

CALL TO ORDER

Session 25-06 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:02 p.m. on August 12, 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, MARKS, NOOMAH, YOUNG, & ZUBEK

ABSENT: COMMISSIONERS ISAAK & STARK

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair Marks read the supplemental items into the record. She then requested a motion and second to approve the agenda.

AREVALO/NOOMAH MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of June 10, 2025

ZUBEK/NOOMAH MOVED TO APPROVE THE REGULAR MEETING MINUTES OF JUNE 10, 2025.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

A. Capital Improvement Plan, Jenny Carroll, Special Projects & Communications Coordinator

Special Projects & Communications Coordinator Carroll provided a summary overview of the Capital Improvement Plan. Questions from the Commission included inquiries about the priority levels that projects receive within the plan, the status of the water and wastewater treatment facilities, and overall wellness of the ice plant.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Community Development Director Staff Report

Community Development Director Engebretsen provided her staff report, covering the following items:

- City Council Candidacy Filing Period is open until August 15th
- Draft Comprehensive Plan is out – Public Hearing at Planning Commission scheduled for August 20th
- City Council August 11th meeting recap
 - Failed proposal for a ballot measure to fund a community recreation center
 - Council introduced an ordinance to allow temporary structures in the Central Business District that will come to the EDC in September

B. Chamber Director Report

Community Development Director Engebretsen reported that the Chamber is busy with its membership drive and getting next year's visitor guide prepared.

C. Homer Marine Trades Association Report

D. Kenai Peninsula Economic Development District Report

Chair Marks shared that the meeting is taking place next week, and that she would report back in September.

E. HERC Update

Community Development Director Engebretsen noted that there was a big sewer backup that was cleared. She added that the city is still waiting to receive the results on the testing that has been conducted while also working to resolve the lead paint issue in the multi-purpose room. She concluded that she expects to have a finished report of the testing that the public can view by the end of August.

F. Housing/Guiding Growth Update

Chair Marks informed the Commission of the Kenai Peninsula Housing Industry Worksession and Virtual Roundtable opportunity being hosted by the Kenai Peninsula Economic Development District.

G. Planning Update

Community Development Director Engebretsen stated that the Comprehensive Plan will be in front of the Planning Commission next week. She added that there will be a Titel 21 Code Rewrite Open House on October 22nd.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Capital Improvement Plan

The Commission worked through the Draft Capital Improvement Plan, each suggesting their top 3 projects to recommend for inclusion in the legislative priority section of the Capital Improvement Plan. There was consensus for the following projects to be included among the Commission's priority projects:

- Homer Spit Coastal Erosion Mitigation
- Homer Harbor Critical Float System Replacement: Float Systems 4 & 1
- Comprehensive Drainage Management Plan
- Steel Grid Repair
- HERC Hazardous Material Cleanup & Revitalization Plan

ZUBEK/AREVALO MOVED TO NAME SPIT EROSION AS NUMBER ONE, HARBOR FLOATS AS NUMBER TWO, AND A THREE-WAY TIE WITH DRAINAGE MANAGEMENT, STEEL GRID, AND HERC CLEANUP.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

AREVALO/ZUBEK MOVED TO SUPPORT THE PLANNING COMMISSION'S RECOMMENDATION REGARDING THE SLOPE STABILITY PROJECT IN TAKING THAT PROJECT APART, AND INSTEAD CREATING A NEW KACHEMAK SPONGE CIP PROJECT AND A NEW CIP PROJECT FOR BAYCREST STORMWATER MANAGEMENT.

Commissioner Arevalo noted that it seems intelligent to break the larger project down into smaller-scale projects while keeping them on the community's radar.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Land Allocation Plan

Community Development Director Engebretsen explained that the Commission is being tasked to come up with a recommendation as to what the city should do with the property it owns on Main Street behind Don Jose's. She provided a brief history of the subject parcel and provided various recommendations that the Commission could suggest to either City Council or the City Manager.

AREVALO/ZUBEK MOVED TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO RETAIN THE LOT AND INVESTIGATE THE HIGHEST AND BEST USE AS OPPOSED TO SELLING TO THE HIGHEST BIDDER AT THIS TIME.

There was in-depth discussion about potential uses for the lot and not just selling it to the highest bidder.

Chair Marks requested the Clerk to perform a roll-call vote.

VOTE: YES: AREVALO, MARKS, NOOMAH, YOUNG, ZUBEK.

Motion carried.

INFORMATIONAL MATERIALS

- A. 2024-2025 EDC Strategic Plan & Goals
- B. 2025 Economic Development Advisory Commission Calendar
- C. Quality of Life Document

Chair Marks noted the informational materials. Commissioner Arevalo volunteered to deliver the August report to Council, Commission Marks volunteered for September, and Commissioner Young volunteered for October.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Pettit welcomed Deputy City Clerk Lynn to the city. He also provided the Commission with upcoming election reminders.

COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Young noted that summer has been great and that he's excited for what's to come in the next few months.

Commissioner Arevalo noted that there was well-grounded discussion regarding the Capital Improvement Plan and the Land Allocation Plan. She shared her appreciation for Ms. Engebretsen taking the time to meet with her prior to the meeting.

Commissioner Zubek shared her appreciation for all the Commissioner's differing viewpoints and perspectives that helped her to frame the way she thought about some of the projects in the Capital Improvement Plan.

Commissioner Noomah noted that it was interesting to learn about the Capital Improvement Plan.

Chair Marks shared her confusion with Commissioner Stark's absence, noting that he has previously served on the Planning Commission. She reminded the Commission of the Worksession and Regular Meeting scheduled for after Labor Day.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:10 p.m. The next regular meeting is Tuesday, September 9, 2025 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ZACH PETTIT, DEPUTY CITY CLERK II

Approved:_____