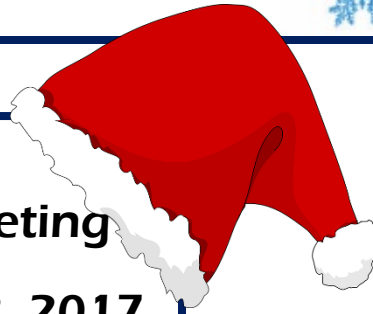


Port & Harbor Advisory Commission



Regular Meeting
December 13, 2017
Wednesday
5:00 p.m.



City Hall Cowles Council Chambers



491 E. Pioneer Avenue

Homer, Alaska 99603

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. October 25, 2017 Regular Meeting Minutes **PAGE 7**

6. VISITORS/PRESENTATIONS

- A. Homer High School Student Rylee Doughty- Dirty Harbors Impact on the Environment

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port and Harbor Director's Report for November and December 2017 **PAGES 13 & 15**

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Lot 42/ Icicle Seafood's

I. Ordinance 17-41(S) authorizing the City Manager to purchase Kenai Peninsula Borough Parcel 18103418, "Lot 42" **PAGE 17**

II. Resolution 17-095 approving an amendment to Icicle Seafood's Inc. Lease for Lot 41 to include Lot 42 without RFP if the City is successful in the acquisition of the property

PAGE 21

10. NEW BUSINESS

- A. Land Allocation Plan

I. Memorandum from Deputy City Planner Re: Land Allocation Plan

PAGE 27

II. 2018 Draft Land Allocation Plan

PAGE 29

- B. Army Corps of Engineers Section 22 Planning Assistance to States Study for the Harbor Expansion Project

I. Drafted Ordinance requesting funding approval for ACOE Section 22 PAS Study

PAGE 143

II. Memorandum from Bryan Hawkins, Port Director Re: Draft Ordinance Requesting funds for ACOE Section 22 PAS Study.

PAGE 145

11. INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for October and November 2017 **PAGE 147**
B. Water/Sewer Bills Report for October and November 2017 **PAGE 151**
C. Crane and Ice Report **PAGE 153**
D. Deep Water Dock Report **PAGE 155**
E. Pioneer Dock Report **PAGE 159**
F. Dock Water Report **PAGE 161**

12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

15. COMMENTS OF THE CHAIR

16. COMMENTS OF THE COMMISSION

17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 24, 2018 at 5:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska

Memorandum

TO: HAYLEY SMITH, DEPUTY CITY CLERK I
FROM: ERICA HOLLIS, PORT & HARBOR ADMINISTRATIVE SECRETARY
DATE: December 6, 2017
SUBJECT: PORT & HARBOR ADVISORY COMMISSION PACKET FOR December 13, 2017

Visitors

- A. None

Staff & Council Report

- A. Staff Report for November and December 2017

Pending Business

- I. Lot 42/ Iccle Seafoods
 - A. Ordinance 17-41(S) authorizing the city manager to Purchase Kenai Peninsula Borough Parcel 18103418, “ Lot 42”
 - B. Resolution 17-095 approving an amendment to icicle Seafood’s, Inc. lease for Lot 41 to include Lot 42 without RFP if the city is successful in the acquisition of the property

New Business

- II. Land Allocation Plan
- III. Army Corps of Engineers Section 22 Planning Assistance to States Study for the Harbor Expansion Project
 - A. Drafted Ordinance requesting funding approval for ACOE Section 22 PAS study
 - B. Memorandum from Bryan Hawkins, Port Director referencing the Ordinance requesting funds for ACOE Section 22 PAS study

Informational Items

- A. Port & Harbor Monthly Statistical Report for October and November 2017
- B. Water/Sewer Bills Report for October and November 2017
- C. Crane and Ice Report
- D. Deep Water Dock Report
- E. Pioneer Dock Report
- F. Dock Water Report

Session 17-10, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Vice Chair Zimmerman at 5:05 p.m. on October 25, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER

ABSENT: COMMISSIONER ULMER

STAFF: PORT DIRECTOR/HARBORMASTER HAWKINS
CITY PLANNER ABOUD
DEPUTY CITY CLERK SMITH

APPROVAL OF THE AGENDA

HARTLEY/STOCKBURGER-MOVED TO APPROVE THE AGENDA

There was no discussion

VOTE. NON OBJECTION. UNANIMOUS CONSENT

Motion Carried

RECONSIDERATION

APPROVAL OF MINUTES

September 27, 2017 Regular Meeting Minutes

STOCKBURGER/ HARTLEY-MOVED TO APPROVE THE SEPTEMBER 27, 2017 MEETING MINUTES

There was no discussion

VOTE. NON OBJECTION. UNANIMOUS CONSENT

Motion Carried

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Port and Harbor Director's Report for August 2017
 - I. AAHPA Resolution 2017-01, Resolution 2017-02
 - II. 2017 AAPHPA Regular Conference and Administrative Agendas

Harbor Master Hawkins commented on the following topics:

- R&M Engineering Site Visit- Project for Pilings in the Harbor will be started soon
- A New Water Line was put in at the Fish Dock, replacing the old potable water line.

- Stall Retention is higher than previous years and the Harbor desperately needs new stalls to lower the stall retention.
- Fished the LED project with Puffin Electric and have seen some good results
- Small Boat Harbor Potable Water , Fish cleaning Stations, and the ECO barge have all been shut down and winterized
- The Deep water Dock inside berth fender attachment points are breaking off. Repairs are being made, but some bigger repairs will need to be made in the near future to keep this from happening.
- AAHPA has two Resolutions that they would like the City of Homer to Support.
- Harbor Facility Grant Program was used to replace the Floats in the City of Homer Harbor. This is the only funding that the State provides that goes directly to the Harbor.
- Agenda was included for the AAHPA Conference in Petersburg, Alaska

Harbor Master Hawkins stated that if anyone has questions about the AAHPA Conference or the Agenda to contact him at a later time to discuss it.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Marijuana Zoning on the Spit
 - I. Memo from Planning Commission To Port and Harbor Advisory Commission Re: Retail of marijuana in the Marine Commercial District
 - II. Memo from the Cannabis Advisory Commission to City Council Re: Recommendation to Amend Zoning on the Homer Spit to Allow Cannabis

Commissioner Zimmerman stated that in the past the Port and Harbor Commission had made a recommendation to City Council to allow marijuana on the Spit. However, he could not recall that the recommendation went forward to City Council and asked if anyone on the Commission remembered if the recommendation was heard. Harbor Master Hawkins replied that he believe the recommendation did go before City Council and that City Council voted against the Port and Harbors recommendation.

The Commission discussed the Memorandum from the City Planner and clarified that the recommendation would only be for privately owned property at this time.

Commissioner Zieset stated that since the Federal level has not yet recognized marijuana usage, that it may be wise for the City to restrict the use to privately owned property only.

Commissioner Hartley asked if the US Coast Guard still enforced the regulations against marijuana on vessels. Commissioner Stockburger clarified that the US Coast Guard, the FAA, and the DOT all enforce regulations against the use of marijuana in any kind of transportation.

STOCKBURGER/ ZIESET- MOVED TO FORWARD A RECCOMENDATION TO THE PLANNING COMMISSION AND TO CITY COUNCIL IN SUPPORT OF MARIJUANA RETAIL ON PRIVATELY OWNED SPIT PROPERTY.

Commissioner Zieset echoed his earlier comment. He believes it is wise to keep marijuana retail off of the City leased properties until there is a general idea of how everything will be run.

VOTE: 4 YES 0 NO. UNANIMOUS CONSENT.

Motion Carried

- B. Purchase of Lot 42 on Homer Spit
 - I. Memo from City Manager to Port and Harbor Commission Re: Purchase of Lot 42 on Homer Spit.
 - II. Draft Ordinance from City Manager Koester and Exhibit A map Overlay Sketch from TLO

Commissioner Stockburger asked Bryan how the City got into this mess with the Mental Health Land Trust to begin with.

Harbor Master Hawkins replied with a brief history between the Mental Health Land Trust and the City of Homer on Lot 42. In 1964 there was a different plat in place that was obliterated due to the 1964 Earthquake. The City re-platted that section of the Spit and gave notice to the State that the previous plat was void. Two years later the Borough became the Platting authority and also recognized the City's re-plat of the Spit. Now, the Mental Health Land Trust is stating that some of the previous plat still applies and was never voided. The City was served with a trespass notice, and since then has been in discussion with the Mental Health Land Trust. There was a special meeting held between the City of Homer and the Mental Health Land Trust with attorneys present, and the outcome was the compromise brought forth now. The City of Homer is not admitting that the Mental Health Land Trust owns Lot 42, but has taken the attorney's fees and everything else at risk into consideration. Ultimately, the City feels that buying Lot 42 would be the wisest and cheapest option moving forward.

The Commission clarified the property line of Lot 42 and had a small discussion about Mental Health Land Trust relinquishing their rights to the other Lots, along with the City purchasing Lot 42 for \$550,600.

Harbor Master Hawkins stated he looked at the business opportunity like this; "if I were looking back on this deal 10 years from now, would I see it as a bad deal?" He believes this deal is one that will benefit the City and the Harbor for years to come, so he doesn't think this is a "bad deal".

Commissioner Zimmerman expressed that his only issue with this deal is that the City is taking the money out of the General Fund, which in return the Harbor has to pay back plus interest. The City should pay for Lot 42 and not make the Harbor pay back interest, because it's in the best interest for the entire City, not just the Harbor.

Commissioner Zeiset used an example of him giving his wife \$20 and then charging her interest. He explained that if they are the same entity, they should not be expected to pay back interest.

Harbor Master Hawkins explained that this is the agreement that he and the City Manager has come up with, the other option would be for the Harbor to pay for the Lot out of their reserve fund, which they did not see feasible.

Commissioner Zimmerman feels that this issue is important and should be brought up in the future, but for now it may not be the right time to discuss the interest paid to the City.

STOCKBURGER/ZEISET - MOVED TO RECOMMEND AS WRITTEN

The Commission briefly discussed the businesses that are located on Lot 42 and what the process for obtaining the leases after the purchase.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

C. Meeting Schedule for 2018

I. Memo from City Clerk Jacobsen to Port and Harbor Commission Re: Meeting Schedule for 2018

II. Draft 2018 Meeting Schedule Ordinance

Commissioner Zimmerman asked the Commission their opinions on the draft 2018 meeting schedule.

Commissioner Stockburger stated that the only meeting that comes into question is the November 2018 meeting because most of the Commissioners leave for Conference that month. He stated that the Commission runs into this every year and in the past has chosen to take care of it when the meeting gets closer.

The Commission discussed the options of cancelling the November meeting or keeping the schedule the same.

STOCKBURGER/HARTLEY- MOVED TO APPROVE THE 2018 MEETING SCHEDULE AS PROPOSED

There was no discussion

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

A. Port & Harbor Monthly Statistical Report for September 2017

C. Water/Sewer Bills Report September 2017

E. Crane and Ice Report

F. Deep Water Dock Report

- G. Pioneer Dock Report
- H. Dock Water Report
- I. Council Meeting Attendance

Commissioner Zimmerman asked Harbor Master Hawkins that when the water usage and bills went way down, is that after significant repairs to the water system had been made.

Harbor Master Hawkins confirmed that there were several leaks that maintenance fixed and they saw significant results in the water usage. He went on to explain the new Bradley lake project that will shortly be underway. He has had two contractors contact him for tariff rates for the project that is starting this spring to install 1.5 miles of HDPE pipe into the reservoir, which will bring more water in and make the system more efficient. There will be a lot of equipment and supplies on the deep water dock or the pioneer dock waiting for transportation to Bradley Lake, since the dock at Bradley Lake is tide operational only.

COMMENTS OF THE AUDIENCE 3 minute time limit

Don Lane, City Resident, a commercial fisherman, and owner of the fishing vessel named Predator, which has been in the Harbor since 1988, stated that it's an interesting walk down through history with the Mental Health Land Trust and that it does seem to be quite the "grey area". The one issue that didn't come up in discussion, that he feels is very important, is the environmental aspect of the Lot. The Lot has been used as a heavy industrial lot for 35-40 years and he is curious if there are any environmental issues with the Lot. Does the City inherit those environmental issues along with the property? Specifically anything from Petro Marine and the icicle seafood plant that blew up. Over the last 30 years, there has been a lot of these issues with this specific Lot. And he warns the Commission that the environmental issues always seem to air after the title transfers. His main concern would be about the environmental factors of this Lot. Mr. Lane thanked the Commission for coming to all of the meetings and he appreciates everyone for being on the Commission.

COMMENTS OF CITY STAFF

Deputy City Clerk Smith commented several individuals have commented about the new LED lights, or about the Spit seeming dimmer. Specifically her father who used to use the Spit lights as a gage in the winter time for how much snow was falling, since he owns a snow plowing business. If he can't see the lights, then he better get to town to start plowing.

Harbor Master Hawkins introduced the Commission to the new Harbor Administrative Secretary Erica Hollis, who was present in the audience. He also stated that he attended the Cook Inlet Harbor Safety Meeting and they passed a Harbor Safety Plan and will start to fine tune the Plan. It's important to have this in place for future growth and development and to address any concerns that the public or industry may have. He is happy to serve on the Cook Inlet Harbor Safety Committee and it has also been good for business.

COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

Commissioner Zeiset commented he likes that the Port and Harbor are getting involved and doing classes with the high school. It is neat to see young people getting involved and seeing what is going on in the Harbor.

Commissioner Stockburger commented that he and Bryan have been working together to make a booth for both the Marine Trades and the Port and Harbor for the Conference in Seattle. They have banners, and an upgraded video that will happen November 16th, 17th, and 18th at the Century Link. If anyone wants to come down and help with the booth, they can get in for free.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 6:09p.m. The next regular meeting is scheduled for December 13, 2017 at 5:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

HAYLEY SMITH, DEPUTY CITY CLERK

Approved: _____

NOVEMBER 2017 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Mark Brinster, Photographer - Interview for the Homer Marine Trades Association commercial/promotional video
- Anna Borland, AMSEA, and the students from the marine navigation class- talk on rules of the Load & Launch ramp and functions of the harbor
- United States Army Corps of Engineers, Anchorage- To discuss the East Harbor Expansion Project
- Lease Advisory Committee - Meeting to discuss airport lease options/offers and the upcoming Land Allocation Plan
- Homer Marine Trades Association- in preparation for the booth at the Pacific Marine Expo
- Rowe Stregowski, Engineer- To discuss the East harbor Expansion Project
- Terry Whiteman, Bowhead Transport Co.- meeting regarding winter storage of large vessels
- The public, during attendance of the Pacific Marine Expo in Seattle

2. Operations

October and November signifies the time for operations to prepare for winter. Potable water has been turned off at all of the float systems with the exception System 5. Fish cleaning stations have been winterized. All of the floats have been cleared of debris and garden hoses. All vessel's electrical cords have been covered with protective ramps in preparation of snow removal.

There are approximately 30 vessels currently participating in the winter power program and they have moved to their assignments. Operations staff have assisted with the consolidation of the transient power floats to make space for vessels with electrical needs.

Operations staff have made an effort to clear debris, large trees and logs that have been brought in by the northeast winds and large tides.

Landings at the Pioneer Dock and Deep Water Dock included the following vessels: Pacific Wolf, DBL54 & DBL55, Tustumena, Bob Franco, CISPRI Perseverance & Barge Responder.

Maritime Maid and Farrar Sea have been utilizing the MRF

Other notable events:

- The harbor received a report of a vehicle which was stolen from the parking lot near the Load and Launch Ramp.
- Harbor Officers responded to the Ramp 4 restrooms for a person who had been inadvertently locked in from the outside.
- The owners of pleasure craft reported that fishing poles and marine batteries had been stolen.
- Removed the "No Wake" Buoy from the Harbor entrance.
- Harbor officers towed/assisted the Persistence out of a raft with the North Pacific on B-transient so that they could depart for dry dock in Seward.
- Harbor officers contacted Homer Police Dept. in regards to an intoxicated male who was sleeping in one of the Ramp 5 restrooms.

3. Ice Plant

The Halibut and Sablefish seasons have finally closed and the last stragglers are going home, leaving the Fish Dock feeling deserted. During the last month the Ice Plant crew has

- Finished annual maintenance on the outdoor auger system
- Did annual maintenance on the Wiggins Forklift
- Removed obsolete components from the ice delivery control system
- Fine-tuned compressor controls
- Prepared the plow-truck for winter

4. Port Maintenance

From mid October to mid November Port Maintenance completed normal maintenance routines as well as:

- Winterized: public restrooms; RV dump station; Wood and Steel grids.
- Installed thermostats in Ferry Terminal parking lot vault and Pioneer Dock shed.
- Repaired broken DWD Inside Berth fender bolt.
- Assisted USCG with lighting for Haunted Hickory
- Performed fall maintenance haul-out of patrol skiff.
- Assisted Operations move vessels
- Replaced broken float rub boards
- Filled/patched pot holes in parking lots
- Readied snow plows and sander for winter operations
- Assisted Boat House Pavilion crew with unloading material

DECEMBER 2017 PORT & HARBOR STAFF REPORT

1. Administration

Staff met with:

- Ed Barlow, teleconference- Valdez marketing
- Annette Kord (TMP)- software/programing
- Lease Advisory Committee - airport, over slope and Land Allocation Plan topics
- Tim Barclay- city camping regulation information
- Katie Koester, City Manager- Port and Harbor projects and business
- Operations Staff - to conduct a facility security plan drill
- Carey S. Meyer, P.E., MPA City Engineer- Fish Dock Waterline Replacement Project
- Mike McCune, Manager Fish Factory- regarding scheduled site inspection for DEC permit

2. Operations

The month of November brought about freezing temperatures, the season's first snow accumulation, and ice flow into the harbor. Subsequently, the demand for shore power electricity has increased with over 50 vessels currently participating in the winter metered power program. Operations and maintenance staff coordinated snow removal and sanding efforts to maintain functional access to all facilities.

The following vessels utilized the deep water dock, pioneer dock, barge ramp, and marine repair facilities: Tustmena, Pacific Wolf & DBL54, Bob Franco, CISPRI Perseverance & Barge 141, Helenka B, Unalaq, Sam Taalak, and Maritime Maid.

Other notable events:

- On 11/13, harbor officers assisted HPD & AST with the investigation of a Ford F-250 pick-up truck that was stolen from the vicinity of the L&L ramp. In the days following the theft, an off-duty harbor officer spotted the vehicle parked on the North Fork Road and alerted AST & HPD which resulted in the recovery of the vehicle.
- On 11/16, operations staff assisted the operators of the 130' L/C Arctic Wolf and the 100' F/V Cape Caution with line handling during a coordinated boat move.
- On 11/18, harbor officers secured a portable generator that was forgotten and left behind on the float system by its owner while traveling across the bay.
- On 11/24, harbor officers responded to a report of a dog having fallen through the ice inside of the fishing lagoon. The dog had successfully self-rescued upon arrival. Harbor officers also assisted AST and USCG in locating reported signal flares in the vicinity of 60 Foot Rock and Halibut Cove.

- On 11/29, a harbor officer investigated an alarm sounding aboard a 100' contract vessel, found the fresh water system frozen and burst, and notified its owner of the damage.
- On 12/3 and 12/4, harbor officers commenced dewatering of two recreational vessels due to excessive rain water accumulation and added supplemental mooring lines to several vessels due to high winds.

3. Ice Plant

We are now fully engaged in our winter maintenance program. During the last month we

- Had an uneventful pump-down (which evacuates the ammonia from equipment so we can work on them safely).
- Drained oil from compressors, the Inter-cooler, the Low Pressure Receiver, & various oil-pots.
- Replaced 3 sight-glasses and both high-pressure relief valves on the High Pressure Receiver.
- Replaced the last 2 old-style condenser fans in the ice bin.
- Collaborated with other City Staff on the Fish Dock Waterline Request for Proposals

4. Port Maintenance

In addition to routine maintenance activities, Port Maintenance has been busy with:

1. Sanding and plowing as necessary.
2. Snow blower and sweeper repairs.
3. Troubleshooting and repairing the Komatsu loader
4. Tightening Deep Water Dock fender timber bolts.
5. Received two new 20' storage containers.
6. Assisting the Ice Plant with water line Request for Proposals.
7. Assisting the Homer Volunteer Fire Dept. with preparation for training.

**CITY OF HOMER
HOMER, ALASKA**

Mayor

ORDINANCE 17-41(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AUTHORIZING THE CITY MANAGER TO PURCHASE KENAI PENINSULA BOROUGH PARCEL 18103418, 'LOT 42,' FROM THE ALASKA MENTAL HEALTH TRUST AUTHORITY IN THE AMOUNT OF \$550,600, ACQUIRE QUITCLAIM DEEDS ON PARCELS ON WHICH BOTH THE CITY AND THE TRUST CLAIM OWNERSHIP INTERESTS AND AUTHORIZING AN EXPENDITURE OF \$250,600 FROM THE PORT AND HARBOR ENTERPRISE FUND AND A \$300,000 LOAN FROM THE GENERAL FUND TO THE PORT AND HARBOR ENTERPRISE FUND FOR THAT PURPOSE.

WHEREAS, Lot 42 is located on the Homer Spit at the mouth of the Homer Harbor and is currently leased by Icicle Seafoods as part of their Homer-based fish processing operations; and

WHEREAS, The City Administration has been in negotiations with Alaska Mental Health Trust Authority Land Office ("TLO") for 3 years regarding Lot 42 and a long piece of land extending into the mouth of the Harbor in which the City and the TLO claimed conflicting ownership rights (This property is described in Exhibit A to this Ordinance and hereafter called the "Core Harbor Property"); and

WHEREAS, The purchase of Lot 42 is in the best interest of the Port and Harbor who will benefit from owning land near the Fish Dock; and

WHEREAS, Acquisition of quitclaim deeds from the Trust for the Core Harbor Property ensures the City has clean title of property essential to the City's Harbor operation and management and protects the City from potentially costly litigation and/or administrative disputes between the City and the Trust; and

WHEREAS, Homer City Code 18.06.040 authorizes the acquisition of real property; and

WHEREAS, Splitting the purchase between the Port and Harbor Enterprise Fund and a low interest loan from the General Fund to the Port and Harbor Enterprise mitigates the financial hit to either fund and allows the City General Fund a guaranteed return on investment of 3%; and

WHEREAS, The City of Homer recently entered into a long term lease with Icicle Seafoods for Lot 41; and

WHEREAS, Revenue from the leasing of Lot 42 will generate an estimated return on investment of 16 years; and

WHEREAS, The Alaska Mental Health Trust Authority is a state corporation that administers the Alaska Mental health Trust, a perpetual trust, to improve the lives of beneficiaries. The Trust operates much like a private foundation, using its resources to ensure that Alaska has a comprehensive integrated mental health program; and

WHEREAS, The Community of Homer has many needs and services that fall under the mission of AMTHA and requests that the proceeds from the sale of Lot 42 are used to improve the lives of beneficiaries in the City of Homer to the greatest extent permissible by law.

NOW THEREFORE, The City of Homer Ordains:

Section 1: The FY 2017 Operating Budget is hereby amended by appropriating \$250,600 from the Port and Harbor Depreciation Reserve for the purchase of Kenai Peninsula Borough Parcel No. 18103418.

Section 2: The FY 2017 Operating Budget is further amended by authorizing a \$300,000 loan over 10 years at 3% with no penalty for early pay off from the General Fund to the Port and Harbor Enterprise Fund for the purchase of Kenai Peninsula Borough Parcel No. 18103418 with the first payment due in 2018.

Section 3: The City Council approves the acquisition of Lot 42 and the Core Harbor Property for \$550,600 subject to the City Attorney's review as to form and the essential terms reflected in this Ordinance. The City Manager retains the ability to negotiate all other terms of the acquisition and related agreements, deeds, and other documents.

Section 4: This ordinance is a budget amendment ordinance, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER THIS __ DAY OF _____, 2017.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

85 _____
86 MELISSA JACOBSEN, MMC, CITY CLERK
87
88 YES:
89 NO:
90 ABSTAIN:
91 ABSENT:
92
93 First Reading:
94 Public Hearing:
95 Second Reading:
96 Effective Date:
97
98 Reviewed and approved as to form:
99
100
101 _____
102 Mary K. Koester, City Manager
103
104 Date:_____

Holly Wells, City Attorney

Date:_____

**CITY OF HOMER
HOMER, ALASKA**

City Manager

RESOLUTION 17-095

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING AN AMENDMENT TO THE ICICLE SEAFOOD'S, INC. LEASE FOR LOT 41 TO INCLUDE LOT 42 HOMER SPIT SUBDIVISION AMENDED, WHICH EXPIRES DECEMBER 31, 2036 WITH A BASE RENT OF \$69,648 SUBJECT TO APPRAISAL AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROPRIATE DOCUMENTS.

WHEREAS, Icicle Seafoods, Inc. is in a 20-year lease with two 5-year options which expires Dec. 31, 2036 with the City of Homer for Lot 41 Homer Spit Subdivision Amended; and

WHEREAS, Icicle Seafood's, Inc. also leases the adjacent lot, Lot 42 Homer Spit Subdivision Amended from the Alaska Mental Health Trust Authority; and

WHEREAS, Ordinance 17-41 authorizes the City to acquire from Alaska Mental Health Trust Authority (AMHTA) as fee simple absolute ownership of Lot 42 Homer Spit Subdivision Amended and to remove all claims or cloud made by AMHTA of partial ownership of any and all properties on the Homer Spit; and

WHEREAS, On January 9, 2017 the City Council adopted Resolution 17-008 supporting a new 20-year lease with two, five-year options with Icicle Seafoods LLC. for Lot 41 Homer Spit Subdivision Amended without the parcel being advertised through the Request for Proposal process; and

WHEREAS, Icicle Seafood's Inc. has expressed interest in amending its' long term lease with the city for Lot 41 to include Lot 42 Homer Spit Subdivision Amended; and

WHEREAS, When the City is successful in acquiring Lot 42 from the AMTHA it is in the best interest of the community to support the continued operation of a long-standing lessee with a successful business in the City of Homer, as a seafood-buyer and commercial fishing fleet support facility, without Lot 42 Homer Spit Subdivision Amended being advertised through the Request for Proposal process.

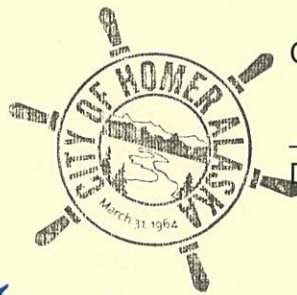
NOW THEREFORE BE IT RESOLVED, the City Council hereby authorizes the City Manager to amend the existing lease for Lot 41 with Icicle Seafood's Inc. upon acquiring Lot 42 from AMHTA as follows:

Section 1 Icicle lease of lot 41, Lease of Property – Add Lot 42 Homer Spit Subdivision Amended containing 64,033 square feet, more or less, also known as Kenai Peninsula Borough Tax Parcel No. 18103418.

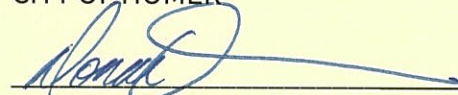
Section 4.01 Base Rent – Amending the annual base rent from \$35,070 to \$69,648 payable monthly in advance in installments of \$5,804 plus tax beginning on the date the acquisition is recorded with the State of Alaska, subject to appraisal.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves amending the Icicle Seafood's, Inc. lease of Lot 41, to include Lot 42 Homer Spit Subdivision Amended with an annual base rent to \$69,648 and authorizing the City Manager to execute the appropriate documents.

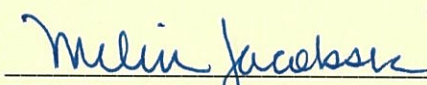
PASSED AND ADOPTED by the Homer City Council this 27st day of November, 2017.



CITY OF HOMER


DONNA ADERHOLD, MAYOR PRO TEMPORE

ATTEST:


MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Currently the base lease is for lot 41 is \$35,070 annually, which will increase to \$69,648 annually once lot 42 is included in the lease. An appraisal of both properties will be performed to make sure the price is reflective of current market conditions, as is customary every 5 years with all leased properties.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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(f) 907-235-3148

Memorandum 17-141

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: November 21, 2017
SUBJECT: Ordinance 17-41 and Resolution 17-095

The purpose of this memo is to answer questions that came up during Council discussion regarding the purchase of Lot 42 via Ordinance 17-41 and bring forward additional information to facilitate Council discussion.

How did staff determine a net present value for Lot 42?

Since Lot 42 is adjacent Lot 41, staff used the 2016 Appraisal of Lot 41 (Derry and Associates) to extrapolate a potential market value for Lot 42. The appraisal notes that the physical characteristics are similar, though Lot 41 is an irregular "T" shaped lot and "Any adverse impact due to the shape is reduced by the lot's extensive road frontage which enhances overall usability..."

The appraisal also provides a ratio of annual land lease rates to market value. In the summary the appraisal notes that annual lease rates are approximately 8% of the market value. The appraised annual lease rate for Lot 41 is \$0.54 per square foot resulting in an annual lease rate of \$35,070, which is approximately 8% of the market value, or approximately \$438,000. Using the same formula for Lot 42 results in a value of \$34,577 in annual rent or a market value of \$432,000. This is the amount City staff used as a baseline for the true market value for Lot 42. Essentially, the Enterprise is overpaying for lot 42 by \$118,600 in order to clear up the claims AMTHA is making on the baseball bat of land that extends out into the mouth of the harbor and other 'core property'. However, it is important to note that AMTHA's original offer only transferred a portion of Lot 42 (approximately 2/3) to the City of Homer. Under their original offer the City would have had to negotiate separately for the 1/3 of Lot 42 owned by AKDNR (or \$144,000 based on \$0.54 per square foot).

Value of AMTHA claimed land + remaining 1/3 of Lot 42: \$694,600

Assumed appraised value of Lot 42: \$432,000

Purchase price for Lot 42: \$550,600

In summary, the agreed upon purchase price reflects the City of Homer increasing their offer price from the value of Lot 42 by \$118,600 and the state decreasing their asking price for all of Lot 42 and the associated lots by \$144,000. In this way, I believe both entities compromised to come together and resolve the title issues with the 'core property'.

Ordinance 17-41 proposes to pay for the lot half from the Enterprise and half with a loan from the general fund. Why not pay for the parcel outright from the Enterprise?

2017 ending estimate balance for Port and Harbor Reserves is \$3,994,856, not including 2018 anticipated transfers or capital projects. Staff will have a better idea by Monday's meeting the projects that have been approved but not spent to give Council an idea of how much this fund could absorb. The Port and Harbor Director and the Commission felt more comfortable splitting the difference between General Fund and Enterprise to avoid a onetime hit to reserves. However, purchasing the land 100% from reserves would still leave significant revenue in the fund.

What is the recommendation of the Port and Harbor Commission?

The Port and Harbor Commission met on October 25, 2017 and discussed the purchase of Lot 42 and the proposed financing mechanism (a loan from the general fund with revenue from the lease to pay back the loan) and approved the recommendation to purchase the lot with a loan from the general fund (see attached minutes).

Lease amendment with Icicle (Resolution 17-095)

In order for Icicle to continue operating seamlessly on Lot 42 once the title transfers from Alaska Mental Health Trust Authority (AMTHA) to the City of Homer, the City needs to enter into a lease agreement with Icicle and begin collecting revenue on the property. Resolution 17-095 authorizes the Administration to amend their lease for Lot 41 to include Lot 42 in order to guarantee a smooth transition.

Enc:

Port and Harbor minutes 10/25/2017

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
OCTOBER 25, 2017

Commissioner Zieset echoed his earlier comment. He believes it is wise to keep marijuana retail off of the City leased properties until there is a general idea of how everything will be run.

VOTE: 4 YES 0 NO. UNANIMOUS CONSENT.

Motion Carried

- B. Purchase of Lot 42 on Homer Spit
 - I. Memo from City Manager to Port and Harbor Commission Re: Purchase of Lot 42 on Homer Spit.
 - II. Draft Ordinance from City Manager Koester and Exhibit A map Overlay Sketch from TLO

Commissioner Stockburger asked Bryan how the City got into this mess with the Mental Health Land Trust to begin with.

Harbor Master Hawkins replied with a brief history between the Mental Health Land Trust and the City of Homer on Lot 42. In 1964 there was a different plat in place that was obliterated due to the 1964 Earthquake. The City re-platted that section of the Spit and gave notice to the State that the previous plat was void. Two years later the Borough became the Platting authority and also recognized the City's re-plat of the Spit. Now, the Mental Health Land Trust is stating that some of the previous plat still applies and was never voided. The City was served with a trespass notice, and since then has been in discussion with the Mental Health Land Trust. There was a special meeting held between the City of Homer and the Mental Health Land Trust with attorneys present, and the outcome was the compromise brought forth now. The City of Homer is not admitting that the Mental Health Land Trust owns Lot 42, but has taken the attorney's fees and everything else at risk into consideration. Ultimately, the City feels that buying Lot 42 would be the wisest and cheapest option moving forward.

The Commission clarified the property line of Lot 42 and had a small discussion about Mental Health Land Trust relinquishing their rights to the other Lots, along with the City purchasing Lot 42 for \$550,600.

Harbor Master Hawkins stated he looked at the business opportunity like this; "if I were looking back on this deal 10 years from now, would I see it as a bad deal?" He believes this deal is one that will benefit the City and the Harbor for years to come, so he doesn't think this is a "bad deal".

Commissioner Zimmerman expressed that his only issue with this deal is that the City is taking the money out of the General Fund, which in return the Harbor has to pay back plus interest. The City should pay for Lot 42 and not make the Harbor pay back interest, because it's in the best interest for the entire City, not just the Harbor.

Harbor Master Hawkins explained that this is the agreement that he and the City Manager has come up with, the other option would be for the Harbor to pay for the Lot out of their reserve fund, which they did not see feasible.

PORT AND HARBOR ADVISORY COMMISSION
REGULAR MEETING
OCTOBER 25, 2017

Commissioner Zimmerman feels that this issue is important and should be brought up in the future, but for now it may not be the right time to discuss the interest paid to the City.

STOCKBURGER/ZEISET - MOVED TO RECOMMEND AS WRITTEN

The Commission briefly discussed the businesses that are located on Lot 42 and what the process for obtaining the leases after the purchase.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- C. Meeting Schedule for 2018
 - I. Memo from City Clerk Jacobsen to Port and Harbor Commission Re: Meeting Schedule for 2018
 - II. Draft 2018 Meeting Schedule Ordinance

Commissioner Zimmerman asked the Commission their opinions on the draft 2018 meeting schedule.

Commissioner Stockburger stated that the only meeting that comes into question is the November 2018 meeting because most of the Commissioners leave for Conference that month. He stated that the Commission runs into this every year and in the past has chosen to take care of it when the meeting gets closer.

The Commission discussed the options of cancelling the November meeting or keeping the schedule the same.

STOCKBURGER/HARTLEY- MOVED TO APPROVE THE 2018 MEETING SCHEDULE AS PROPOSED

There was no discussion

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL ITEMS

- A. Port & Harbor Monthly Statistical Report for September 2017
- C. Water/Sewer Bills Report September 2017
- E. Crane and Ice Report
- F. Deep Water Dock Report
- G. Pioneer Dock Report
- H. Dock Water Report
- I. Council Meeting Attendance

TO: Port and Harbor Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: December 5, 2017
SUBJECT: 2018 Draft Land Allocation Plan

Background

The Land Allocation Plan is a catalogue of City owned properties. Each year, the City Council reviews and approves which city properties should be made available for lease through the Land Allocation Plan. Sometimes Council decides to sell lands, or the Administration brings forward any land management issues that need to be addressed. Each Commission provides comments by memorandum to the Council. Council will consider the comments, and then passes a resolution adopting the draft plan for the year. Typical actions include leasing lands, selling lands, or providing direction to staff on land management problems and opportunities.

Most City leasing occurs on the Spit and at the airport terminal. The Port and Harbor Commission usually provides the most detailed comments about the Spit, as they typically are most familiar with area operations and long term leases.

Changes to the Land Allocation plan:

- With Council approval, the lots on page A-2 will be moved to Port Facilities in section C. These lands are not available for long term lease per previous Council resolutions. But they can be leased for short term use under the Port Tariff.
- The airport is now included, to increase transparency on airport leases and business opportunities.

Requested Actions:

1. Recommend any lands the City should offer for lease, that are not already in Section A.
2. Comment on the Lease Committee recommendations

Lease committee recommendations:

- Make Lot 11 available for lease (A-2). Currently other than the tower lease, the lot is only available for short-term lease.
- Include the following information on each applicable lot: "Prior to a long-term lease the site is appraised. The appraised lease rates for uplands is approximately \$0.90 per square, per annum. Lease rates vary, so contact the Harbor Office at 907-235-3160."

Attachment: 2018 Draft Land Allocation Plan

2018 DRAFT Land Allocation Plan City of Homer

Adopted by Resolution 18-XX



Parking Management on the Homer Spit

Table of Contents

Sections

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

Index—City lands listed by parcel number (not included in draft)

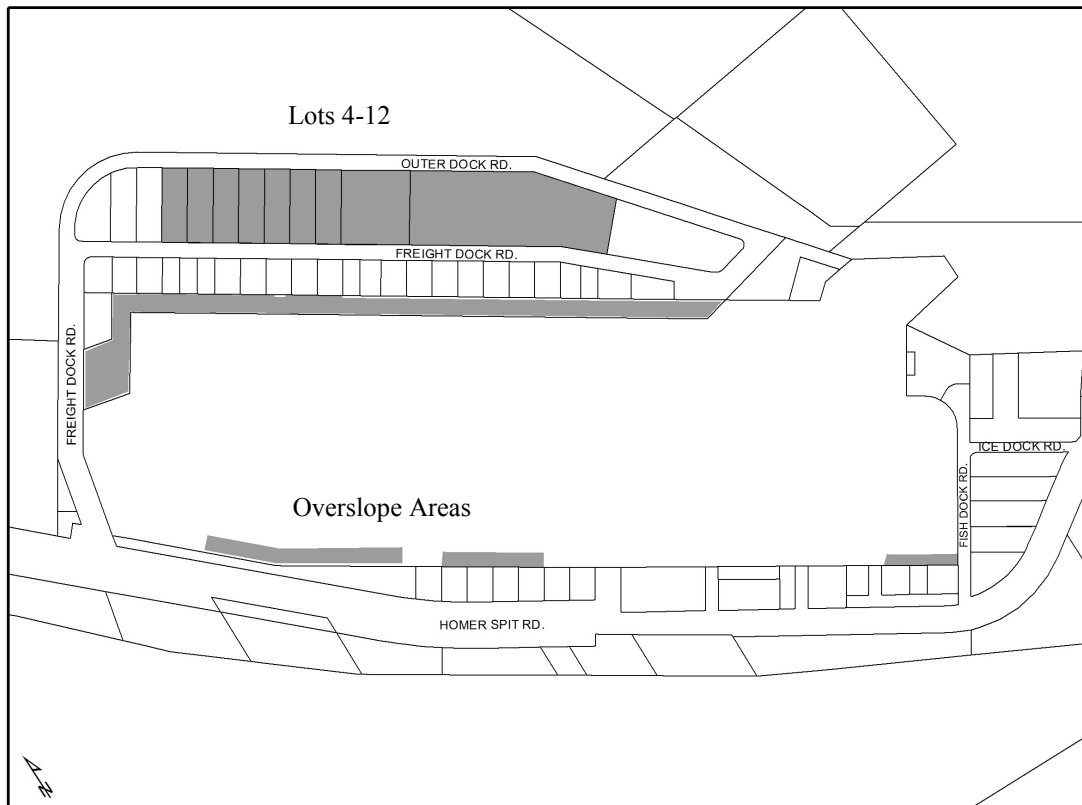
Appendix - Homer Harbor Map

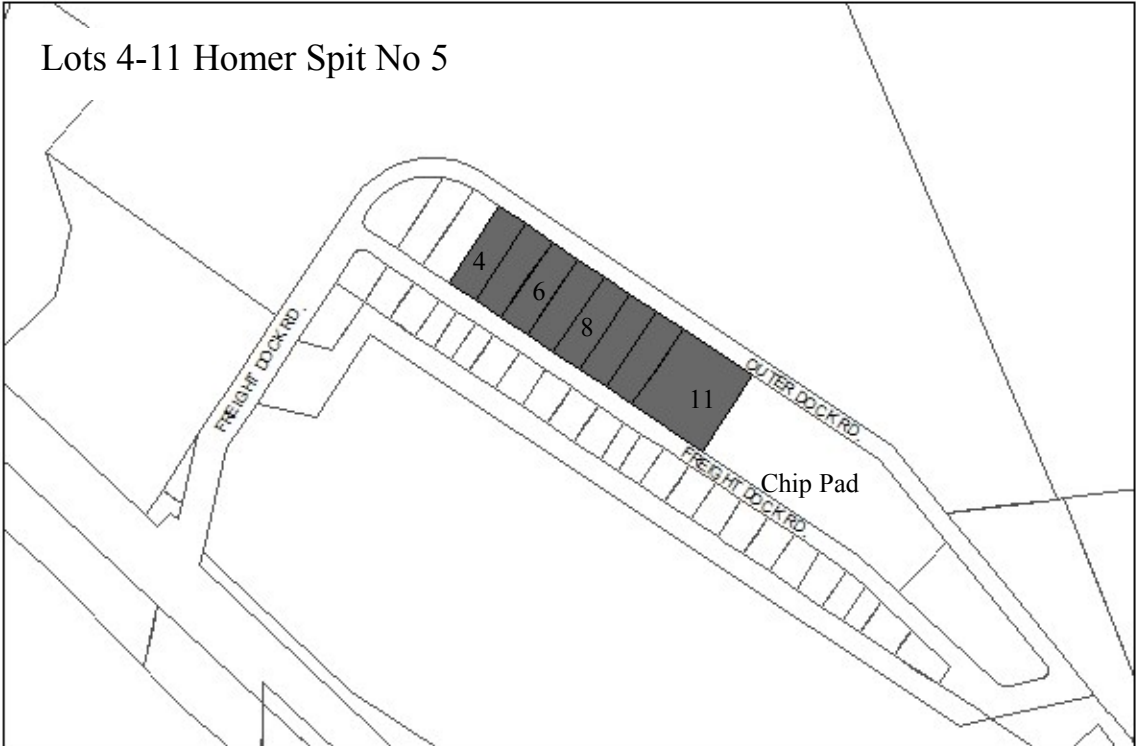
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

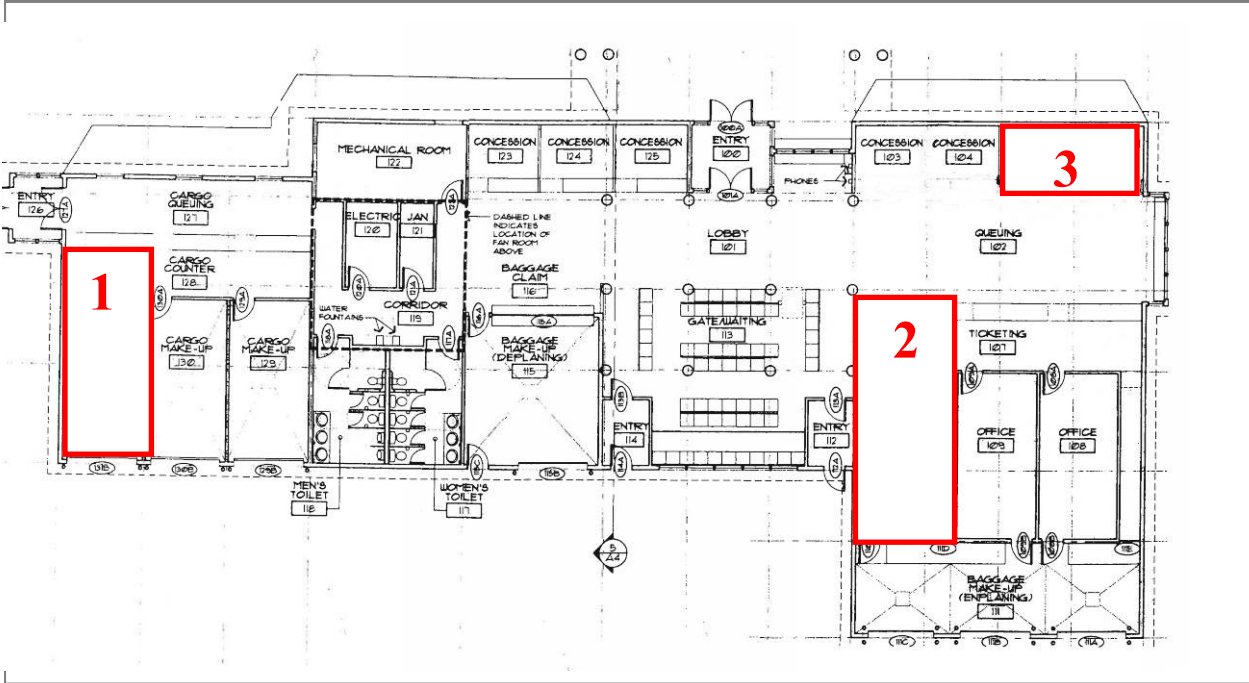
Section A

Lands available for lease

The following lots, and select areas within the Homer Airport, are available for lease in 2018. Lease procedures follow the City of Homer Lease Policy, and City Code.



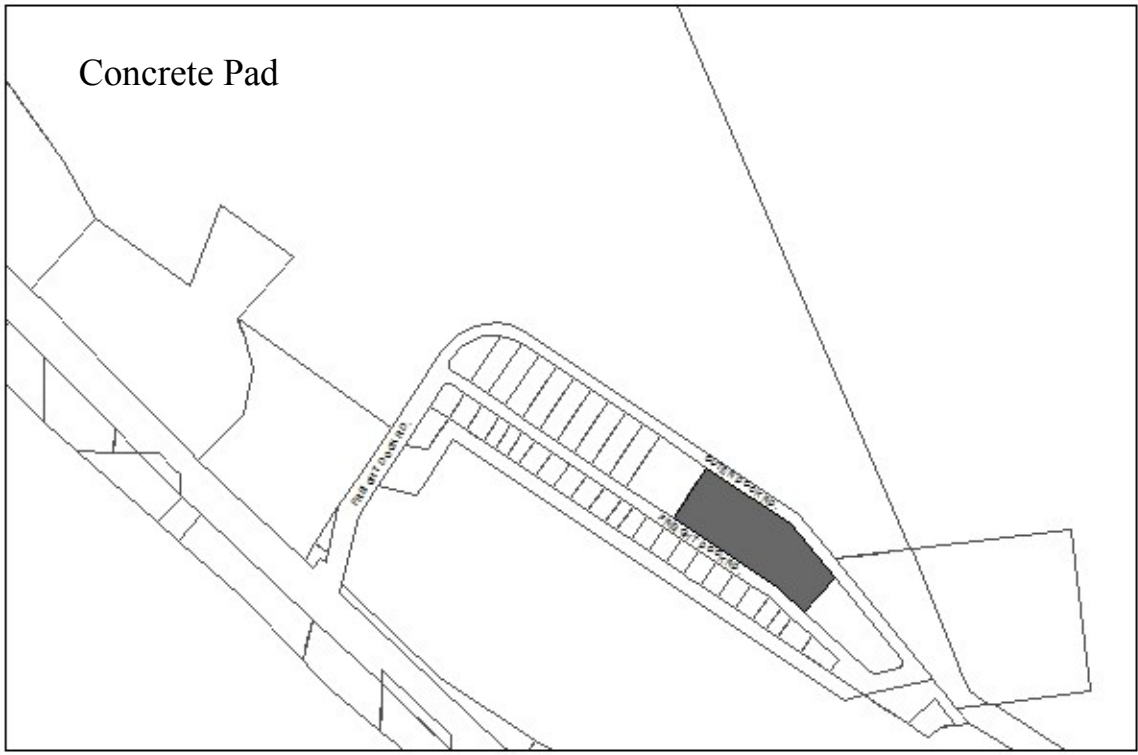
Lots 4-11 Homer Spit No 5 	
Designated Use: Lease Lands Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2012 Assessed Value: \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases. Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease. Resolution 10-35(A) prepare a plan for organized parking and fee collection. Resolution 14-041, Lots 9, 10 and 11 are available for short term lease only. Resolution 15-030(A) A portion of lot 11 to be available for long term cell tower lease.	
Finance Dept. Code:	

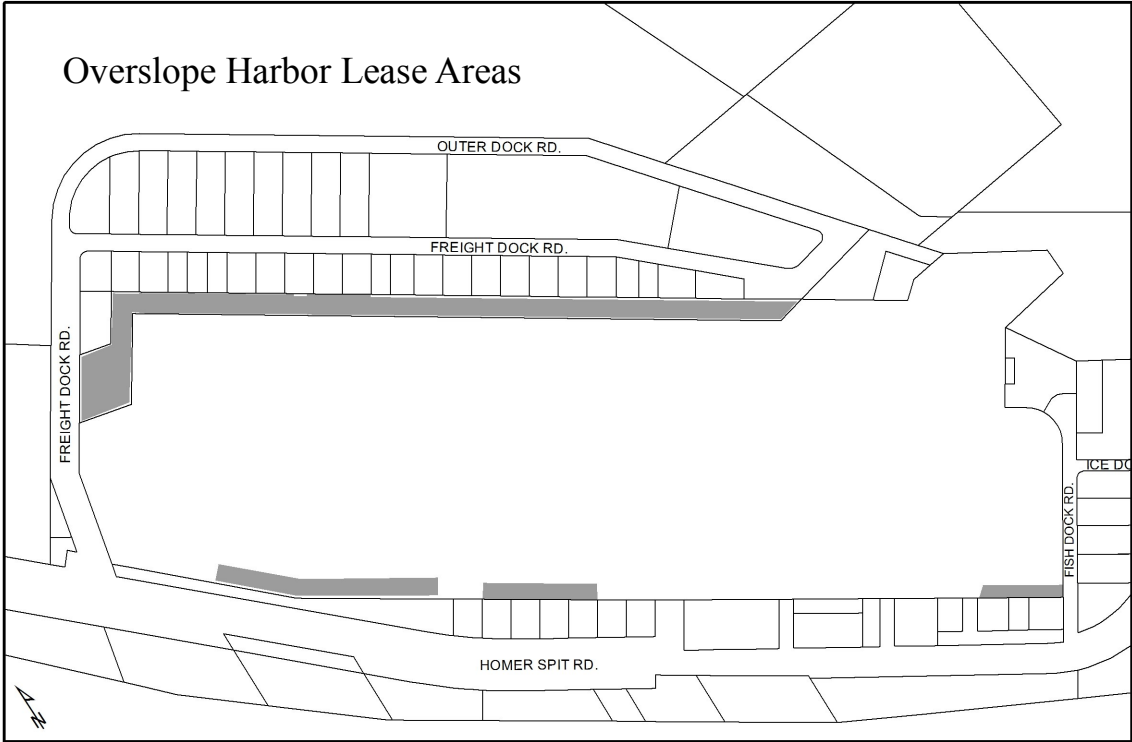


Designated Use: Airport
Acquisition History:

Area 1: Cargo area available for lease
Area 2: Concession Area available for lease
Area 3: Ticketing Counter available for lease

Finance Dept. Code:

	
Designated Use: Lease Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2012 Assessed Value: \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4380 Homer Spit Road



Designated Use: Lease
Resolution 17-33

Area:

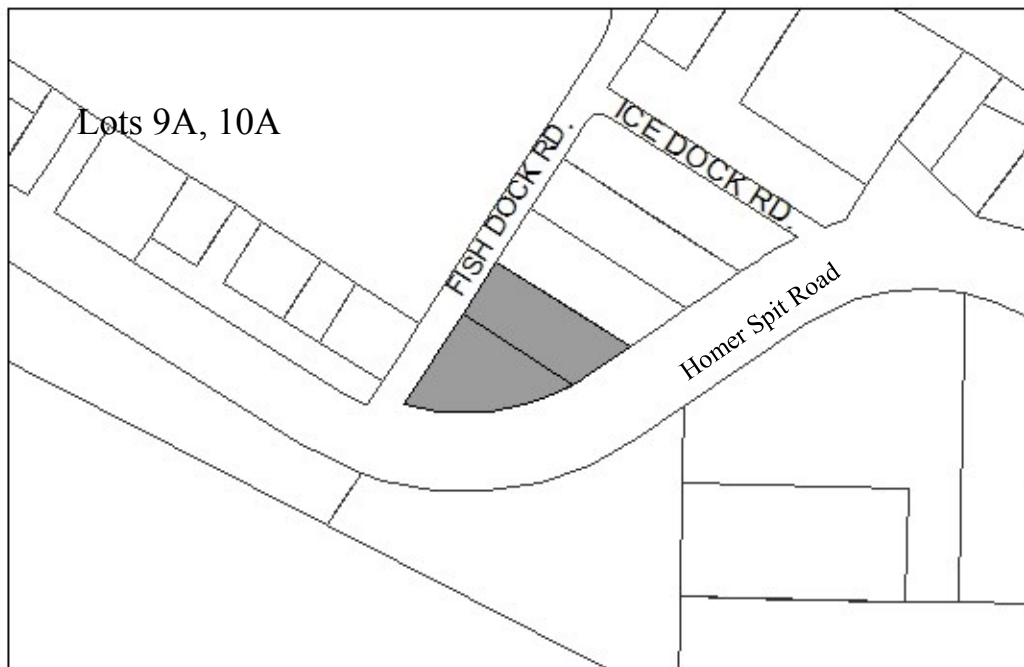
Parcel Number:

Legal Description:

Zoning: Marine Commercial and Small Boat
Harbor Overlay

Infrastructure:

Address:



Designated Use: Leased
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2012 Assessed Value: Land value \$312,200

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

Zoning: Marine Industrial

Infrastructure: Water, sewer, gas, Spit Trail, paved road access

Address:

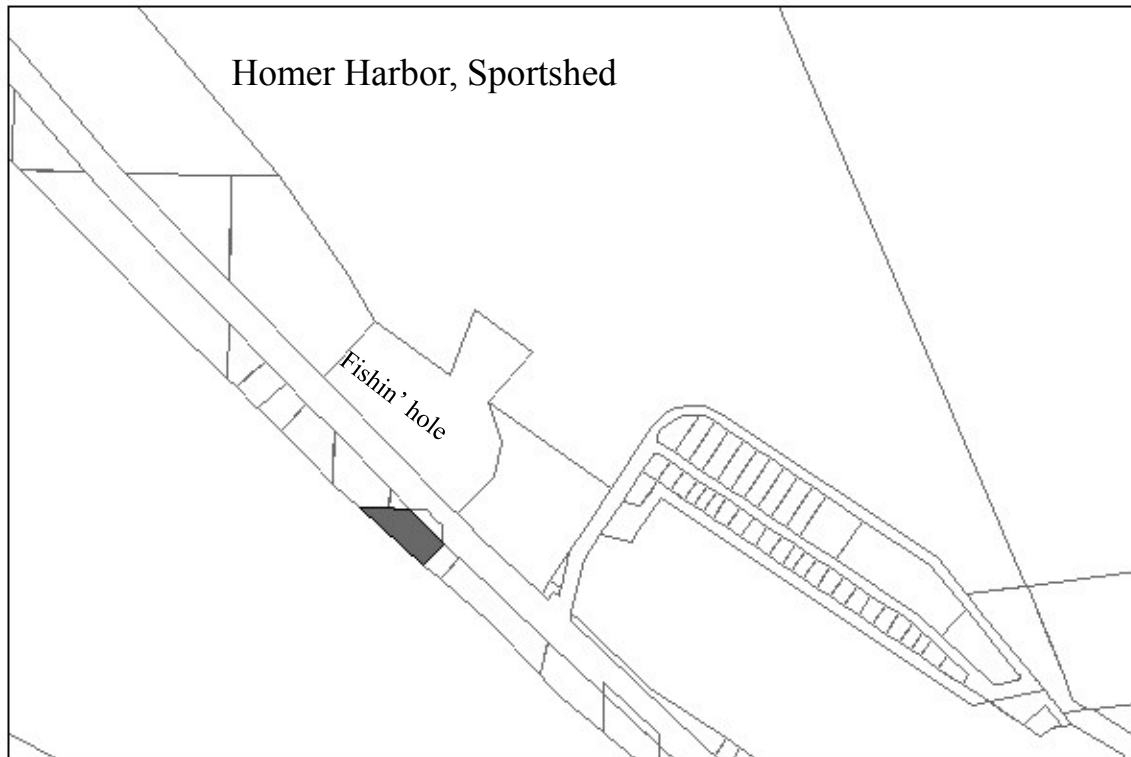
Former Manley building lots.

Finance Dept. Code:

Section B

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2012 Assessed Value: \$338,500 (Land: \$155,800 Structure: \$182,700)

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

Zoning: Marine Commercial

Wetlands: None

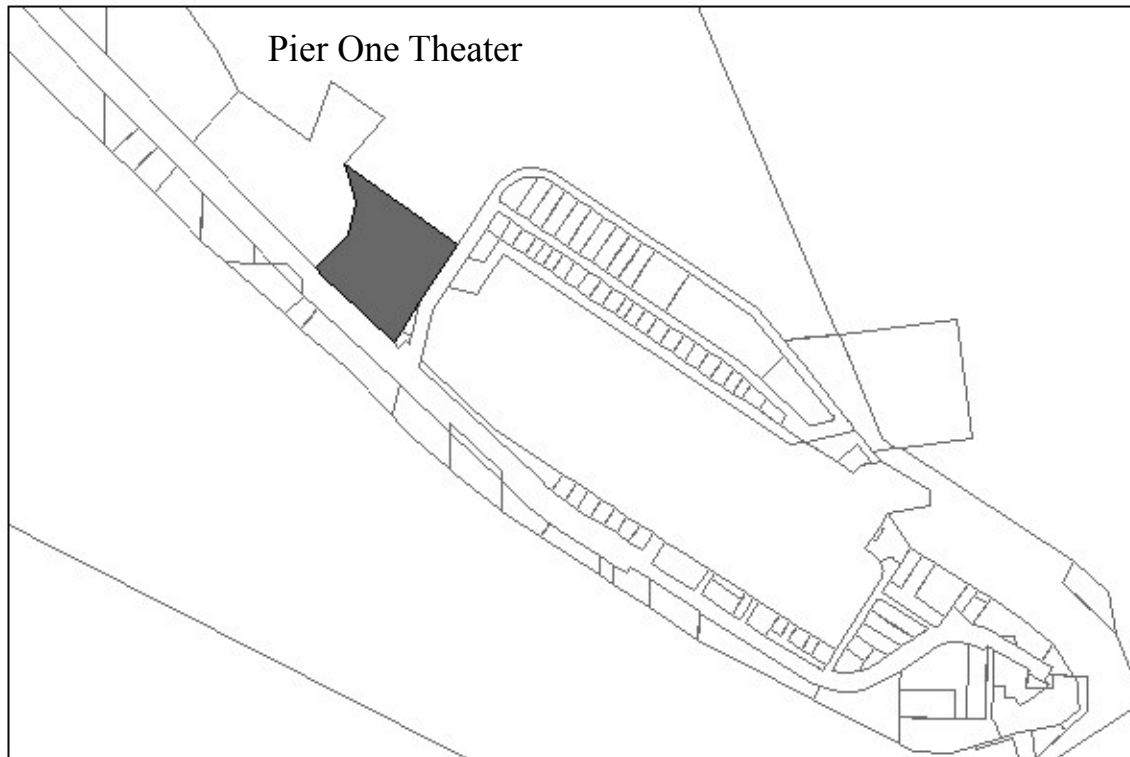
Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
 Expiration: 2029 two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

Finance Dept. Code:



Designated Use: Fishing Lagoon

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

Area: 11.27 acres

Parcel Number: 18103117

2012 Assessed Value: \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)

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

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 3854 Homer Spit Road

This is a large parcel that is used several ways.

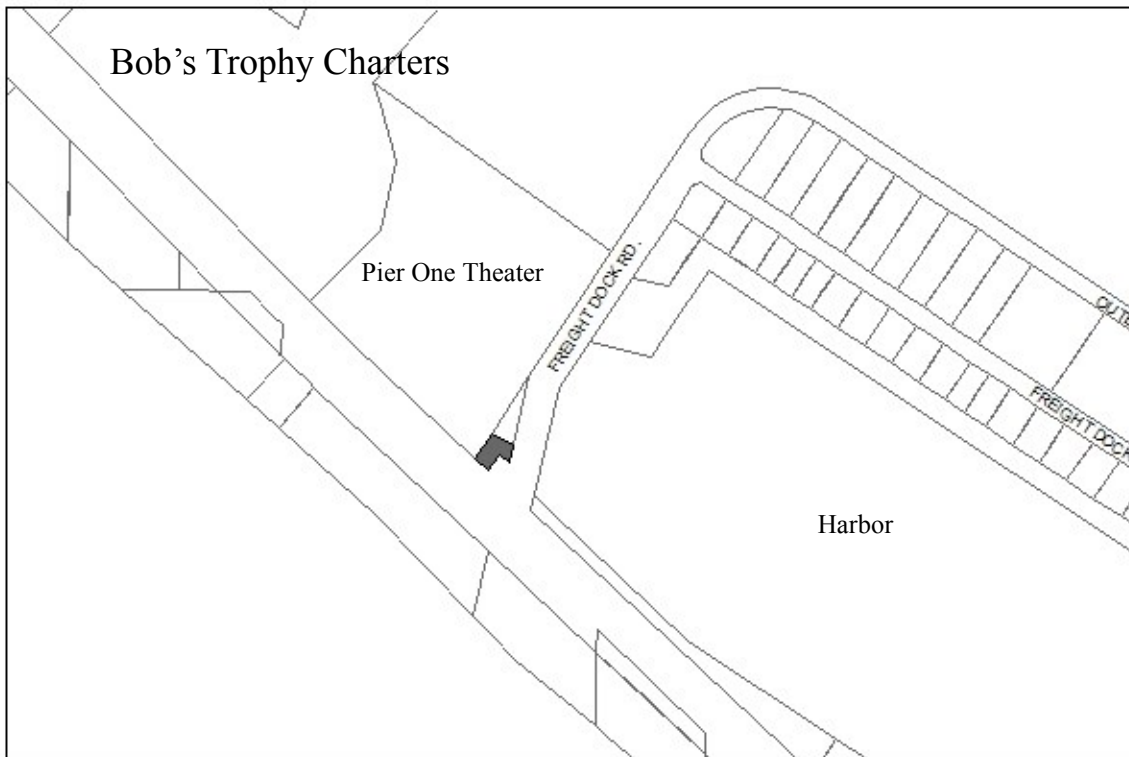
- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

Resolution 2011-37(A): Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)

Resolution 13-020: Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

Leased to: Pier One Theater
Resolution 2016- 118, 5 Year lease.

Finance Dept. Code:



Designated Use: Lease

Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft

Parcel Number: 18103118

2012 Assessed Value: \$117,700 Land \$57,300 Structure \$60,400

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

Zoning: Marine Commercial

Wetlands: None

Infrastructure: Paved road, water and sewer.

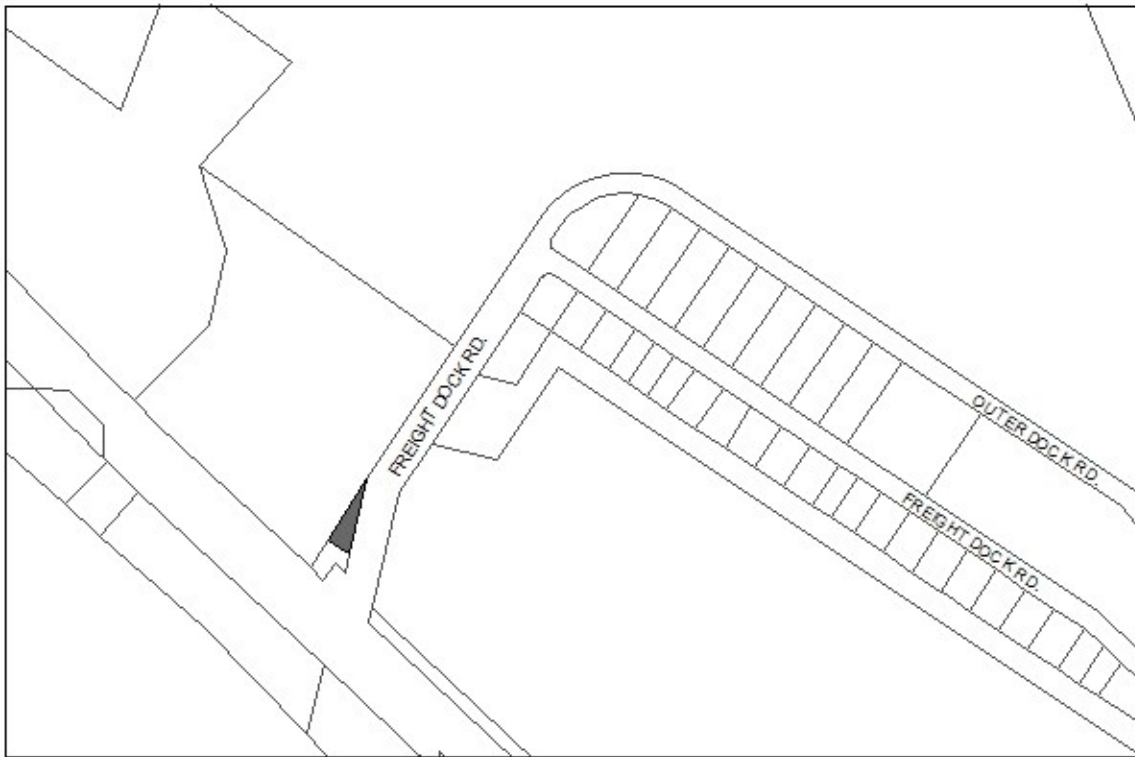
Address: 3978 Homer Spit Road

Leased to: Kachemak Corporation (Bob's Trophy Charters)

Expiration: March 31, 2018, no options

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

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History: Ord 83-26 purchase from World Seafood

Area: 0.18 acres

Parcel Number: 18103119

2012 Assessed Value: \$123,100 (Land: \$66,600 Structure \$56,800)

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

Zoning: Marine Commercial

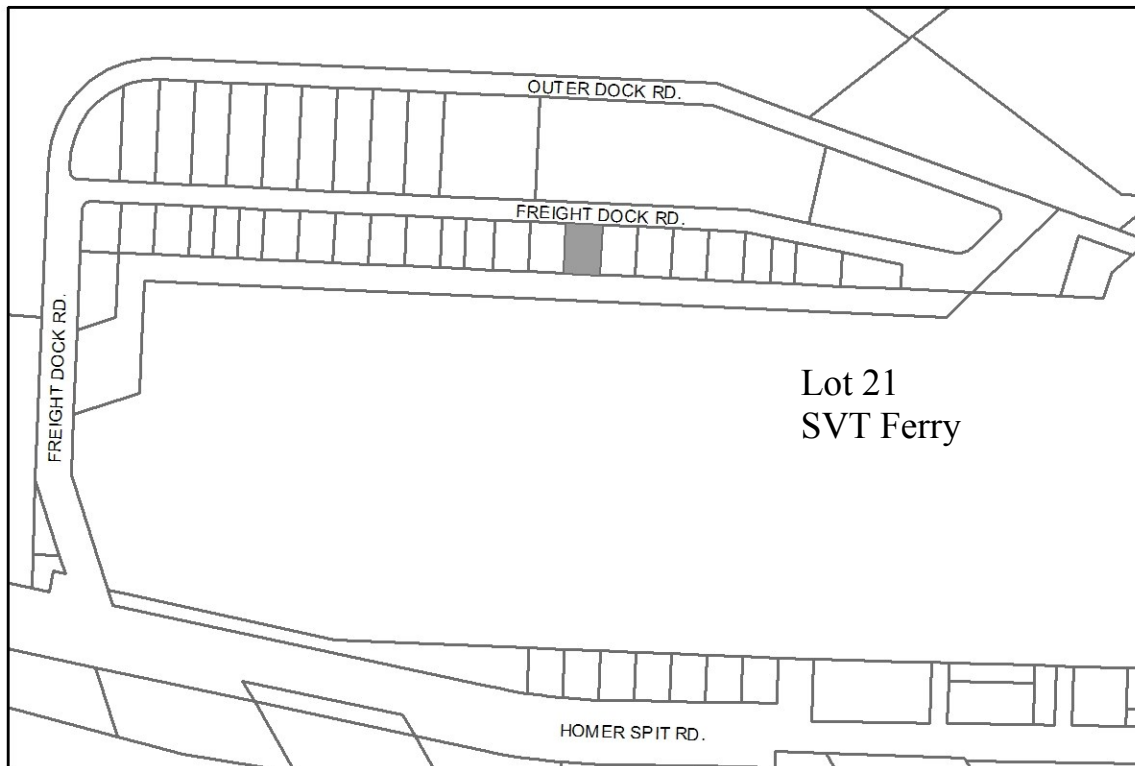
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

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

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History:

Area: 0.32 acres

Parcel Number: 18103240

2012 Assessed Value: \$105,000

Legal Description: Homer Spit No 5 Lot 21

Zoning: Marine Industrial

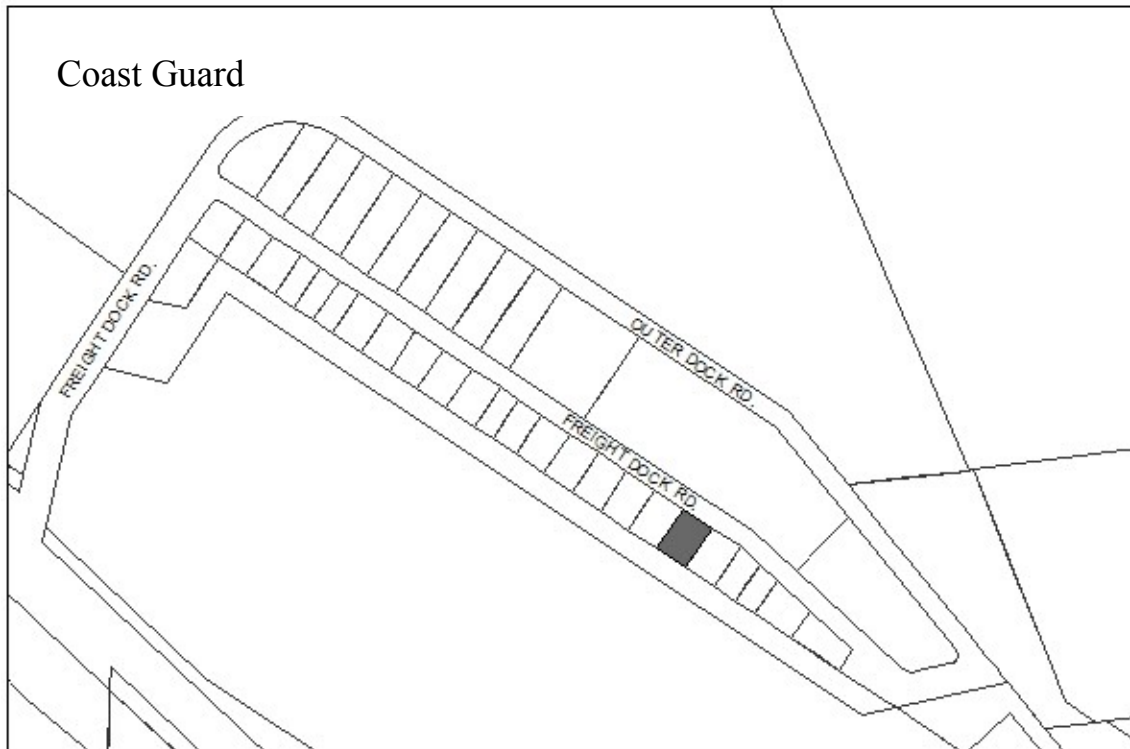
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4323 Freight Dock Road

Leased to: Seldovia Village Tribe, for Kachemak Bay Ferry
Resolution 10-41. Expiration May 31, 2030, two 5 year options

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG

Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

2012 Assessed Value: \$567,300 (Land: \$105,000 Structure: \$462,300)

Legal Description: Homer Spit Four subdivision Lot 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

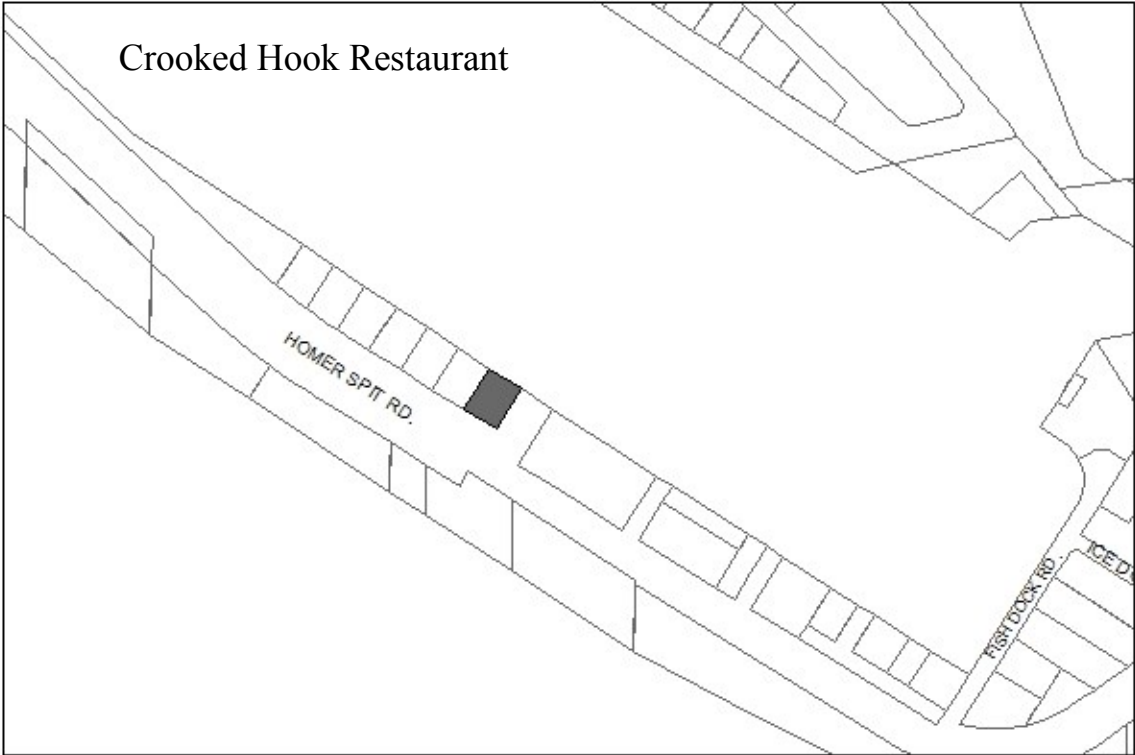
Address: 4373 Freight Dock Rd

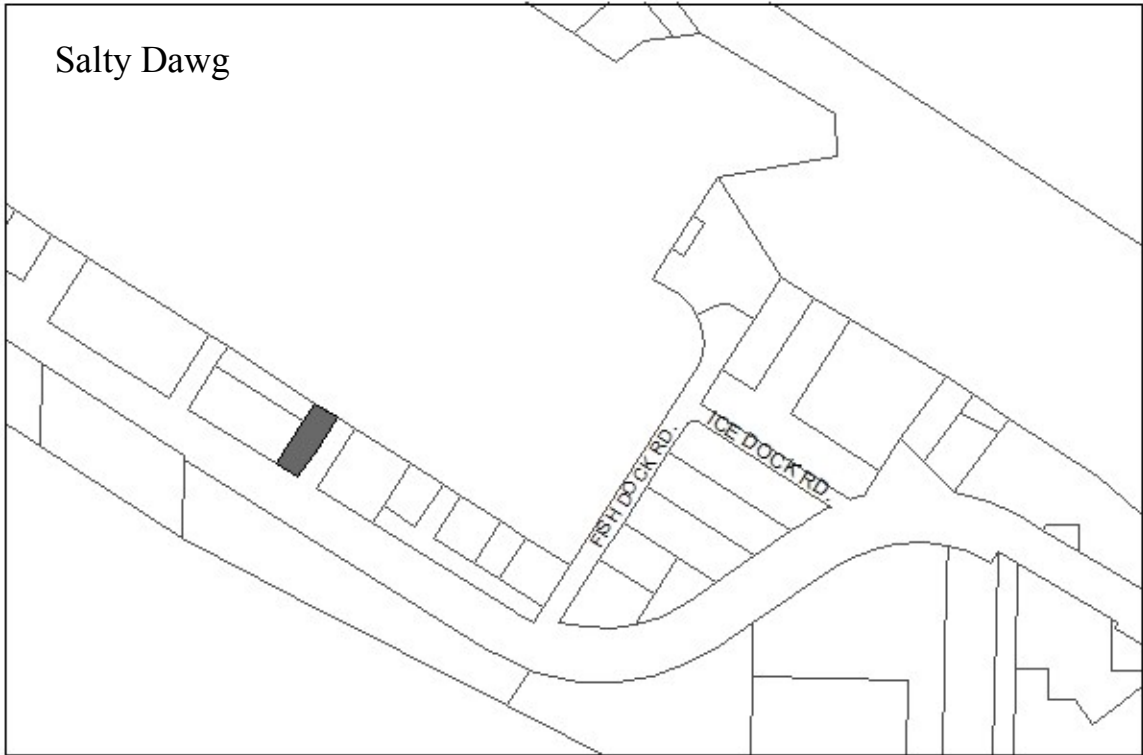
Leased to: USCG

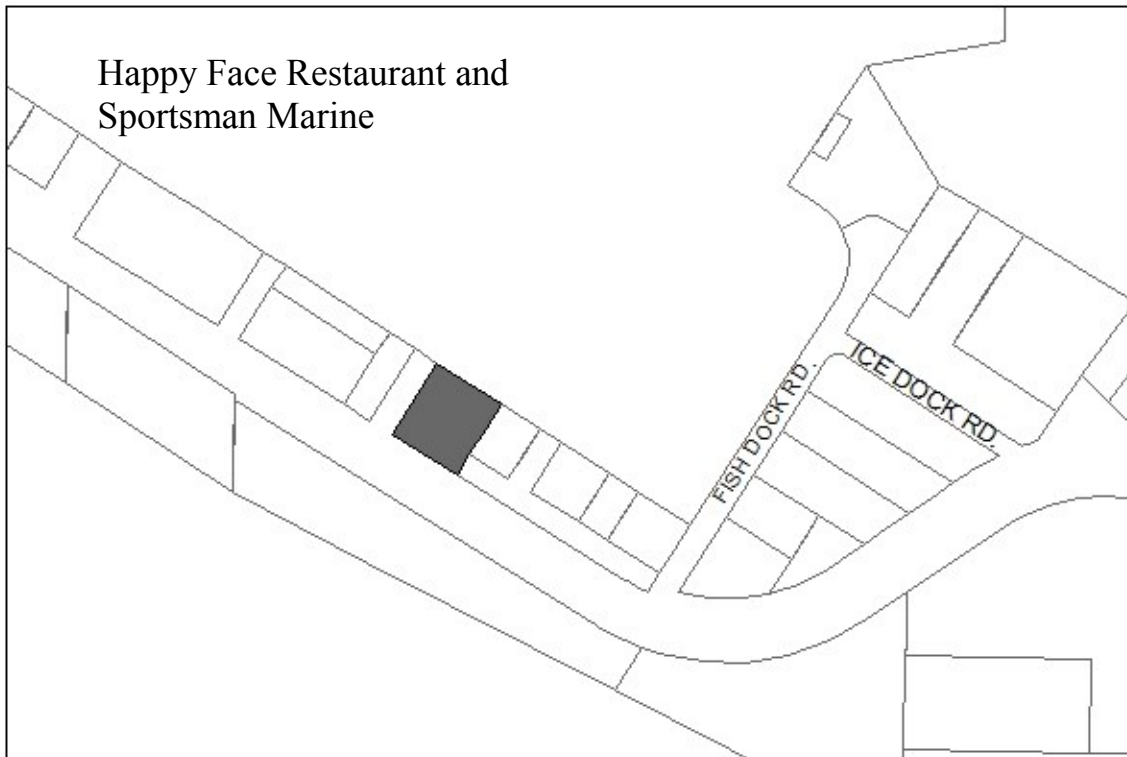
Lease Renewal Options: None

Expiration: September 30, 2026

Finance Dept. Code:

 Crooked Hook Restaurant	
Designated Use: Leased Land Acquisition History:	
Area: 12,700 sq ft	Parcel Number: 18103316
2012 Assessed Value: \$543,400 (Land: \$97,100 Structure: \$446,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer	Address: 4262 Homer Spit Road
Leased to: Harbor Bar & Grill Expiration: Lease expires 2/1/2046, no options.	
Finance Dept. Code:	

	
Designated Use: Leased Lands Acquisition History:	
Area: 0.23 acres	Parcel Number: 18103309
2009 Assessed Value: \$238,200 (Land: \$80,700 Structure: \$157,500)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4390 Homer Spit Road
Leased to: John Warren, Salty Dawg Expiration: 1/31/2026. No options.	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2012 Assessed Value: \$619,800 (Land: \$166,700 Structure: \$453,100)

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

Zoning: Marine Commercial

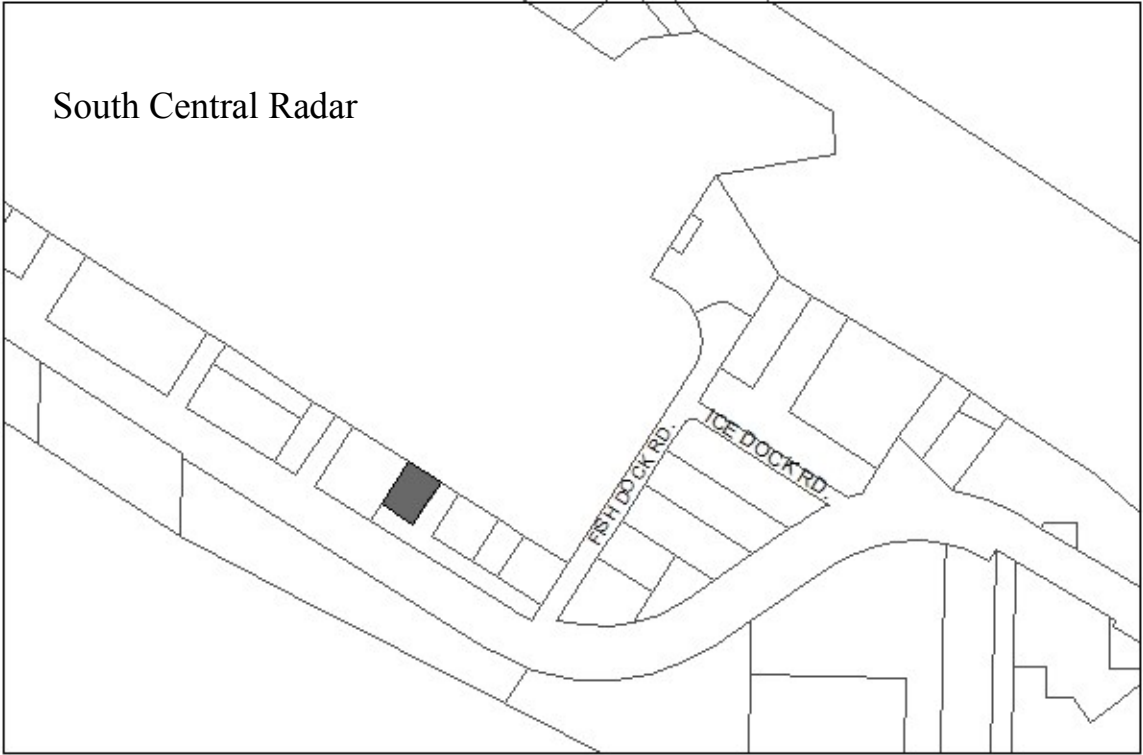
Wetlands: None

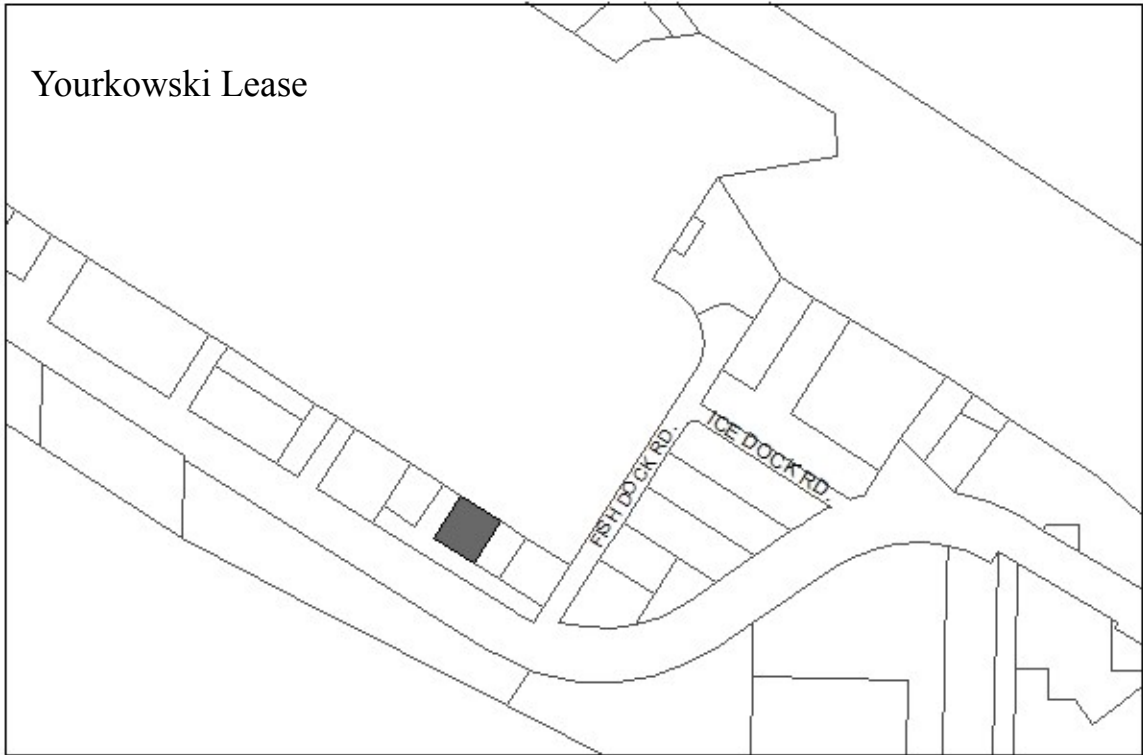
Infrastructure: Paved road, water and sewer.

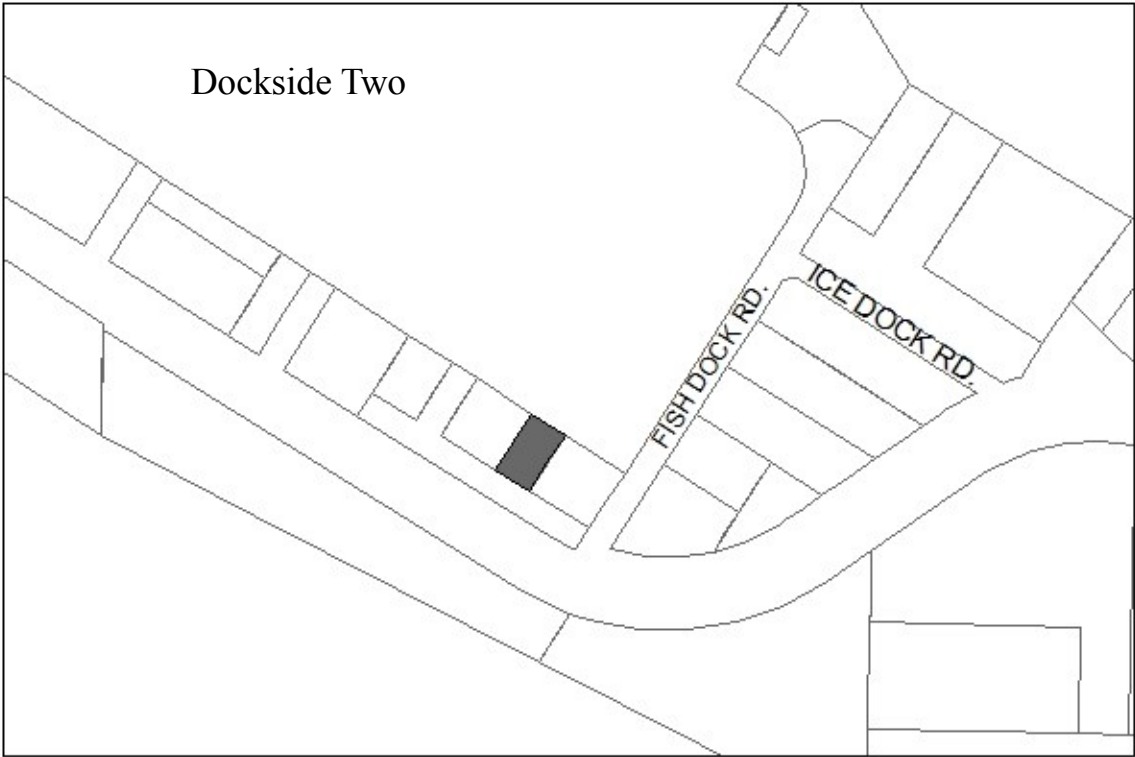
Address: 4400 Homer Spit Road

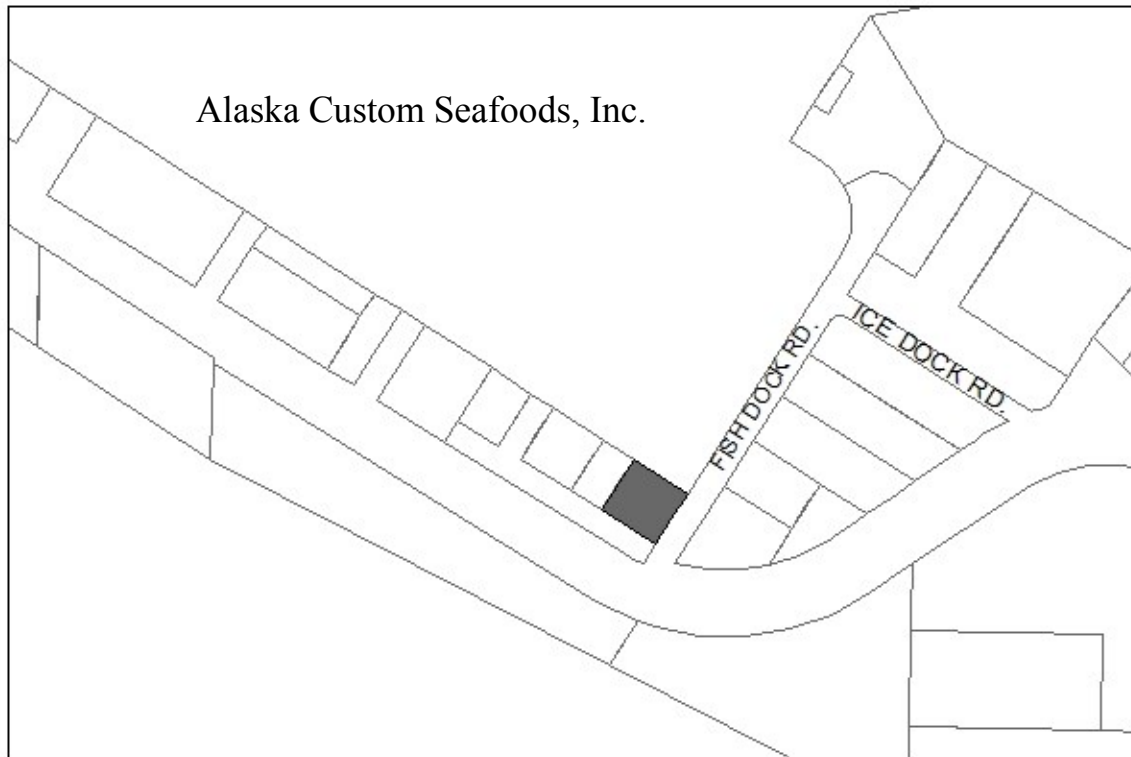
Leased to: Happy Face Restaurant and Sportsman Marine
 Expiration: 5/15/2034. Two, 5 year options.

Finance Dept. Code:

	
Designated Use: Leased Land Acquisition History:	
Area: 0.2 acres	Parcel Number: 18103431
2012 Assessed Value: \$162,900 (Land: \$72,100 Structure: \$90,800)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4406 Homer Spit Road
Leased to: Mark & Laura Zeiset dba South Central Radar Expiration: 11/1/2022, two additional 5 year renewal options	
Finance Dept. Code:	

	
Designated Use: Leased Lands Acquisition History:	
Area: 0.29 acres	Parcel Number: 18103442
2012 Assessed Value: \$277,500 (Land: \$97,100 Structure: \$180,400)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4460 Homer Spit Road
Leased to: Mike Yourkowski Lease Renewal Options: one 10 year renewal option. Expiration: 11/30/15, plus renewal option. Leaseholder is exercising options.	
Finance Dept. Code:	

	
Designated Use: Leased Land Acquisition History:	
Area: 7,749 sq ft. (0.18 acres)	Parcel Number: 18103443
2012 Assessed Value: \$115,400 (Land: \$66,300, Structure: \$49,100)	
Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	
Zoning: Marine Commercial	Wetlands: None
Infrastructure: Paved road, water and sewer.	Address: 4470 Homer Spit Road
Leased to: William Sullivan dba Dockside Two dba Kachemak Bay Seafoods Expiration: 2027, no options.	
Finance Dept. Code:	



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2012 Assessed Value: \$222,400 Land Value - \$102,400 Structure Value - \$120,000

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

Zoning: Marine Commercial

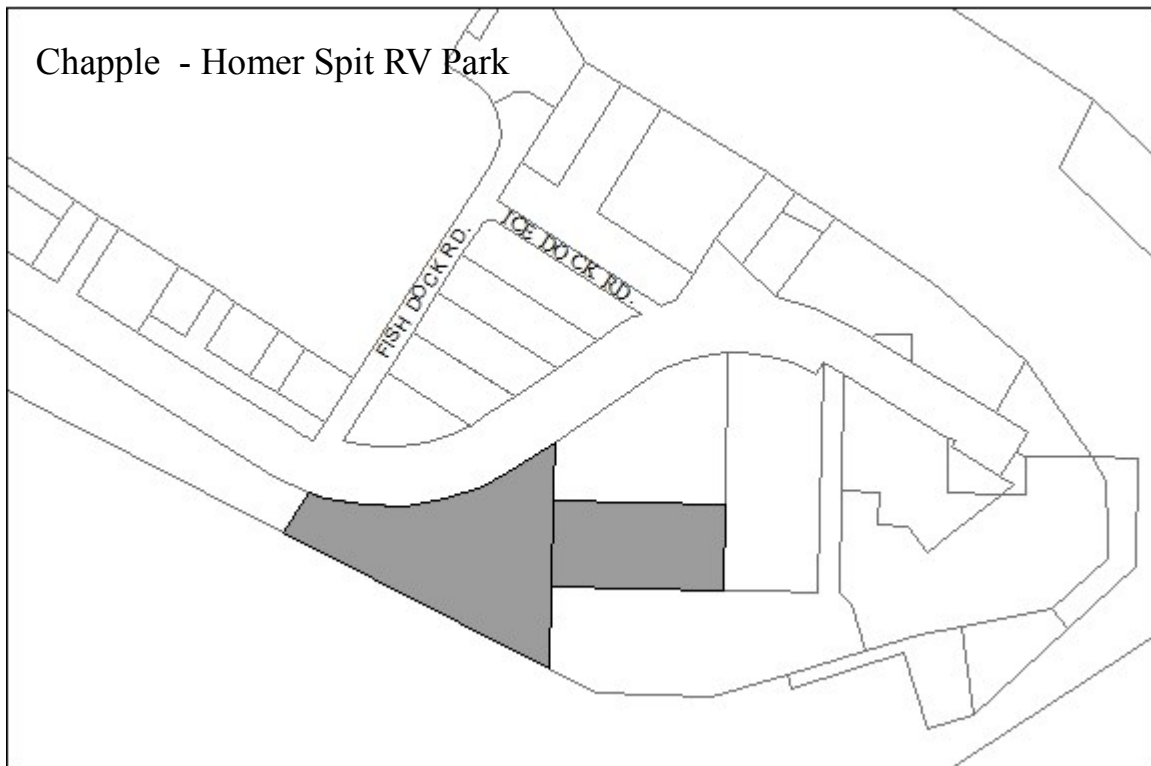
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

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

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft

Parcel Number: 18103402, 03

2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS
 PER LICENSE AGREEMENT 205/928.

Zoning: Marine Industrial

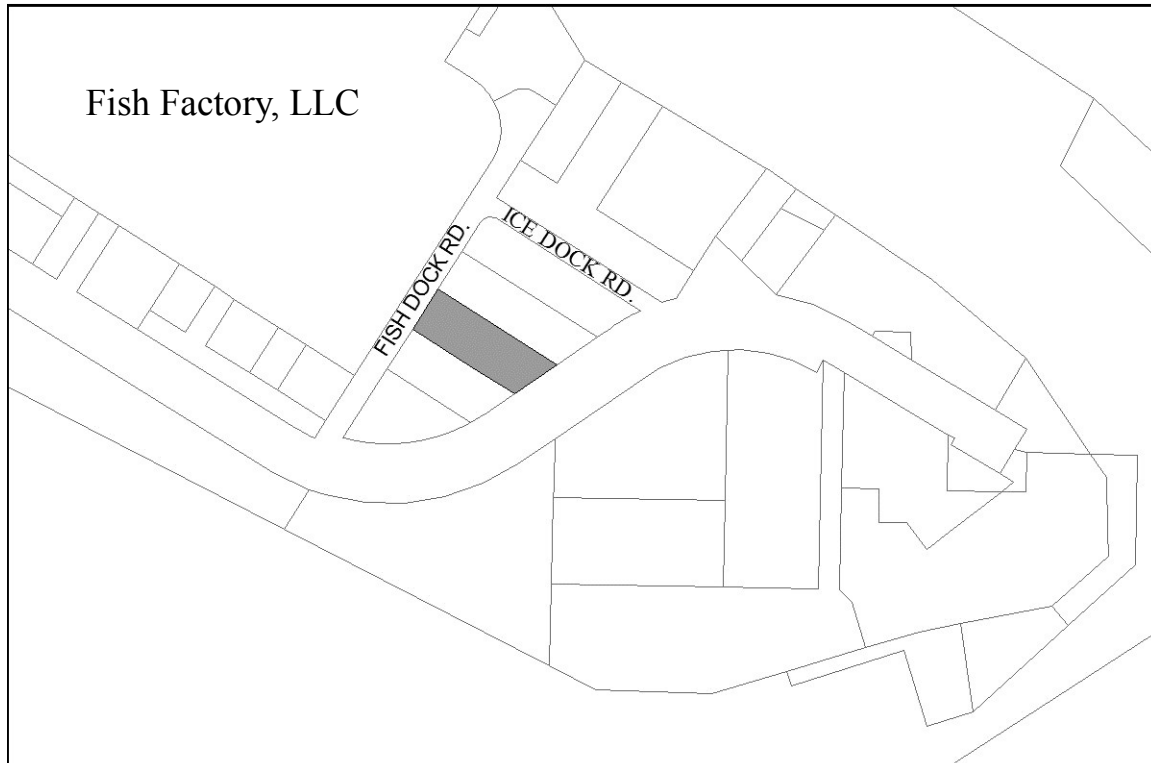
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4535 Homer Spit Road

Leased to: John & Margaret Chapple. Homer Spit Campground
 Expiration: 12/31/2026, two addition 3 year options.

Finance Dept. Code: 400.600.4650



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)

Parcel Number: 18103421

2012 Assessed Value: \$841,900 (Land: \$180,600 Structure: \$661,300)

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

Zoning: Marine Industrial

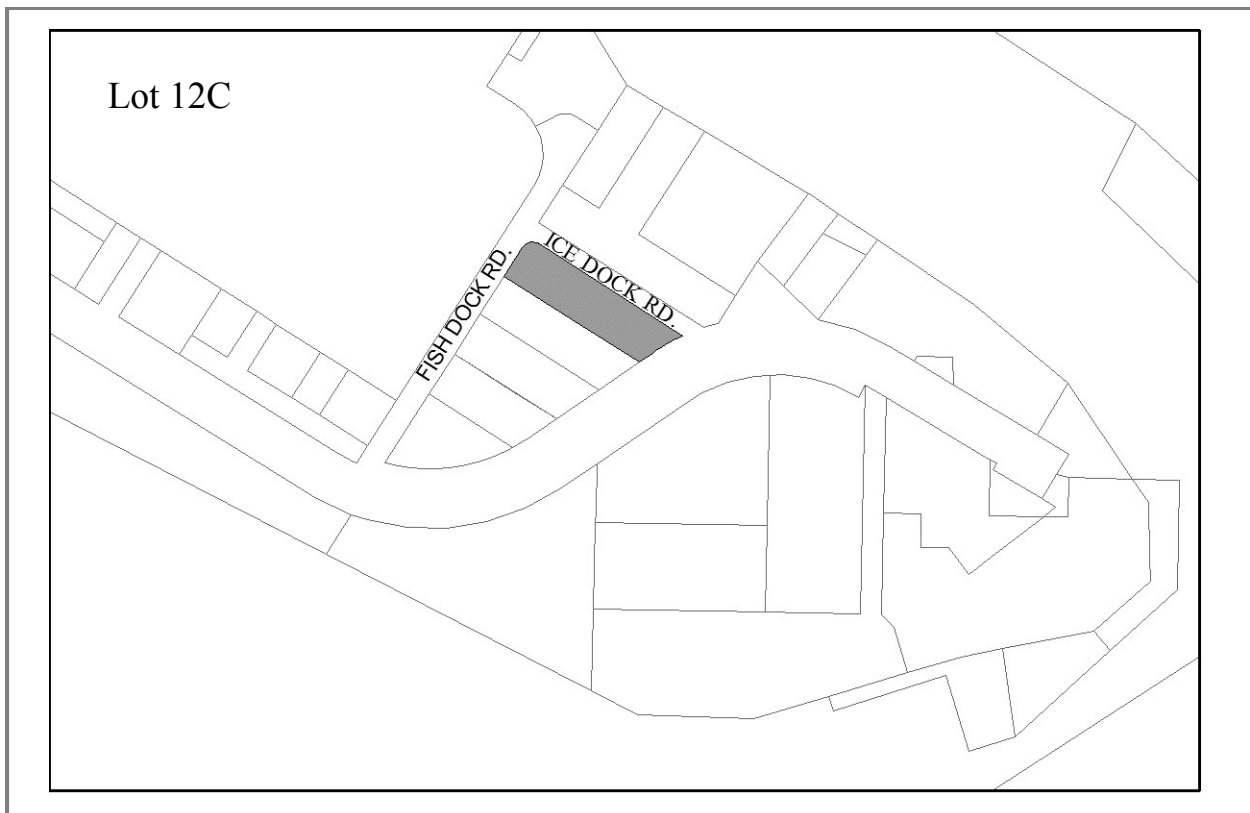
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 800 Fish Dock Road

Leased to: Fish Factory, LLC
 Expiration: 3/31/2020 with two 10 year options

Finance Dept. Code:



Designated Use: Lease land
Acquisition History:

Area: 0.79 Acres

Parcel Number: 18103452

2012 Assessed Value: \$802,000 (Land: \$216,400 Structure: \$586,300)

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

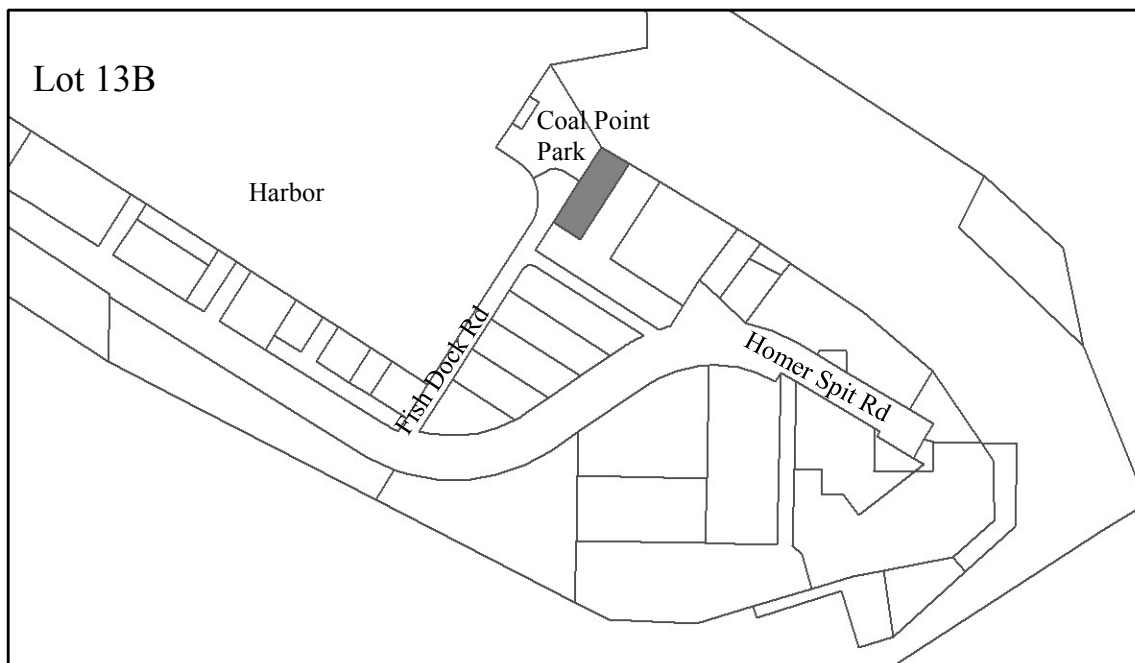
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address: 4501 Ice Dock Road

Leased by Resolution 2008-37 to Harbor Leasing (Auction Block)
 Expiration: 3/31/2028
 Options: two additional 5 year options

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

2012 Assessed Value: \$194,400

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

Zoning: Marine Industrial

Wetlands: N/A

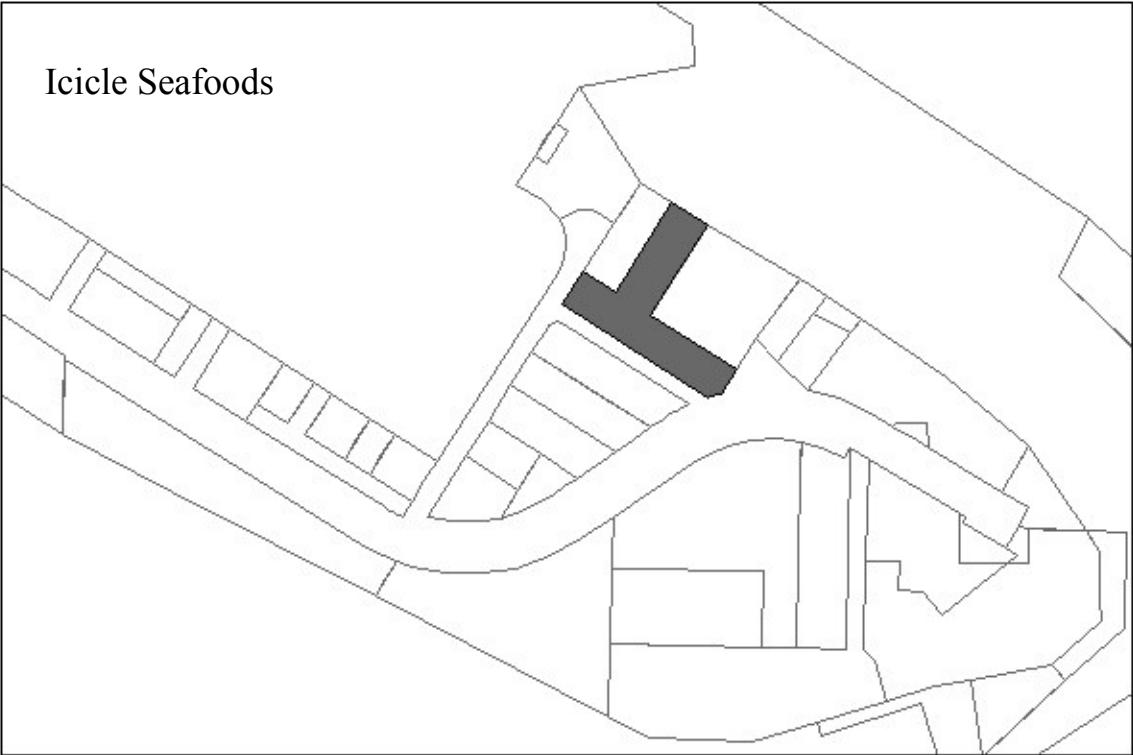
Infrastructure: Water, sewer, paved/gravel road access

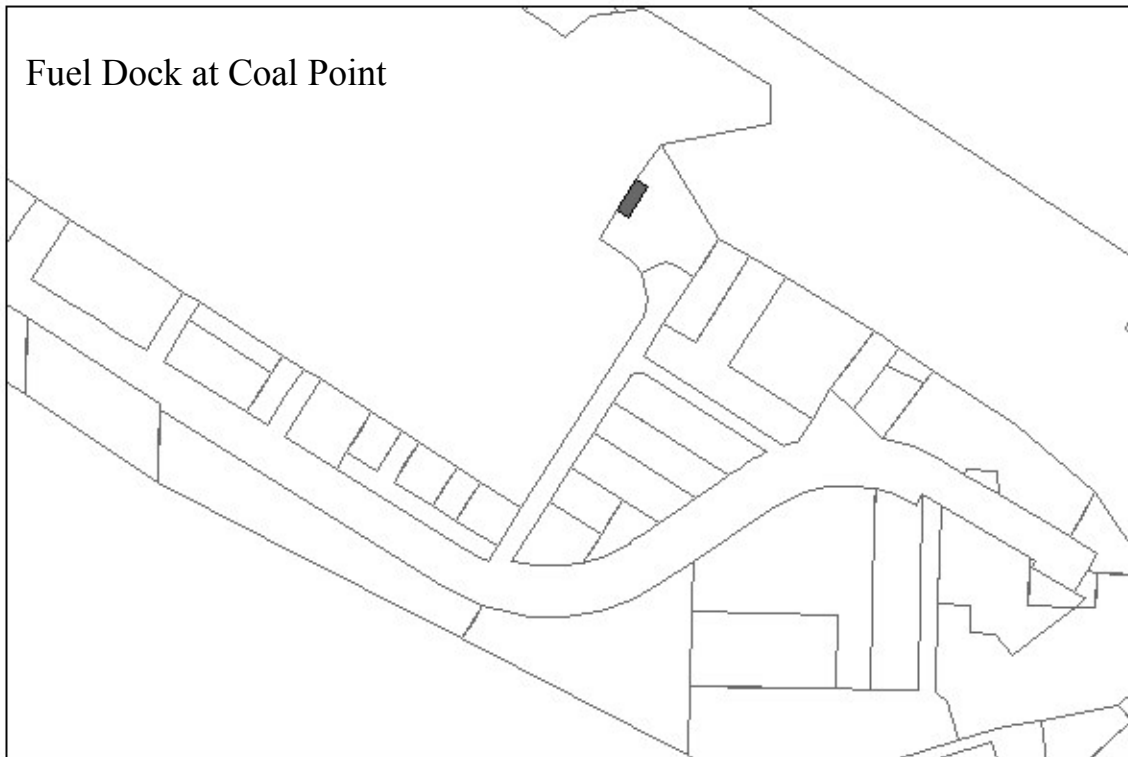
Address: Fish Dock Road

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

Resolution 14-043, 20 year lease with two five year options. Snug Harbor.
 Expiration: 4/30/2034

Finance Dept. Code:

	
Designated Use: Leased Land Acquisition History:	
Area: 1.49 acres	Parcel Number: 18103419
2012 Assessed Value: \$534,900 (Land: \$359,600 Structure: \$175,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 842 Fish Dock Road
Leased to: Icicle Seafoods, Inc Expiration: 2037 with options..	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2012 Assessed Value: \$476,100 (Land: \$31,100 Structure: \$476,100)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

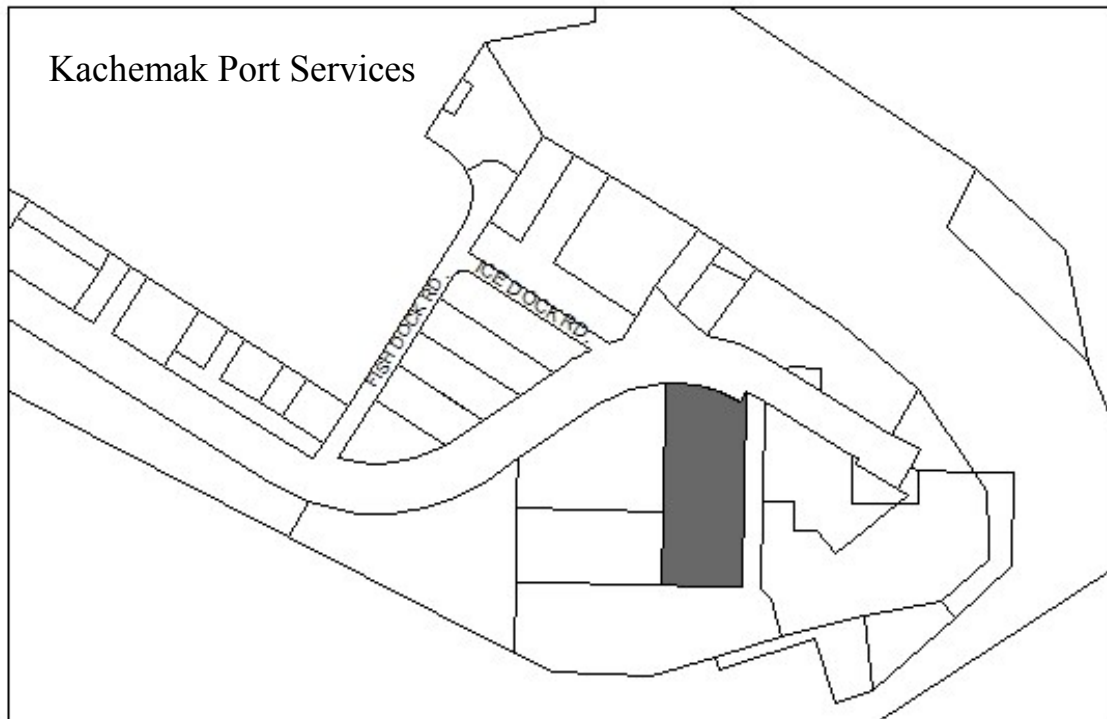
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 843 Fish Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
 Expiration: 11/30/2018. No options left.

Finance Dept. Code:



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

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

Parcel Number: 18103404

2012 Assessed Value: 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4667 Homer Spit Road

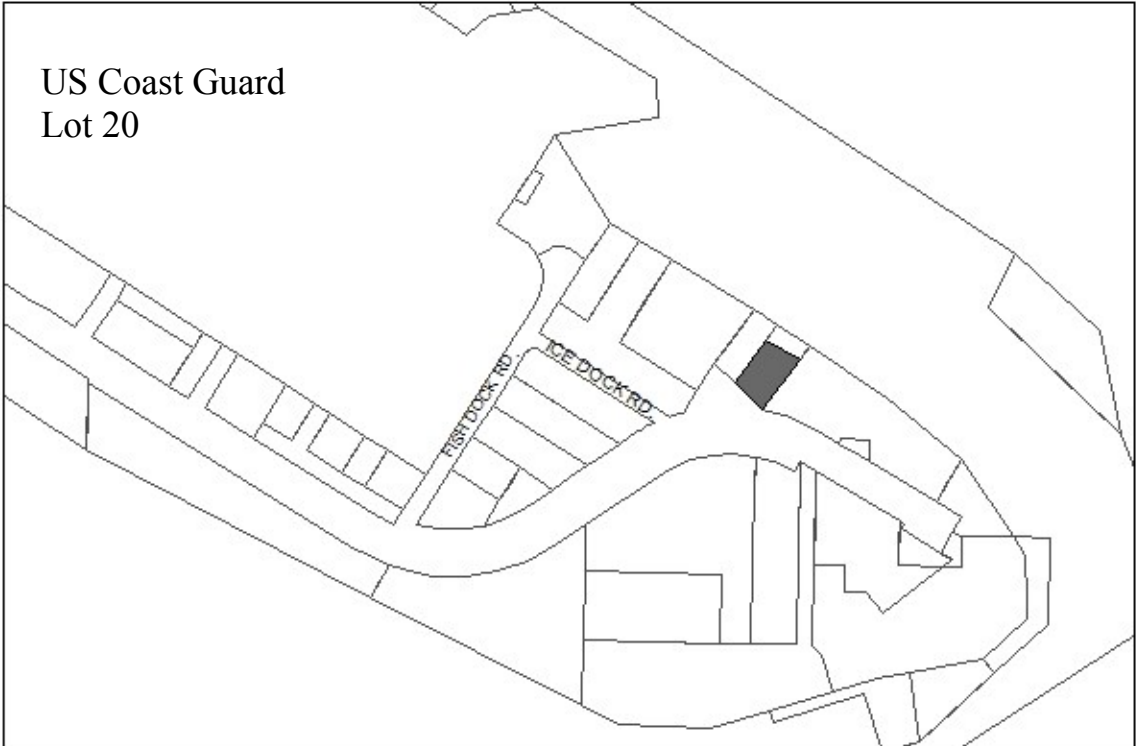
Leased to:

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

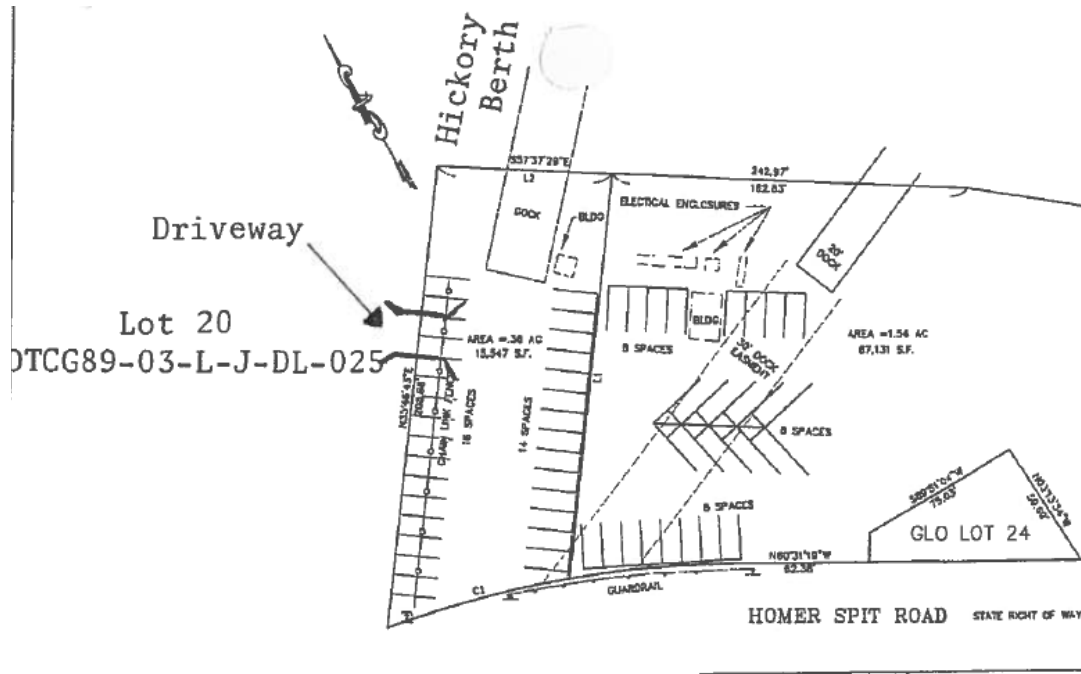
Alaska Marine Highway lease: Alaska Marine Highway System to build a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

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

Finance Dept. Code:

 US Coast Guard Lot 20	
Designated Use: Lease Acquisition History:	
Area: 0.35 acres	Parcel Number: 18103445
2012 Assessed Value: \$112,800	
Legal Description: Portion of Government Lot 20	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address: 4688 Homer Spit Road
Leased to: US Coast Guard. Lease expires September 30, 2023 Resolution 15-009 approved an additional 20 year lease.	
Finance Dept. Code:	

Hickory Lease

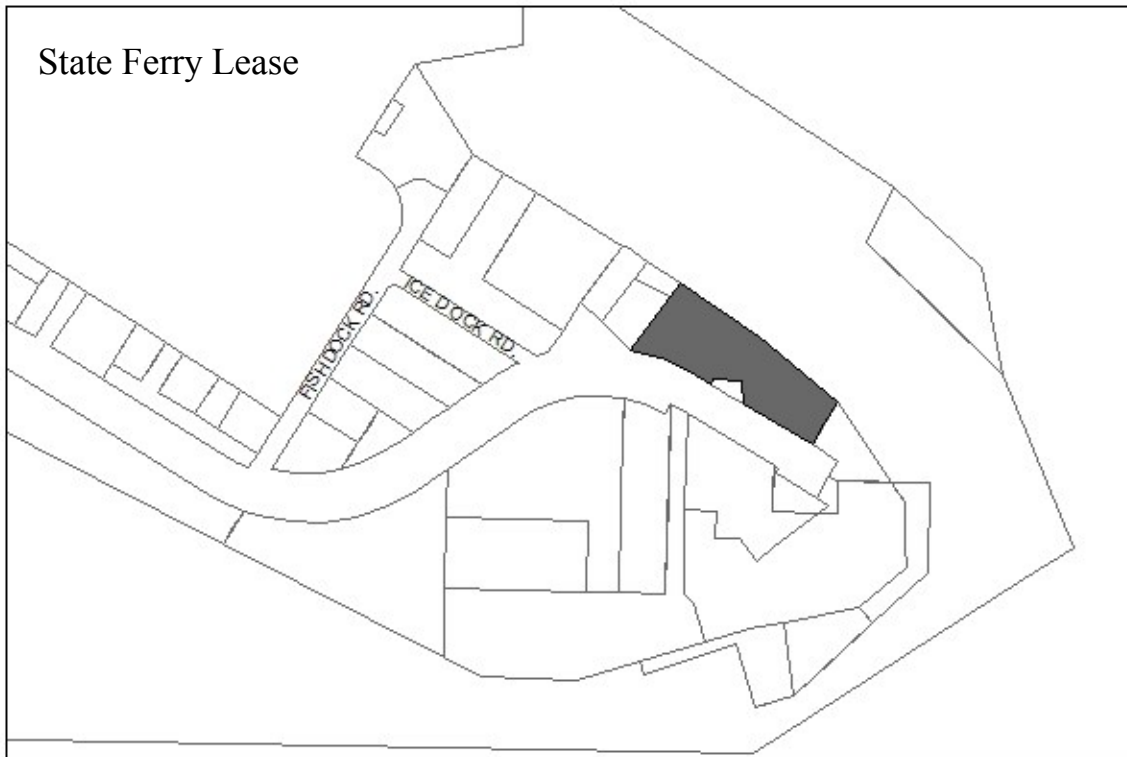


See page B-25. This lease is a portion of the Pioneer Dock.

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

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

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging

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

Area: 1.83 acres or 79,799 sq ft

Parcel Number: 18103447

2012 Assessed Value: \$1,076,900 (\$423,800 Land, \$653,100 Structure)

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

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

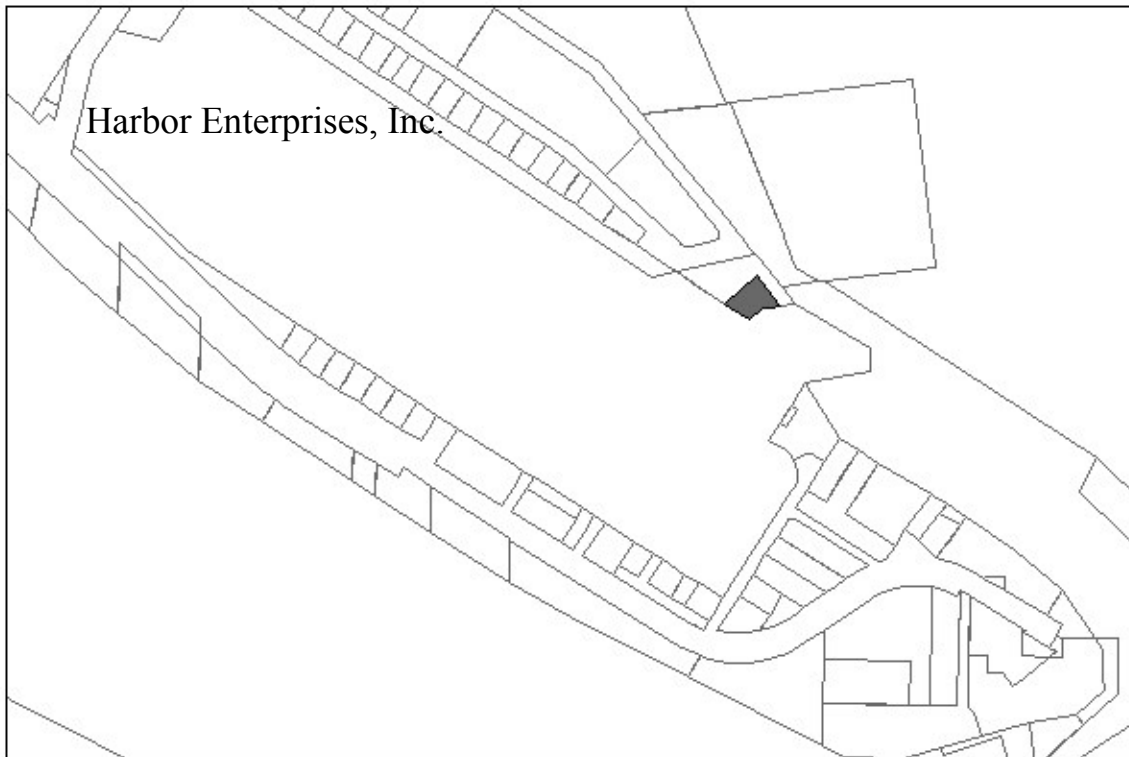
Address: 4690 Homer Spit Road

Leased to: Alaska Marine Highway

Expiration: April 30, 2060

MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



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

Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103260

2012 Assessed Value: \$361,800 (Land: \$140,400 Structure: \$221,400)

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

Zoning: Marine Industrial

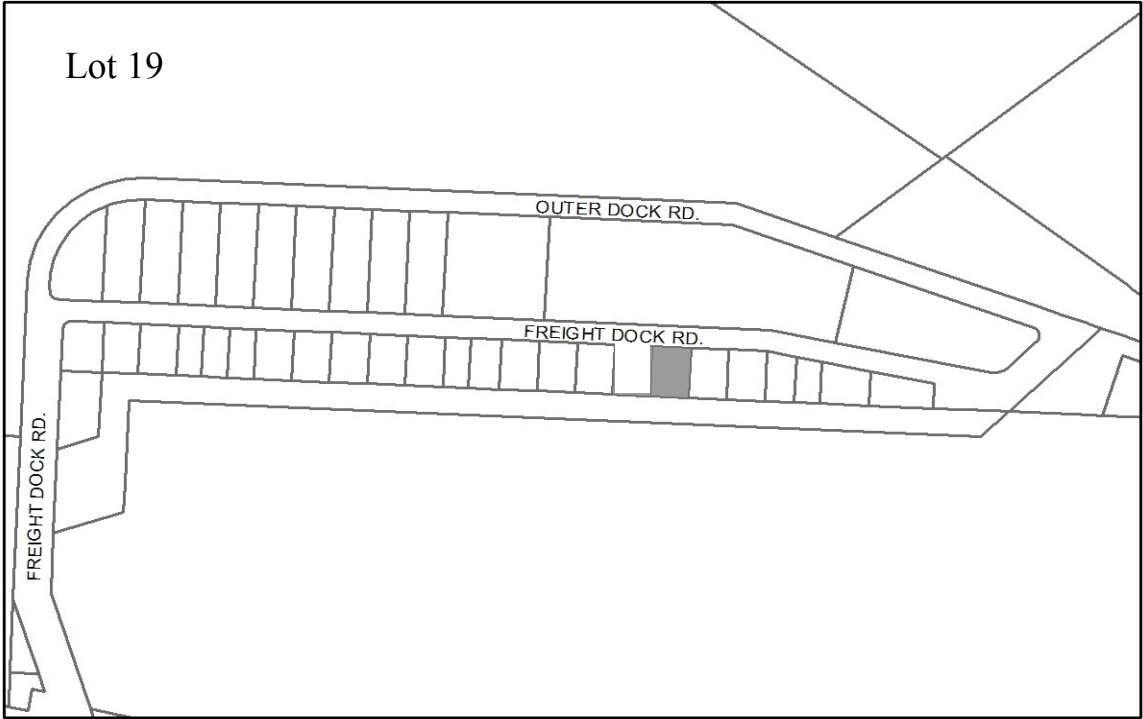
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

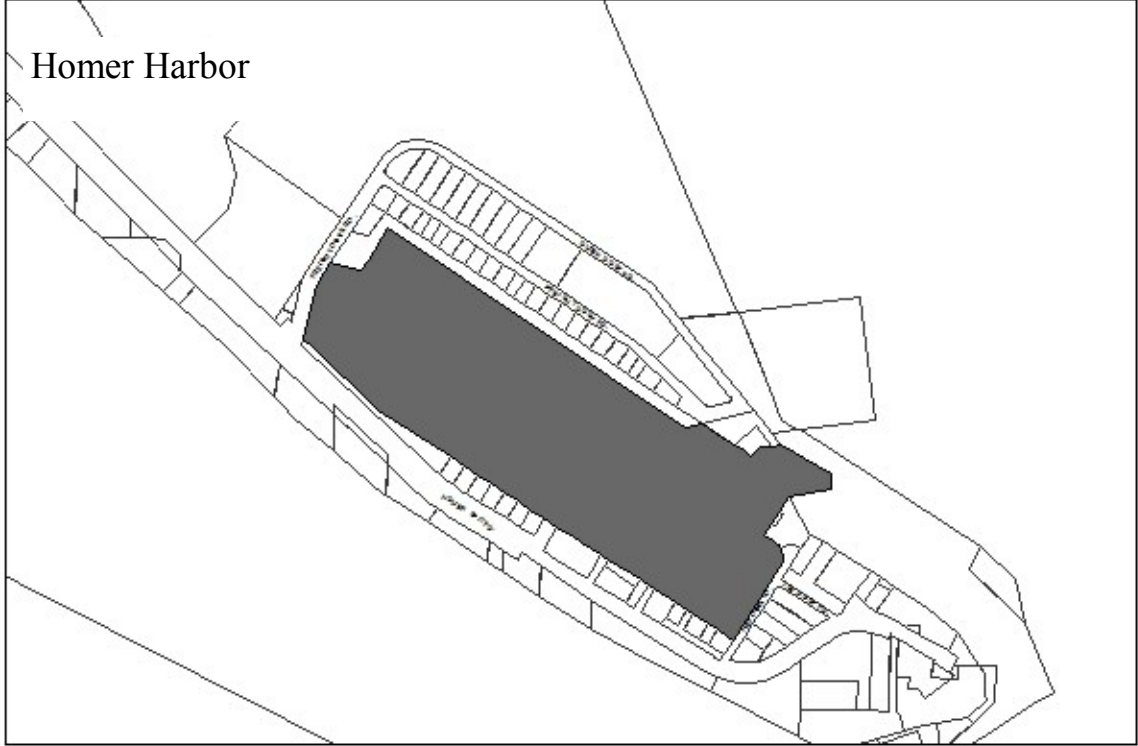
Leased to: Harbor Enterprises/Terminal Oil Sales
Resolution 16-031(S) 20 yr lease

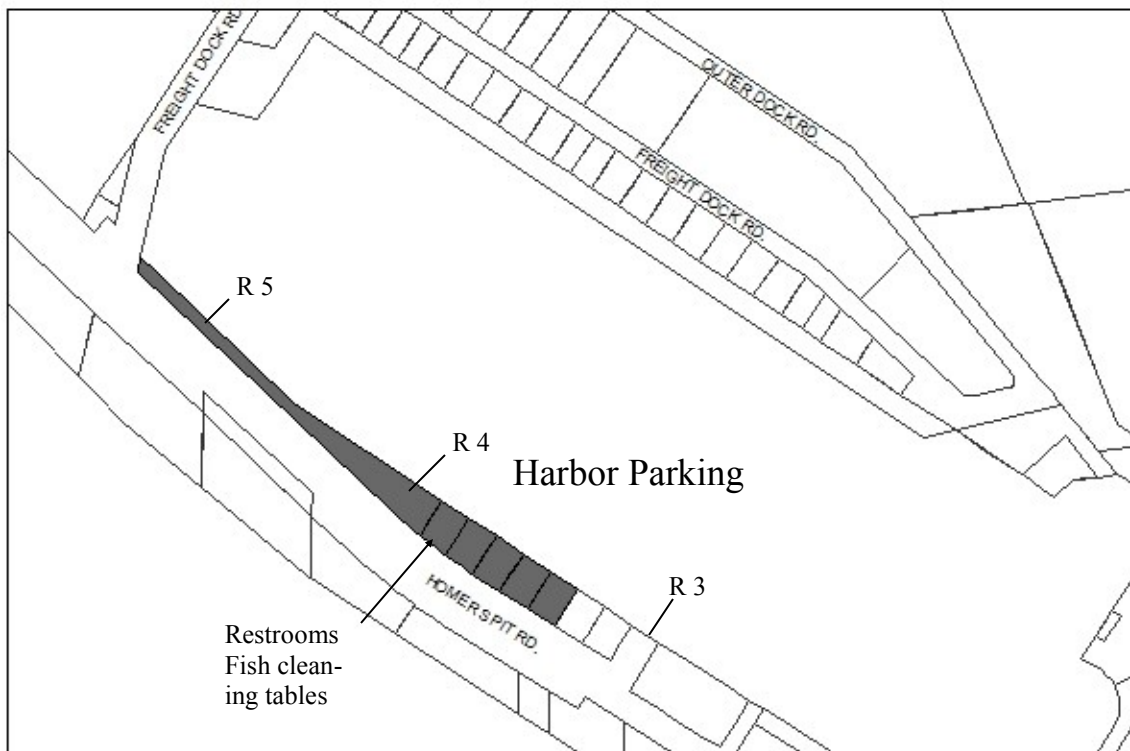
Finance Dept. Code:

 Lot 19	
Designated Use: Lease (Resolution 09-33) Acquisition History:	
Area: 0.96 acres, 0.32 acres	Parcel Number: 181032 38
2012 Assessed Value: \$105,000	
Legal Description: Homer Spit No 5 Lots 19	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, water and sewer	
Notes: Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023	
Finance Dept. Code:	

Section C

Port Facilities

	
Designated Use: Homer Small Boat Harbor Acquisition History: Reso 99-51 Reconveyed from ACOE	
Area: 72.94	Parcel Number: 18103214
2015 Assessed Value: \$808,200	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: floats, road access, water and sewer	
Notes:	
Finance Dept. Code:	



Designated Use: Parking

Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2015 Assessed Value: \$1,055,000 (Land: \$885,600, Structures: \$169,400)

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

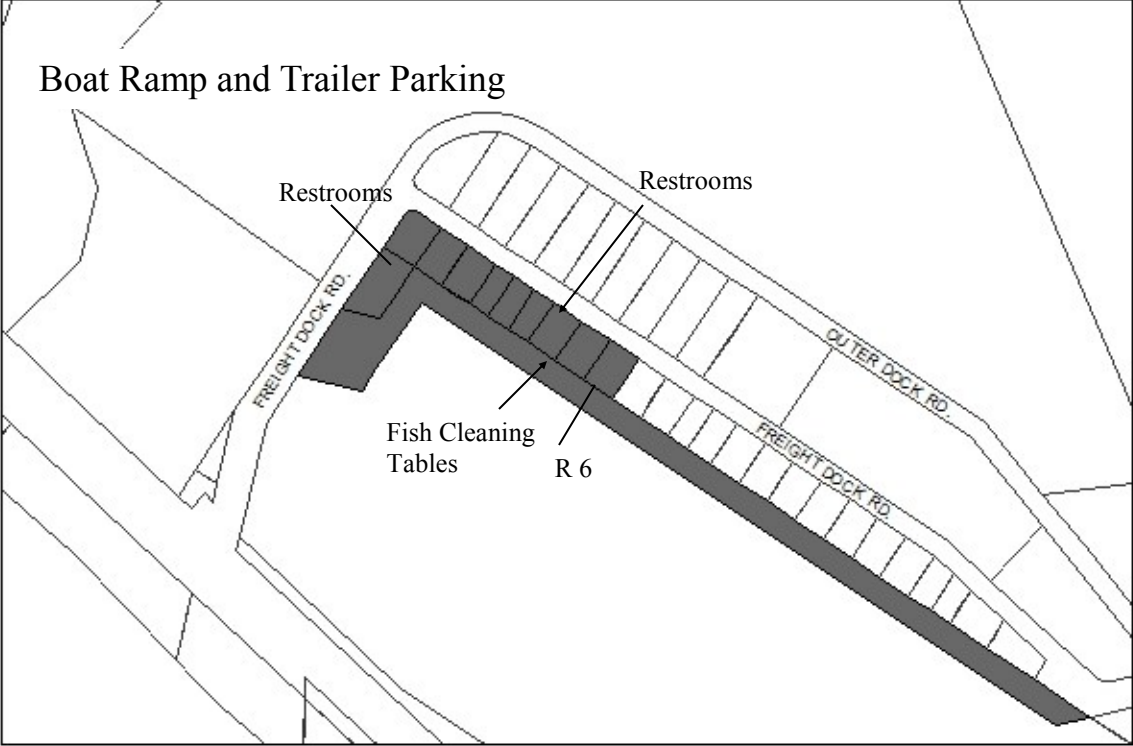
Zoning: Marine Commercial

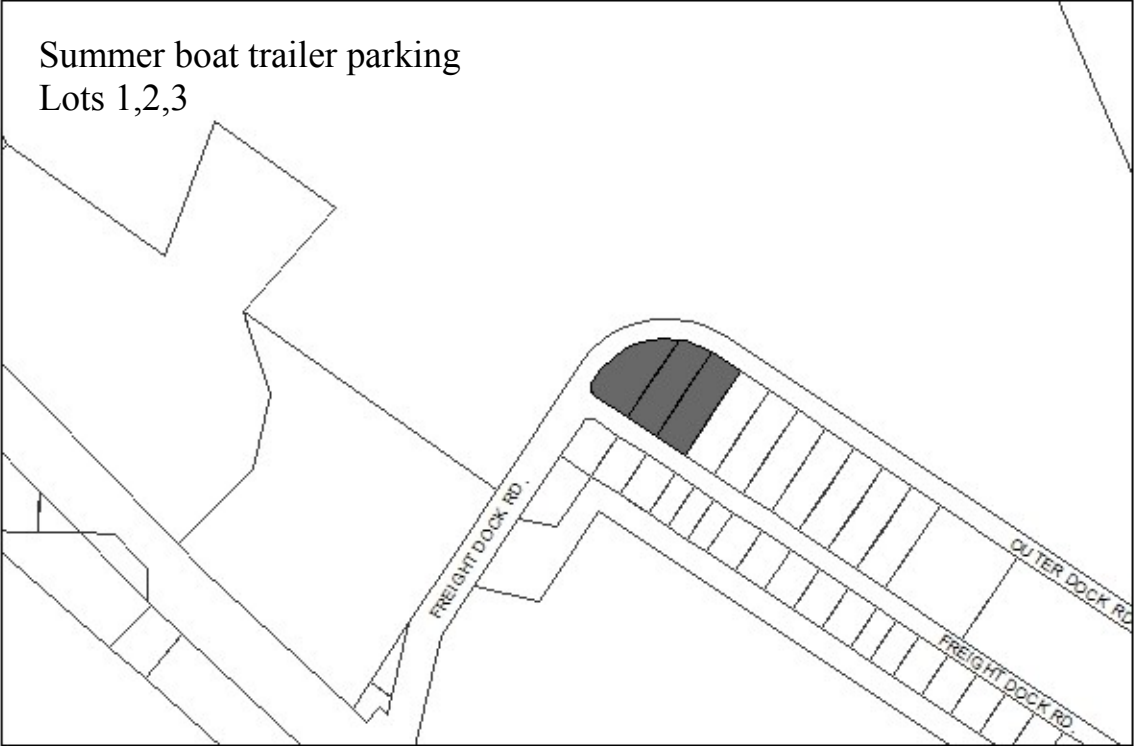
Wetlands: N/A

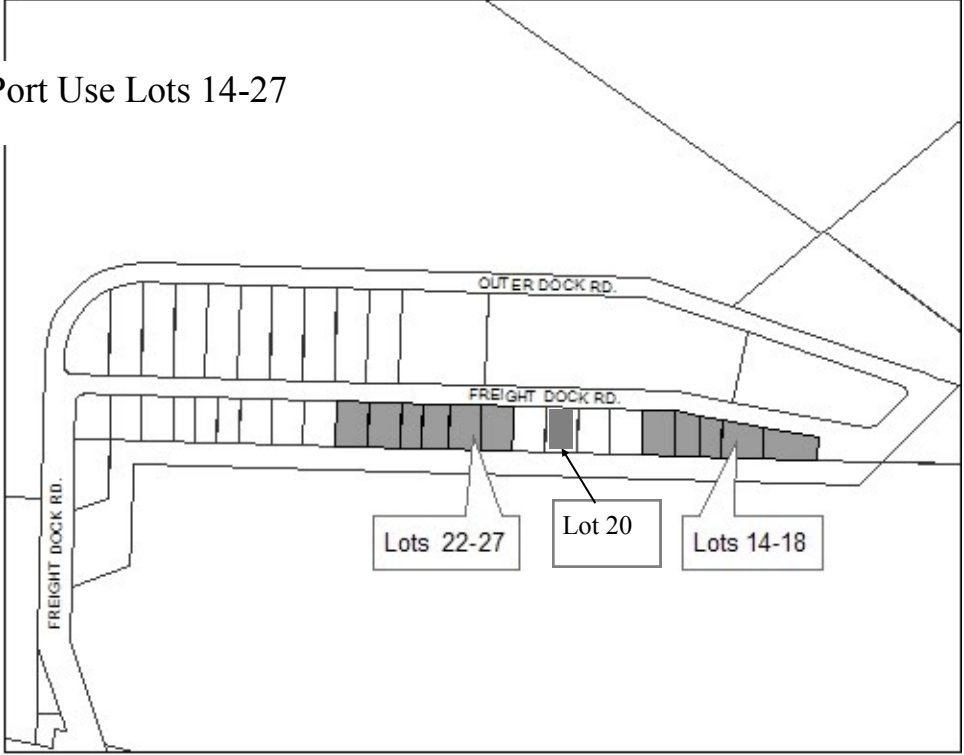
Infrastructure: Paved road, gas, Spit Trail, water and sewer, public restrooms

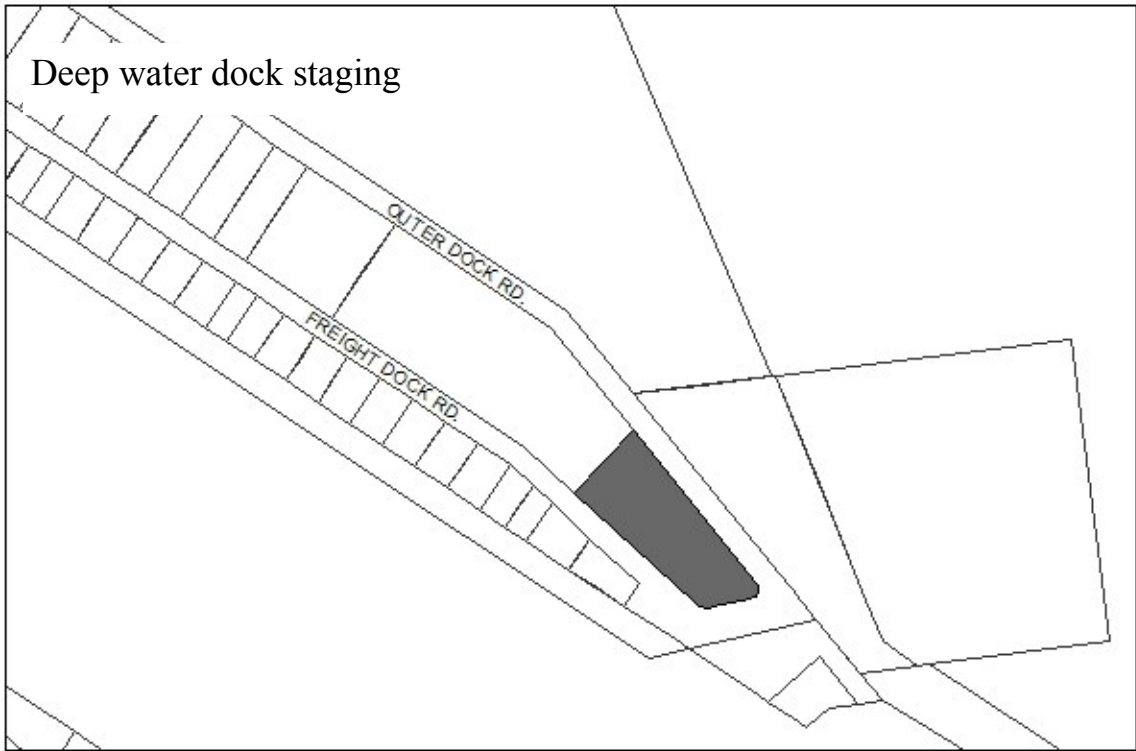
Notes: New restrooms at Ramp 5 constructed 2015/2016

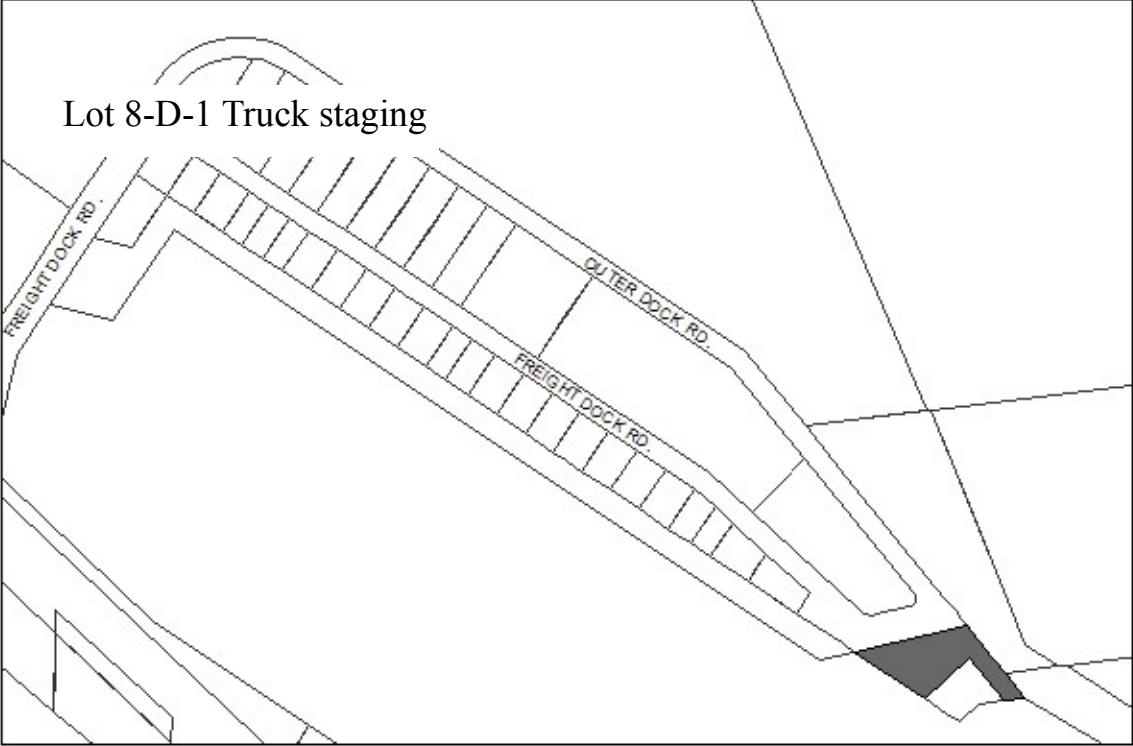
Finance Dept. Code:

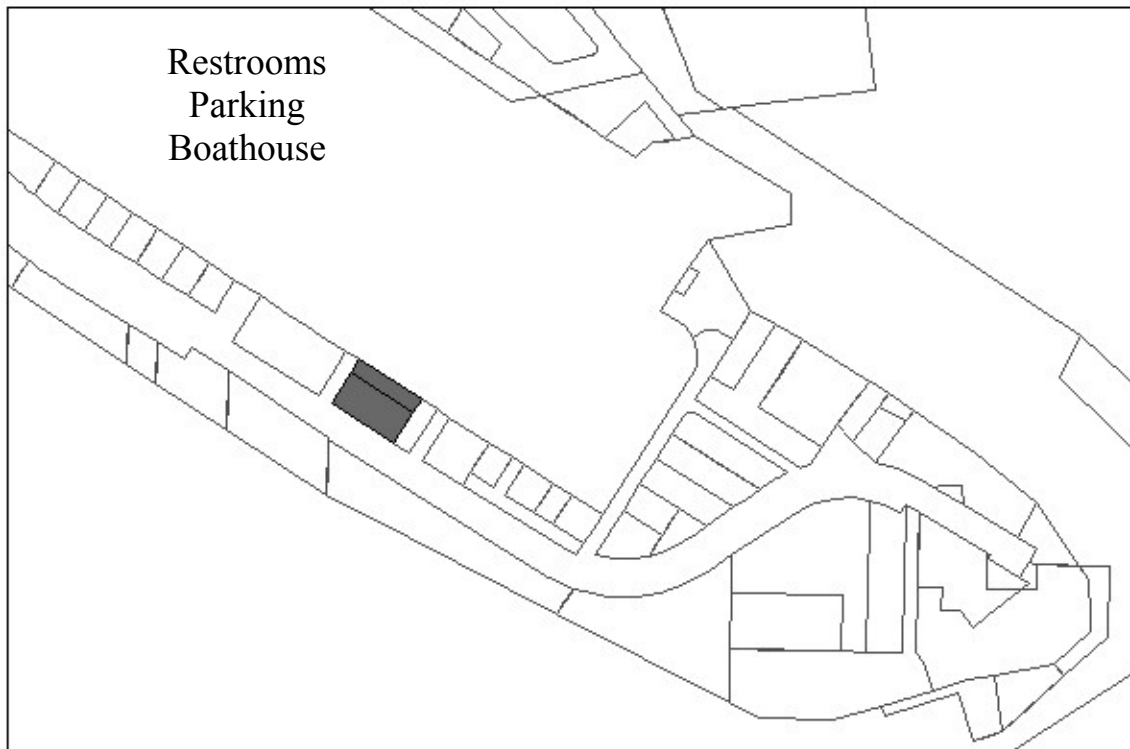
	
Designated Use: Boat ramp and trailer parking Acquisition History:	
Area: 8.32 acres	Parcel Number: 181032 47-58, 18103216
2015 Assessed Value: \$1,999,000	
Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
Zoning: Marine Industrial, over slope area is Marine Commercial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, public restrooms	
Notes: Includes boat launch (reconstructed in 2016), Spit Trail, boat trailer parking, two public restrooms and over slope area along the harbor. Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.	
Finance Dept. Code:	

	
Designated Use:	
Acquisition History:	
Area: 1.98 acres	Parcel Number: 181032-21,22,31
2015 Assessed Value: \$562,300	
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer, Barge ramp	
Notes:	
Finance Dept. Code:	

Port Use Lots 14-27  The map shows a waterfront area with two main roads: 'OUTER DOCK RD.' running horizontally and 'FREIGHT DOCK RD.' running vertically on the left. A series of lots are shown along the waterfront. A group of lots is shaded and labeled 'Lots 22-27'. A single lot is labeled 'Lot 20'. Another group of lots is shaded and labeled 'Lots 14-18'.	
Designated Use: Port Use Acquisition History:	
Area: 3.16 acres	Parcel Number: 18103233-37, 41-46
2015 Assessed Value: \$1,816,300	
Legal Description: Homer Spit No 5 Lots 14-18, 22-27	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, Spit Trail, water and sewer	
Notes: Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with. The office completed in 2015 is on lots 22 and 23. Lot 20 reserved for future travel lift Resolution 13-032	
Finance Dept. Code:	

	
Designated Use: Deep water dock staging Acquisition History:	
Area: 2.08 acres	Parcel Number: 18103232
2015 Assessed Value: \$469,600	
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: paved road, gas, water and sewer	
Notes: Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.	
Finance Dept. Code:	

	
Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2015 Assessed Value: \$301,800	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
Notes: Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity. 2014 construction of guard shack for Deep Water Dock, restrooms and picnic facility, completion of Spit Trail, and paved the lot for dock staging.	
Finance Dept. Code:	



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

Acquisition History:

Area: 0.93 acres

Parcel Number: 18103397

2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

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

Zoning: Marine Commercial

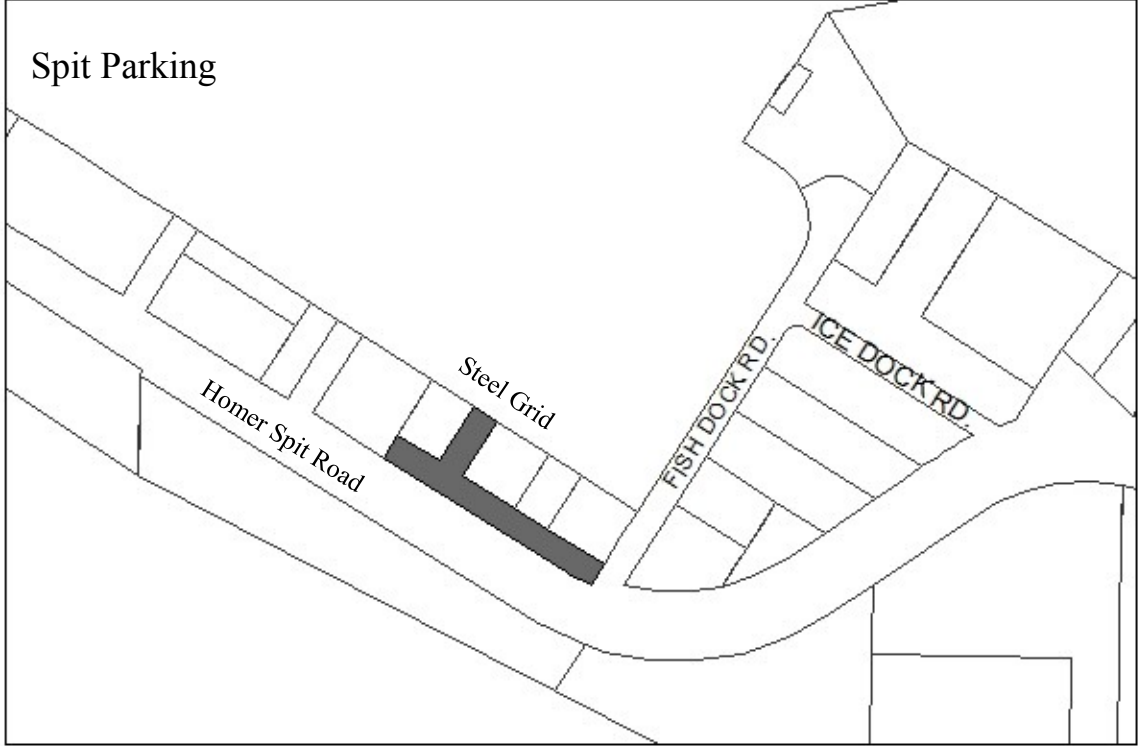
Infrastructure: Paved road, gas, water and sewer

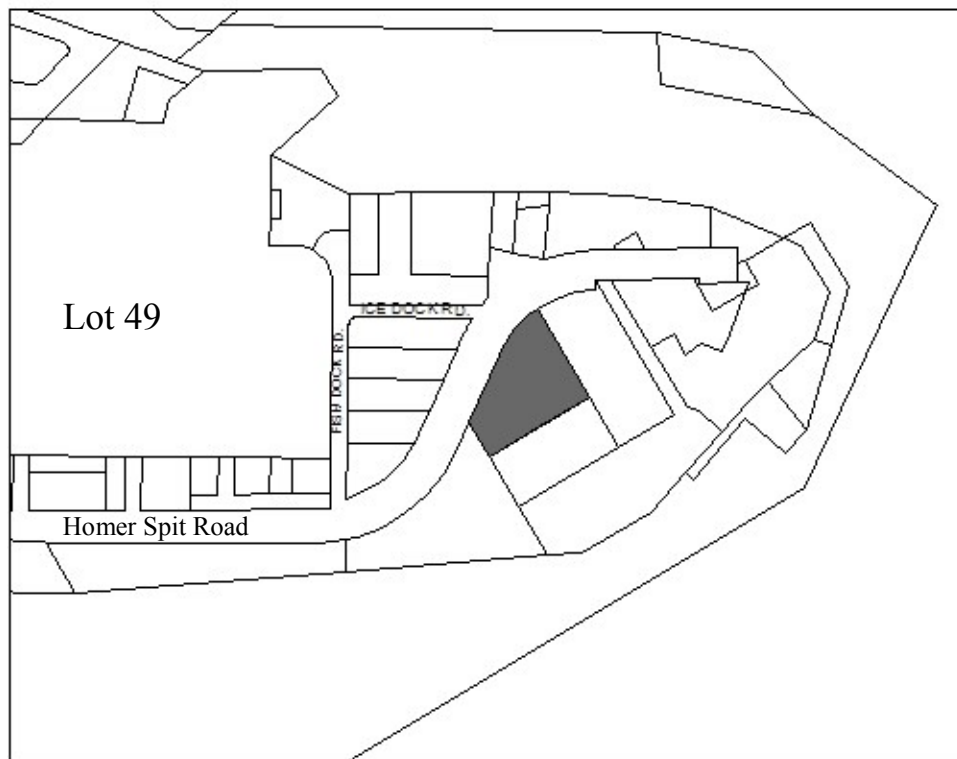
Restrooms built in 1974. Property was part of a Land and Water Conservation Fund Grant in 1972, Project #02-00072. Land may be required to remain parkland in perpetuity.

Former site of Harbormaster Office.

Boat house construction scheduled for 2017/18 on a portion of the property.

Finance Dept. Code:

 The map shows a coastal area with several roads and a parking area. Homer Spit Road runs diagonally from the top left towards the bottom right. A dark shaded area labeled 'Steel Grid' is located between Homer Spit Road and Fish Dock Rd. Fish Dock Rd and Ice Dock Rd run parallel to each other, branching off from Homer Spit Road. The area is labeled 'Spit Parking' in the top left corner.	
Designated Use: Parking and Access Acquisition History:	
Area: 0.6 acres	Parcel Number: 18103441
2015 Assessed Value: \$173,700	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	
Zoning: Marine Commercial	Wetlands: N/A
Infrastructure: Paved road	
Notes: Provides parking for adjacent businesses, and harbor access.	
Finance Dept. Code:	



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

2015 Assessed Value: \$712,000

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

Zoning: Marine Industrial

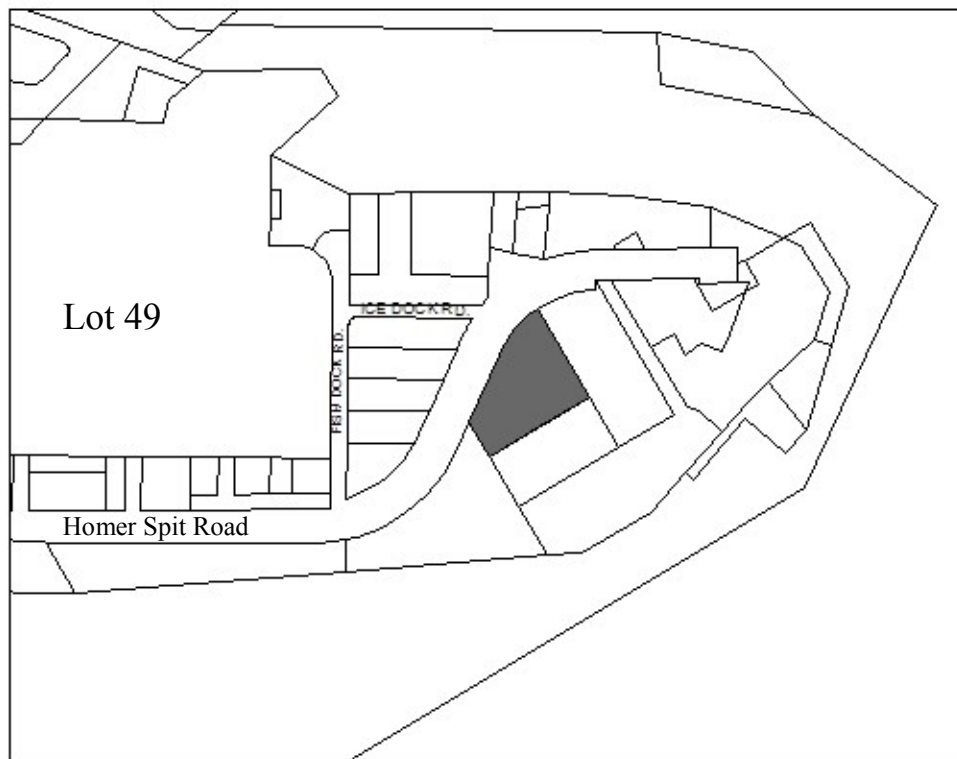
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103403

2015 Assessed Value: \$712,000

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

Zoning: Marine Industrial

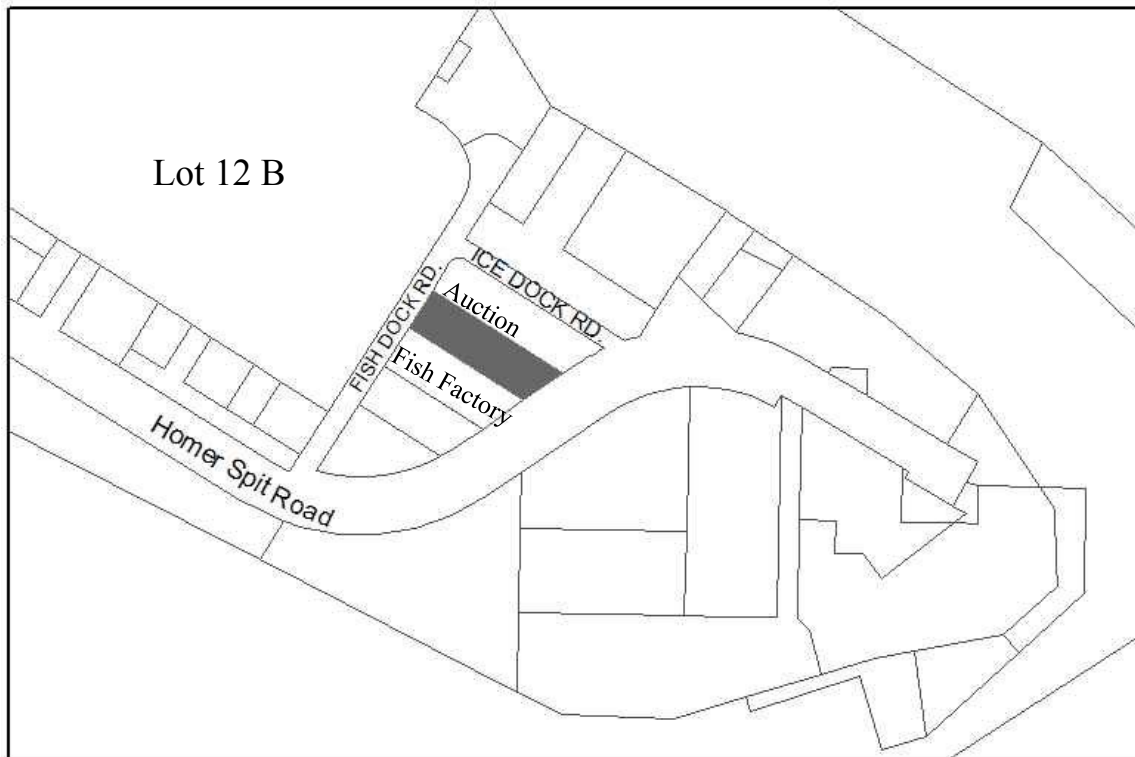
Wetlands: N/A

Infrastructure: Paved road, gas, water and sewer

Notes:

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

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres

Parcel Number: 18103451

2009 Assessed Value: \$265,300

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

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

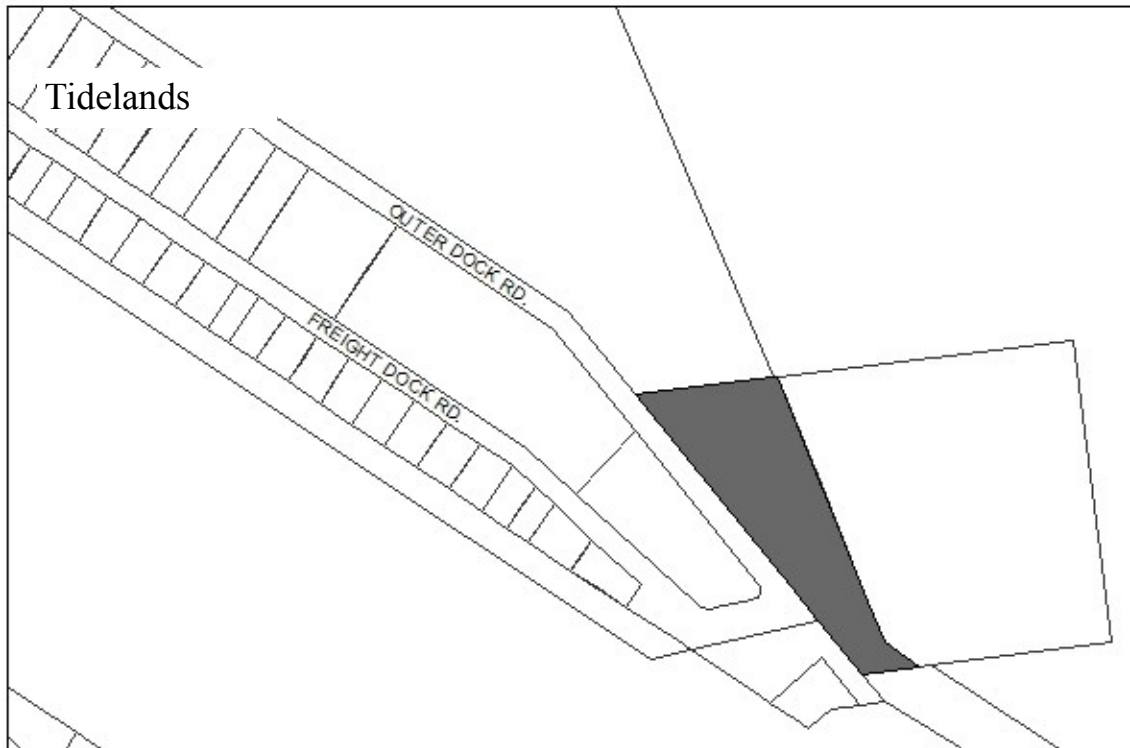
Address:

Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.

Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.

Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 4.19 acres

Parcel Number: 18103213

2017 Assessed Value: \$6,000

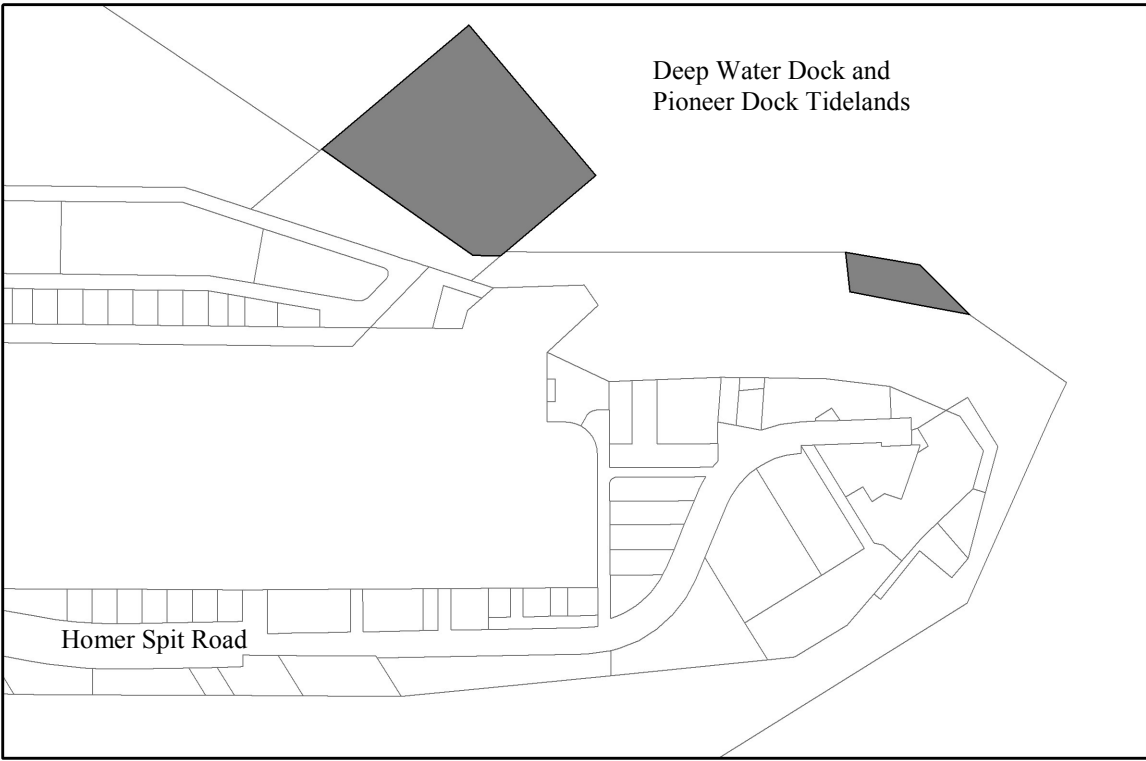
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050
 HOMER SPIT SUB NO TWO AMENDED TRACT A

Zoning: Not zoned

Wetlands: Tidelands

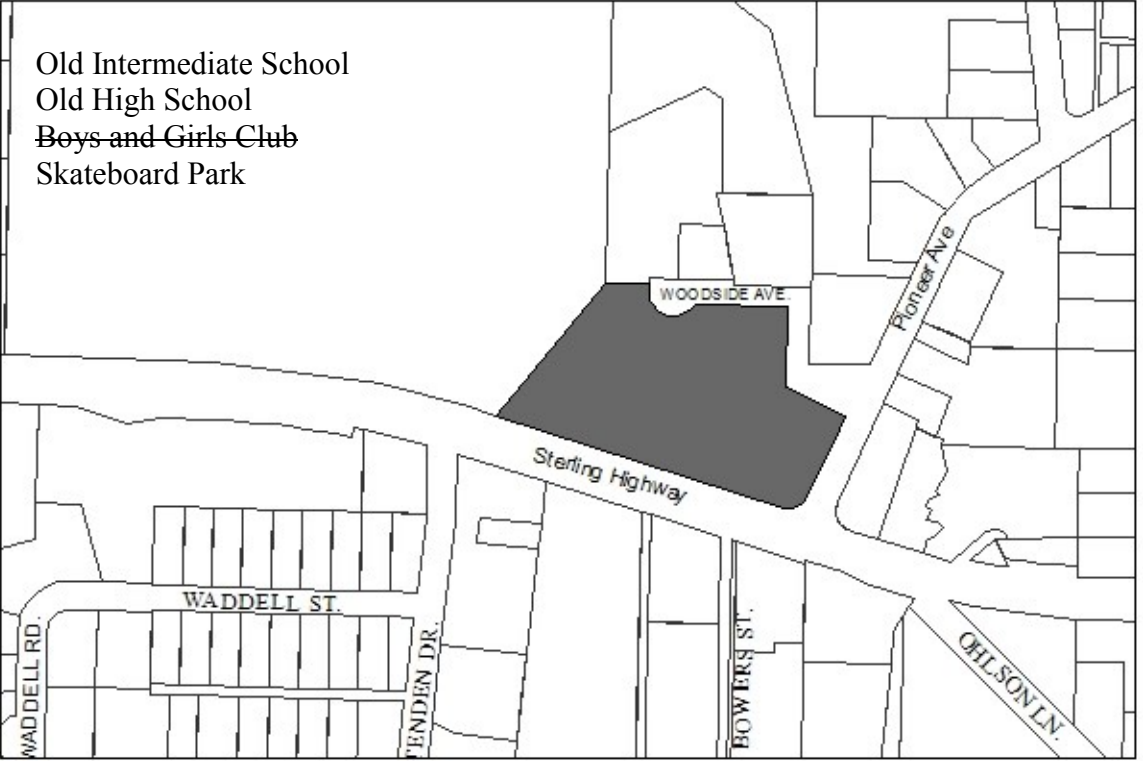
Infrastructure:

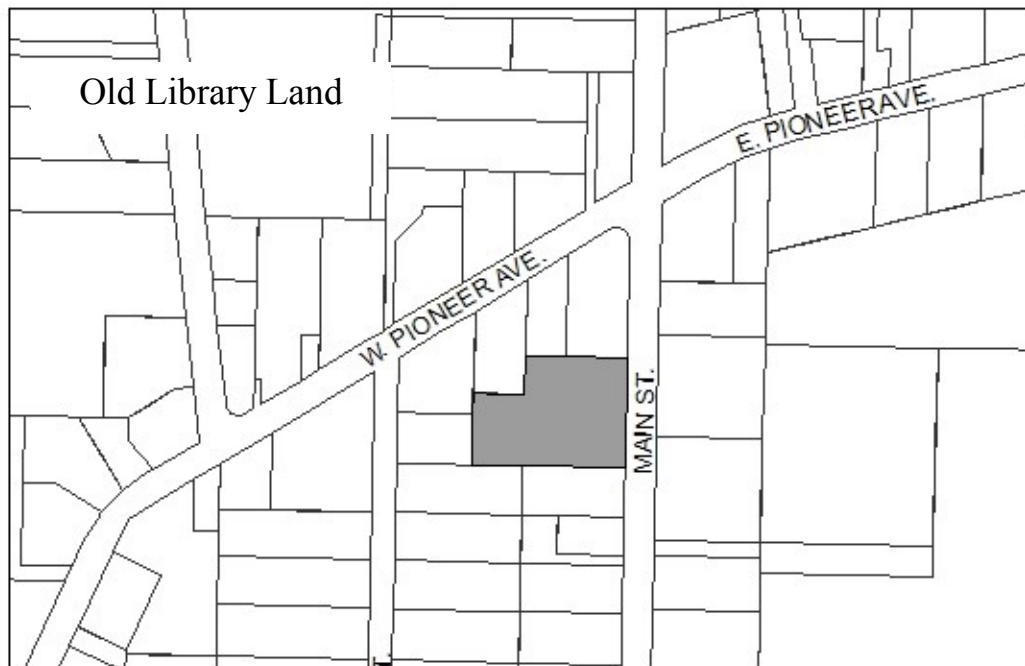
Finance Dept. Code:

	
Designated Use: Port and Harbor Use Acquisition History: Resolution 17-81	
Area: 11.91 acres, 1.37 acres	Parcel Number: 18103203, 18107005
2017 Assessed Value: \$6,113,100	
Legal Description: ATS 1373 and ATS 1603	
Zoning: Outside city limits	Wetlands: N/A
Infrastructure:	
Notes: Acquired from the State of Alaska	
Finance Dept. Code:	

Section D

City Facilities and Other Lands

	
Designated Use: Resolution 14-110, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63	
Area: 4.3 acres	Parcel Number: 17510070
2015 Assessed Value: \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)	
Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
Zoning: Central Business District	Wetlands: Creek on western edge
Infrastructure: Paved access and parking. Water and Sewer.	
Notes: • Skateboard Park on premises. • Deed restrictions removed by Kenai Peninsula Borough, fall 2014	
Finance Dept. Code: 170.0032 175.100.05	



Designated Use: Sell.

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

Area: 1.31 acres

Parcel Number: 17514416

2016 Assessed Value: \$277,700

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

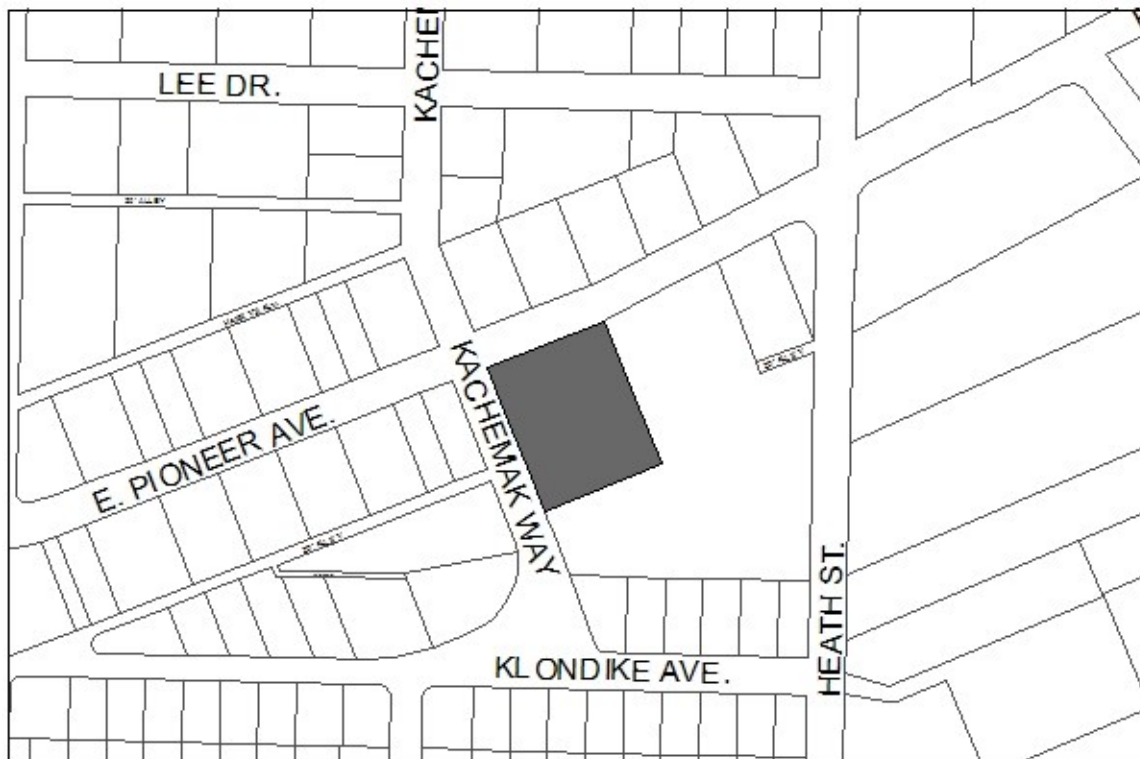
Infrastructure: Paved road, water, sewer, natural gas

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. Intent is to sell the lot and pay down debt on the library loan. The City has been attempting to sell the land since 2007.

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

Finance Dept. Code:

Designated Use: Library. Resolution 2003-72 Acquisition History: KPB Ord 93-09	
Area: 5.25 acres	Parcel Number: 17710739, 17710740
2015 Assessed Value: \$7,973,300 (Land 829,800, Structure 7,503,600)	
Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26	
Zoning: Central Business District	Wetlands: Some wetlands present
Infrastructure: Paved road access, trail access, gas, water and sewer available.	
Notes:	
Finance Dept. Code:	



Designated Use: City Hall

Acquisition History: Purchased, Schoulz 12/31/86

Area: 1.12 acres

Parcel Number: 17720408

2015 Assessed Value: \$2,067,700 (Land 241,200 Structure 2,206,700)

Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2

Zoning: Central Business District

Wetlands: None

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

Notes: New addition and remodel 2011/12. Lower parking area paved.

Finance Dept. Code:



Designated Use: Police and fire stations

Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres

Parcel Number: 17702057

2009 Assessed Value: \$2,391,400 (Land: \$326,900 Structure: \$2,064,500)

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

Zoning: Central Business District

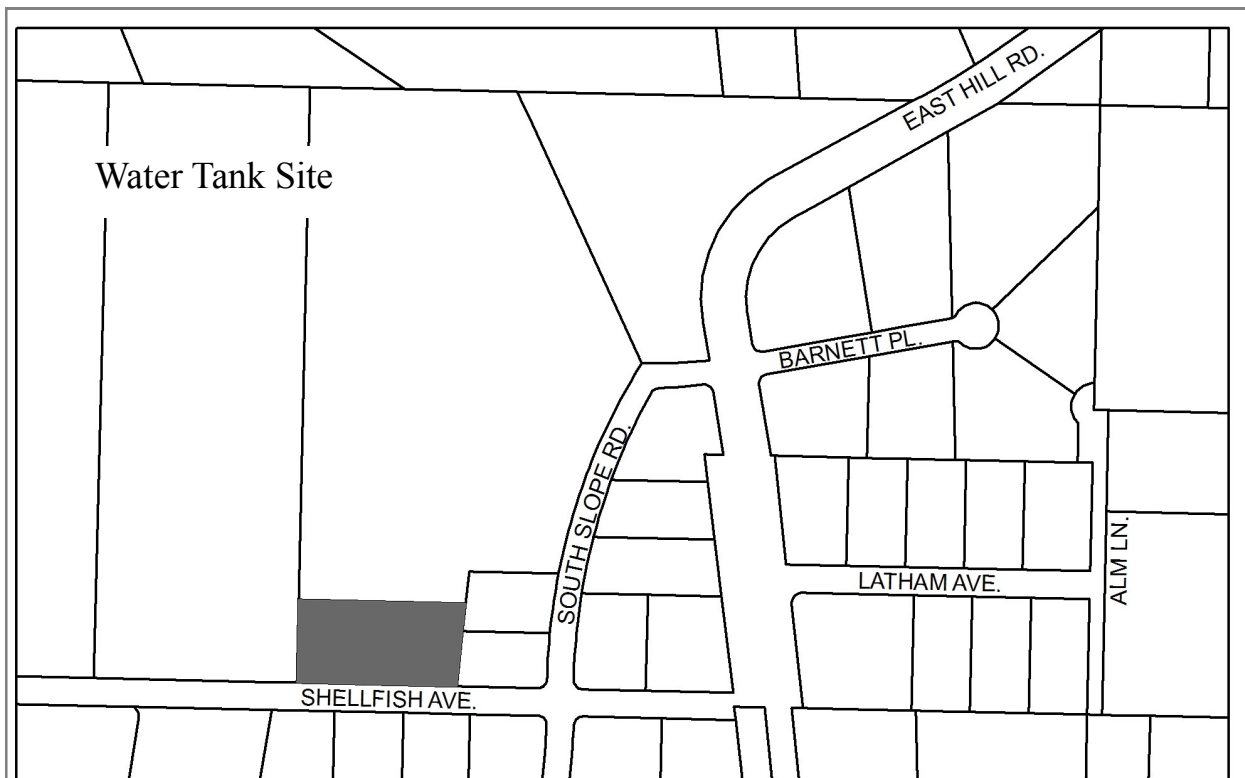
Wetlands: N/A

Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:

	
Designated Use: Water Tank (A Frame Tank) Acquisition History: Dehel Deed 6/1/65	
Area: 0.5 acres	Parcel Number: 17504011
2015 Assessed Value: \$345,800 (Land: \$34,100, Structure (water tank))	
Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	
Zoning: Rural Residential	Wetlands: Possible drainage through site
Infrastructure: N/A	
Notes:	
Finance Dept. Code:	



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

Area: 1.5 acres

Parcel Number: 17701009

2015 Assessed Value: \$98,000

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

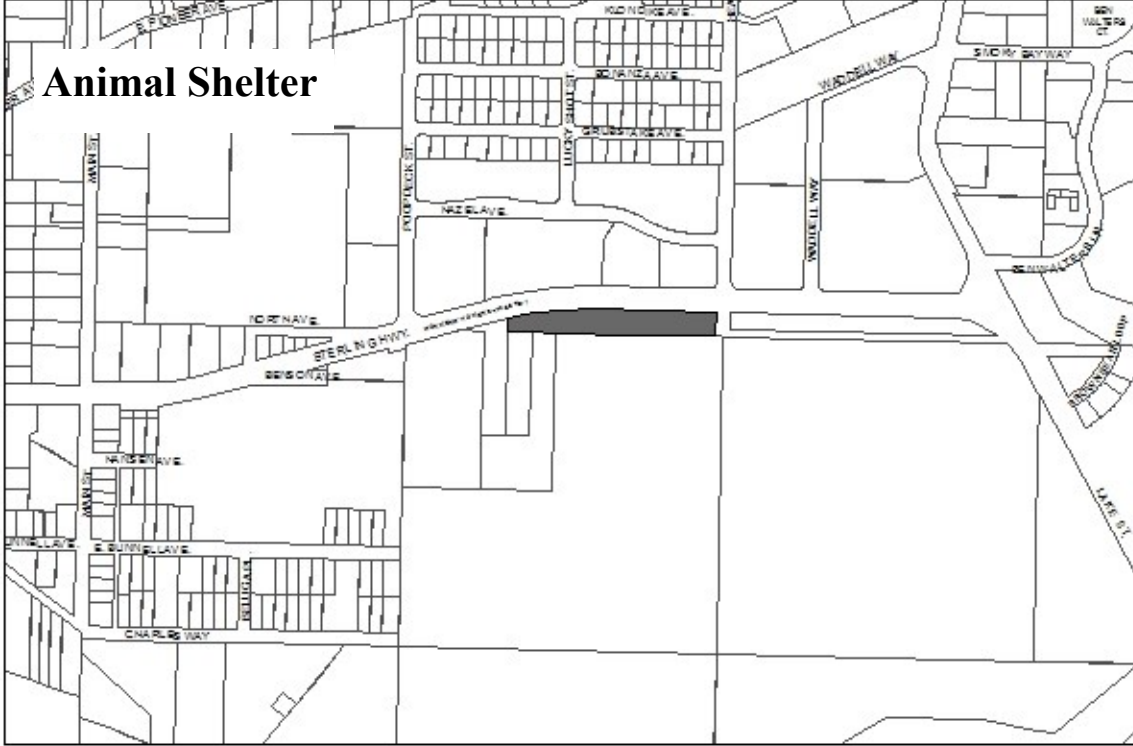
Zoning: Rural Residential

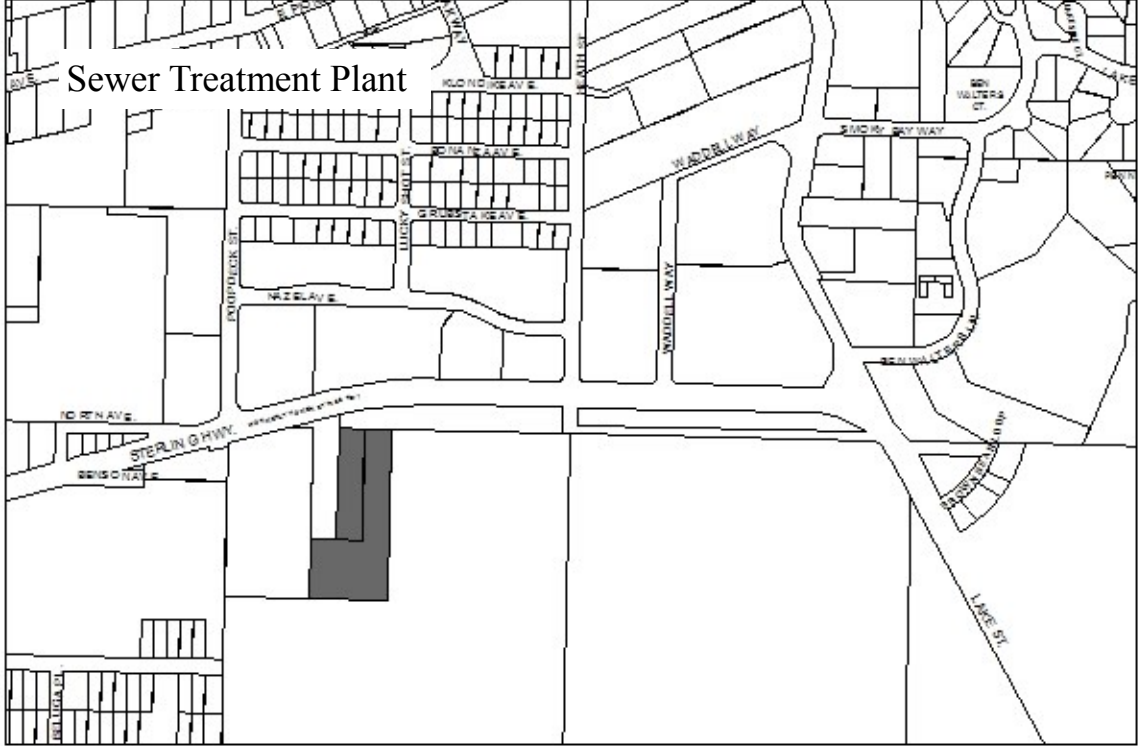
Wetlands:

Infrastructure: N/A

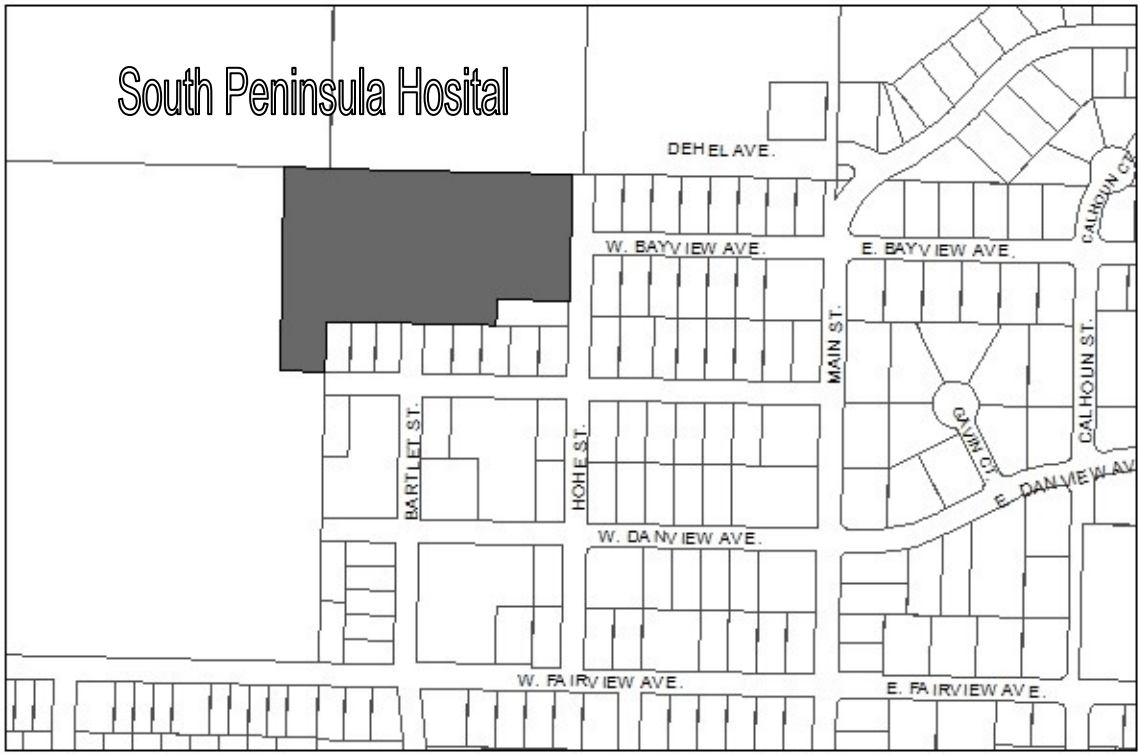
Notes: Future location of a new water tank. Project is shovel ready if federal funding becomes available.

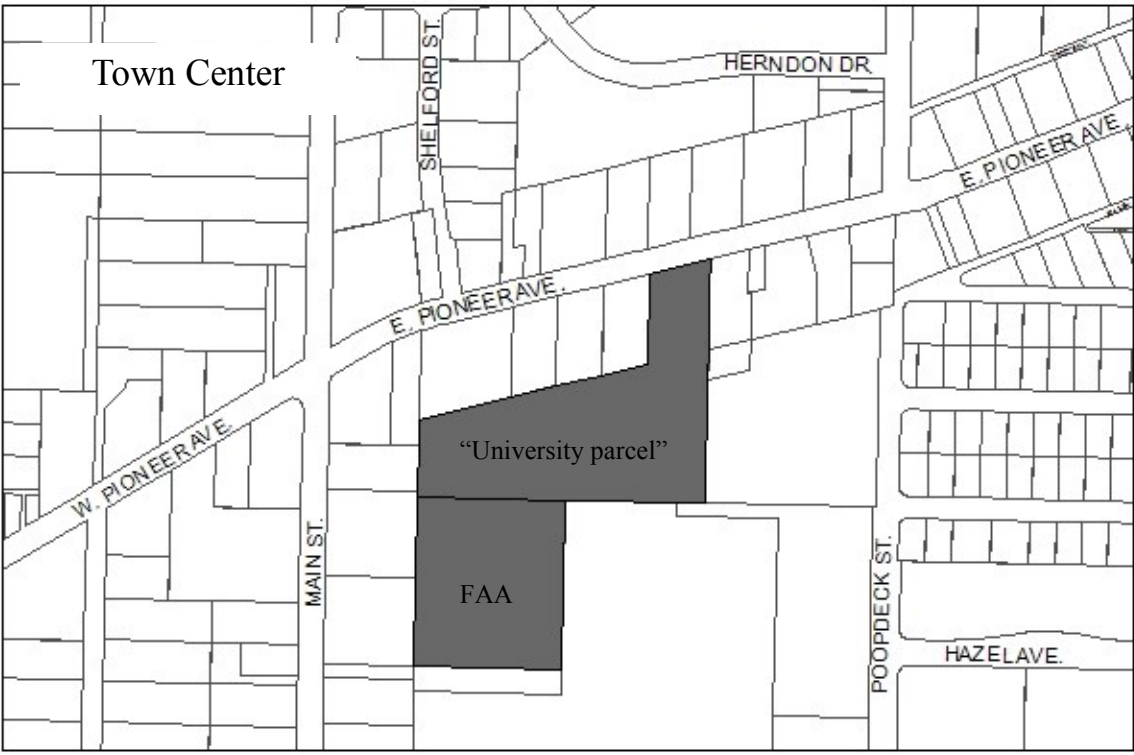
Finance Dept. Code:

	
Designated Use: Animal Shelter Acquisition History: Heath Deed 3/10/71	
Area: 1.85 acres	Parcel Number: 17714020
2015 Assessed Value: \$1,515,300 (Land \$378,900, Structure \$1,136,400)	
Legal Description: Glacier View Subdivision No 18 Lot 1	
Zoning: Central Business District	Wetlands: N/A
Infrastructure: Water, Sewer, gas, gravel access via Public Works	
Notes: Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park. Constructed in 2004. 3,828 sq feet.	
Finance Dept. Code:	

	
Designated Use: Sewage Treatment Acquisition History: see below	
Area: 4.08 acres	Parcel Number: 177140 14, 15
2009 Assessed Value: \$3,429,700 (Land: \$813,800 Structures/Improvements: \$2,615,900)	
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Water and Sewer. Access via PW complex	
Notes: Acquisition: 17414014: Mitchell Warr Deed 1/9/84 17714015: Heath/Whitmore Deed 3-71 2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line. Staff note: additional funding is required to pay for replatting. Lower section within a FEMA mapped flood hazard area.	
Finance Dept. Code:	

Public Works Beluga Slough tidal flats. Zoned Open Space Recreation. Tidal wetland.	
Designated Use: Public Works Acquisition History: Heath Dead 3/10/71	
Area: 30 acres	Parcel Number: 17714016
2015 Assessed Value: \$3,284,500 (Land: \$1,812,100, Structures: \$1,472,300)	
Legal Description: T 6S R 13W 4EC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	
Zoning: Central Business/Open Space	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Within a FEMA mapped flood hazard area. Lower portion of lot also nominated for inclusion in the Western Hemisphere Shorebird Reserve network, Resolution 15-064. 2015/16: Equipment shed constructed, Conditional Use Permit 15-02.	
Finance Dept. Code:	

	
Designated Use: South Peninsula Hospital Acquisition History:	
Area: 7.12 acres	Parcel Number: 17504024
2012 Assessed Value: \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
Zoning: Residential Office	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	
Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
Finance Dept. Code:	

	
Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center. Acquisition History: UA: Ord 03-61 purchase.	
Area: 7.71 acres	Parcel Number: 17719209, 17708015
2009 Assessed Value: \$520,200	
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.	
Zoning: Central Business District	Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
Infrastructure: Must be built as land is developed.	
Finance Dept. Code:	



Designated Use: Tidelands
Acquisition History:

Area: 6,784 acres

Parcel Number: 18107001, 17728001, 17528001
 1810125, 1810126

2012 Assessed Value: \$22,345,000

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)

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

Area: 1.66 acres

Parcel Number: 177177-06, 07

2009 Assessed Value: \$51,500 (combined value)

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

Zoning: Rural Residential

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

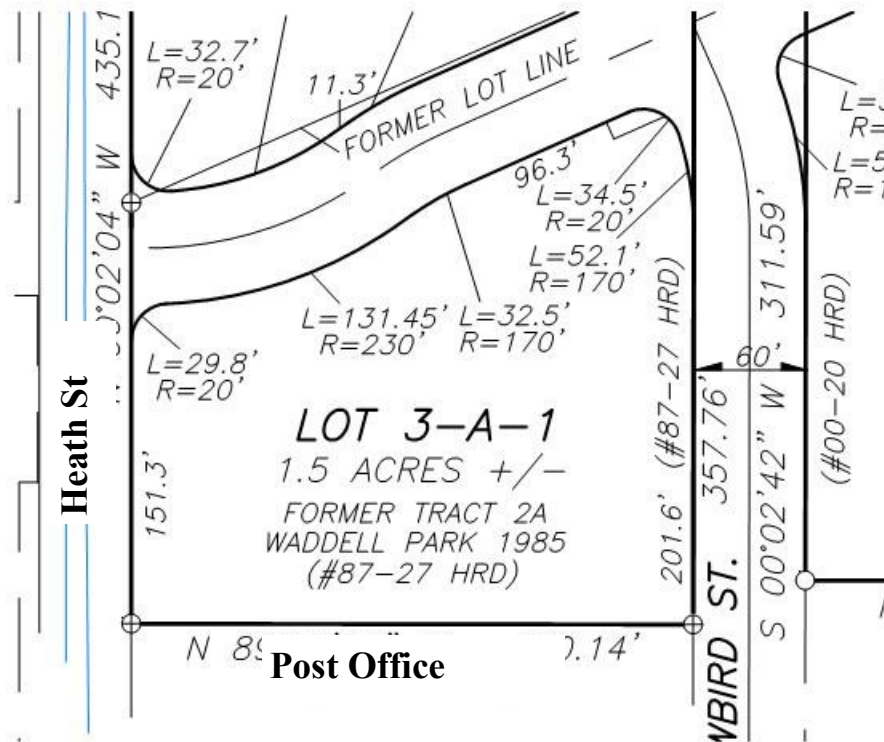
Infrastructure: Gravel road, water and sewer, seawall.

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.

Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

Finance Dept. Code:



Designated Use: Sell, Ordinance 15-30

Acquisition History: Purchased

Area: 1.5 acres

Parcel Number: 17712034

2017 Assessed Value: \$145,100

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

Zoning: CBD

Wetlands: N/A

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

Notes: Road construction in 2016. Project funding from State appropriation and matching City HART funds.

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Detling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft

Parcel Number: 177154 02, 03

2015 Assessed Value: \$1,400

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

Zoning: Central Business District

Wetlands: Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

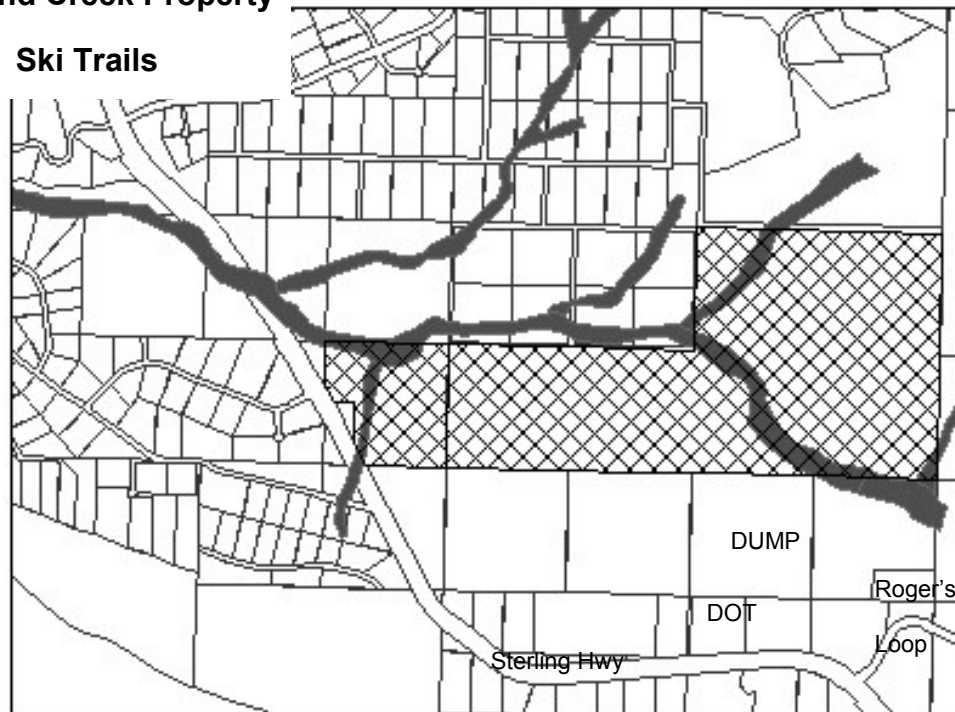
Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:

Designated Use: Restroom and Future right of way Acquisition History: Ordinance 2012-42	
Area: 0.27 acres	Parcel Number: 17514301
2015 Assessed Value: \$58,800	
Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	
Zoning: Central Business District	Wetlands: Yes
Infrastructure: Paved Road, water and sewer	
Notes: Public restroom constructed 2013-2014 Future road extension for Bartlett.	
Finance Dept. Code:	

Section E

Parks + Beaches
Cemeteries + Green Space

Diamond Creek Property**Ski Trails****Designated Use:** Public Purpose for park land**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership**Area:** 273 acres (240 acres and 33 acres)**Parcel Number:** 17302201, 17303229**2015 Assessed Value:** \$325,100**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.**Zoning:** Not in city limits**Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

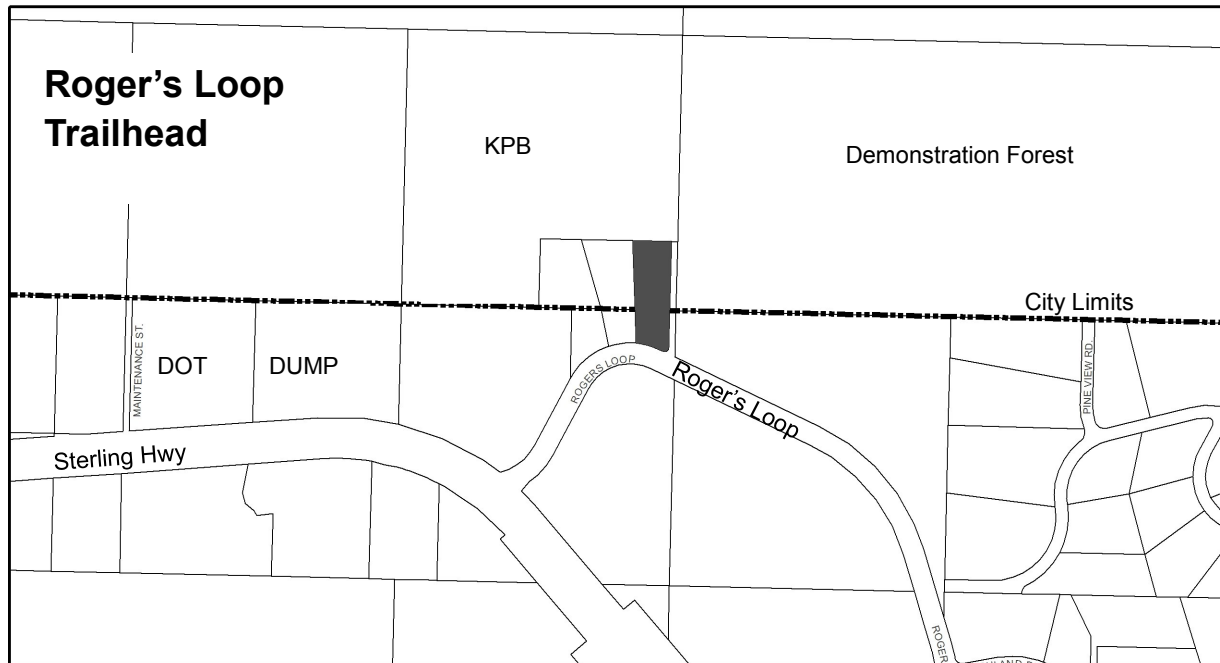
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

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

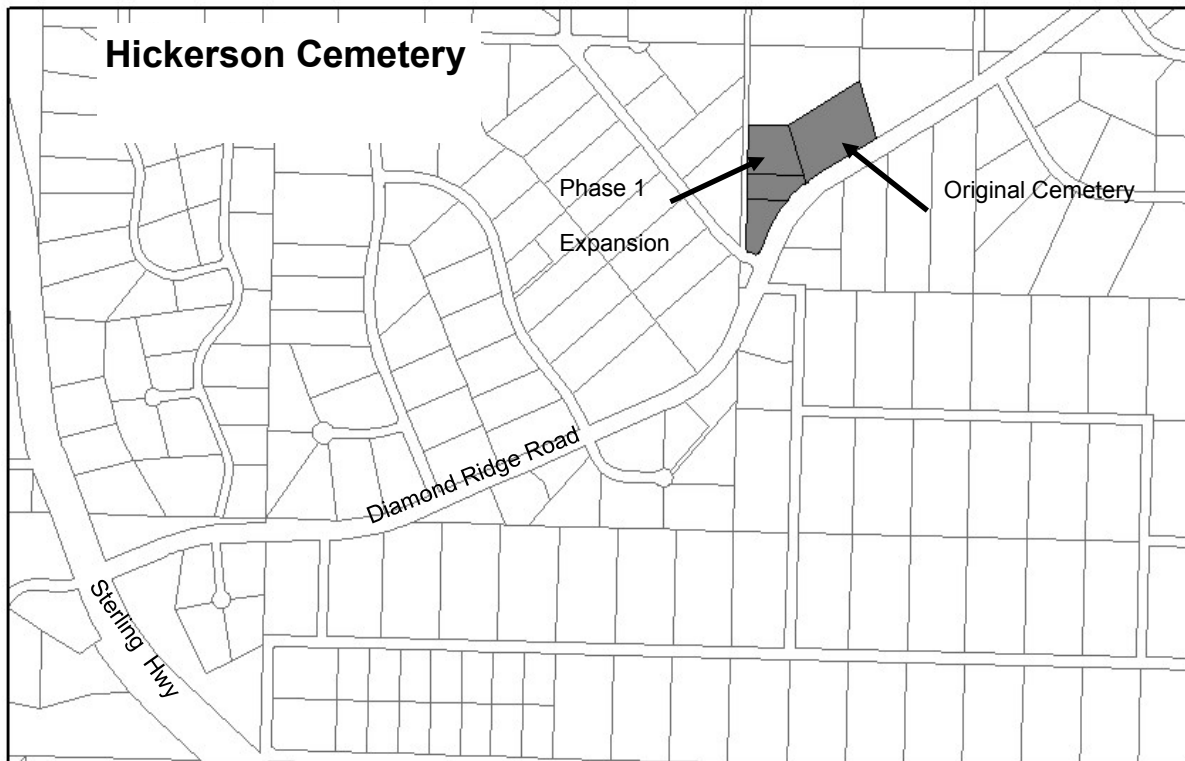
Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan

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

Finance Dept. Code:



Designated Use: Roger's Loop Trailhead Acquisition History: Ordinance 14-51(A)	
Area: 2 acres	Parcel Number: 17316066, 1736067
2016 Assessed Value: \$49,300	
Legal Description: T 06S R 14W SEC 15 SEWARD MERIDIAN HM 2011022 BISHOP SURVEY J G EVANS ADDN LOT 1	
Zoning: Rural Residnetial. Lot is split by city limits	Wetlands: none
Infrastructure: Paved road access	
Notes: Purchased in 2016 with HART Trail funds (\$63,465.85). Future trailhead to city owned Diamond Creek lands	
Finance Dept. Code:	



Designated Use: Hickerson Memorial Cemetery

Acquisition History: Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30

Area: 6.91 acres

Parcel Number: 17321011, 13, 14, 15

2015 Assessed Value: \$196,700 (Land \$184,800, Structure \$11,900)

Legal Description: HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C

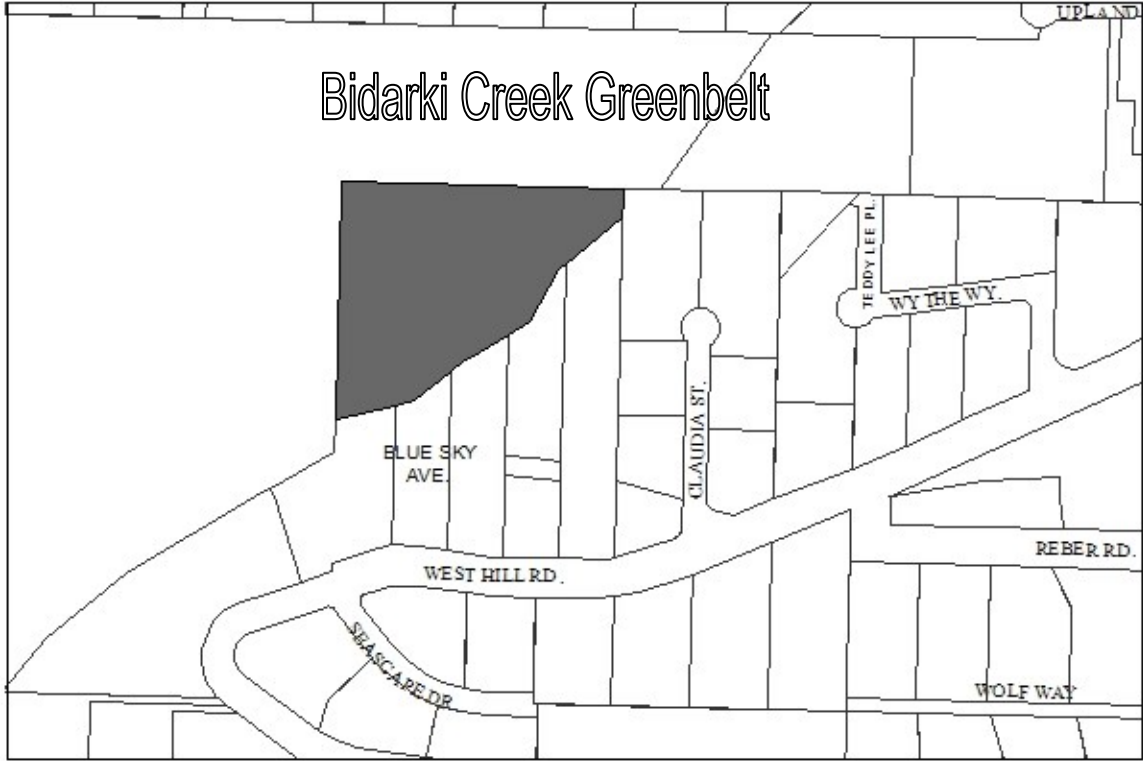
Zoning: Not within city limits

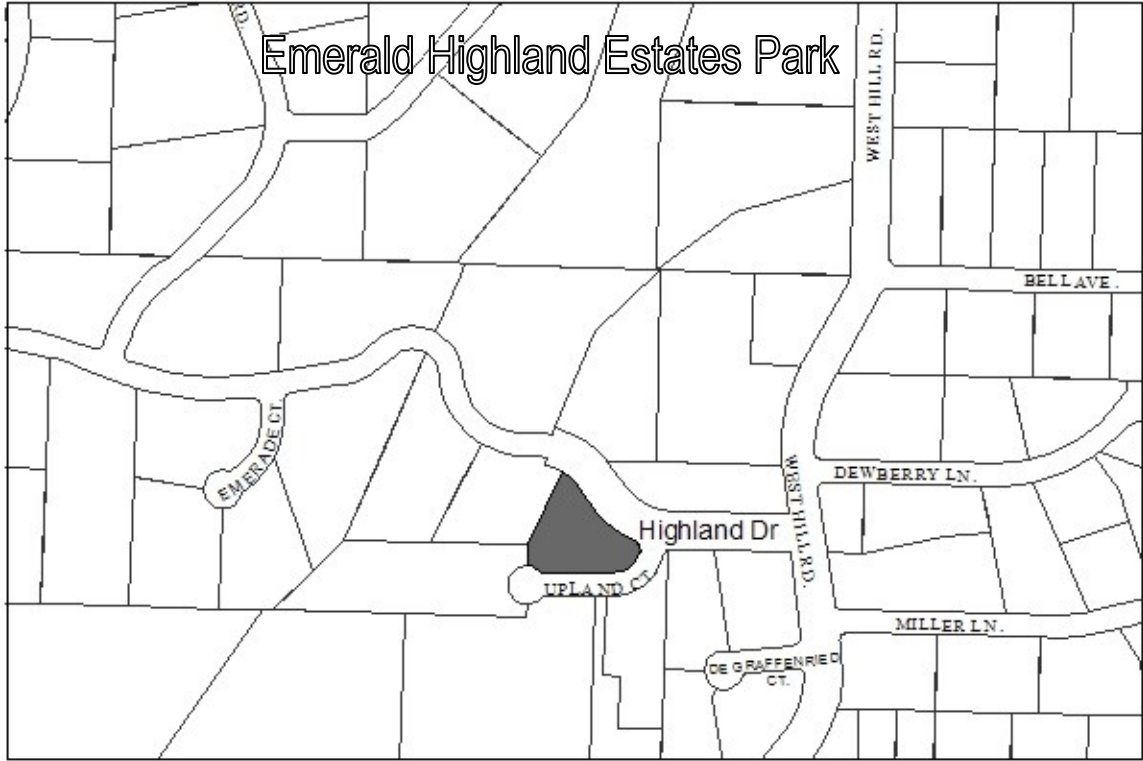
Wetlands: N/A

Infrastructure: paved access

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

Finance Dept. Code:

	
Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage. Acquisition History: KPB Ordinance 83-01	
Area: 6.57 acres	Parcel Number: 17503025
2015 Assessed Value: \$10,600	
Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	
Zoning: Rural Residential	Wetlands: Bidarki Creek runs through the lot
Infrastructure: No access, no utilities	
Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.	
Finance Dept. Code:	

	
Designated Use: Public Use/Emerald Highland Estates Park Acquisition History: Gangle Deed, 12/1989	
Area: 1.04 acres	Parcel Number: 17502056
2015 Assessed Value: \$50,800	
Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3	
Zoning: Rural Residential	Wetlands: The whole lot is potential wetlands. Creek present long western property line.
Infrastructure: Gravel road access	
Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title. History: Resolution 2004-24A, Land Allocation Plan Resolution 2007-03 Emerald Park Master Plan	
Finance Dept. Code:	



Designated Use: W.R.Bell Public Park.

Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres

Parcel Number: 17524006

2009 Assessed Value: \$81,800

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

Zoning: Rural Residential

Wetlands: Drainages on lot.

Infrastructure: Gravel road access. Rough trails across property.

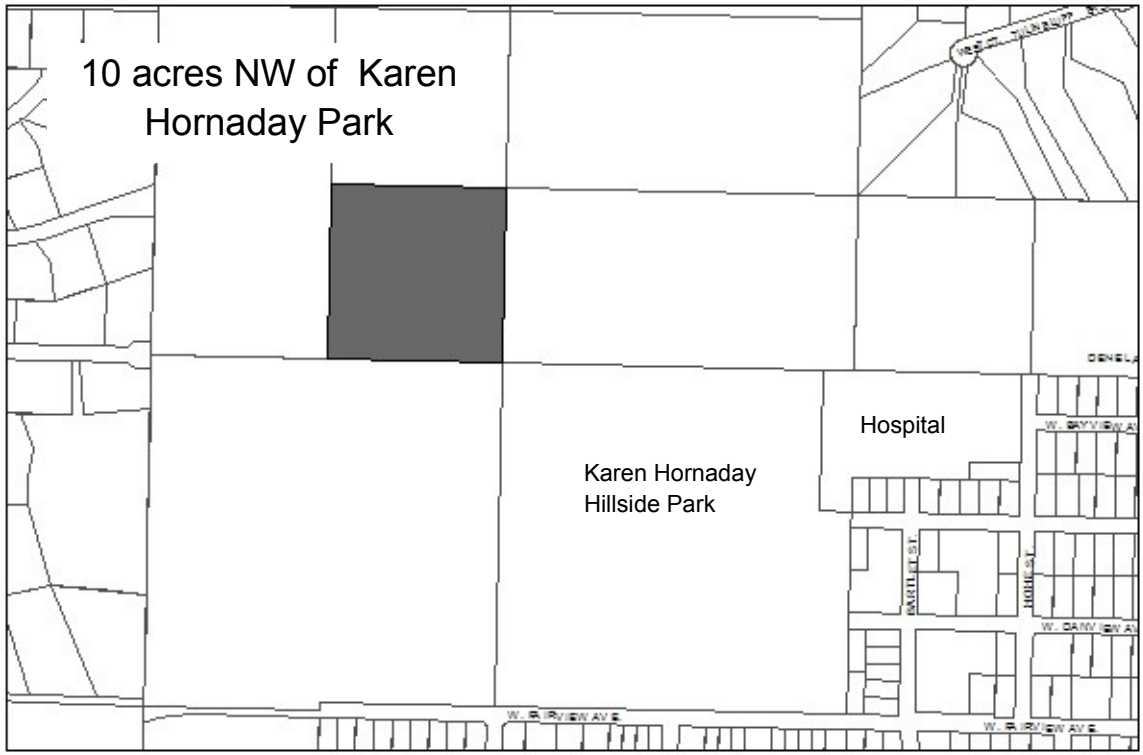
Notes:

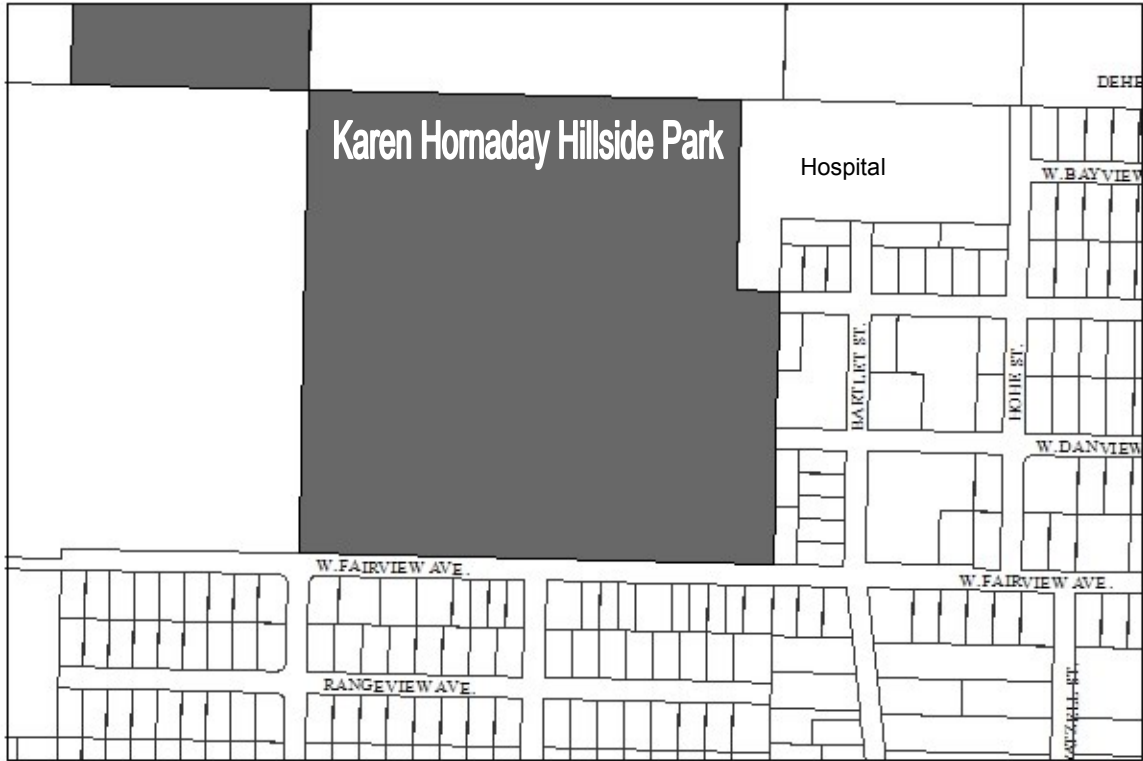
Park contains the gravesite of W.R. Bell.

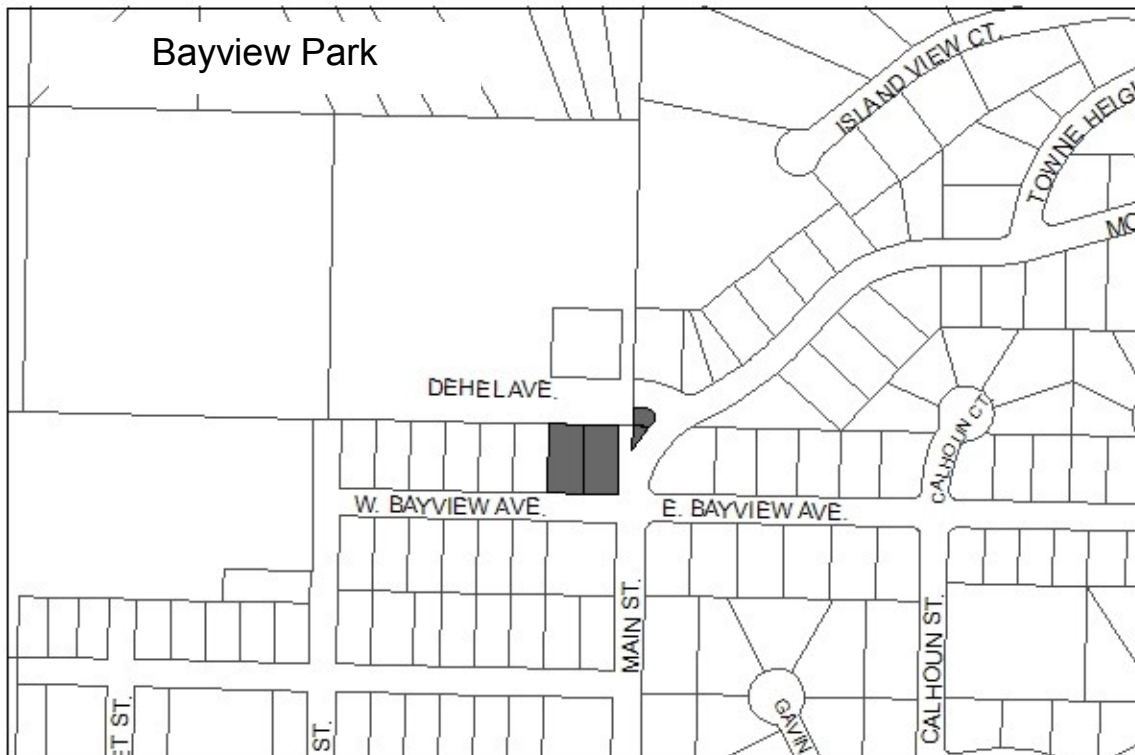
It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

Finance Dept. Code:

	
Designated Use: Retain for a future park Resolution 2011-37(A) Acquisition History:	
Area: 10 acres	Parcel Number: 17504003
2015 Assessed Value: \$56,800*	
Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
Zoning: Rural Residential	Wetlands: Drainages and wetlands may be present
Infrastructure: None. No access.	
Notes: *2007—Land could not be appraised by private appraisal due to lack of legal access.	
Finance Dept. Code:	

	
Designated Use: Public Recreational Purpose/Karen Hornaday Hillside Park Acquisition History: Homer Fair Association, Deed 8/1966 with covenants	
Area: 38.5 acres	Parcel Number: 17504023
2015 Assessed Value: \$155,000 (Land \$43,000 Structure \$112,000)	
Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
Zoning: Open Space Recreation	Wetlands: Some drainages
Infrastructure: Water, sewer and road access	
Notes: The park has been part of two Land and Water Conservation Fund grants: 1980, #02-00270, and 2011/12, #02-00408. Land to remain parkland in perpetuity. Campground, ball fields, day use picnic and playground area. Resolution 09-59(A) adopted the park master plan.	
Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)	



Designated Use: Public Purpose/Bayview Park/Water tank access

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

Area: 0.58 acres total

Parcel Number: 175051 07, 08
17726038, 17727049

2015 Assessed Value: \$95,900 total

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

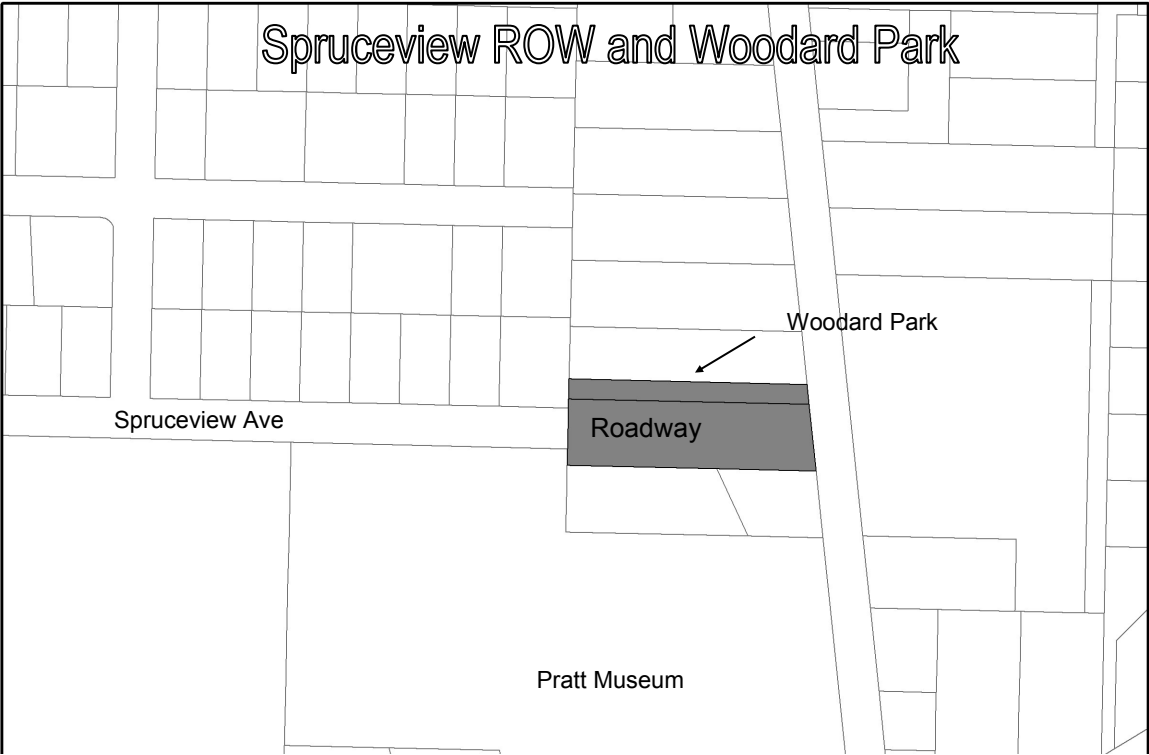
Zoning: Urban Residential

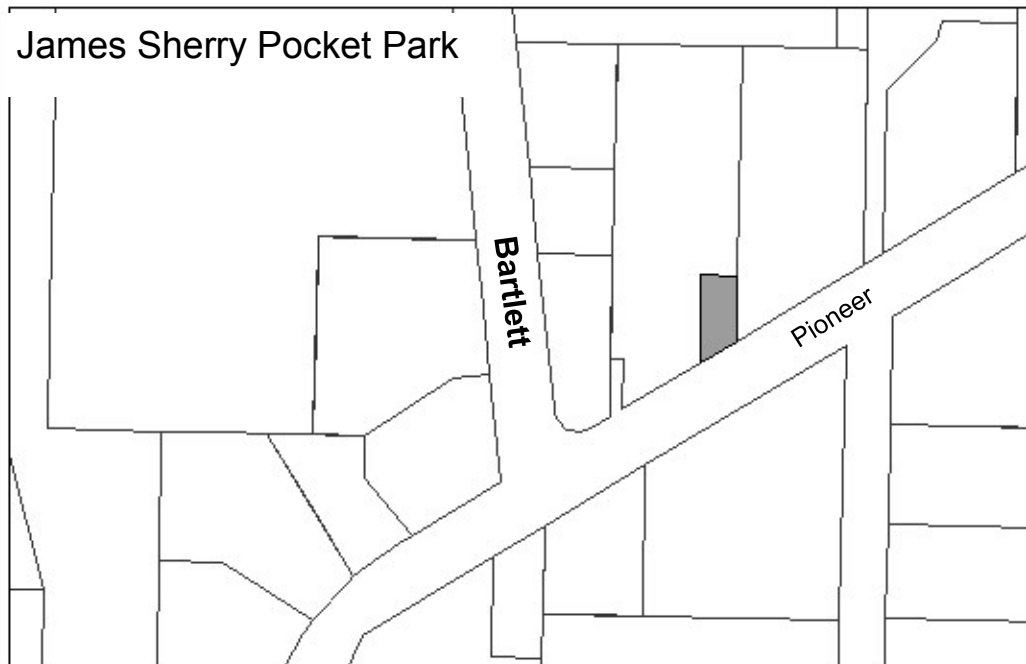
Wetlands: N/A

Infrastructure: Paved road access, water, sewer

Notes:

Finance Dept. Code:

	
Designated Use: ROW and Woodard Park Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53	
Area: ROW 0.85 acres Woodard Park: .025 acres	Parcel Number: 17513329 17513328
2015 Assessed Value: ROW: \$79,700, Park: \$40,600	
Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B	
Zoning: Residential Office	Wetlands: Woodard Creek and wetlands present
Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.	
Notes:	
Finance Dept. Code: ROW: 500.0051 Park:	



Designated Use: Retain for use as public park or parking

Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2015 Assessed Value: \$13,100

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park

Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres

Parcel Number: 17720204

2015 Assessed Value: \$70,300

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

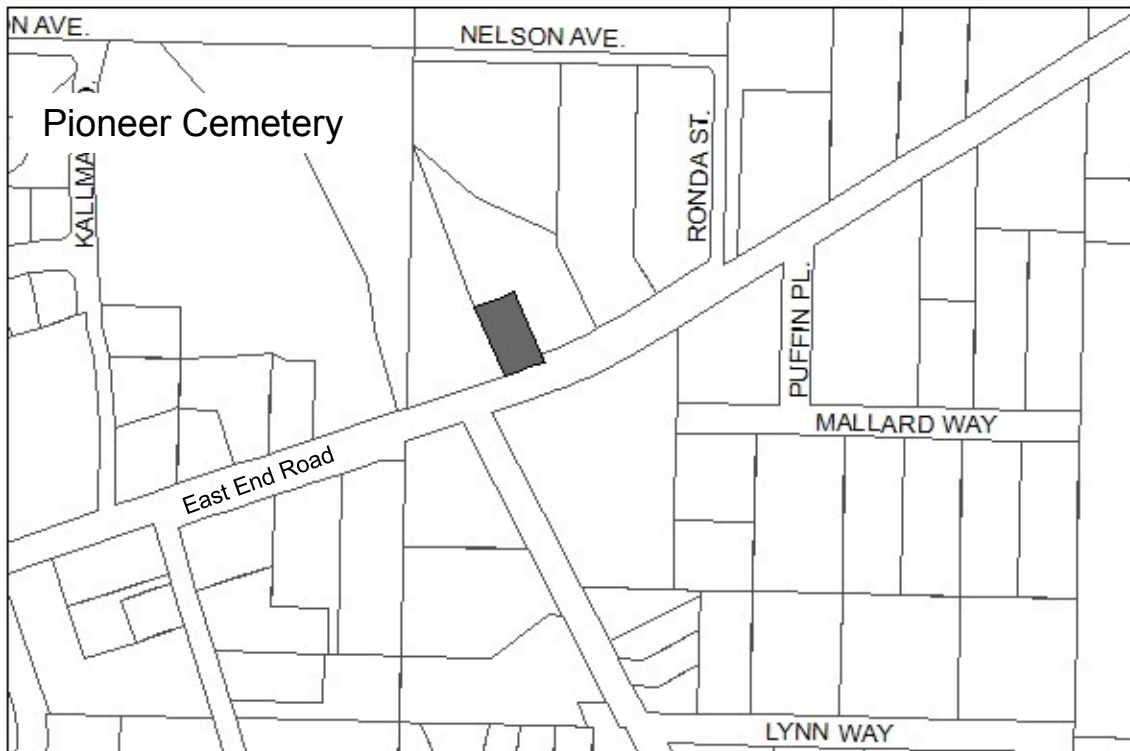
Zoning: Central Business District

Wetlands: N/A

Infrastructure: Water, paved road, electricity

Public restroom constructed in 2013.

Finance Dept. Code:



Designated Use: Pioneer Cemetery

Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

2009 Assessed Value: \$26,400

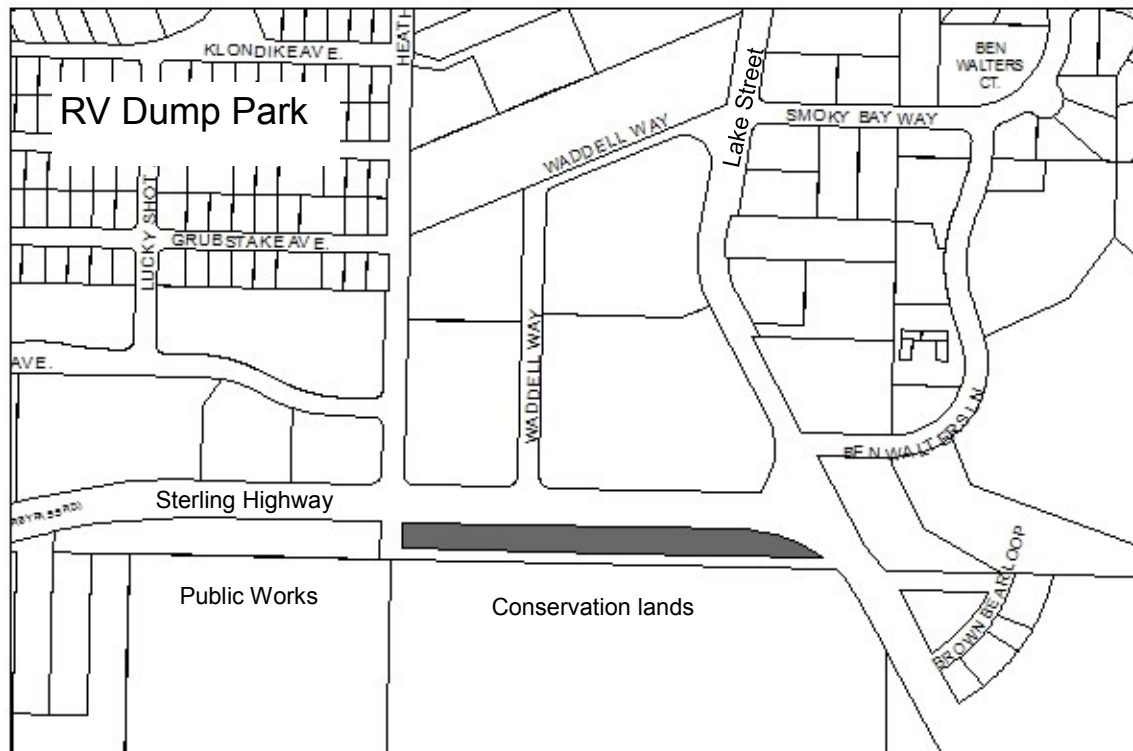
Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Dump station

Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2015 Assessed Value: \$356,700

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

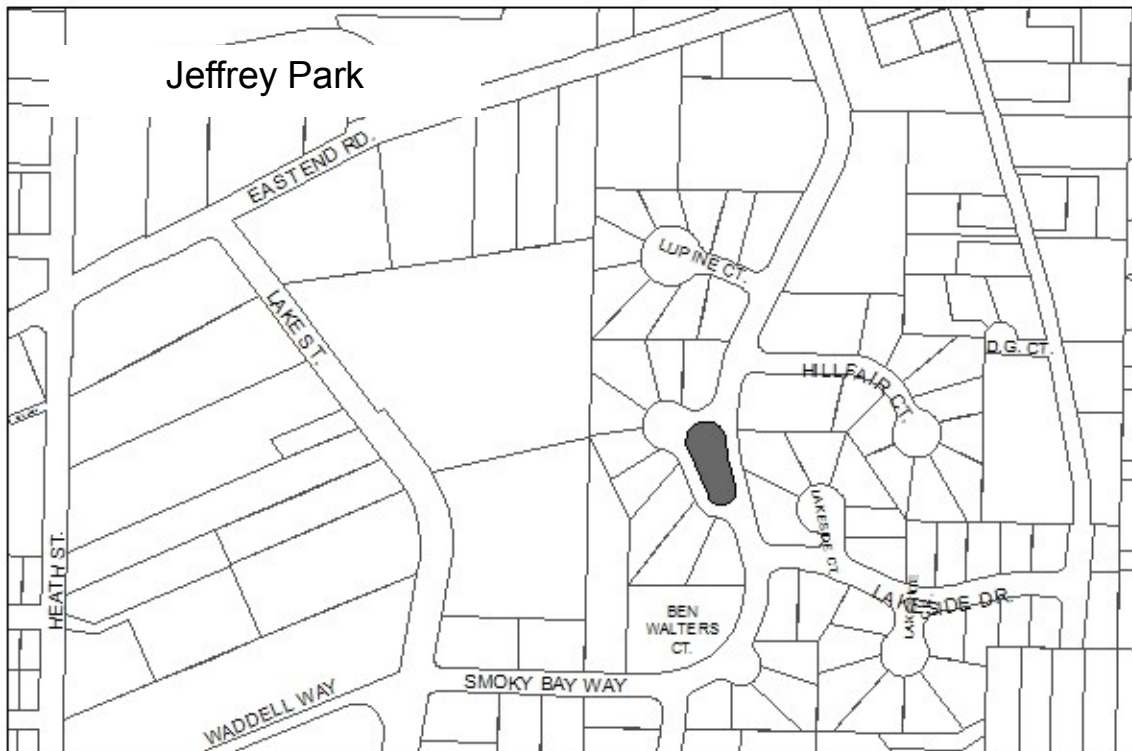
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

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

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park

Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres

Parcel Number: 17730251

2015 Assessed Value: \$51,200

Legal Description: Lakeside Village Amended Jeffrey Park

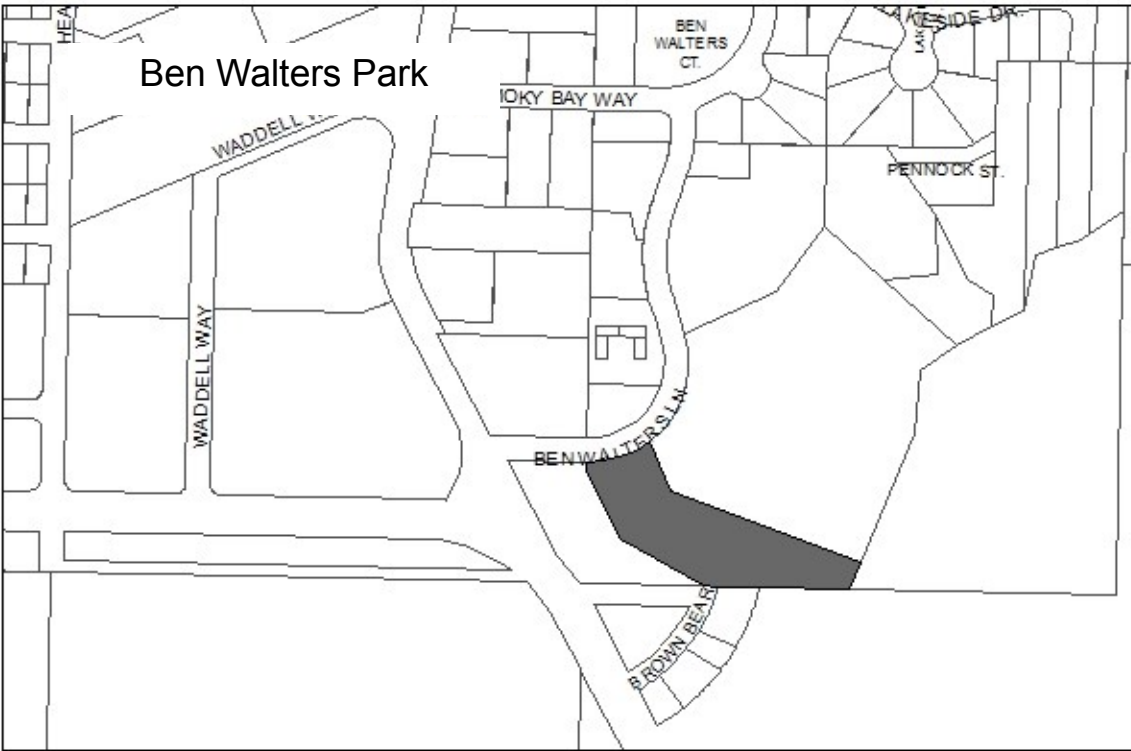
Zoning: Urban Residential

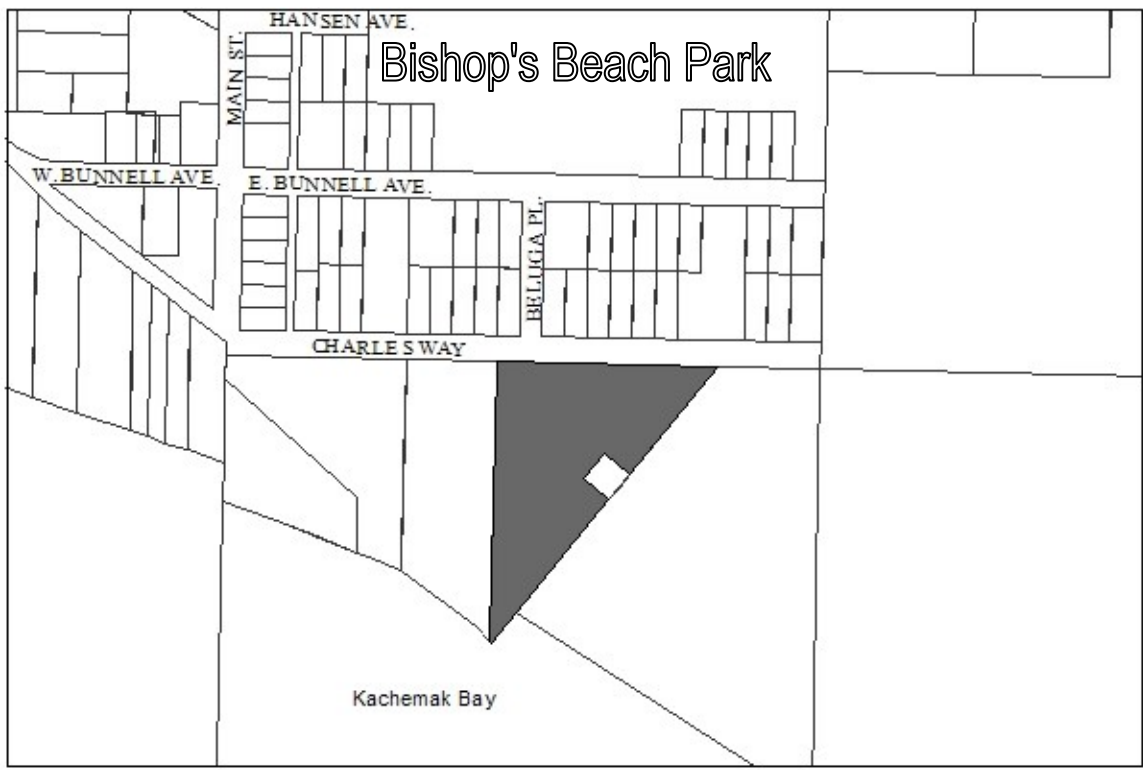
Wetlands:

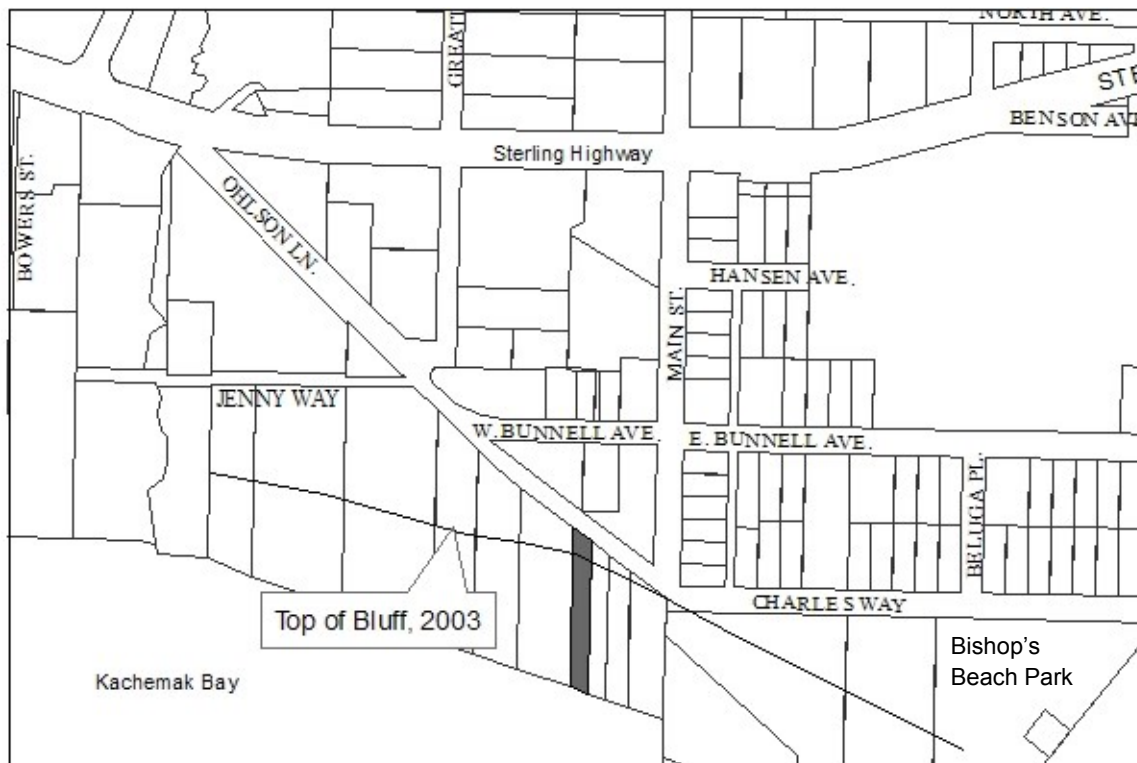
Infrastructure: Paved Road, water, sewer

Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

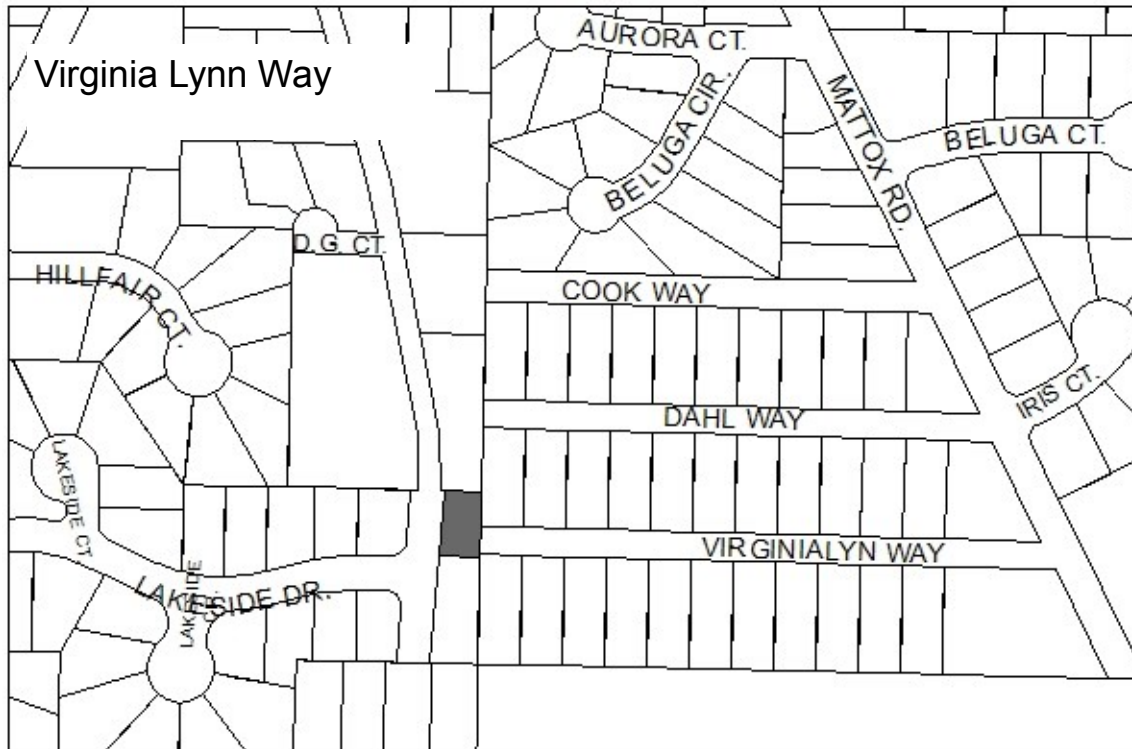
Finance Dept. Code:

	
Designated Use: Ben Walters Park. Public park or greenbelt per deed. Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.	
Area: 2.48 acres	Parcel Number: 17712022
2009 Assessed Value: \$493,200 (Land \$493,200, Structure \$44,200)	
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2	
Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.	
Notes: In May 1982, a project agreement was executed for a Land and Water Conservation Fund project to develop the park. Project #02-00305. Land to remain park in perpetuity. New swing set installed, 2008. New dock installed in 2009.	
Finance Dept. Code:	

	
Designated Use: Bishop's Beach Park Acquisition History: McKinley Warrant Deed 1/9/1984	
Area: 3.46 acres	Parcel Number: 17714010
2015 Assessed Value: \$471,700 (Land \$465,300, Structure \$6,400)	
Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
Zoning: Central Business District	Wetlands: Some wetlands (along boardwalk). Flood hazard area.
Infrastructure: Paved road access. No water or sewer. City maintained outhouses.	
Notes:	
Finance Dept. Code:	



Designated Use: City Park	
Acquisition History: Donated by Herrick, Resolution 90-7	
Area: 0.32 acres	Parcel Number: 17520009
2015 Assessed Value: \$16,700	
Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE	
Zoning: Central Business District	Wetlands: None. Bluff property.
Infrastructure: Gravel Road access, no water or sewer	
Notes: Resolution 15-030(A), Designate as park	
Finance Dept. Code: 392.0008	



Designated Use: Public use easement for Virginia Lynn Way, public park

Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2015 Assessed Value: \$32,100

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not known at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

Finance Dept. Code:



Designated Use: Jack Gist Ball Park

Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

2015 Assessed Value: \$109,200

Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

Zoning: Rural Residential

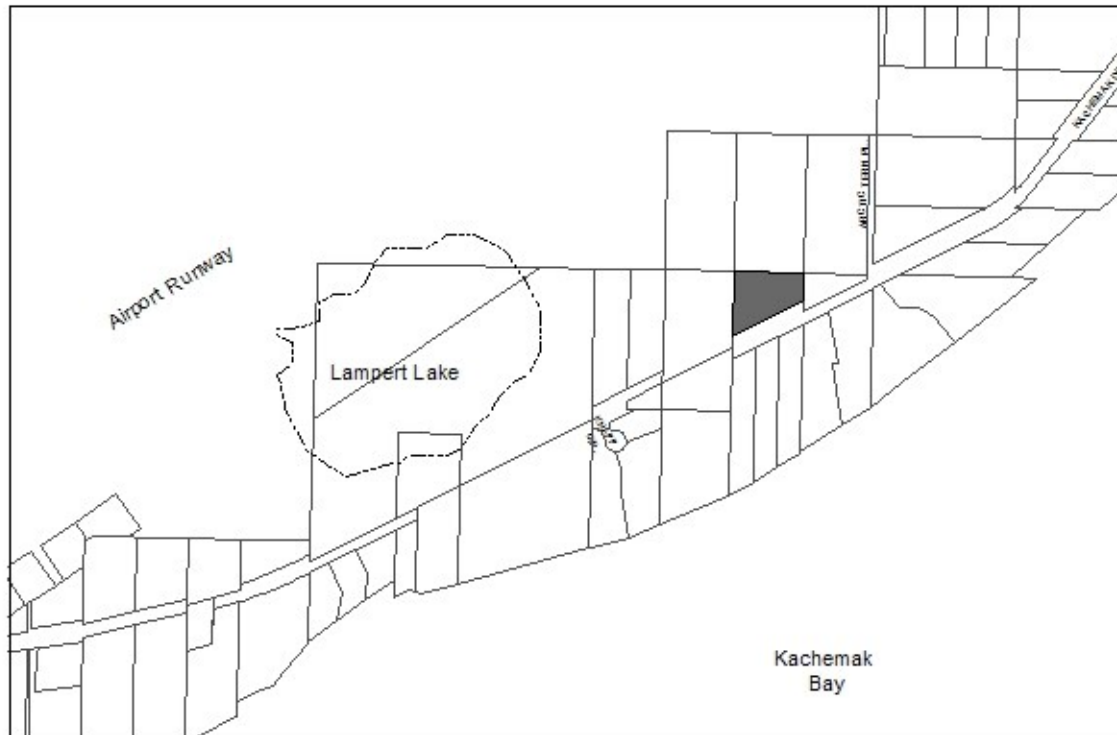
Wetlands: May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

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

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

Finance Dept. Code:



Designated Use: Future Kachemak Drive Trail and rest area Resolution 2011-37(A)

Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres

Parcel Number: 17936020

2015 Assessed Value: \$31,700

Legal Description: Scenic Bay Lot 4

Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road, city water and sewer

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

Finance Dept. Code:



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

Area:
 Harry Feyer Subdivision Lot 1: 0.39 acres

Parcel Number: 17910001, 17911005

2015 Assessed Value: \$30,900 (lot 1)

Legal Description: Harry Feyer Subdivision Lot 1

Zoning: Rural Residential

Wetlands: none known

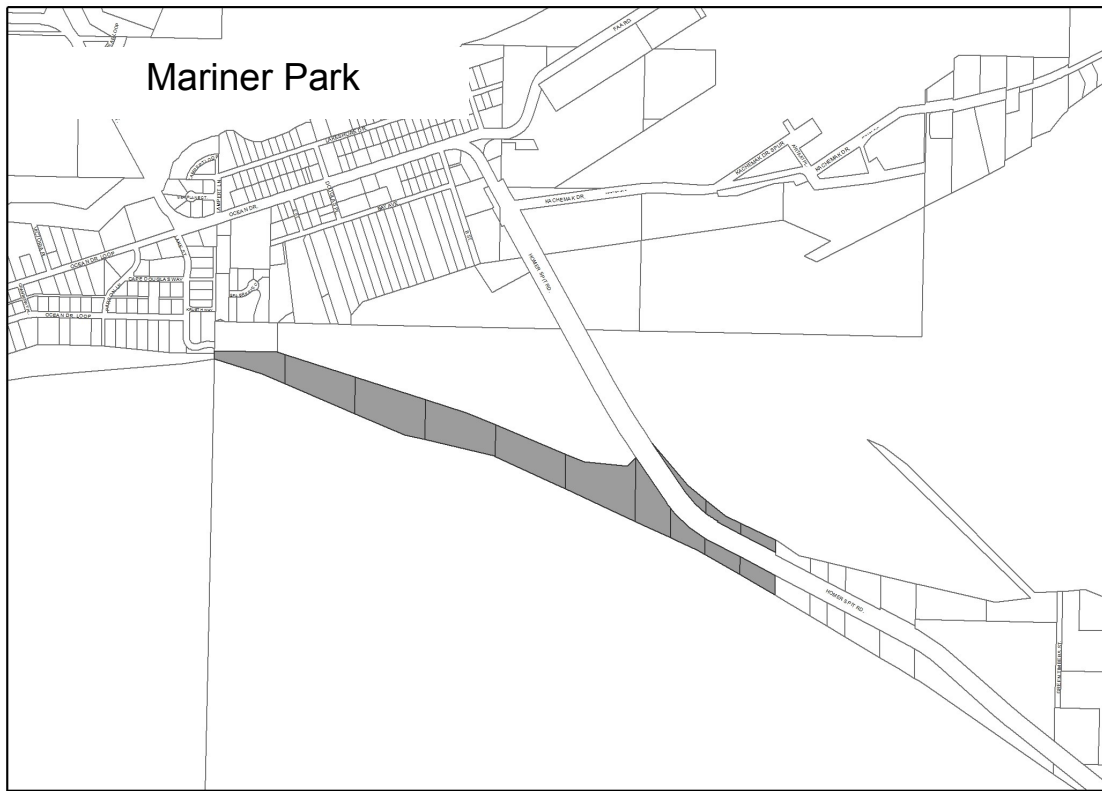
Infrastructure: Paved Road access, power.

Notes:

Has water and sewer assessments.

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

Finance Dept. Code:



Designated Use: Park

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

Area: 32.32 acres

Parcel Number: 18101002-14

2014 Assessed Value: \$272,100

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

Zoning: Open Space Recreation/Conservation

Wetlands: Tidal

Infrastructure: No infrastructure

Notes: Acquisition of Lots 5-8 and 11-15 should be researched to see how they were acquired. Possibly EVOS purchases.

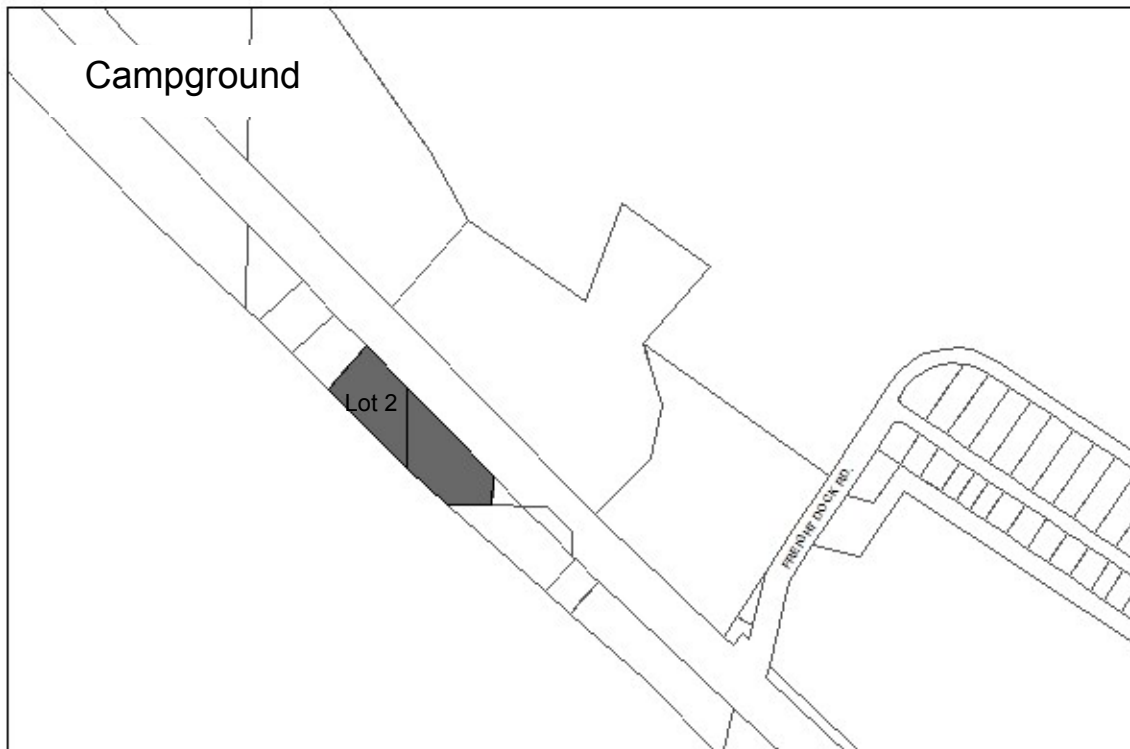
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissers"). They are recognized as sites of international importance. <http://www.whsrn.org/>

2012 Mariner Park driveway was relocated to the north.

Resolution 15-030(A): designate as park. Minutes of the meeting ask staff to research the deed history to see if there are long term conservations easements. 2017 update: it appears that none of the lands are EVOS purchases, according to the EVOS website.

2016: new campground office located at Mariner Park.

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103101, 02

2015 Assessed Value: \$427,100 (Includes value of the campground office which was removed in 2016)

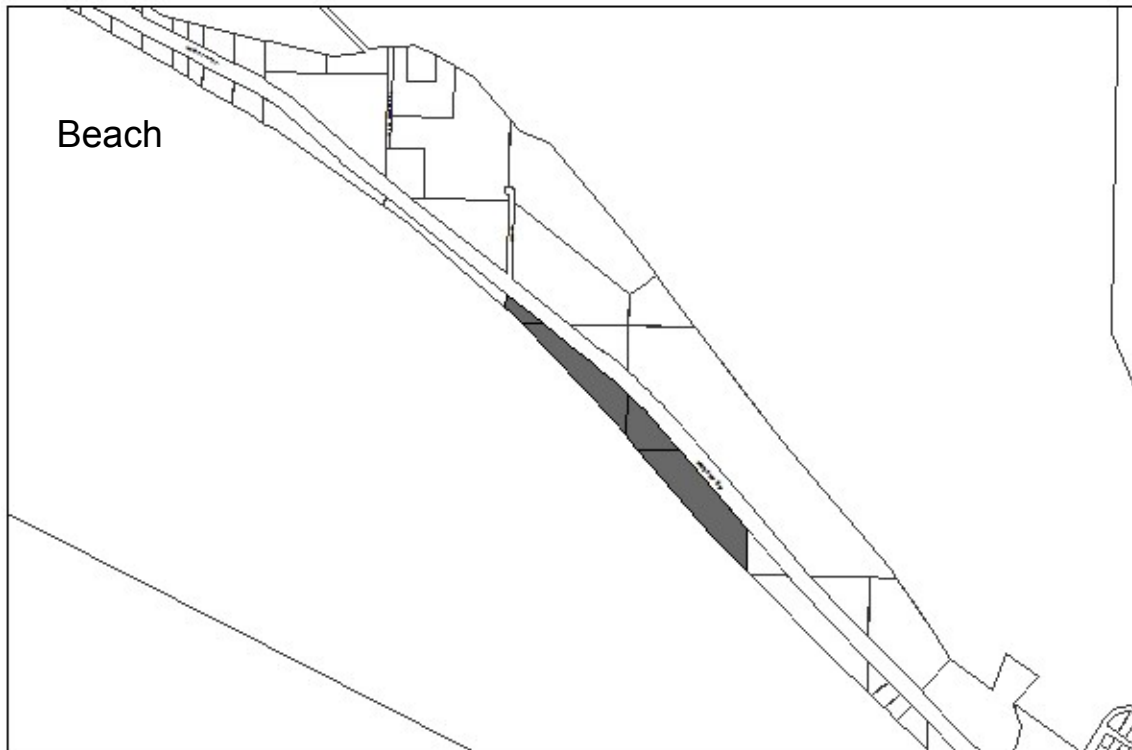
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Open Space Recreation.

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.
 2016: Campground office sold and removed due to repeated erosion and storm damage.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation

Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres

Parcel Number: 181030 02, 04, 06 18102011

2015 Assessed Value: \$388,300

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Open Space Rec

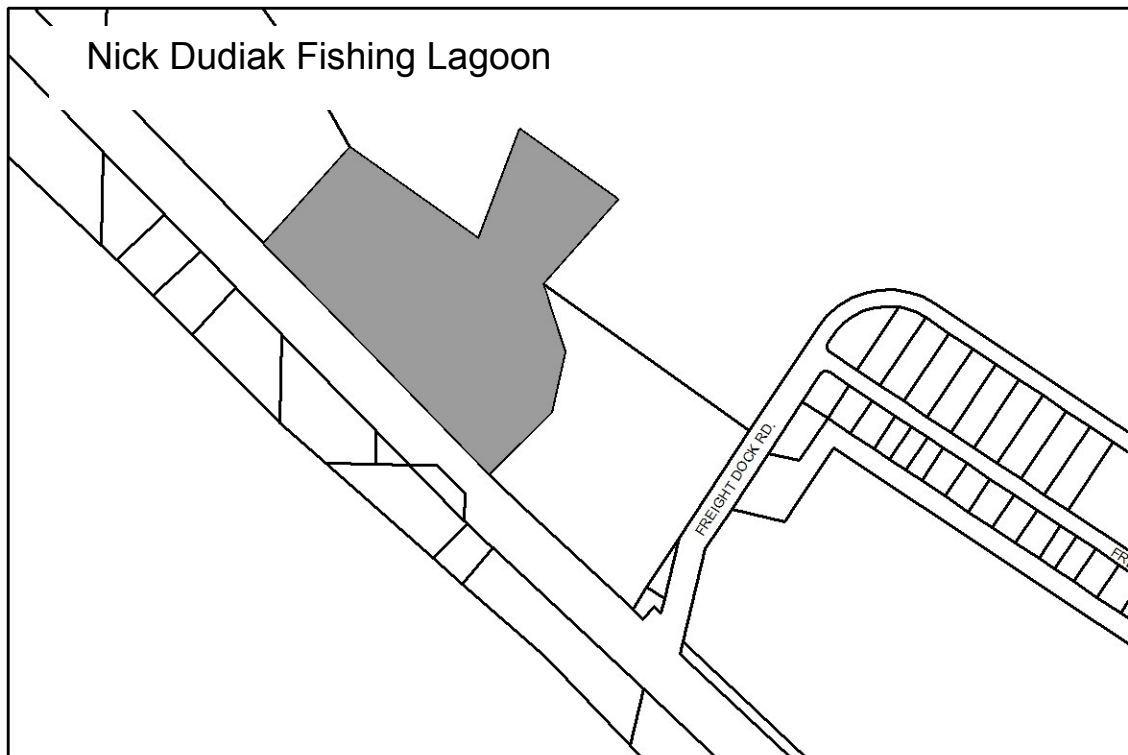
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched as budget allows

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

2009 Assessed Value: \$2,144,700

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

Zoning: Open Space Recreation

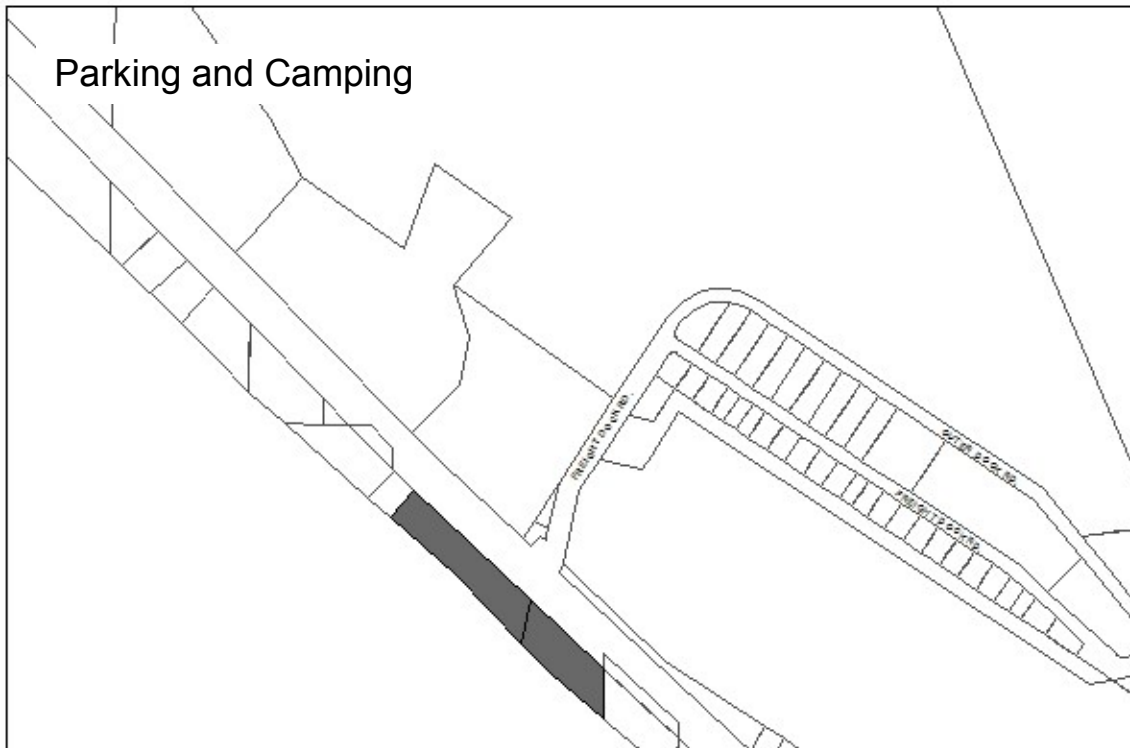
Wetlands: N/A. Portions in floodplain.

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

Notes:

- Dredged in 2012
- 2016 construction of Kachemak Bay Water Trail shelter
- 2016 new fish cleaning tables built (ADFG funded)

Finance Dept. Code:



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

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2015 Assessed Value: \$757,500

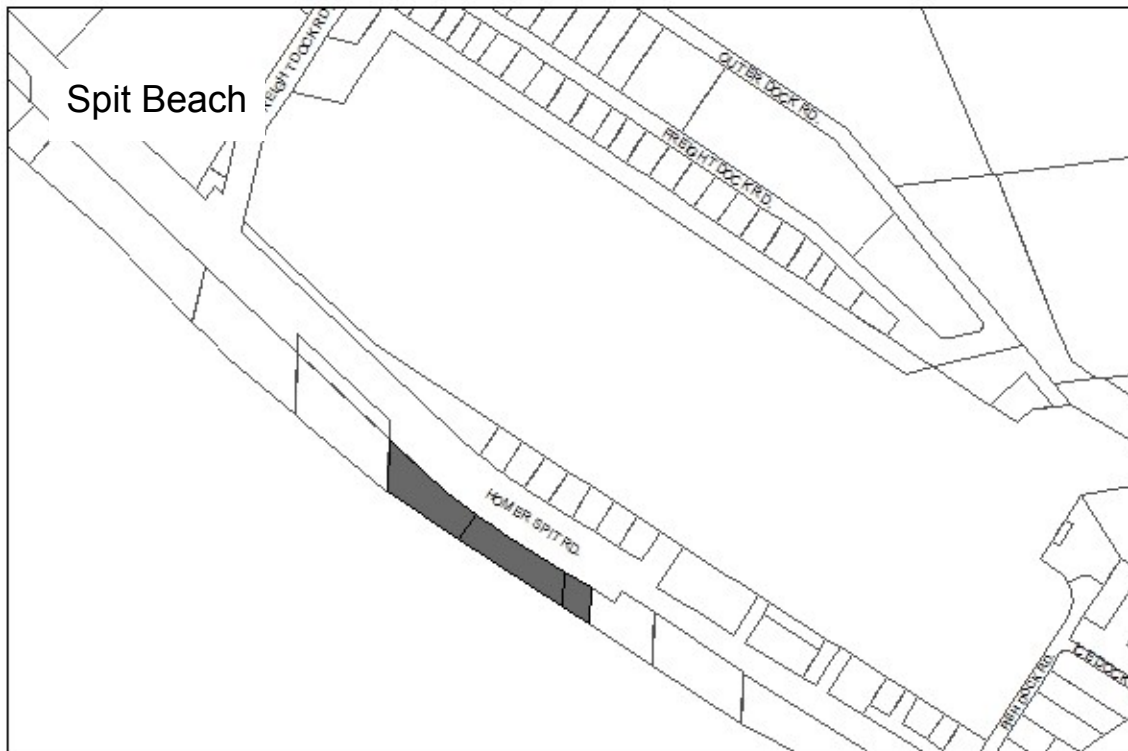
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Open Space Recreation

Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

2015 Assessed Value: \$400,800

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

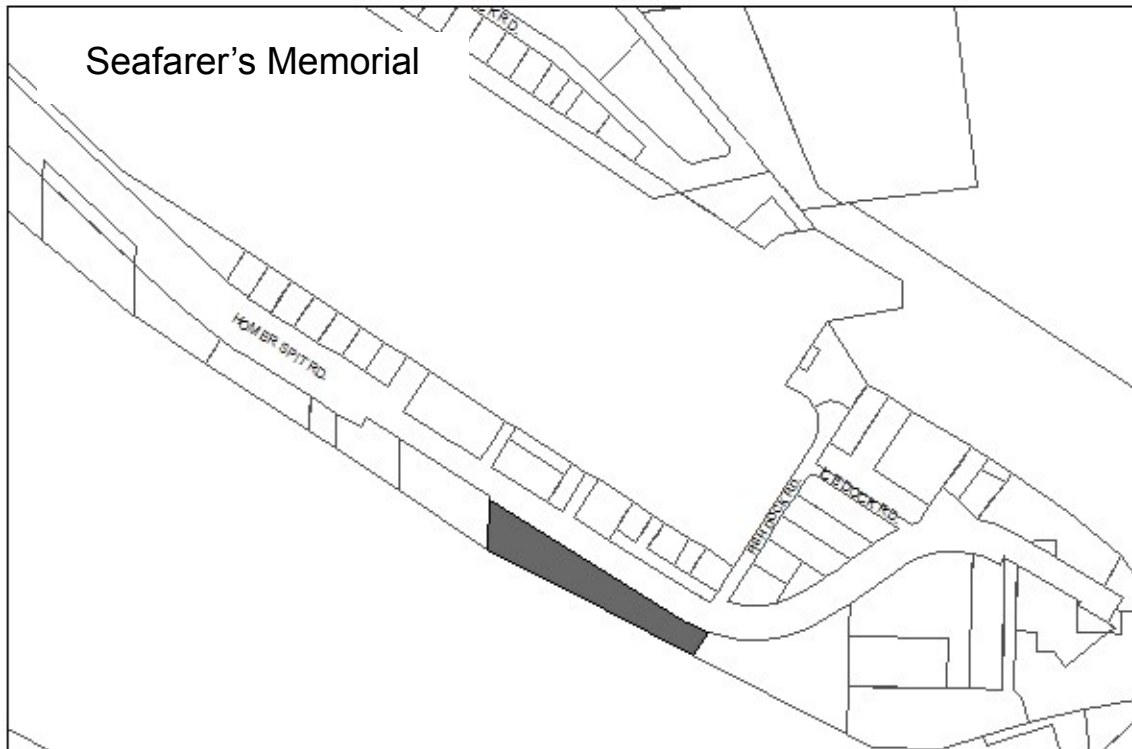
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

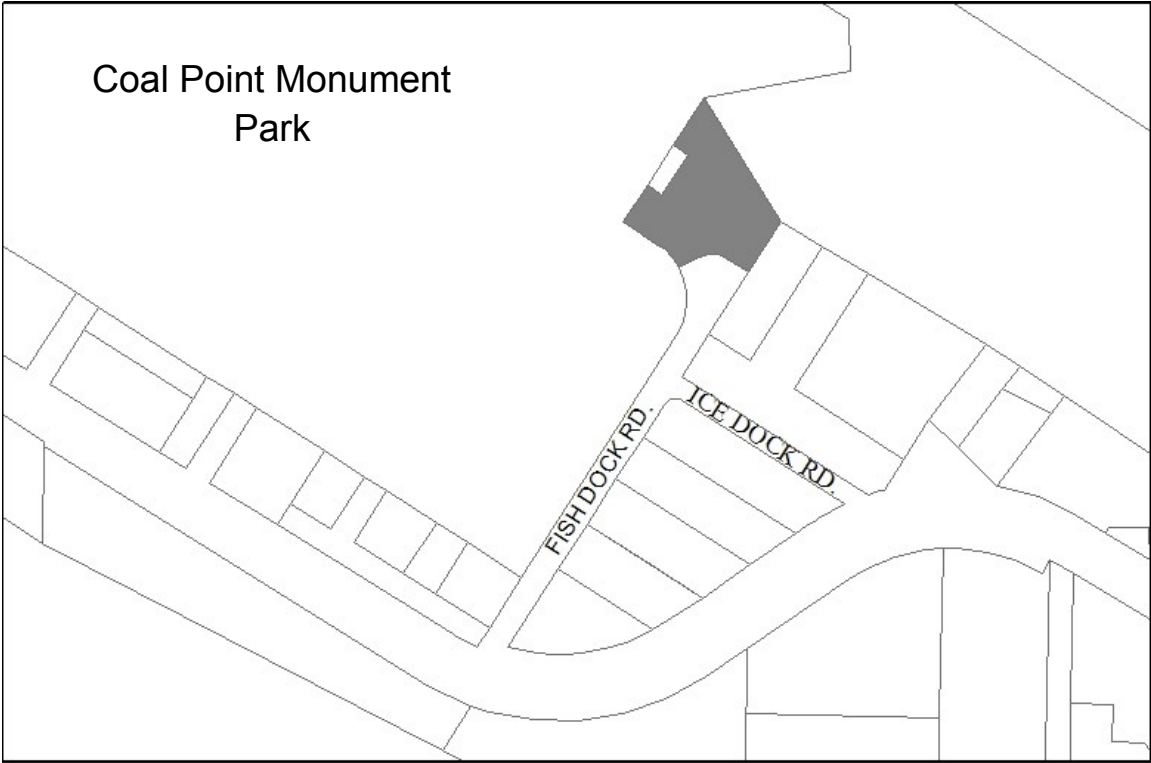
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:

	
Designated Use: Park Acquisition History:	
Area: 1.09 acres	Parcel Number: 18103426
2015 Assessed Value: \$280,000	
Legal Description: LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
Zoning: Marine Industrial	Wetlands:
Infrastructure: gravel parking area	
Notes:	
Finance Dept. Code:	



Designated Use: Beachfront between Icicle and Main Dock

Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2015 Assessed Value: \$44,700

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

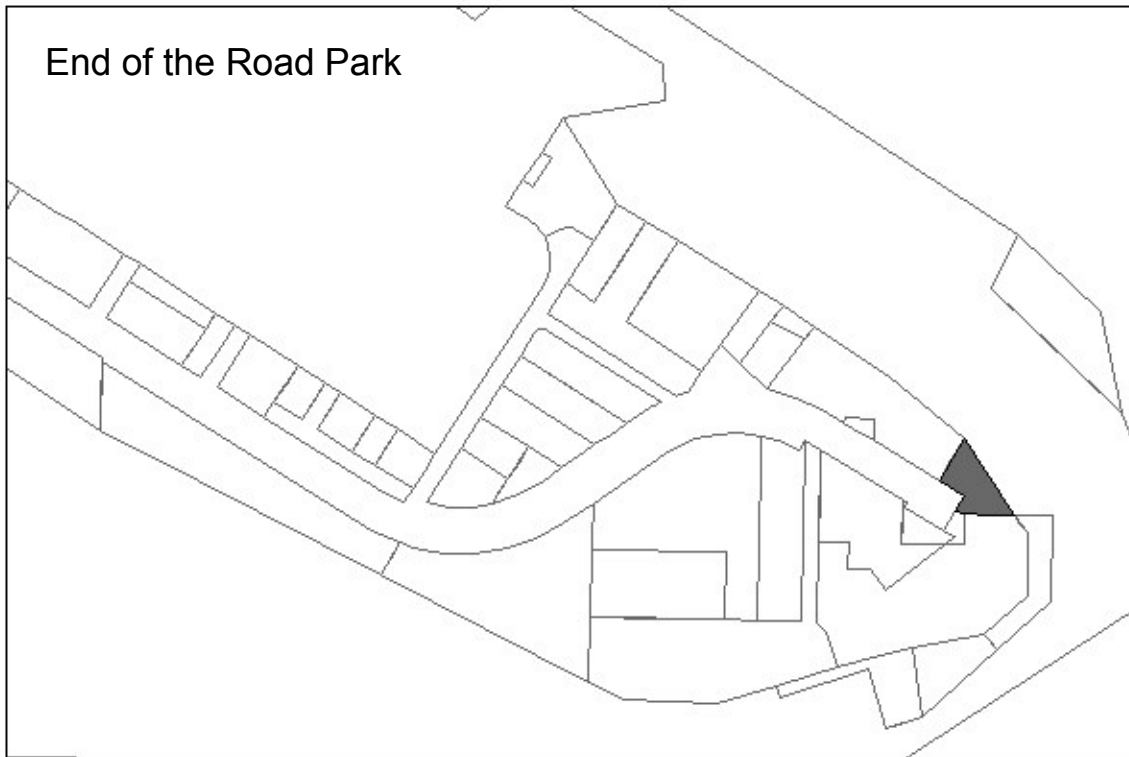
Zoning: Marine Industrial

Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

Finance Dept. Code:



Designated Use: End of the Road Park Resolution 13-032

Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2015 Assessed Value: \$133,000

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

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

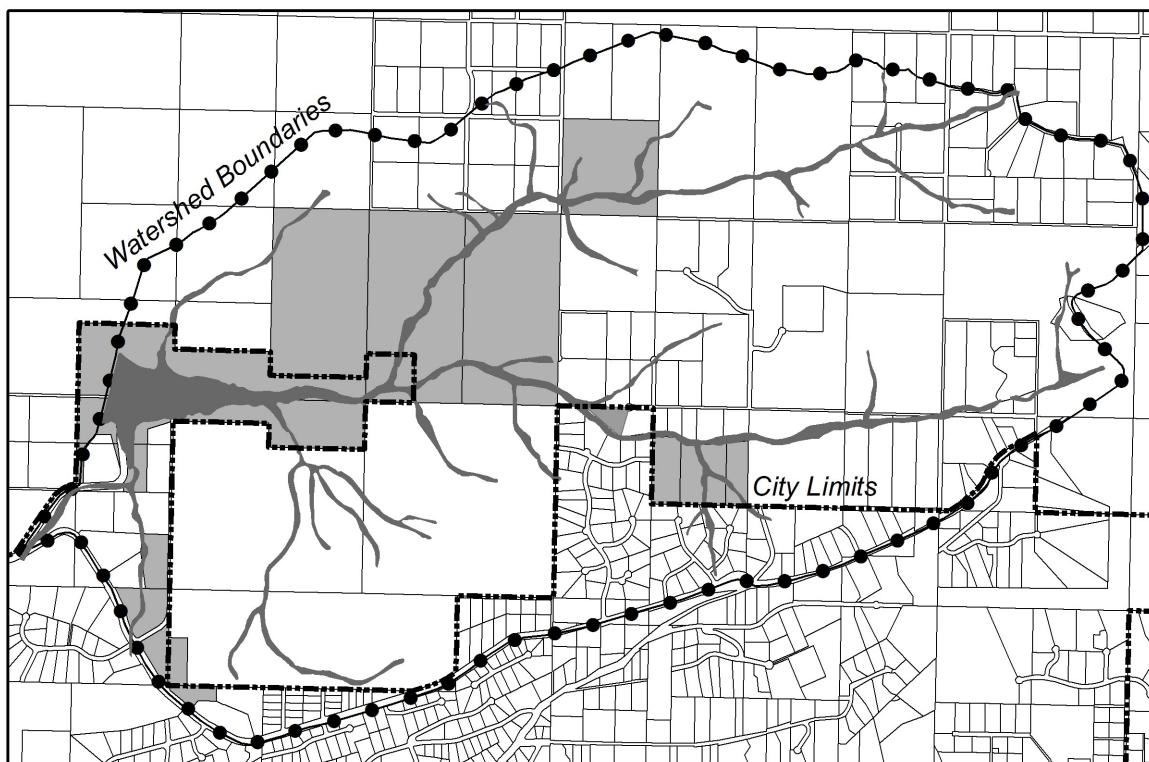
Address:

- Restroom construction 2013/14, parking lot paved, and spit trail completed
- Access easement granted to Land's End for fire egress, due to erosion of beach.

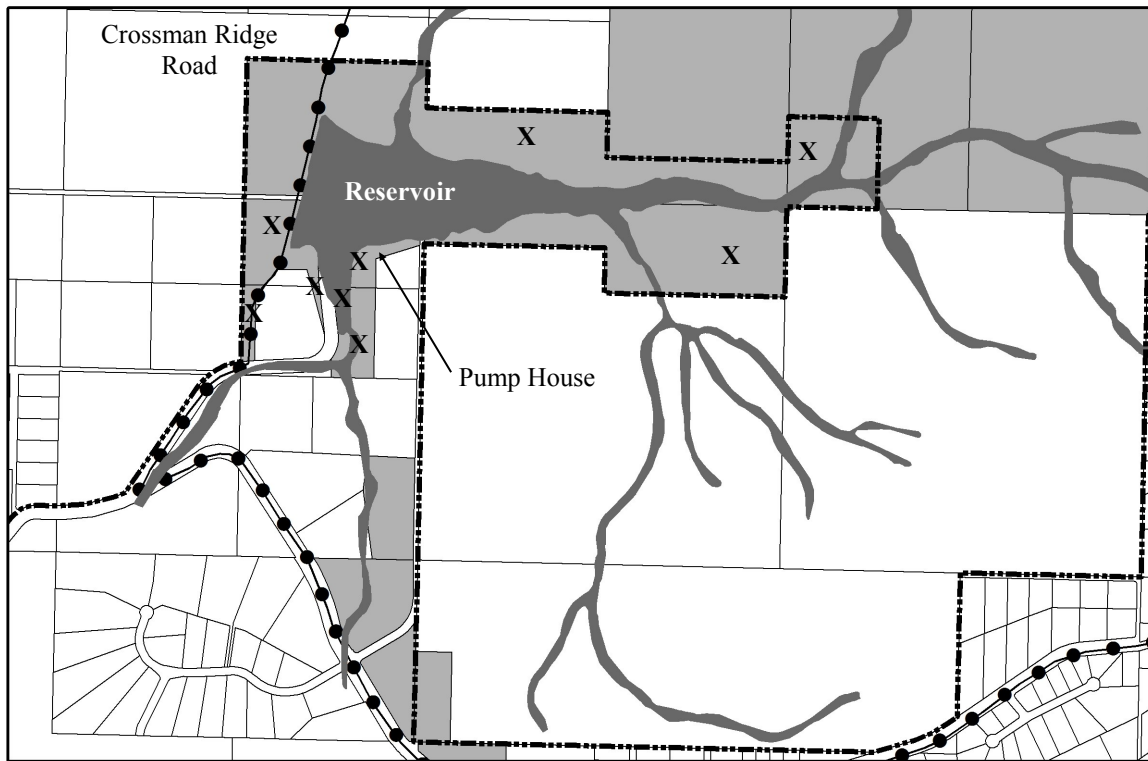
Finance Dept. Code:

City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 22 lots totaling 438.46 acres with an assessed value in 2016 of \$5,067,300. Lands include conservation purchases from the University of Alaska, Bureau of Indian Affairs, Kenai Peninsula Borough tax foreclosure, private parties, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.



Section updated November 29, 2017



Designated Use: Bridge Creek Watershed, Reservoir and pump house

Acquisition History:

Area: 120.9 acres

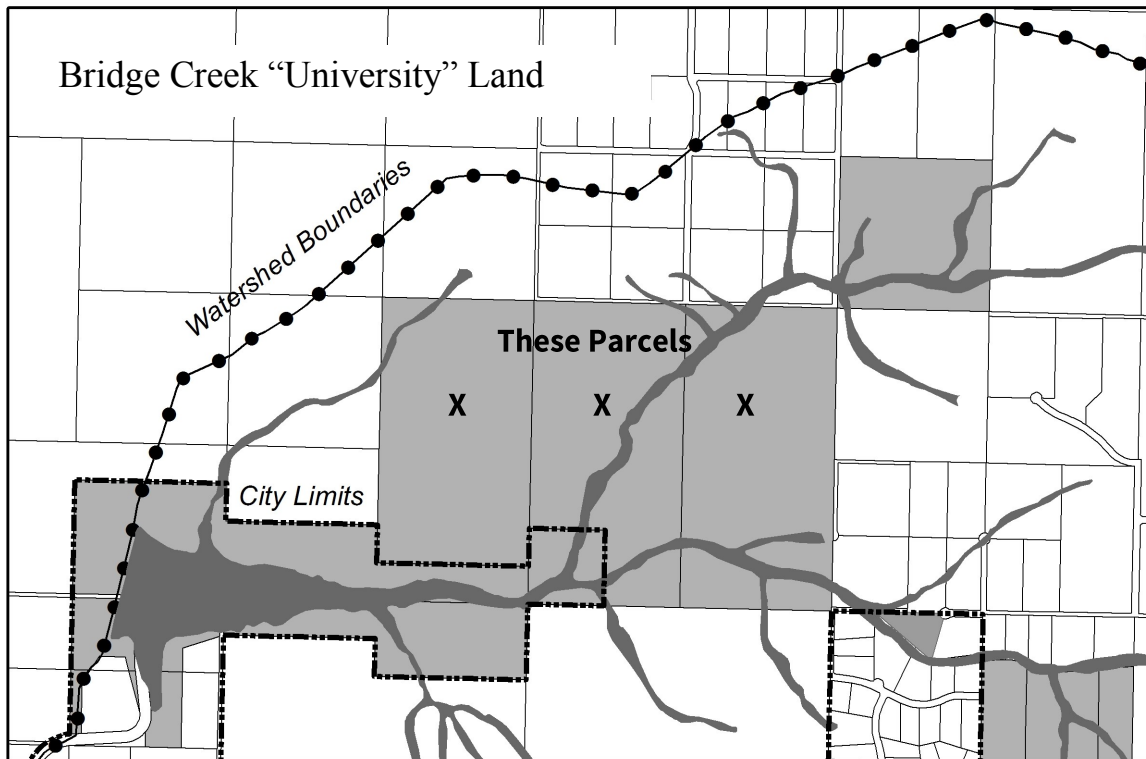
Zoning: Conservation

2015 Assessed Value: \$323,800

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property

Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres

Parcel Number: 173 052 34, 35, 17305120

2015 Assessed Value: \$184,100

Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

Zoning: Bridge Creek Watershed Protection District. Not within City Limits.

Wetlands: Some wetlands. Bridge Creek flows through the property.

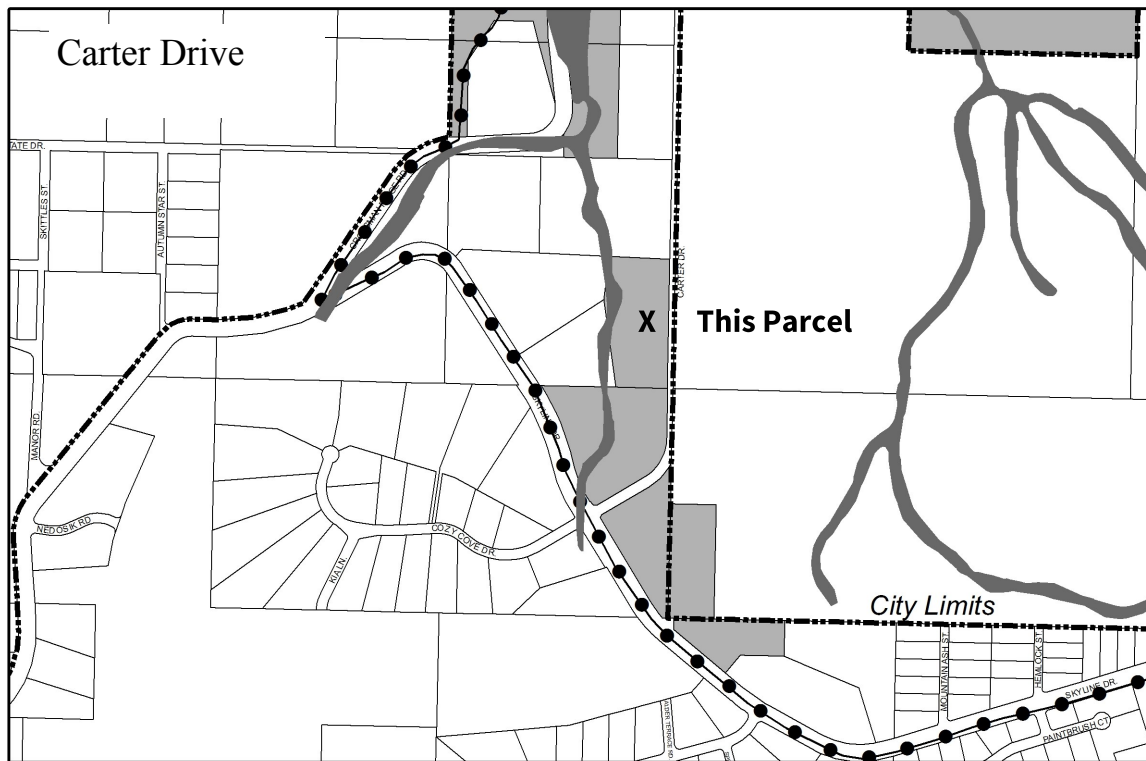
Infrastructure: None. Limited legal and physical access.

Notes:

Paid \$265,000 for land in 2003.

Fire hazard mitigation conducted in 2011.

Finance Dept. Code:



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres

Parcel Number: 173070760

2015 Assessed Value: \$75,100 (Land \$44,300 Structure \$30,800)

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

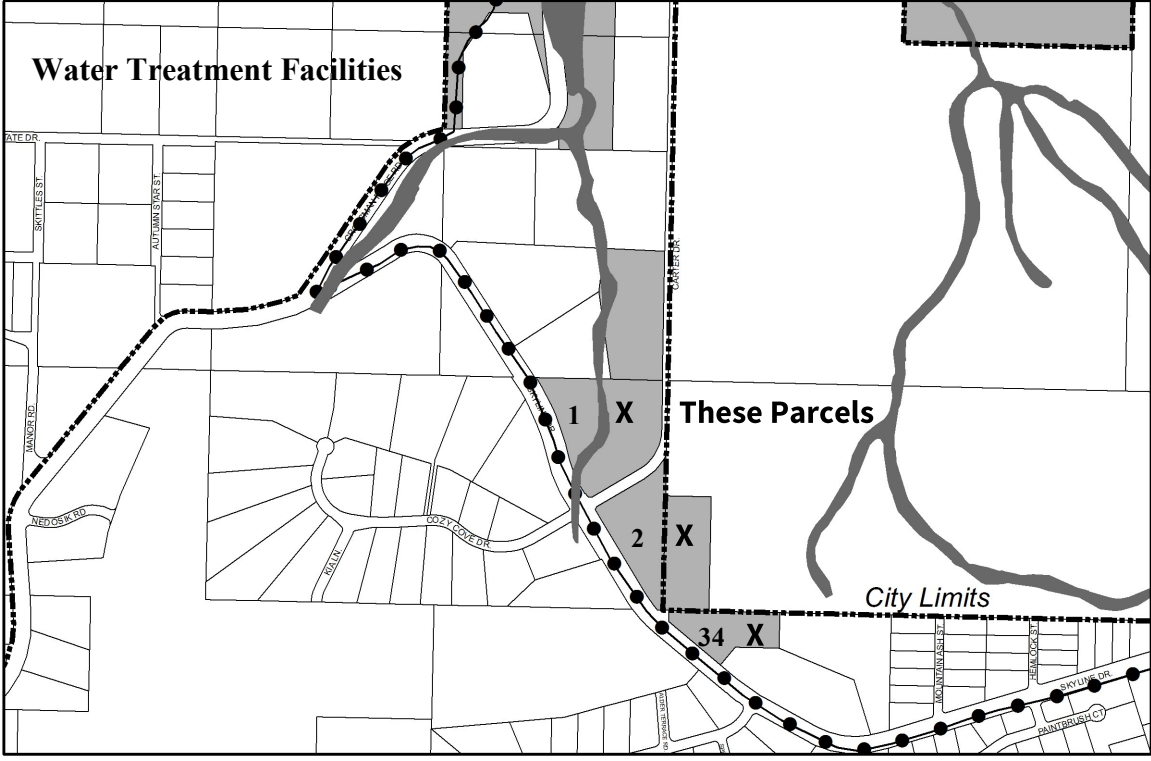
Zoning: Rural Residential, Bridge Creek WPD

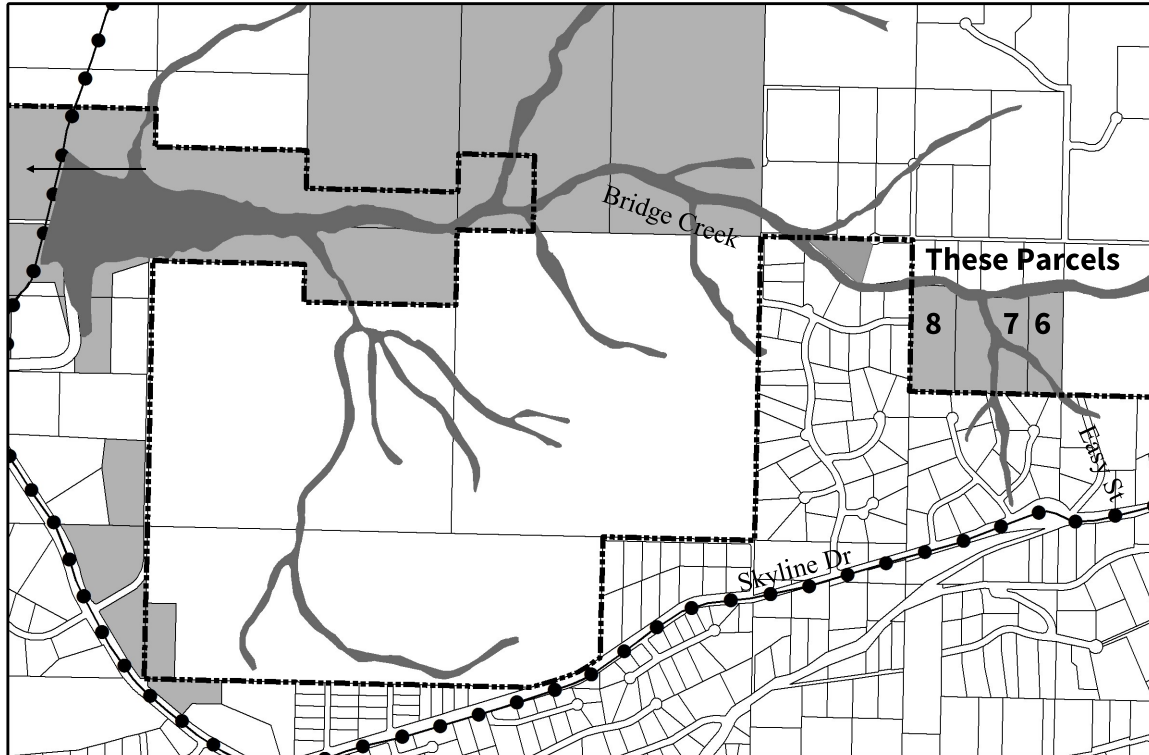
Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.

Infrastructure: Driveway access to property.

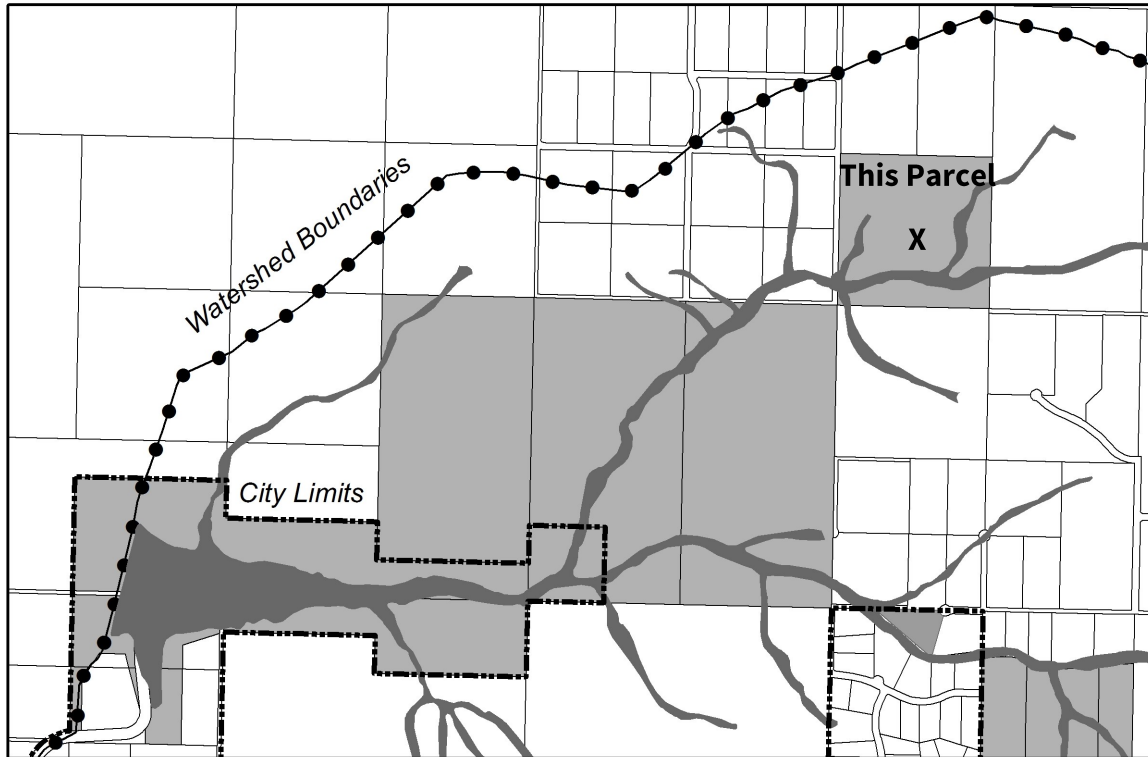
Notes: Property includes a small cabin.

Finance Dept. Code:

	
Designated Use: Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose. Acquisition History: Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin	
Area: Lot 1: 7.83 acres Lot 2: 8.34 acres Lot 34: 3 acres	Parcel Number: 17307094, 95, 96, 17308034
2015 Assessed Value: Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$3,343,300 Lot 34: land \$42,300, Improvements \$677,500,	
Legal Description: Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34	
Zoning: Rural Residential, Bridge Creek WPD	Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.
Infrastructure: Paved road, electricity	
Notes: Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr Former water treatment plant site. A fire station/equipment storage was constructed in 2014. Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant. Lot 34 is the site of a 1 million gallon water tank.	
Finance Dept. Code:	



Designated Use: Watershed Protection Purposes Acquisition History: Ordinance 2009-08(A)	
Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres Lot 8: 8.89 acres Total: 28.81 acres	Parcel Numbers: 1736600 6, 7, 8
2015 Assessed Value: \$185,700 (all lots)	
Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended	
Zoning: Not in city limits.	Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.	
Notes: Lots purchased 2/25/09 Lot 6, \$58,735, recorded document 2009-000612-0 Lot 7, \$113,730, recorded document 2009-000613-0 Lot 8, \$75,565, recorded document 2009-000611-0 Total Cost: \$248,030 The northern lot line of these lots is bridge creek, and meanders as the creek meanders.	
Finance Dept. Code:	



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

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

Area: 40 acres

Parcel Numbers: 17305219

2015 Assessed Value: \$47,200

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

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

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

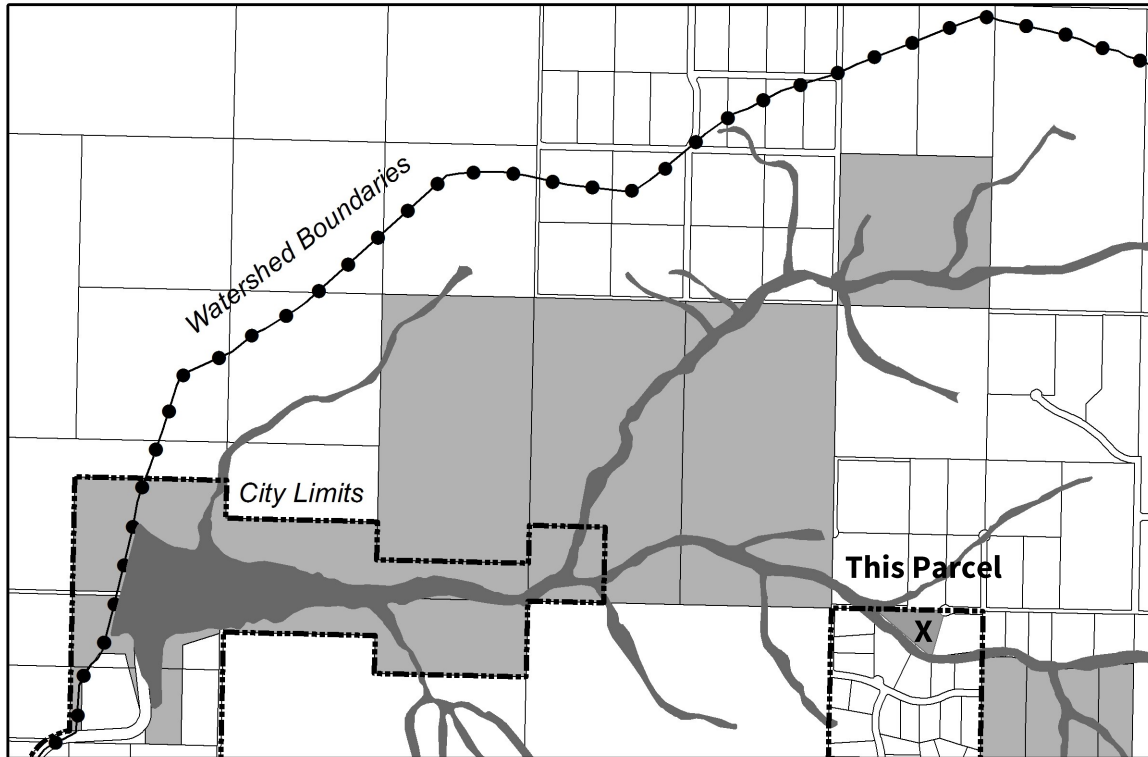
Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Purchase cost: \$2,805.21 in 2015.

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

Finance Dept. Code:



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

Acquisition History: City purchased from private land owner

Area: 2.86 acres

Parcel Number: 17305408

2017 Assessed Value: \$45,200 (high)

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

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

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

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

Notes:

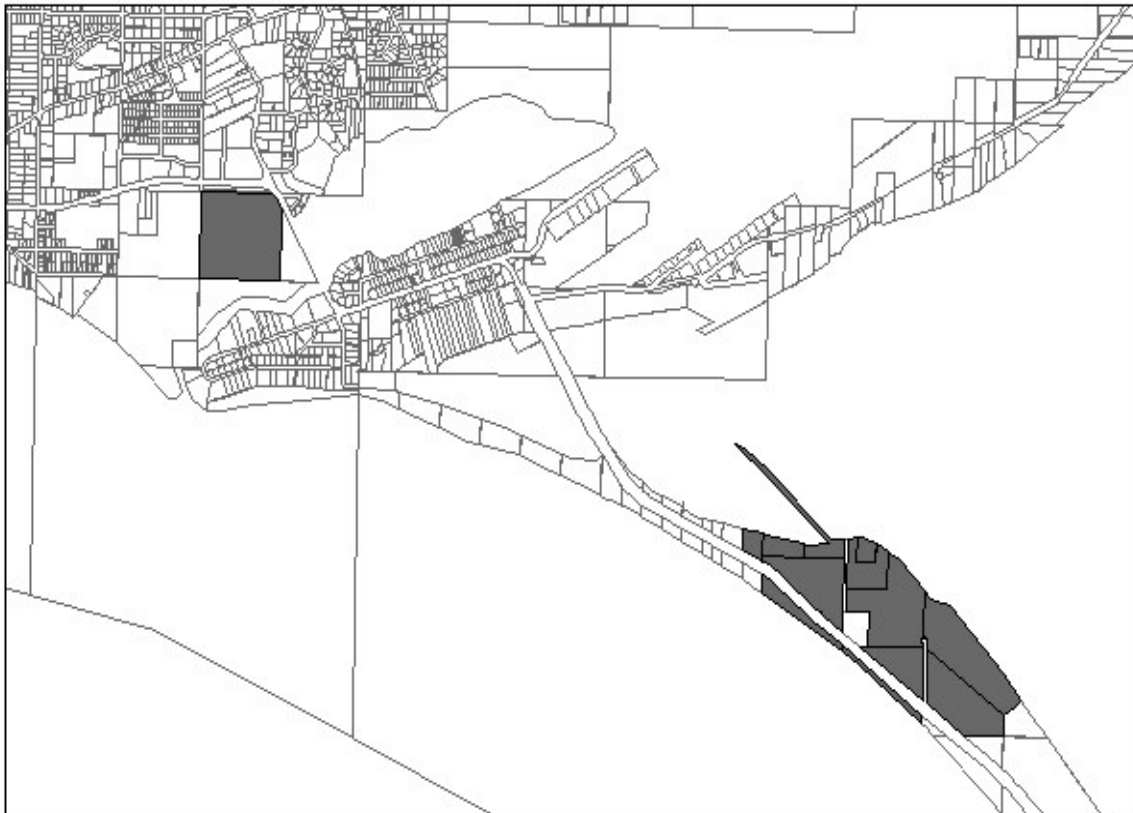
Purchase cost: \$21,000 in 2017.

Finance Dept. Code:

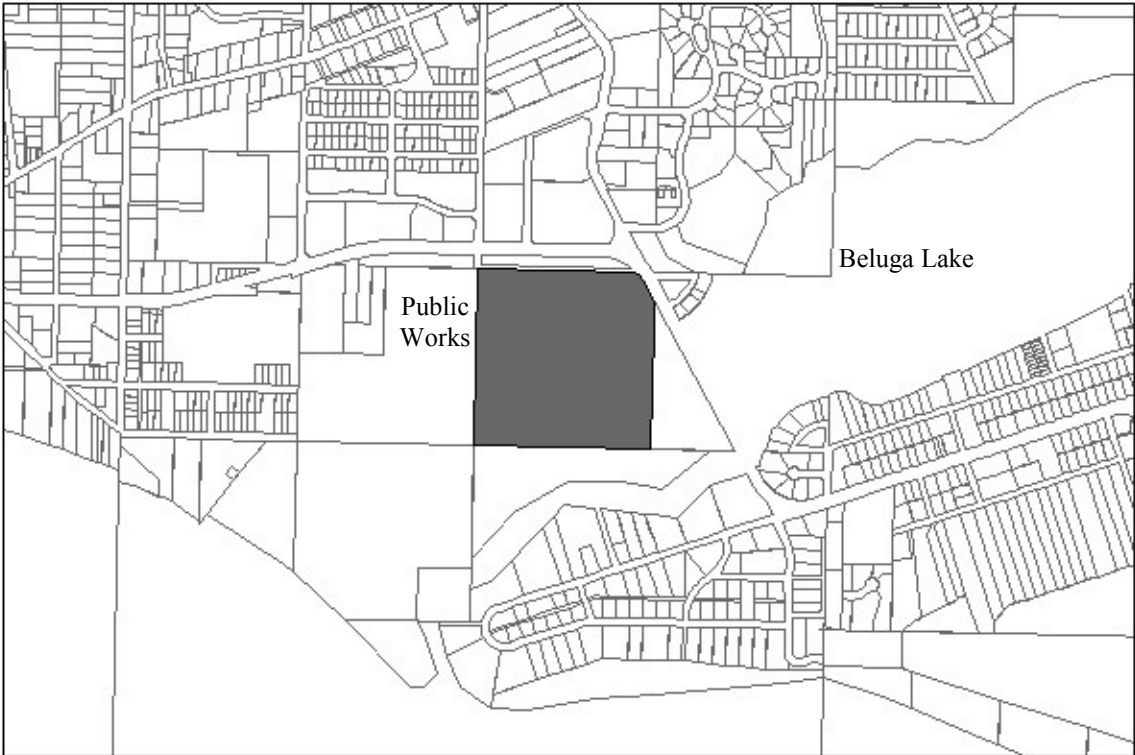
Homer Conservation Easement Lands

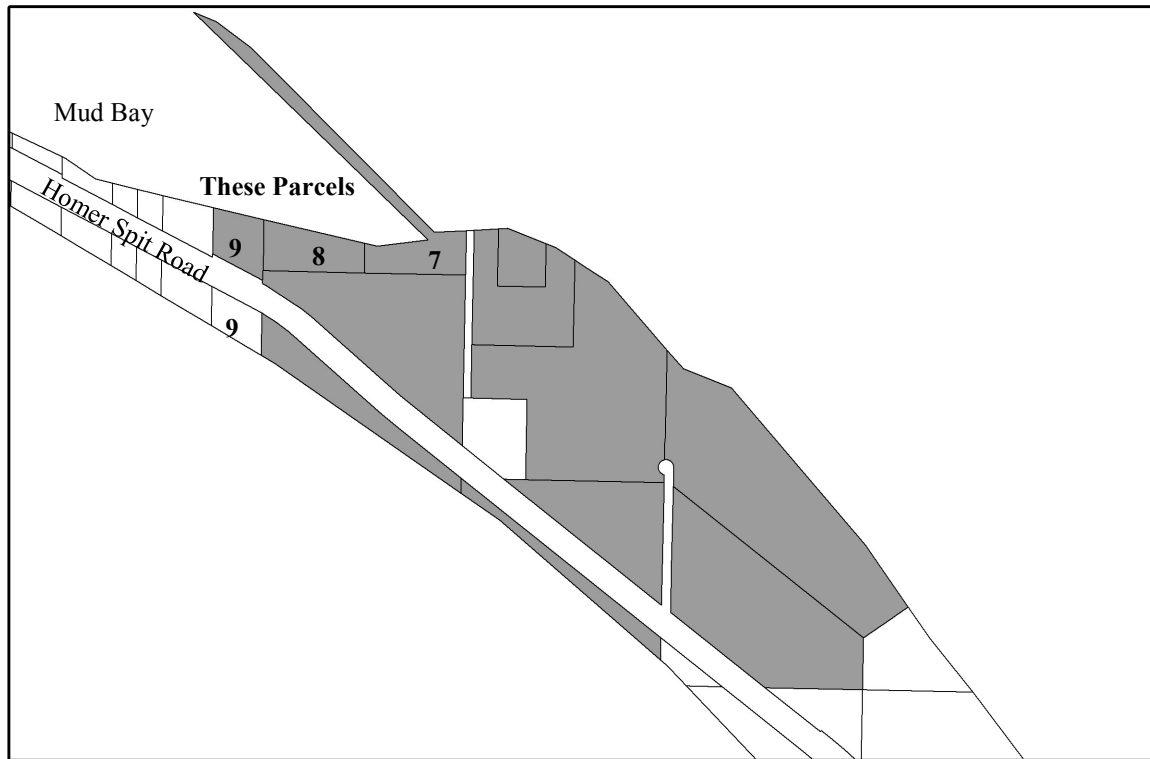
Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 11/20/2017

	
Designated Use: Acquisition History: EVOS purchase and conservation easement.	
Area: 39.24 acres	Parcel Number: 17714006
2017 Assessed Value: \$9,900	
Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD	
Zoning: Conservation	Wetlands: Beluga Slough Estuary
Notes: • Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98. • Parcel is within a FEMA-mapped floodplain. • Resolution 15-064 supported the inclusion of this land in the Western Hemisphere Shorebird Reserve Network	
Finance Dept. Code: 392.0013	

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement. Resolution 97-72 and 104.

Area: Lot 7: 7.1 acres
 Lot 8: 3.94 acres
 Lot 9: 3.00 acres
 Lot 9 S of Road: 2.16 acres (no EVOS
 Conservation Easement)

Parcel Number: 181020 02, 01, 18101023, 24**2017 Assessed Value:** Lot 7: \$6,800 Lot 8: \$113,300 Lot 9: \$142,400 Lot 9S: \$4,100

Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

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

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

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 70.97 acres**Parcel Number:** 18102 03, 04, 05, 06, 09, 10, 14**2017 Assessed Value:** Total: \$281,800**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation

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

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

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

Finance Dept. Code:

**Designated Use:****Acquisition History:** EVOS purchase and conservation easement.**Area:** Total: 45.47 acres**Parcel Number:** 181-020 - 18, 19**2017 Assessed Value:** Total: \$207,500**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B**Zoning:** Conservation**Environment:** State Critical Habitat Area below
17.4 ft. mean high tide line.**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:

**CITY OF HOMER
HOMER, ALASKA**

Port and Harbor Director

ORDINANCE 17-

A ORDINANCE OF THE HOMER CITY COUNCIL APPROVING THE CITY MANAGER ENTER INTO AN AGREEMENT WITH THE U.S. ARMY CORPS OF ENGINEERS FOR THE PURPOSE OF CONDUCTING A SECTION 22 PLANNING ASSISTANCE TO STATES PROGRAM STUDY FOR THE HOMER LARGE VESSEL HARBOR EXPANSION PROJECT.

WHEREAS, The City of Homer began a reconnaissance study with the Army Corps of Engineers in 2004 titled Homer East Harbor Expansion; and

WHEREAS, After the initial U.S. Army Corps of Engineers study results showed negative findings for our expansion needs it was decided to shelve the project until conditions improved that would justify re engaging the Corps in the project ; and

WHEREAS, Since 2009 staff have been working to address and track the issues that drove the poor findings such as : armor rock source cost, dredged materials management planning, large vessel fleet support and needs, federal fleet needs, and regional project support; and

WHEREAS, After meeting with U.S. Army Corps of Engineers Representatives in November of 2017 and reviewing changes in conditions and requirements surrounding this project staff believe it is in our communities best interest to take the advice of the Corps representatives and engage them in a Section 22 Planning Assistance to States study ; and

WHEREAS, The Purpose of the study will be to quickly learn if the financial benefits of building a large vessel harbor in Homer justify the costs of construction and warrant the investment of Federal dollars to fund their portion of the project ; and

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby authorizes the city manager to enter into an agreement with the U.S. Army Corps of Engineers for the purpose of conducting a Section 22 Planning Assistance to States Program Study for the Homer Large Vessel Harbor Expansion Project.

PASSED AND ADOPTED by the Homer City Council this _____th day of _month___, year.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSON, CMC, CITY CLERK

Fiscal Note: The total cost of the Section 22 Planning Assistance to States preliminary study is \$100,000 of which is distributed in a 50/50 share. Cost to the City of Homer is \$50,000. Authorize the City Manager to spend \$ 50,000 from the Port and Harbor Reserves for the purpose of funding the cities portion of this project.

Memorandum

TO:

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE:

SUBJECT: Ordinance 17-

The Homer harbor expansion project dates back to 2004 when we first entered into a contract with the Corps and the State in a feasibility study. Because the Corps is Federal, there are requirements and conditions that must be met in order for the study to score on a federal level for funding for both design and construction. Ultimately, these projects result in a BC rating, benefits verses costs. When we decided to shelve the project in 2009 we had an estimated BC ratio of .26 and were told at the time that we would need a +3.0 in order to be competitive for funding of federal dollars.

City Manager Koester and I met with the Corps in November to discuss the possibilities and options for resuming our harbor expansion study in Homer. After reviewing our case, the Corps recommend that we work with them to conduct a PAS (planning assistance for states) study to determine if there have been enough changes to warrant resuming and completing the original General Investigation study for expanding our harbor. The cost to Homer will be \$50,000 for our 50% share. The Corps will be responsible for the other \$50,000. Corps estimate that the PAS study will take between 4 to 6 months to complete.

After speaking with our engineers and once again reviewing the first study. We can focus on how conditions have now favorably changed, in both the higher availability of local building materials and higher demand from the large vessel fleet. Because of these changes, I see the PAS as a good value expenditure. If we can show in the PAS what has changed and improved in Homer sense 2004 and where the assumptions made in the first study were off track. Then we may finally be able to turn out BC that will justify this new investment of government money into Homer. Benefits gained from harbors are not just for the host city, the economic ripple is felt regionally and nationally. In this study, we will show these benefits while at the same time proving how we can build this harbor for far less money than was predicted in the first round.

I see this investment as the best way forward to getting our large vessel harbor recognized as a national project and meeting the needs of our fleet and community.

Thank you,

Bryan Hawkins

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **October 2017**

<u>Moorage Sales</u>			<u>Stall Wait List</u>		
	<u>2017</u>	<u>2016</u>		<u>2017</u>	<u>2016</u>
Daily Transient	143	121	No. on list at Month's End		
Monthly Transient	127	136	20' Stall	1	1
Semi-Annual Transient	11	3	24' Stall	52	48
Annual Transient	10	14	32' Stall	83	84
Annual Reserved	161	150	40' Stall	33	38
			50' Stall	26	23
			60' Stall	5	4
			75' Stall	4	3
<u>Grid Usage</u>			Total:	204	201
1 Unit = 1 Grid Tide Use	<u>2017</u>	<u>2016</u>			
Wood Grid	10	5			
Steel Grid	2	1			
<u>Services & Incidents</u>			<u>Docking & Beach/Barge Use</u>		
	<u>2017</u>	<u>2016</u>		<u>2017</u>	<u>2016</u>
Vessels Towed	2	0	1 Unit = 1 or 1/2 Day Use		
Vessels Moved	20	12	Deep Water Dock	12	17
Vessels Pumped	4	5	Pioneer Dock	30	25
Vessels Sunk	0	0	Beach Landings	5	11
Vessel Accidents	0	0	Barge Ramp	6	5
Vessel Impounds	0	0			
Equipment Impounds	0	5	<u>Marine Repair Facility</u>		
Vehicle Impounds	0	0		<u>2017</u>	<u>2016</u>
Property Damage	1	0	Vessels Hauled-Out	0	0
Pollution Incident	0	0	Year to Date Total	2	12
Fires Reported/Assists	0	0			
EMT Assists	2	2	<u>Wharfage (in short tons)</u>		
Police Assists	0	3	In Tons, Converted from Lb./Gal.	<u>2017</u>	<u>2016</u>
Public Assists	9	14	Seafood	113	0
Thefts Reported	3	0	Cargo/Other	506	717
			Fuel	18,596	28,162
<u>Parking Passes</u>			<u>Ice Sales</u>		
	<u>2017</u>	<u>2016</u>		<u>2017</u>	<u>2016</u>
Long-term Pass	0	5	For the Month of October	82	86
Monthly Long-term Pass	0	1			
Seasonal Pass	0	0	Year to Date Total	1,648	2,289
<u>Crane Hours</u>			<u>Difference between</u>		
	<u>2017</u>	<u>2016</u>	<u>2016 YTD and 2017 YTD:</u>		
	59.4	89.8		641 less	

Port & Harbor Monthly Statistical & Performance Report

For the Month of: **November 2017**

<u>Moorage Sales</u>		<u>2017</u>	<u>2016</u>	<u>Stall Wait List</u>		
Daily Transient		133	60	No. on list at Month's End	<u>2017</u>	<u>2016</u>
Monthly Transient		58	95	20' Stall	1	1
Semi-Annual Transient		3	3	24' Stall	34	20
Annual Transient		12	4	32' Stall	64	66
Annual Reserved		41	64	40' Stall	33	32
				50' Stall	25	22
				60' Stall	5	3
				75' Stall	2	3
				Total:	164	147
<u>Grid Usage</u>		<u>2017</u>	<u>2016</u>			
1 Unit = 1 Grid Tide Use						
Wood Grid		2	7			
Steel Grid		1	5			
<u>Services & Incidents</u>		<u>2017</u>	<u>2016</u>	<u>Docking & Beach/Barge Use</u>		
Vessels Towed		1	0	1 Unit = 1 or 1/2 Day Use	<u>2017</u>	<u>2016</u>
Vessels Moved		5	14	Deep Water Dock	22	25
Vessels Pumped		0	6	Pioneer Dock	34	27
Vessels Sunk		0	0	Beach Landings	6	
Vessel Accidents		1	0	Barge Ramp	4	5
Vessel Impounds		0	0			
Equipment Impounds		1	0	<u>Marine Repair Facility</u>	<u>2017</u>	<u>2016</u>
Vehicle Impounds		0	0	Vessels Hauled-Out	1	0
Property Damage		0	3	Year to Date Total	3	12
Pollution Incident		0	1			
Fires Reported/Assists		0	1	<u>Wharfage (in short tons)</u>		
EMT Assists		0	2	In Tons, Converted from Lb./Gal.	<u>2017</u>	<u>2016</u>
Police Assists		3	1	Seafood	63	1,418
Public Assists		9	10	Cargo/Other	142	677
Thefts Reported		0	2	Fuel	*	9,697
				* Data Unavailable this early in the month 12/6		
<u>Parking Passes</u>		<u>2017</u>	<u>2016</u>	<u>Ice Sales</u>	<u>2017</u>	<u>2016</u>
Long-term Pass		1	4	For the Month of November	12*	2*
Monthly Long-term Pass		0	0	* closed for season		
Seasonal Pass		0	0	Year to Date Total	1,659	2,291
<u>Crane Hours</u>		<u>2017</u>	<u>2016</u>	<u>Difference between</u>		
		24.6	27.2	<u>2016 YTD and 2017 YTD:</u>	<u>less 632 tons</u>	

Port & Harbor Water/Sewer Bills									
Service Period End Date:					Meter Reading Period: 10/31/17 - 11/27/17				
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	\$2.18	\$0.00	\$11.68	-	-	-
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363	\$19.00	\$0.00	\$0.00	\$19.00	12,978,100	12,978,100	-
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488	\$19.00	\$0.00	\$0.00	\$19.00	23,957,000	23,957,000	-
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966	\$19.00	\$0.00	\$0.00	\$19.00	1,832,200	1,832,200	-
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360	\$19.00	\$64.31	\$0.00	\$83.31	3,281,900	3,287,800	5,900
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362	\$19.00	\$42.51	\$0.00	\$61.51	509,700	513,600	3,900
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043	\$19.00	\$475.24	\$0.00	\$494.24	9,096,500	9,140,100	43,600
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	\$589.69	\$20.88	\$629.57	867,987,100	868,041,200	54,100
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668	\$19.00	207.10CR	\$0.00	\$0.00	-	101,400	8,000
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895	\$9.50	269.23CR	\$0.00	\$0.00	-	184,000	5,100
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713	\$19.00	218.00CR	\$0.00	\$0.00	-	100,400	6,400
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255	\$19.00	\$63.22	\$134.56	\$216.78	-	5,800	5,800
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	89.38CR	\$0.00	\$0.00	-	22,500	3,000
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984	\$19.00	\$30.52	\$43.96	\$93.48	68,000	70,800	2,800
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228	\$19.00	67.58CR	97.34CR	\$0.00	-	192,100	22,100
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861	\$19.00	\$166.77		\$185.77	634,000	649,300	15,300
Overall Charges: <u>\$1,852.34</u> Overall Water Usage: <u>176,000</u>									

Water/Sewer Monthly Comparison										
CY 2013 to Current										
	2013		2014		2015		2016		2017	
January	\$1,039.71	62,100	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800	\$2,142.85	122,300
February	\$995.09	57,300	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500	\$1,287.76	59,600
March	\$3,777.17	91,400	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300	\$4,076.62	292,100
April	\$2,825.07	208,200	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700	\$1,726.84	113,100
May	\$11,647.05	1,176,600	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300	\$7,807.49	413,000
June	\$19,728.26	1,660,800	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700	\$14,594.69	1,282,900
July	\$73,511.61	6,344,600	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400	\$15,450.93	1,152,500
August	\$18,766.53	1,547,500	\$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	\$12,784.77	1,057,600	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300	\$11,419.68	968,000
October	\$6,823.64	558,200	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200	\$8,631.96	591,490
November	\$5,696.76	456,800	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600	\$1,852.34	176,000
December	\$2,699.74	186,900	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900		
YTD Total	\$160,295.40	13,408,000	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800	\$81,938.86	6,231,590

Port & Harbor Water/Sewer Bills									
Service Period End Date:					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							-
4244 HOMER SPIT RD - SBH & Ramp 2	1.0290.01	84872363							-
4166X HOMER SPIT RD - SBH & Ramp 4	1.0345.01	70291488							-
4171 FREIGHT DOCK RD - SBH & Ramp 6	1.0361.01	71145966							-
4690C HOMER SPIT RD - Pioneer Dock	1.0262.01	70315360							-
4690A HOMER SPIT RD - Pioneer Dock	1.0261.01	70315362							-
4666 FREIGHT DOCK RD - Deep Water Dock	1.0357.01	70564043							
4448 HOMER SPIT RD - Steel Grid	1.0230.01	80394966							-
795 FISH DOCK ROAD - Fish Dock/Ice Plant	1.0180.01	70291512							
4147 FREIGHT DOCK RD - SBH & Ramp 6 Restroom	1.4550.01	70315668							
4147X FREIGHT DOCK RD - Ramp 6 Fish Cleaning	1.0457.01	80856895							-
4001 FREIGHT DOCK RD - L&L Ramp Restrooms	10.4550.01	70364713							
4667 HOMER SPIT RD L - Port Maintenance	1.0109.01	70257255							
4667 HOMER SPIT RD - Bldg Near Water Tank	1.0100.02	70315820							-
4667 FREIGHT DOCK RD - DWD Restroom	1.0495.01	84920900							
4311 FREIGHT DOCK RD - Port & Harbor Office	5.1020.01	83912984							
4000 HOMER SPIT RD - Ramp 5 Restroom	5.1250.01	86083228							
4425 FREIGHT DOCK RD - Sys 5 & Ramp 8	5.1050.01	86094861							
Overall Charges: <u>\$0.00</u> Overall Water Usage: <u>-</u>									

Water/Sewer Monthly Comparison										
CY 2013 to Current										
	2013		2014		2015		2016		2017	
January	\$1,039.71	62,100	\$3,545.49	288,500	\$2,526.35	183,700	\$1,216.22	68,800		
February	\$995.09	57,300	\$4,042.38	322,400	\$2,015.14	140,800	\$1,891.14	122,500		
March	\$3,777.17	91,400	\$3,968.26	320,400	\$3,339.49	253,700	\$2,341.13	162,300		
April	\$2,825.07	208,200	\$5,792.92	452,200	\$4,997.38	467,700	\$3,532.78	256,700		
May	\$11,647.05	1,176,600	\$12,019.73	973,600	\$6,982.27	541,900	\$9,770.89	709,300		
June	\$19,728.26	1,660,800	\$13,396.30	1,106,200	\$14,116.19	1,134,100	\$21,628.74	1,800,700		
July	\$73,511.61	6,344,600	\$16,516.50	1,348,000	\$12,038.01	919,900	\$19,490.97	1,583,400		
August	\$18,766.53	1,547,500	\$15,883.21	1,279,500	\$15,033.97	1,197,000	\$22,468.25	2,189,100		
September	\$12,784.77	1,057,600	\$13,105.89	1,073,100	\$15,661.07	1,307,300	\$19,710.24	1,651,300		
October	\$6,823.64	558,200	\$3,874.68	266,000	\$5,445.90	406,300	\$8,887.32	708,200		
November	\$5,696.76	456,800	\$3,658.86	283,400	\$1,917.85	106,100	\$2,582.53	167,600		
December	\$2,699.74	186,900	\$1,748.09	111,900	\$1,284.30	30,100	\$1,154.76	44,900		
YTD Total	\$160,295.40	13,408,000	\$97,552.31	7,825,200	\$85,357.92	6,688,600	\$114,674.97	9,464,800	\$0.00	-

2017 Ice & Crane Report						
Date To	Crane Weekly	Crane Month	YTD Crane	Ice Weekly	Ice Month	YTD Ice
1/8/2017	27.8			shut down for maintenance		
1/15/2017	23.3			shut down for maintenance		
1/22/2017	5.6			shut down for maintenance		
1/29/2017	13					
Jan Total		69.7	69.7		0	0
2/5/2017	24.1			shut down for maintenance		
2/12/2017	33.5			shut down for maintenance		
2/19/2017	36.4			shut down for maintenance		
2/26/2017	23.6			shut down for maintenance		
Feb Total		117.6	187.3		0	0
3/5/2017	4			shut down for maintenance		
3/12/2017	30.3			0		
3/19/2017	36.2			0		
3/26/2017	40.4			15		
4/2/2017	34			3		
Mar Total		144.9	332.2		18	18
4/9/2017	38.1			6		
4/16/2017	55.7			33		
4/23/2017	26.1			23		
4/30/2017	30.6			31		
Apr Total		150.5	482.7		93	111
5/7/2017	21.8			28		
5/14/2017	37.4			59		
5/21/2017	58.1			60		
5/28/2017	47.9			44		
May Total		165.2	647.9		191	302
6/4/2017	45.4			50		
6/11/2017	47			32		
6/18/2017	59.2			73		
6/25/2017	63.4			113		
7/2/2017	63.7			73		
Jun Total		278.7	926.6		341	643
7/9/2017	85.2			83		
7/16/2017	74.7			167		
7/23/2017	47.5			71		
7/30/2017	66.9			103		
Jul Total		274.3	1200.9		424	1067
8/6/2017	92.6			75		
8/13/2017	77.9			67		
8/20/2017	86.6			54		
8/27/2017	75.6			62		
Aug Total		332.7	1533.6		258	1325
9/3/2017	45.2			73		
9/10/2017	35.9			42		
9/17/2017	49.2			42		
9/24/2017	36.8			34		
10/1/2017	27.4			50		
Sep Total		194.5	1728.1		241	1566
10/8/2017	22.5			10		
10/15/2017	11.8			32		
10/22/2017	11.4			23		
10/29/2017	13.7			17		
Oct Total		59.4	1787.5		82	1648
11/5/2017	7.8			11		
11/12/2017	9.9			2		
11/19/2017	2.8			shut down for maintenance		
11/26/2017	1			shut down for maintenance		
12/3/2017	3.1			shut down for maintenance		
Nov Total		24.6	1812.1		13	1661
12/10/2017				shut down for maintenance		
12/17/2017				shut down for maintenance		
12/24/2017				shut down for maintenance		
12/31/2017				shut down for maintenance		
Dec Total		0	1812.1			

Deep Water Dock 2017

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/4	Perseverance INSIDE	207	0800/1800	Cispri	394.00	na
1/5	Perseverance	207	0900/2100	Cispri	788.00	52.00
1/5	Barge 141	300	0900/1400	Cispri	788.00	52.00
1/19	DBL 106	383	0600/	Kirby Offsho	1,206.00	52.00
1/19	Bismark Sea INSIDE	125	0600/	Kirby Offsho	506.00	na
1/20	DBL 106	383		Kirby Offsho	1,206.00	
1/20	Bismark Sea INSIDE	125		Kirby Offsho	506.00	
1/21	DBL 106	383	/1915	Kirby Offsho	1,206.00	
1/21	Bismark Sea INSIDE	125	/1915	Kirby Offsho	506.00	
1/24	DBL 54	288	1000/	Kirby Offsho	788.00	52.00
1/25	DBL 54	288	/0815	Kirby Offsho	788.00	
1/26	PacFree outside DBL 54	288	1715/	Kirby Offsho	788.00	52.00
1/27	PacFree outside DBL 54	288		Kirby Offsho	788.00	
1/28	PacFree outside DBL 54	288	/1745	Kirby Offsho	788.00	
1/30	Perseverance	207		Cispri	788.00	
1/31	Perseverance	207	/1230	Cispri	788.00	
2/1	Pacific Freedom&DBL 54	288	0930/	Kirby Offshore	788.00	52.00
2/2	Pacific Freedom&DBL 54	288	/1700	Kirby Offshore	788.00	
2/14	Katrina Em	101	1415/1600	Alaskan Acce	506.00	52.00
2/15	Perseverance	207	0805/	Cispri	788.00	52.00
2/16	Perseverance	207		Cispri	788.00	
2/17	Perseverance	207		Cispri	788.00	
2/18	Perseverance	207		Cispri	788.00	
2/19	Perseverance	207		Cispri	788.00	
2/20	Perseverance	207		Cispri	788.00	
2/21	Perseverance	207		Cispri	788.00	
2/22	Perseverance	207		Cispri	788.00	
2/23	Perseverance	207		Cispri	788.00	
2/23	Millennium Star	105	0800/1330	Olympic	506.00	52.00
2/24	Perseverance	207	/0900	Cispri	788.00	
2/28	Katrina Em	101	1300/1500	Alaskan Acce	506.00	52
3/11	DBL 78 (JAVA SEA)	370	0800/	Kirby Offsho	1,098.00	52.00
3/11	Pacific Freedom INSIDE	120	0800/	Kirby Offsho	506.00	na
3/12	DBL 78 (JAVA SEA)	370	/1450	Kirby Offsho	1,098.00	
3/12	Pacific Freedom INSIDE	120	/1430	Kirby Offsho	506.00	
3/12	Millennium Star INSIDE	105	2130/	Olympic	506.00	na
3/13	Pacific Wolf&DBL54	395	0800/1730	Kirby Offsho	1,206.00	52.00
3/13	Millennium Star INSIDE	105		Olympic	506.00	
3/14	Millennium Star INSIDE	105	/1630	Olympic	506.00	
3/18	Millennium Star INSIDE	105	1000/	Olympic	506.00	na
3/19	Millennium Star INSIDE	105		Olympic	506.00	
3/20	Millennium Star INSIDE	105		Olympic	506.00	
3/21	Millennium Star INSIDE	105	/0800	Olympic	253.00	
4/9	Pacific Wolf& DBL 54	395	1400/	Kirby Offshore	1,206.00	52.00
4/10	Endurance / Alyeska	207	0545/1900	Alyeska Pipe	788.00	52.00
4/13	Endurance / Alyeska	207	1544/?	Alyeska Pipe	788.00	52.00
4/15	Endurance / Alyeska	207	1530/2130	Alyeska Pipe	788.00	52.00
4/26	Perseverance	207	0700/1800	Cispri	788.00	52.00
5/1	USS Hopper	505		Ship Supply	1,996.00	
5/2	USS Hopper	505	/0700	Ship Supply	1,996.00	
5/6	Eastern Hunter	100	0900/1000	Fog Marine	56.31	inside /MC
5/10	Maia H & Brightwater	280		Global Div	788.00	52.00
5/11	Maia H & Brightwater	280	/0800	Global Div	788.00	
5/12	DBL 289&SeaPrince abreas	289		Crowley	788.00	
5/13	DBL 289&SeaPrince abreas	289		Crowley	788.00	
5/14	DBL 289&SeaPrince abreas	289	/1500	Crowley	788.00	
5/17	Silver Shadow	610	0800/1715	AK Maritime	2,957.00	481.53
5/19	CISPRI Responder	175	0900/1600	CISPRI	506.00	52.00

5/22	CISPRI Endeavor	181	0930/1715	CISPRI	506.00	52.00
5/23	Ramblin Rose	96	0900/1000	Diamond Ba	56.31	inside /MC
5/23	Eastern Hunter	100	0900/1000	Fog Marine	56.31	inside /MC
5/24	Europa	651	0645/1900	Cruise Line	3,917.00	481.53
5/26	CISPRI Endeavor INSIDE	181	0800/1200	CISPRI	84.30	na
5/30	Amsterdam	781	0900/1745	Holland Am	7,459.00	481.53
6/13	Amsterdam	781	0930/1800	Holland Am	7,459.00	481.53
6/20	Wild Alaskan	110	1100/1330	Byler	84.30	inside/BH
6/21	Scorpius	89	1545/1615	Larrivee	56.31	na
6/22	Sundog INSIDE chrg Larrivee	42	0930/1100	Larrivee	56.31	na
6/27	Amsterdam	781	0930/1745	Holland Am	7,459.00	481.53
7/7	Sea Strike	146	0230/1500	Paradigm Ma	506.00	52.00
7/8	Pacific Wolf		2040/2215	Kirby Offshor	1,206.00	52.00
7/9	Pacific Wolf TRESTLE		/ 1900	Kirby Offshor	1,206.00	
7/11	Amsterdam	781	1000/1800	Holland Am.	7,459.00	481.53
7/13	Cispri Endeavor (INSIDErate)	181	1100/	Cispri	506.00	inside SC na
7/14	Cispri Endeavor (INSIDErate)	181	/1615	Cispri	506.00	
7/20	Pacific Wolf & DBL54	395	1800/	Kirby Offshor	1,206.00	52.00
7/21	Pacific Wolf & DBL54	395	/2300	Kirby Offshor	1,206.00	
7/23	Sunset Bay	124	2115/	Icicle Seafoods	506.00	52.00
7/24	Sunset Bay	124	/2000	Icicle Seafoods	506.00	
7/25	Amsterdam	781	0930/1745	Holland Am.	7,459.00	481.53
7/31	Pacific Wolf & DBL54	395	2100/2245	Kirby Offshor	1,206.00	52.00
8/2	Pacific Freedom/Kays Pt	328	0730/	Kirby	1,005.00	52.00
8/3	Pacific Freedom/Kays Pt	328	/0800	Kirby	1,005.00	
8/3	Cispri Responder barge	175	1015/1515	Cispri	506.00	52.00
8/8	Amsterdam	781	0930/1745	Holland Am.	7,459.00	481.53
8/9	Labrador	132	0745/	La Ola LLC	506.00	52.00
8/10	Labrador	132	/0715	La Ola LLC	506.00	
8/21	CISPRI Endeavor	181	0800/1345	Cispri	506.00	52.00
8/22	Amsterdam	781	0930/1800	Holland Am.	7,459.00	481.53
9/3	Pacific Wolf & 54	395		Kirby Offshore	1,206.00	52.00
9/4	Pacific Wolf & 54	395	/1245	Kirby Offshore	1,206.00	
9/5	Amsterdam	781	0930/1800	Holland Am	7,459.00	481.53
9/7	Cispri Endeavor	181	0815/	Cispri	506.00	52.00
9/8	Cispri Endeavor	181	/1330	Cispri	506.00	
9/14	Perseverance	207	1115/1830	Cispri	788.00	52.00
9/19	Amsterdam	781	0930/1800	Holland Am	7,459.00	481.53
9/22	Perseverance	207	0900/1515	Cispri	788.00	52.00
9/25	DBL 55	300	1530/	Kirby	788.00	52.00
9/25	Pacific Wolf	121	1635/	Kirby	506.00	52.00
9/26	DBL 55	300		Kirby	788.00	
9/26	Pacific Wolf	121		Kirby	506.00	
9/27	DBL 55	300		Kirby	788.00	
9/27	Pacific Wolf	121		Kirby	506.00	
9/28	DBL 55	300	/1830	Kirby	788.00	
9/28	Pacific Wolf Inside	121	/1830	Kirby	506.00	
10/3	Perseverance	207	0930/	Cispri	788.00	52.00
10/3	Barge 141	300	0930/	Cispri	788.00	52.00
10/4	Perseverance	207		Cispri	788.00	
10/4	Barge 141	300		Cispri	788.00	
10/5	Perseverance	207		Cispri	788.00	
10/5	Barge 141	300		Cispri	788.00	
10/6	Perseverance	207	/1400	Cispri	788.00	
10/6	Barge 141	300	/1400	Cispri	788.00	
10/18	Responder barge	175	0830/	Cispri	506.00	52.00
10/19	Responder barge	175		Cispri	506.00	
10/20	Responder barge	175	/1545	Cispri	506.00	
10/25	Pacific Wolf&DBL 55	395	0045/1830	Kirby Offshor	1,206.00	52.00
11/13	Perseverance/Barge 141	300	0655/	Cispri	788.00	52.00
11/14	Perseverance/Barge 141	300		Cispri	788.00	

11/15	Perseverance/Barge 141	300		Cispri	788.00	
11/16	Perseverance/Barge 141	300	/0515	Cispri	788.00	
11/17	Pacific Wolf & DBL 55	395	2145/	Kirby Offshore	1,026.00	52.00
11/18	Pacific Wolf & DBL 55	395		Kirby Offshore	1,026.00	
11/19	Pacific Wolf & DBL 55	395		Kirby Offshore	1,026.00	
11/20	Pacific Wolf & DBL 55	395	/0745	Kirby Offshore	chrgd below	
11/20	Pacific Wolf & DBL 55	395	1830/2320	Kirby Offshore	1,026.00	52.00
12/06/17				Year to Date Totals:	\$158,110.15	\$7,480.83

Pioneer Dock 2017

Date	Vessel	LOA	Times	Billed	\$ Dock	Srv Chg
1/7	Perseverance	207	1000/1130	Cispri	788.00	52.00
1/9	Pacific Freedom & DBL 54	345	1545/2230	Kirby Offshore	788.00	52.00
1/21	Pacific Freedom & DBL 54	345	1700/2030	Kirby Offshore	788.00	52.00
1/25	Pacific Freedom & DBL 54	345	0840/1900	Kirby Offshore	788.00	52.00
1/30	Bob Franco	120	1300/1715	Olympic	506.00	52.00
2/24	Pacific Wolf & DBL 54	395	0730/1800	Kirby Offshore	1,206.00	52.00
3/20	Bob Franco	120	1000/1500	Olympic	506.00	52.00
3/27	Pacific Wolf & DBL 54	395	0700/1545	Kirby Offshore	1,206.00	52.00
3/28	Pacific Wolf & DBL 54	395	1500/	Kirby Offshore	1,206.00	52.00
3/29	Pacific Wolf & DBL 54	395	/1745	Kirby Offshore	1,206.00	
4/4	Pacific Wolf & DBL 54	395	0645/1345	Kirby Offshore	\$1,206.00	\$52.00
4/10	Pacific Wolf & DBL 54	395	0430/1315	Kirby Offshore	1,206.00	52.00
4/19	Pacific Wolf & DBL 54	395	2300/	Kirby Offshore	1,206.00	52.00
4/20	Pacific Wolf & DBL 54	395	/0715	Kirby Offshore	1,206.00	
4/21	Bob Franco	120	0815/1115	Olympic	506.00	52.00
4/27	Pacific Wolf & DBL 54	395	1500/	Kirby Offshore	1,206.00	52.00
5/1	Brightwater barge	280	1345/	Global Diving	788.00	52.00
5/2	Brightwater barge	280		Global Diving	788.00	
5/3	Brightwater barge	280		Global Diving	788.00	
5/4	Brightwater barge	280	/0830	Global Diving	788.00	
5/5	Pacific Wolf & DBL 54	395	1030/1600	Kirby Offshor	1,206.00	52.00
5/9	DBL 289 & SeaPrince abreast	289	0900/	Crowley	788.00	52.00
5/10	DBL 289 & SeaPrince abreast	289		Crowley	788.00	
5/11	DBL 289 & SeaPrince abreast	289	/0830	Crowley	788.00	
5/11	Pacific Wolf & DBL 54	395	1545/2130	Kirby Offshor	1,206.00	52.00
5/24	Coastal Nomad	260	1400/1830	Coastal Trans	788.00	52.00
5/25	Pacific Wolf & DBL 54	395	0700/	Kirby Offshor	1,206.00	52.00
5/31	Pacific Wolf & DBL 54	395	0515/1800	Kirby Offshore	1,206.00	52.00
6/13	CISPRI Endeavor	181	0900/1630	Cispri	506.00	52.00
6/13	PacWlf&DBL 54	395	1715/	Kirby Offshore	1,206.00	52.00
6/14	PacWlf&DBL 54	395	/1700	Kirby Offshore	1,206.00	
6/18	PacWlf&DBL 54	395	1930/2000	Kirby Offshore	1,206.00	52.00
6/28	PacWlf&DBL 54	395	0615/1600	Kirby Offshore	1,206.00	52.00
7/8	Pacific Wolf & DBL 54	395	1345/2020	Kirby Offshore	1,206.00	52.00
7/18	Pacific Wolf & DBL 54	395	1000/1530	Kirby offshore	1,206.00	52.00
7/31	Pacific Wolf & DBL 54	395	1330/2030	Kirby offshore	1,206.00	52.00
8/2	Bob Franco	120	0730/1300	Olympic	506.00	52.00
8/16	Pacific Wolf & DBL 54	395	1200/1645	Kirby Offshore	1,206.00	52.00
8/31	Pacific Wolf&DBL 54	395	1930/	Kirby Offshor	1,206.00	52.00
9/1	Pacific Wolf & DBL 54	395		Kirby Offshore	\$1,206.00	
9/2	Pacific Wolf & DBL 54	395	/2320	Kirby Offshore	1,026.00	
9/16	Bob Franco	120	1100/1430	Olympic	506.00	52.00
9/16-17/20	Pacific Wolf & DBL 54	395	2200/0510	Kirby Offshore	1,206.00	52.00
9/21	Perseverance	207	0800/1700	Cispri	788.00	52.00
10/3	Pacific Wolf & DBL 55	395	2200/0350	Kirby Offshore	1,206.00	52.00
10/20	Pacific Wolf	395	1600/1700	Kirby Offshore	1,206.00	52.00
11/2	Pacific Wolf & DBL 55	395	2215/	Kirby Offshore	1,206.00	52.00
11/3	Pacific Wolf & DBL 55	395	/0420	Kirby Offshore	1,206.00	
11/13	Bob Franco	120	0900/1200	Olympic Tug	506.00	52.00
11/22	Pacific Wolf & DBL 55	395	1530/2130	Kirby Offshore	1,206.00	52.00
12/06/17				Year to Date Totals:	\$49,786.00	\$2,028.00

Ferry Landings 2017

	Pioneer Dock	Deep Water Dock
January	22	0
February	24	0
March	6	0

April	5	0
May	6	0
June	7	0
July	6	0
August	19	0
September	24	
October	27	
November	23	
December		

Pioneer Dock - 2017 Water Usage							Deep Water Dock - 2017 Water Usage						
Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee	Date	Vessel	Beg. Read	End Read	Gal.	Charged	Conx Fee
2/24	Pacific Wolf	475,540	479,100	3,560	\$ 194.05	\$ 102.00	1/5	Bob Franco	8,689,000	8,693,000	4,000	\$ 194.05	\$ 102.00
3/7	Tustumena	3,176,500	3,186,100	9,600	\$ 372.58	\$ 102.00	1/5	Perseverance	8,693,000	8,708,850	15,850	\$ 615.14	\$ 102.00
3/9	Tustumena	3186100	3195100	9,000	\$ 349.29	\$ 102.00	1/13	Bob Franco	8,708,000	8,710,000	2,000	\$ 194.05	\$ 102.00
4/19	Pacific Wolf	3195100	3197700	2,600	\$ 194.05	\$ 102.00	1/24	Pacific Freedom	8,710,000	8,714,000	4,000	\$ 194.05	\$ 102.00
4/27	Pacific Wolf	3197745	3199480	1,735	\$ 194.05	\$ 102.00	2/21	Perseverance	8,729,800	8,741,750	11,950	\$ 463.78	\$ 102.00
5/11	Pacific Wolf	3207375	3210510	3,135	\$ 194.05	\$ 102.00	2/23	Millennium Star	8,741,750	8,764,750	23,000	\$ 892.63	\$ 102.00
5/25	Pacific Wolf	480800	483600	2,800	\$ 194.05	\$ 102.00	3/13	Pacific Wolf	8,764,750	8,769,850	5,100	\$ 197.93	\$ 102.00
5/31	Pacific Wolf	483600	486600	3,000	\$ 194.05	\$ 102.00	3/14	Millennium Star	8,769,850	8,774,850	5,000	\$ 194.05	\$ 102.00
6/13	Cispri Endeavor	3213940	3219190	5,250	\$ 203.75	\$ 102.00	3/19	Bob Franco	8,774,850	8,775,500	650	\$ 194.05	\$ 102.00
6/13	Pacific Wolf	488500	489900	1,400	\$ 194.05	\$ 102.00	3/29	Bob Franco	8,775,000	8,779,800	4,800	\$ 194.05	\$ 102.00
6/28	Pacific Wolf	491100	494200	3,100	\$ 194.05	\$ 102.00	4/20	Bob Franco	8,778,000	8,783,000	5,000	\$ 194.05	\$ 102.00
7/8	Pacific Wolf	3222456	3224435	1,979	\$ 194.05	\$ 102.00	4/25	Bob Franco	8,783,000	8,784,000	1,000	\$ 194.05	\$ 102.00
7/18	Pacific Wolf	496900	499200	2,300	\$ 194.05	\$ 102.00	4/29	USS Hopper	8,794,450	8,823,775	29,325	\$ 1,138.10	\$ 102.00
7/31	Pacific Wolf	3230100	3232400	2,300	\$ 194.05	\$ 102.00	5/8	Bob Franco	8,824,000	8,828,000	4,000	\$ 194.05	\$ 102.00
8/16	Pacific Wolf	3242800	3244300	1,500	\$ 194.05	\$ 102.00	5/17	Silver Shadow	8,834,100	8,899,000	64,900	\$ 2,518.77	\$ 102.00
8/24	wash down	3250600	3251400	800			5/19	Bob Franco	8,902,000	8,905,050	3,050	\$ 194.05	\$ 102.00
8/24	wash down	502500	503700	1,200			5/20	wash down	8,905,500	8,906,100	600	nc	
8/31	Pacific Wolf	503700	505695	1,995	\$ 194.05	\$ 102.00	5/22	Cispri Endeavor	8,908,670	8,940,000	31,330	\$ 1,215.92	\$ 102.00
10/3	Pacific Wolf	505600	509700	4,100	\$ 194.05	\$ 102.00	5/23	wash down	8,940,000	8,941,000	1,000	nc	
10/19	Tustumena	3281900	3287870	5,970	\$ 231.70	\$ 102.00	5/30	wash down	8,944,000	8,944,850	850	nc	
11/3	Pacific Wolf	509795	513605	3,810	\$ 194.05	\$ 102.00	5/30	Amsterdam	8,945,000	8,998,000	53,000	\$ 2,056.93	\$ 102.00
11/22	Pacific Wolf	513605	515242	1,637	\$ 194.05	\$ 102.00	6/5	Bob Franco	8,998,040	9,002,980	4,940	\$ 194.05	\$ 102.00
11/30	Tustumena	3289100	3293665	4,565	\$ 194.05	\$ 102.00	6/13	wash down	9,002,990	9,003,610	620	NC	
							6/20	Wild Alaskan	9,008,000	9,010,000	2,000	\$ 194.05	\$ 102.00
							6/25	Bob Franco	9,024,000	9,025,400	1,400	\$ 194.05	\$ 102.00
							6/27	wash down	9,030,000	9,033,000	3,000	nc	
							7/11	wash down	9,034,000	9,036,000	2,000	nc	
							7/15	Bob Franco	9,036,000	9,040,000	4,000	\$ 194.05	\$ 102.00
							7/25	wash down	9,040,000	9,043,000	3,000	nc	
							8/3	Bob Franco	9,042,800	9,047,800	5,000	\$ 194.05	\$ 102.00
							8/8	wash down	9,048,000	9,051,000	3,000	nc	
							8/21	Bob Franco	9,051,560	9,054,000	2,440	\$ 194.05	\$ 102.00
							8/22	wash down	9,054,000	9,056,000	2,000	nc	
							9/5	wash down	9,056,000	9,062,100	6,100	nc	
							9/5	Bob Franco				\$ 194.05	\$ 102.00
							9/14	Perseverance	9,068,350	9,091,000	22,650	\$ 879.05	\$ 102.00
							9/19	wash down	9,091,000	9,093,000	2,000	nc	
							9/23	Bob Franco	9,094,000	9,097,000	3,000	\$ 194.05	\$ 102.00
							10/17	Bob Franco	9,096,700	9,101,000	4,300	\$ 194.05	\$ 102.00
							11/3	Bob Franco	9,101,000	9,105,000	4,000	\$ 194.05	\$ 102.00
							11/14	Bob Franco	9,105,500	9,107,290	1,790	\$ 194.05	\$ 102.00
							11/15	Perseverance	9,107,000	9,140,200	33,200	\$ 1,288.49	\$ 102.00
				-							-		
Year to Date Totals:				77,336	\$ 4,456.17	\$ 2,142.00	Year to Date Totals:				354,995	\$ 14,144.50	\$ 2,754.00
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						