

## **CALL TO ORDER**

Session 24-09 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:02 p.m. on April 08, 2025 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS AREVALO, ISAAK, NOOMAH, YOUNG, MARKS

ABSENT: COMMISSIONERS DICKINSON, ZUBEK (ABSENT WITH NOTICE GIVEN)

STAFF: COMMUNITY DEVELOPMENT ASSOCIATE MCDONOUGH & DEPUTY CITY CLERK APPEL

## **AGENDA APPROVAL**

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

AREVALO/NOOMAH MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **RECONSIDERATION**

### **CONSENT AGENDA**

- A. EDC Unapproved Minutes of March 11<sup>th</sup>, 2025 Regular Meeting

Chair Marks requested a motion and second to approve the meeting minutes.

ISAAK/NOOMAH MOVED TO APPROVE THE MARCH 11TH MEETING MINUTES.

There was discussion and the Commission agreed to postpone the Minutes for the May meeting.

ISAAK/AREVALO MOVED TO POSTPONE THE MARCH 11<sup>TH</sup> MEETING MINUTES TO THE MAY 13<sup>TH</sup> REGULAR MEETING.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **VISITORS/PRESENTATIONS**

- A. Derotha Ferraro, South Peninsula Hospital

Derotha provided a slideshow providing explanation of the hospital's mission, economic impact, housing project, adoption of new electronic health record to go live Summer of 2025, and explaining the bond that was on the October ballot. She also stated the hospital is conducting a community input survey to gather concrete data to use when revisiting the strategic plan and master facility plan. She opened the floor for questions from the Commission.

B. Lance Prouse, Captain's Coffee

Lance provided explanation and information regarding tourism and cruise ships. He stated he's been working on the land tours for 3 years for the buses that bring passengers to/from town and the cruise ships. He spoke on a new festival this year called Harbor Fest and how the City could support future growth on the Spit by providing power outlets for food trucks/vendors. He spoke on ideas for developing safe tourism in city center like Pioneer becoming a walking street, slow traffic down and divert heavy traffic, more park benches and accessible bathrooms. He also spoke on developing a shuttle bus program to support the mid-size ships. He then invited the Commission to ask questions.

**STAFF & COUNCIL REPORT/COMMITTEE REPORTS**

A. EDC Staff Report

Community Development Associate McDonough reported on the following:

- 907 Navigation App
- Decommissioning of the Naushon
- Mobile Food permits
- MAPP Community Meeting
- US Department of Transportation Rural and Tribal Assistance Pilot Project
- Borough Comprehensive Safety Action Plan

B. Chamber Director Report

There was no report provided.

C. Homer Marine Trades Association Report

Meeting minutes were provided. There was no discussion.

D. Kenai Peninsula Economic Development District Report

Chair Marks stated that the quarterly meeting was on March 20<sup>th</sup>. She said they worked on fiscal responsibility with federal funding and grant sources. She stated there was also work done on updating the Administration Policy. Chair Marks said the Borough has started working on CEDS, with the first phase started at the end of March and the second phase in the next couple months involving various communities.

E. HERC Update

There was no update provided.

F. Housing/Guiding Growth Update

Commissioner Noomah spoke about a forum held regarding Homer's zoning code. He said there was discussion regarding the following:

- short term rentals and B&B's in city limits
- greater density in urban and central districts without conditional use permits
- reducing or removing requirements for open areas on lots
- reducing or removing parking minimums
- using geographic data in zoning and land use decisions
- creating walking trails and wildlife corridors

G. Planning Update  
There was no update provided.

**PUBLIC HEARING**

**PENDING BUSINESS**

**NEW BUSINESS**

**INFORMATIONAL MATERIALS**

A. City Manager's Report  
March 24, 2025 City Council Meeting

Chair Marks noted the informational materials. Chair Marks volunteered to deliver the April report to City Council.

**COMMENTS OF THE AUDIENCE**

**COMMENTS OF THE CITY STAFF**

Community Development Associate McDonough thanked the visitors for presenting and the Commission for all their hard work.

**COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)**

**COMMENTS OF THE COMMISSION**

Commissioner Young had no comment

Commissioner Isaak thanked Jackie for being present. She also commented on the Commission possibly taking a look at walkability of Pioneer.

Commissioner Arevalo thanked Jackie for being at the meeting. She stated she was disappointed that there will not be coast guard ship presence in town anymore.

Commissioner Noomah stated he was wondering what's going to happen to coast guard housing and maybe it can be utilized to help with the housing shortage in town.

Chair Marks noted the election for chair/vice chair in May. She also encouraged the Commission to think of ideas or presenters to add to future meeting agendas.

**ADJOURNMENT**

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:58 p.m. The next regular meeting is Tuesday, May 13, 2025 at 6:00 p.m. There is a Work Session scheduled at 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

---

ASHLEY APPEL, DEPUTY CITY CLERK I

Approved: \_\_\_\_\_