonable times to inspect the use and condition of the Property; to serve, post or keep posted any notices required or allowed under the provisions of this Lease, including notices of non-responsibility for liens; and to do any act or thing necessary for the safety or preservation of the Property.

ARTICLE 8. ASSIGNMENT AND SUBLEASE

8.01 Assignment or Sublease Absent Consent is Void.

(a) Tenant shall not assign or sublease its interest in this Lease or in the Property without compliance with applicable provisions of the Lease Ordinance, including applying for and receiving consent of Council, and any attempted assignment or sublease absent such compliance is and shall be null and void and of no effect and, at Landlord's election, will constitute an event of default hereunder.

(b) If Tenant seeks to assign or sublease its interest in this Lease or in the Property, in addition to compliance with applicable provisions of the Lease Ordinance, Tenant shall request consent of Council to such assignment or sublease in writing at least 30 days prior to the effective date of the proposed assignment or sublease, accompanied by a copy of the proposed assignment or sublease. If Tenant subleases any portion of the Property, Tenant shall be assessed Additional Rent equal to 10% of the current Base Rent for the subleased area.

(c) No consent to any assignment or sublease waives Tenant's obligation to obtain Landlord's consent to any subsequent assignment or sublease. An assignment of this Lease shall require the assignee to assume the Tenant's obligations hereunder, and shall not release Tenant from liability hereunder unless Landlord specifically so provides in writing.

8.02. Events that Constitute an Assignment. If Tenant is a partnership or limited liability company, a withdrawal or change, voluntary, involuntary or by operation of law, of one or more partners or members owning 25% or more of the entity, or the dissolution of the entity, will be deemed an assignment to the Tenant as reconstituted, subject to Section 8.01 and the Lease Ordinance. If Tenant is a corporation, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a controlling percentage of the capital stock of Tenant, or the sale of 25% of the value of the assets of Tenant, will be deemed an assignment to the Tenant as reconstituted, subject to Section 8.01 and the Lease Ordinance; provided that if Tenant is a corporation the stock of which is traded through an exchange or over the counter, a sale or other transfer of a controlling percentage of the capital stock of Tenant will not constitute such an assignment. The phrase "controlling percentage" means the ownership of, and the right to vote, stock possessing at least 25% of the total combined voting power of all classes of Tenant's capital stock issued, outstanding and entitled to vote for the election of directors.

8.03. Costs of Landlord's Consent to be Borne by Tenant. As a condition to Landlord's consent to any assignment or sublease under section 8.01 and the Lease Ordinance, Tenant shall pay Landlord's reasonable costs, including without limitation attorney's fees and the expenses of due diligence inquiries, incurred in connection with any request by Tenant for Landlord's consent to the assignment or sublease.

ARTICLE 9. LIABILITY, INDEMNITY AND INSURANCE

9.01 Limitation of Landlord Liability. Landlord, its officers and employees shall not be liable to Tenant for any damage to the Property or the buildings and improvements thereon, or for death or injury of any person or damage to any property, from any cause; however, this provision shall not affect the liability of Landlord, its officers and employees on any claim to the extent the claim arises from their negligence or willful misconduct.

9.02 Indemnity Generally. Tenant shall indemnify, defend, and hold harmless Landlord, its officers and employees from all claims arising from death or injury of any person or damage to any property occurring in or about the Property; however, this provision shall not apply to any claim to the extent the claim arises from the sole negligence or willful misconduct of Landlord, its officers and employees.

9.03 Indemnity for Emergency Service Costs. Without limiting the generality of Section 9.02, in the event of a major fire or other emergency, Tenant shall reimburse Landlord for the cost of providing fire-fighting and other emergency service to Tenant, the Property or at any other location where the fire or emergency requiring response arises from or is related to the use of the Property or Tenant's operations. For purposes of this section, a major fire or other emergency is one that requires more than five man-hours of effort by the City of Homer Fire Department.

9.04 Insurance Requirements.

(a) Without limiting Tenant's obligations to indemnify under this Lease, Tenant at its own expense shall maintain in force such policies of insurance with a carrier or carriers reasonably satisfactory to Landlord and authorized to conduct business in the state of Alaska, as Landlord may reasonably determine are required to protect Landlord from liability arising from Tenant's activities under this Lease, including the minimum insurance requirements set forth for tenants under the Lease Ordinance. Landlord's insurance requirements in the Lease Ordinance (or any superseding policy permitted under the Lease Ordinance) specify only the minimum acceptable coverage and limits, and if Tenant's policy contains broader coverage or higher limits, Landlord shall be entitled to such coverage to the extent of such higher limits.

(b) Without limiting the generality of the foregoing, Tenant shall maintain in force at all times during the Term the following minimum policies of insurance:

- (1) Comprehensive general liability insurance with limits of liability not less than a combined single limit for bodily injury and property damage of \$1,000,000 each occurrence and \$2,000,000 aggregate. This insurance shall also be endorsed to provide contractual liability insuring Tenant's obligations to indemnify under this Lease.
- (2) Comprehensive automobile liability covering all owned, hired and non-owned vehicles with coverage limits not less than \$1,000,000 occurrence combined single limit for bodily injury and property damage.
- (3) Workers' compensation insurance as required by AS 23.30.045. This coverage shall include employer's liability protection not less than \$1,000,000 per person, \$1,000,000 per occurrence. Where applicable, coverage for all federal acts (i.e. U.S. Longshoremen and Harbor Worker's Compensation and Jones Acts) shall also be included. The workers' compensation insurance shall contain a waiver of subrogation clause in favor of Landlord.
- (4) Based on the authorized uses of the Property stated in Section 6.01, environmental insurance is not required. However, if Tenant uses the Property, with or without authorization from the Landlord, for purposes other than those stated in paragraph

Section 6.01, if Landlord so elects, and within 10 days after Landlord gives notice of such election, Tenant shall procure and at all times thereafter maintain, at its expense, environmental remediation and environmental impairment liability, including sudden and accidental coverage, gradual pollution coverage, and clean-up cost coverage associated with any activity by Tenant or others on, from, or related to the Property, with coverage limits not less than \$1,000,000 for any one accident or occurrence. Coverage shall extend to loss arising as a result of the work or services or products furnished, used or handled in connection with Tenant's operations contemplated under this Lease.

- (5) Property insurance covering the Required Improvements described in Section 6.02 in an amount not less than full replacement cost of the Required Improvements. This policy shall include boiler and machinery coverage.

- (c) During any construction of the Required Improvements and during any subsequent alteration or restoration of the Required Improvements at a cost in excess of \$250,000 per job, Tenant shall maintain builder's risk insurance in an amount equal to the completed value of the project.

- (d) Tenant shall furnish Landlord with certificates evidencing the required insurance not later than the date as of which this Lease requires the insurance to be in effect, and the provision of any such certificates due at or prior to the commencement of the Term shall be a condition precedent to the commencement of the Term. The certificates and the insurance policies required by this Section shall contain a provision that coverages afforded under the policies will not be cancelled or allowed to expire, and limits of liability will not be reduced, without at least 30 days' prior written notice to Landlord. Landlord shall be named as an additional insured under all policies of liability insurance required of Tenant. Landlord's acceptance of a deficient certificate of insurance does not waive any insurance requirement in this Lease. Tenant also shall grant Landlord permission to obtain copies of insurance policies from all insurers providing required coverage to Tenant by executing and delivering to Landlord such authorizations substantially in the form of **Exhibit G** as Landlord may request.

ARTICLE 10. ENVIRONMENTAL MATTERS

10.01 Use of Hazardous Substances. Tenant shall not cause or permit the Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process any Hazardous Substance, except as is necessary or useful to Tenant's authorized uses of the Property stated in Section 6.01, and only in compliance with all applicable Environmental Laws. Any Hazardous Substance permitted on the Property as provided in this section, and all containers therefor, shall be handled, used, kept, stored and disposed of in a manner that complies with all applicable Environmental Laws, and handled only by properly trained personnel.

10.02 Prevention of Releases. Tenant shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of Tenant or any of its agents, employees, contractors, tenants, subtenants, invitees or other users or occupants of the Property, a release of any Hazardous Substance onto the Property or onto any other property.

10.03 Compliance with Environmental Laws. Tenant at all times and in all respects shall comply, and will use its best efforts to cause all tenants, subtenants and other users and occupants of the Property to comply, with all Environmental Laws, including without limitation the duty to undertake the following specific actions: (i) Tenant shall, at its own expense, procure, maintain in effect and comply with all conditions of, any and all permits, licenses and other governmental and regulatory approvals required by all Environmental Laws, including without limitation permits required for discharge of (appropriately treated) Hazardous Substances into the ambient air or any

sanitary sewers serving the Property; and (ii) except as discharged into the ambient air or a sanitary sewer in strict compliance with all applicable Environmental Laws, all Hazardous Substances from or on the Property to be treated and/or disposed of by Tenant will be removed and transported solely by duly licensed transporters to a duly licensed treatment and/or disposal facility for final treatment and/or disposal (except when applicable Environmental Laws permit on-site treatment or disposal in a sanitary landfill).

10.04 Notice. Tenant shall promptly give Landlord (i) written notice and a copy of any notice or correspondence it receives from any federal, state or other government agency regarding Hazardous Substances on the Property or Hazardous Substances which affect or will affect the Property; (ii) written notice of any knowledge or information Tenant obtains regarding Hazardous Substances or losses incurred or expected to be incurred by Tenant or any government agency to study, assess, contain or remove any Hazardous Substances on or near the Property, and (iii) written notice of any knowledge or information Tenant obtains regarding the release or discovery of Hazardous Substances on the Property.

10.05 Remedial Action. If the presence, release, threat of release, placement on or in the Property, or the generation, transportation, storage, treatment or disposal at the Property of any Hazardous Substance (i) gives rise to liability (including but not limited to a response action, remedial action or removal action) under any Environmental Law, (ii) causes a significant public health effect, or (iii) pollutes or threatens to pollute the environment, Tenant shall, at its sole expense, promptly take any and all remedial and removal action necessary to clean up the Property and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law.

10.06 Indemnification. Subject to Section 10.09, Tenant shall indemnify, defend, and hold harmless Landlord, its officers and employees from and against any and all claims, disbursements, demands, damages (including but not limited to consequential, indirect or punitive damages), losses, liens, liabilities, penalties, fines, lawsuits and other proceedings and costs and expenses (including experts', consultants' and attorneys' fees and expenses, and including without limitation remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs), imposed against Landlord, arising directly or indirectly from or out of, or in any way connected with (i) the failure of Tenant to comply with its obligations under this Article; (ii) any activities on the Property during Tenant's past, present or future possession or control of the Property which directly or indirectly resulted in the Property being contaminated with Hazardous Substances; (iii) the discovery of Hazardous Substances on the Property whose presence was caused during the possession or control of the Property by Tenant; (iv) the clean-up of Hazardous Substances on the Property; and (v) any injury or harm of any type to any person or damage to any property arising out of or relating to Hazardous Substances on the Property or from the Property on any other property. The liabilities, losses, claims, damages, and expenses for which Landlord is indemnified under this section shall be reimbursable to Landlord as and when the obligation of Landlord to make payments with respect thereto are incurred, without any requirement of waiting for the ultimate outcome of any litigation, claim or other proceeding, and Tenant shall pay such liability, losses, claims, damages and expenses to Landlord as so incurred within 10 days after notice from Landlord itemizing in reasonable detail the amounts incurred (provided that no itemization of costs and expenses of counsel to Landlord is required where, in the determination of Landlord, such itemization could be deemed a waiver of attorney-client privilege).

10.07 Survival of Obligations. The obligations of Tenant in this Article, including without limitation the indemnity provided for in Section 10.06, are separate and distinct obligations from Tenant's obligations otherwise provided for herein and shall continue in effect after the expiration of the Term.

10.08 Claims against Third Parties. Nothing in this Article shall prejudice or impair the rights or claims of Tenant against any person other than Landlord with respect to the presence of Hazardous Substances as set forth above.

10.09 Extent of Tenant's Obligations. Tenant's obligations under this Article apply only to acts, omissions or conditions that (i) occur in whole or in part during the Term or during any time of Tenant's possession or occupancy of the Property prior to or after the Term of this Lease; or (ii) are proximately caused in whole or in part by the occupancy of, use of, operations on, or actions on or arising out of the Property by Tenant or its employees, agents, customers, invitees or contractors.

10.10 Inspection at Expiration of Term. Within 90 days before the expiration of the Term, Tenant shall at its own expense obtain a Phase I environmental inspection of the Property, and conduct any further inspection, including without limitation test holes, that is indicated by the results of the Phase I inspection. Tenant, at its own expense, shall remediate any contamination of the Property that is revealed by the inspections and that is Tenant's responsibility under this Article.

ARTICLE 11. CONDEMNATION

11.01 Article Determines Parties' Rights and Obligations. If any entity having the power of eminent domain exercises that power to condemn the Property, or any part thereof or interest therein, or acquires the Property, or any part thereof or interest therein by a sale or transfer in lieu of condemnation, the interests of Landlord and Tenant in the award or consideration for such transfer and the effect of the taking or transfer upon this Lease will be as provided in this Article.

11.02 Total Taking. If all of the Property is taken or so transferred, this Lease and all of Tenant's interest thereunder will terminate on the date title to the Property vests in the condemning authority.

11.03. Partial Taking. If the taking or transfer of part of the Property causes the remainder of the Property to be not effectively and practicably usable in the opinion of the Tenant for the purpose of operation thereon of Tenant's business, this Lease and all of Tenant's interest thereunder will terminate on the date title to the Property vests in the condemning authority. If the taking or transfer of part of the Property leaves the remainder of the Property effectively and practicably usable in the opinion of Tenant for the operation of Tenant's business, this Lease and all of Tenant's interest thereunder will terminate as to the portion of the Property so taken or transferred on the date title to the Property vests in the condemning authority, but will continue in full force and effect as to the portion of the Property not so taken or transferred, and the Base Rent will abate in the proportion that the portion of the Property taken bears to all of the Property.

11.04 Compensation. Landlord and Tenant each may make a claim against the condemning or taking authority for the amount of just compensation due to it. Tenant shall make no claim against Landlord for damages for termination of the leasehold or interference with Tenant's business, even if Landlord is the condemning or taking authority. Neither Tenant nor Landlord will have any rights in or to any award made to the other by the condemning authority; provided, that if a single award to Landlord includes specific damages for loss of Tenant's leasehold interest separately awarded in the eminent domain proceeding and not as a part of the damages recoverable by Landlord, Landlord will transmit such separately awarded damages to Tenant.

ARTICLE 12. DEFAULT

12.01. Events of Default. Each of the following shall constitute an event of default under this Lease:

(a) The failure of Tenant to pay Rent or any other sum of money due under this Lease within ten (10) days after the date such payment is due.

(b) The failure of Tenant to perform or observe any covenant or condition of this Lease, other than a default in the payment of money described in the preceding subsection (a), which is not cured within thirty (30) days after notice thereof from Landlord to Tenant, unless the default is of a kind that cannot be cured within such 30-day period, in which case no event of default shall be declared so long as Tenant shall commence the curing of the default within such 30 day period and thereafter shall diligently and continuously prosecute the curing of same.

(c) The use of the Property or buildings and improvements thereon for purposes other than those permitted herein, to which Landlord has not given its written consent.

(d) The commencement of a case under any chapter of the federal Bankruptcy Code by or against Tenant, or the filing of a voluntary or involuntary petition proposing the adjudication of Tenant as bankrupt or insolvent, or the reorganization of Tenant, or an arrangement by Tenant with its creditors, unless the petition is filed or case commenced by a party other than Tenant and is withdrawn or dismissed within ninety (90) days after the date of its filing.

(e) The admission in writing by Tenant of its inability to pay its debts when due; the appointment of a receiver or trustee for the business or property of Tenant, unless such appointment shall be vacated within ten (10) days after its entry; Tenant making an assignment for the benefit of creditors; or the voluntary or involuntary dissolution of Tenant.

12.02 Landlord's Remedies. Upon the occurrence of an event default, Landlord has all of the following remedies, all in addition to any other remedies that Landlord may have at law or in equity:

(a) Landlord may terminate this Lease by written notice to Tenant, upon which termination Tenant shall immediately surrender possession of the Property, vacate the Property, and deliver possession of the Property to Landlord. Tenant hereby makes a present grant to Landlord of a full, free and irrevocable license to enter into and upon the Property, in the event Landlord terminates this Lease in accordance with this subsection (a), and to repossess the Property, to expel or remove Tenant and any others who may be occupying or within the Property, and to remove any and all property therefrom, using such force as may be necessary, with or without process of law, without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing Landlord's right to rent or any other right given to Landlord hereunder or by operation of law.

(b) Landlord may by written notice declare Tenant's right to possession of the Property terminated without terminating this Lease. Tenant hereby makes a present grant to Landlord of a full, free and irrevocable license to enter into and upon the Property, in the event Landlord terminates Tenant's right of possession in accordance with this subsection (b), and to repossess the Property, to expel or remove Tenant and any others who may be occupying or within the Property, and to remove any and all property therefrom, using such force as may be necessary, with or without process of law, without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing Landlord's right to rent or any other right given to Landlord hereunder or by operation of law.

(c) Subject to Section 12.01(e), Landlord may relet the Property in whole or in part for any period equal to or greater or less than the remainder of the Term, as applicable, for any sum that Landlord may deem reasonable.

(d) Landlord may collect any and all rents due or to become due from subtenants or other occupants of the Property.

(e) Landlord may recover from Tenant, with or without terminating this Lease, actual attorney's fees and other expenses incurred by Landlord by reason of Tenant's default and elect to recover damages described under either (1) or (2):

- (1) from time to time, an amount equal to the sum of all Base Rent and other sums that have become due and remain unpaid, less the rent, if any, collected by Landlord on reletting the Property reduced by the amount of all expenses incurred by Landlord in connection with reletting the Property; or
- (2) immediately upon Tenant's default, an amount equal to the difference between the Base Rent and the fair rental value of the Property for the remainder of the Term, discounted to the date of such default at a rate per annum equal to the rate at which Landlord could borrow funds for the same period as of the date of such default.

(f) Reentry or reletting of the Property, or any part thereof, shall not terminate this Lease, unless accompanied by Landlord's written notice of termination to Tenant.

12.03 Assignment of Rents. Tenant immediately and irrevocably assigns to Landlord, as security for Tenant's obligations under this Lease, all rent from any subletting of all or a part of the Property, and Landlord, as assignee and attorney-in-fact for Tenant, or a receiver for Tenant appointed on Landlord's application, may collect such rent and apply it toward Tenant's obligations under this Lease, except that Tenant has the right to collect such rent until the occurrence of an event of default by Tenant.

ARTICLE 13. LEASEHOLD MORTGAGES

13.01. Mortgage of Leasehold Interest. Tenant shall have the right at any time, and from time to time, to subject the leasehold estate and any or all of Tenant's improvements situated on the Property to one or more deeds of trust, mortgages, and other collateral security instruments as security for a loan or loans or other obligation of Tenant (each a "Leasehold Mortgage"), subject to the remainder of this Article 13.

13.02 Subordinate to Lease. The Leasehold Mortgage and all rights acquired under it shall be subject and subordinate to all the terms of this Lease, and to all rights and interests of Landlord except as otherwise provided in this Lease.

13.03 Notice to Landlord. Tenant shall give Landlord notice before executing each Leasehold Mortgage, and shall accompany the notice with a true copy of the note and the Leasehold Mortgage as proposed for execution. Upon Landlord's written consent to the Leasehold Mortgage and upon execution of the Leasehold Mortgage by all parties, the mortgagee shall become a Qualified Mortgagee as that term is used in this Lease. Tenant also shall deliver to Landlord a true and correct copy of any notice from a Qualified Mortgagee of default or acceleration of the maturity of the note secured by a Leasehold Mortgage promptly following Tenant's receipt thereof.

13.04 Modification or Termination. No action by Tenant or Landlord to cancel, surrender, or materially modify the economic terms of this Lease or the provisions of Article 11 will be binding upon a Qualified Mortgagee without its prior written consent.

13.05 Notice to Qualified Mortgagee.

(a) If Landlord gives any notice hereunder to Tenant, including without limitation a notice of an event of default, Landlord shall give a copy of the notice to each Qualified Mortgagee at the address previously designated by it.

(b) If a Qualified Mortgagee changes its address or assigns the Leasehold Mortgage, the Qualified Mortgagee or assignee may change the address to which such copies of notices hereunder shall be sent by written notice to Landlord. Landlord will not be bound to recognize any assignment of a Qualified Mortgage unless and until Landlord has been given written notice thereof, a copy of the executed assignment, and the name and address of the assignee. Thereafter, the assignee will be deemed to be the Qualified Mortgagee hereunder with respect to the assigned Leasehold Mortgage.

(c) If a Leasehold Mortgage is held by more than one person, Landlord shall not be required to give notices to the Qualified Mortgagee of the Leasehold Mortgage unless and until all of the holders of the Leasehold Mortgage give Landlord an original executed counterpart of a written designation of one of their number to receive notices hereunder. Notice given to the one so designated is effective as notice to all them.

13.06 Performance of Tenant Obligations.

(a) A Qualified Mortgagee may perform any obligation of Tenant and remedy any default by Tenant under this Lease within the time periods specified in the Lease, and Landlord shall accept such performance with the same force and effect as if furnished by Tenant; provided, however, that the Qualified Mortgagee will not thereby be subrogated to the rights of Landlord.

(b) Tenant may delegate irrevocably to a Qualified Mortgagee the non-exclusive authority to exercise any or all of Tenant's rights hereunder, but no such delegation will be binding upon Landlord unless and until either Tenant or the Qualified Mortgagee gives Landlord a true copy of a written instrument effecting such delegation.

(c) If Tenant defaults in the payment of any monetary obligation hereunder, Landlord shall not terminate this Lease unless and until Landlord provides written notice of such default to each Qualified Mortgagee and no Qualified Mortgagee cures such default within 10 days after the expiration of any grace or cure periods granted Tenant herein. If Tenant defaults in the performance of any non-monetary obligation hereunder, Landlord shall not terminate this Lease unless and until Landlord provides written notice of such default to each Qualified Mortgagee and no Qualified Mortgagee cures such default within 30 days after the expiration of any grace or cure periods granted Tenant herein.

13.07 Possession by Qualified Mortgagee. A Qualified Mortgagee may take possession of the Property and vest in the interest of Tenant in this Lease upon the performance of the following conditions:

(a) The payment to Landlord of any and all sums due to Landlord under this Lease, including without limitation accrued unpaid rent.

(b) The sending of a written notice to Landlord and Tenant of the Qualified Mortgagee's intent to take possession of the Property and assume the Lease.

(c) The curing of all defaults not remediable by the payment of money within an additional 30 days after the date upon which such default was required to be cured by Tenant under the terms of this Lease.

13.08 No Liability of Mortgagee Without Possession. A Qualified Mortgagee shall have no liability or obligation under this Lease unless and until it sends to Landlord the written notice described in paragraph 13.07(b). Nothing in this Lease or in the taking of possession of the Property and assumption of the Lease by a Qualified Mortgagee or a subsequent assignee shall relieve Tenant of any duty or liability to Landlord under this Lease.

13.09 New Lease. If a Qualified Mortgagee acquires Tenant's leasehold as a result of a judicial or non-judicial foreclosure under a Leasehold Mortgage, or by means of a deed in lieu of foreclosure, the Qualified Mortgagee thereafter may assign or transfer Tenant's leasehold to an assignee upon obtaining Landlord's written consent thereto, which consent will not be unreasonably withheld or delayed but which assignment will be subject to all of the other provisions of Article 8 and any provisions of the Lease Ordinance concerning acceptable assignees. Upon such acquisition by a Qualified Mortgagee or its assignee of Tenant's leasehold, Landlord will execute and deliver a new ground lease of the Property to the Qualified Mortgagee or its assignee not later than 120 days after such party's acquisition of Tenant's leasehold. The new ground lease will be identical in form and content to this Lease, except with respect to the parties thereto, the term thereof (which will be co-extensive with the remaining Term hereof), and the elimination of any requirements that Tenant fulfilled prior thereto, and the new ground lease will have priority equal to the priority of this Lease. Upon execution and delivery of the new ground lease, Landlord will cooperate with the new tenant, at the sole expense of said new tenant, in taking such action as may be necessary to cancel and discharge this Lease and to remove Tenant from the Property.

ARTICLE 14. GENERAL PROVISIONS

14.01 Authority. Tenant represents and warrants that it has complete and unconditional authority to enter into this Lease; this Lease has been duly authorized by Tenant's governing body; this Lease is a binding and enforceable agreement of and against Tenant; and the person executing the Lease on Tenant's behalf is duly and properly authorized to do so.

14.02 Estoppel Certificates. Either party shall at any time and from time to time upon not less than 30 days prior written request by the other party, execute, acknowledge and deliver to such party, or to its designee, a statement in writing certifying that this Lease is in full force and effect and has not been amended (or, if there has been any amendment thereof, that the same is in full force and effect as amended and stating the amendment or amendments); that there are no defaults existing, (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the Base Rent and other charges have been paid in advance. The requesting party shall pay the cost of preparing an estoppel certificate, including the cost of conducting due diligence investigation and attorney's fees.

14.03 Delivery of Notices -Method and Time. All notices, demands or requests from one party to another shall be delivered in person or be sent by (i) mail, certified or registered, postage prepaid, (ii) reputable overnight air courier service, or (iii) electronic mail or facsimile transmission (accompanied by reasonable evidence of receipt of the transmission and with a confirmation copy mailed by first class mail no later than the day after transmission) to the address for the recipient in Section 14.04 and will be deemed to have been given at the time of delivery or, if mailed, three (3) days after the date of mailing.

14.04 Addresses for Notices. All notices, demands and requests from Tenant to Landlord shall be given to Landlord at the following address:

City Manager
City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603
Facsimile: (907) 235-3148
Email: _____

All notices, demands or requests from Landlord to Tenant shall be given to Tenant at the following address:

AKSNOWGRL RENTALS, LLC
Attn: Jenifer Kumfer
1285 Eagleview Dr.
Homer, AK 99603
Facsimile: _____
Email: _____

Each party may, from time to time, designate a different address or different agent for service of process by notice given in conformity with Section 14.03.

14.05 Time of Essence. Time is of the essence of each provision of this Lease.

14.06 Computation of Time. The time in which any act provided by this Lease is to be done is computed by excluding the first day and including the last, unless the last day is a Saturday, Sunday or a holiday, and then it is also excluded. The term "holiday" will mean all holidays as defined by the statutes of Alaska.

14.07 Interpretation. Each party hereto has been afforded the opportunity to consult with counsel of its choice before entering into this Lease. The language in this Lease shall in all cases be simply construed according to its fair meaning and not for or against either party as the drafter thereof.

14.08 Captions. The captions or headings in this lease are for convenience only and in no way define, limit or describe the scope or intent of any provision of this Lease.

14.09 Independent Contractor Status. Landlord and Tenant are independent contractors under this Lease, and nothing herein shall be construed to create a partnership, joint venture, or agency relationship between Landlord and Tenant. Neither party shall have any authority to enter into agreements of any kind on behalf of the other and shall have no power or authority to bind or obligate the other in any manner to any third party.

14.10 Parties Interested Herein. Nothing in this Lease, express or implied, is intended or shall be construed to give to any person other than Landlord, Tenant and any Qualified Mortgagee any right, remedy or claim, legal or equitable, under or by reason of this Lease. The covenants, stipulations and agreements contained in this Lease are and shall be for the sole and exclusive benefit of Landlord, Tenant and any Qualified Mortgagee, and their permitted successors and assigns.

14.11 Multi-Party Tenant. If Tenant is comprised of more than one natural person or legal entity, the obligations under this Lease imposed upon Tenant are joint and several obligations of

all such persons and entities. All notices, payments, and agreements given or made by, with, or to any one of such persons or entities will be deemed to have been given or made by, with, or to all of them, unless expressly agreed otherwise by Landlord in writing.

14.12 Broker's Commissions. Each of the parties represents and warrants that there are no claims for brokerage commissions or finders' fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liability arising from any such claim including, without limitation, the cost of counsel fees in connection therewith.

14.13 Successors and Assigns. This Lease shall be binding upon the successors and assigns of Landlord and Tenant, and shall inure to the benefit of the permitted successors and assigns of Landlord and Tenant.

14.14 Waiver. No waiver by a party of any right hereunder may be implied from the party's conduct or failure to act, and neither party may waive any right hereunder except by a writing signed by the party's authorized representative. The lapse of time without giving notice or taking other action does not waive any breach of a provision of this Lease. No waiver of a right on one occasion applies to any different facts or circumstances or to any future events, even if involving similar facts and circumstances. No waiver of any right hereunder constitutes a waiver of any other right hereunder.

14.15 Attorney's Fees.

(a) If Landlord is involuntarily made a party to any litigation concerning this Lease or the Property by reason of any act or omission of Tenant, or if Landlord is made a party to any litigation brought by or against Tenant without any fault on the part of Landlord, then Tenant shall pay the amounts reasonably incurred and expended by Landlord, including the reasonable fees of Landlord's agents and attorneys and all expenses incurred in defense of such litigation.

(b) In the event of litigation between Landlord and Tenant concerning enforcement of any right or obligation under this Lease, the non-prevailing party shall reimburse the prevailing party for the attorney's fees reasonably incurred and expended by the prevailing party in the litigation.

14.16 Severability. If any provision of this Lease shall for any reason be held to be invalid, illegal, unenforceable, or in conflict with any law of a federal, state, or local government having jurisdiction over this Lease, such provision shall be construed so as to make it enforceable to the greatest extent permitted, such provision shall remain in effect to the greatest extent permitted and the remaining provisions of this Lease shall remain in full force and effect.

14.17 Entire Agreement, Amendment. This Lease constitutes the entire and integrated agreement between Landlord and Tenant concerning the subject matter hereof, and supersedes all prior negotiations, representations or agreements, either written or oral. No affirmation, representation or warranty relating to the subject matter hereof by any employee, agent or other representative of Landlord shall bind Landlord or be enforceable by Tenant unless specifically set forth in this Lease. This Lease may be amended only by written instrument executed and acknowledged by both Landlord and Tenant.

14.18 Governing Law and Venue. This Lease will be governed by, construed and enforced in accordance with, the laws of the State of Alaska. Any action or suit arising between the parties in relation to or in connection with this Lease, or for the breach thereof, shall be brought in the trial courts of the State of Alaska for the Third Judicial District at Homer.

14.19 Execution in Counterparts. This Lease may be executed in two or more counterparts, each of which shall be an original and all of which together shall constitute one and the same document.

14.20 Prior Lease Amended And Superseded. A prior lease exists affecting the Property dated November 2, 2009, a memorandum of which has been recorded in the records of the Homer Recording District under Document No. 2010-003511-0 (the "Prior Lease"). This Lease replaces and supersedes the Prior Lease effective as of February 1, 2019, and on and after that date the Prior Lease shall have no force or effect, except that it shall remain in effect as to events, rights, obligations, or remedies arising or accruing under the Prior Lease prior to that date.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first set forth above.

Landlord:

Tenant:

CITY OF HOMER

AKSNOWGRL RENTALS, LLC

By: _____
Katie Koester, City Manager

(Jenifer Kumfer, Owner)

ACKNOWLEDGMENTS

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on _____, 20__, by Katie Koester, City Manager of the City of Homer, an Alaska municipal corporation, on behalf of the City of Homer.

Notary Public in and for Alaska
My Commission Expires:

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on _____, 20_, by Jenifer Kumfer, as owner of AKSNOWGRL RENTALS, LLC on behalf of AKSNOWGRL RENTALS, LLC.

Notary Public in and for Alaska

My Commission Expires: _____

EXHIBIT A

SCHEDULE OF ORGANIZATION, OWNERS, PERCENTAGE OF OWNERSHIP

Tenant, AKSNOWGRL RENTALS, LLC, is a limited liability company organized under the laws of the state of Alaska. Attached to this exhibit is a certificate issued by that state certifying that Tenant is in good standing and describing its legal organization. If Tenant is a foreign entity authorized to conduct business in Alaska, its certificate of authority is also attached

The members and their percentage of ownership are as follows:

Name <u>Jenifer Kumfer</u>	100 %
----------------------------	-------

Address: <u>1285 Eagleview Dr., Homer AK 99603</u>	
--	--

Name _____	_____ %
------------	---------

Address: _____	
----------------	--

Name _____	_____ %
------------	---------

Address: _____	
----------------	--

TOTAL	100 %
-------	-------

Department of Commerce, Community, and Economic Development
**CORPORATIONS, BUSINESS &
PROFESSIONAL LICENSING**

[SOA](#) / [DCCED](#) / [CBPL](#) / [Search](#) / [Corporations](#) / Entity Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	AKSNOWGRL RENTALS, LLC

Entity Type:

Limited Liability Company

Entity #:

10093014

Status:

Good Standing

AK Formed Date:

10/15/2018

Duration/Expiration:

Perpetual

Home State:

ALASKA

Next Biennial Report Due:

1/2/2020

Entity Mailing Address:

1285 EAGLE VIEW DRIVE, HOMER, AK 99603

Entity Physical Address:

3815 HOMER SPIT ROAD #A, HOMER, AK 99603

Registered Agent

Agent Name:

JENIFER KUMFER

Registered Mailing Address:

1285 EAGLE VIEW DRIVE, HOMER, AK 99603

Registered Physical Address:

1285 EAGLE VIEW DRIVE, HOMER, AK 99603

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Jenifer Kumfer	Member, Manager	100

Filed Documents

Date Filed	Type	Filing	Certificate
10/15/2018	Creation Filing	Click to View	Click to View
11/02/2018	Initial Report	Click to View	

COPYRIGHT © STATE OF ALASKA · [DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT](#) · [EMAIL THE WEBMASTER](#)

EXHIBIT B

**CONFORMED COPY OF RESOLUTION AUTHORIZING LEASE AND
AUTHORIZING SIGNERS TO SIGN LEASE AGREEMENT ON BEHALF
OF TENANT**

EXHIBIT C
LOCATION OF PROPERTY
(Section 2.01)

A portion of Lot 5, as shown on the subdivision plat entitled HOMER SPIT filed as amended plat number 89-34 in the Homer Recording District, City of Homer, Kenai Peninsula Borough, State of Alaska, also being within the southeast $\frac{1}{4}$ of Section 35, Township 6 South, Range 13 West of the Seward Meridian, and more certainly described as;

Beginning at a point on the edge of the right-of-way of the Homer Spit road, the east corner of Lot 4 being also the northerly corner of said Lot % as shown on Sheet Two of said subdivision plat;

Thence along the boundary of Lot 5, coincident with the edge of the right-of-way of the Homer Spit Road S 45° 45' 50" E 150.92 feet to the beginning of a curve to the left;

Thence along the arc of said curve to the left 128.88 feet, said curve having a radius of 5819.33 feet, a central angle of 1° 16' 08" and is subtended by a chord bearing S 46° 23' 55" E for 128.875 feet to the east corner of said Lot 5, said corner being in common with Lot 6; Thence leaving said right-of-way, S 42° 58' 02" W 71.96 feet along the boundary common with Lot 5 and Lot 6;

Thence leaving said boundary N 45° 45' 50" W 353.43 feet to the north boundary of Lot 5 being in common with Lot 4;

Thence along said common boundary N 89° 51' 14" E 100.82 feet to the Point of beginning. Containing an area of 22,388 square feet (0.514 acre);

Also known as Kenai Peninsula Borough Tax Parcel No. 181-03-105;

Also known as 3815 Homer Spit Rd #A, Homer AK 99603

EXHIBIT D
TENANT'S PROPOSED USE OF THE PROPERTY
(Section 6.01)

AkSnowGrl Rentals, LLC
DBA The Sport Shed
Jenifer Kumfer
1285 Eagle View Dr.
Homer, AK 99603
907-299-0381
aksnowgrl@gmail.com

To: The City of Homer

Re: The Sport Shed Land Lease Transfer

AKSNOWGRL Rentals, LLC intends to purchase via owner financing from Tabor Ashment the buildings/business AKA The Sport Shed located at 3815 Homer Spit Road, Homer, AK 99603 effective January 1, 2019. AKSNOWGRL Rentals, LLC needs to secure the transfer of Land Lease from the City of Homer in order to close the purchase with an effective date of January, 1, 2019. AKSNOWGRL Inc., and AKSNOWGRL Rentals, LLC intend to continue operations as they have occurred in previous years as a bait and Tackle supply store with three rental rooms.

The Sport Shed has operated as a bait and tackle / marine supply shop on the Homer spit for the past 27 years. The business sells bait and tackle to charter businesses that operate out of Homer and customers from all over the United States. Fishing licenses are sold here in large quantity (being noted as one of the highest sellers of fishing licenses in the state behind Fred Meyer). We provide rental fishing poles for tourists that visit Homer via various travel methods to include cruise ships; often when a charter boat gets cancelled, tourists find themselves in our shop renting poles to fish in the Nick Dudiak Fishing Lagoon located immediately across the street. There are three rental rooms located above the store that are rented out on a nightly basis. Each of these rooms contains a queen bed and two twins, a full kitchen and bathroom for guests to enjoy a night. It is the full intention of the new owner to maintain the store and rooms and to keep and operate the business as a bait and tackle supply store.

Jenifer Kumfer has been an employee of The Sport Shed from 2015-current and has managed the daily operations of the business for the past two years. She has established working relationships with most of the charter businesses that operate on the spit. She has working knowledge of how the store runs on a daily basis and over the last two years has handled pretty much all aspects of the business other than paying the bills. She intends to purchase/ take over the business from Tabor beginning January 1, 2019.

There is a current agreement between the buyer (AKSNOWGRL RENTALS, LLC, Jenifer Kumfer) and the seller (Tabor Ashment), that the transfer of the business and assets will begin January 1, 2019. The Land lease transfer is needed to close the sale.

Thank you for your time,

Jenifer Kumfer - Owner
AKSNOWGRL, INC - President
AKSNOWGRL RENTALS, LLC - Operating Manager



Lease Application/Assignment Form

Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	JENIFER KUMFER
Business Name:	AKSNOW6RL RENTALS, LLC
Social Security Number:	
FEIN#	83-2265146
Mailing Address:	1285 EAGLE VIEW DR. HOMER, AK 99603
City, State, ZIP code:	HOMER, AK 99603
Business Telephone No.	907-299-0381
Representative's Name:	JENIFER KUMFER
Mailing Address:	1285 EAGLE VIEW DR. HOMER, AK 99603
City, State, ZIP code:	SAME AS ABOVE
Business Telephone No.	SAME AS ABOVE
Property Location:	3815 HOMER SPIT ROAD KPB PARCEL#
THE SPORT SHED.	181-031-05 LOT 5, HOMER SPIT AMENDED, PLAT NO. 89-34
Legal Description:	LOT 5, HOMER SPIT AMENDED, PLAT NO. 89-34 KPB PARCEL NO: 181-031-05
Type of Business to be placed on property:	THE SPORT SHED, BAIT AND TACKLE SHOP
Duration of Lease requested:	TRANSFER OF CURRENT LEASE GRANTED NOVEMBER, 2, 2009 - NOVEMBER 2029 w 2 add'l 5yr. periods.
Options to re-new:	NEW 20 year with two, consecutive five year periods?

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Plot Plan	<u>A drawing of the proposed leased property showing:</u> ☒ Size of lot - dimensions and total square footage (to scale) ☒ Placement and size of buildings, storage units, miscellaneous structures planned (to scale). ☒ Water and sewer lines – location of septic tanks, if needed. ☒ Parking spaces – numbered on the drawing with a total number indicated																				
2.	Development Plan Please see Attached.	☐ <u>List the time schedule from project initiation to project completion, including major project milestones.</u> <table border="0"> <thead> <tr> <th align="left">Dates</th> <th align="left">Tasks</th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table> For each building, indicate: <table border="0"> <thead> <tr> <th align="left">Building Use</th> <th align="left">Dimensions and square footage</th> </tr> </thead> <tbody> <tr> <td>Store front, Rooms, Storage Bldg.</td> <td>13,180 Sq. Ft.</td> </tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>	Dates	Tasks	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	Building Use	Dimensions and square footage	Store front, Rooms, Storage Bldg.	13,180 Sq. Ft.	_____	_____	_____	_____
Dates	Tasks																					
_____	_____																					
_____	_____																					
_____	_____																					
_____	_____																					
_____	_____																					
Building Use	Dimensions and square footage																					
Store front, Rooms, Storage Bldg.	13,180 Sq. Ft.																					
_____	_____																					
_____	_____																					
3.	Insurance	☒ Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.																				
4.	Subleases N/A	☐ Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.																				
5.	Health Requirements SEE ATTACHED WATER / SEWER BILLS. ? N/A	☐ Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.																				

EXHIBIT E
SITE PLANS
(Section 6.02)

[WELCOME](#)[PROPERTY SEARCH](#)[CONTACT US](#)[RETURN TO KPB HOME](#)

Kenai Peninsula Borough, Alaska

Assessing Department

[Go Back](#)[Property Search](#)[Print Report](#)[Property Taxes](#)

General Info

Property Owner:
HOMER ENTERPRISES LLC
3815 HOMER SPIT RD # A
HOMER AK 99603-8010

Change of Address

Owner(s)

Property ID

18103105LH01

Address

3815 HOMER SPIT RD

Transfer Date

10/25/2010

Document / Book Page

20100035110

Acreage

0.0000

Tax Authority Group

20 - HOMER CITY

Legal Description

Description

T 6S R 13W SEC 35 Seward Meridian HM LSEHOLD EST CREATED BY LSE @10-3511 ON L T 5 HOMER SPIT SUB AMD, 89-34

Disclaimer

2017 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL

CERTIFIED VALUES FOR 2017 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2017

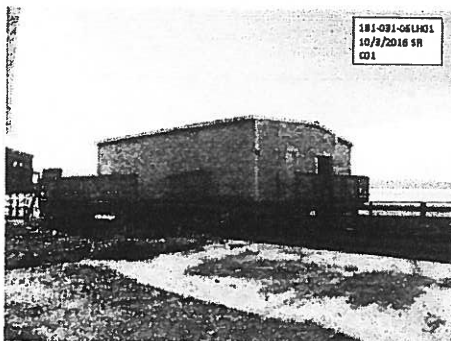
Value History

Year	2017	2016	2015	2014	2013	2012	2011
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification
Land Assd	\$215,600	\$68,100	\$68,100	\$68,100	\$68,100	\$68,100	\$68,100
Imp Assd	\$169,600	\$240,000	\$251,500	\$257,500	\$256,200	\$233,800	\$237,300
Total Assd	\$385,200	\$308,100	\$319,600	\$325,600	\$324,300	\$301,900	\$305,400

Extension Details

C01

C02



Attributes

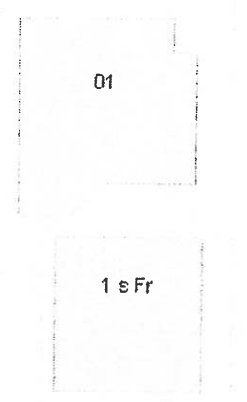
Floor Areas

Story	Use	Attribute	Code	Detail
		Class	1B	Medium construction
		Roofing Cover	2	Metal
		Stories	1	
1	EQUIPBLD	Exterior Wall	140	Stud -Textured Plywood

Address 3815 HOMER SPIT RD
Grade Avg
Year Built 1968
Value \$29,000

Sketch Legend

Improvements								
Code	Description	Year	Building	Length	Width	Units	Unit Type	Value
FREEZER		3000	C02	0	0	0	SF	\$7,700
LEANTO	Lean-to	1998	C02	26	6	132	SF	\$300
BOATD	Waterfront Boat Dock	1986	C01	36	8	1,630	SF	\$17,300
BOATD	Waterfront Boat Dock	198	C02	49	24	2,643	SF	\$28,100

C01 - Extension Details	
Address 3815 HOMER SPIT RD Grade Avg Year Built 1968 Value \$29,000	Scale: 1/8" = 1' 

Attribute				
Story	Use	Attribute	Code	Detail
	0	Class	1B	Medium construction
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	EQUIPBLD	Exterior Wall	140	Stud -Textured Plywood

Floor Areas					
Code	Description	Story	Gross	Heated	AC
EQUIPBLD	Equipment (Shop) Building	1	1,224	1,224	0
Total			1,224	1,224	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
BOATD	1986	C01	36.00	8.00	1630	SF	\$17,300

C02 - Extension Details	
Address 3815 HOMER SPIT RD Grade Low Year Built 1985 Value \$122,000	01 Code: 00 11 1 s Fr 02 1 s Fr 03

Attribute				
Story	Use	Attribute	Code	Detail
	0	Class	1	Wood frame
	0	Class	0	Metal/wood joist
	0	Class	1B	Medium construction
	0	Roofing Cover	2	Metal
	0	Stories	2	
1	GENRET	Exterior Wall	154	Stud -Textured Plywood
2	RESSF	Exterior Wall	154	Stud -Textured Plywood

Floor Areas					
Code	Description	Story	Gross	Heated	AC
GENRET	Retail Store	1	1,488	1,488	0
RESSF	Residence - Single Family	2	1,488	1,488	0
	Total		2,976	2,976	0

Exterior Features					
Code	Description	Story	Size	Heated	AC
WDDK-R	0		90.00	0	0
WDDK-R/	0		448.00	0	0

Structures							
Code	Year	Bldg	Length	Width	Units	Unit Type	Value
LEANTO	1998	C02	26.00	6.00	132	SF	\$300
FREEZER	3000	C02	0.00	0.00	0	SF	\$7,700
BOATD	198	C02	49.00	24.00	2643	SF	\$28,100

Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
P	Possessory Interest	0.0000	0.00	0.00	\$215,600

EXHIBIT F
FLOOR PLANS
(Section 6.02)

EXHIBIT G

PERMISSION TO OBTAIN INSURANCE POLICIES

(Section 9.04(d))

The City of Homer is hereby granted permission to request and obtain copies of AK SNOWGRL RENTALS, LLC (“Tenant”) insurance policies from Tenant’s broker and/or insurer, _____ . Tenant requests the broker/insurer to provide the City of Homer with information about and copies of all of Tenant’s insurance policies providing the type of coverage required by the Lease between Tenant and the City of Homer.

It is understood that the Tenant may revoke this permission at any time by written notice to City of Homer and to Tenant’s broker and/or insurer; however, such revocation will constitute a default of Tenant’s lease from the City of Homer.

Date: _____

AK SNOWGRL RENTALS, LLC

By:

_____ (printed name)
_____ (title)

By: _____
_____ (printed name)
_____ (title)

Enterprise Fund Port & Harbor Fund

Mission: Provide safe port and harbor facilities for our commercial and recreational users, to manage and maintain these facilities cost effectively, and to administer tariffs and procedures fairly and equitably for all.

Functions and Responsibilities: Operate and manage the port and harbor facilities, including docks, the small boat harbor, spit land, warehouse(s), port terminal, vessel grids, ice plant and fuel facilities. There are numerous funding components for the Port & Harbor Enterprise Fund.

- Port & Harbor Fund: Funds the operations of the port.
 - Administration (0600)
 - Manages, maintains and operates the port.
 - The Harbor (0601)
 - Harbor officers provide security, tow, first responders to fire, medical and other emergencies 24/7/365 Harbor Officers monitor arrivals and departures, moorages, and the repair grids.
 - Pioneer Dock (0602)
 - The Pioneer Dock berths the Coast Guard Tenders, the Alaska Marine Highway Ferries, fuel barges, and cruise ships.
 - Fish Dock (0603)
 - Costs associated with the Fish Dock are cranes, ice and cold storage. Revenues are derived from wharfage charges, crane rental, ice sales and cold storage rental.
 - Deep Water Dock (0604)
 - Provides 345 feet of dock face for moorings vessels on three sides. The "inside berth" provides 210 feet of additional moorage space.
 - Outfall Line (0605)
 - Tracks expenses associated with the outfall line and the lift/pump station, plus preventive maintenance and utilities.
 - Fish Grinder (0606)
 - Track expenses associated with the fish grinder operation per ADFG grant requirements.
 - Harbor Maintenance (0611)
 - Provides the labor and operation expenses associated with maintenance of the harbor facilities, including all floats, ramps, transient moorages, and grids. This includes operating expenses such as fuel, utilities, boat, building and grounds maintenance, and used oil disposal/collections.
 - Pioneer Dock Maintenance (0612)
 - Tracks the maintenance costs of the Pioneer Dock.
 - Deep Water Dock Maintenance (0614)
 - Tracks the maintenance costs of the Deep Water Dock.
 - Load and Launch Ramp (0615)
 - Tracks the revenues and expenses of Load and Launch activities
- Port & Harbor Depreciation Reserves: Funds future replacements and repairs of fixed assets.
- Port & Harbor Projects: This pass-through fund allows for the segregation of projects for reporting purposes.
- Port & Harbor Cruise Ship Tax: This tax is collected by the KPB and must be used for cruise ship related expenses.

Future Considerations:

1. Lack of moorage space for large vessels.
2. Lack of adequate vehicle parking in the vicinity of ramps 1,2, and 3.

2016-2018 Accomplishments

- ✓ Converted the high mast lights to efficient LED's
- ✓ Cargo storage area with paved road.
- ✓ Creation of Large Vessel Haul Out Facility
- ✓ 2018 implemented new billing software
- ✓ Ramp 2 restroom funding and design

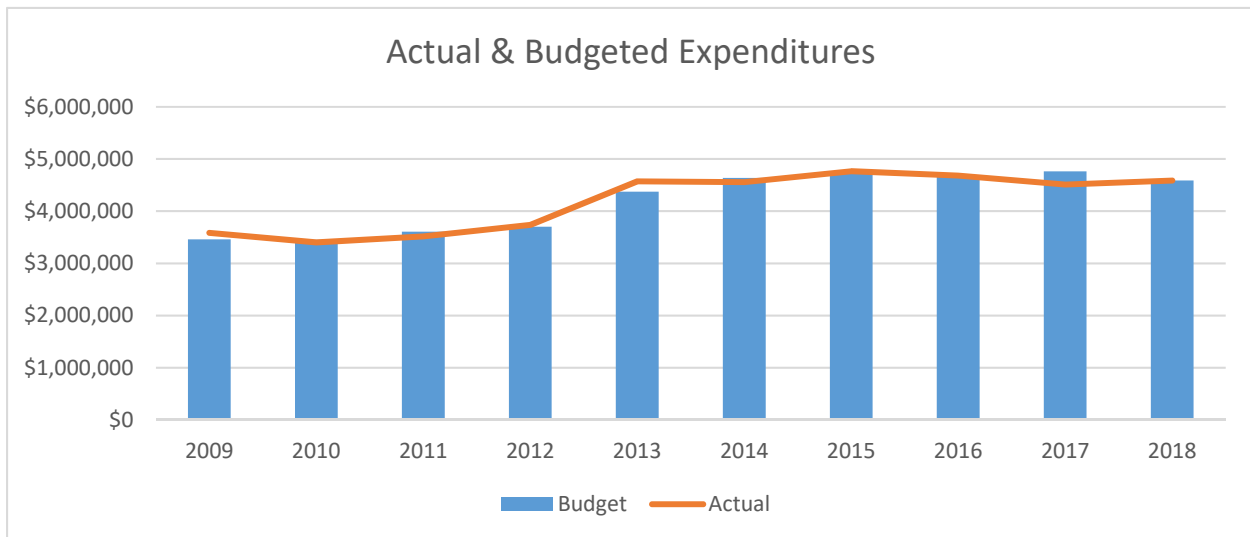
2019 Goals and Objectives

- Partner with ACOE- large vessel port expansion
- Complete Barge Mooring design and engineering
- Upgrade the Pioneer dock lighting to LED
- Complete fish dock waterline replacement
- Complete Ramp Two Restroom Replacement

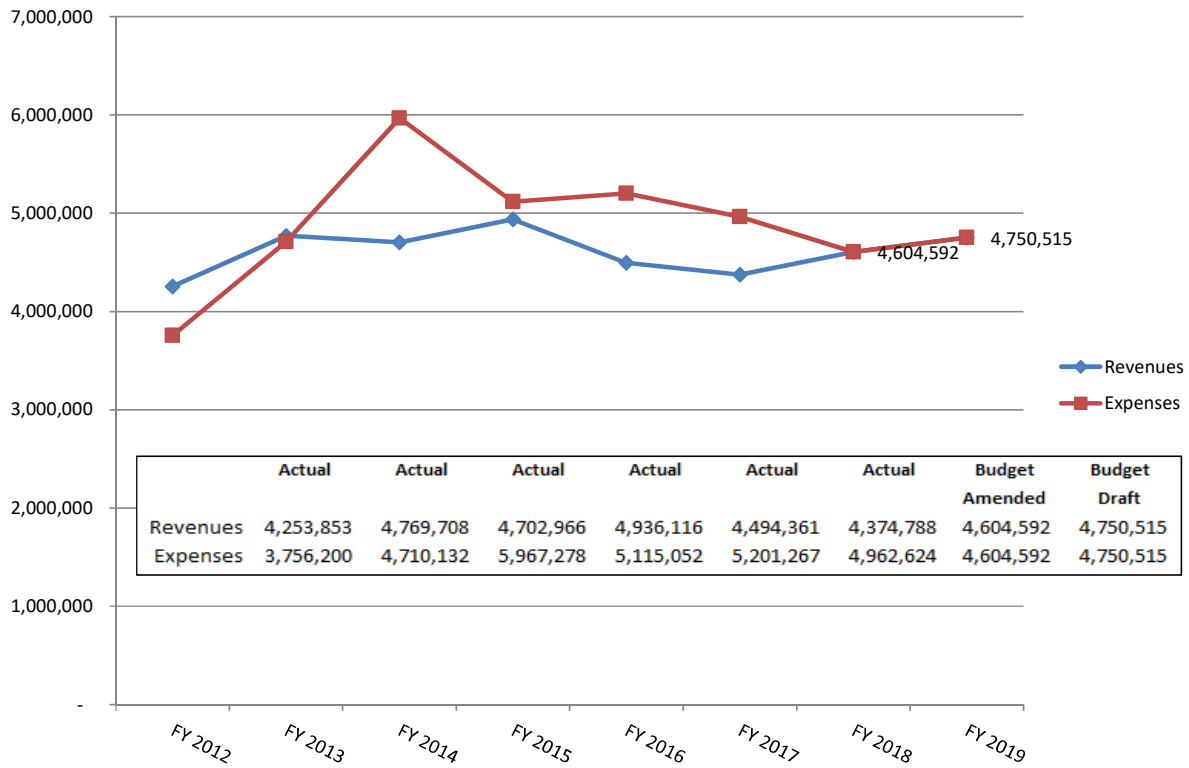
**Enterprise Fund
Port & Harbor Fund**

Performance measures	2016	2017
Seasonal Parking Pass Revenues	\$18,968	\$23,019
Crane hours	2,143	1,848
Stall wait list	178	187
Load and Launch revenues	\$ 130,046	\$128,107

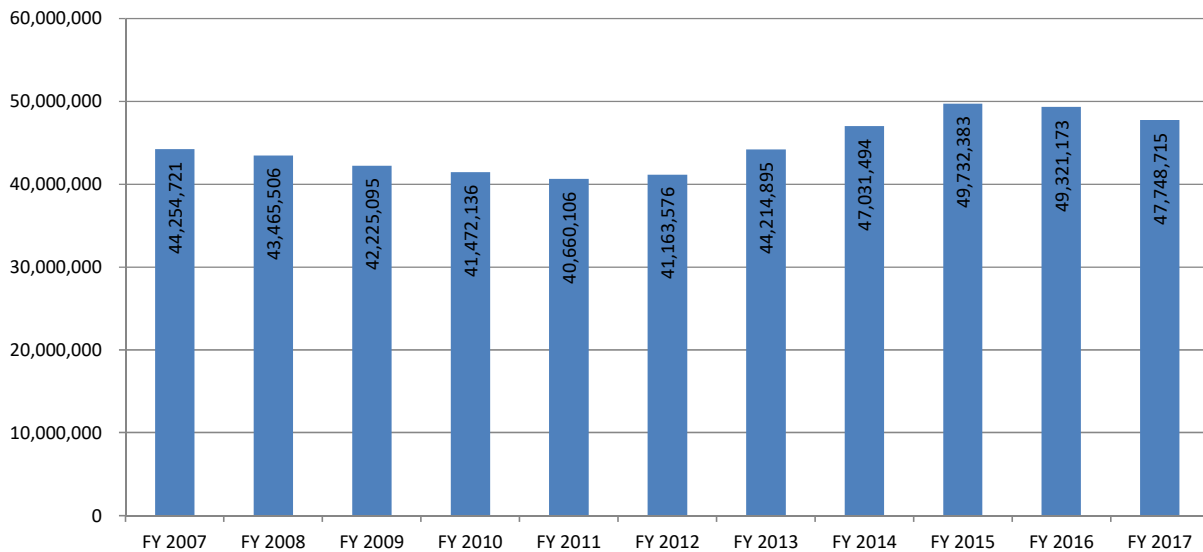
Staffing – FTE Full-time Equivalents	2016	2017	2018	2019
Port and Harbor Administration	5	5	5	5
Harbor Officers	6	6	6	6
Port Maintenance	3	3	3	3
Fish Dock	3	3	3	3



Port & Harbor Fund Revenues vs. Expenses

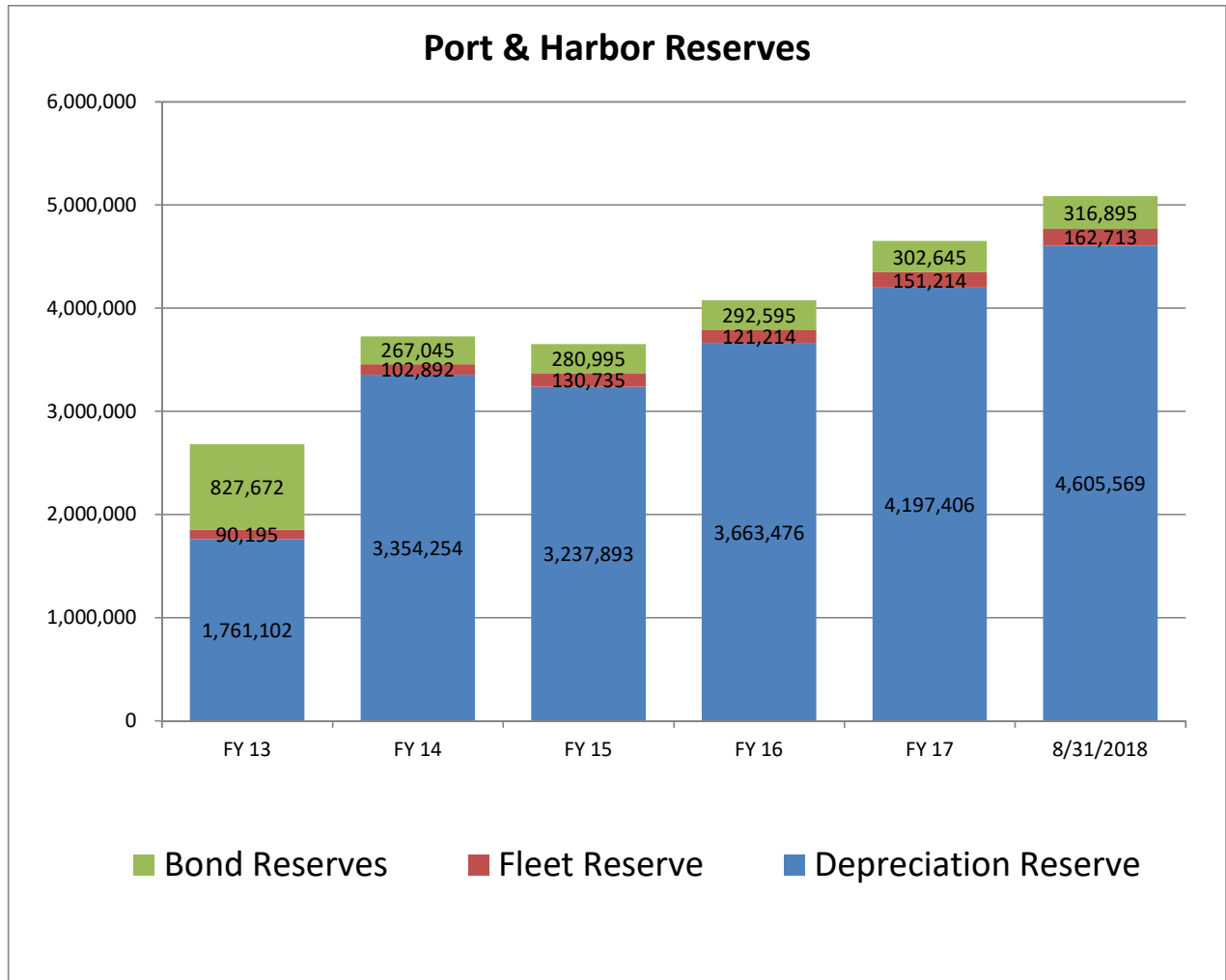


Port & Harbor Fund - Net Position



**City of Homer
2019 Operating Budget**

<u>Fiscal Year</u>	<u>Depreciation Reserve</u>	<u>Fleet Reserve</u>	<u>Bond Reserves</u>	<u>Total</u>
FY 11	1,792,059	68,634	0	1,860,693
FY 12	1,583,525	87,194	500,000	2,170,718
FY 13	1,761,102	90,195	827,672	2,678,969
FY 14	3,354,254	102,892	267,045	3,724,191
FY 15	3,237,893	130,735	280,995	3,649,623
FY 16	3,663,476	121,214	292,595	4,077,285
FY 17	4,197,406	151,214	302,645	4,651,265
8/31/2018	4,605,569	162,713	316,895	5,085,177



City of Homer
2019 Operating Budget

Port & Harbor All Funds Combined (400, 456, 460)					
	FY 2019				
	Port & Harbor Enterprise Fund	Port & Harbor Depreciation Reserve	Port & Harbor Bond Reserve	Port & Harbor Fleet Depreciation	Total Port & Harbor Funds
	400	456-0380	456-0382	452-0374	
Revenue					
<u>Total Operating Revenue</u>	<u>4,540,475</u>				<u>4,540,475</u>
Operating Expenses before Depreciation:					
Personnel	1,933,417				1,933,417
Operations & Maintenance	1,456,536	-		-	1,456,536
Debt Service			286,475		286,475
Other Charges	591,612				591,612
<u>Total Operating Expenses</u>	<u>3,981,565</u>	<u>0</u>	<u>286,475</u>	<u>0</u>	<u>4,268,040</u>
Operating Income before Depreciation:	<u>558,910</u>	<u>0</u>	<u>(286,475)</u>	<u>0</u>	<u>272,435</u>
Depreciation Expense	2,482,279				2,482,279
Earnings from Operations	<u>(1,923,369)</u>	<u>0</u>	<u>(286,475)</u>	<u>0</u>	<u>(2,209,844)</u>
Total Non - Operating Revenue	198,040				198,040
Earnings before transfers	<u>(1,725,329)</u>	<u>0</u>	<u>(286,475)</u>	<u>0</u>	<u>(2,011,804)</u>
Depreciation Reserves	(316,355)	286,355		30,000	0
Repayment of Energy Funds	(3,811)				(3,811)
Bond Reserves	(300,000)		300,000		0
Loan Payment to General Fund	(98,817)				(98,817)
Leave Cash Out Bank	(29,241)				(29,241)
Change in Net Assets	<u>(2,473,552)</u>	<u>286,355</u>	<u>13,525</u>	<u>30,000</u>	<u>(2,143,672)</u>

City of Homer
2019 Operating Budget

FUND 400			Adopted	Amended	Draft
PORT & HARBOR FUND COMBINED STATEMENT			12/31/18	12/31/18	12/31/19
	12/31/16 Actual	12/31/17 Actual	Budget	Budget	Budget
Port & Harbor Revenue					
<u>Total Operating Revenue</u>	<u>4,165,444</u>	<u>4,075,179</u>	<u>4,338,352</u>	<u>4,338,352</u>	<u>4,540,475</u>
Operating Expenses					
Personnel	2,335,674	1,904,145	1,869,943	1,869,943	1,933,417
Operations & Maintenance	1,344,686	1,374,281	1,363,828	1,363,828	1,456,536
Debt Service					
Other Charges (Administrative Fees)	573,691	553,422	558,336	558,336	591,612
<u>Total Operating Expenses</u>	<u>4,254,051</u>	<u>3,831,848</u>	<u>3,792,107</u>	<u>3,792,107</u>	<u>3,981,565</u>
Operating Income (Loss) before Depreciation:	(88,607)	243,331	546,245	546,245	558,910
Depreciation Expense	2,318,895	2,364,813	2,364,075	2,364,075	2,482,279
Profit (Loss) from Operations:	(2,407,502)	(2,121,482)	(1,817,830)	(1,817,830)	(1,923,369)
Total Non-Operating Revenue	320,123	292,915	254,240	254,240	198,040
Profit (Loss) from Operations Before Transfers:	(2,087,379)	(1,828,567)	(1,563,590)	(1,563,590)	(1,725,329)
Transfers to...					
Capital Contributions	2,372,711	251,835	0	0	0
Depreciation Reserves	616,726	569,923	356,470	356,470	316,355
Repayment of Energy Funds	520	3,811	3,811	3,811	3,811
Bond Reserves	300,000	300,000	300,000	300,000	300,000
Loan Payment to General Fund		63,648	98,817	98,817	98,817
Leave Cash Out Bank	29,971	68,519	57,636	57,636	29,241
Change in Net Assets	(661,885)	(2,582,633)	(2,380,325)	(2,380,325)	(2,473,552)

City of Homer
2019 Operating Budget

400 PORT & HARBOR - Combined Revenues				Adopted	Amended	Draft	Δ %	
Dept Num.	Revenue Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
0600 HARBOR ADMINISTRATION								
4515	Ferry Lease	18,000	18,000	18,000	18,000	18,000	0	0.0%
4650	Rents & Leases	294,575	303,644	355,000	355,000	355,000	0	0.0%
	<u>Operating Revenue - Admin</u>	<u>312,575</u>	<u>321,644</u>	<u>373,000</u>	<u>373,000</u>	<u>373,000</u>	<u>0</u>	<u>0.0%</u>
4527	PERS Revenue	54,946	45,007	0	0	0	0	0.0%
4634	Port Storage Fe	75,397	78,384	78,000	78,000	78,000	0	0.0%
4635	Port Impound Fe	186	0	0	0	0	0	0.0%
4705	Business Licens	40	25	40	40	40	0	0.0%
4801	Interest On Investments	46,358	2,891	45,000	45,000	3,000	(42,000)	-93.3%
4901	Surplus Prop	31,305	26,991	30,000	30,000	15,000	(15,000)	-50.0%
4902	Other Revenue	809	1,185	1,200	1,200	2,000	800	66.7%
4990	Transfer from	0	0	0	0	0	0	0.0%
	<u>Non-Operating Revenue - Admin</u>	<u>209,041</u>	<u>154,483</u>	<u>154,240</u>	<u>154,240</u>	<u>98,040</u>	<u>(56,200)</u>	<u>-36.4%</u>
0601 HARBOR								
4245	Waste Oil Disp	757	1,015	5,000	5,000	1,000	(4,000)	-80.0%
4249	Oil Spill Rec	514	270	1,000	1,000	1,000	0	0.0%
4318	Parking Revenue	42,377	48,645	50,000	50,000	100,000	50,000	100.0%
4319	Electrical Supplies	1,586	1,176	5,000	5,000	5,000	0	0.0%
4624	Berth Trans Mo	501,809	500,795	529,191	529,191	557,238	28,047	5.3%
4625	Berth Reserved	1,165,691	1,204,768	1,249,546	1,249,546	1,315,771	66,225	5.3%
4626	Berth Trans A	212,924	212,252	140,425	140,425	223,501	83,076	59.2%
4627	Berth Trans S/A	95,135	97,209	114,176	114,176	120,227	6,051	5.3%
4628	Berth Trans Dly	118,876	110,894	110,673	110,673	116,538	5,865	5.3%
4629	Metered Enegery	85,686	74,008	107,900	107,900	100,000	(7,900)	-7.3%
4644	Pumping	635	204	1,000	1,000	1,000	0	0.0%
4645	Wooden Grid	7,601	7,149	7,000	7,000	7,000	0	0.0%
4646	Commerical Ramp	34,116	34,589	35,000	35,000	35,000	0	0.0%
4647	Berth Wait List	10,970	10,103	11,500	11,500	11,500	0	0.0%
4648	Steel Grid Fees	10,318	12,289	10,000	10,000	10,000	0	0.0%
4663	Trans Enrg 110v	42,013	53,294	60,000	60,000	60,000	0	0.0%
4664	Trans Engy 220v	20,231	32,236	25,000	25,000	25,000	0	0.0%
4665	Trans Engy 208v	152,574	123,580	152,574	152,574	152,574	0	0.0%
4666	Comm Ramp Wharf	38,639	29,863	40,000	40,000	40,000	0	0.0%
	<u>Operating Revenue - Harbor</u>	<u>2,542,453</u>	<u>2,554,340</u>	<u>2,654,986</u>	<u>2,654,986</u>	<u>2,882,349</u>	<u>227,363</u>	<u>8.6%</u>
4802	Penalty/Int	9,310	15,841	13,000	13,000	13,000	0	0.0%
4902	Other Revenue	78,483	75,899	63,000	63,000	63,000	0	0.0%
	<u>Non-Operating Revenue - Harbor</u>	<u>87,793</u>	<u>91,740</u>	<u>76,000</u>	<u>76,000</u>	<u>76,000</u>	<u>0</u>	<u>0.0%</u>
0602 PIONEER DOCK								
4631	USCG Leases	25,622	37,579	38,629	38,629	38,629	(0)	0.0%
4637	Seafood Wharfage-PD	0	0	1,000	1,000	0	(1,000)	-100.0%
4638	PD Fuel Wharfge	247,954	253,951	265,000	265,000	265,000	0	0.0%
4639	Pioneer Dock - Wharfage	0	0	1,000	1,000	1,000	0	0.0%
4641	PD Water Sales	8,068	7,706	8,068	8,068	8,068	0	0.0%
4642	PD Docking	50,629	56,045	50,629	50,629	50,629	0	0.0%
	<u>Operating Revenue - Pioneer Dock</u>	<u>332,274</u>	<u>355,281</u>	<u>364,326</u>	<u>364,326</u>	<u>363,326</u>	<u>(1,000)</u>	<u>-0.3%</u>
0603 FISH DOCK								
4620	Ice Sales	306,242	218,239	234,000	234,000	260,000	26,000	11.1%

City of Homer
2019 Operating Budget

400 PORT & HARBOR - Combined Revenues				Adopted	Amended	Draft	Δ %	
Dept Num.	Revenue Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
0600 HARBOR ADMINISTRATION								
4621	Cold Storage	15,581	18,275	25,000	25,000	20,000	(5,000)	-20.0%
4622	Crane Rental	211,226	212,573	230,000	230,000	212,000	(18,000)	-7.8%
4623	Card Access Fees	12,272	9,078	8,240	8,240	9,000	760	9.2%
4637	Seafood Wharfge	27,172	18,337	27,000	27,000	27,000	0	0.0%
4700	Other Wharf Fd	882	2,175	1,500	1,500	1,500	0	0.0%
	Operating Revenue - Fish Dock	573,376	478,678	525,740	525,740	529,500	3,760	0.7%
4206	Fish Tax	23,289	46,692	24,000	24,000	24,000	0	0.0%
0604 DEEP WATER DOCK								
4633	Stevedoring	7,063	12,719	15,000	15,000	15,000	0	0.0%
4637	Seafood Wharfge	0	0	2,000	2,000	0	(2,000)	-100.0%
4640	Dwd Wharfage	314	41	10,000	10,000	10,000	0	0.0%
4643	Dwd Docking	206,093	176,703	206,000	206,000	175,000	(31,000)	-15.0%
4668	Dwd Water Sales	24,477	19,370	25,000	25,000	35,000	10,000	40.0%
4672	Port Security Revenues	28,770	23,700	22,500	22,500	27,500	5,000	22.2%
	Operating Revenue - DW Dock	266,718	232,533	280,500	280,500	262,500	(18,000)	-6.4%
0605 OUTFALL LINE								
4704	Outfall Line	4,800	4,800	4,800	4,800	4,800	0	0.0%
0606 FISH GRINDER								
4706	Fish Grinder	8,794	6,694	12,000	12,000	12,000	0	0.0%
0615 LOAD AND LAUNCH RAMP								
4653	L & L Ramp Revenue	133,247	127,903	135,000	135,000	125,000	(10,000)	-7.4%
	Operating Revenue - L & L Ramp	133,247	127,903	135,000	135,000	125,000	(10,000)	-7.4%
	Total Revenues	4,494,361	4,374,788	4,604,592	4,604,592	4,750,515	145,923	3.2%

2019 Budget Notes:

2019 Moorage - Accounted for our annual increase of 3.2% and added the 2.1% CPI.

601-4626: Increased based off a 5.3% of 2017 actuals.

Future Revenue Considerations:

Not yet accounted for is the increase in moorage that we will see from the graduated rate program that was implemented with our new management software. This new rate will affect all catagories of moorage and of course there are many variables that would effect the outcome. However, I think we can safely say that the five cent a foot incremental increase will raise more revenue overall. I estimate the first year will bring in between \$30-50K in additional moorage revenue from the fleet.

Expecting to see a sulphur loadout across the facility in 2019 which will bring in good revenues to the d/w/d and uplands storage yard.

Expecting the scrap steel operators to make a proposal to us this fall for a five year lease on a portion of the chip pad.

Expecting our wharfage, dockage, and storage revenues to see a significant increase in 2019.

**City of Homer
2019 Operating Budget**

400 PORT & HARBOR - Combined Expenditure				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr	Amended %
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	1,033,135	1,031,781	1,047,468	1,047,468	1,080,945	33,477	3.2%
5102	Fringe Benefits	624,026	624,528	636,430	636,430	665,401	28,970	4.6%
5103	Part-time Wages	128,309	121,673	131,664	131,664	132,782	1,118	0.8%
5104	Part-time Benefits	17,333	21,376	16,976	16,976	16,603	(373)	-2.2%
5105	Overtime	27,200	31,151	33,526	33,526	33,807	281	0.8%
5107	Part-time Overtime	1,403	2,266	3,879	3,879	3,879	0	0.0%
5108	Unemployment Benefits	190	3,348	-	-	-	0	0.0%
5112	PERS Relief	504,079	68,023	-	-	-	0	0.0%
	Total Salaries and Benefits	2,335,674	1,904,145	1,869,943	1,869,943	1,933,417	63,474	3.4%
<u>Maintenance and Operations</u>								
5201	Office Supplies	2,556	3,260	5,000	5,000	5,100	100	2.0%
5202	Operating Supplies	22,010	21,282	30,500	30,500	30,500	0	0.0%
5203	Fuel and Lube	24,654	34,011	28,900	28,900	32,900	4,000	13.8%
5204	Chemicals	2,770	1,295	6,000	6,000	6,000	0	0.0%
5207	Vehicle and Boat Maintenance	10,852	18,314	17,000	17,000	17,000	0	0.0%
5208	Equipment Maintenance	59,997	46,881	65,000	65,000	62,000	(3,000)	-4.6%
5209	Building & Grounds Maintenance	56,065	42,965	61,500	61,500	59,500	(2,000)	-3.3%
5210	Professional Services	23,864	16,941	22,000	22,000	22,000	0	0.0%
5211	Audit Services	27,457	32,458	27,500	27,500	30,250	2,750	10.0%
5213	Survey and Appraisal	6,163	5,100	6,000	6,000	10,500	4,500	75.0%
5214	Rents & Leases	4,544	6,532	6,000	6,000	6,000	0	0.0%
5215	Communications	7,683	7,610	7,000	7,000	7,000	0	0.0%
5216	Freight and Postage	3,937	5,055	4,500	4,500	5,500	1,000	22.2%
5217	Electricity	540,100	531,147	522,500	522,500	587,951	65,451	12.5%
5218	Water	103,281	72,434	73,800	73,800	101,078	27,278	37.0%
5219	Sewer	11,386	12,512	14,900	14,900	12,453	(2,447)	-16.4%
5220	Refuse and Disposal	57,693	55,935	63,300	63,300	63,300	0	0.0%
5221	Property Insurance	43,451	45,395	53,527	53,527	40,849	(12,678)	-23.7%
5222	Auto Insurance	9,155	9,048	10,573	10,573	9,128	(1,445)	-13.7%
5223	Liability Insurance	51,624	60,889	49,078	49,078	43,777	(5,301)	-10.8%
5227	Advertising	6,809	5,634	9,000	9,000	7,000	(2,000)	-22.2%
5231	Tools and Equipment	18,671	9,763	18,000	18,000	15,500	(2,500)	-13.9%
5235	Membership Dues	4,510	4,175	5,750	5,750	5,750	0	0.0%
5236	Transportation	8,784	9,257	9,500	9,500	9,500	0	0.0%
5237	Subsistence	5,695	11,750	6,500	6,500	6,500	0	0.0%
5238	Printing and Binding	6,715	1,327	5,500	5,500	6,500	1,000	18.2%
5248	Lobbying	20,403	-	-	-	-	0	0.0%
5249	Oil Spill Response	1,666	-	1,500	1,500	2,000	500	33.3%
5250	Camera Area Network	-	4,801	11,000	11,000	11,000	0	0.0%
5252	Credit Card Expenses	71,285	70,698	65,000	65,000	74,000	9,000	13.8%
5256	Waste Oil Disposal	34,357	28,072	32,000	32,000	35,000	3,000	9.4%
5258	Float and Ramp Repairs	8,965	(2,025)	20,000	20,000	15,000	(5,000)	-25.0%
5287	Electrical Supplies	192	1,382	5,000	5,000	4,000	(1,000)	-20.0%
5601	Uniform	6,542	7,251	7,500	7,500	7,500	0	0.0%
5602	Safety Equipment	10,844	11,919	15,000	15,000	15,000	0	0.0%
5603	Employee Training	5,691	6,041	9,000	9,000	8,000	(1,000)	-11.1%
5606	Bad Debt Expenses	24,787	139,898	30,000	30,000	30,000	0	0.0%
5621	Unidentified Credit Card Expenses	-	-	-	-	-	0	0.0%
5624	Settlements	-	-	-	-	-	0	0.0%
5627	Port Security	21,626	25,107	20,500	20,500	27,500	7,000	34.1%
5637	Diving Services	-	1,600	8,500	8,500	8,500	0	0.0%
5638	Signage Parking Delineation	17,902	8,567	10,000	10,000	15,500	5,500	55.0%
	Total Maint. and Operations	1,344,686	1,374,281	1,363,828	1,363,828	1,456,536	92,708	6.8%
<u>Others</u>								
5106	Leave Cash Out	29,971	68,519	57,636	57,636	29,241	(28,396)	-49.3%
5607	Debt Repayment - Principal							
5608	Debt Repayment - Interest	(0)	124,874	-	-	-	0	0.0%
5990	Transfers To	917,246	937,382	759,098	759,098	739,710	(19,389)	-2.6%
5241	GF Admin Fees	573,691	553,422	558,336	558,336	591,612	33,276	6.0%
	Total Others	1,520,908	1,684,197	1,375,070	1,375,070	1,360,562	(14,508)	-1.1%
Total		5,201,267	4,962,624	4,604,592	4,604,592	4,750,515	145,923	3.2%

City of Homer
2019 Operating Budget

0600 PORT & HARBOR - ADMINISTRATION				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr	Amended %
							\$	%
Salaries and Benefits								
5101	Salary and Wages	203,187	177,978	212,394	212,394	213,021	627	0.3%
5102	Fringe Benefits	112,084	117,729	124,423	124,423	128,756	4,333	3.5%
5103	Part-time Wages	3,013	1,013	2,534	2,534	2,546	12	0.5%
5104	Part-time Benefits	3,849	218	322	322	318	(4)	-1.3%
5105	Overtime	5,179	2,978	4,647	4,647	4,647	0	0.0%
5107	Part-time Overtime	0	836	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	461,066	32,793	0	0	-	0	0.0%
	Total Salaries and Benefits	788,377	333,545	344,320	344,320	349,288	4,968	1.4%
Maintenance and Operations								
5201	Office Supplies	1,447	1,751	2,500	2,500	2,500	0	0.0%
5202	Operating Supplies	1,842	1,964	2,500	2,500	2,500	0	0.0%
5207	Vehicle and Boat Maintenance	0	10	0	0	0	0	0.0%
5208	Equipment Maintenance	0	0	0	0	0	0	0.0%
5209	Building & Grounds Maintenance	6,019	4,933	5,000	5,000	5,000	0	0.0%
5210	Professional Services	1,540	1,895	3,000	3,000	3,000	0	0.0%
5211	Audit Services	27,457	32,458	27,500	27,500	30,250	2,750	10.0%
5213	Survey and Appraisal	6,163	3,900	6,000	6,000	10,500	4,500	75.0%
5214	Rents & Leases	4,544	6,532	6,000	6,000	6,000	0	0.0%
5215	Communications	7,683	7,610	7,000	7,000	7,000	0	0.0%
5216	Freight and Postage	3,937	5,055	4,500	4,500	5,500	1,000	22.2%
5221	Property Insurance	43,451	45,395	53,527	53,527	40,849	(12,678)	-23.7%
5222	Auto Insurance	9,155	9,048	10,573	10,573	9,128	(1,445)	-13.7%
5223	Liability Insurance	51,624	60,889	49,078	49,078	43,777	(5,301)	-10.8%
5227	Advertising	6,097	4,415	8,000	8,000	6,000	(2,000)	-25.0%
5228	Books	0	0	0	0	0	0	0.0%
5231	Tools and Equipment	4,102	920	3,000	3,000	1,500	(1,500)	-50.0%
5235	Membership Dues	4,195	2,198	4,500	4,500	4,500	0	0.0%
5236	Transportation	4,179	4,774	4,500	4,500	4,500	0	0.0%
5237	Subsistence	3,532	8,958	3,500	3,500	3,500	0	0.0%
5238	Printing and Binding	5,679	1,294	4,500	4,500	4,500	0	0.0%
5248	Lobbying	20,403	0	0	0	0	0	0.0%
5252	Credit Card Expenses	71,285	69,285	60,000	60,000	70,000	10,000	16.7%
5258	Float and Ramp Repairs	0	0	0	0	0	0	0.0%
5602	Safety Equipment	0	0	0	0	0	0	0.0%
5603	Employee Training	50	1,901	1,000	1,000	1,000	0	0.0%
5606	Bad Debt Expenses	24,787	139,898	30,000	30,000	30,000	0	0.0%
5608	Debt Repayment - Interest	(0)	124,874	0	0	0	0	0.0%
5610	Collection Expenses	0	0	0	0	0	0	0.0%
5621	Unidentified Credit Card Expenses	0	0	0	0	0	0	0.0%
5624	Settlements	0	0	0	0	0	0	0.0%
5638	Signage Parking Delineation	0	0	0	0	0	0	0.0%
	Total Maint. and Operations	309,170	539,956	296,178	296,178	291,504	(4,674)	-1.6%
C/O and Transfers								
	Transfer to Reserves	15,569	33,269	0	0	0		
	To Reserves for Energy Project Repayment	520	520	520	520	520		
	Transfer to Revolving Energy Fund		3,291	3,291	3,291	3,291		
	Transfer to Bond Fund	300,000	300,000	300,000	300,000	300,000		
	Transfers to Health Insurance Fund	17,058	0	0	0	20,727		
5990	Transfers To	333,147	337,080	303,811	303,811	324,538	20,726	6.8%
5106	Leave Cash Out	29,971	68,519	57,636	57,636	29,241	(28,396)	-49.3%
5241	GF Admin Fees	573,691	553,422	558,336	558,336	591,612	33,276	6.0%
	Total	2,034,356	1,832,523	1,560,281	1,560,281	1,586,182	25,901	1.7%

2019 Budget Notes:

5211 - Audit Fee will Increase due to the continued complexity of audit.

5209 - Over run for 2018 was due to purchase of acoustical tile for the harbor office

5213 - Increase for 2019 because we have 9 properties up for appraisal next year clumped price \$1,000 each.

City of Homer
2019 Operating Budget

0601 PORT & HARBOR - HARBOR				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	356,462	373,853	376,357	376,357	390,628	14,270	3.8%
5102	Fringe Benefits	224,630	226,927	227,560	227,560	238,163	10,604	4.7%
5103	Part-time Wages	65,640	69,983	78,444	78,444	78,866	422	0.5%
5104	Part-time Benefits	4,402	8,223	10,122	10,122	9,861	(261)	-2.6%
5105	Overtime	13,407	19,053	16,500	16,500	16,500	0	0.0%
5107	Part-time Overtime	143	62	1,700	1,700	1,700	0	0.0%
5108	Unemployment Benefits	190	2,861	0	0	0	0	0.0%
5112	PERS Relief	18,808	15,405	0	0	0	0	0.0%
	Total Salaries and Benefits	683,683	716,368	710,684	710,684	735,718	25,035	3.5%
<u>Maintenance and Operations</u>								
5201	Office Supplies	773	966	1,500	1,500	1,500	0	0.0%
5202	Operating Supplies	10,725	8,460	12,000	12,000	12,000	0	0.0%
5203	Fuel and Lube	13,033	16,511	12,000	12,000	16,000	4,000	33.3%
5204	Chemicals	241	0	3,000	3,000	3,000	0	0.0%
5207	Vehicle and Boat Maintenance	2,036	6,396	5,000	5,000	5,000	0	0.0%
5208	Equipment Maintenance	776	559	2,000	2,000	2,000	0	0.0%
5209	Building & Grounds Maintenance	4,079	6,320	5,000	5,000	5,000	0	0.0%
5210	Professional Services	11,446	1,097	5,000	5,000	5,000	0	0.0%
5213	Survey and Appraisal	0	1,200	0	0	0	0	0.0%
5217	Electricity	353,546	344,038	355,000	355,000	370,873	15,873	4.5%
5218	Water	59,122	43,292	35,000	35,000	57,027	22,027	62.9%
5219	Sewer	9,108	6,701	10,000	10,000	7,316	(2,684)	-26.8%
5220	Refuse and Disposal	54,872	52,441	60,000	60,000	60,000	0	0.0%
5222	Auto Insurance	0	0	0	0	0	0	0.0%
5227	Advertising	711	1,219	1,000	1,000	1,000	0	0.0%
5231	Tools and Equipment	3,605	1,029	3,000	3,000	3,000	0	0.0%
5235	Membership Dues	0	547	750	750	750	0	0.0%
5236	Transportation	3,737	3,705	3,000	3,000	3,000	0	0.0%
5237	Subsistence	1,743	1,851	2,000	2,000	2,000	0	0.0%
5238	Printing and Binding	1,037	33	1,000	1,000	2,000	1,000	100.0%
5249	Oil Spill Response	1,666	0	1,500	1,500	2,000	500	33.3%
5287	Electrical Supplies	192	1,382	5,000	5,000	4,000	(1,000)	-20.0%
5601	Uniform	3,738	4,339	4,000	4,000	4,000	0	0.0%
5602	Safety Equipment	5,889	5,050	5,000	5,000	5,000	0	0.0%
5603	Employee Training	2,365	2,100	3,000	3,000	3,000	0	0.0%
5638	Signage Parking Delineation	17,902	8,567	10,000	10,000	15,500	5,500	55.0%
	Total Maint. and Operations	562,341	517,805	544,750	544,750	589,965	45,215	8.3%
<u>C/O and Transfers</u>								
	Transfer to Reserves	0	0	0	0	0		
	Transfer to Loan Payment to GF - Prin.	0	57,648	83,817	83,817	85,755	1,938	2.3%
	Transfer to Loan Payment to GF - Interest	0	6,000	15,000	15,000	13,062	(1,938)	-12.9%
5990	Transfers To	0	63,648	98,817	98,817	98,817	0	0.0%
Total		1,246,024	1,297,821	1,354,250	1,354,250	1,424,500	70,250	5.2%

Explanation of Line Items:

5217 - electricity expense, this expense account covers the cost for electricity for the harbor floats, highmast lights and restrooms.

2019 Budget Notes:

5217 - Decreased by \$10,000 because we found that the Pioneer Dock high mast lights were being coded to Harbor instead of Pioneer Dock. Pioneer dock will be increased by \$10,000 to account for the change. Good news is that we are budgeted to change out those lamps to LED and will push to get that done before year end.

City of Homer
2019 Operating Budget

0602 PORT & HARBOR - PIONEER DOCK				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	24,548	25,695	25,853	25,853	26,737	884	3.4%
5102	Fringe Benefits	14,930	15,228	15,321	15,321	15,993	672	4.4%
5103	Part-time Wages	585	0	0	0	-	0	0.0%
5104	Part-time Benefits	0	0	0	0	-	0	0.0%
5105	Overtime	829	1,166	960	960	977	17	1.8%
5107	Part-time Overtime	9	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	1,258	1,030	0	0	-	0	0.0%
	Total Salaries and Benefits	42,159	43,120	42,135	42,135	43,708	1,573	3.7%
<u>Maintenance and Operations</u>								
5201	Office Supplies	0	0	0	0	0	0	0.0%
5202	Operating Supplies	0	0	1,500	1,500	1,500	0	0.0%
5208	Equipment Maintenance	0	0	1,000	1,000	1,000	0	0.0%
5209	Building & Grounds Maintenance	1,200	0	2,000	2,000	2,000	0	0.0%
5210	Professional Services	0	0	2,000	2,000	2,000	0	0.0%
5217	Electricity	8,569	6,133	9,000	9,000	16,847	7,847	87.2%
5218	Water	3,677	2,347	4,000	4,000	3,746	(254)	-6.3%
5231	Tools and Equipment	0	1,114	1,000	1,000	1,000	0	0.0%
5602	Safety Equipment	101	0	1,000	1,000	1,000	0	0.0%
	Total Maint. and Operations	13,547	9,594	21,500	21,500	29,093	7,593	35.3%
<u>C/O and Transfers</u>								
5990	Transfers To	117,339	100,000	300,692	300,692	277,801	(22,891)	-7.6%
	Total	173,045	152,714	364,326	364,326	350,601	(13,725)	-3.8%

2019 Budget Notes:

5217 - Increased by \$10,000 because we found that the Pioneer Dock high mast lights were being coded to Harbor instead of Pioneer Dock. Pioneer dock will be increased by \$10,000 to account for the change. Good news is that we are budgeted to change out those lamps to LED and will push to get that done before year end.

City of Homer
2019 Operating Budget

0603 PORT & HARBOR - FISH DOCK				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	212,971	204,306	185,361	185,361	193,959	8,598	4.6%
5102	Fringe Benefits	131,219	123,065	122,774	122,774	129,518	6,744	5.5%
5103	Part-time Wages	32,086	23,838	15,134	15,134	15,134	0	0.0%
5104	Part-time Benefits	5,367	9,412	1,953	1,953	1,892	(61)	-3.1%
5105	Overtime	4,188	3,910	7,701	7,701	7,701	0	0.0%
5107	Part-time Overtime	1,239	1,358	2,179	2,179	2,179	0	0.0%
5108	Unemployment Benefits	0	55	0	0	0	0	0.0%
5112	PERS Relief	11,427	9,360	0	0	0	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>398,497</u>	<u>375,303</u>	<u>335,102</u>	<u>335,102</u>	<u>350,384</u>	<u>15,282</u>	<u>4.6%</u>
<u>Maintenance and Operations</u>								
5201	Office Supplies	162	487	500	500	500	0	0.0%
5202	Operating Supplies	2,317	2,924	3,000	3,000	3,000	0	0.0%
5203	Fuel and Lube	783	3,072	3,000	3,000	3,000	0	0.0%
5204	Chemicals	2,529	1,295	3,000	3,000	3,000	0	0.0%
5207	Vehicle and Boat Maintenance	0	0	0	0	0	0	0.0%
5208	Equipment Maintenance	38,920	31,374	40,000	40,000	37,000	(3,000)	-7.5%
5209	Building & Grounds Maintenance	3,510	10,066	15,000	15,000	13,000	(2,000)	-13.3%
5210	Professional Services	4,226	5,242	5,000	5,000	5,000	0	0.0%
5217	Electricity	161,313	161,523	140,000	140,000	179,901	39,901	28.5%
5218	Water	22,353	15,319	18,000	18,000	21,062	3,062	17.0%
5219	Sewer	339	299	500	500	325	(175)	-35.1%
5231	Tools and Equipment	248	1,198	1,500	1,500	1,500	0	0.0%
5235	Membership Dues	0	360	0	0	0	0	0.0%
5250	Camera Area Network	0	3,148	1,000	1,000	1,000	0	0.0%
5601	Uniform	0	89	0	0	0	0	0.0%
5602	Safety Equipment	180	2,228	1,000	1,000	1,000	0	0.0%
5603	Employee Training	1,610	1,470	2,000	2,000	1,000	(1,000)	-50.0%
	<u>Total Maint. and Operations</u>	<u>238,488</u>	<u>240,093</u>	<u>233,500</u>	<u>233,500</u>	<u>270,289</u>	<u>36,789</u>	<u>15.8%</u>
<u>C/O and Transfers</u>								
<u>5990</u>	<u>Transfers To</u>	<u>80,000</u>	<u>80,000</u>	<u>6,261</u>	<u>6,261</u>	<u>0</u>	<u>(6,261)</u>	<u>-100.0%</u>
	<u>Total</u>	<u>716,985</u>	<u>695,396</u>	<u>574,864</u>	<u>574,864</u>	<u>620,672</u>	<u>45,809</u>	<u>8.0%</u>

Budget Notes:

City of Homer
2019 Operating Budget

0604 PORT & HARBOR - DEEP WATER DOCK				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	28,571	29,926	30,041	30,041	31,180	1,139	3.8%
5102	Fringe Benefits	17,172	17,504	17,570	17,570	18,372	802	4.6%
5103	Part-time Wages	585	0	0	0	-	0	0.0%
5104	Part-time Benefits	0	0	0	0	-	0	0.0%
5105	Overtime	1,052	1,356	1,130	1,130	1,165	35	3.1%
5107	Part-time Overtime	9	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	1,474	1,207	0	0	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>48,862</u>	<u>49,994</u>	<u>48,741</u>	<u>48,741</u>	<u>50,717</u>	<u>1,977</u>	<u>4.1%</u>
<u>Maintenance and Operations</u>								
5202	Operating Supplies	0	0	0	0	0	0	0.0%
5203	Fuel and Lube	678	669	600	600	600	0	0.0%
5209	Building & Grounds Maintenance	1,269	0	1,000	1,000	1,000	0	0.0%
5210	Professional Services	0	300	2,000	2,000	2,000	0	0.0%
5217	Electricity	6,448	9,118	8,000	8,000	8,293	293	3.7%
5218	Water	7,531	6,613	12,000	12,000	11,460	(540)	-4.5%
5219	Sewer	561	837	1,000	1,000	820	(180)	-18.0%
5231	Tools and Equipment	205	1,076	1,000	1,000	1,000	0	0.0%
5250	Camera Area Network	0	0	0	0	0	0	0.0%
5601	Uniform	0	0	0	0	0	0	0.0%
5602	Safety Equipment	0	0	1,000	1,000	1,000	0	0.0%
5627	Port Security	21,626	25,107	20,500	20,500	27,500	7,000	34.1%
	<u>Total Maint. and Operations</u>	<u>38,319</u>	<u>43,721</u>	<u>47,100</u>	<u>47,100</u>	<u>53,673</u>	<u>6,573</u>	<u>14.0%</u>
<u>C/O and Transfers</u>								
5990	Transfers To	324,724	300,000	0	0	0	0	0.0%
	<u>Total</u>	<u>411,905</u>	<u>393,715</u>	<u>95,841</u>	<u>95,841</u>	<u>104,390</u>	<u>8,549</u>	<u>8.9%</u>

Budget Notes:

City of Homer
2019 Operating Budget

0605 PORT & HARBOR - OUTFALL LINE				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	0	0	0	0	-	0	0.0%
5102	Fringe Benefits	0	0	0	0	-	0	0.0%
5103	Part-time Wages	0	0	0	0	-	0	0.0%
5104	Part-time Benefits	0	0	0	0	-	0	0.0%
5105	Overtime	0	0	0	0	-	0	0.0%
5107	Part-time Overtime	0	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	0	0	0	0	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<u>Maintenance and Operations</u>								
5208	Equipment Maintenance	0	0	0	0	0	0	0.0%
5209	Building & Grounds Maintenance	0	0	3,000	3,000	3,000	0	0.0%
5210	Professional Services	3,225	3,225	0	0	0	0	0.0%
5231	Tools and Equipment	0	0	0	0	0	0	0.0%
5637	Diving Services	0	0	3,500	3,500	3,500	0	0.0%
	<u>Total Maint. and Operations</u>	<u>3,225</u>	<u>3,225</u>	<u>6,500</u>	<u>6,500</u>	<u>6,500</u>	<u>0</u>	<u>0.0%</u>
<u>C/O and Transfers</u>								
5990	Transfers To	2,917	3,000	0	0	0	0	0.0%
	<u>Total</u>	<u>6,142</u>	<u>6,225</u>	<u>6,500</u>	<u>6,500</u>	<u>6,500</u>	<u>0</u>	<u>0.0%</u>

2018 Budget Notes:

5210 - Moved the monies from this expense account into Diving services as it better fits the actual use.
5637 - ADEC requires an annual dive inspection for the outfall line discharge.

City of Homer
2019 Operating Budget

0606 PORT & HARBOR - FISH GRINDER				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	0	0	0	0	-	0	0.0%
5102	Fringe Benefits	0	0	0	0	-	0	0.0%
5103	Part-time Wages	0	0	0	0	-	0	0.0%
5104	Part-time Benefits	0	0	0	0	-	0	0.0%
5105	Overtime	0	0	0	0	-	0	0.0%
5107	Part-time Overtime	0	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	0	0	0	0	-	0	0.0%
	<u>Total Salaries and Benefits</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
<u>Maintenance and Operations</u>								
5202	Operating Supplies	0	0	4,000	4,000	4,000	0	0.0%
5208	Equipment Maintenance	10,868	9,094	14,000	14,000	14,000	0	0.0%
5209	Building & Grounds Maintenance	2,057	2,190	2,500	2,500	2,500	0	0.0%
5210	Professional Services	0	0	0	0	0	0	0.0%
5218	Water	9,391	2,314	1,500	1,500	4,975	3,475	231.7%
5235	Membership Dues	0	615	0	0	0	0	0.0%
	<u>Total Maint. and Operations</u>	<u>22,316</u>	<u>14,213</u>	<u>22,000</u>	<u>22,000</u>	<u>25,475</u>	<u>3,475</u>	<u>15.8%</u>
<u>C/O and Transfers</u>								
5990	Transfers To	7,300	7,300	0	0	0	0	0.0%
	<u>Total</u>	<u>29,616</u>	<u>21,513</u>	<u>22,000</u>	<u>22,000</u>	<u>25,475</u>	<u>3,475</u>	<u>15.8%</u>

2018 Budget Notes:
5990 - No need to transfer to reserves if subsidized already.

City of Homer
2019 Operating Budget

0611 PORT & HARBOR - HARBOR MAINTENANCE				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	147,712	156,639	154,836	154,836	160,534	5,698	3.7%
5102	Fringe Benefits	87,784	87,612	91,848	91,848	96,002	4,154	4.5%
5103	Part-time Wages	15,331	14,401	15,762	15,762	16,196	435	2.8%
5104	Part-time Benefits	2,416	2,061	2,034	2,034	2,025	(9)	-0.4%
5105	Overtime	1,595	1,593	1,923	1,923	1,923	0	0.0%
5107	Part-time Overtime	0	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	432	0	0	-	0	0.0%
5112	PERS Relief	8,120	6,651	0	0	-	0	0.0%
<u>Total Salaries and Benefits</u>		<u>262,957</u>	<u>269,389</u>	<u>266,402</u>	<u>266,402</u>	<u>276,681</u>	<u>10,279</u>	<u>3.9%</u>
<u>Maintenance and Operations</u>								
5201	Office Supplies	174	57	500	500	600	100	20.0%
5202	Operating Supplies	5,932	6,370	6,000	6,000	6,000	0	0.0%
5203	Fuel and Lube	9,723	12,551	12,000	12,000	12,000	0	0.0%
5207	Vehicle and Boat Maintenance	8,815	11,907	12,000	12,000	12,000	0	0.0%
5208	Equipment Maintenance	9,434	5,854	8,000	8,000	8,000	0	0.0%
5209	Building & Grounds Maintenance	11,471	9,767	12,000	12,000	12,000	0	0.0%
5210	Professional Services	3,227	4,643	4,500	4,500	4,500	0	0.0%
5217	Electricity	8,600	7,478	8,000	8,000	8,601	601	7.5%
5218	Water	1,208	1,005	1,300	1,300	1,228	(72)	-5.5%
5219	Sewer	1,378	1,411	1,400	1,400	1,380	(20)	-1.4%
5231	Tools and Equipment	2,202	3,451	4,000	4,000	4,000	0	0.0%
5235	Membership Dues	315	455	500	500	500	0	0.0%
5236	Transportation	868	778	2,000	2,000	2,000	0	0.0%
5237	Subsistence	421	941	1,000	1,000	1,000	0	0.0%
5256	Waste Oil Disposal	34,357	28,072	32,000	32,000	35,000	3,000	9.4%
5258	Float and Ramp Repairs	8,965	(2,025)	20,000	20,000	15,000	(5,000)	-25.0%
5601	Uniform	2,805	2,824	3,500	3,500	3,500	0	0.0%
5602	Safety Equipment	2,077	3,158	3,000	3,000	3,000	0	0.0%
5603	Employee Training	1,666	570	3,000	3,000	3,000	0	0.0%
5637	Diving Services	0	1,600	5,000	5,000	5,000	0	0.0%
<u>Total Maint. and Operations</u>		<u>113,637</u>	<u>100,867</u>	<u>139,700</u>	<u>139,700</u>	<u>138,309</u>	<u>(1,391)</u>	<u>-1.0%</u>
<u>Total</u>		<u>376,594</u>	<u>370,256</u>	<u>406,102</u>	<u>406,102</u>	<u>414,990</u>	<u>8,888</u>	<u>2.2%</u>

2018 Budget Notes:

5258 - This line was increased last year for float and dock repair materials purchases, we are restocked and can now reduce the line for 2018.

City of Homer
2019 Operating Budget

0612 PORT & HARBOR - PIONEER DOCK MAINTENA				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	18,706	19,805	19,575	19,575	20,266	692	3.5%
5102	Fringe Benefits	11,097	11,338	11,555	11,555	12,069	513	4.4%
5103	Part-time Wages	1,916	1,800	1,970	1,970	2,025	54	2.8%
5104	Part-time Benefits	261	228	249	249	253	4	1.5%
5105	Overtime	194	204	239	239	239	0	0.0%
5107	Part-time Overtime	0	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	962	788	0	0	-	0	0.0%
<u>Total Salaries and Benefits</u>		<u>33,137</u>	<u>34,163</u>	<u>33,589</u>	<u>33,589</u>	<u>34,852</u>	<u>1,263</u>	<u>3.8%</u>
<u>Maintenance and Operations</u>								
5202	Operating Supplies	661	492	500	500	500	0	0.0%
5209	Building & Grounds Maintenance	961	2,425	3,000	3,000	3,000	0	0.0%
5231	Tools and Equipment	518	656	1,500	1,500	1,500	0	0.0%
5602	Safety Equipment	233	314	1,000	1,000	1,000	0	0.0%
<u>Total Maint. and Operations</u>		<u>2,373</u>	<u>3,887</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>0</u>	<u>0.0%</u>
<u>Total</u>		<u>35,510</u>	<u>38,050</u>	<u>39,589</u>	<u>39,589</u>	<u>40,852</u>	<u>1,263</u>	<u>3.2%</u>

Budget Notes:

City of Homer
2019 Operating Budget

0614 PORT & HARBOR - DEEP WATER DOCK MAINTENANCE				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	18,706	19,805	19,575	19,575	20,266	692	3.5%
5102	Fringe Benefits	11,097	11,338	11,555	11,555	12,069	513	4.4%
5103	Part-time Wages	1,916	1,800	1,970	1,970	2,025	54	2.8%
5104	Part-time Benefits	261	227	249	249	253	4	1.5%
5105	Overtime	194	204	239	239	239	0	0.0%
5107	Part-time Overtime	0	0	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	965	788	0	0	-	0	0.0%
	Total Salaries and Benefits	33,140	34,163	33,589	33,589	34,852	1,263	3.8%
<u>Maintenance and Operations</u>								
5202	Operating Supplies	520	921	500	500	500	0	0.0%
5203	Fuel and Lube	0	150	0	0	0	0	0.0%
5209	Building & Grounds Maintenance	25,232	6,954	8,000	8,000	8,000	0	0.0%
5210	Professional Services	0	0	0	0	0	0	0.0%
5231	Tools and Equipment	5,140	303	1,000	1,000	1,000	0	0.0%
5250	Camera Area Network	0	1,263	5,000	5,000	5,000	0	0.0%
5602	Safety Equipment	30	1,169	2,000	2,000	2,000	0	0.0%
	Total Maint. and Operations	30,923	10,762	16,500	16,500	16,500	0	0.0%
Total		64,063	44,925	50,089	50,089	51,352	1,263	2.5%

Budget Notes:

City of Homer
2019 Operating Budget

0615 LOAD & LAUNCH RAMP				Adopted	Amended	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/16 Actual	12/31/17 Actual	12/31/18 Budget	12/31/18 Budget	12/31/19 Budget	vs. Prior Yr Amended	
							\$	%
<u>Salaries and Benefits</u>								
5101	Salary and Wages	22,273	23,773	23,477	23,477	24,353	876	3.7%
5102	Fringe Benefits	14,013	13,786	13,824	13,824	14,458	634	4.6%
5103	Part-time Wages	7,234	8,837	15,849	15,849	15,990	141	0.9%
5104	Part-time Benefits	777	1,007	2,045	2,045	1,999	(46)	-2.2%
5105	Overtime	562	686	187	187	416	229	122.0%
5107	Part-time Overtime	3	11	0	0	-	0	0.0%
5108	Unemployment Benefits	0	0	0	0	-	0	0.0%
5112	PERS Relief	0	0	0	0	-	0	0.0%
<u>Total Salaries and Benefits</u>		<u>44,863</u>	<u>48,101</u>	<u>55,383</u>	<u>55,383</u>	<u>57,217</u>	<u>1,834</u>	<u>3.3%</u>
<u>Maintenance and Operations</u>								
5202	Operating Supplies	13	150	500	500	500	0	0.0%
5203	Fuel and Lube	437	1,058	1,300	1,300	1,300	0	0.0%
5209	Building & Grounds Maintenance	266	309	5,000	5,000	5,000	0	0.0%
5210	Professional Services	200	540	500	500	500	0	0.0%
5217	Electricity	1,624	2,855	2,500	2,500	3,436	936	37.4%
5218	Water	0	1,544	2,000	2,000	1,579	(421)	-21.0%
5219	Sewer	0	3,264	2,000	2,000	2,613	613	30.7%
5220	Refuse and Disposal	2,821	3,494	3,300	3,300	3,300	0	0.0%
5231	Tools and Equipment	2,652	15	2,000	2,000	1,000	(1,000)	-50.0%
5250	Camera Area Network	0	390	5,000	5,000	5,000	0	0.0%
5252	Credit Card Expenses	0	1,413	5,000	5,000	4,000	(1,000)	-20.0%
5602	Safety Equipment	2,334	0	1,000	1,000	1,000	0	0.0%
<u>Total Maint. and Operations</u>		<u>10,347</u>	<u>15,032</u>	<u>30,100</u>	<u>30,100</u>	<u>29,229</u>	<u>(871)</u>	<u>-2.9%</u>
<u>C/O and Transfers</u>								
5990	TRANSFERS TO L/L RESERVE	51,819	46,354	49,517	49,517	38,554	(10,963)	-22.1%
<u>Total</u>		<u>107,028</u>	<u>109,487</u>	<u>135,000</u>	<u>135,000</u>	<u>125,000</u>	<u>(10,000)</u>	<u>-7.4%</u>

Budget Notes:

City of Homer
2019 Operating Budget



CAPITAL PROJECT FUNDS

Capital Project Funds are established to account for the financial resources, which are limited to expenditures for capital outlays, expended to acquire or construct major capital assets of a relative permanent nature. Such financial resources include grants, contributions, bond proceeds, and operating transfers from other funds.

Capital Project Funds provide a formal mechanism to ensure that revenues dedicated to certain project are used only for that project and enable the City administration to report to grantors of [Capital Project Fund] revenue that their requirements regarding the use of the revenue are fully satisfied.

The City of Homer uses two major types of Capital Project Funds:

- **Depreciation Reserves**
- **Project Reserves**

Depreciation Reserves include:

- General Fund Depreciation Reserves (156)
- Fleet Depreciation Reserves (152)
- Utility (Water & Sewer) Depreciation Reserves (256)
- Port & Harbor Depreciation Reserves (456 & 452)

Project Reserves Include:

- General Fund Capital Project Reserves (151)
- General Non Capital Project Reserves (157)
- HAWSP (Homer Accelerated Water & Sewer Projects) (205)
- Water & Sewer Projects (215)
- Port & Harbor Projects (415)
- Other (Special) Reserves
 - ✓ Land (150)
 - ✓ HART(Homer Accelerated Roads & Trails) – Roads (160)
 - ✓ HART(Homer Accelerated Roads & Trails) – Trails (165)
 - ✓ Port – Cruise Ship Tax (460)
 - ✓ Ocean Dr. Loop Special Service Dist. (808)

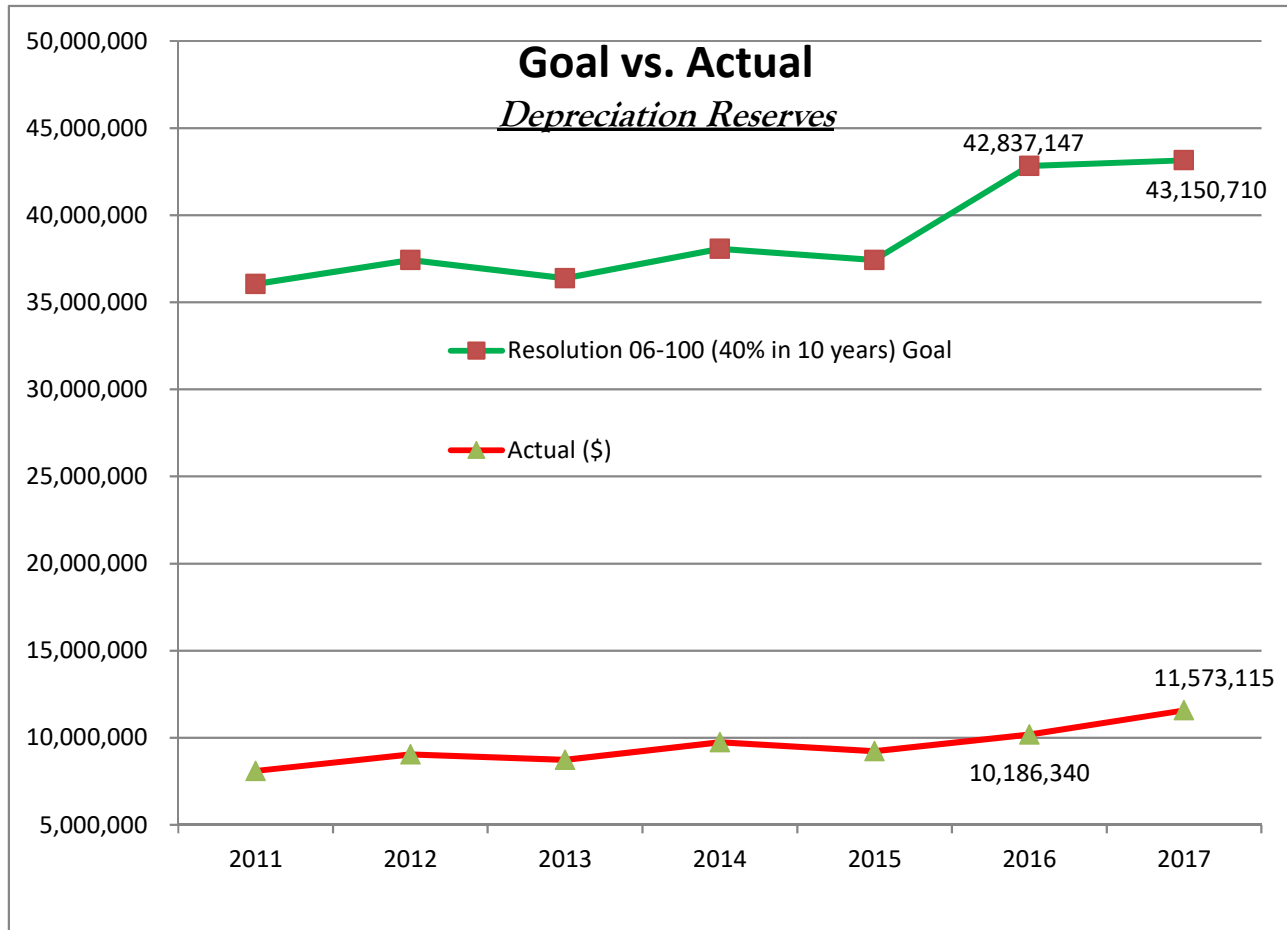
**City of Homer
2018 Operating Budget**

Notes:

1. **General Fund Capital Project Reserves** (151) are either funded in full or in part by grants or loaning agencies.
2. **General Non-Capital Project Reserves** (157) are to account for projects that are funded either in full or in part by grants or loaning agencies. These are usually small in dollar amount.
3. **HART** (Homer Accelerated Roads & Trails) (160 & 165) and **HAWSP** (Homer Accelerated Water & Sewer Projects) (205) are generally funded by sales tax. Currently, funding to the HART fund has been suspended and one-sixth of all sales tax goes to the HAWSP fund. New roads, new trails, and refurbishing existing ones are funded through this HART fund. New Water & Sewer infrastructures are funded through HAWSP.
4. **Port & Harbor Depreciation Reserves** (456 & 452) – Fund 456 includes the depreciation reserves and the **Harbor Bond Reserve**. Fund 452 is established to account for the Port & Harbor Enterprise Fund's fleet reserves.

**City of Homer
2019 Operating Budget**

FY	<u>Net Capital Assets</u> (<i>Net of Accum. Depreciations</i>) <i>*(Excluding WIP)</i>	<u>Resolution 06-100</u> <u>(40% in 10 years) Goal</u>	<u>Actual (\$)</u>	<u>Actual (%)</u>
2008	88,665,508	35,466,203	8,036,583	9%
2009	96,986,478	38,794,591	7,963,955	8%
2010	91,895,019	36,758,008	8,046,052	9%
2011	90,111,170	36,044,468	8,097,563	9%
2012	93,547,357	37,418,943	9,039,117	10%
2013	90,971,536	36,388,614	8,723,168	10%
2014	95,160,264	38,064,106	9,736,004	10%
2015	93,586,731	37,434,692	9,227,745	10%
2016	107,092,868	42,837,147	10,186,340	10%
2017	107,876,776	43,150,710	11,573,115	11%



City of Homer
2019 Operating Budget

Depreciation Reserve

General Fund

Fund & Account #	A/C Name	Actual 12/31/2014	Actual 12/31/2015	Actual 12/31/2016	Actual 12/31/2017	Est. 8/31/2018
156-0367	PUBLIC ART RESERVES	171	171	171	171	171
156-0369	SEAWALL RESERVES	50,640	57,513	37,185	45,396	53,354
156-0370	Animal Shelter	(25,895)	(29,158)	0	20,000	20,000
156-0372	Parks Needs Assessments	15,208	680	680	680	680
156-0375	General Fund Reserves	232,397	91,470	117,114	131,632	119,011
156-0384	CITY HALL DEPRECIATION	(88,533)	(91,796)	78,204	174,542	307,150
156-0385	PARKS & REC DEPRECIATION	88,707	79,381	74,381	47,702	31,602
156-0387	PLANNING DEPRECIATION	36,075	36,076	46,076	38,166	38,166
156-0388	Airport Reserve	27,607	27,608	27,608	27,608	27,608
156-0390	LIBRARY DEPRECIATION	32,589	14,703	14,703	67,323	157,323
156-0393	FIRE DEPRECIATION	76,583	45,302	44,175	94,961	94,961
156-0394	POLICE DEPRECIATION	144,806	101,078	84,296	269,103	269,103
156-0395	PUBLIC WORKS DEPR.	364,464	235,013	299,815	299,815	299,815
156-0396	OLD MIDDLE SCHOOL DEPR.	188,281	188,131	188,131	188,131	188,131
156-0397	Fishing Hole Depr Res	110,316	113,546	113,546	113,546	113,546
156-0398	Information Systems Res.	6,264	(24,658)	7,746	67,746	267,746
156-0399	SISTER CITIES	18,196	18,197	18,197	18,197	18,197
156-0400	ADA Reserve	0	0	0	0	100,000
Fund Balance		1,277,875	863,257	1,152,028	1,604,719	2,106,564

General Fund - Fleet

Fund & Account #	A/C Name	Actual End of 2014	Actual 12/31/2015	Actual 12/31/2016	Actual 12/31/2017	Est. 8/31/2018
152-0375	ADMIN FLEET RESERVES	63,391	66,383	68,918	71,419	68,973
152-0380	Administrative	41,929	41,929	41,929	41,929	41,929
152-0381	FIRE FLEET RESERVES	124,417	116,998	(7,187)	88,313	284,211
152-0382	POLICE FLEET	9,612	17,032	33,822	35,007	196,853
152-0383	PUBLIC WORKS FLEET	169,996	116,112	128,708	63,414	41,959
152-0391	FLEET INSURANCE RESERVES	139,819	139,819	139,818	139,818	139,818
Fund Balance		549,163	498,272	406,008	439,900	773,743

Water & Sewer Depreciation Res.

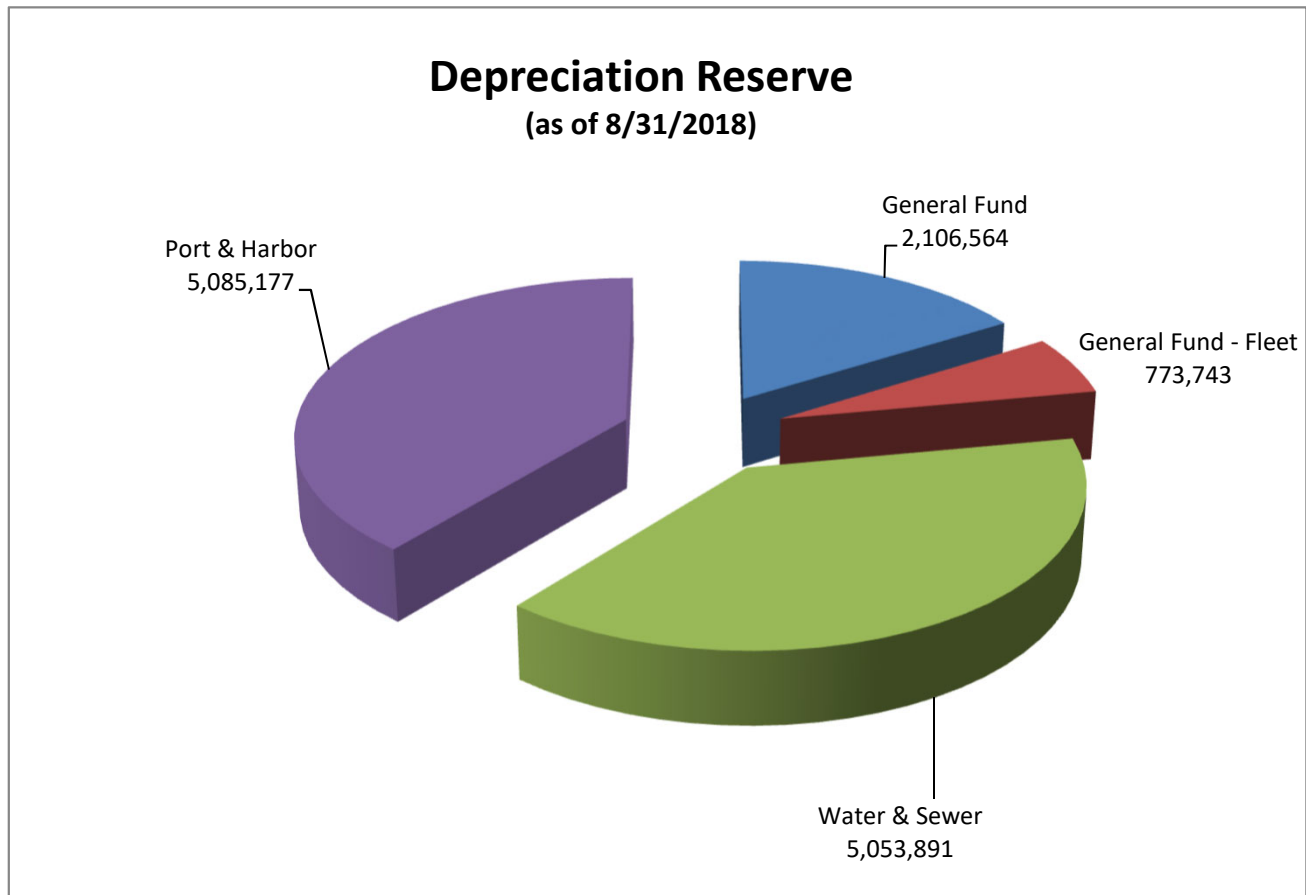
Fund & Account #	A/C Name	Actual End of 2014	Actual 12/31/2015	Actual 12/31/2016	Actual 12/31/2017	Est. 8/31/2018
256-0378	Water	2,217,062	2,224,878	2,490,079	2,593,246	2,662,537
256-0379	Sewer	1,837,713	1,861,716	1,930,940	2,153,985	2,261,353
256-0932	Ocean Dr Sewer - Ord 08-38	90,000	90,000	90,000	90,000	90,000
256-0934	Hillside, Ocean Dr Lp Ord 08-38	40,000	40,000	40,000	40,000	40,000
Fund Balance		4,184,775	4,216,594	4,551,019	4,877,231	5,053,891

Port & Harbor Depreciation Res.

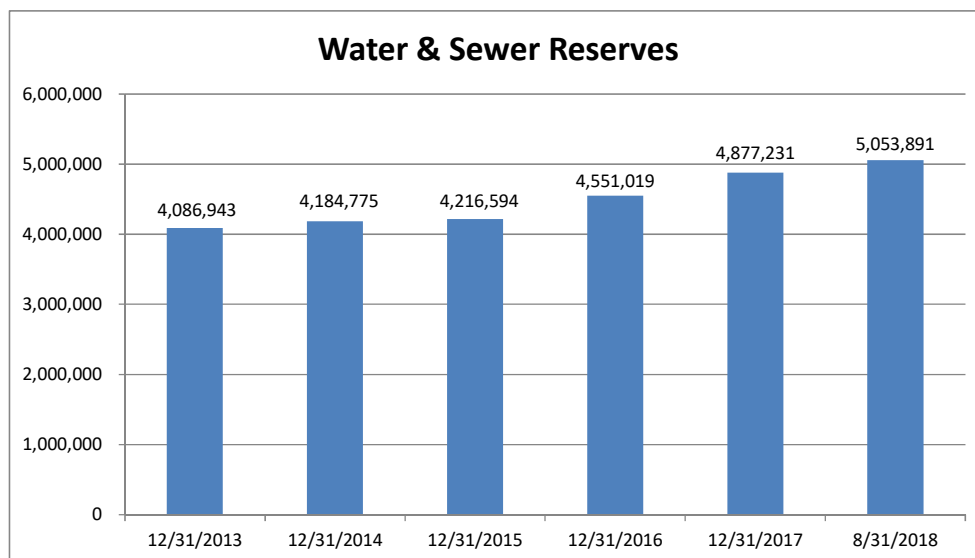
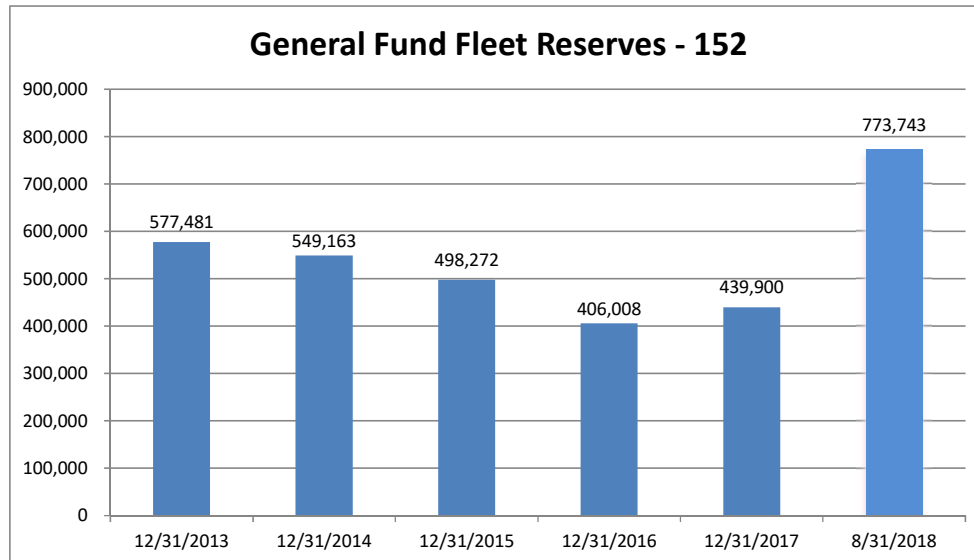
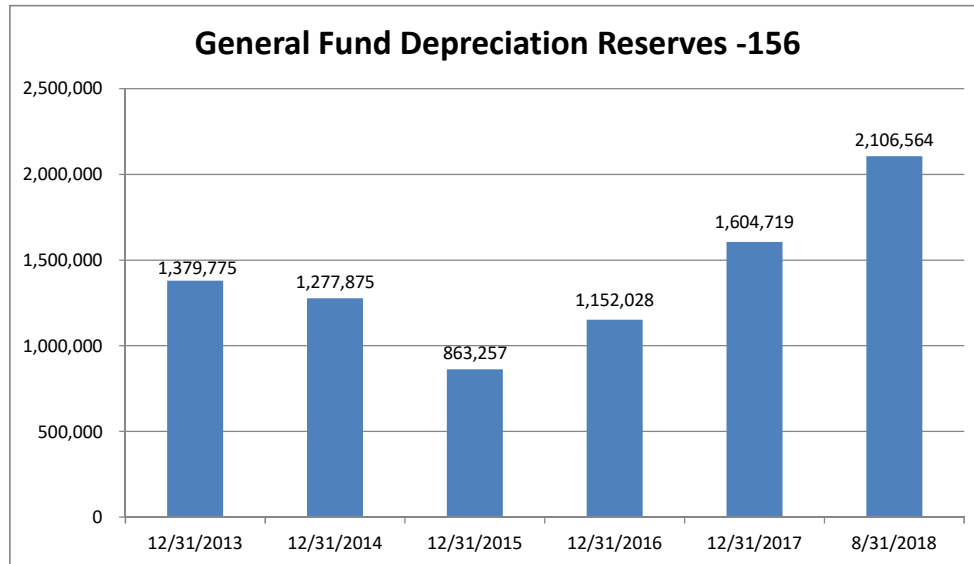
Fund & Account #	A/C Name	Actual** End of 2014	Actual 12/31/2015	Actual 12/31/2016	Actual 12/31/2017	Est. 8/31/2018
456-0380	P & H Reserve	3,354,254	3,237,893	3,663,476	4,197,406	4,605,569
456-0382	P & H Bond Reserve	267,045	280,995	292,595	302,645	316,895
452-0374	P & H Fleet Reserve	102,892	130,735	121,214	151,214	162,713
Fund Balance		3,724,191	3,649,623	4,077,285	4,651,265	5,085,177

**City of Homer
2019 Operating Budget**

Depreciation Reserve	<u>12/31/2014</u>	<u>12/31/2015</u>	<u>12/31/2016</u>	<u>12/31/2017</u>	<u>8/31/2018</u>
General Fund	1,277,875	863,257	1,152,028	1,604,719	2,106,564
General Fund - Fleet	549,163	498,272	406,008	439,900	773,743
Water & Sewer	4,184,775	4,216,594	4,551,019	4,877,231	5,053,891
Port & Harbor	3,724,191	3,649,623	4,077,285	4,651,265	5,085,177
<u>Total</u>	<u>9,736,004</u>	<u>9,227,745</u>	<u>10,186,340</u>	<u>11,573,115</u>	<u>13,019,375</u>

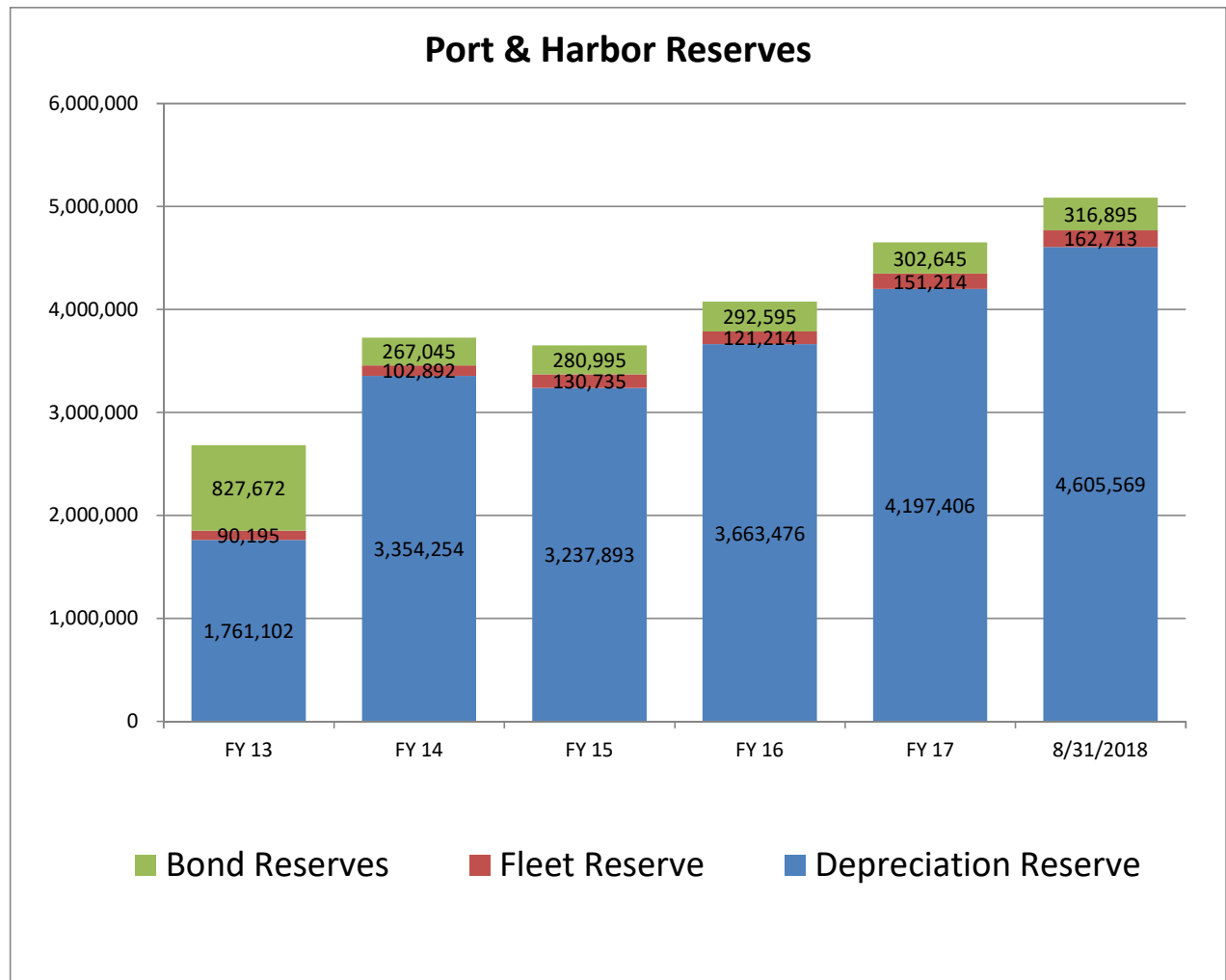


City of Homer
2019 Operating Budget



**City of Homer
2019 Operating Budget**

<u>Fiscal Year</u>	<u>Depreciation Reserve</u>	<u>Fleet Reserve</u>	<u>Bond Reserves</u>	<u>Total</u>
FY 11	1,792,059	68,634	0	1,860,693
FY 12	1,583,525	87,194	500,000	2,170,718
FY 13	1,761,102	90,195	827,672	2,678,969
FY 14	3,354,254	102,892	267,045	3,724,191
FY 15	3,237,893	130,735	280,995	3,649,623
FY 16	3,663,476	121,214	292,595	4,077,285
FY 17	4,197,406	151,214	302,645	4,651,265
8/31/2018	4,605,569	162,713	316,895	5,085,177



**CITY OF HOMER
2019 OPERATING BUDGET**

<u>Page #</u>	<u>Fund Dept A/C</u>	<u>Requests (>=\$5000) Description</u>	<u>BY</u>	<u>Amount</u>	<u>City Manager Approval</u>	<u>Council Approved</u>
		General Fund				
	152-0382	Patrol Officer Vehicles x2	Police	88,000	88,000	
	156-0385	Lawn Maintenance Equipment	PW	20,000	20,000	
	156-0388	Airport Security Cameras	PW	20,000	20,000	
	156-0388	Airport Backup Generator	PW	75,000		
	156-0390	Library Security Cameras	Library	20,000	20,000	
	156-0394	Officer Laptop Replacement	Police	32,428	32,428	
	156-0398	Licensed Microwave WAN	IT	130,000	130,000	
		Total General Fund Requests		385,428	310,428	-
		Water/Sewer				
	256-0379	Replace PLC at Sewer Treatment Plant	Sewer	46,450	46,450	
		1 Ton Crew Cab Pickup w/Flat Bed	W & S	49,500	49,500	
		1 Ton Pickup w/Flat Bed	W & S	49,500	49,500	
		1/2 Ton Pickup w/Flat Bed	W & S	29,500		
	256-0379	Lift Station Safety Hatches	Sewer	9,600	9,600	
	256-0378	Dewatering Geo Tubes	Water	10,761	10,761	
	256-0379	Muffin Monster Rebuild	Sewer	10,485	10,485	
	256-0378	Flat bed w/Tool Box & Headache Rack	Water	6,800	6,800	
	256-0378	SCADA Upgrade - Kachemak Dr. PR Station	Water	36,030		
		Total Water and Sewer Reserves		248,626	183,096	-
		Port and Harbor				
	456-0380	Escape Ladders	Port	40,000	40,000	
	456-0380	Fire Cart Re-Build	Port	25,000	25,000	
	452-0374	Truck mounted sanding unit	Port	10,000	10,000	
	456-0380	Ramp 3 Parking Lot Drainage Improvement	Port	24,500	24,500	
	456-0380	Fish Dock Crane Re-Build	Port	85,000		
	456-0380	Harbor Cathodic Protection 2019	Port	200,000		
		Total Port Reserves		384,500	99,500	-
		HART-Homer Area Roads & Trails				
		Total HART		-	-	-
		Total Capital Requests Only		1,018,554	593,024	-

**CITY OF HOMER
DEPARTMENT BUDGET REQUEST
Budget 2019**

Requesting Department Port and Harbor Date 8/27/2018

☐ Request for Additional Personnel: Position Title _____ Salary Range & Step _____ Full-time ☐ Part-time ☐ Hours Per Year _____	☒ Capital Request (for acquiring/constructing a major, long-term asset valued at \$5,000 or more) ☐ Operating Line Item Increase Request Title <u>Escape Ladders</u> Fund Name: <u>Port and Harbor</u> Account Name: <u>Port and Harbor Depreciation</u> Account # <u>456-0380</u> Estimated Cost: <u>\$40,000</u>
(FINANCE DEPT WILL COMPLETE)	
5101 Permanent Employees _____	
5102 Fringe Benefits _____	
5103 P/T Employees _____	
5104 Fringe Benefits P/T _____	
5105 Overtime _____	
Total Personnel Cost _____	

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

We began installing Up and Out safety ladders in all the new annual moorage stalls during our 2015 float project. We choose this particular product after an extensive product search and actual field trial, and found it to be the best all-around ladder for our use. It has been a goal to have escape ladders in every stall in the harbor and with this funding we will be able to accomplish that goal.

At this time we have not found a ladder that will work for us in the transit areas of the harbor but we are actively searching for solutions.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

This is a relatively inexpensive safety feature that helps to make the floats safer for everyone.

Earlier this year I heard from one of our lessees that they had the occasion to use the escape ladder in their stall because of an accidental overboard situation. They reported that the ladder worked quite well and that because the person was able to "self rescue" they were not injured or bruised like what could have happened if others were trying to help them out of the water back onto the float.

Priority of Need: This budget request item ranks # 1 of the department's 6 budget requests.

Requestor's Name: Bryan Hawkins Dept Head Approval Bryan Hawkins
Date 8/27/2018

City Manager

Recommendation: ☒ Approved ☐ Denied ☐ Amended

Comments:

**CITY OF HOMER
DEPARTMENT BUDGET REQUEST
Budget 2019**

Requesting Department Port and Harbor Date 8/27/2018

☐ Request for Additional Personnel: Position Title _____ Salary Range & Step _____ Full-time ☐ Part-time ☐ Hours Per Year _____ (FINANCE DEPT WILL COMPLETE) 5101 Permanent Employees _____ 5102 Fringe Benefits _____ 5103 P/T Employees _____ 5104 Fringe Benefits P/T _____ 5105 Overtime _____ Total Personnel Cost _____	☒ Capital Request (for acquiring/constructing a major, long-term asset valued at \$5,000 or more) ☐ Operating Line Item Increase Request Title <u>Fire Cart rebuild</u> Fund Name: <u>Port and Harbor</u> Account Name: <u>Port and Harbor Depreciation</u> Account # <u>456-0380</u> Estimated Cost: <u>\$25,000</u>
--	---

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

This project will fund rebuilding the fourth of seven float system fire response carts. This upgrade project consists of replacing the 30 year old engine and pump assemblies, upgrading the cooling pumps with self-priming pumps, installing new lighting and hose storage, and replacing the self-propelled cart with a new track driving model.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

Upgrading our fire response equipment is essential part of our safety infrastructure.
 The older fire carts have become finicky to operate over the years and as a result are less reliable. Therefor Firefighters are not as confident of the fire carts. Our upgrade prgram returns these valuable response tools to service in better than new condition.

Priority of Need: This budget request item ranks # 2 of the department's 6 budget requests.

Requestor's Name: Bryan Hawkins Dept Head Approval Bryan Hawkins
 Date 8/27/2018

City Manager
 Recommendation: ☒ Approved ☐ Denied ☐ Amended

Comments: _____

**CITY OF HOMER
DEPARTMENT BUDGET REQUEST
Budget 2019**

Requesting Department Port and Harbor Date 9/21/2018

☐ Request for Additional Personnel: Position Title _____ Salary Range & Step _____ Full-time ☐ Part-time ☐ Hours Per Year _____ (FINANCE DEPT WILL COMPLETE) 5101 Permanent Employees _____ 5102 Fringe Benefits _____ 5103 P/T Employees _____ 5104 Fringe Benefits P/T _____ 5105 Overtime _____ Total Personnel Cost _____	☒ Capital Request (for acquiring/constructing a major, long-term asset valued at \$5,000 or more) ☐ Operating Line Item Increase Request Title <u>Truck mounted sanding unit</u> Fund Name: <u>Port and Harbor</u> Account Name: <u>Port and Harbor Fleet</u> Account # <u>452-0374</u> Estimated Cost: <u>\$10,000</u>
--	---

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

The Port and Harbor department is responsible for plowing and sanding the parking lots, ramp approaches, the Pioneer dock, Deep Water dock, and the Fish Dock. This expenditure is to replace our old sanding unit that is in need of an upgraded due to age and use.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

Sanding the facilities in the winter is needed for customer and employee safety. staff have worked to keep this heavily used piece of equipment in service for years, but we believe that it is no longer economical to continue to spending repair dollars on the unit from either a man hours or actual direct equipment repair/cost standpoint.

Priority of Need: This budget request item ranks # 3 of the department's 6 budget requests.

Requestor's Name: Bryan Hawkins Dept Head Approval Bryan Hawkins
 Date 9/21/2018

City Manager Recommendation: ☒ Approved ☐ Denied ☐ Amended

Comments: _____

**CITY OF HOMER
DEPARTMENT BUDGET REQUEST
Budget 2019**

Requesting Department Port and Harbor Date 10/3/2018

☐ Request for Additional Personnel: Position Title _____ Salary Range & Step _____ Full-time ☐ Part-time ☐ Hours Per Year _____ (FINANCE DEPT WILL COMPLETE) 5101 Permanent Employees _____ 5102 Fringe Benefits _____ 5103 P/T Employees _____ 5104 Fringe Benefits P/T _____ 5105 Overtime _____ Total Personnel Cost _____	☒ Capital Request (for acquiring/constructing a major, long-term asset valued at \$5,000 or more) ☐ Operating Line Item Increase Request Title <u>Ramp 3 parking lot drainage improvement</u> Fund Name: <u>Port and Harbor</u> Account Name: <u>Port and Harbor Depreciation</u> Account # <u>456-0380</u> Estimated Cost: <u>\$24,500</u>
--	---

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

A large deep puddle forms at the entrance of our ramp 3 parking lot. It is a chronic problem that happens after every rain squall. Public works staff has attempted to address the issue in the past. However, we have found that there is more extensive effort needed if we are going to be able to keep the area drained permanently. If approved this funding will be used to hire a local contractor to re-grade the area, install a drywell complete with a manhole and then pave the location with blacktop. The affected area is small (approximately 50' by 75') but it sees heavy traffic all year round from both vehicles and foot traffic due to its central location.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

The Port/harbor enterprise manages and collects fees from the ramp approach parking lots. Vessel owners have complained for years about the "lake" at the entrance of ramp 3 parking lot. Making this improvement will be a way to show a much-needed improvement that in turn will help to justify parking fees.

Priority of Need: This budget request item ranks # 4 of the department's 6 budget requests.

Requestor's Name: Bryan Hawkins Dept Head Approval Bryan Hawkins
 Date 10/3/2018

City Manager
 Recommendation: ☒ Approved ☐ Denied ☐ Amended

Comments: _____

**CITY OF HOMER
DEPARTMENT BUDGET REQUEST
Budget 2019**

Requesting Department Port and Harbor Date 8/27/2018

☐ Request for Additional Personnel: Position Title _____ Salary Range & Step _____ Full-time ☐ Part-time ☐ Hours Per Year _____ (FINANCE DEPT WILL COMPLETE) 5101 Permanent Employees _____ 5102 Fringe Benefits _____ 5103 P/T Employees _____ 5104 Fringe Benefits P/T _____ 5105 Overtime _____ Total Personnel Cost _____	☒ Capital Request (for acquiring/constructing a major, long-term asset valued at \$5,000 or more) ☐ Operating Line Item Increase Request Title <u>Fish Dock Crane re-build</u> Fund Name: <u>Port and Harbor</u> Account Name: <u>Port and Harbor Depreciation</u> Account # <u>456-0380</u> Estimated Cost: <u>\$85,000</u>
--	--

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

funding will be used to rebuild crane #4 on the fish dock. Currently use on the fish dock is lower than historical use but we have seen ups and downs in the industry before. Staff recommend using this time to catch up on maintenance to be prepared for the next big push in the fisheries.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

Fish Dock cranes must be maintained to OSHA standards and this funding will allow for a complete top to bottom rebuild to bring it into like new condition.

Priority of Need: This budget request item ranks # 5 of the department's 6 budget requests.

Requestor's Name: Bryan Hawkins Dept Head Approval Bryan Hawkins
 Date 8/27/2018

City Manager Recommendation: ☐ Approved ☒ Denied ☐ Amended

Comments: _____

CITY OF HOMER
DEPARTMENT BUDGET REQUEST
Budget 2019

Requesting Department Port and Harbor Date 8/27/2018

☐ Request for Additional Personnel: Position Title _____ Salary Range & Step _____ Full-time ☐ Part-time ☐ Hours Per Year _____ (FINANCE DEPT WILL COMPLETE) 5101 Permanent Employees _____ 5102 Fringe Benefits _____ 5103 P/T Employees _____ 5104 Fringe Benefits P/T _____ 5105 Overtime _____ Total Personnel Cost _____	☒ Capital Request (for acquiring/constructing a major, long-term asset valued at \$5,000 or more) ☐ Operating Line Item Increase Request Title <u>Harbor cathodic protection 2019</u> Fund Name: <u>Port and Harbor</u> Account Name: <u>Port and Harbor Depreciation</u> Account # <u>456-0380</u> Estimated Cost: <u>\$200,000</u>
---	--

Fully describe the specifics of your budget request i.e. item(s) to be purchased, their function and justification.

Installing zinc anodes will extend the life of the steel pile and are essential component to our maintenance program. Over time the galvanized coatings on the piling has been depleted by electrolysis and this project help to prolong the life span of the steel pile by installing large sacrificial anodes that will protect the steel from the affects of Electrolisis.

How is this request necessary for the Department to carry out its mission, or to meet Department goals?

this is a good investment of maintenance dollars that will pay off in the long term.

Priority of Need: This budget request item ranks # 6 of the department's 6 budget requests.

Requestor's Name: Bryan Hawkins Dept Head Approval Bryan Hawkins
Date 8/27/2018

City Manager
Recommendation: ☐ Approved ☒ Denied ☐ Amended

Comments:

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **October 2018**

<u>Moorage Sales</u>			<u>Stall Wait List</u>		
	<u>2018</u>	<u>2017</u>		<u>2018</u>	<u>2017</u>
Daily Transient	124	143	No. on list at Month's End		
Monthly Transient	124	127	20' Stall	2	1
Semi-Annual Transient	5	11	24' Stall	47	52
Annual Transient	12	10	32' Stall	110	83
Annual Reserved	124	161	40' Stall	46	33
			50' Stall	24	26
			60' Stall	7	5
			75' Stall	4	4
<u>Grid Usage</u>			Total:	240	204
1 Unit = 1 Grid Tide Use	<u>2018</u>	<u>2017</u>			
Wood Grid	8	10			
Steel Grid	0	2			
<u>Services & Incidents</u>			<u>Docking & Beach/Barge Use</u>		
	<u>2018</u>	<u>2017</u>		<u>2018</u>	<u>2017</u>
Vessels Towed	5	2	1 Unit = 1 or 1/2 Day Use		
Vessels Moved	13	20	Deep Water Dock	23	12
Vessels Pumped	9	4	Pioneer Dock	28	30
Vessels Sunk	2	0	Beach Landings	3	5
Vessel Accidents	0	0	Barge Ramp	16	6
Vessel Impounds	0	0			
Equipment Impounds	0	0	<u>Marine Repair Facility</u>		
Vehicle Impounds	0	0		<u>2018</u>	<u>2017</u>
Property Damage	0	1	Vessels Hauled-Out	1	0
Pollution Incident	1	0	Year to Date Total	9	2
Fires Reported/Assists	0	0			
EMT Assists	1	2	<u>Wharfage (in short tons)</u>		
Police Assists	1	0			
Public Assists	12	9	In Tons, Converted from Lb./Gal.	<u>2018</u>	<u>2017</u>
Thefts Reported	3	3	Seafood	290	113
			Cargo/Other	2,001	506
			Fuel	25,024	18,596
<u>Parking Passes</u>			<u>Ice Sales</u>		
	<u>2018</u>	<u>2017</u>		<u>2018</u>	<u>2017</u>
Long-term Pass	0	0	For the Month of October		82
Monthly Long-term Pass	0	0			
Seasonal Pass	0	0	Year to Date Total		1,648
<u>Crane Hours</u>			<u>Difference between</u>		
	<u>2018</u>	<u>2017</u>	<u>2017 YTD and 2018 YTD:</u>		
		59.4			

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **November 2018**

Moorage Sales

	<u>2018</u>	<u>2017</u>
Daily Transient	69	133
Monthly Transient	71	58
Semi-Annual Transient	3	3
Annual Transient	8	12
Annual Reserved	51	41

Stall Wait List

No. on list at Month's End	<u>2018</u>	<u>2017</u>
20' Stall	1	1
24' Stall	31	34
32' Stall	85	64
40' Stall	44	33
50' Stall	22	25
60' Stall	7	5
75' Stall	3	2
Total:	193	164

Grid Usage

1 Unit = 1 Grid Tide Use	<u>2018</u>	<u>2017</u>
Wood Grid	1	2
Steel Grid	1	1

Docking & Beach/Barge Use

1 Unit = 1 or 1/2 Day Use	<u>2018</u>	<u>2017</u>
Deep Water Dock	28	22
Pioneer Dock	30	34
Beach Landings	3	6
Barge Ramp	19	4

Services & Incidents

	<u>2018</u>	<u>2017</u>
Vessels Towed	1	1
Vessels Moved	10	5
Vessels Pumped	1	0
Vessels Sunk	0	0
Vessel Accidents	0	1
Vessel Impounds	2	0
Equipment Impounds	2	1
Vehicle Impounds	0	0
Property Damage	0	0
Pollution Incident	2	0
Fires Reported/Assists	0	0
EMT Assists	1	0
Police Assists	1	3
Public Assists	17	9
Thefts Reported	0	0

Marine Repair Facility

	<u>2018</u>	<u>2017</u>
Vessels Hauled-Out	1	1
Year to Date Total	10	3

Wharfage (in short tons)

In Tons, Converted from Lb./Gal.	<u>2018</u>	<u>2017</u>
Seafood	219	63
Cargo/Other	11	142
Fuel	*	41,174

* stat not available by Dec 5th

Parking Passes

	<u>2018</u>	<u>2017</u>
Long-term Pass	0	1
Monthly Long-term Pass	0	0
Seasonal Pass	0	0

Ice Sales

	<u>2018</u>	<u>2017</u>
For the Month of November	9*	12*
* closed for season		
Year to Date Total	1,953	1,659

Crane Hours

<u>2018</u>	<u>2017</u>
45.4	24.6

Difference between

<u>2017 YTD and 2018 YTD:</u>	<u>294 tons more</u>
--------------------------------------	-----------------------------

Port & Harbor Water/Sewer Bills

Service Period : October, 2018

Meter Reading Period:

Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
810 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$19.00	\$1,080.19	\$0.00	\$1,099.19	301,900	401,000	99,100
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$0.00	\$0.00	\$19.00	14,409,700	14,409,700	-
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$3,013.85	\$0.00	\$3,032.85	24,715,300	24,991,800	276,500
4166 HOMER SPIT RD- SBH Restrooms	1.0346.01		\$19.00	\$95.92	\$204.16	\$319.08	345,000	353,800	8,800
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$1,479.13	\$0.00	\$1,498.13	2,517,200	2,652,900	135,700
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$66.49	\$0.00	\$85.49	3,525,700	3,531,800	6,100
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$124.26	\$0.00	\$143.26	650,800	662,200	11,400
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$848.02	\$0.00	\$867.02	10,088,500	10,166,300	77,800
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$9.50	\$0.00	\$0.00	\$9.50	-	-	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$19.00	\$625.66	\$27.84	\$672.50	868,874,900	868,932,300	57,400
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$58.86	\$125.28	\$203.14	198,400	203,800	5,400
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$19.00	\$135.16	\$0.00	\$154.16	365,100	377,500	12,400
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	\$53.41	\$113.68	\$186.09	195,300	200,200	4,900
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$40.33	\$85.84	\$145.17	39,800	43,500	3,700
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$9.50	\$0.00	\$0.00	\$9.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$19.00	\$19.62	\$41.76	\$80.38	45,200	47,000	1,800
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$17.44	\$25.12	\$61.56	96,600	98,200	1,600
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$43.60	\$62.80	\$125.40	315,600	319,600	4,000
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$235.44	\$0.00	\$254.44	1,000,000	1,021,600	21,600

Overall Charges: **\$8,965.86**

Overall Water Usage: **728,200**

Water/Sewer Monthly Comparison CY 2013 to Current										
	2014		2015		2016		2017		2018	
January	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800	\$2,142.85	122,300	\$1,458.89	83,400
February	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500	\$1,287.76	59,600	\$2,500.97	144,800
March	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300	\$4,076.62	292,100	\$2,271.05	138,300
April	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700	\$1,726.84	113,100	\$2,766.11	272,300
May	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300	\$7,807.49	413,000	\$3,951.58	304,600
June	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700	\$14,594.69	1,282,900	\$16,995.43	1,349,200
July	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400	\$15,450.93	1,152,500	\$18,540.31	1,391,400
August	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100	\$12,947.70	1,060,600	\$19,055.83	1,449,800
September	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300	\$11,419.68	968,000	\$16,345.46	1,328,800
October	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200	\$8,631.96	591,490	\$8,965.86	728,200
November	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600	\$1,852.34	176,000		
December	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900	\$1,053.70	68,600		
YTD Total	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800	\$82,992.56	6,300,190	\$92,851.49	7,190,800

Port & Harbor Water/Sewer Bills

Service Period : November, 2018

Meter Reading Period:

Meter Address - Location	Acct. #	Meter ID	Service/ Customer Charge	Water Charges	Sewer Charges	Total Charges	Previous Reading	Current Reading	Total Usage (gal)
810 FISH DOCK ROAD - Fish Grinder	1.0277.01	84810129	\$9.50	\$255.06	\$0.00	\$264.56	401,000	424,400	23,400
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$0.00	\$0.00	\$19.00	14,409,700	14,409,700	-
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$0.00	\$0.00	\$19.00	24,991,800	24,991,800	-
4166 HOMER SPIT RD- SBH Restrooms	1.0346.01		\$9.50	\$61.04	\$129.92	\$200.46	353,800	359,400	5,600
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$0.00	\$0.00	\$19.00	2,652,900	2,652,900	-
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$0.00	\$0.00	\$19.00	3,531,800	3,531,800	-
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$0.00	\$0.00	\$19.00	662,200	662,200	-
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$139.52	\$0.00	\$158.52	10,166,300	10,179,100	12,800
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966	\$9.50	\$0.00	\$0.00	\$9.50	-	-	-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512	\$19.00	\$1,202.27	\$25.52	\$1,246.79	868,932,300	869,042,600	110,300
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$59.95	\$127.60	\$206.55	203,800	209,300	5,500
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$9.50	\$0.00	\$0.00	\$9.50	377,500	377,500	-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	\$30.52	\$64.96	\$114.48	200,200	203,000	2,800
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$30.52	\$64.96	\$114.48	43,500	46,300	2,800
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820	\$9.50	\$0.00	\$0.00	\$9.50	320,400	320,400	-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900	\$19.00	\$15.26	\$32.48	\$66.74	47,000	48,400	1,400
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$27.25	\$39.25	\$85.50	-	2,500	2,500
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$29.43	\$42.39	\$90.82	319,600	322,300	2,700
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$275.77	\$0.00	\$294.77	1,021,600	1,046,900	25,300

Overall Charges: **\$2,967.17**

Overall Water Usage: **195,100**

Water/Sewer Monthly Comparison CY 2013 to Current											
	2014		2015		2016		2017		2018		
January	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800	\$2,142.85	122,300	\$1,458.89	83,400	
February	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500	\$1,287.76	59,600	\$2,500.97	144,800	
March	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300	\$4,076.62	292,100	\$2,271.05	138,300	
April	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700	\$1,726.84	113,100	\$2,766.11	272,300	
May	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300	\$7,807.49	413,000	\$3,951.58	304,600	
June	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700	\$14,594.69	1,282,900	\$16,995.43	1,349,200	
July	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400	\$15,450.93	1,152,500	\$18,540.31	1,391,400	
August	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100	\$12,947.70	1,060,600	\$19,055.83	1,449,800	
September	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300	\$11,419.68	968,000	\$16,345.46	1,328,800	
October	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200	\$8,631.96	591,490	\$8,965.86	728,200	
November	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600	\$1,852.34	176,000	\$2,967.17	195,100	
December	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900	\$1,053.70	68,600			
YTD Total	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.90	9,464,800	\$82,992.56	6,300,190	\$95,818.66	7,385,900	

2018 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/7/2018	17			shut down for maintenance		
1/14/2018	14.3			shut down for maintenance		
1/21/2018	18.2			shut down for maintenance		
1/28/2018	8.5			shut down for maintenance		
Jan Total		58	58		0	0
2/4/2018	17.8			shut down for maintenance		
2/11/2018	21.7			shut down for maintenance		
2/18/2018	42.6			shut down for maintenance		
2/25/2018	6.8			shut down for maintenance		
Feb Total		88.9	146.9		0	0
3/4/2018	18.7			shut down for maintenance		
3/11/2018	19.9			shut down for maintenance		
3/18/2018	11.2			0	0	
3/25/2018	12.7			30		
4/1/2018	25.6			22		
Mar Total		88.1	235		52	52
4/8/2018	18.5			10		
4/15/2018	26.3			23		
4/22/2018	24.1			59		
4/29/2018	29.9			66		
Apr Total		98.8	333.8		158	210
5/6/2018	40.9			46		
5/13/2018	40.1			16		
5/20/2018	29.7			33		
5/27/2018	49.2			63		
May Total		159.9	493.7		158	368
6/3/2018	56.5			35		
6/10/2018	51.8			38		
6/17/2018	49			23		
6/24/2018	52.9			72		
7/1/2018	92.2			86		
Jun Total		302.4	796.1		254	622
7/8/2018	104			193		
7/15/2018	97.7			227		
7/22/2018	42.2			147		
7/29/2018	43.2			87		
Jul Total		287.1	1083.2		654	1276
8/5/2018	49.4			47		
8/12/2018	72.2			64		
8/19/2018	55.6			109		
8/26/2018	70.1			93		
Aug Total		247.3	1330.5		313	1589
9/2/2018	44.8			101		
9/9/2018	31.7			41		
9/16/2018	38.9			73		
9/23/2018	35.8			36		
9/30/2018	14.9			9		
Sep Total		166.1	1496.6		260	1849
10/7/2018	27.2			32		
10/14/2018	20.5			21		
10/21/2018	16.3			26		
10/28/2018	15.4			16		
Oct Total		79.4	1576		95	1944
11/4/2018	19			5		
11/11/2018	13.1			2		
11/18/2018	10			2		
11/25/2018	3.3			shut down for maintenance		
12/2/2018				shut down for maintenance		
Nov Total		45.4	1621.4		9	1953
12/9/2018				shut down for maintenance		
12/16/2018				shut down for maintenance		
12/23/2018				shut down for maintenance		
12/31/2018				shut down for maintenance		
Dec Total		0	1621.4			

Deep Water Dock 2018

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/9	Perseverance	207	0930/1245	Cispri	788.00	52.00
1/12	Edward Itta barge	430	1700/	Olympic	1,490.00	52.00
1/12	Todd E Prophet, tugINSI	116	1710/	Olympic	506.00	52.00
1/13	Edward Itta barge	430		Olympic	1,490.00	
1/13	Todd E Prophet, tugINSI	116		Olympic	506.00	
1/14	Edward Itta barge	430		Olympic	1,490.00	
1/14	Todd E Prophet, tugINSI	116	/1950	Olympic	506.00	
1/14	Todd E Prophet, tugINSI	116	1950/	Olympic	chrg above	
1/15	Todd&Edward integrat	535	/0815	Olympic	2,154.00	
1/18	Pacific Wolf & DBL 55	395	800?/1700	Kirby Offshore	1,206.00	52.00
1/25	Perseverance	207	0745/1145	Cispri	788.00	52.00
1/26	Perseverance	207	0930/1200	Cispri	788.00	52.00
1/31	Perseverance	207	0000/	Cispri	788.00	52.00
2/1	Perseverance	207	/1700	Cispri	788.00	
2/13	Stimson	156	0945/1030	StAk Public Safety	506.00	52.00
2/17	Stimson	156	0945/1230	StAk Public Safety	506.00	52.00
2/22	Perseverance	207	1145/1600	Cispri	788.00	52.00
3/22	Ramblin Rose	96	1645/1700	Diamond Back	338.00	52.00
4/9	Endurance	207	0600/1820	Alyeska Pipe	788.00	52.00
4/12	Endurance	207	1600/2100	Alyeska Pipe	788.00	52.00
4/14	Endurance	207	1700/2230	Alyeska Pipe	788.00	52.00
4/17	Endurance	207	0815/2000	Alyeska Pipe	788.00	52.00
4/30	Arctic Seal	130	0815/0930	Bering Marine	506.00	52.00
4/30	Unalaq TM>5/24/18	148	day 6	Bowhead Tran	1,099.64	
5/6	Pacific Wolf & DBL 55	395	1745/1900	Kirby Offshore	1,206.00	52.00
5/11	Augustine & Cottonwood	40	1100/1230	Cook Inlet	338.00	
5/15	Zaandam	778	0830/1900	Holland Am	7,459.00	481.53
5/17	Sam M Taalak	147	0800/1530	Qayaq Marine	506.00	52.00
5/10	Augustine & Cottonwood	40	1620/1740	Cook Inlet	338.00	
5/21	Pacific Wolf & DBL 55	395	1200/	Kirby Offshore	1,206.00	52
5/21	Tempo Sea	134	0800/2115	Tempo Sea LLC	506.00	52.00
5/22	Pacific Wolf & DBL 55	395	/1215	Kirby Offshore	1,206.00	
5/23	Silver Shadow	610	0730/1745	Alaska Marit	2,957.00	481.53
5/25	Pacific Wolf & DBL 55	395	0815/	Kirby Offshore	1,206.00	52.00
5/26	Pacific Wolf & DBL 55	395	/1505	Kirby Offshore	1,206.00	
5/29	Zaandam	778	0900/1900	Holland Am	7,459.00	481.53
6/9	Camai Inside	115	/0915	Pitzman	506.00	52.00
6/12	Zaandam	778	0900/1900	Holland Amer	7,459.00	481.53
6/13	Fast Scout	165	0800/0900	Icicle	506.00	52.00
6/15	Endeavor Cispri	181	0745/2100	Cispri	506.00	52.00
6/17	Pacific Wolf & DBL55	395	0015/	Kirby Offshore	1,206.00	52.00
6/18	Endeavor Cispri	181	0815/1600	Cispri	506.00	52.00
6/19	Fast Scout INSIDE	165	0900/1200	Icicle	506.00	52.00
6/21	Fast Scout INSIDE	165	0830/1030	Icicle	506.00	52.00
6/25	Resolution	191	0415/1500	Ocean marine	506.00	52.00
6/26	Zaandam	778	0850/1915	Holland Amer	7,459.00	481.53
6/28	Discovery	183	0600/1600	Ocean marine	506.00	52.00
6/29	Fast Scout INSIDE	165	1015/1530	Icicle	506.00	52.00
7/1	Fast Scout	165	1145/1500	Icicle	506.00	52.00
7/6	Millennium Star	105	0530/1330	Olympic	506.00	52.00
7/6	Fast Scout	165	1400/2115	Icicle	506.00	52.00
7/9	Barge 141	300	1000/1515	Cispri	788.00	52.00
7/9	Fast Scout	165	0800/1400	Icicle	506.00	52.00
7/10	Zaandam	778	0900/1850	Holland	7,459.00	481.53
7/11	Endeavor	181	0820/1020	Cispri	506.00	52.00
7/12	Endeavor	181	0800/1000	Cispri	506.00	52.00
7/13	Endeavor	181	0815/1015	Cispri	506.00	52.00
7/13	Fast Scout	165	1500/1800	Icicle	506.00	52.00

7/16	Endeavor	181	0700/2000	Cispri	506.00	52.00
7/16	Fast Scout	165	1230/1500	Icicle	506.00	52.00
7/22	Fast Scout	165	1600/2130	Icicle	506.00	52.00
7/23	Hawaii Tug	120	0700/1830	Crowley	506.00	52.00
7/24	Zaandam	778	0845/1845	Holland	7,459.00	481.53
7/25	Washington Tug	120	0650/1430	Crowley	506.00	52.00
7/25	Fast Scout	165	1430/1600	Icicle	506.00	52.00
7/27	Fast Scout	165	1530/2015	Icicle	506.00	52.00
8/4	Fast Scout	165	1230/1700	Icicle	506.00	52.00
8/6	Fast Scout	165	1600/1900	Icicle	506.00	52.00
8/7	Zaandam	778	0900/1845	Holland	7,459.00	481.53
8/8	Fast Scout	165	1030/1340	Icicle	506.00	52.00
8/10	Fast Scout	165	0815/1100	Icicle	506.00	52.00
8/12	Fast Scout	165	1030/1230	Icicle	506.00	52.00
8/20	Fast Scout	165	1130/1500	Icicle	506.00	52.00
8/21	Zaandam	778	0900/1900	Holland	7,459.00	481.53
8/22	Fast Scout	165	2115/	Icicle	506.00	52.00
8/29	Pacific Wolf & DBL55	395	1730/	Kirby Offshore	1,206.00	52.00
8/30	Pacific Wolf & DBL55	395	/1800	Kirby Offshore	1,206.00	
8/31	Peregrine	52	0900/1130	Morrow, Jeb	338.00	52
9/4	Zaandam	778	0900/1840	Holland Amer	7,459.00	481.53
9/10	Barge 141	300	0830/1500	Cispri	788.00	52.00
9/11	Star Legend	443	0800/1700	AK Maritime	1,490.00	481.53
9/11	Zolotoi	91	1630/	AAUR LLC	338.00	52.00
9/12	Zolotoi	91		AAUR LLC	338.00	
9/13	Zolotoi	91		AAUR LLC	338.00	
9/14	Zolotoi	91	/0525	AAUR LLC	338.00	
9/16	Sea Strike	122	2215/	Paradigm Mar	506.00	52.00
9/17	Sea Strike	122		Paradigm Mar	506.00	
9/18	Sea Strike	122	/0630	Paradigm Mar	506.00	
9/18	Zaandam	778	0900/1900	Holland Amer	7,459.00	481.53
9/19	Perseverance	207	0845/1800	Cispri	788.00	52.00
9/26	Perseverance	207	0600/1400	Cispri	788.00	52.00
9/27	Perseverance	207		Cispri	788.00	
9/28	Perseverance	207	/1330	Cispri	788.00	
10/1	Perseverance	207	0530/1200	Cispri	788.00	52.00
10/11	Responder	175	0800/1615	Cispri	506.00	52.00
10/15	Barge 141	300	0915/	Cispri	788.00	52.00
10/15	Anna T	105	1645/	Amak Towing	506.00	52.00
10/16	Barge 141	300	/1515	Cispri	788.00	
10/16	Anna T	105	/1600	Amak Towing	506.00	
10/18	Endeavor	181	1000/1515	Cispri	506.00	52.00
10/18	Anna T	105	2145/	Amak Towing	506.00	52.00
10/19	Anna T	105		Amak Towing	506.00	
10/20	Anna T	105		Amak Towing	506.00	
10/21	Anna T	105		Amak Towing	506.00	
10/22	Anna T	105		Amak Towing	506.00	
10/23	Anna T	105		Amak Towing	506.00	
10/24	Anna T	105		Amak Towing	506.00	
10/25	Anna T	105		Amak Towing	506.00	
10/26	Anna T	105		Amak Towing	506.00	
10/27	Anna T	105		Amak Towing	506.00	
10/28	Anna T	105	/0415	Amak Towing	506.00	
11/7	Perseverance	207	1245/1500	Cispri	788.00	52.00
11/8	John Calvin		0930/1030	Dojer Services	338.00	52.00
11/12	Polar Cloud &Kays Pt	432	1045/1330	Kirby Offshore	1,490.00	52.00
11/12	Polar Cloud INSIDE	130	1330/	Kirby Offshore	506.00	52.00
11/13	Kays Pt	328		Kirby Offshore	1,005.00	
11/13	Polar Cloud INSIDE	130		Kirby Offshore	506.00	
11/14	Kays Pt	328		Kirby Offshore	1,005.00	
11/14	Polar Cloud INSIDE	130		Kirby Offshore	506.00	

11/15	Kays Pt	328		Kirby Offshore	1005.00	
11/15	Polar Cloud INSIDE	130		Kirby Offshore	506.00	
11/16	Kays Pt	328		Kirby Offshore	1,005.00	
11/16	Polar Cloud INSIDE	130		Kirby Offshore	506.00	
11/17	Kays Pt	328		Kirby Offshore	1,005.00	
11/17	Polar Cloud INSIDE	130		Kirby Offshore	506.00	
11/18	Kays Pt	328		Kirby Offshore	1,005.00	
11/18	Polar Cloud INSIDE	130		Kirby Offshore	506.00	
11/19	Kays Pt	328	/1915	Kirby Offshore	1,005.00	
11/19	Polar Cloud INSIDE	130	/1815	Kirby Offshore	506.00	
11/20	Perseverance	207	0800/	Cispri	788.00	52.00
11/21	Perseverance	207	/2000	Cispri	788.00	
11/27	Perseverance	207	0845/	Cispri	788.00	52.00
11/28	Perseverance	207	/1615	Cispri	788.00	
12/05/18				Year to Date Totals:	\$160,983.64	\$9,574.36

Pioneer Dock 2018

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/18	Perseverance	207	1200/1530	Cispri	788.00	52.00
1/19	Bob Franco	120	1310/1830	Olympic	506.00	52.00
1/24	Pacific Wolf & DBL 55	395	0015/1400	Kirby Offshore	1,206.00	52.00
2/23	Crystal Amaranto	416	0900/1500	AK Maritime	1,337.00	52.00
2/23	Pacific Wolf & DBL 55	395	1530/	Kirby Offshore	1,206.00	52.00
3/20	Perseverance	207	1045/1525	Cispri	788.00	52.00
3/21	Bob Franco	120	1000/1415	Olympic	506.00	52.00
3/23	Pacific Wolf	121	0845/1615	Kirby Offshore	506.00	52.00
3/28	Pacific Wolf & DBL 55	395	1000/1400	Kirby Offshore	1,206.00	52.00
4/9	Endeavor&barge 141	300	0745/	Cispri	788.00	52.00
4/10	Endeavor&barge 141	300		Cispri	788.00	
4/11	Endeavor&barge 141	300	/1330	Cispri	788.00	
4/13	Endeavor	181	0800/1900	Cispri	506.00	52.00
4/13	Pacific Wolf & DBL 55	395	1930/	Kirby Offshore	1,206.00	52.00
4/14	Pacific Wolf & DBL 55	395	/1100	Kirby Offshore	1,206.00	
4/23	Pacific Wolf	121	1145/1930	Kirby Offshore	506.00	52.00
5/7	Pacific Wolf & DBL 45	395		Kirby Offshore	1,206.00	52.00
5/8	Pacific Wolf & DBL 45	395		Kirby Offshore	1,206.00	
5/8	AriCruz&KR 205	205	1000/1530	Cruz Marine	788.00	52.00
5/9	Pacific Wolf & DBL55	395		Kirby Offshore	1,206.00	
5/9	AriCruz&KR 205	205		Cruz Marine	788.00	
5/10	Pacific Wolf & DBL 55	395	/1120	Kirby Offshore	1,206.00	
5/12	Pacific Wolf & DBL55	395	2230/	Kirby Offshore	1,206.00	52.00
5/15	Nunaniq	155	0145/1330	Northland Hol	506.00	52.00
5/24	Pacific Wolf & DBL55	395	2130/	Kirby Offshore	1,206.00	\$52.00
5/25	Pacific Wolf & DBL55	395	/0745	Kirby Offshore	1,206.00	
6/5	Millennium Star	105	0900/01200	Olympic	506.00	52.00
6/6	Pacific Wolf & DBL54	395	0515/1615	Kirby Offshor	1,206.00	52.00
6/25	Pacific Wolf & DBL55	395	0615/1630	Kirby Offshor	1,206.00	52.00
6/29	Pacific Wolf& DBL 55	395	0800/1610	Kirby Offshor	1,206.00	52.00
6/30	John Calvin	74	0800/1000	Dojer Serv	338.00	\$52.00
7/1	John Calvin	74	1215/1315	Dojer Serv	338.00	52.00
7/2	Sam M Taalak	147	1200/1500	Qayaq	506.00	52.00
7/2	Unalaq	148	1515/1800	Bowhead	506.00	52.00
7/6	Pacific Wolf & DBL55	395	0700/1400	Kirby Offshore	1,206.00	52.00
7/16	John Calvin	74	1400/1430	Dojer Serv	338.00	52.00
7/23	Pacific Wolf & DBL55	395	0700/1330	Kirby Offshore	1,206.00	52.00
8/8	Bob Franco	120	2300/	Olympic Tug	506.00	52.00
8/21	Pacific Wolf & DBL 55	395	2245/	Kirby Offshore	1,206.00	52.00
8/27	Perseverance	207	0800/1800	Cispri	788.00	52.00
9/4	Pacific Wolf & DBL55	395	1145/1715	Kirby Offshore	1,206.00	52.00
9/10	Pacific Wolf & DBL55	395	0000/1530	Kirby Offshore	1,206.00	52.00
10/1	Pacific Wolf & DBL 55	395	1345/1845	Kirby Offshore	1,206.00	52.00
10/5	Pacific Wolf & DBL 55	395	0700/1500	Kirby Offshore	1,206.00	52.00
10/30	Bob Franco	120	1300/1515	Olympic	506.00	52.00
11/14	Pacific Wolf & DBL 55	395	1715/	Kirby Offshore	1,206.00	52.00
11/26	John Calvin	74	1300/1345	Dojer Serv	338.00	52.00
11/28	Bob Franco	120	0745/1200	Olympic	506.00	52.00
12/05/18				Year to Date Totals:	\$42,803.00	\$2,080.00

Ferry Landings 2018

	Pioneer Dock	Deep Water Dock
January	20	0
February	23	0
March	0	0
April	5	0
May	16	0
June	24	0
		145

July	26	0
August	24	0
September	26	
October	22	
November	24	
December		

Pioneer Dock - 2018 Water Usage							Deep Water Dock - 2018 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
1/23	Tustumena	3,309,450	3,318,600	9,150	\$ 355.11	\$ 102.00	1/18	Pacific Wolf	9,180,000	9,183,180	3,180	\$ 194.05	\$ 102.00
1/27	Tustumena	3,318,625	3,332,868	14,243	\$ 552.77	\$ 102.00	1/18	Bob Franco	9,183,180	9,188,420	5,240	\$ 203.36	\$ 102.00
2/27	Tustumena	3332810	3337200	4,390	\$ 194.05	\$ 102.00	1/30	Bob Franco	9,188,400	9,215,000	26,600	\$ 1,032.35	\$ 102.00
3/23	Pacific Wolf	3337280	3339469	2,189	\$ 194.05	\$ 102.00	2/9	Bob Franco	9,215,930	9,218,020	2,090	\$ 194.05	\$ 102.00
4/13	Endeavor	3339840	3349850	10,010	\$ 388.49	\$ 102.00	2/24	Bob Franco	9,218,000	9,221,400	3,400	\$ 194.05	\$ 102.00
4/23	Pacific Wolf	3357250	3359400	2,150	\$ 194.05	\$ 102.00	3/2	Polar Bear	9,221,390	9,224,320	2,930	\$ 194.05	\$ 102.00
5/13	Pacific Wolf	538790	540750	1,960	\$ 194.05	\$ 102.00	3/20	Bob Franco	9,224,300	9,228,550	4,250	\$ 194.05	\$ 102.00
5/21	Tustumena	3375800	3402166	26,366	\$ 1,023.26	\$ 102.00	4/3	Bob Franco	9,228,600	9,231,100	2,500	\$ 194.05	\$ 102.00
5/29	Tustumena	3406500	3414196	7,696	\$ 298.68	\$ 102.00	4/13	Bob Franco	9,231,111	9,234,810	3,699	\$ 194.05	\$ 102.00
6/5	Tustumena	3419400	3428900	9,500	\$ 368.70	\$ 102.00	4/26	Unalaq	9,235,470	9,241,990	6,520	\$ 253.04	\$ 102.00
7/6	Pacific Wolf	588173	590190	2,017	\$ 194.05	\$ 102.00	5/3	Bob Franco	9,241,000	9,244,450	3,450	\$ 194.05	\$ 102.00
7/23	Pacific Wolf	unknown	3466540	minimum	\$ 194.05	\$ 102.00	5/8	Bob Franco	9,244,000	9,246,000	2,000	\$ 194.05	\$ 102.00
8/27	Perseverance	3494220	3514433	20,213	\$ 784.47	\$ 102.00	5/15	wash down	9,246,000	9,251,000	5,000		
9/10	Pacific Wolf	648505	650000	1,495	\$ 194.05	\$ 102.00	5/15	Zaandam	9,251,000	9,299,260	48,260	\$ 1,872.97	\$ 102.00
10/1	Pacific Wolf	unknown	662200	minimum	\$ 194.05	\$ 102.00	5/23	wash down	9,299,000	9,303,000	4,000		
11/14	Pacific Wolf	3531800	3534450	2,650	\$ 194.05	\$ 102.00	5/23	Silver Shadow	9,303,000	9,360,780	57,780	\$ 2,242.44	\$ 102.00
							5/29	Zaandam	9,365,000	9,446,000	81,000	\$ 3,143.61	\$ 102.00
							5/30	Millennium Star	9,446,000	9,451,700	5,700	\$ 221.22	\$ 102.00
							6/12	wash down	9,454,000	9,459,000	5,000		
							6/12	Zaandam	9,459,000	9,531,000	72,000	\$ 2,794.32	\$ 102.00
							6/17	Pacific Wolf	9,530,000	9,532,000	2,000	\$ 194.05	\$ 102.00
							6/26	wash down	9,532,000	9,536,000	4,000		
							6/26	Zaandam	9,536,000	9,611,000	75,000	\$ 2,910.75	\$ 102.00
							6/27	Millennium Star	9,610,700	9,613,000	2,300	\$ 194.05	\$ 102.00
							7/6	Millennium Star	9,614,000	9,616,000	2,000	\$ 194.05	\$ 102.00
							7/10	wash down	9,616,000	9,620,000	4,000		
							7/10	Zaandam	9,620,000	9,689,500	69,500	\$ 2,697.30	\$ 102.00
							7/12	Bob Franco	9,689,500	9,692,450	2,950	\$ 194.05	\$ 102.00
							7/16	Endeavor	9,693,000	9,705,000	12,000	\$ 465.72	\$ 102.00
							7/21	Bob Franco	9,705,000	9,709,000	4,000	\$ 194.05	\$ 102.00
							7/23	Hawaii tug	9,709,000	9,710,150	1,150	\$ 194.05	\$ 102.00
							7/24	wash down	9,710,000	9,713,000	3,000		
							7/24	Zaandam	9,713,000	9,785,150	72,150	\$ 2,800.14	\$ 102.00
							7/25	Washington tug	9,785,000	9,787,250	2,250	\$ 194.05	\$ 102.00
							7/30	Bob Franco	9,787,250	9,789,470	2,220	\$ 194.05	\$ 102.00
							8/7	Zaandam	9,790,000	9,884,100	94,100	\$ 3,652.02	\$ 102.00
							8/12	Bob Franco	9,884,000	9,887,000	3,000	\$ 194.05	\$ 102.00
							8/21	Zaandam	9,887,000	9,979,000	92,000	\$ 3,570.52	\$ 102.00
							9/4	Bob Franco	9,981,900	9,986,000	4,100	\$ 194.05	\$ 102.00
							9/4	wash down	9,986,000	9,988,000	2,000	nc	
							9/4	Zaandam	9,988,000	10,088,590	100,590	\$ 3,903.90	\$ 102.00
							9/13	Zolotoi	10,088,600	10,090,400	1,800	\$ 194.05	\$ 102.00
							9/18	Zaandam	10,090,000	10,147,000	57,000	\$ 2,212.17	\$ 102.00
							9/28	Bob Franco	10,147,000	10,151,000	4,000	\$ 194.05	\$ 102.00
							10/1	Perseverance	10,151,650	10,164,240	12,590	\$ 488.62	\$ 102.00
							10/7	Bob Franco	10,164,000	10,166,000	2,000	\$ 194.05	\$ 102.00
							10/24	Anna T	10,166,370	10,171,000	4,630	\$ 194.05	\$ 102.00
							10/30	Bob Franco	10,171,000	10,176,000	5,000	\$ 194.05	\$ 102.00
							11/9	Bob Franco	10,176,700	10,178,750	2,050	\$ 194.05	\$ 102.00
							11/14	Polar Cloud	10,179,110	10,179,760	650	\$ 194.05	\$ 102.00
							11/15	Polar Cloud	10,179,760	10,183,100	3,340	\$ 194.05	\$ 102.00
							11/29	Bob Franco	10,183,000	10,187,000	4,000	\$ 194.05	\$ 102.00
					</								

**2019 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSION/ BOARD ATTENDANCE**

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

The 2019 meeting dates for City Council is as follows:

January 14, 28	_____
February 11, 25	_____
March 11, 26*	_____
April 8, 22	_____
May 13, 28*	_____
June 10, 24	_____
July 22**	_____
August 12, 26	_____
September 9, 23	_____
October 14, 28	_____
November 25**	_____
December 9, 16****	_____

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

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

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

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

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