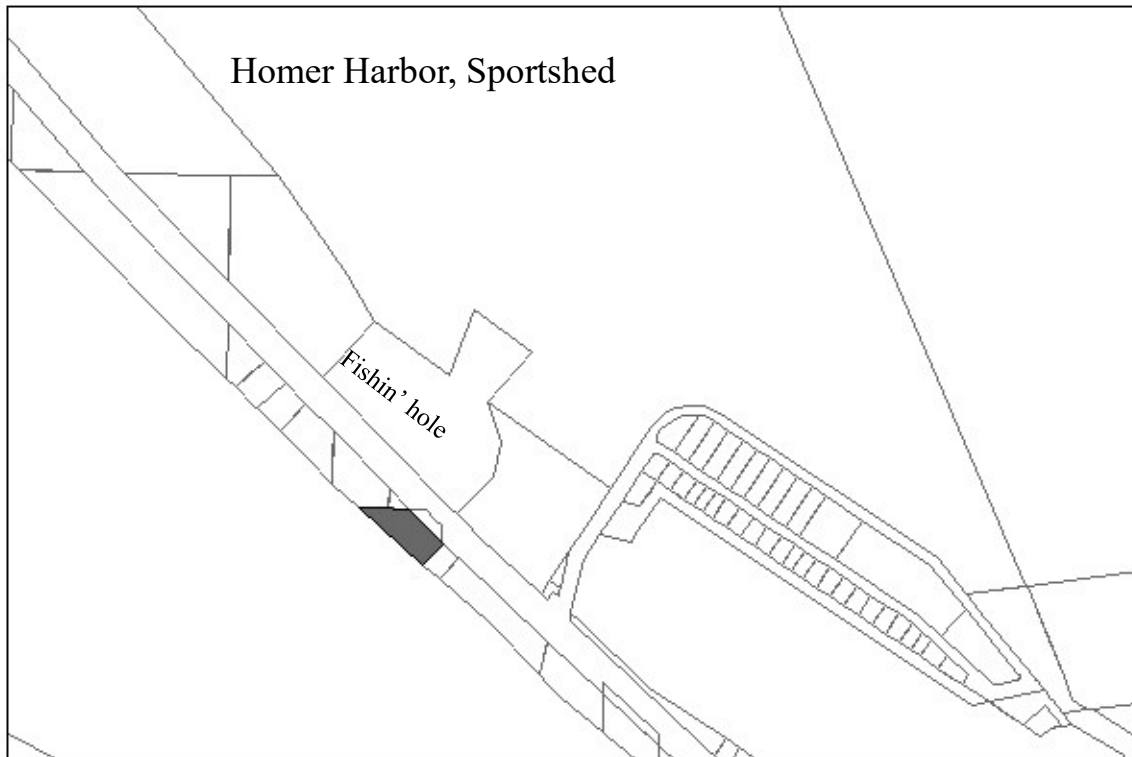


## **Section B Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. Individual lease files contain information on rents and formal agreements.





**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105, LH01

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

**Zoning:** Marine Commercial

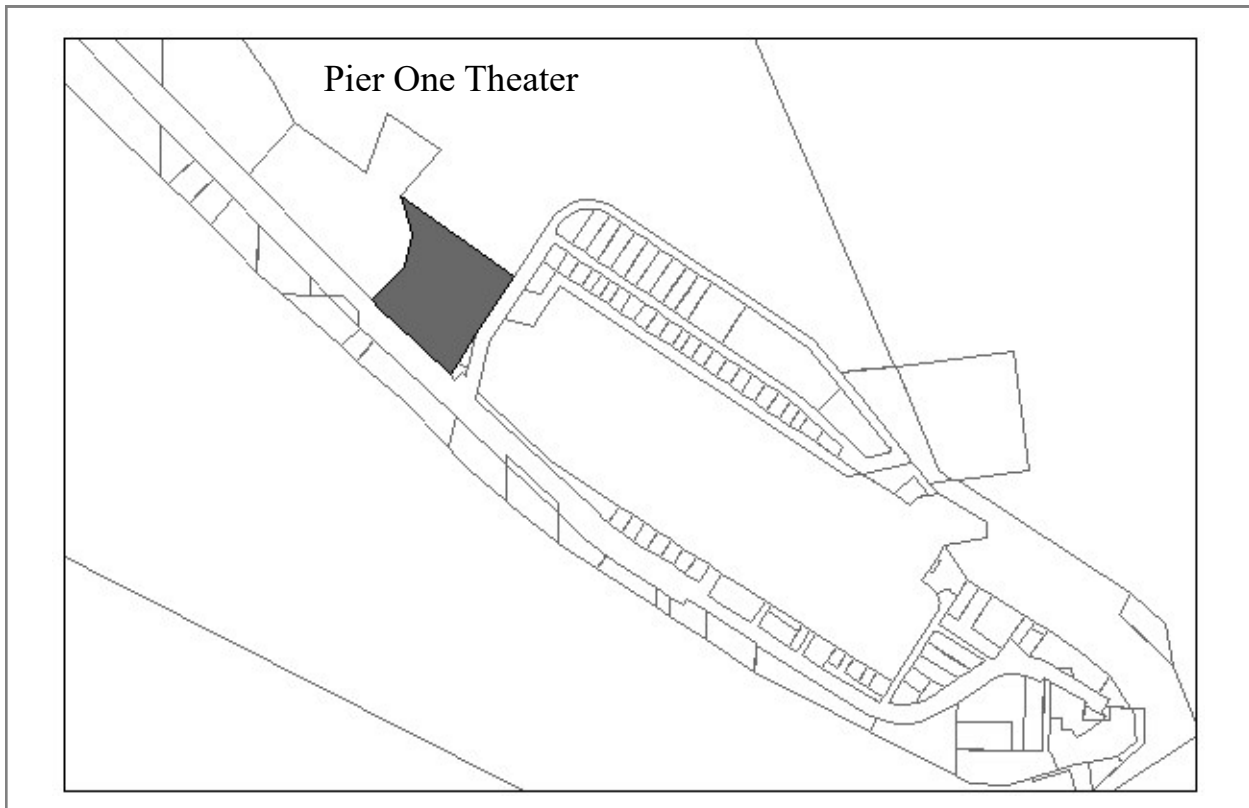
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

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

**Finance Dept. Code:**



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

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

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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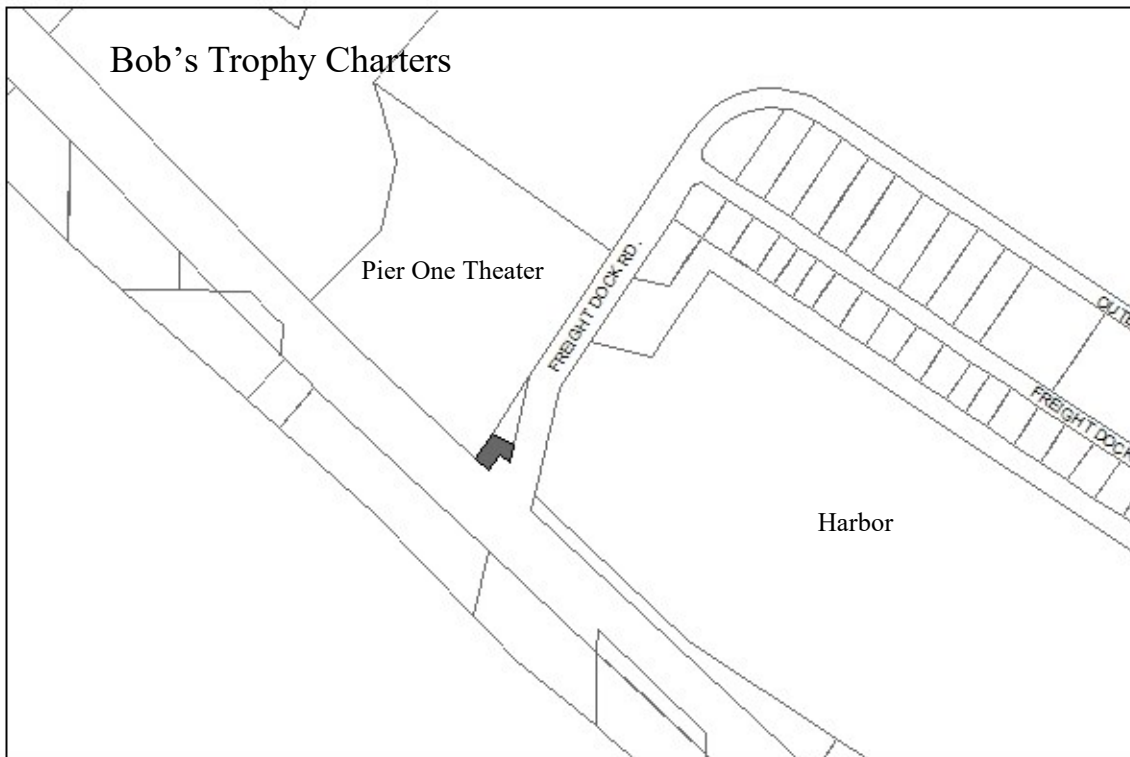
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
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- This is a large parcel that is used several ways.
- Dredge spoils dewatering and storage, winter barge haul out activity
  - City RV park/campground, and access to the only public RV dump on the spit
  - Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

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

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

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:** Ord 1983-26. Purchased from World Seafood

<b>Area:</b> 0.15 acres or 6,692 sq ft	<b>Parcel Number:</b> 18103118
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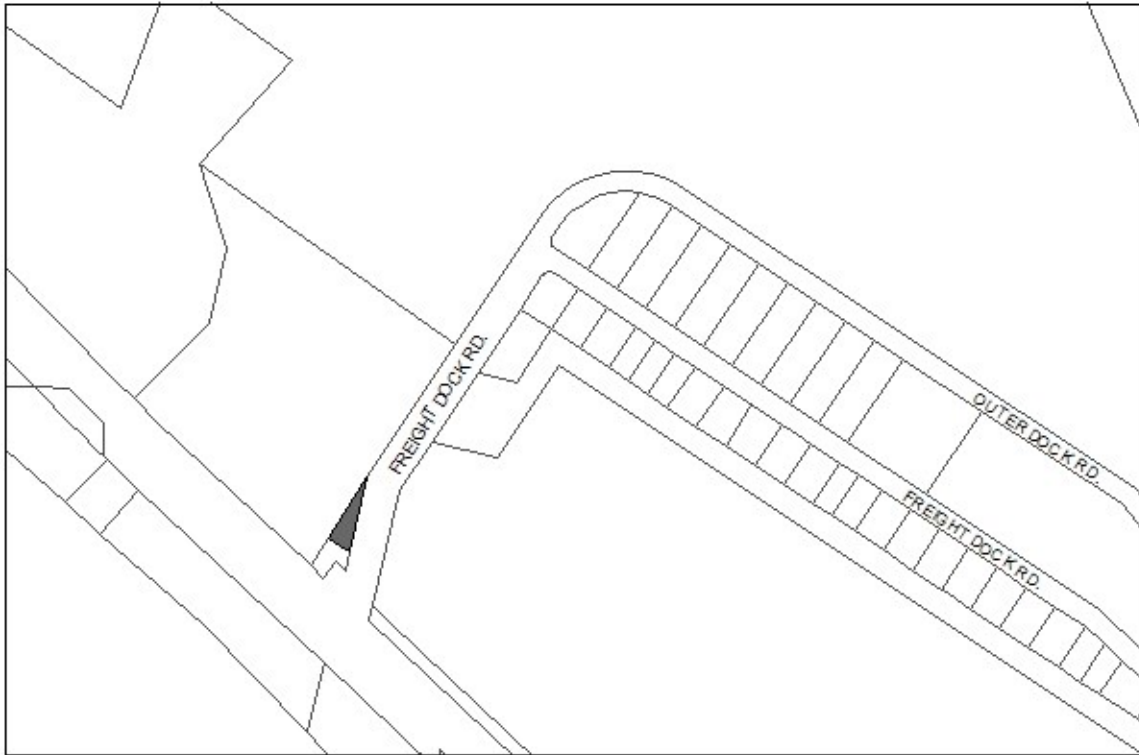
**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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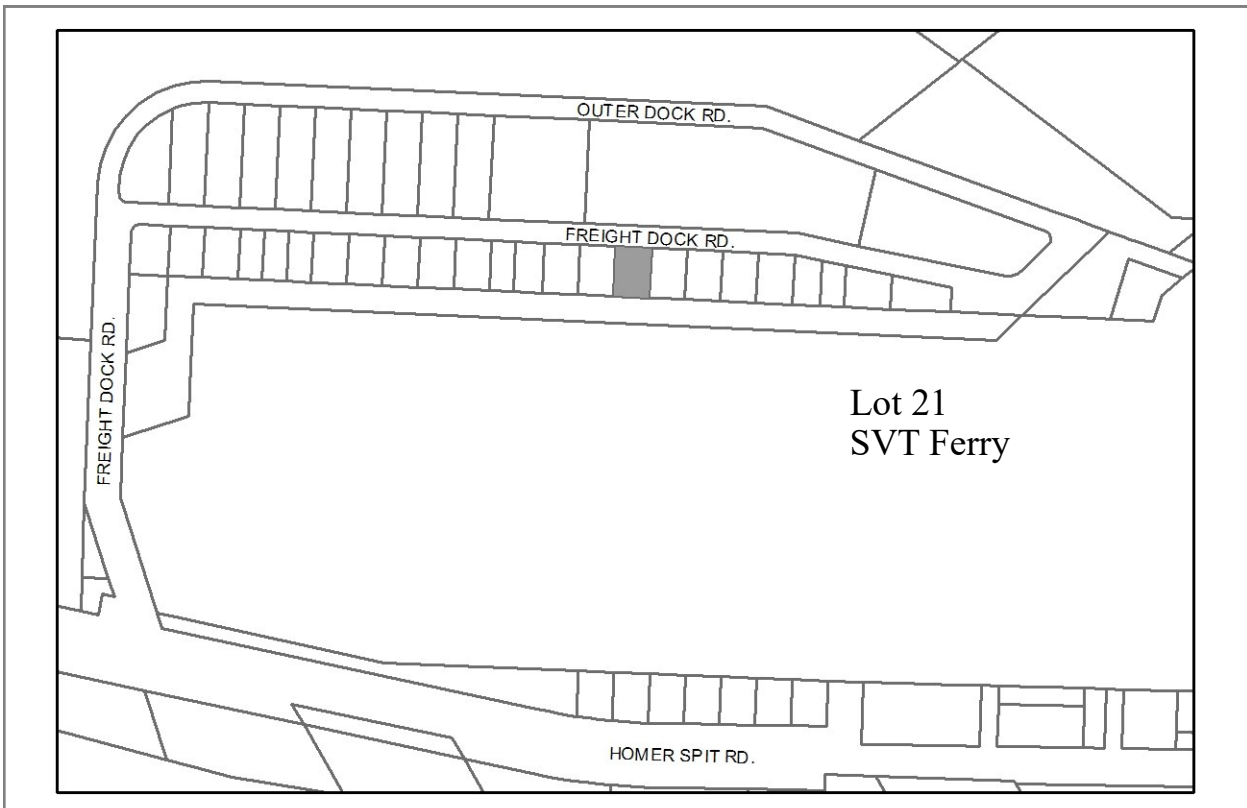
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3978 Homer Spit Road
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Leased: Resolution 16-116 authorized a new lease with the new owner for 20 years twith two 5 year options.. Lease expires 2036.

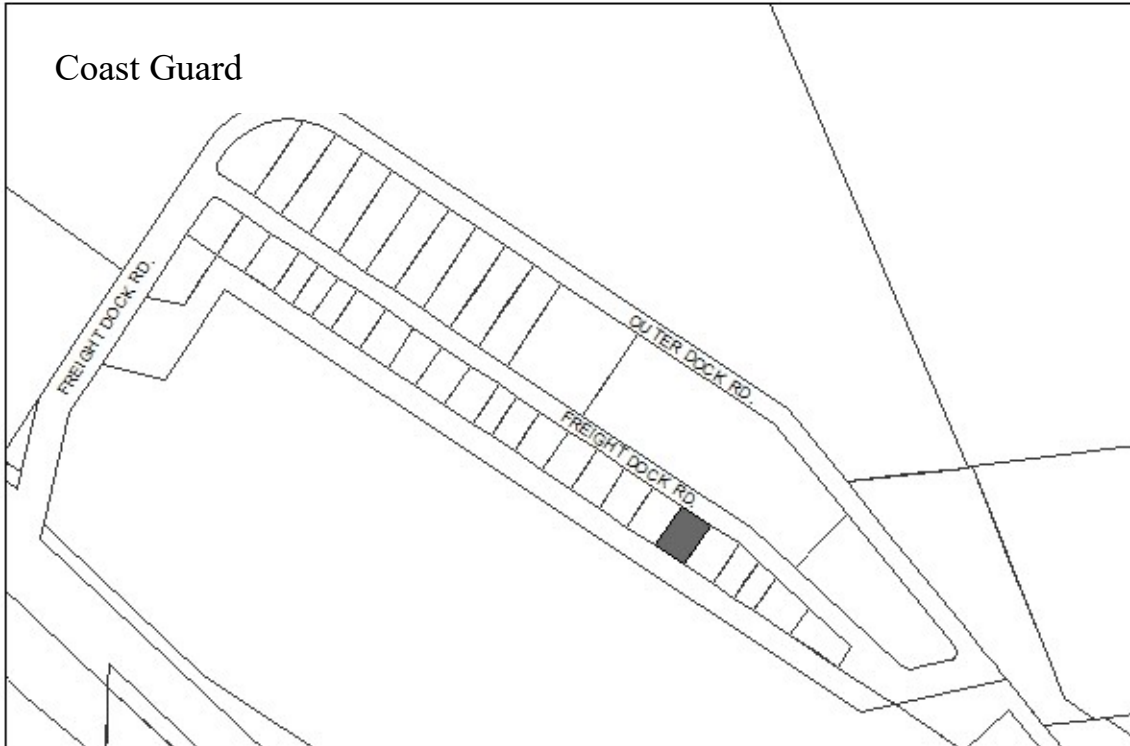
**Finance Dept. Code:** 400.600.4650



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b> Ord 83-26 purchase from World Seafood	
<b>Area:</b> 0.18 acres	<b>Parcel Number:</b> 18103119
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 1114 Freight Dock Road
<b>Leased to:</b> L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: April 1, 2038.	
<b>Finance Dept. Code:</b> 400.600.4650	

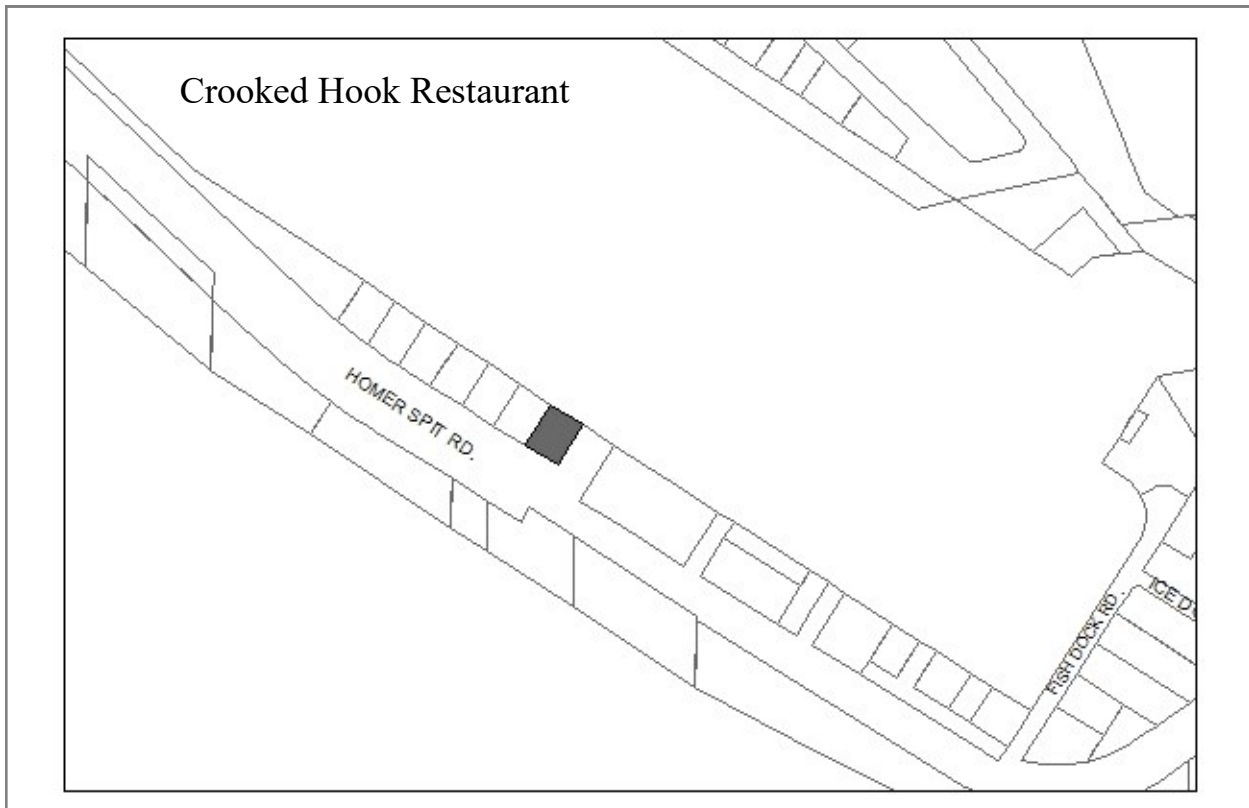


<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 18103240
<b>Legal Description:</b> Homer Spit No 5 Lot 21	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4323 Freight Dock Road
<b>Leased to:</b> Seldovia Village Tribe, for Kachemak Bay Ferry Resolution 10-41. Expiration May 31, 2030, two 5 year options	
<b>Finance Dept. Code:</b> 400.600.4650	



<b>Designated Use:</b> Leased to USCG	
<b>Acquisition History:</b>	
<b>Area:</b> 0.34 acres	<b>Parcel Number:</b> 18103218
<b>Legal Description:</b> Homer Spit Four subdivision Lot 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4373 Freight Dock Rd
<b>Leased to:</b> USCG Lease Renewal Options: None Expiration: September 30, 2026	
<b>Finance Dept. Code:</b>	





**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 12,700 sq ft	<b>Parcel Number:</b> 18103316
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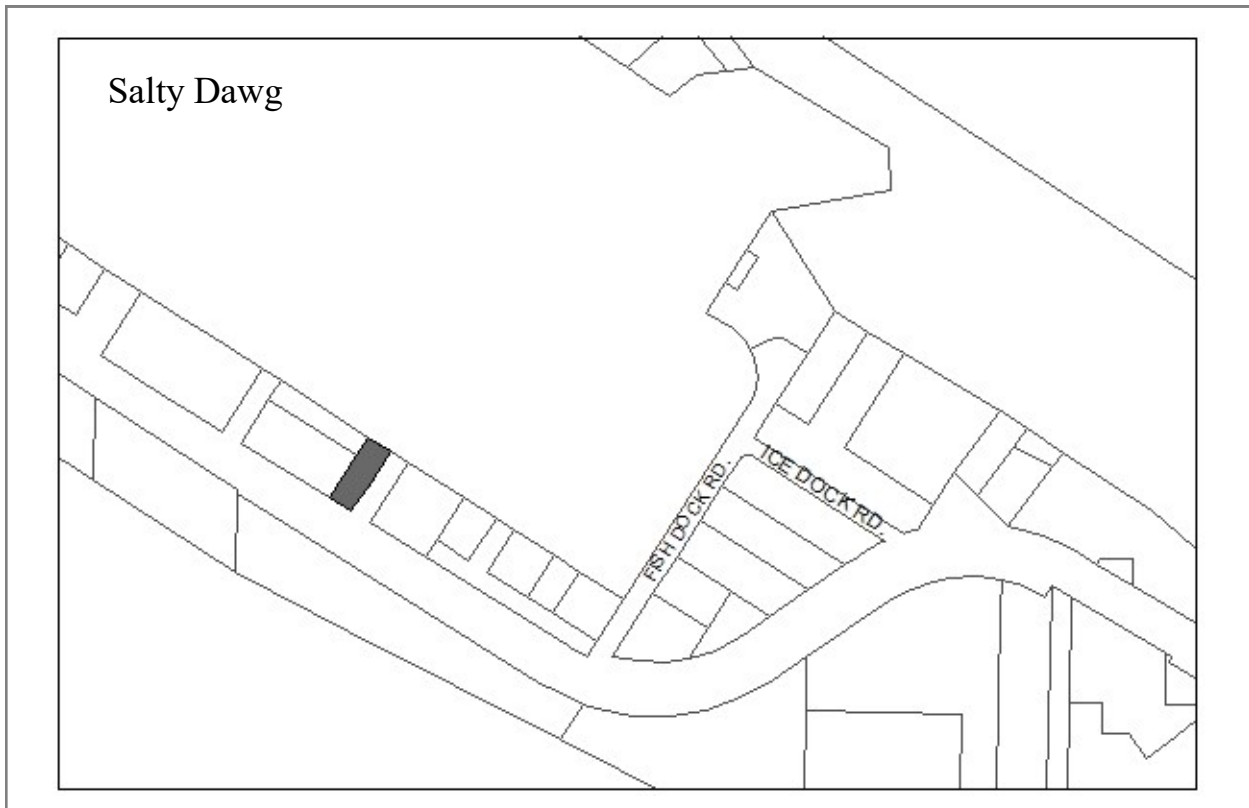
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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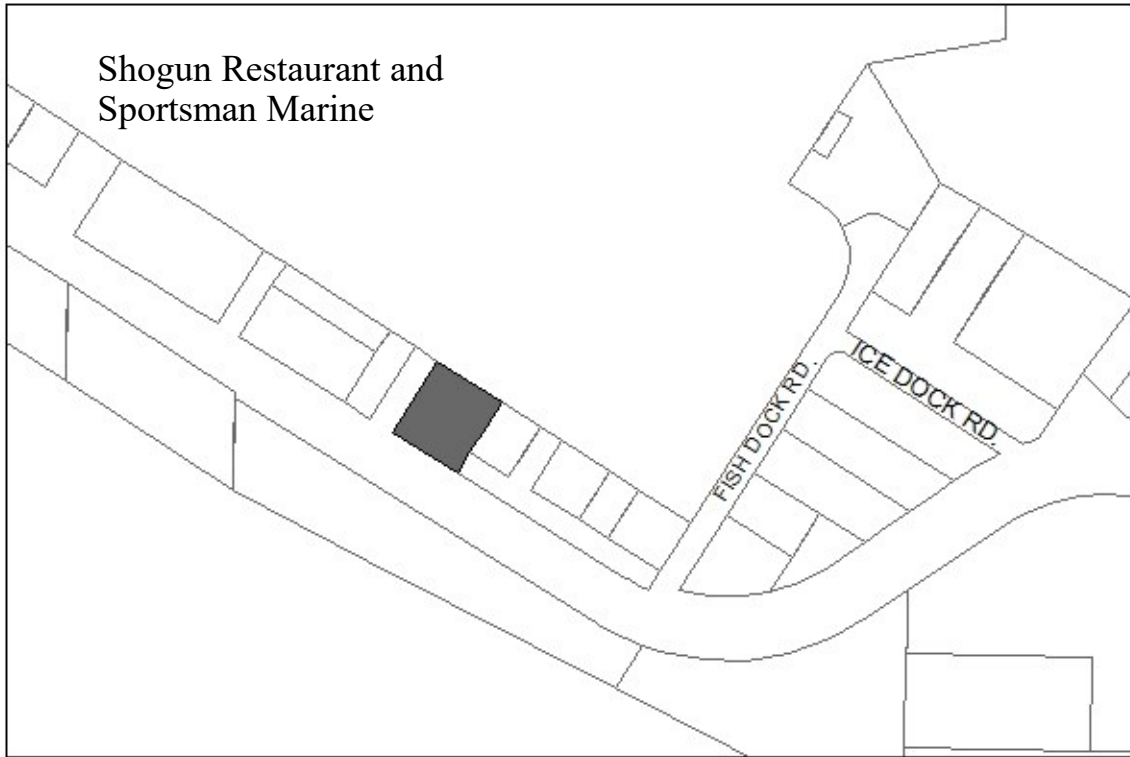
<b>Infrastructure:</b> Paved road, water and sewer	<b>Address:</b> 4262 Homer Spit Road
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**Leased to:** Harbor Bar & Grill  
 Expiration: Lease expires 2/1/2046, no options.

**Finance Dept. Code:**



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



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

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

**Zoning:** Marine Commercial

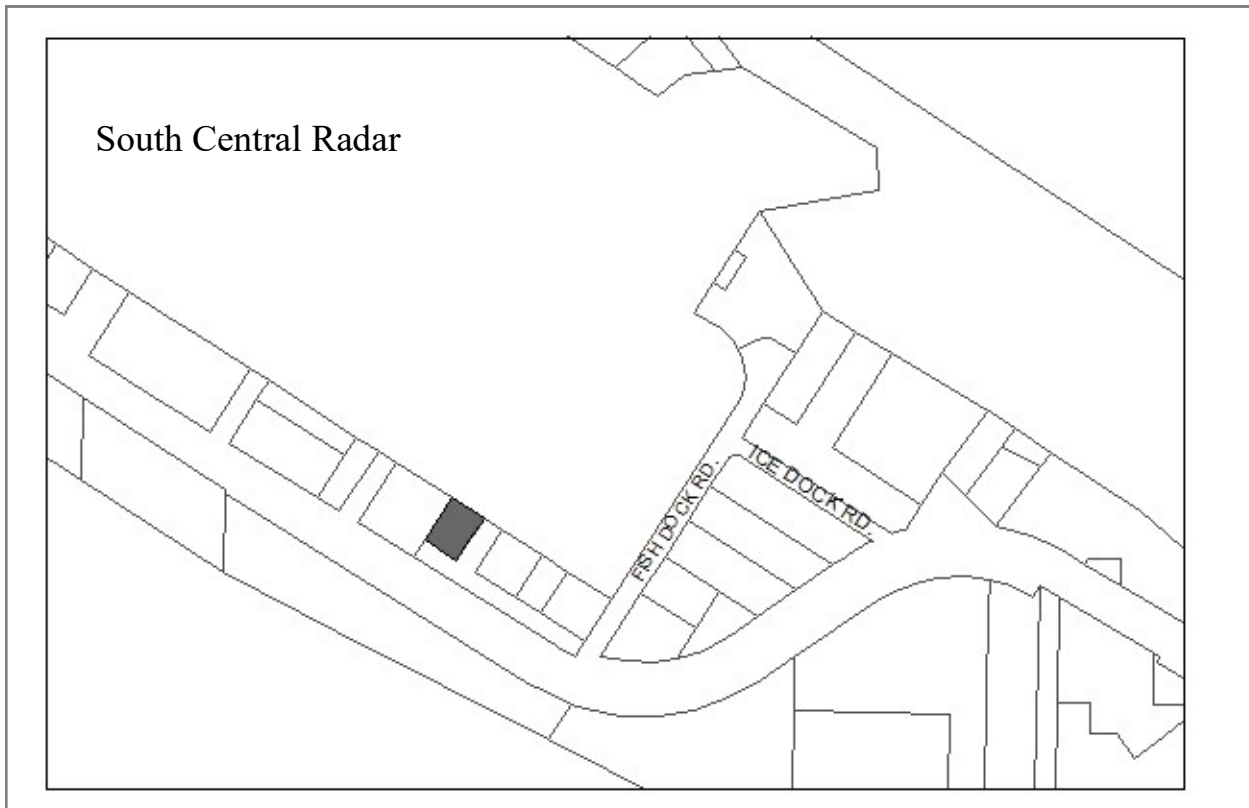
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4400 Homer Spit Road

**Leased to:** Shogun Restaurant and Sportsman Marine. Resolution 2019-02  
 Expiration: 2039 with two 5 year options.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
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**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
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**Leased to:** Mark & Laura Zeiset dba South Central Radar. Resolution 2012-086(S)  
 Expiration: 11/1/2032, two additional 5 year renewal options

**Finance Dept. Code:**



**Designated Use:** Leased Lands  
**Acquisition History:**

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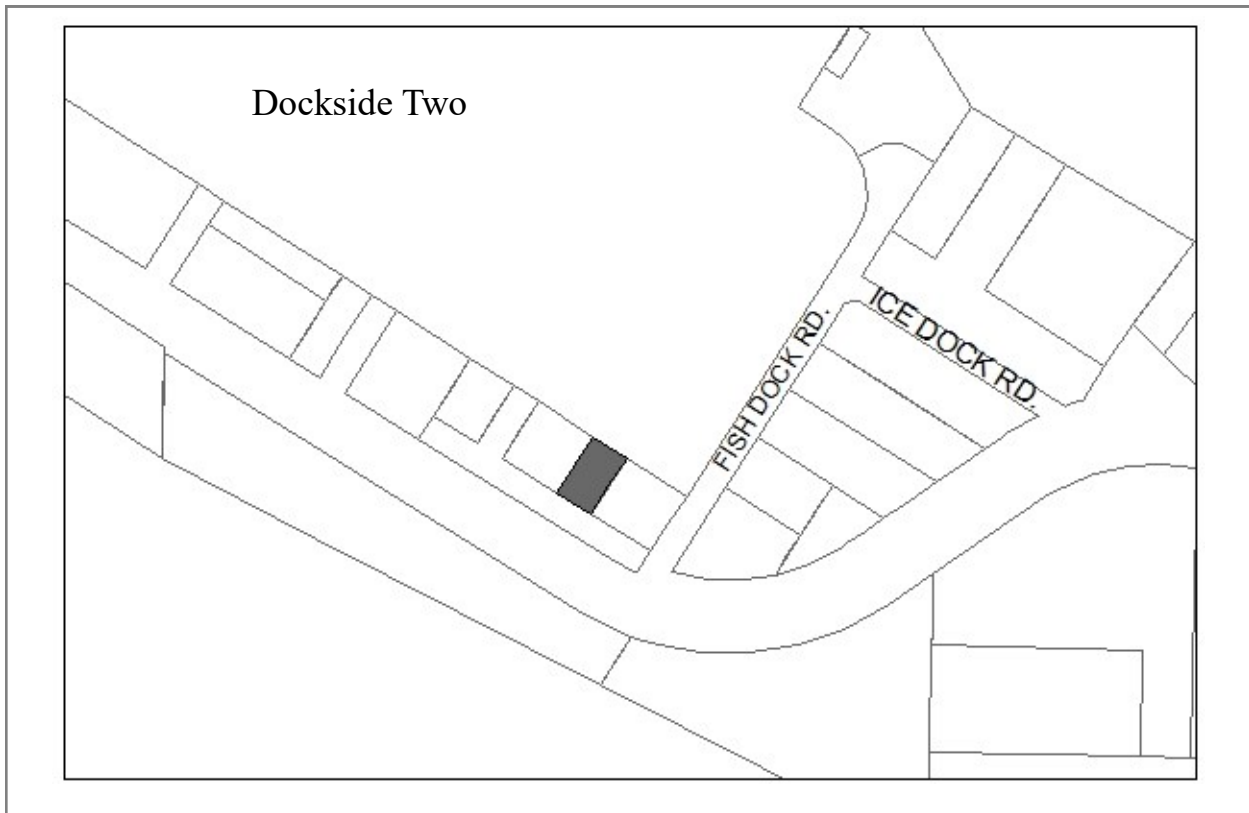
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
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**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:**

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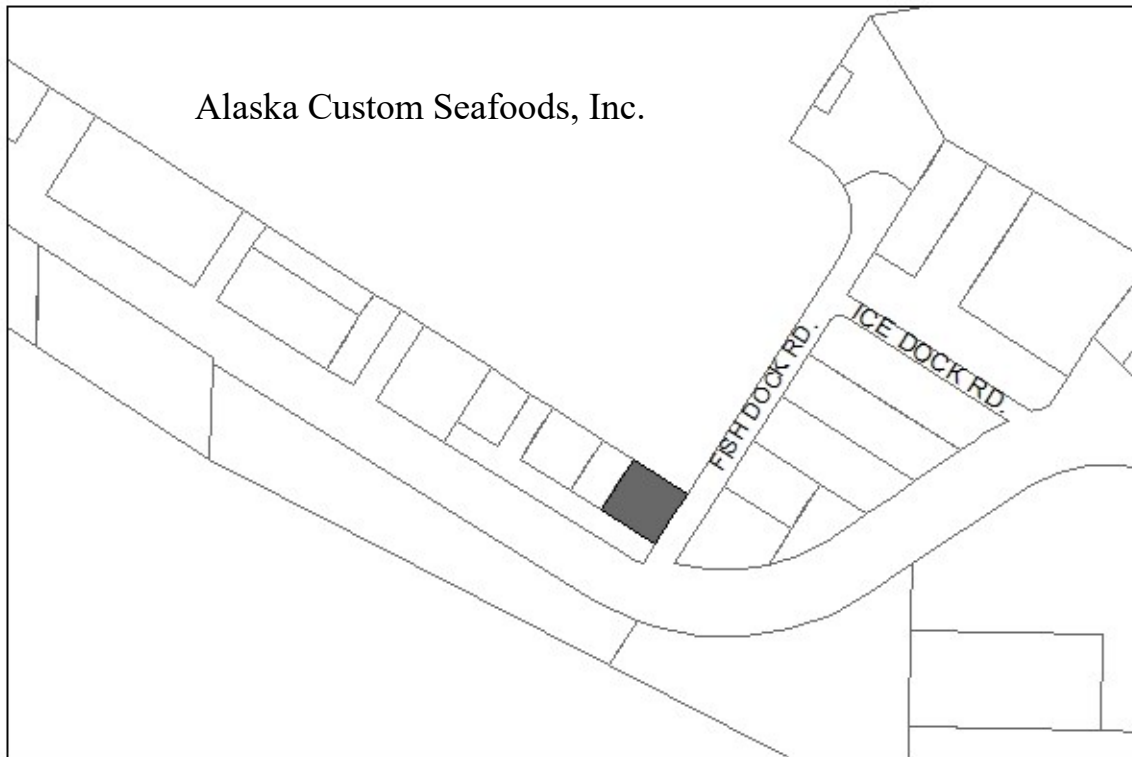
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
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**Leased to:** William Sullivan dba Docks Two dba Kachemak Bay Seafoods  
 Expiration: 2027, no options.

**Finance Dept. Code:**



**Designated Use:** Leased land  
**Acquisition History:**

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

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

**Zoning:** Marine Commercial

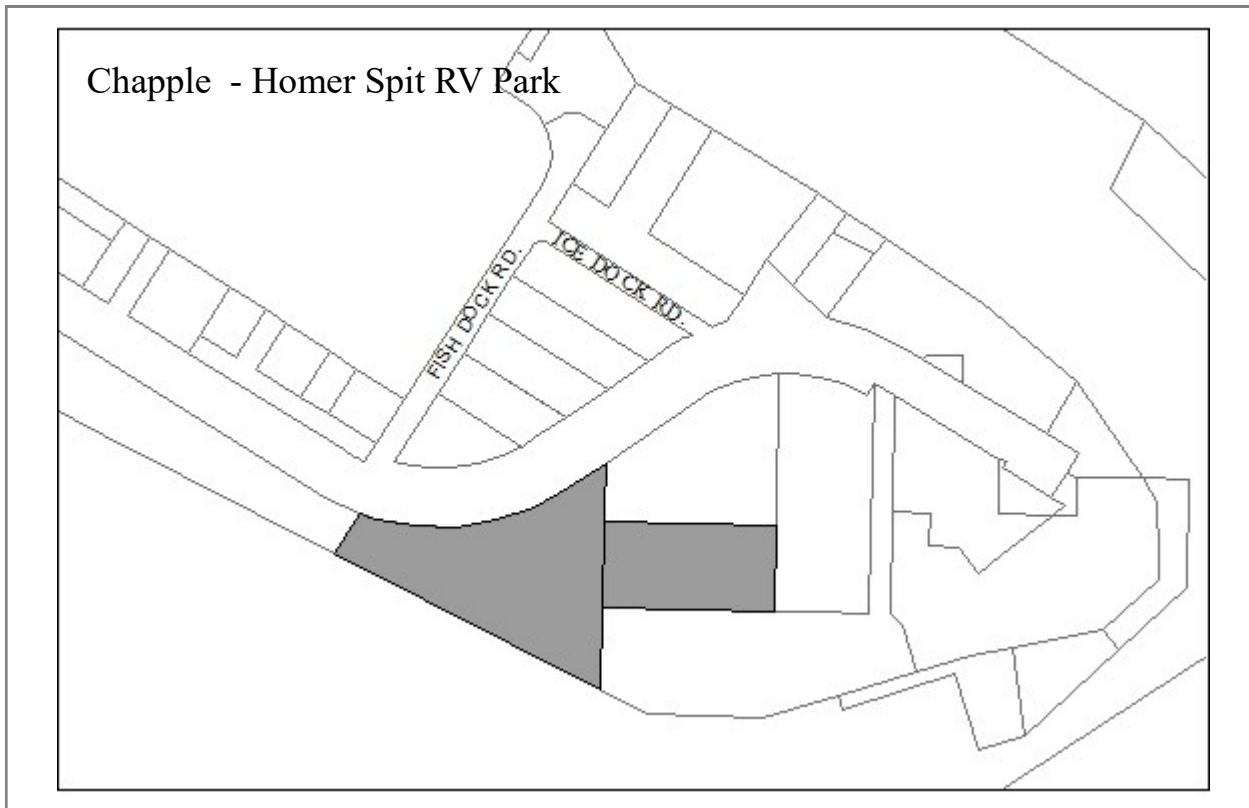
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4474 Homer Spit Road

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

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

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

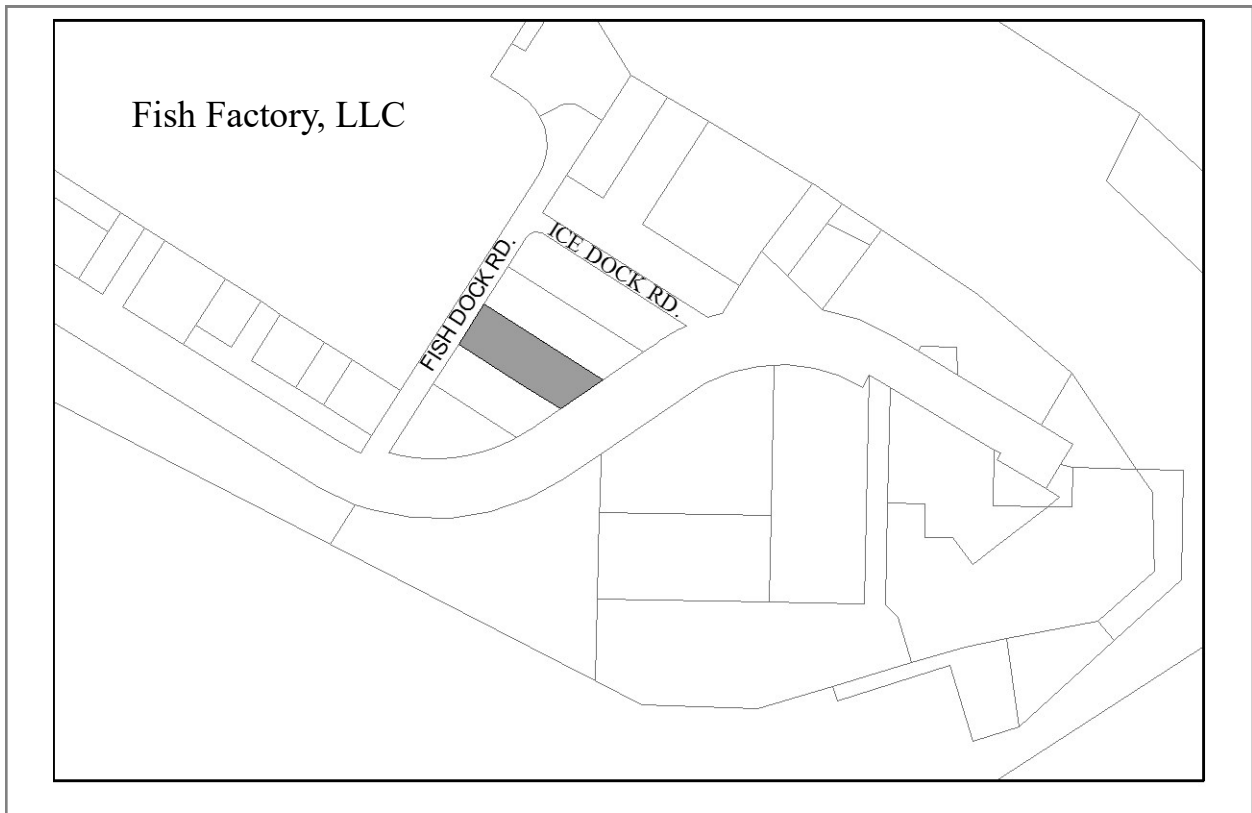
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4535 Homer Spit Road
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**Leased to:** Truxton Management Inc. Homer Spit Campground. Resolution 19-069  
 Expiration: 12/31/2026, two addition 3 year options.

**Finance Dept. Code:** 400.600.4650





**Designated Use:** Leased Land  
**Acquisition History:**

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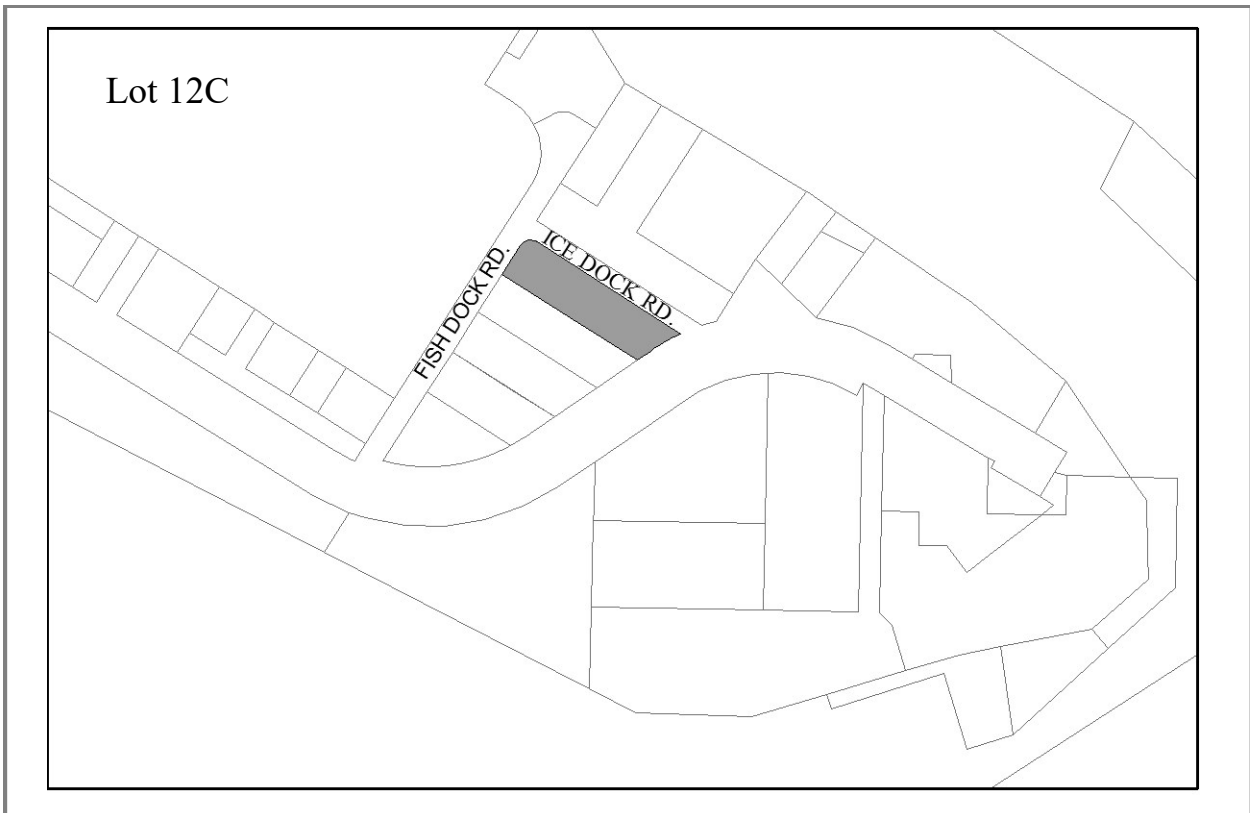
**Legal Description:** HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

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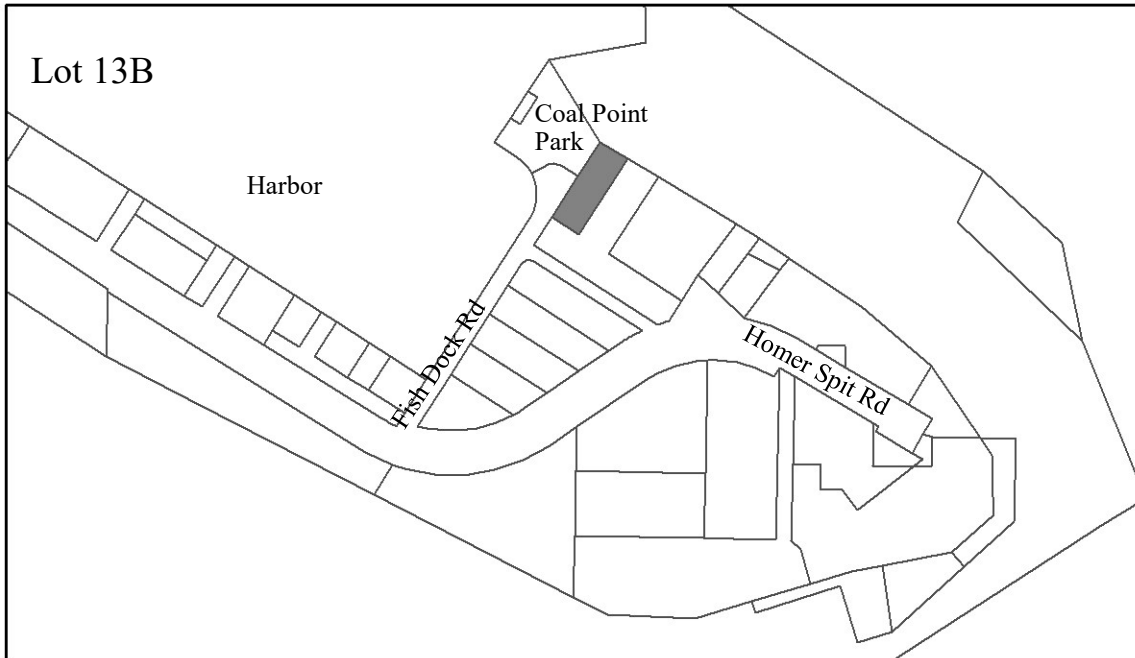
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 800 Fish Dock Road
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**Leased to:** Fish Factory, LLC  
 Expiration: 12/31/2036 with two 5 year options

**Finance Dept. Code:**



<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options FORECLOSED	
<b>Finance Dept. Code:</b>	



**Designated Use:** Lease  
**Acquisition History:**

**Area:** 0.52 acres

**Parcel Number:** 18103425

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

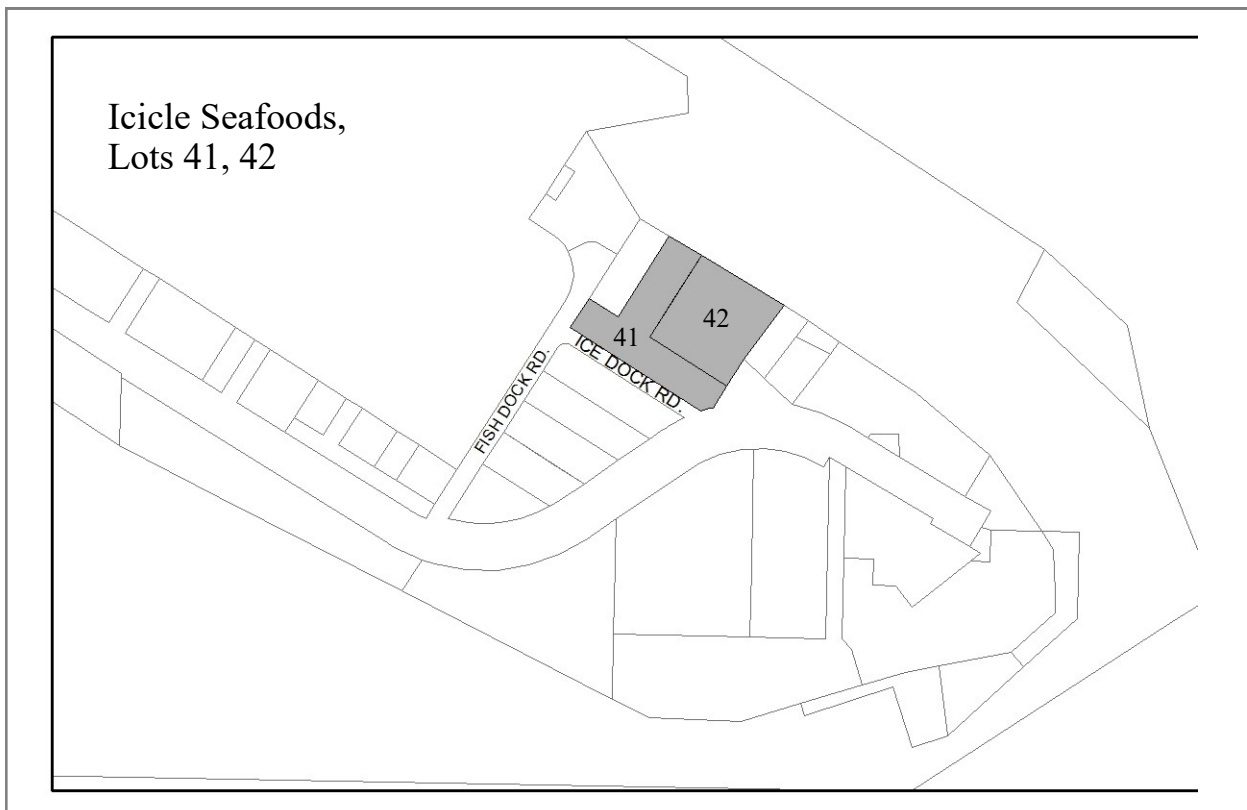
**Infrastructure:** Water, sewer, paved/gravel road access

**Address:** Fish Dock Road

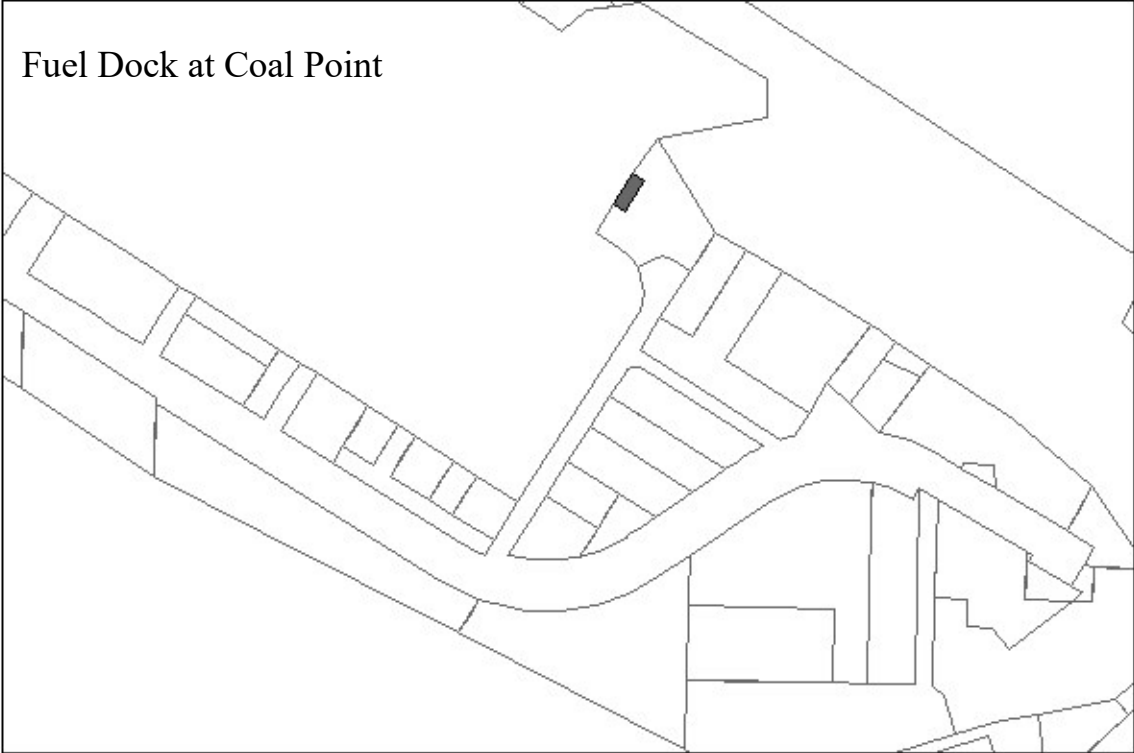
Former Porpoise Room lot. Fisheries use encouraged but not required.

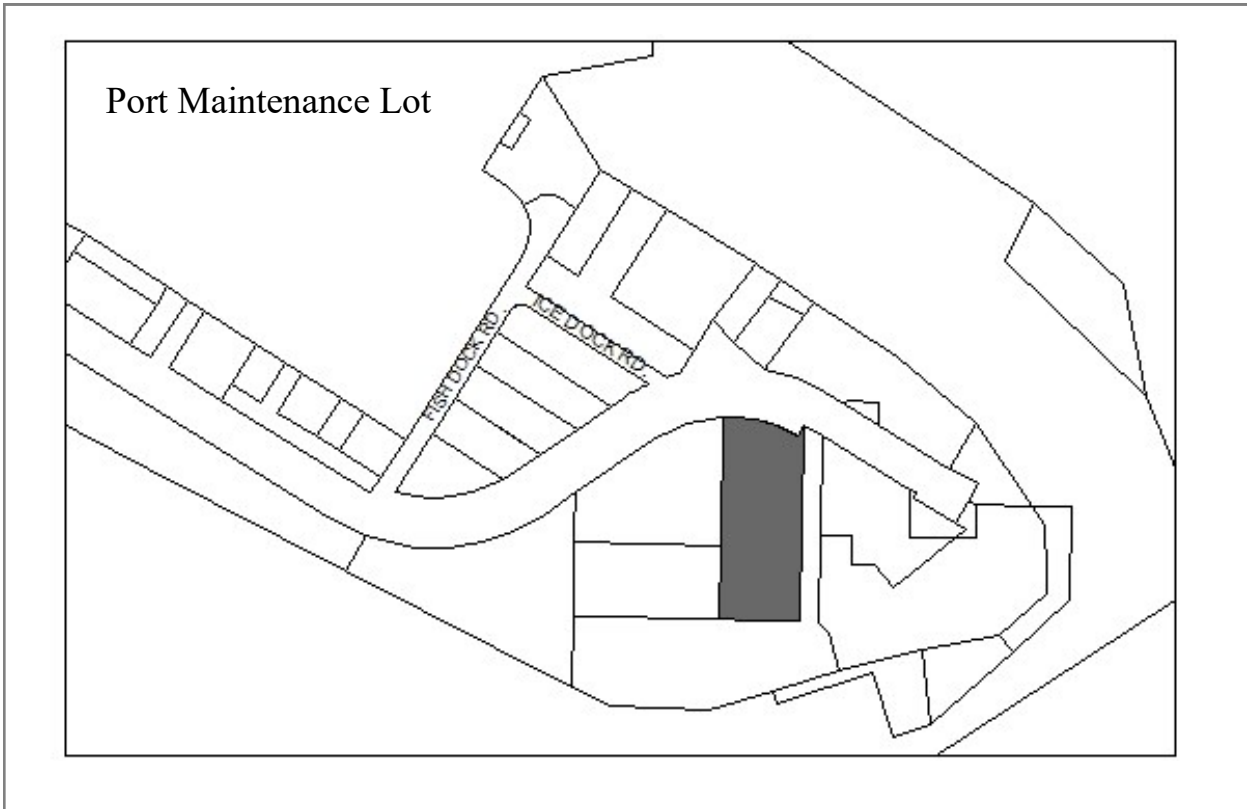
Copper River Seafoods

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b> Lot 42, ordinance 17-41	
<b>Area:</b> 2.96 acres	<b>Parcel Number:</b> 18103419, 18103418
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009) , and Lot 42	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
<b>Leased to:</b> Icicle Seafoods, Inc Expiration: 2039 with options. Resolution 17-008	
<b>Finance Dept. Code:</b>	

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



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop, large water tank, and two story office structure.

**Acquisition History:**

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

**Parcel Number:** 18103404

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

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Water, sewer, paved road access

Address: 4667 Homer Spit Road

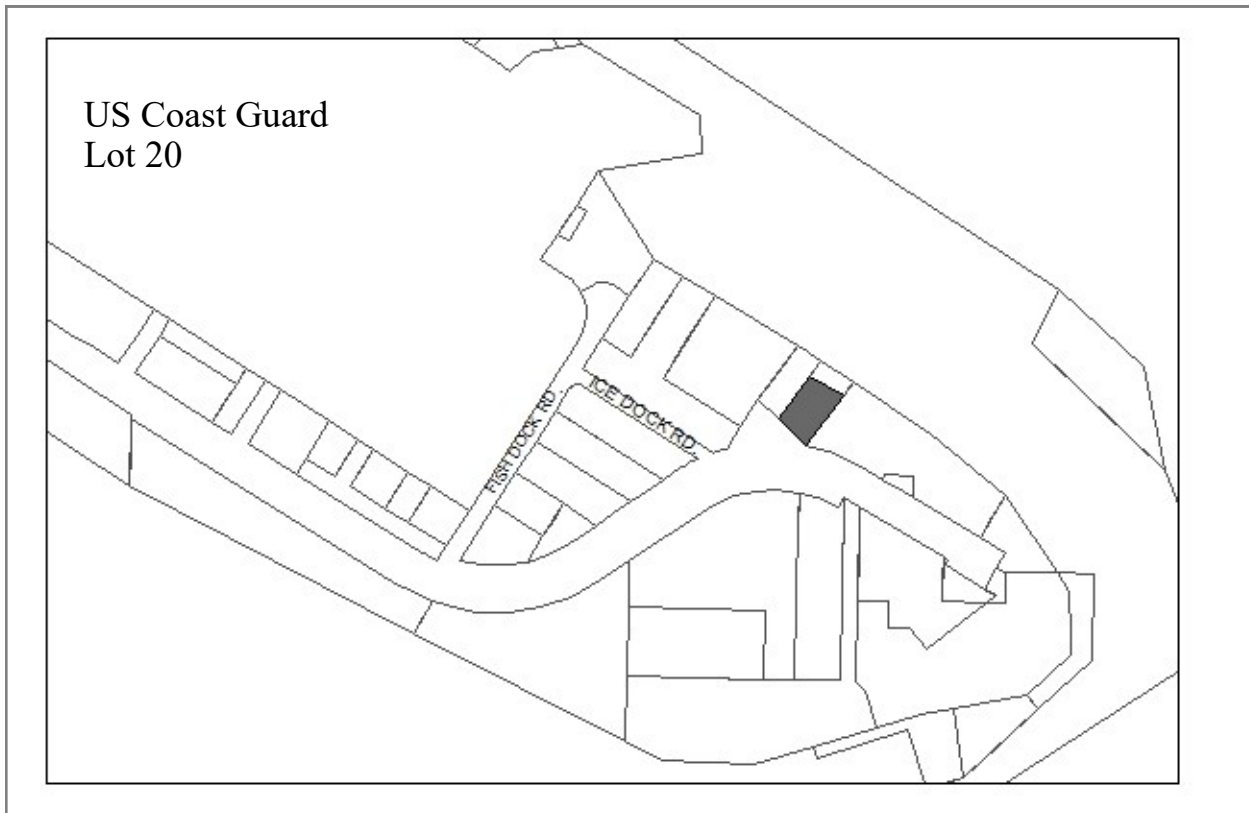
**Leased to:**

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

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

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

**Finance Dept. Code:**



**Designated Use:** Lease  
**Acquisition History:**

<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
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**Legal Description:** Portion of Government Lot 20

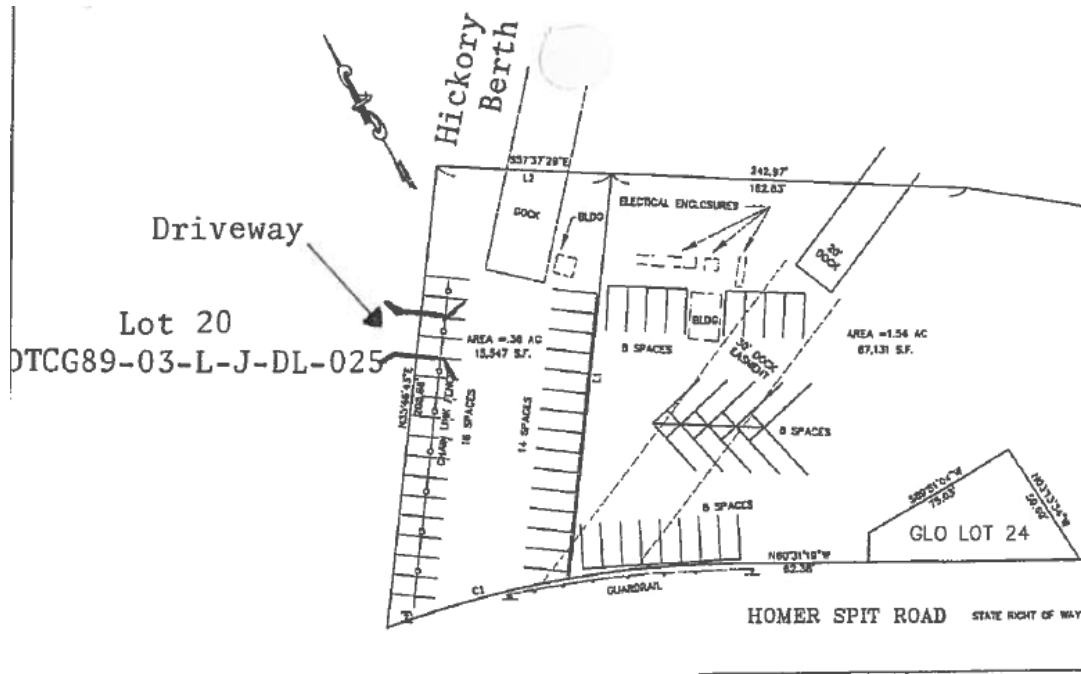
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
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<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
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**Leased to:** US Coast Guard.  
 Resolution 15-009 approved an additional 20 year lease.

**Finance Dept. Code:**

### Hickory Lease



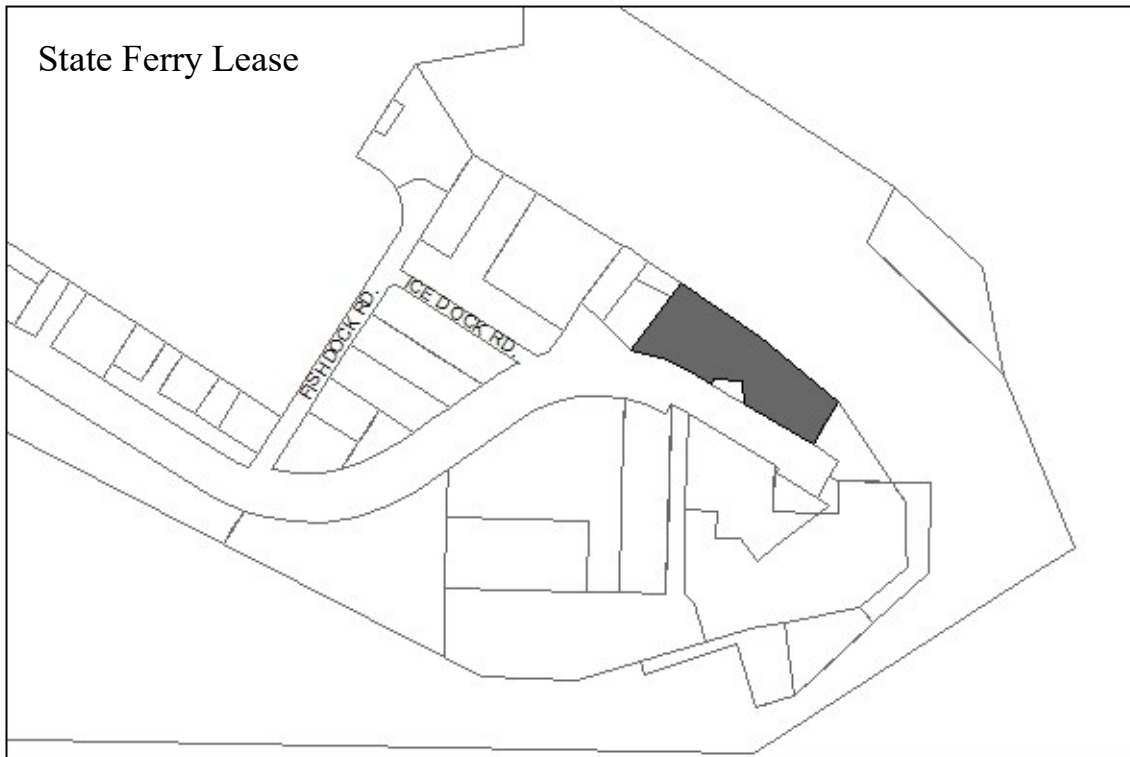
See page B-25. This lease is a portion of the Pioneer Dock.

**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.

<b>Area:</b> 1.83 acres or 79,799 sq ft	<b>Parcel Number:</b> 18103447
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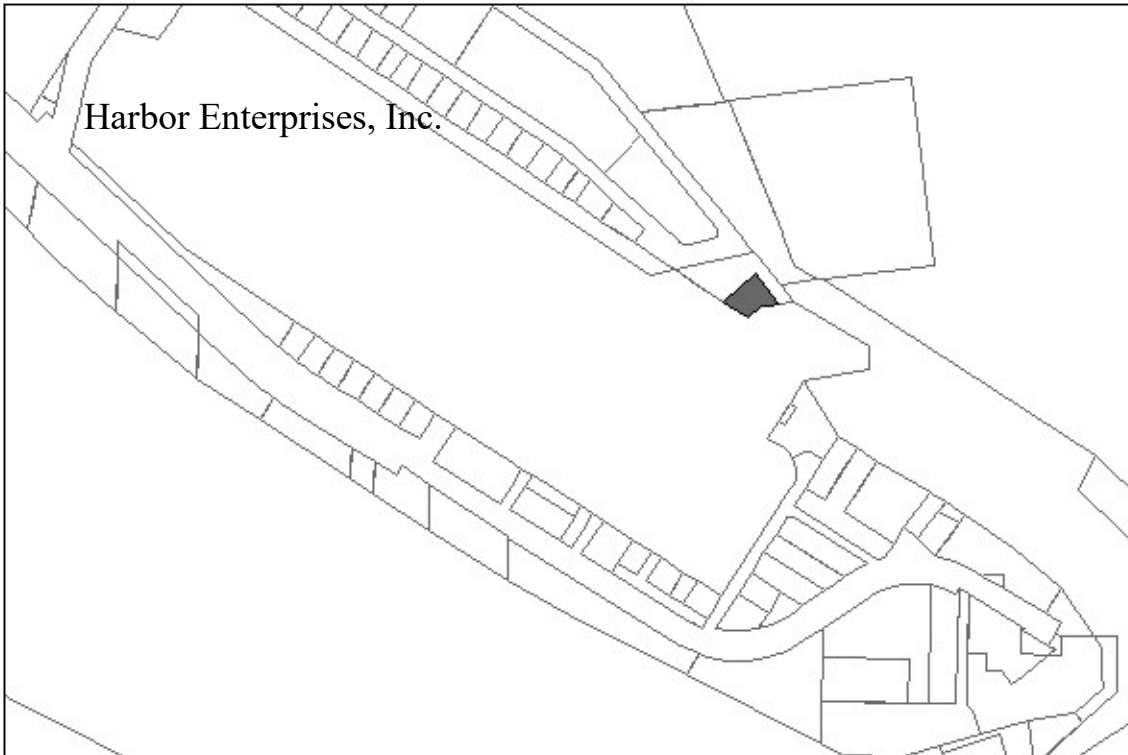
**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
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<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4690 Homer Spit Road
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**Leased to:** Alaska Marine Highway  
 Expiration: April 30, 2060  
 MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



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

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

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

**Zoning:** Marine Industrial

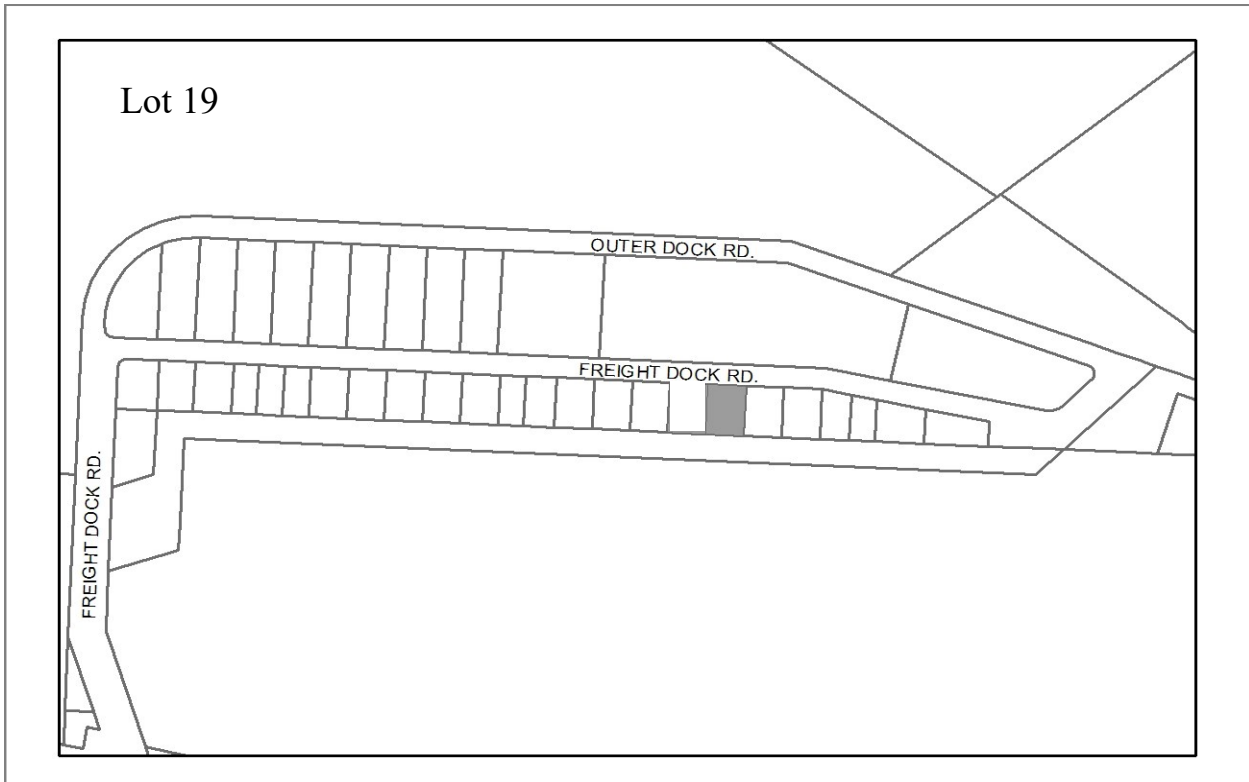
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

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

**Finance Dept. Code:**



**Designated Use:** Lease (Resolution 09-33)  
**Acquisition History:**

**Area:** 0.96 acres, 0.32 acres

**Parcel Number:** 181032 38

**Legal Description:** Homer Spit No 5 Lots 19

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

**Finance Dept. Code:**

