

PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Wednesday,
August 22, 2018



6:00 P.M.
City Hall Cowles Council Chambers
491 E. Pioneer Ave.
Homer, AK 99603

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

- 1. CALL TO ORDER, 6:00 P.M.**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** *(3 Minute Time Limit)*
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Regular Meeting Minutes for July 25, 2018 **Page 5**
- 6. VISITORS/PRESENTATIONS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
 - A. Port & Harbor Director's Report for August 2018 **Page 13**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. Travel Lifts **Page 15**
 1. Minute Excerpts Re: Travel Lifts from May 23 & July 25, 2018 Meetings **Page 17**
 2. Travel Lift Laydown Materials from Previous Meetings **Page 19**
- 10. NEW BUSINESS**
 - A. Election of Chair & Vice-Chair **Page 25**
 - B. Alaska Custom Seafoods – Faulkner Lease Application **Page 27**
 - C. Salty Dawg – Warren Lease Application **Page 45**
- 11. INFORMATIONAL MATERIALS**
 - A. Port & Harbor Monthly Statistical Report for July 2018 **Page 61**
 - B. Water/Sewer Bills Report for July 2018 **Page 63**
 - C. Crane and Ice Report **Page 65**
 - D. Deep Water Dock Report **Page 67**
 - E. Pioneer Dock Report **Page 69**
 - F. Dock Water Report **Page 71**
 - G. Commissioner Attendance at City Council Meetings 2018 **Page 73**
- 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, SEPTEMBER 26, 2018 at 5:00 p.m.** in the City Hall Cowles Council Chambers located at City Hall, 491 E. Pioneer Avenue, Homer, Alaska

Session 18-07, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Cathy Ulmer at 6:05 p.m. on July 25, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS CARROLL, DONICH, HARTLEY, STOCKBURGER, ULMER AND ZIMMERMAN

ABSENT: COMMISSIONER ZEISET (EXCUSED)

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Ulmer requested a motion to approve the agenda.

DONICH/STOCKBURGER MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Scott Adams, city resident, expressed concerns on the idea of a Travel lift that would be funded/operated by city, the costs involved in such an endeavor and the competition to local private businesses.

RECONSIDERATION

APPROVAL OF MINUTES

A. June 27, 2018 Regular Meeting Minutes

Chair Ulmer requested a motion to approve the minutes.

ZIMMERMAN/DONICH MOVED TO APPROVE THE MINUTES.

STOCKBURGER MOVED TO AMEND THE MINUTES TO CORRECT THE SECOND ON THE MOTION FOR APPROVAL.

Commissioner Stockburger noted that he was absent from the last meeting and therefore could not motion to approve the minutes. It was noted that Commissioner Hartley seconded the motion at that meeting.

VOTE. (Amendment).NON OBJECTION. UNANIMOUS CONSENT

Motion carried.

VOTE. (Main motion as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS (10 minute time limit)

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

A. Port & Harbor Director's Report for July 2018

Harbormaster Hawkins reviewed the staff report and commented on the following topics:

- Attending to change of commands for the US Coast Guard vessels Hickory and Naushon
- New signage directing traffic to the Harbormasters Office, Load & Launch Ramp, etc.
- Harbor being extremely busy
- Several EMS responses
- Largest Day on record \$3400 for the Load & Launch Fee
- Refining the new moorage management program
- Ice Plant has been busy as Icicle Seafoods broke down
- Sprinklers used for bird deterrent is working very well

A brief discussion on creating a better response plan with medical personnel to reach patients quicker in a different, more accessible location ensued.

PUBLIC HEARING

PENDING BUSINESS

A. Travel Lifts

Commissioner Carroll distributed laydown information regarding a one page overview or the proposed plan submitted to Tim Dillon with Kenai Peninsula Economic Development Division and proposed survey project design estimated costs.

Discussion ensued on the following points:

- Feasibility

- Local partnership and investment opportunity
- Slope of ramp is 11%
- Getting inclusion in the Capital Improvement Plan
- Draft Overview of Project provided to Tim Dillon, Kenai Peninsula Economic Development Division
- Proposed Estimated costs for survey and design

DONICH/STOCKBURGER MOVED TO SUSPEND THE RULES TO ALLOW AUDIENCE PARTICIPATION IN THE DISCUSSION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Adams commented that after reading through the materials submitted by Commissioner Carroll and consideration of the city's hesitance in participating in this project, he felt that allowing membership or involvement to include individuals, local entities, businesses, he believed that it would probably work. He recommended concentrating on item at a time. He believed that if they could find 50 people to invest that it would be successful.

Commissioner Carroll reported that his conversation with Mr. Dillon was favorable of a public private partnership. This type of partnership reflects that there is community support. This would also be an advantageous situation for grants too, many have expressed interest in investing in this concept.

Chair Ulmer opined that this would be a win-win for the community providing jobs and revenue for the community and bringing the kids back home to work and live. This would provide a great opportunity.

Supplementary discussion covered the following points:

- Investment fees or costs
- Shares
- Who would run the business
- How would it be set up
- Funding
- Structure of the company/corporation
- Studies conducted on feasible businesses
- Member owned works in other businesses
- Requesting a committee to be formed

A brief dialog on forming a committee versus waiting and keep it informal first to see where the community commitment level was since prior discussions did not have the support from the city followed.

Chair Ulmer expressed concerns with losing momentum on this project.

Commissioners Zimmerman and Stockburger advocated for waiting until there is more solid information to be able to present the project.

The commission agreed by consensus that they should keep getting a list together of interested people or investors who are serious about this project and forming a corporation, then seeking some free legal advice and recommendations, and reviewing other such co-ops that this one could be modeled after.

There was no further discussion.

NEW BUSINESS

A. Capital Improvement Plan 2019 - 2024 Review and Recommendations to Council New Port & Harbor Projects

Ms. Carroll reviewed the changes in the CIP as follows:

- New Police Station will move to the funded projects list. Opening up a slot for a project in the top legislative priorities of the city.
- Ramp Two Restroom will move to funded projects section also.
- Mid-Range projects is the Karen Hornaday Park project will be having some changes to the parking and road realignment.
- Re-scoping the Homer Barge Mooring & Large Vessel Haul Out Repair Facility and the issues with tying out the large barges and the effects to the boats during severe weather
- Proposed New Projects are in the back and are not included until Council has approved them. Currently there are only two and they are Port & Harbor projects
- The Sling Lift/Travel Lift and removal of the Main Dock
 - o She noted that in the future when they are ready to create a committee having the project in the CIP is a good start since Council has shown previous support by including it in the plan
 - o These projects should be recommended for mid-range projects
- Motions are requested to keep or change the priority projects and add the new projects

Discussion ensued on keeping the same projects on the Legislative priority list; a question of if these projects will advance in priority would be up to City Council, including putting the new projects in the plan.

ZIMMERMAN/ STOCKBURGER - MOVED TO RECOMMEND MAINTAINING THE HOMER LARGE VESSEL PORT EXPANSION AND THE HOMER BARGE MOORING AND LARGE VESSEL HAUL OUT REPAIR FACILITY IN THE LEGISLATIVE PRIORITY LIST.

A brief discussion to keep the priority as it stands currently, and having the port expansion moving into the first position; providing clarification on the difference between the haul out facility and the Sling Lift and Council has the prerogative on selection and ranking the top five projects in the legislative priority list.

STOCKBURGER/HARTLEY MOVED TO AMEND THE MOTION TO INCLUDE IDENTIFYING THE PROJECTS IN THE LEGISLATIVE PRIORITY LISTING AS THE TOP TWO COMMISSION PROJECTS AND RECOMMENDING MOVING THEM ON THE PRIORITY LIST TO THE FIRST AND SECOND SPOTS.

There was no discussion on the amendment as proposed.

Chair Ulmer called for a roll call vote.

VOTE. YES. ULMER, DONICH, ZIMMERMAN, HARTLEY, STOCKBURGER
VOTE. NO. CARROLL.

Motion carried.

The Clerk read the motion as amended for the record at the request of the Chair.

Commissioner Carroll advocated for changing the priority listing to include the sling lift project and the harbor expansion and the value added to the projects.

Harbormaster Hawkins stated that the Sling Lift is a new project and Council had to approve adding it first to the plan before it can be recommended for the priority list.

Ms. Carroll provided clarification on the process and how this can be changed in the future included priority status.

There was further discussion on the projects included in the plan.

Commissioner Zimmerman called for the vote.

VOTE. (Main motion) STOCKBURGER, HARTLEY, ZIMMERMAN, DONICH, CARROLL, ULMER

Motion carried.

ZIMMERMAN/HARTLEY - MOVE TO FORWARD A RECOMMENDATION TO COUNCIL TO INCLUDE THE LARGE VESSEL SLING LIFT AND THE REMOVAL OF THE OLD MAIN DOCK IN THE CAPITAL IMPROVEMENT PLAN UNDER MID RANGE PROJECTS.

Brief discussion ensued on existing projects in the plan and the benefits of using the list for strategic planning, and grant applications.¹

VOTE. YES. DONICH, CARROLL, ULMER, STOCKBURGER, HARTLEY, ZIMMERMAN

Motion carried.

There was a brief discussion on further recommendations needed.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for March 2018
- B. Water/Sewer Bills Report for March 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

COMMENTS OF THE AUDIENCE

Scott Adams commented on the length of the Commission meetings versus a Council meeting and also suggested the Commission contact Jack Rasmussen with Bering Marine and Alaska Marine Lines with regard to Barge landing facility as his experience would be greatly beneficial in determining what would be needed for hauling out these barges. He provided samples of actions that he did during his time while working on a barge. He expressed his opinion from personal experience. He then commented on the possible use of the old ramp for hauling out boats. Mr. Adams then suggested the restrooms at the Fishing Hole campsite which is heavily used by campers, visitors to the Fishing Hole and the Pier One Theater be considered for replacement. He believed that they were on the level of a porta-toilets or worse. He would recommend turning the lot across from the Seafarer's Memorial turned into a parking lot instead of used for storage as it is now for approximately 10 shelter decks.

There was an impromptu discussion on the Seafarer's Parking Lot Extension Project by the commission regarding getting that project started and what was holding it up.

¹ The recording was very difficult to hear during this part of the meeting as there were unknown technical issues with microphones for Commissioner Zimmerman and Stockburger.

COMMENTS OF CITY STAFF

Deputy City Clerk Krause thanked the Commission for a good meeting and that next meeting they will probably have a new Clerk, Rachel Tussey attending their meetings.

Harbormaster Hawkins thanked Glenn for the great information and appreciated the talents of all the commissioners.

COMMENTS OF THE CHAIR

Chair Ulmer had no comments.

COMMENTS OF THE COMMISSION

Commissioner Stockburger commented that he enjoyed the discussion tonight.

Commissioners Hartley, Zimmerman and Donich had no comments.

Commissioner Carroll confessed that he did not quite understand the CIP process, he agreed that it was a good discussion tonight and appreciated the input from Mr. Adams.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 8:14 p.m. The next regular meeting is scheduled for Wednesday, August 22, 2018 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____



AUGUST 2018 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Maritech- Moorage, future moorage needs, and the Port Expansion Project
- Pat Plentnikof- inquiring about Lot 12C
- Homer Fire Chief Kadel and Police Chief Robl- Planning meeting for responses involving incoming vessels with patients aboard
- US Coast Guard- Facility Security Plan Audit
- Amanda McGinnis, Vessel Manager for Cruise Line Agencies of Alaska- Cruise ship stops in Homer
- Nathan Wardwell, NOAA- Installing the real time tidal monitoring station
- Homer City Manager, Jenipher Cate, Daniel Allard, and other Staff from Army Corps of Engineers (teleconference)- kick off meeting for Planning Assistance to States Study, Port Expansion Project

Informational Note: Homer City Council has approved a new boiler plate lease that incorporates the new codification of city lease policies.

2. Operations

The months of July and August brought about peak recreational use of the small boat harbor. Vessel moorage occupancy swelled to approximately 900 vessels during mid-July. The load and launch ramp required frequent traffic management during periods of heavy congestion. Parking lots and camp grounds filled to capacity.

The end of the Bristol Bay salmon fishery, combined with closures in upper Cook Inlet, and slow fishing in Prince William Sound and Kodiak has translated into an early return of many of the commercial fishing vessels. Harbor officers have been busy consolidating rafts of vessels in transient moorage areas providing for the maximum efficient use of space.

Landings at the Pioneer Dock and Deep Water Dock included the following vessels: CISPRI Endeavor, Bob Franco, Fast Scout, Kennicott, Pacific Wolf & DBL55, Tustumena, tug Hawaii, tug Washington, and M/V Zaandam.

Operations staff conducted a spot audit for registered length overall of the vessels moored on T, U, V, W, and AA floats.

Harbor officers conducted 26 vessel tows/assists.

The following notable events occurred during the month:

- On 7/18, a 50' commercial fishing vessel caused damage to the wood grid due to improper vessel placement/location over the grid structure.
- On 7/19, operations and maintenance staff assisted EMS at the L&L ramp for a 60 year old male.
- On 7/19, a vessel went dry on the commercial barge ramp to prevent emergency flooding and/or sinking.
- On 7/19, a landing craft and a fishing tender collided while underway in the vicinity of the fuel floats.
- On 7/21, harbor officers assisted EMS at the L&L ramp for a 65 year old male.
- On 7/22, harbor officers successfully dewatered and towed/removed a 24' recreational vessel that was flooding.
- On 7/23, harbor officers assisted EMS at the L&L ramp for a 50 year old female.
- On 8/2, harbor officers provided pumps to a 32' sinking commercial fishing vessel.
- On 8/4, a graveyard shift officer and the deputy harbormaster responded to a 42' unattended commercial fishing vessel that had rolled over on the wood grid.
- On 8/4, a graveyard shift officer and the deputy harbormaster responded to 30' sinking charter vessel by implementing emergency dewatering pumps.
- On 8/4, harbor officers raised a sunken 18' skiff utilizing dewatering pumps and the harbor tug's hydraulic winch.
- On 8/12, harbor officers successfully dewatered and towed/removed a 25' recreational vessel.

3. Ice Plant

During the last month we made ice, sold ice, and planned for fall projects. "Free time" was spent on corrosion control and painting. We have also reduced our normal business hours during the week (now closing at 8pm) as the fishing effort shifts from Salmon back to Halibut.

4. Port Maintenance

From mid-June to mid-August Port Maintenance has been busy with the following:

- Installing Up-and-Out Safety Ladders on system 1
- Troubleshooting and repairing electrical issues
- Patching concrete
- Installing and refining sprinkler bird deterrents on the Deep Water Dock
- Met with NOAA personnel regarding a real time tidal monitoring station
- Assisted Operations with EMS call
- With Ice Plant crew, repurposed a hot water pressure washer for the fish cleaning tables
- Repaired "in the road" signage
- Cleaned Deep Water Dock for cruise ships
- Relocated a Port Maintenance storage shed
- Replaced worn out parts on the fish grinder
- Completed routine work orders and periodic maintenance



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MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: AUGUST 15, 2018
SUBJECT: TRAVEL LIFTS

It has been requested by the Commission and Staff to have Travel Lifts on the agenda for further discussion and possible action.

Laydown materials and meeting minute excerpts from the May 23, 2018 and July 25, 2018 are included with this memo. Commissioner Carroll may provide further laydown materials at the August 22nd meeting.

Recommendation

Any decisions by the commission should be made by motion.

B. Travel Lifts

Chair Ulmer reviewed the title for the record.

Commissioner Carroll noted a laydown that he provided the commission.

Commissioner Carroll provided some information on a company, ASCOM, that manufactures an amphibious travel lift up to 450 tons and thinks that they would be interested in the largest that they could get. Additional information discussed as follows:

- the lift could travel on a ramp if is up to 13 degrees in angle which means it would work on the commercial load and launch ramp
- Cost is estimated at \$1.8 million
- Pay back would take 4-5 years unless they charged on average \$7000 per Haul Out
- The intrinsic value is Homer would become known for repairs and maintenance of large vessels
- Increase in the businesses related to the services
- Increase in economic diversity for the Homer area
- Question if study had ever been done on the value
- Could approach the Economic Development Commission to research
- Costs for all services in Seward is estimated at \$60,000
- Costs could be lowered as vessel crew could perform the work
- Not difficult in providing the required infrastructure to use travel lifts
- Winter operations on a sloped area
- Have a committee work on this feasibility issue
- Many issue to consider such as the draft of the vessels for travel lift sizing
- Speak with Tim Dillon with KPEDD
- CIP Submittal project
- Public Private Partnership opportunity

PENDING BUSINESS

A. Travel Lifts

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Discussion ensued on the following points:

- Feasibility
- Local partnership and investment opportunity
- Slope of ramp is 11%
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- Draft Overview of Project provided to Tim Dillon, Kenai Peninsula Economic Development Division
- Proposed Estimated costs for survey and design

DONICH/STOCKBURGER MOVED TO SUSPEND THE RULES TO ALLOW AUDIENCE PARTICIPATION IN THE DISCUSSION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Adams commented that after reading through the materials submitted by Commissioner Carroll and consideration of the city's hesitance in participating in this project, he felt that allowing membership or involvement to include individuals, local entities, businesses, he believed that it would probably work. He recommended concentrating on item at a time. He believed that if they could find 50 people to invest that it would be successful.

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The commission agreed by consensus that they should keep getting a list together of interested people or investors who are serious about this project and forming a corporation, then seeking some free legal advice and recommendations, and reviewing other such co-ops that this one could be modeled after.

There was no further discussion.

After a couple of years of waiting for trailer companies to no avail, Ascom's Amphibious travel Lift appears to have what will meet our needs

a. They make them up to 450 tons(the picture appears to be 200 ton) This would cover most of our needs up to, but probably not including, the Tiglax or Walstad. Most of the Bering Sea crab fleet is under 400 tons and all the limit seiners are easily under 150 tons.

b. Ascom American representative Jim Alfieri said they will work on loading ramps up to 13 degrees, which means it would work on the commercial load and launch ramp near system 5, if it were widened some.

c. This company has several of their units in North America. Fred Wall in Oregon has a 600 ton unit (dock type), Wrangle has a 300 dock type, and Sitka will be receiving the first amphibious one in July, 150 ton. Allen Marine is the company in Sitka. Ascom has other units in the US, but these are the closest to us. As a reference

d. These units (amphibious) will also work on a dock, so they are not limited to the loading ramp only.

Financial considerations

The representative gave a ballpark number of 1.8 million for cost and approximately a year to build it in Italy and ship it to us.

There is no one imagining that this thing will pay its way only on the income from haul outs at approximately \$6000 to \$7000 per haul out. You would have to attract many boats from other areas. We do have a considerable fleet that is home ported here (approximately 30 - ? -) who I would imagine would be faithful. They will probably only haul out once every three years. Who knows? It seems probable it may take 4 to 5 years to build a reputation in Homer as the place to work on, weld and paint your boat, even to build your boat and become cost effective.

Plan to get there

We'll need a contract that 30-40 people, boat owners, marine trade people and suppliers, perhaps the barge basin, current roller bag people, will look at and want to be a part of. This would mean becoming part of a corporation that owns and manages the haul out facilities. They would put up \$10,000 a piece with an arrangement to be paid back in haul outs or dividends over time. This core money becomes the foundation to then seek loans or grants from a wide range of entities, private, state, or federal.

At this point we need broad support and help from various groups: Homer Economic Development Advisory Commission, Borough Economic Department,

Homer Chamber of Commerce, Fishing Associations, Homer Marine Trades and others.

Lastly, the city of Homer participates by giving us the chip pad to build a weather proof area allowing the income from the land storage of boats to help pay off the travel lift. Also the city would support this venture by continuing working as they have so successfully with the Marine Trades Association.

The State of Alaska, needless to say, is looking for economic diversity.

I know there are lots of if's here, but I have heard lately of a number of grant moneys toward these travel lift's and if we don't get it together we will not be ready for them. I know this is sketchy so feel free to add to, or question anything. It's a start.

A PROSPECTUS – LARGE VESSEL REPAIR FACILITY

1. NEED

There has been a growing need in the Kachemak Bay area for an over 75 ton haul out facility. Northern Enterprises lifts are limited to 75 tons which leaves out most limit seiners and larger boats such as crabbers and deeper draft work vessels. A growing number of these vessels like to winter in Homer because of location. Also several boats in Seldovia fall into this class. The boats that home port here would like to do their off season maintenance here. When boats have to go to Seward, Kodiak, or Seattle to do this income goes out of town. This is a big loss to local marine trades and businesses.

2. GENERAL PLAN FOR MEETING THE NEED A company named ASCOM in Italy has begun making large travel lifts that they refer to as *amphibious*, which means they do not need a dedicated dock as most travel lifts need. They simply use a launch area sloped to less than 13%. This absence of the need of a dock is a huge savings. In Homer we have a commercial loading ramp that is 11% slope and would only need to be widened. We have drawings of a 420 metric ton unit that would handle most of our fleet.

3. ECONOMIC COSTS AND BENEFITS TO THE COMMUNITY The vision of how we can fund this venture is this – A joint venture between the port of Homer and a 30-40 member corporation of stake holders each being vested by putting \$10,000 into the Corporation to begin funding the lift. The city of Homer's contribution would be in contributing land to the corporation at no cost to help them pay the lift off. In this joint venture the corporation fund provides seed money for both entities to solicit grants or loans. The Ascom American representative said a round number for the lift in Homer to be about 1.8 million. We know from other ports that the income from the travel lift (Ascom Lift) is a small part of the picture. Already having a good Marine Trades and supply system in Homer is a big benefit. Jobs to Homer would be a big benefit, good paying, 12 month a year jobs.

4. LONG TERM POSSIBILITIES The long term benefits to Homer and Seldovia are hard to predict but the winter climate in Homer, the already established Marine trades and welders, plus the substantial fleet of large boats already here, bodes well for economy of the whole Kenai Peninsula. Other factors on the horizon are the port expansion, the arctic exploration, and Pebble Mine work. Another factor in this time of economic downturn is the University of Alaska study suggesting the opportunity of vessel repair and building vessels in Alaska. Our first reaction to building vessels in Alaska is that we can't compete with Seattle. Well, Bay Welding's done well over 100 boats in Homer and I'm sure they are not paying minimum wage.

The port of Homer needs this type of haul out to be a complete facility. I'm sure there will be benefits that we can't anticipate or I have forgotten, but the pieces are all here. We just need to put them together.

Budget Estimate for Economic Feasibility Study of Homer Haul Out / Large Vessel Sling Lift (Northern Economics)

The estimate assumes a few options (<5) will be considered in the financial analysis, pertaining to funding and ownership and operations options.

This is a cost estimate for budgetary purposes and is not a proposal. A more detailed cost estimate can be provided if the City of Homer would like a proposal.

Items Included in the Estimate:

- Market analysis to determine use of facility, competing facilities, market rates, etc.
- Financial analysis (relying on engineer's capital and O&M cost estimates)
- Evaluation of funding options and effect on financial feasibility
- Evaluation of ownership and operation options
- Reporting
- Presentation to Port & Harbor Advisory Commission or City Council
- Project management and administration

Items Not Included in the Estimate:

- Engineer's design and estimates of capital and O&M costs
- Environmental and other considerations related to activities once a vessel has been hauled out (contamination, water and dust capture requirements, etc.)

Budget Cost Estimate (±30%): \$30,000

Budget Estimate for Concept Design and Cost Estimating to support above Study (R&M Consultants)

- Assumes 2 concept design layout drawings for comparison purposes and to assist with quantity estimates (i.e., amphibious lift with ramp and traditional Travelift pier or two travel lift pier options at different locations in the harbor).
- Budget level construction cost estimates
- O&M estimates
- Alternative Analysis memorandum that compares advantages and disadvantages of each concept including aspects such as constructability, performance/function, long term maintenance, environmental impacts/permitting, and cost.

Budget Cost Estimate (±30%): \$20,000

Total Study (±30%): \$50,000



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MEMORANDUM

TO: PORT AND HARBOR ADVISORY COMMISSION
FROM: RACHEL TUSSEY, DEPUTY CITY CLERK
DATE: AUGUST 15, 2018
SUBJECT: ELECTION OF NEW CHAIR AND VICE CHAIR

It has come to staff's attention that the Port and Harbor Advisory Commission did not hold their annual election of Chair and Vice-Chair after the last cycle of commissioner appointment renewals in February.

Per the commission's bylaws: "A Chairman and Vice-Chairman shall be selected annually (February meeting) by the appointive members."

Recommendation

Make a motion to select a new Chair; commissioners can then provide nominations; Chair will call for a vote.

Make a motion to select a new Vice-Chair; commissioners can then provide nominations; Chair will call for a vote.



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Memorandum

TO: PORT AND HARBOR ADVISORY COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER
THRU: KATIE KOESTER, CITY MANAGER
DATE: AUGUST 16, 2018
SUBJECT: ALASKA CUSTOM SEAFOODS LEASE AMENDMENT APPLICATION

Applicant has requested an amendment to revise his lease because he has not been able to construct the improvements agreed to in his original proposal.

Recommendation:

Review and discuss the Alaska Custom Seafoods lease amendment application. Make a motion to City Council with the commission's recommendation of action.

CITY OF HOMER
PROPERTY MANAGEMENT
LEASE APPLICATION CHECKLIST

Applicant Name: Brad Faulkner, Alaska Custom Seafoods

Date Application Received: May 11, 2018

5.2 PROCEDURES

A. A responsive lease application / proposal shall include:

1. A completed application form provided by the City.

Needs financials & ins. info

YES	NO	N/A	INCOMPLETE
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NOTES:

2. Any applicable fees

YES	NO	N/A	INCOMPLETE
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NOTES:

\$30 Application fee. Paid 5/11/18.

\$300. Lease fee. Paid 5/11/18.

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

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

NOTES:

4. A specific time schedule and benchmarks for development

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

NOTES:

Fewer structures than the 2012 site plan.

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:

Scaled down development from the 2012 proposal.

fewer retail structures

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

NA ☐ Development Plan

☐ Insurance

☒ Proposed Subleases

NA ☐ Environmental Information

NA ☐ Agency approvals and permits

☐ Financial Information (Financial Statement **REQUIRED**, Surety, bankruptcy, pending litigation are situational.

☐ Partnership information and a copy of the partnership agreement OR

☐ Corporation information and a copy of the Articles of Incorporation and Bylaws

☐ Certificate of good standing issued by the entity's state of domicile

☒ 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:

Need copy of Liability Coverage. (By phone, the insurance carrier confirmed that insurance is in place)
Need current financials.

Friday, May 11, 2018

City of Homer

Attn: City Manager

Ref: Faulkner Lease Application

To Whom It May Concern:

Attached is my lease application along with separate checks for \$300 and \$30.

1) Plot plan is attached.

2) Development plan.

There are currently 4 businesses working off this lot. All 4 are owned and run by long time Homer business people. Carrol Corp has sub leased from me for @ 17 years. The record will reflect that I have faithfully paid ten % of his sub-lease to the City.

Lulas gift shop is going on her 5th year.

The Spit Grog shop is going into his 3rd year at my location. And has a 10 year sub-lease previously transmitted.

My business rents out 2 guest rooms in the summer and I continue to broker halibut deals.

Two new businesses this year will by land sub-leases. The Food Bus is currently on the lot. He is now plugged into power and water. I still have some picnic tables to build.

Eric Lee is installing a geodesic dome for a booking office for his helicopter tour company.

I have been in negotiation with several other companies looking for space but, as usual, lots of tire kickers but no firm commitments.

3) Insurance is on file with the City.

- 4) Subleases. I have described my sub-leases above. copies of those leases were previously transmitted
- 5) Health Requirements. The lot has City Sewer and water and 3 bathrooms. All garbage is disposed of at the dump. The DEC has inspected the Food Bus.
- 6) I have previously transmitted copies of building permits for my buildings. Attached is my latest correspondence with the fire marshal.
- 7) Fees. I am unclear here if I am supposed to pay the lease fee, the application fee, and the assignment fee. I attached a check for the application fee and the lease fee. Please let me know if this is incorrect.
- 8) Financial data. Hopefully 20 years of paying the lease and the taxes is enough. Hopefully \$100 million worth of fish deals without a single bad deal is enough. Hopefully a decade of paying the City an extra \$100k a year for ice and crane is enough. Other than that I am cash poor right now but I have a great piece of property up for sale that should net me and extra \$500 k. Prospects are good.
- 9) NA
- 10) Corporation statement is on file with the City. This has been my big hold up on filing this. I had previously brought my City boxes up to my lawyer in Anchorage. I can only surmise the original paper work burned in the fire and the original lawyer is diseased. I can send to Juneau for copies. I am in good standing with the State.

Respectfully Submitted,

Brad Faulkner
Alaska Custom Seafoods



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:	BRAD FAULKNER
Business Name:	Alaska Custom Seafood
Social Security Number:	574-24-3741
Mailing Address:	Box 996
City, State, ZIP code:	Homer AK 99673
Business Telephone No.	907-299-1871
Representative's Name:	Same
Mailing Address:	
City, State, ZIP code:	
Business Telephone No.	
Property Location:	Fish Dock & Spit Rd
Legal Description:	4474 Homer Spit Rd
Type of Business to be placed on property:	Tourist Rental, commercial Fish offloading, Food bus, shops
Duration of Lease requested:	Remainder of current lease
Options to re-new:	w/ the 2 5 year options I currently have

**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	☒ List the time schedule from project initiation to project completion, including major project milestones. <table border="0"> <tr> <td><u>Dates</u></td> <td><u>Tasks</u></td> </tr> <tr> <td>5/25/18</td> <td>Food Bus opening</td> </tr> <tr> <td>5/25/19</td> <td>ERIC Lee Opening</td> </tr> <tr> <td>5/25/18</td> <td>Picnic tables & boardwalk tie in</td> </tr> <tr> <td>5/25/18</td> <td>New drive access</td> </tr> </table> For each building, indicate: <table border="0"> <tr> <td><u>Building Use</u></td> <td><u>Dimensions and square footage</u></td> </tr> <tr> <td>Big building is rented</td> <td>30 x 40 2400'</td> </tr> <tr> <td>Liquor store</td> <td>16 x 24 384'</td> </tr> <tr> <td>Gift shop</td> <td>16 x 32 512'</td> </tr> </table>	<u>Dates</u>	<u>Tasks</u>	5/25/18	Food Bus opening	5/25/19	ERIC Lee Opening	5/25/18	Picnic tables & boardwalk tie in	5/25/18	New drive access	<u>Building Use</u>	<u>Dimensions and square footage</u>	Big building is rented	30 x 40 2400'	Liquor store	16 x 24 384'	Gift shop	16 x 32 512'
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3.	Insurance on file with city	☒ 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	☒ 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	☒ 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	<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. <i>S corp</i> ☐ 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	☐ 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>1994</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>1994</u> Corporation is held? ☐ Publicly ☒ Privately If publicly held, how and where _____ is _____ the _____ stock _____ traded? _____ Officers & Principal Stockholders [10%+]: <table border="0"> <thead> <tr> <th>Name</th> <th>Title</th> <th>Address</th> <th>Share</th> </tr> </thead> <tbody> <tr> <td><u>Brad Faulkner</u></td> <td><u>Pres.</u></td> <td><u></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> </tbody> </table> ☒ <u>on file with city</u> ☒ 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 border="0"> <thead> <tr> <th>Name</th> <th>Title</th> </tr> </thead> <tbody> <tr> <td><u>Brad Faulkner</u></td> <td><u>pres</u></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Name	Title	Address	Share	<u>Brad Faulkner</u>	<u>Pres.</u>	<u></u>	<u>100%</u>									Name	Title	<u>Brad Faulkner</u>	<u>pres</u>				
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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: Lu Lovejoy
 Firm: Lukas Gift Shop
 Title: OWNER
 Address: 4474 Home Sp
 Telephone: 299 1610
 Nature of business association with Applicant: Lu owns
Lukas Gift Shop

Name: Mel Stridom
 Firm: Spit Liquor / Groc Shop
 Title: OWNER
 Address: 4474 Home Sp
 Telephone: 399 6288
 Nature of business association with Applicant: Liquor store

Name: Calen Carroll
 Firm: Carroll Corp
 Title: owner
 Address: 399-6288
 Telephone: 399-6288
 Nature of business association with Applicant: 33 years
as a Sublessor

Name: Mike McCune
 Firm: Fish Factory
 Title: Manager
 Address: 3015 Fish dock Rd.
 Telephone: 399-7721
 Nature of business association with Applicant:

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

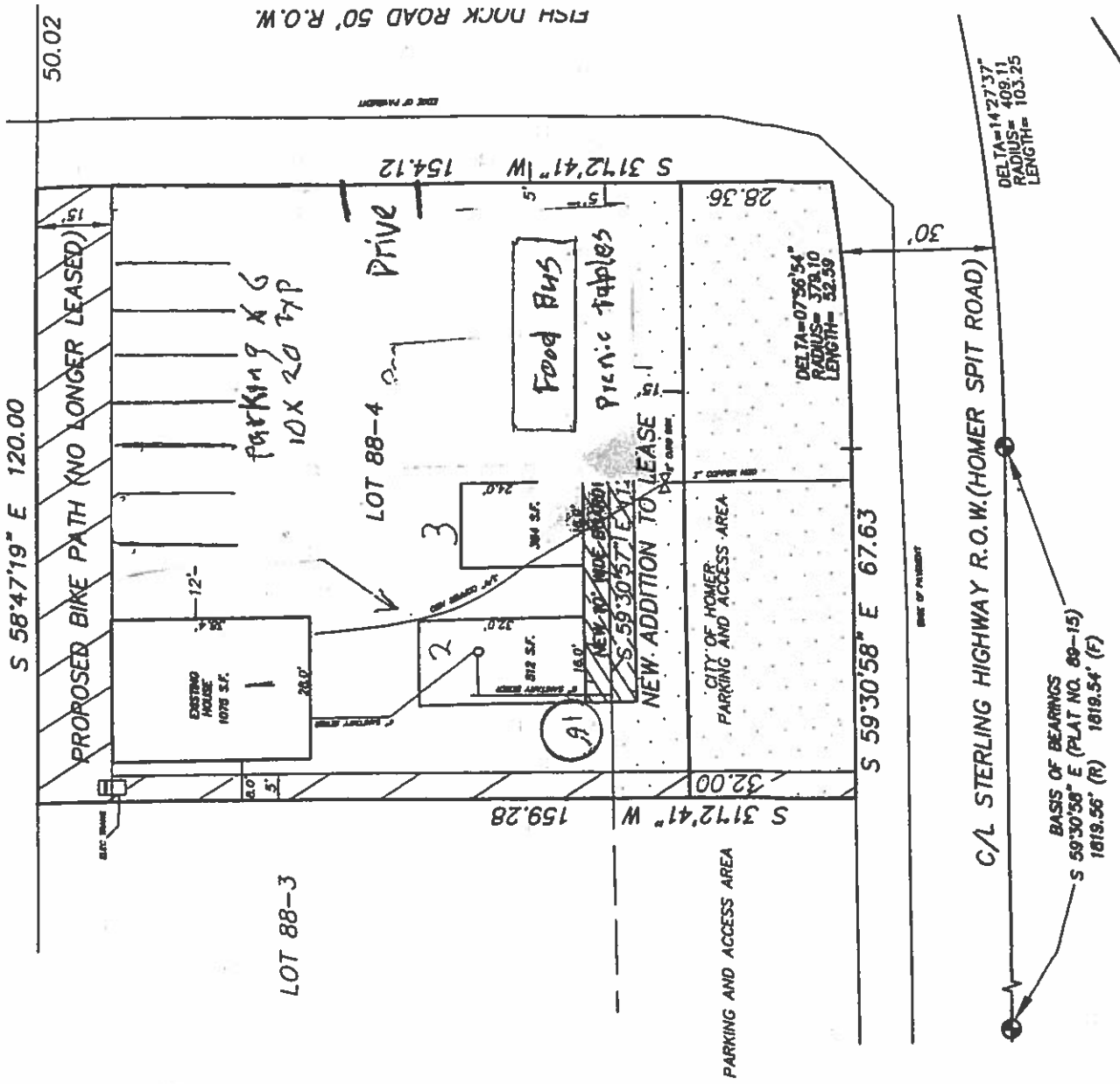
Signature:

Date:

[Signature]

5/11/18

SELL



NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS S 59°30'58" E PER PLAT 89-15 (H.R.O.) HOMER SPIT ROAD(S) SHOWN.
2. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER SERVICES.

LEGEND

UTILITY EASEMENT

U.G. UTILITY (AS DESCRIBED)

Lease Agreement

Lessor

Alaska Custom Seafoods Inc.
Brad Faulkner President

Lessee

MSA Inc.
Mel Strydom President

This lease is for a 16x24 building, designated building number 4 on the State fire marshal plat, located at 4474 Homer Spit Road, Homer, Alaska. It includes parking spaces directly in front of the building.

This lease is a sub-lease of City of Homer lot 88-4.

Lessor agrees to keep the City of Homer lease in good standing. Cancellation of the City of Homer Lease for any reason will nullify this lease and pre-payments under this lease by the lessee will be prorated and due by the lessor.

Lessor agrees to keep liability insurance as required by the City of Homer.

The duration of this lease is two years with eight one year options to renew.

The Lessee shall exercise renewal options by January 1 of each year. E-mail notification to bradalaska08@yahoo.com is acceptable to exercise the renewal option.

Payments due under this lease are as follows:

Upon signing this lease, Lessee agrees to pay Lessor \$10,225.00. This is payment in full for the first two years of this lease plus tax.

For years 3-5 of this lease, lessee agrees to pay \$5,000 divided into three equal installments June 1, July 1, and August 1, plus sales tax.

On year 6 of this lease, the \$5,000 annual payment will be adjusted to the Anchorage CPI from 2016 to 2020. Payments will be June 1, July 1 and August 1 in three equal installments plus sales tax.

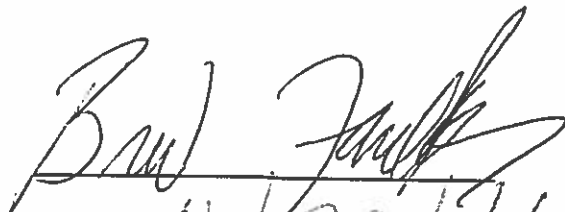
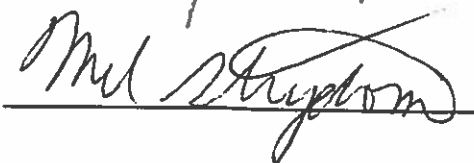
In year 7 through 10 of this lease annual CPI adjustments will be made. Payments will be June 1, July 1, and August 1 in 3 equal installments plus sales tax.

Notwithstanding the two paragraphs above, in no case will the CPI adjustment be negative. In the event of a negative CPI adjustment the lease rate will remain the same as the previous year.

Lessee agrees to keep liability insurance.

Lessee agrees to police the trash in the direct vicinity of the building.

Alaska Custom Seafoods Inc.
Brad Faulkner President


4/20/16


MSA Inc.
Mel Stydom President

Lease Agreement

Lessor

Alaska Custom Seafoods Inc.

Brad Faulkner President

Lessee

The Food Bus

Andy Covenant Faithfulness and Meagan Hayes

This lease is a sub-lease of 4474 Homer Spit Road, Homer, Alaska. The lease is for space for The FoodBus facing the highway and Seafarers Memorial. It includes parking spaces directly in front of the bus for picnic tables.

This lease is a sub-lease of City of Homer lot 88-4.

Lessor agrees to keep the City of Homer lease in good standing. Cancellation of the City of Homer Lease for any reason will nullify this lease and pre-payments under this lease by the lessee will be prorated and due by the lessor.

Lessor agrees to keep liability insurance as required by the City of Homer.

The duration of this lease is May 15, 2018 to September 15, 2018

Rent shall be \$1,000 per month. Rent is due as follows: \$1,000 + \$37.50 tax at signing. \$1037.50 due June 15, July 15, August 15.

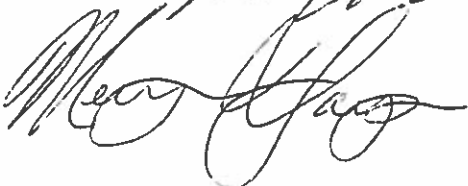
BW

Faulkner

1/30/18



1-30-18



1-30-18

Brad Faulkner
Alaska custom Seafoods
PO Box 996
4474 Homer Spit Road
Lot 88-4
Homer, Alaska 99603
907-299-1871

Ref: 2013 Plan Review 1022-1026
Application for building 3

Att: State Fire Marshall

In 2013 I submitted the referenced plan review. Phase 1 was relocating Building 2. Building 2 was facing the harbor it now faces the highway. Building 2 has a one hour wall on the west elevation. Part of this phase will include making the East wall one hour also.

Phase 2 is building unit 3 which I would like to undertake ASAP. Building 3 is a 16x24 retail shop with no running water for summertime use only. It will be set on 6x6 awwf blocks and be movable. Floor and wall framing as shown. Truss roof. 5/8 rock interior. One hour wall east and west elevations. Allora fiber cement lap siding exterior.

Notes and drawings are attached.

Please contact me if there are any questions.

Regards,

3/31/16

Brad Faulkner

Notes to drawing.

- 1) Height will not exceed 30" over OG
- 2) Building will have a 20" x 30" attic access.
- 3) 2 fire extinguishers will be located next to the door.
- 4) The local fire department pre-approved the PUD and is on file under referenced plan review.
- 5) The fire hydrant is located directly across Fish Dock road.
- 6) 2 smoke/CO2 detectors will be hard wired in the building.



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 COMMISSION
FROM: BRYAN HAWKINS, PORT DIRECTOR / HARBORMASTER
DATE: AUGUST 16, 2018
SUBJECT: SUBMITTED LEASE APPLICATION- SALTY DAWG/JOHN WARREN

John Warren, Owner of the Salty Dawg, has indicated that it would be beneficial for him to transfer his lease contract with the city from his individual name to the name of his limited liability corporation, Warren LLC. , of which the John and Donna Warren Living Trust is the sole member with 100% ownership. There are no current compliance issues with this lease, the lessee's request for reassignment of their lease has followed proper procedure required by the City of Homer, and the lease application is complete including payment. I believe this to be a house keeping issue that has the benefit to the City of providing an opportunity to update a lease that is 20 years old to the new and current language and code requirements.

After consideration of all available information and the lessee's proposal, the Port and Harbor has no objections to the re-assignment request indicated in the submitted lease application.

Recommendation:

Make a motion to City Council supporting the lease re-assignment request from John Warren's individual name to his business, Warren LLC, and recommending City Council approve the re-assignment.



CITY OF HOMER LEASE APPLICATION CHECKLIST

Applicant Name: Warren LLC

Date Application Received: Monday, August 13, 2018

A. A responsive lease application / proposal shall include:

1. A completed application form provided by the City

☒ YES	☐ NO	☐ N/A	☐ INCOMPLETE
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NOTES:

2. Any applicable fees

☒ YES	☐ NO	☐ N/A	☐ INCOMPLETE
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NOTES:

\$30 Application fee. Paid 8/13/18 \$300. Lease fee Paid 8/13/18

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

☒ YES	☐ NO	☐ N/A	☐ INCOMPLETE
---	-----------------------------	------------------------------	-------------------------------------

NOTES:

The cover letter dated August 11, 2018 notes that the request is to transfer the lease from John Warren to Warren LLC.

4. A specific time schedule and benchmarks for development

☐ YES	☐ NO	☒ N/A	☐ INCOMPLETE
------------------------------	-----------------------------	---	-------------------------------------

NOTES:

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: Submitted 1989 Plat

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 *1989*
☐ Development Plan *Existing*
☒ Insurance
☐ Proposed Subleases
☐ Environmental Information
☐ Agency approvals and permits
☒ Financial Information (Financial Statement **REQUIRED**, Surety, bankruptcy, pending litigation are situational.
☒ Partnership information and a copy of the partnership agreement OR
☒ Corporation information and a copy of the Articles of Incorporation and Bylaws
☒ Certificate of good standing issued by the entity's state of domicile
☒ 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
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NOTES:

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

YES	NO	N/A	INCOMPLETE
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NOTES:

Per HCC 18.08.160 Assignment. Katie Koester, City Manager recommends:

☐ Lease denial. Explain _____

☒ Lease approval.

☐ Lease approval with conditions. Explain _____

Katie Koester 8.15.18
 Katie Koester, City Manager Date

John Warren

po box 2581
Homer Ak 99603
9072995564
akjohn64@gmail.com

August 11, 2018

To whom it may concern

I John Warren current leaseholder of lot four Homer spit , also known as Salty Dawg Saloon would like to transfer the lease from John Warren to Warren LLC. This is not a change in ownership it is purely for tax and legal reasons. All other aspects of the business would remain the same.

Sincerely yours,

John Warren



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:	WARREN LLC.
Business Name:	Salty Dawg Saloon
Social Security Number:	574-64-1343
Mailing Address:	P.O. Box 2581
City, State, ZIP code:	HOMER, ALASKA 99603
Business Telephone No.	907-235-6718
Representative's Name:	JOHN L. WARREN
Mailing Address:	P.O. Box 2581
City, State, ZIP code:	HOMER, ALASKA 99603
Business Telephone No.	907-299-5564
Property Location:	Lot 4 HOMER Spit
Legal Description:	KPB TAX PARCEL # 181-033-09 Lot 30 HOMER Spit Subdivision
Type of Business to be placed on property:	Existing Salty Dawg Saloon
Duration of Lease requested:	Existing LEASE and 25 year Extension
Options to re-new:	YES 25 years

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

1.	Plot Plan <i>Existing Lease</i> <i>Copy Attached</i>	<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 <i>Existing Buildings</i>	☐ <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>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>	Dates	Tasks	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	Building Use	Dimensions and square footage	_____	_____	_____	_____	_____	_____
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3.	Insurance <i>Existing</i>	☐ 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 <i>Existing</i>	☐ 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 <i>Existing</i>	☐ 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 <i>Existing</i>	☐ 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	<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. Please attach a copy of your partnership agreement.																														
10.	Corporation Statement	☒ If the applicant is a corporation, please provide the following: Date of Incorporation: <u>9/12/2017</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>9/12/2017</u> Corporation is held? ☐ Publicly ☒ Privately If publicly held, how and where is the stock traded? Officers & Principal Stockholders [10%+]: <table border="0"> <thead> <tr> <th><u>Name</u></th> <th><u>Title</u></th> <th><u>Address</u></th> <th><u>Share</u></th> </tr> </thead> <tbody> <tr> <td><u>John</u></td> <td><u>WARREN</u></td> <td></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 border="0"> <thead> <tr> <th><u>Name</u></th> <th><u>Title</u></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> </tbody> </table>	<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Share</u>	<u>John</u>	<u>WARREN</u>		<u>100%</u>													<u>Name</u>	<u>Title</u>								
<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Share</u>																													
<u>John</u>	<u>WARREN</u>		<u>100%</u>																													
<u>Name</u>	<u>Title</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: MARILYN GONAD
Firm: MARILYN K. GONAD, CPA
Title: OWNER
Address: 3955 NELSON CIRCLE, SUITE B, HOMER AK 99603
Telephone: 907-235-8520
Nature of business association with Applicant: ACCOUNTANT

Name: CHARLES DUNCAN
Firm: WELLS FARGO
Title: MANAGER
Address: 88 STEERING HWY HOMER AK 99603
Telephone: 907-235-8135
Nature of business association with Applicant: MANAGER
BANKER

Name: Cissy Rockett
Firm: SALTY DAWG
Title: MANAGER
Address: P.O. Box 2581 HOMER, AK 99603
Telephone: 907-299-7770
Nature of business association with Applicant: MANAGER

Name: LINDA JOHNSON
Firm: MARILYN GONAD
Title: ACCOUNTANT
Address: P.O. Box 2432 HOMER, AK 99603
Telephone: 907-299-0334
Nature of business association with Applicant: ACCOUNTANT

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

Signature: 

Date: 8/10/2018

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

Warren, LLC



IN TESTIMONY WHEREOF, I execute the certificate
and affix the Great Seal of the State of Alaska
effective **September 12, 2017**.

A handwritten signature in black ink, appearing to read "Ch Hladick".

Chris Hladick
Commissioner



THE STATE

of **ALASKA**

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

AK Entity #: 10067878
Date Filed: 09/12/2017
State of Alaska, DCCED

FOR DIVISION USE ONLY

Articles of Organization

Domestic Limited Liability Company

Web-9/12/2017 1:54:17 PM

1 - Entity Name

Legal Name: Warren, LLC

2 - Purpose

Any Lawful Purpose

3 - NAICS Code

531390 - OTHER ACTIVITIES RELATED TO REAL ESTATE

4 - Registered Agent

Name: John Warren

Mailing Address: P.O. Box 2581, Homer, AK 99603

Physical Address: 4390 Homer Spit Rd., Homer, AK 99603

5 - Entity Addresses

Mailing Address: P.O. Box 2581, Homer, AK 99603

Physical Address: 4390 Homer Spit Rd., Homer, AK 99603

6 - Management

The limited liability company is managed by its members.

7 - Officials

Name	Address	% Owned	Titles
Foley, Foley & Pearson, P.C.			Organizer

Name of person completing this online application

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

Name: Foley, Foley & Pearson, P.C.

COMMERCIAL GENERAL LIABILITY

Carrier Name: EverGuard Insurance Services / First Mercury Insurance Company
Policy Term: 08/15/2017 to 08/15/2018
A.M. Best Rating: A VIII

Coverage Form: Occurrence Form

Limits	Coverage Description
\$ 1,000,000	Each Occurrence – Bodily Injury and Property Damage
\$ 2,000,000	General Aggregate
\$ 2,000,000	Products and Completed Operations Aggregate
\$ 1,000,000	Personal and Advertising Injury
\$ 100,000	Damage to Rented Premises (each occurrence)
Excluded	Medical Expense (any one person)
\$ 1,000,000	Liquor Liability each Common Cause
\$ 1,000,000	Liquor Liability Annual Aggregate
\$ 300,000	Assault & Battery Sublimit
\$ 300,000	Assault & Battery Aggregate Limit

Endorsements/Exclusions:

- Nuclear Energy Liability Exclusion
- Punitive or Exemplary Damages Exclusion
- Firearms Exclusion
- Injury to Performers or Entertainers Exclusion
- New Entities Exclusion
- Total Pollution Exclusion
- Fungi or Bacteria Exclusion
- Valet Parking Exclusion
- Medical Payments Exclusion
- Other Endorsements/Exclusion that apply

ALASKA SURPLUS LINES DISCLOSURE NOTICE

This is evidence of insurance procured and developed under the Alaska Surplus Lines Law, AS 21.34. It is not covered by the Alaska Insurance Guaranty Association Act, AS 21.80.

This is a summary of your proposed insurance program and does not alter or amend, in any way, the coverage afforded under the actual policies. Read your policies carefully to familiarize yourself with their terms, conditions, limitations and exclusions. 11



PARCEL REPORT

8/10/2018 1:46

PARCEL ID: 18103309

Total Acreage:

0.23



LEGAL DESCRIPTION:

T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30

LAND VALUE: \$144,500

ASSESSED VALUE: \$326,100

IMPROVEMENT VALUE: \$181,600

TAXABLE VALUE: \$326,100

BUILDINGS ON THIS PARCEL:

Building Type	Square Footage	Year Built
MEZZFO	237	1970
CONCP	771	2009
GENRET	1,664	1977
POLEBLDG	272	2015
TAVERN	1,501	1965

OWNERS:

Name:

HOMER CITY OF

Address:

491 E PIONEER AVE
HOMER, AK 99603

Name:

SALTY DAWG

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **July 2018**

<u>Moorage Sales</u>			<u>Stall Wait List</u>		
	<u>2018</u>	<u>2017</u>		<u>2018</u>	<u>2017</u>
Daily Transient	377	514	No. on list at Month's End		
Monthly Transient	258	248	20' Stall	3	2
Semi-Annual Transient	1	1	24' Stall	57	59
Annual Transient	10	6	32' Stall	99	85
Annual Reserved	2	1	40' Stall	42	33
			50' Stall	26	26
			60' Stall	5	5
			75' Stall	2	5
<u>Grid Usage</u>			Total:	234	215
1 Unit = 1 Grid Tide Use	<u>2018</u>	<u>2017</u>			
Wood Grid	20	8			
Steel Grid	3	2			
			<u>Docking & Beach/Barge Use</u>		
			1 Unit = 1 or 1/2 Day Use	<u>2018</u>	<u>2017</u>
<u>Services & Incidents</u>			Deep Water Dock	26	26
	<u>2018</u>	<u>2017</u>	Pioneer Dock	37	15
Vessels Towed	1	1	Beach Landings	0	9
Vessels Moved	36	30	Barge Ramp	19	18
Vessels Pumped	2	1			
Vessels Sunk	1	1			
Vessel Accidents	3	0	<u>Marine Repair Facility</u>		
Vessel Impounds	0	0		<u>2018</u>	<u>2017</u>
Equipment Impounds	11	24	Vessels Hauled-Out	0	0
Vehicle Impounds	0	0	Year to Date Total	5	0
Property Damage	0	1			
Pollution Incident	3	3	<u>Wharfage (in short tons)</u>		
Fires Reported/Assists	0	0			
EMT Assists	12	5	In Tons, Converted from Lb./Gal.	<u>2018</u>	<u>2017</u>
Police Assists	0	6	Seafood	290	618
Public Assists	37	24	Cargo/Other	458	1,147
Thefts Reported	0	1	Fuel	55,831	69,234
<u>Parking Passes</u>			<u>Ice Sales</u>		
	<u>2018</u>	<u>2017</u>		<u>2018</u>	<u>2017</u>
Long-term Pass	9	11	For the Month of July	654	424
Monthly Long-term Pass	15	13			
Seasonal Pass	0	0	Year to Date Total	1,276	1,067
<u>Crane Hours</u>			<u>Difference between</u>		
	<u>2018</u>	<u>2017</u>	<u>2017 YTD and 2018 YTD:</u>		
	287.1	274.3		209 tons more	

Port & Harbor Water/Sewer Bills									
Service Period: July , 2018					Meter Reading Period:6/14/18-7/16/18				
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	\$100.28	\$0.00	\$119.28	71,100	80,300	9,200
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$4,846.14	\$0.00	\$4,865.14	13,449,900	13,894,500	444,600
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$1,842.00	\$0.00	\$1,861.10	24,087,100	24,256,100	169,000
4166 HOMER SPIT RD- SBH Restrooms	1.0346.01		\$0.00	\$0.00	\$0.00	\$0.00	-	-	-
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$2,160.38	\$0.00	\$2,179.38	1,901,900	2,100,100	198,200
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$257.24	\$0.00	\$276.24	3,435,300	3,458,900	23,600
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$275.77	\$0.00	\$294.77	573,400	598,700	25,300
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$1,827.93	\$0.00	\$1,846.93	9,531,900	9,699,600	167,700
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	\$1,656.80	\$58.00	\$1,733.80	868,447,000	868,599,000	152,000
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	\$284.49	\$605.52	\$909.01	136,200	162,300	26,100
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$19.00	\$456.71	\$0.00	\$475.71	224,200	266,100	41,900
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	\$284.49	\$605.52	\$909.01	131,600	157,700	26,100
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$70.85	\$150.80	\$240.65	27,400	33,900	6,500
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	\$49.05	\$104.40	\$172.45	34,100	38,600	4,500
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$29.43	\$42.39	\$90.82	89,000	91,700	2,700
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	\$250.70	\$361.10	\$630.80	257,200	280,200	23,000
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$255.06	\$0.00	\$274.06	894,100	917,500	23,400
Overall Charges:						\$16,898.15	Overall Water Usage:		1,343,800

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	\$16,898.15	1,343,800
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		
September	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300	\$11,419.68	968,000		
October	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200	\$8,631.96	591,490		
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	\$46,842.18	3,636,400

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						
8/26/2018						
Aug Total		121.6	1204.8		111	1387
9/2/2018						
9/9/2018						
9/16/2018						
9/23/2018						
9/30/2018						
Sep Total		0	1204.8		0	1387
10/7/2018						
10/14/2018						
10/21/2018						
10/28/2018						
Oct Total		0	1204.8		0	1387
11/4/2018						
11/11/2018						
11/18/2018				shut down for maintenance		
11/25/2018				shut down for maintenance		
12/2/2018				shut down for maintenance		
Nov Total		0	1204.8		0	1387
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	1204.8			

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
08/16/18				Year to Date Totals:	\$89,750.64	\$5,814.71

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
08/16/18				Year to Date Totals:	\$32,923.00	\$1,508.00

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
July	26	0
August		0
September		
October		
November		
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
				-			5/15	wash down	9,246,000	9,251,000	5,000		
				-			5/15	Zaandam	9,251,000	9,299,260	48,260	\$ 1,872.97	\$ 102.00
				-			5/23	wash down	9,299,000	9,303,000	4,000		
				-			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
				-							-		
Year to Date Totals:				89,671	\$ 4,151.31	\$ 1,224.00	Year to Date Totals:				566,009	\$ 22,312.26	\$ 2,550.00
Notes:							Notes:						
Washing down dock results in missing begin/end reads							Washing down dock results in missing begin/end reads						
\$194.05 Min Charge							\$194.05 Min Charge						
\$102.00 CONX							\$102.00 CONX						

2018 HOMER CITY COUNCIL MEETINGS
ADVISORY COMMISSIONS/ 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 following Meeting Dates for City Council for 2018 is as follows:

January 8, 22	_____
February 12, 26	_____ Ulmer, Donich _____
March 12, 27	_____ Zimmerman _____
April 9, 23	_____ Hartley _____
May 14, 29	_____ Carroll _____
June 11, 25	_____ Ulmer _____
July 23	_____ Carroll _____
August 13, 27	_____ Zeiset _____
September 10, 24	_____ Zeiset, Donich _____
October 8, 22	_____
November 26	_____ Hartley _____
December 10	_____ Zimmerman _____