



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Port & Harbor Advisory Commission Worksession

Wednesday, August 24, 2022 at 5:00 PM

Cowles Council Chambers In-Person & Zoom Webinar

Webinar ID: 925 6798 0403 Password: 278396

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

CALL TO ORDER, 5:00 P.M.

AGENDA APPROVAL

DISCUSSION TOPIC(S)

- A. Homer Port Expansion Project – Owner’s Representative Proposal from HDR for the Large Vessel Harbor Expansion Project – Phase 1

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT NO LATER THAN 5:50 P.M.

Next Regular Meeting is **WEDNESDAY, SEPTEMBER 28, 2022 at 5:00 P.M.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.



Memorandum

TO: PORT & HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, HARBORMASTER

DATE: AUGUST 16, 2022

SUBJECT: HOMER PORT EXPANSION PROJECT –OWNER’S REPRESENTATIVE
PROPOSAL FROM HDR FOR THE LARGE VESSEL HARBOR EXPANSION
PROJECT – PHASE 1

The HDR Proposal and budget report materials can be found in the PHC’s August 24, 2022 Regular Meeting packet.

The Port and Harbor Advisory Commission and staff have been tasked with working on generating a high-level overview of what the Port Expansion Project might require in the way of financing and resources and how Homer might be able to meet those needs. This is a huge encompassing task, even at a high-level overview, and many important factors regarding the project will become better defined as we move forward, making planning at that time more effective.

With that in mind, the only way to tackle such a large thing is in chunks. This first work session focuses on any needs or expenses that occur in the time from now until the time where USACE authorizes the general investigation phase of the project in detail (pre-USACE project authorization phase), with an eye toward big picture future financing needs in addressable ways now, like grant planning.

General categories of discussion include:

- Achieving USACE project authorization and Federal funding for the General Investigation Study Phase and possible steps, support, and lobbying efforts/price points for such.
- HDR’s Owner Representative Support Proposal for the Port Expansion Project (***See below note on HDR proposal***).
- Resource mapping of support staff and research needs during the pre-general investigation phase (***See below note on City personnel***).
- Grant opportunities that best fit the project as we move toward the future and planning for support services to effectively take advantage of those opportunities.
- Looking towards the “local share” of construction funding, Homer is looking for tools to effectively leverage our position as the host community of this regional project. We will be looking to our consultants to help us navigate a way through the finance questions and challenges of this mega project.

Note on HDR proposal:

Backstory

Our history for port expansion goes back to 2004 when we first started talking to the Corps about the need. In 2007 we launched a General Investigation study but by 2009 we shelved it because the preliminary BCR (Benefit to Cost Ratio) was poor and the root cause of those numbers were things that could not be easily remedied.

Fast forward 10 years.

In 2019 the City worked with Corps to complete a PAS (Planning Assistance for States) study to look into what had changed since 2009 to determine if there were justifications that would warrant re-starting the investigation into our Port expansion.

What changed?

- **Costs:** We located two local sources of rock that would be suitable for building the extensive breakwater. The Corps completed a dredged materials management plan for the Homer Spit
- **Benefits:** Large vessel fleets needs for moorage in State have increased over this time. Homer’s wait list for stalls in the small boat harbor has grown to over 400 names. The PAS study’s recommendation was that a full investigation for expanding the Port of Homer was warranted.
- **Better Representation of those Benefits:** The PAS study’s recommendation was based on accurately represented real time conditions and factors, which were made possible by the Homer team of public and staff support working together.

Going Forward

My hindsight view of our first attempt at the GI study is that in 2007 Homer was under prepared for managing a project of this scope and importance. We sent one person to the regional meeting (a much younger and inexperienced me), all to say that today is the time for us to begin planning for our success. It’s important to remember that not only do we have to show that there are more benefits than costs to building this improvement. We will have to be competitive on a National scale for funding meaning that it’s not just a good investment of Federal, State and Local dollars, it’s a great investment. I believe that the key to a successful and competitive BCR will include having the Homer Port expansion project managed by “team Homer”, and that team Homer should include a strong combination of staff, public support, and experienced professional team members.

Working toward adding those experienced professional team members, Katie Koester and I reached out to HDR in 2019 to discuss Homer’s Expansion needs, working through the Federal process with the Corps, and if and how HDR could help us achieve our communities goals. The attached proposal from HDR has been updated to reflect current pricing. Filling out team Homer to me means bringing in the

professionals who have the background and experience in Corps projects both nationally and here at home in Alaska.

Note on City Personnel:

Looking ahead I believe that we will be challenged on many levels when it comes to managing the normal day to day harbor use while at the same time meeting the demands and deadlines for the expansion study and construction project.

I have been talking with my staff and the City Manager about the possibility of adding key personnel where and when we need them to address the additional workload. It should be noted that we have been planning for this expansion for years. If you remember when we moved the harbor office from ramp 2 to ramp 7 we did so in order to be centrally located between the small boat harbor and the new large vessel harbor. We also designed the new building for a second story so that we can move our operations folks to the top floor where they will be able to have a 360 view of both facilities. This move will also allow for the growth in Admin that will be required when we basically double our facility.

We have much more to discuss on this subject and I will keep you informed on our plans for meeting the increased workload of both the Port expansion project and the growing customer base.

Recommendation

For review and discussion. Recommendations to staff or council should be made in the form of a motion during the public meeting portion of the agenda.