



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

City of Homer Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, June 8, 2021 at 6:00 PM

City Hall Cowles Council Chambers via Zoom Webinar

Webinar ID: 990 0366 1092 Password: 725933

Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, PLEDGE OF ALLEGIANCE, 6:00 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 Minute Time Limit)

RECONSIDERATION

APPROVAL OF MINUTES

- [A.](#) May 11, 2021 Regular Meeting Minutes

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS (5 Minute Time Limit)

- [A.](#) EDC Staff Report
- B. Chamber Director Report
- [C.](#) Homer Marine Trades Association Report
- D. Kenai Peninsula Economic Development District (KPEDD) Report

PUBLIC HEARING

PENDING BUSINESS

- [A.](#) Wayfinding-Streetscape Plan Project Update
 - i. "Discovery Week" Event Flyer
- [B.](#) Draft Comprehensive Economic Development Strategy (CEDs) Review

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) HCC Property Tax Exemptions Excerpts
- [B.](#) Memo 21-078 George Hall EDC Appointment Information
- [C.](#) City Manager's Report for May 24, 2021
- [D.](#) EDC 2021 Calendar

COMMENTS OF THE AUDIENCE (3 Minute Time Limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE CITY COUNCILMEMBER (if present)

COMMENTS OF THE CHAIR

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **TUESDAY, AUGUST 10, 2021 at 6:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 21-05 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:00 p.m. on May 11, 2021 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar, and opened with the Pledge of Allegiance. One seat remains vacant.

PRESENT: COMMISSIONERS MARKS, BROWN, CHEROK, PERSON, AND AREVALO (Ms. Arevalo was present 6:06 to 6:33 p.m.)

ABSENT: COMMISSIONER SPEAKMAN (unexcused)

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

Chair Marks called for a motion to approve the agenda.

BROWN/PERSON MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. April 13, 2021 Regular Meeting Minutes

Chair Marks called for a motion to approve the meeting minutes.

BROWN/PERSON MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

A. Peter Briggs, Corvus Design – Wayfinding-Streetscape Plan Project Introduction

Chair Marks introduced Peter Briggs from Corvus Designs to give his Wayfinding-Streetscape Plan project introduction.

Commissioner Arevalo arrived at 6:06 p.m.

Mr. Briggs introduced himself and provided his goals for tonight’s meeting and what information he is looking for from the commissioners. He facilitated discussion with the commission, gathering their personal thoughts on what key component and/or vision they consider important to the project and what would they consider important to accomplish by the end of the project to consider it a success. During discussions, primary concepts shared by the commissioners included:

- Getting around town, and that keystone signage ensures that downtown doesn’t get bypassed
- Walkability; how boardwalks make trails enticing
- Having a design that enhances Homer’s beauty and does not distract from it; it should contribute to the “Homer” character
- Incorporating public arts into the improvement projects
- Support for doing the improvements in phases; awareness for money constraints

There was discussion about commissioners sharing photos of Homer with Mr. Briggs through a file share program to better assist Corvus with design brainstorming. Chair Marks thanked Mr. Briggs for attending.

Commissioner Arevalo left the meeting at 6:33 p.m.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

Deputy City Planner Engebretsen spoke to her written report, highlighting upcoming events such as the Alaska Shellfish and Seaweed Festival, and announced that she will be out of the office next week and then working remotely for the two weeks after. She noted the topics she feels the EDC can revisit at a later meeting.

B. Chamber Director Report

Brad Anderson provided a verbal report, noting they are expecting a fairly strong tourist recovery this summer, with reports coming in of more international travelers making bookings. The Chamber has been busy with the following upcoming events and projects:

- Halibut Tournament on June 4th and 5th
- Food Festival from June 13 – 20th
- 4th of July Parade; theme this year is “Whatever Floats Your Boat”, celebrating the marine trades industry
- Peony Celebration from July 9th – 24th
- World Arts Festival in September

- Recently completed a State grant application to help support organizations such as the Chamber with marketing, branding Homer, and boosting the tourism industry.
- Revamping the Halibut Derby Shack on the Spit into a Visitor Center.
- Interest in coordinating on the Wayfinding-Streetscape project to ensure consistency in the branding of Homer.
- Website makeover is launching in August.
- Discussion on Town Clean-Up Month and the activity level from the community; bags are available at the Chamber for any groups interested in picking them up. There was a change in how the program operates; now a month-long event and any trash collected must be brought to the Homer Transfer Facility directly.

C. Homer Marine Trades Association Report

Chair Marks noted the HMTA minutes in the packet.

D. Kenai Peninsula Economic Development District Report

Chair Marks commented that this report will be discussed under Pending Business.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Comprehensive Economic Development Strategy (CEDS) Update
- i. DRAFT Kenai Peninsula Economic Development District (KPEDD) CEDS (*laydown*)

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen to initiate discussion.

Ms. Engebretsen said that Kenai Peninsula Economic Development District (KPEDD) has the draft Comprehensive Economic Development Strategy (CEDS), but has not been publicly published so no laydown was available. She suggested the EDC hold a worksession in the upcoming weeks to review the draft CEDS in detail.

Discussion ensued between staff and commissioners on scheduling a Worksession. The commission agreed to hold a Worksession via Zoom on Tuesday, May 25, 2021 at 7:00 p.m.

NEW BUSINESS

- A. Proposed 5-Year Capital Improvement Plan (CIP) for Public Works
- i. DRAFT Public Works 5-Year CIP

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen to initiate discussion.

Ms. Engebretsen spoke to Public Works Director Keiser's memo and proposed 5-Year Capital Improvement Plan (CIP) for Public Works. She commented that it's exciting to have this kind of longer-term plan for these kind of projects. She explained how documents like this helps the City plan better and shows the public what we're trying to accomplish, what the costs are, what funds are paying for it if money has already been allocated by City Council, and the estimated timeline for completion.

Commissioner Person clarified with Ms. Engebretsen the difference between this Public Works-specific CIP list and the City's larger CIP that assists with acquiring federal and grant funding. Ms. Person inquired on the prioritization of certain projects, and if some areas of concern are being addressed such as pedestrian safety on Main Street. Ms. Engebretsen spoke to budgeting constraints and encouraged commissioners direct their comments and/or suggestions to Public Works Director Keiser.

Commissioner Brown requested that Jack Gist be identified in the CIP and for it to not be neglected. She noted some of the improvements that are needed to the park. Ms. Engebretsen agreed to share those comments with Ms. Keiser and spoke to recent improvements that are happening to that area, including the installation of electricity from a nearby subdivision that's going in. Commissioners discussed their support for improvements to Jack Gist.

Ms. Person inquired why funding was included in the HERC Strategic Plan if the recommendation from the previous HERC Task Force was to demolish the building. Ms. Engebretsen agreed to bring more information on that subject back to the commission.

Chair Marks voiced her appreciation to see wayfinding and streetscape funding in the CIP. In response to Chair Marks' questions, Ms. Engebretsen clarified that additional grant funding may be available but there is no magic bullet of funds that will pay for everything, and that Corvus Designs is aware of the City's request to notify us if any funding opportunities are available.

Ms. Person suggested the 5-Year Capital Improvement Plan (CIP) for Public Works be called something different than the CIP so that it's clear it's an internal document and different from the larger, external funding City-wide CIP.

Chair Marks asked for a motion to support the plan.

PERSON/CHEROK MOVED TO RECOMMEND ADOPTION OF PUBLIC WORKS CAPITAL IMPROVEMENT AND MAINTENANCE PLAN TO THE CITY COUNCIL.

Chair Marks commented that this plan is very favorable, and allows people to look at the deliverables. She hopes that this could be the beginning of a trend and that the City does more of these kind of plans for other City projects.

At the request of commissioners, Deputy City Clerk Tussey clarified the definition for CARMA: Capital Asset Repair and Maintenance Allowance fund.

VOTE: YES: MARKS, PERSON, BROWN, CHEROK

Motion carried.

B. Wayfinding-Streetscape Plan Project Update

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen to give her update.

Ms. Engebretsen gave an update on the Wayfinding-Streetscape Plan project. She has started working with Corvus Designs on setting dates for a series of events and coming up with public outreach ideas for a “Discovery Week”, to take place in June. Outreach concepts that Corvus has been proposing include pop-up events at key sites, meetings with parks staff and other advisory body members, creating a website, and holding virtual forums. She is hoping by next meeting to have more set dates to share with the commission.

Chair Marks thanked Ms. Engebretsen for suggesting to have separate West Pioneer and East Pioneer events, and looks forward to having those event dates at their next meeting.

C. Annual Review of the City of Homer’s Comprehensive Plan

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner Engebretsen to give her update.

Ms. Engebretsen shared her computer screen to provide an online walk-thru of the current City of Homer Comprehensive Plan. She reviewed the plan chapter-by-chapter with the EDC to help familiarize them with City’s facilities and services, long-term economic development plans, and ways that the Wayfinding-Streetscape Plan will help us accomplish community goals.

The commission discussed how EDC should be pulling ideas from Chapter 7 of the Comprehensive Plan for the commission to work on over the course of the following year. Chair Marks suggested they decide what project they could work on next at their June meeting, to begin work at their August meeting since they don’t expect to have a regular meeting in July. Ms. Engebretsen noted that other advisory bodies have their own strategic plans and that it’s possible to share more dialogue among the various groups, so staff can bring it all together for City Council’s consideration.

INFORMATIONAL MATERIALS

- A. City Manager’s Report for April 26, 2021
- B. City Manager’s Report for May 10, 2021
- C. EDC 2021 Calendar

Chair Marks noted the informational materials and facilitated discussion on cancelling the EDC’s July 13th regular meeting. Deputy City Clerk Tussey spoke to the City Council report schedule; Commissioner Person agreed to give the EDC report at the May 24th Council meeting. Chair Marks commented that it would be great to have different commissioners attend the meetings.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

Deputy City Clerk Tussey commented that an appointment application for the EDC was received yesterday, and if their application is approved by the Mayor and City Council, they could have their seventh member appointed by May 24th.

Deputy City Planner Engebretsen voiced her excitement for working with Corvus Designs and moving forward with the Wayfinding-Streetscape Plan project. She also noted that she appreciated the commissioners' positive feedback and comments on the signage in town.

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Marks provided a follow-up response to a question Commission Arevalo had previously asked at their last meeting concerning participation levels to the KPEDD survey. She noted that Homer's participation consisted of over 50% of the survey's responses. She commended their outreach efforts and how it likely played a role in the high turnout.

COMMENTS OF THE COMMISSION

Commissioner Person commented that it was good to hear the Chamber's report, and hopes they continue to direct efforts towards the Town Clean-up event as she feels they're a galvanizing event for our community. She voiced her excitement for a potentially new commissioner and the upcoming work the EDC has planned.

Commissioners Brown and Cherok had no further comments.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:41 p.m. The next Regular Meeting is Tuesday, June 8, 2021 at 6:00 p.m. A Worksession is scheduled for Tuesday, May 25, 2021 at 7:00 p.m. All meetings scheduled to be held via Zoom Webinar in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RACHEL TUSSEY, CMC, DEPUTY CITY CLERK I

Approved: _____



City of Homer

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Planning

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Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: JULIE ENGBRETSSEN, DEPUTY CITY PLANNER
DATE: JUNE 3, 2021
SUBJECT: JUNE STAFF REPORT

I look forward to being physically back in my office on Tuesday June 8th.

Planning Commission updates:

- The Commission held a public hearing on the changes to the Community Design Manual. It's now moving forward to the City Council. (June 14th agenda?)
- On the June 2nd agenda, the Commission had a public hearing to allow on-site public consumption of marijuana, in alignment with state law.
- Commission is considering changes to the appeal process.
- Commission is also considering extending the no-wake zone and closing areas to motorized vessels – this was sent to them by the City Council.
- If you want more information on any of these topics, check out the Planning Commission meeting packet of June 2nd. I can provide a verbal update at our meeting.

Placeholder: Topics to revisit with the strategic plan (August meeting)

- Pioneer Ave Task Force
- Workforce Development Speakers

**Homer Marine Trades Association
Regular Meeting Minutes
May 5, 2021
NOMAR**

The meeting was called to order by President Mark Zieset at 6:12 p.m.

Directors Present: Mark Zieset, Jen Hakala, Kate Mitchell, Cinda Martin, Matt Alward, Aaron Fleenor and Bruce Friend. Josh Hankin-Foley and Eric Engebretsen were absent/excused.

Guests Present: Bryan Hawkins, Homer Harbormaster; Amber Fleenor and Astrid Friend.

Approval of Agenda: Motion by Matt Alward to approve the Agenda as presented 2nd and carried.

Approval of April 7, 2021 meeting minutes: Motion by Matt Alward to approve the minutes as written, 2nd and carried.

Guest Presentations: Bryan reported that they Sport Shed has sold; haul out yard is full with the North Pacific and the Storm Bird and the commercial float is overloaded. Waiting for authorization and funding on the harbor expansion pending the approval of the Fed Budget. The City is working on their fiscal two-year 22/23 budget (fiscal year changed to July 1 – June 30).

Treasurer's Report: Jen Hakala presented her report, attached for the record. Wells Fargo Check Account Balance \$15,921; A/R \$3,350; and A/P \$170 for PO Box rent and \$3,937.50 Fish Expo Booth.

Committee Reports:

- Advertising – Mark reported that the committee met with Grady and reviewed the progress of the website, he is looking for additional content. The radio ad is currently playing in Homer throughout May. Kate reported that 30 – 30 second radio spots on the Anchorage radio station KAHR have been purchased for the month of May. For an extra \$100, the station will double the time (30 – 60 second spots per month). Kate would like to offer 30 seconds of the radio spots to members in order to recoup the cost of the HMTA portion of the radio ad throughout the summer months.
- Scholarship – Cinda reported that we received one application from Owen Glasman who is attending Cal Maritime. He has fished Bristol Bay the past 3 summers and has taken certification courses toward his Mariner Credentials. Motion by Cinda Martin to award Owen a \$2,000 Scholarship; \$1,000 to come from the budget, \$834 to come from the unused CARES grant funds and the balance from general operating. Motion 2nd and carried.

Old Business:

- Radio Ad: Motion by Kate Mitchell to purchase the 30 – 60 second spots throughout May, June, July, August @ \$400 total. There are 30 – 30 second spots each month available for member ads. 2nd and Motion carried. Motion by Bruce Friend to charge members \$15 per 30 second spot, 2nd and carried.

New Business:

- July 4th Theme – Kate reported that the them of this year's parade is "Whatever Floats Your Boat." She would like to see Marine Trades participate in some manner. The wooden boat for

“Back to the Bay” will be in the parade and may be parked in the NOMAR parking lot for viewing.

- Board dinner – Motion by Cinda Martin to cover the cost of dinner this evening for attending board members, 2nd and carried.

Next Meeting: Wednesday, June 9th at 6:00 pm at NOMAR

Adjourn: There being no further business to come before the board of directors, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Cinda Martin
HMTA Secretary



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Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: JULIE ENGBRETSSEN, DEPUTY CITY PLANNER
DATE: JUNE 2, 2021
SUBJECT: WAYFINDING-STREETScape PLAN PROJECT UPDATE

Project Updates:

- Peter Briggs, Corvus Design, will be participating in our meeting. He will run through our 'discovery days' happening Wednesday and Thursday.
- I have provided project fliers to the Planning, Parks Art Rec and Culture and Port and Harbor Commissions, Council and ADA Committee.
- I have invited people and organizations to the various pop ups.
- City website and social media were used to promote the events
- Adele and Karin hung fliers in old town and on Pioneer and made personal invitations

Pop Up schedule and Commissioner Attendance

(Karin and Julie hope to attend all)

Baycrest: George?

Airport: George, Deborah

Boathouse: Deborah, Debbie S

Pioneer: Adele

Chamber: Nicole, Adele

Bishop's Beach: Jay, Adele

Requested Action: None for this meeting. Thanks for all your participation over the next few days!

Attachments

Discovery week schedule

Homer Wayfinding and Streetscape

Project Website: www.homerwayfinding.blogger.com

Date: June 1, 2021

Discovery Days

Prior to any of the events and meetings below, please go to the project website. The website will be updated if there are any changes.

Wednesday, June 9th

The client and planning team will be moving throughout Homer for the day. The intent is to meet at various locations per the schedule below. We will discuss various topics at each site, and our goal will be to get input from those who can attend. We invite you to join us at any of the times and places below. This is a day for learning and listening, and we need to hear your thoughts on the opportunities and challenges for this project. Please go to the project website for additional information.

- 9:00-9:30am: Baycrest/Homer Overlook Rest Stop
- 9:45-10:15am: Airport
- 10:30-11:15pm: Homer Boathouse
- 1:00-1:15pm Pioneer Street (Meet at City Hall)
- 1:15-2:15pm: Central Business District Walk (City Hall to Main Street)
- 3:30-4:00pm Getting Cars from the Sterling to Homer Destinations, and Old Town (Chamber of Commerce)
- 4:30 to 6:00pm: Bishop's Beach Pop-up (General Discussion)

Thursday, June 10th

- 10:00-11:00am: Streetscape Drop-In (at City Hall)
- 11:30-2:30pm: Open Drop-In Work Session (at City Hall)
- 6:00-7:30pm Online Open House
- Please go to the project website to find the meeting link, and go back to the website to use the link to enter the meeting. This is to ensure that the link is correct and up to date.



Project Description

The City of Homer is developing a Homer Wayfinding and Streetscape Plan. The goal is to develop a thoughtful wayfinding plan and an inviting streetscape improvement plan that supports a vibrant Pioneer Avenue corridor, Central Business District, and connections to the Homer Spit. This will provide a strategic plan for using landmarks, city signage, pathways and streetscape elements to help visitors and residents more easily navigate and more fully experience Homer - and be a catalyst for economic activity. It will also include designs for the elements of this plan including typical streetscape designs, site furnishings, and vehicular and pedestrian-focused signs.

Contact: Julie Engebretsen,
jengebretsen@ci.homer.ak.us
907-299-9354



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Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: JULIE ENGBRETSSEN, DEPUTY CITY PLANNER
DATE: JUNE 2, 2021
SUBJECT: DRAFT COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)
REVIEW

Introduction

Every five years, the Kenai Peninsula Development District (KPEDD) completes a major update to the Comprehensive Economic Development Strategy (CEDs). One of the duties of the Economic Development Commission is to participate in the development of this plan.

The EDC had a worksession, discussing the draft plan on Tuesday May 25th. At our regular meeting, you can amend or add to these comments. I will then create a memo for City Council and provide your comments to KPEDD. All comments are due Monday, June 14th.

You can find a copy of this plan online at <https://kpedd.org/> or in the May 25th worksession packet that was provided by the Clerk's Office.

Requested Action: Please correct any errors in the comments below, and make any additional comments.

EDC Comments:

1. Homer has natural gas; please include that information in the plan.
2. Very few southern peninsula activities are listed under Goal 3. The EDC may recommend a project during an annual CEDs update.
3. The Seward data for visitor counts is from 2016 and seems dated to use in this document.
4. The quality of life (and taxation rates to pay for increased government services) needs to balance with the cost of living.
5. The plan compares KPB affordability to Anchorage. While attracting new residents is positive, there also needs to be emphasis on retaining the residents who already live here. There should be more discussion of local wages and affordability.
6. What is affordable for local workers is much different than a comparison with Anchorage. There is a disconnect between local wages, housing costs, and cost of living for entry level and skilled workers.
7. Land and land development costs are high on the southern peninsula.
8. Worker housing is expensive.

Requested Action: Add or amend any comments, and forward to KPEDD.

At the last EDC meeting, there were questions about tax rates for senior citizens. Below is the portion of Homer City Code that addresses residential exemptions, and a portion of the Kenai Peninsula Borough website that addresses exemptions.

If you want to see real examples of the different tax rates, visit the tax payment portal:

<https://ak-kenai.manatron.com/Tabs/ViewPayYourTaxes.aspx>

9.04.046 Real and personal property tax – Exemptions.

a. The following property is exempt from the real and personal property tax imposed by this chapter:

1. The first \$100,000 of assessed valuation of personal property, other than motor vehicles and watercraft, owned by each taxpayer; for taxpayers with more than one personal property tax account, this exemption shall be distributed pro rata among all of the taxpayer's accounts based on the proportion of the assessed value in each account to the total assessed value of that taxpayer's personal property;
2. Motor vehicles that are subject to a motor vehicle registration tax imposed by Chapter 5.12 KPBC, and as the same may be thereafter amended, revised, or replaced.

b. The first \$20,000 of assessed valuation of a single parcel of residential real property owned and occupied by the owner of record as the owner's permanent place of residence in the City shall be exempt from the City tax levy on real property within the City of Homer. The Borough Assessor's determination of whether property in the City qualifies for the Borough exemption under KPBC 5.12.115 shall be determinative of whether the property qualifies for the exemption under this subsection.

c. Property of an organization not organized for business or profit-making purposes and used exclusively for community purposes is exempt from taxation under this chapter. Property or a part of the property from which rentals or income is derived is not exempt from taxation unless the income derived from the rentals does not exceed the actual cost to the owner of the use by the renter. The Borough Assessor's determination of whether property in the City qualifies for the Borough exemption under KPBC 5.12.100 shall be determinative of whether the property qualifies for the exemption under this subsection.

d. This section shall be applied and construed to effectuate its general purpose to make uniform the laws of the City and the Kenai Peninsula Borough with respect to the exemptions granted by this section. [Ord. 08-49 § 1, 2008; Ord. 06-59 § 1, 2007; Ord. 01-53(S), 2001; Ord. 98-3(A) § 1, 1998].

KPB Website – excerpt <https://www.kpb.us/assessing-dept/hot-topics/property-tax-facts-and-exemption-information>

Exemptions and Deferrals

EXEMPTIONS & DEFERMENTS The Kenai Peninsula Borough has various property tax exemptions and deferrals that are available to its residents. Exemptions are available on a single parcel of real property owned and occupied as the primary residence and permanent place of abode by a resident for at least 185 days per year. Only one exemption is allowed per household.

Residential Exemptions are AUTOMATICALLY REMOVED from a parcel when the Assessing Department receives notice of a change of address outside the borough.

1. A **\$50,000 EXEMPTION** for the owner (resident) of a permanent place of abode. The \$50,000 is subtracted from the assessed valuation before borough taxes are calculated.

2. **SENIOR CITIZEN EXEMPTION:** Up to \$300,000 of assessed value for the primary residence of a Senior Citizen may be exempted. To qualify, the applicant must be age 65 or older (or surviving spouse age 60 or older), own and occupy the property as their primary residence and permanent place of abode, and must also qualify for an Alaska Permanent Fund Dividend.

City tax will still be calculated on assessed values in excess of \$150,000 for parcels located within the boundaries of Homer, Kenai, Seldovia, Seward, Soldotna or Homer.



City of Homer

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Office of the Mayor

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mayor@ci.homer.ak.us

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(f) 907-235-3143

Memorandum 21-078

TO: HOMER CITY COUNCIL
FROM: MAYOR CASTNER
DATE: MAY 19, 2021
SUBJECT: APPOINTMENT OF GEORGE HALL TO THE ECONOMIC DEVELOPMENT
ADVISORY COMMISSION

George Hall is appointed to the Economic Development Advisory Commission to fill the seat vacated by William Richardson. Mr. Hall's term will expire April 1, 2024.

Recommendation

Confirm the appointments of George Hall to the Economic Development Advisory Commission.



Advisory Body Application

For Appointment to Committees, Commissions, Board & Task Forces

 RT
 Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

Phone: (907) 235-3130

Fax: (907) 235-3143

The Information provided on this form will provide the basic information to the Mayor and City Council on your interest in serving on the selected Advisory Body. It is considered public and will be included in the City Council meeting packet. This information will be published in the City Directory and within city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council.

Applicant Information

Full Name: GEORGE HALLPhysical Address Where you Claim Residency: 370 Crestwood CircleMailing Address: P.O. Box 902City: HOMER State: AK Zip: 99603Phone Number(s): 907-435-0421Email: GHALLIIR@GMAIL.COM

Advisory Body You Are Requesting Appointment To

Planning Commission – Held on the first and third Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. There is no first Regular Meeting in July or second Regular Meetings in November and December

Parks, Art, Recreation & Culture Advisory Commission – Held on the third Thursday February through June and August through November at 5:30 p.m.

Port & Harbor Advisory Commission – Held on the fourth Wednesday of the following months: January, February, March, April, September, October, and December at 5:00 p.m.; and May, June, July, and August at 6:00 p.m.

Economic Development Advisory Commission – Held on the second Tuesday of each month at 6:00 p.m.

Library Advisory Board – Held on the first Tuesday of the following months: February, March, April, May, August, September, October, November, and December at 5:30 p.m.

Other – Please Indicate _____

Please Answer the Following

Are you a City Resident? Yes No If yes, how long have you been a City resident? 3+ yrs

How long have you been a resident of the South Peninsula area? 3+ years

Background Information

Have you ever served on a similar advisory body? If so please list when, where, and how long:

Homer Chamber Of Commerce Board of Directors

Please list any current memberships or organizations you belong to related to your selection(s):

Please list any special training, education, or background you may have which is related to your selection(s):

Masters in Business Admin

Chief Executive of several High Tech Companies

Why are you interested in serving on the selected Advisory Body? This may include information on future goals or projects you wish to see accomplished or any additional information that may assist the Mayor in the decision making process. You may attach an additional page if needed.

I believe that I can make an impact on the economic health and growth of Homer

I am an avid proponent of the marine trades and the Homer port expansion

FOR PLANNING COMMISSION ONLY:

Have you ever developed real property other than a personal residence? If yes, briefly explain:

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

Do you use the Homer Port and/or Harbor on a regular basis? Yes No

If yes, what is your primary use? Commercial Recreational Other: _____



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May 25, 2021

George Hall
P.O. Box 902
Homer, AK 99603

Dear George,

Congratulations! City Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of May 24, 2021 via Memorandum 21-078. You will be filling the seat vacated by William Richardson, and your term will expire April 1, 2024.

Included is the 2020-2021 Public Official Conflict of Interest Disclosure Statement. Please complete this form and return it to the City Clerk's Office at your earliest convenience. The Public Official Conflict of Interest Disclosure Statement is a public document that may be requested by a member of the public. In the event it is requested, you will be notified of the requestor's name.

Also included is the EDC's Orientation Packet which provides important guidelines and information for your role as a commissioner.

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead!

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 21-078
Certificate of Appointment
2020-2021 Public Official Conflict of Interest Disclosure Statement
EDC Orientation Packet

Cc: Economic Development Advisory Commission

City of Homer
Homer, Alaska
Mayor's Certificate of Appointment

Greetings
Be It Known That


George Hall

Has Been Appointed to Serve As
“Commissioner”

On The
“Economic Development Advisory Commission”

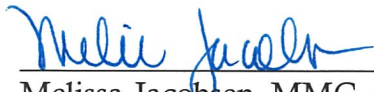
This appointment is made because of your dedication to the cause of good government, your contributions to your community, and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 24th day of May 2021.*



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





City of Homer

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Office of the City Manager

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: May 19, 2021
SUBJECT: City Manager's Report for May 24, 2021 Council Meeting

FY22/23 Budget

The operating budget ordinance is being introduced at this Council meeting, draft capital budget information is being released as well. Both budgets remain on track for approval before the end of the 2021 fiscal year on June 30th.

New EMS Inbound Patient Loading Zone at Ramp 7

There is a new dedicated inbound patient loading zone in the Homer Harbor on JJ Float (pictured below). This location is closer to the harbor entrance and will facilitate a faster patient transfer from vessel to responding emergency services personnel. See the attached flyer¹ for more information.



2021-26 Comprehensive Economic Development Strategy Draft Available for Comment

The Kenai Peninsula Economic Development District (KPEDD), in conjunction with the University of Alaska Center for Economic Development, has been working on the 2021-26 draft of the Kenai Peninsula Comprehensive Economic Development Strategy (CEDS). The draft can be viewed at <https://kpedd.org/wp-content/uploads/2021/05/KPEDD-CEDS-Plan-2021-2026-Full-Report.pdf>, and comments directed to KPEDD Program Manager Caitlin Coreson at caitlin@kpedd.org.

Update: Poopdeck Trail ADA Ramp

The Poopdeck trail's ADA ramp has been successfully installed. Here's a note from Parks Superintendent Matt Steffy regarding the project:

KHLT staff, COH staff, ILC staff, and an army of volunteers completed Phase III of the new trail project. This consisted of spreading and compacting more gravel, adjusting drainage, and installing the new ADA ramp on the City's end of the trail next to the ILC. The manufacturer of the ramp was on site to oversee installation. We anticipate a lot of positive feedback on an amenity that has been much anticipated.



Safe and Healthy Kids Fair

The Safe and Healthy Kids Fair and Bike Rodeo took place May 15th at Homer High School's parking lot. Here is an update from Community Recreation Manager Mike Illg:

We were happy to report that the Annual Safe and Healthy Kids Fair and Bike Rodeo was recently at the Homer High parking lot on Saturday, May 15th. This outdoor event had a detailed mitigation plan and required masking and screening for all participants that allowed us to have the event on school grounds. We had at least 20 different community organizations involved and the number of estimated participants was approximately 200 people. Some of the primary organizers included City Staff from the Fire Department and Community Recreation. There were many smiles, lots of fun and we even gave away 5 brand new bicycles! We are looking forward to possibly continue to offer an outdoor event in the future as there were so many positive responses from the public.



Community Assistance Program Funding for 2022

The Finance Department will be filing paperwork shortly to request Homer's portion of the State of Alaska's Community Assistance Program (CAP) funds. We will be including an intent to put CAP funds towards ADA improvements around the City. That said, upon receipt, the Council may direct the funds in any direction they wish as long as they meet the criteria of the program. The disbursement in 2021 was directed to assist in the acquisition of SCBA equipment for the Volunteer Fire Department (Ord 21-25).

Alaska Municipal League Summer Conference

The Alaska Municipal League Summer Conference is being held in Fairbanks from August 3rd to 6th. Interested Councilmembers are encouraged to read the attached memo² from City Clerk Jacobsen for more details.

Employee Updates

Taylor Crowder joined the Homer Police Department on May 14th as a Police Officer II. He came to us as a lateral from North Carolina and has ten years of experience as a police officer. Accompanying Officer Crowder in the move to Homer are his wife and four children.



COVID-Related Updates

COVID Risk Status

On March 30th I moved the City from the “Orange” to “Yellow” level on our COVID risk framework. The City remains in yellow status after the most recent review completed on April 19th. On April 26th, I directed a limited opening of City Hall and the Library. On May 13th the Center for Disease Control (CDC) released new guidance which allows for fully vaccinated individuals to stop masking both outdoors and indoors. Working with staff, we created new guidelines for City staff based on the CDC guidance. Masks are still required for the public in City facilities. Staff is still required to be masked when interfacing with the public. Staff will, however, be able to relax masking standards in their work spaces.

Enclosures:

1. Flyer – New EMS Inbound Patient Loading Zone
2. Memo – AML Summer Conference

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2021 Calendar

| | AGENDA DEADLINE | MEETING | CITY COUNCIL MEETING FOR REPORT* | ANNUAL TOPICS/EVENTS |
|------------------|-----------------------------|----------------------------|--|--|
| JANUARY | Wednesday 1/5 5:00 p.m. | Tuesday 1/12 6:00 p.m. | Monday 1/25 6:00 p.m. | <ul style="list-style-type: none"> • City Budget Review/Develop Requests *may not be applicable during non-budget years |
| FEBRUARY | Wednesday 2/2 5:00 p.m. | Tuesday 2/9 6:00 p.m. | Monday 2/22 6:00 p.m. | |
| MARCH | Wednesday 3/2 5:00 p.m. | Tuesday 3/9 6:00 p.m. | Monday 3/22 6:00 p.m. | <ul style="list-style-type: none"> • Clerk Reappointment Notices Sent Out • Update from Public Works Director |
| APRIL | Wednesday 4/6 5:00 p.m. | Tuesday 4/13 6:00 p.m. | Monday 4/26 6:00 p.m. | <ul style="list-style-type: none"> • Terms Expire April 1st • Advisory Body Training Worksession • Election of Officers • Review of Strategic Plan/Goals/BR&E |
| MAY | Wednesday 5/4 5:00 p.m. | Tuesday 5/11 6:00 p.m. | Monday 5/24 6:00 p.m. | <ul style="list-style-type: none"> • Comprehensive Plan Review |
| JUNE | Wednesday 6/1 5:00 p.m. | Tuesday 6/8 6:00 p.m. | Monday 6/28 6:00 p.m. | |
| JULY | Wednesday 7/6 5:00 p.m. | Tuesday 7/13 6:00 p.m. | Monday 7/26 6:00 p.m. | <ul style="list-style-type: none"> • Update from Public Works Director • CEDS Review |
| AUGUST | Wednesday 8/3 5:00 p.m. | Tuesday 8/10 6:00 p.m. | Monday 8/23 6:00 p.m. | <ul style="list-style-type: none"> • Capital Improvement Plan Review |
| SEPTEMBER | Wednesday 8/31 5:00 p.m. | Tuesday 9/7 6:00 p.m. | Monday 9/27 6:00 p.m. | <ul style="list-style-type: none"> • Workforce Development Speaker |
| OCTOBER | Wednesday 10/6 5:00 p.m. | Tuesday 10/13 6:00 p.m. | Monday 10/25 6:00 p.m. | |
| NOVEMBER | Wednesday 11/2 5:00 p.m. | Tuesday 11/9 6:00 p.m. | Monday 11/22 6:00 p.m. | <ul style="list-style-type: none"> • Chamber's Annual Presentation to City Council *usually occurs the 1st Council Meeting in November |
| DECEMBER | Wednesday 12/7 5:00 p.m. | Tuesday 12/14 6:00 p.m. | Monday 1/10/22 6:00 p.m. | <ul style="list-style-type: none"> • Upcoming Year Schedule Review • Land Allocation Plan Review |

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work.