



# Agenda

## Economic Development Advisory Commission Regular Meeting

Tuesday, March 12, 2024 at 6:00 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

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### Homer City Hall

491 E. Pioneer Avenue  
Homer, Alaska 99603  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

### Zoom Webinar ID: 990 0366 1092 Password: 725933

<https://cityofhomer.zoom.us>  
Dial: 346-248-7799 or 669-900-6833;  
(Toll Free) 888-788-0099 or 877-853-5247

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

### AGENDA APPROVAL

### PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

### RECONSIDERATION

**CONSENT AGENDA** (Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business.)

- A. Unapproved Minutes for the Regular Meeting on February 13, 2024

### VISITORS/PRESENTATIONS (10 minute time limit)

### STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. EDC Staff Report
- B. Chamber Director Report
- C. Homer Marine Trades Association Report
- D. Kenai Peninsula Economic Development District Report
- E. Port Expansion
- F. Guiding Homer's Growth Group
- G. HERC Update
- H. Planning Updates

## **PUBLIC HEARING**

## **PENDING BUSINESS**

### A. Housing

Memorandum from Economic Development Manager as backup.

## **NEW BUSINESS**

### A. City Business License

Memorandum from Community Development Director as backup.

### B. City Lands

Memorandum from Community Development Director as backup.

## **INFORMATIONAL MATERIALS**

### A. City Manager's Report

### B. City of Homer Newsletter

### C. EDC Strategic Plan 2024-2025

### D. EDC Meeting Calendar

## **COMMENTS OF THE AUDIENCE** (3 minute time limit)

## **COMMENTS OF THE CITY STAFF**

## **COMMENTS OF THE COMMISSION**

## **ADJOURNMENT**

Next Regular Meeting is **Tuesday, April 9, 2024 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 and via Zoom Webinar.

## CALL TO ORDER

Session 24-02 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:01 p.m. on February 13, 2024 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 MARKS, AREVALO, BRENNAN, BROWN, HASCHE, KIM & PITZMAN

ABSENT: STUDENT REPRESENTATIVE PEARSON

STAFF: ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

## AGENDA APPROVAL

Chair Marks read the supplemental items into the agenda: **Under Pending Business Item A Short Term Rental Ordinance – Public Comment Received on Short Term Rental Ordinance.** She requested a motion and second to approve the agenda as amended.

PITZMAN/BRENNAN 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

Dorothy Duncan commented via Zoom, stating that she didn't the need for the proposed short term rental ordinance, especially since the Commission has determined that it's not related to housing.

## RECONSIDERATION

### CONSENT AGENDA

A. Unapproved Minutes for the Regular Meeting on May 9, 2023

B. Unapproved Minutes for the Regular Meeting on January 9, 2024

AREVALO/PITZMAN MOVED TO APPROVE THE CONSENT AGENDA.

Commissioner Arevalo suggested some changes for the meeting minutes of January 9, 2024. Her proposed changes were to re-word the paragraph of what the Mayor said under the EDC's Strategic Plan portion of the minutes. Deputy Clerk Pettit agreed to implement the changes for the January 9, 2024 regular meeting minutes.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

## VISITORS/PRESENTATIONS

### STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

- B. Chamber Director Report
- C. Homer Marine Trades Association Report
- D. Kenai Peninsula Economic Development District Report
- E. Port Expansion
- F. Guiding Homer's Growth Group
- G. HERC Update
- H. Housing Update

**PUBLIC HEARING**

**PENDING BUSINESS**

- A. Short Term Rental Ordinance

BROWN/KIM MOVED TO ADOPT ORDINANCE 23-61 EDC FEBRUARY DRAFT AS PRESENTED.

Commissioner Brown stated that she was going to be voting against this draft of the ordinance, and she strongly encouraged all other members of the EDC to vote against it as well. She explained her reasoning for voting against it, stating that the first two whereases that the ordinance was drafted on have been stricken from the document, adding that there was no question that those two reasons were the premise for this ordinance in the first place. She continued, voicing that she's not attuned to supporting something that there's not a need for. She felt strongly that the ordinance isn't addressing the problems listed.

Commissioner Arevalo said that she was at a mental crossroad, claiming that this ordinance doesn't do a lot of anything in actuality, but added that it does bring forth some points that bear further discussion. She warned the Commission about scrapping the entire ordinance as a whole, explaining that doing so might make it hard for the ordinance to be brought back at a later time.

Commissioner Pitzman agreed with Ms. Arevalo in terms of this ordinance not doing a whole lot. Mr. Pitzman stated that he felt a lot of good things come out of regulation, pointing to his experience in the commercial fishing industry and the safety precautions that have been put in place within that industry as a result of regulations. Mr. Pitzman provided that he even has a rental in Homer, and would still be willing to provide his business license and meet all other proposed requirements of the ordinance. He added that communities change over time and the City needs to be able to react to changing times. His closing thoughts were that the City is well within its right to know who's conducting business within the City limits, and furthermore that the proposed ordinance is so innocuous in his opinion that he is in support of it.



Commissioner Hasche stated that he felt lines 19 through 21 should be stricken from the document. He was in favor of making the ordinance smaller.

Commissioner Brennan stated that she is still confused as to why this ordinance is being put forth. She continued, saying that overall she would be voting no in support of the ordinance, simply because that's what she's hearing from the majority of everyone, and that the ordinance isn't solving the issues that it was intended to.

Commissioner Kim said that he wished he had more context from Council Members Aderhold and Davis. He added that the policy objectives of this ordinance are not clear, and he felt that was being echoed by many in the room. He also said that the language of the ordinance doesn't clearly reflect what they're trying to do. Mr. Kim said that his overall feeling is that the ordinance needs a lot of work. He reasoned that the proposed outcomes don't seem unreasonable to him, but that he's also not a short term rental owner.

Commissioner Brown commented again, reiterating that she felt the ordinance needs to be voted down. She felt strongly that this proposed ordinance doesn't do anything to remedy the housing issues that are being raised.

Commissioner Pitzman took the floor again to explain that he's operating on the basis that the City having this information (registration, self-certification, emergency contact), they will be able to make informed decisions now and in the future. He added that it seems the ordinance should be kicked back to Council for them to have another look at it. Chair Marks stated that what Mr. Pitzman said would be a good lead into the process.

Chair Marks stated that she felt the wherases and the reason for doing something are very important. She continued, saying that she agreed that having statistics is important, but at the same time to pass something just so they can have some information might not be a good reason to have another ordinance. She suggested rather than amending it, it should be sent back to City Council with the basics of what's been said at the meeting tonight.

HASCHE/PITZMAN MOVED TO AMEND THE EDC DRAFT OF ORDINANCE 23-61 BY STRIKING OUT LINES 19 THROUGH 21.

Commissioner Pitzman stated that it's difficult to pick out the wherases, and that it seems that Council needs to readdress the whole whereases section and take another look at where this is coming from.

There was no further discussion on the amendment.

Chair Marks requested a roll-call vote for the amendment.

VOTE (AMENDMENT): NO: MARKS, AREVALO, BROWN, PITZMAN, BRENNAN, KIM.

VOTE (AMENDMENT): YES: HASCHE.

The motion for amendment failed with 6 against and 1 in favor.

Chair Marks requested a roll-call vote for the main motion.

VOTE (MAIN MOTION): NO: PITZMAN, BRENNAN, KIM, MARKS, HASCHE, BROWN, AREVALO.

The motion to adopt the EDC Draft of Ordinance 23-61 failed with 7 votes against and 0 in favor.

AREVALO/PITZMAN MOVED THAT THE EDC RECOMMENDS THAT CITY COUNCIL BRING THIS ORDINANCE BACK TO THE DRAWING BOARD AND DRILL DOWN DEEPER INTO THE ISSUES THAT THEY ENVISIONED THAT THIS ORDINANCE WOULD ADDRESS AND TAKE INTO CONSIDERATION ALL POINTS MADE BY THE EDC, THE PLANNING COMMISSION, AND MEMBERS OF THE PUBLIC.

Commissioner Kim stated that he felt it might be prudent of the Commission to give an economic reason for sending it back. He added that providing clear goals so that the Council knows what the Commission is asking of them would be a good idea.

Chair Marks requested a roll-call vote for the motion proposed by Commissioner Arevalo.

VOTE: YES: AREVALO, BROWN, KIM, BRENNAN, PITZMAN, MARKS, HASCHE.

Motion carried.

Commissioner Brown provided her reasons for voting to send the ordinance back to City Council, stating that the original ordinance is not necessary based on the objectives that she believes were the purpose of it. Further, she said that it's not solving a problem clearly.

Commissioner Kim stated that he voted against the ordinance because it lacks explicit policy objectives, the corresponding language doesn't clearly reflect these policy objectives, and that a lot more work can be done to address the root issues.

Commissioner Arevalo voted against the ordinance, stating that while she sees many flaws with the ordinance, she doesn't believe it should be scrapped entirely because there are issues that, with modification, could potentially be addressed, and also because the Commission is uncertain as to some of the objectives behind the authors of the ordinance. She concluded that the ordinance isn't very clear to anyone and could use some work.

Commissioner Hasche stated his reasons for sending the ordinance back to City Council, citing lack of enforceability and his feeling that the ordinance doesn't address the problems that it set out to solve.

Commissioner Pitzman said that his reason for sending the ordinance back to City Council was for them to reconsider it, and to modify the intent and the wherases to line up more closely with the ordinance.

Commissioner Brennan provided her reason for voting to send the ordinance back to the Council, stating that it was mostly due to the reason that she keeps finding perceptions and feelings rather than facts throughout the ordinance and documents pertaining to it. She pointed to the City Manager's memo from October that claims that short term rentals are clearly a contributor to the lack of

availability and affordability in our local housing markets, stating that after months of meetings and forums the Commission has not been able to prove that's true.

Chair Marks gave her reasons for voting to send the ordinance back to City Council, saying that she thinks this ordinance unduly reflects zeroing in on one business sector. She added that she would like to see something addressed on a broader business-like situation, so that the entire business community is looked at in general.

- B. Winter Survey  
Memorandum from Economic Development Manager as backup

Commissioner Arevalo departed the meeting at 7:37 p.m. for personal reasons.

BRENNAN/KIM MOVED TO FORWARD THE IDEA OF A WINTER SURVEY TO THE COMPREHENSIVE PLAN STEERING COMMITTEE TO BE INCLUDED IN THE COMMUNITY PARTICIPATION PLAN.

Commissioner Kim asked if it was possible to attend the Chamber of Commerce luncheon to get traction for this idea.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- C. Looking Ahead to the 2024 Strategic Plan  
Memorandum from Economic Development Manager as backup

KIM/BRENNAN MOVED TO ADOPT THE 2024-25 EDC STRATEGIC PLAN.

Commissioner Kim inquired if it would be possible in a future meeting to plot this out into a calendar so that the Commission has an actionable working plan. Ms. Engebretsen confirmed that yes, this would be possible. Chair Marks insisted that the Commission needs to bring forth what the next big project will be.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **NEW BUSINESS**

### **INFORMATIONAL MATERIALS**

- A. City Manager's Report
- B. City of Homer Newsletter
- C. EDC Meeting Calendar

Chair Marks noted the informational materials in the packet. She added that a change needed to be made to the EDC calendar, and Ms. Engebretsen stated that she would be able to assist with any changes that were needed.

### **COMMENTS OF THE AUDIENCE**

Scott Adams, city resident, thanked City staff and the Commission for their hard work. He added that he's glad the short term rental ordinance is going to be sent back to Council for their review.

### **COMMENTS OF THE CITY STAFF**

Economic Development Manager Engebretsen shared with the Commission that the Planning Commission has guidelines and rules for making amendments to City Code. She added that it's been interesting working with the short term rental ordinance as it was the first one she's worked with that doesn't involve Title 21 of City Code.

Deputy City Clerk Pettit stated that it was a good meeting and the Commission worked through some really important items tonight. He also thanked the public for attending tonight's meeting.

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

### **COMMENTS OF THE COMMISSION**

Commissioner Kim thanked City staff and members of the public for attending. He thanked Scott Adams specifically for showing up to many meetings and providing his input. He said that he respectfully disagreed with Mr. Adam's comment about the short term rental ordinance wasting the Commission's time as Mr. Kim felt that it was a great training exercise for the Commission.

Commissioner Hasche stated that he's looking forward to the March meeting, where another version of this ordinance will surely be up for discussion in his opinion.

Commission Pitzman thanked the community members for their input as well as the input from fellow Commissioners as it aids him in forming his own opinions.

Commissioner Brennan thanked the audience members for taking time out of their lives to gather facts, testify, et cetera.

Chair Marks thanked the public, City staff and the Commissioners. She is feeling very positive that the Commission got into the weeds in dealing with the short term rental ordinance. She added that it wasn't wasted energy dealing with the short term rental ordinance, and that she really does believe this was part of getting the Borough to take a look at their software and do something.

### **ADJOURNMENT**

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:00 p.m. The next regular meeting is Tuesday, March 12, 2024 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

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ZACH PETTIT, DEPUTY CITY CLERK I

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

**Homer Marine Trades Association  
Regular Business Meeting  
January 10, 2024  
Harbor Master's Office**

**MINUTES**

Call to Order: The meeting was called to order by President, Aaron Fleenor at 6:15 p.m.

Officers/Directors present/quorum: Officers and Directors present were Aaron Fleenor, Eric Engebretsen, Jen Hakala, Cinda Martin, Adam Smude, Bruce Friend, George Hall, Kate Mitchell, Mark Zieset and Communications Director, Amy Woodruff. Matt Alward was absent/excused.

**Guest Presentations:**

- Harbormaster, Bryan Hawkins reported that the City Council approved moving forward with the study and they appreciated the testimony in support, it actually changed minds. A resolution in support was sent on to the borough which the Assembly supported as well and now will go up to the State. The City ordinance to support funding has had its first reading. Spring projects include re-applying for the PIDP grant for float replacement which they did not receive last year due to additional engineering needed; the tariff update will be on the next agenda; updating the requirement for vessel insurance; updating the airport leases among other things. Bryan also reported that the Harbormasters Association has various scholarships available for 2024.
- KPC – Janel Harris reported that Mark Zeiset is presenting marine electronics on 1/26; Deckhand Skills and Coastal Navigation are planned for the spring. She is working on getting the AB course re-approved so that they can offer again this spring, she will then work on getting the 100-ton re-approved by USCG. She is also researching how to get the marine operator course approved as well as the safety courses required to complete the AB certification.

Approval of Agenda – Motion by Mark Zeiset to approve the agenda as presented, 2<sup>nd</sup> and carried.

Approval of Minutes of November 29, 2023 meeting: Motion by Kate Mitchell to approve the minutes as written, 2<sup>nd</sup> and carried.

Treasurer's Report –Jen Hakala gave her report, attached for the record. We have \$22,533 in the checking with \$2,454 in A/R and \$295 in A/P. All other bills have been paid, a list is on the attached report. The cost of the Anchorage Boat Show will be paid in full once invoiced estimated amount of \$12,800 for our share, no deposit required. Bruce noted that he is just about ready to bill out for the Boat Show and Jen will catch up billings for the PME banner.

**Communication Director's Report – Amy reported the following:**

- Feedback about Christmas Party – great turnout! Adam and Desiree are agreeable to offering the space again in 2024. It would be nice to offer as an annual perk for members.
- Winter King Tournament – HCOC would like HMTA like to participate in the tournament in some way coming in March 2024; discussion held, suggestion to include HMTA ad with tournament invite; Amy will continue discussion with Brad to see what they'd like us to do
- FOL Survey – has been completed and we will schedule presenters based on results; suggested holding an informational event for parents outlining the available offerings for trades, Janel offered to coordinate through the college

**Committee Reports:**

- Draft Marketing Plan – Amy
- Advertising – Amy/Kate – Fisherman's News proposal for 2 x 2 ads @ \$1,750 for the year with ads running March through December; City funding is available

- Website/Social Media –Amy is still working on website updates and will be getting with Grady to re-align some of the categories to match up with the brochure
- Radio – Mark (re-visit spring agenda)
- Podcast options – Amy reported that there has been no further movement; rough proposal on the table until she, Jen and Shannon Moore have a chance to connect. Kate would like to provide the historical interview clips to be used in the podcasts and post on the website; she and George are working on getting a collection together.
- Workforce Development - Aaron
  - FOLs – Cinda update on survey; 41 students participated, top results were related to welding, underwater welding, designing boats, commercial fishing, boat building and repairs and deck handling. Handed over results to Amy who will coordinate presenters with Damara. Eric mentioned that there is a CTE committee meeting at the HHS on 1/22 to discuss the future of CTE courses at the high school. He plans to attend and will make an introduction to the committee for anyone else interested in attending.
  - KPC courses – Janel Harris [jlharris8@alaska.edu](mailto:jlharris8@alaska.edu)
- Hoodies/shirt status – Amy/Jen the shirts have arrived and are with Skiff Chicks for printing; the cost per piece is \$28/each; we will have 48 to award and/or sell @ \$50/each
- Scholarship – Cinda - Financial Aid presentation given at HHS and Flex in December; Spring scholarship application has been posted on KPB One Stop; 7 - AB Scholarships have been awarded for a total of \$3,850; she put in a request to Aleutian Harvester for funding and anticipates \$3,000; requested \$1,000 from Rotary. At this point we have \$150 remaining for the year without further funding from AH.
- Membership – Amy reported on 1 new member, Shoreline Vessel Support/Tyson Alward; she has been brainstorming on other prospects to invite such as SPH

#### Old Business:

- Annual To-Do List – Mark review/action items
- Anchorage Boat Show –
  - Adam Smude moved to ratify motion made at Round Haul on December 15<sup>th</sup> to secure spot at Boat Show consisting of 6,400 sf combined space at the same price as the '23 show. Bay Weld will need 2,400 sf but will cover 50% of the cost; \$12,600 will be HMTA's portion. More details to be discussed at January meeting; board members present constituted majority and agreed. Motion to ratify 2<sup>nd</sup> and carried.
  - Eric reported that there is roughly double the square footage as last year for the price with the space reconfigured and moved to the rear of the show; he plans to bring 3 vessels, Halpin's, 36' flagship vessel with 3 - 1,000hp mercury outboards, a trooper vessel, and 33' catamaran. The Troopers will likely be present. There are 15 booths total to sell, Bruce has sold several spots but there are several spaces remaining.
  - Banner – there is 90' of wall space which would be ideal for hanging the banner

#### New Business:

None

Action Items for Amy:

FOL – schedule presenters

Next Meeting: Tuesday, February 13<sup>th</sup> at the Harbor Office

Adjourn: There being no further business to come before the board members, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Cinda Martin, Secretary



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission  
FROM: Julie Engebretsen, Economic Development Manager  
DATE: March 7, 2024  
SUBJECT: Housing

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**Recommendation Action:** No action at this time. This is a standing agenda item.

Commissioner Pitzman has provided some real estate statistics for our region as well as national trends. With the recent short term rental ordinance, census data was provided regarding housing in our area. Census data is measuring the value of construction (as in how many new dollars circulated in the economy) vs the sales price of these homes. For example, I might spend \$200,000 to build a new home (census data) but sell it for \$275,000 (real estate data).

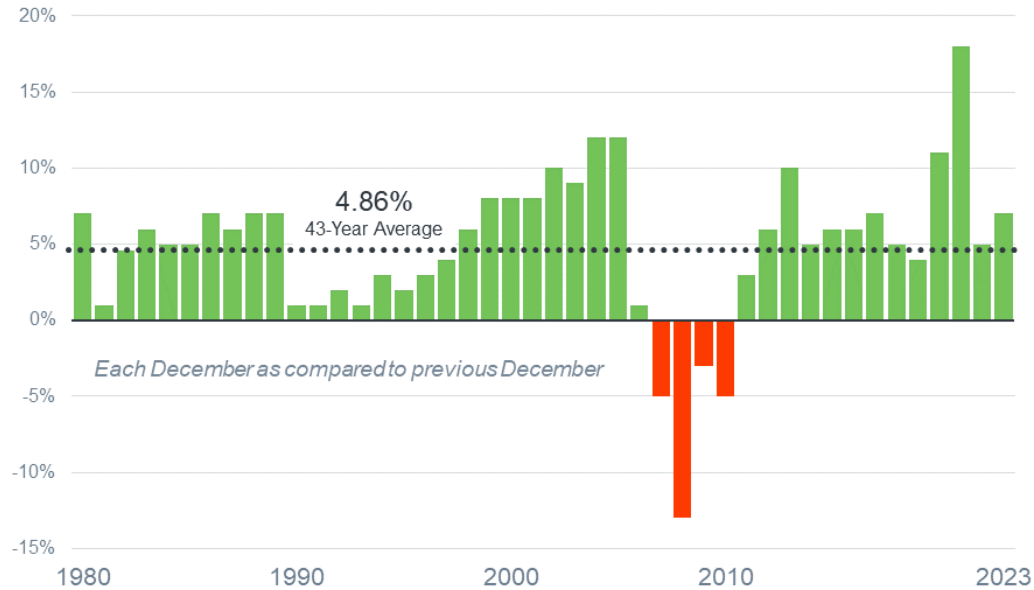
### Attachments

1. US Stats
2. Homer Area 2023 Statistics
3. AP 2022 Sales Stats
4. AP 2023 Sales Stats
5. 10 year sales comparison



## Percent of Annual Home Appreciation

1980–2023, Seasonally Adjusted, Rounded To Nearest Full Number

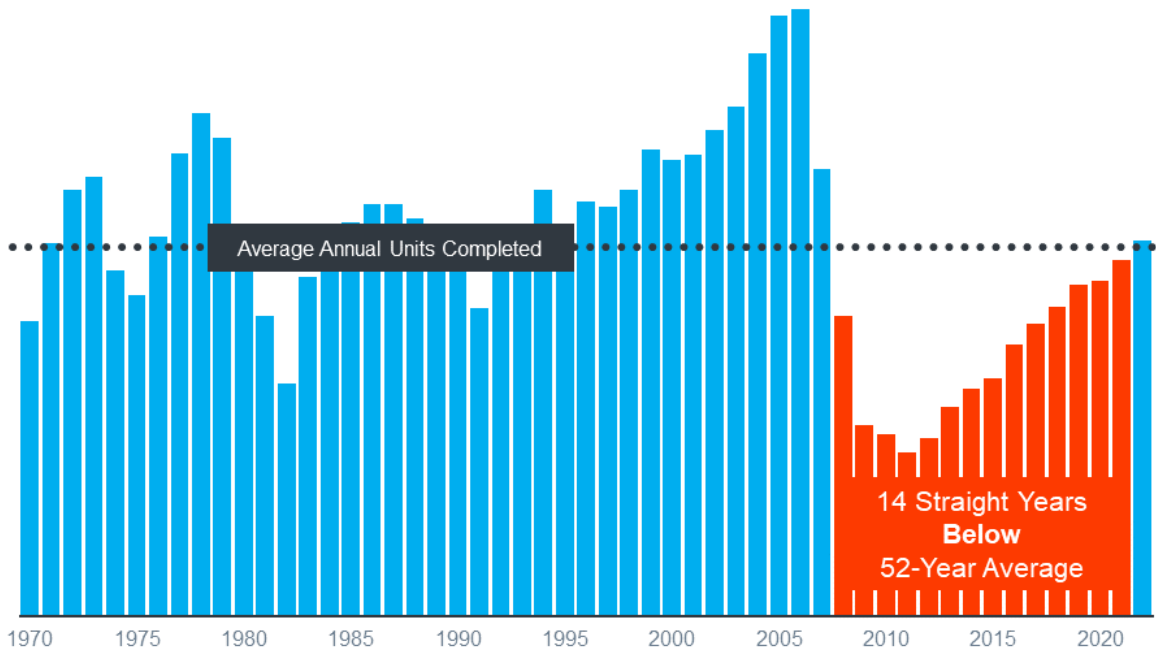


## 2024 Home Price Forecasts

Forecasts from 11/2023 vs. Current Forecasts

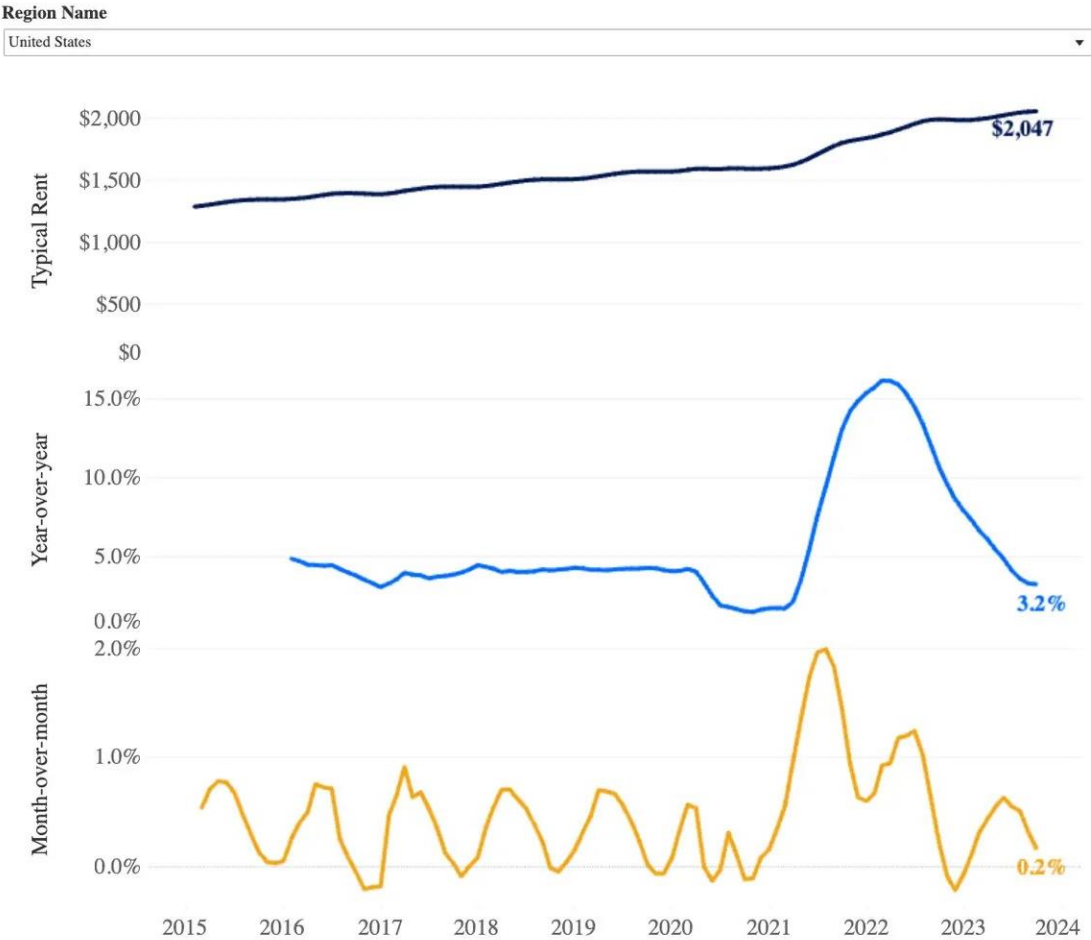
Entity	Original Forecast	Current Forecast
Goldman Sachs	1.9%	<b>5.0%</b>
Mortgage Bankers Association	1.1%	<b>4.1%</b>
Zillow	0.2%	<b>3.5%</b>
Fannie Mae	2.8%	<b>3.2%</b>
Freddie Mac	2.6%	<b>2.8%</b>
Home Price Expectation Survey	2.2%	<b>2.4%</b>
National Association of Realtors	0.7%	<b>1.9%</b>

# Single-Family Housing Units Completed



Source: Census

Zillow Observed Rent Index (Smoothed) | September 2023



ZILLOW GROUP

# Homer Area 2023

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	124	62,757,058	61,265,624	Low	37,000	33,000	0.77	192	114.16	100.40	0
				Avg	506,105	494,078	0.98	1,775	327.59	319.04	64
				Med	472,000	469,500	0.99	1,596	290.96	284.82	24
				High	1,775,000	1,775,000	1.18	5,327	1,083.33	1,083.33	834
Overall	124	62,757,058	61,265,624	Low	37,000	33,000	0.77	192	114.16	100.40	0
				Avg	506,105	494,078	0.98	1,775	327.59	319.04	64
				Med	472,000	469,500	0.99	1,596	290.96	284.82	24
				High	1,775,000	1,775,000	1.18	5,327	1,083.33	1,083.33	834

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East'; Date-Closing between '01/01/2023' and '12/31/2023'.

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2024 MLS and FBS. Prepared by Gordon Pitzman on Tuesday, February 13, 2024 12:48 PM.

# Homer Area 2022

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	147	71,490,925	68,246,811	Low	109,000	96,000	0.85	154	98.66	98.66	0
				Avg	486,333	473,936	1.00	1,950	267.31	265.69	33
				Med	425,000	417,500	1.00	1,785	252.95	253.12	9
				High	1,600,000	1,500,000	1.12	5,324	974.03	1,038.96	459
Overall	147	71,490,925	68,246,811	Low	109,000	96,000	0.85	154	98.66	98.66	0
				Avg	486,333	473,936	1.00	1,950	267.31	265.69	33
				Med	425,000	417,500	1.00	1,785	252.95	253.12	9
				High	1,600,000	1,500,000	1.12	5,324	974.03	1,038.96	459

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East'; Date-Closing between '01/01/2022' and '12/31/2022'.

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# KPB 2023

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	688	264,053,392	257,225,945	Low	1	26,000	0.54	192	0.00	22.92	0
				Avg	383,799	375,512	212.65	1,687	249.49	243.87	48
				Med	340,000	339,500	1.00	1,499	230.77	228.22	14
				High	2,500,000	2,400,000	145,000.00	7,344	2,028.12	1,843.75	834
Overall	688	264,053,392	257,225,945	Low	1	26,000	0.54	192	0.00	22.92	0
				Avg	383,799	375,512	212.65	1,687	249.49	243.87	48
				Med	340,000	339,500	1.00	1,499	230.77	228.22	14
				High	2,500,000	2,400,000	145,000.00	7,344	2,028.12	1,843.75	834

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '300 - North Kenai', '305 - Kenai', '310 - Kalifornsky Beach', '315 - S of Soldotna', '320 - Kasilof', '322 - Clam Gulch', '325 - W side KPB', '330 - Soldotna', '335 - Ridgeway', '340 - Sterling', '345 - Funny River', '360 - Hope', '365 - Seward - Cooper Landing', '476 - Ninilchik/Happy Valley', '478 - Caribou Hills', '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork', '486 - South Kenai Rec', '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East', '496 - Seldovia', '498 - South Side of Kachemak Bay'; Date-Closing between '01/01/2023' and '12/31/2023'.

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# KPB 2022

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	898	319,088,147	308,315,539	Low	24,000	22,000	0.63	143	21.43	19.64	0
				Avg	355,332	346,812	0.99	1,745	219.88	216.02	41
				Med	319,000	310,000	1.00	1,605	202.74	202.33	9
				High	2,400,000	2,000,000	1.35	5,993	1,197.92	1,161.46	1,443
Overall	898	319,088,147	308,315,539	Low	24,000	22,000	0.63	143	21.43	19.64	0
				Avg	355,332	346,812	0.99	1,745	219.88	216.02	41
				Med	319,000	310,000	1.00	1,605	202.74	202.33	9
				High	2,400,000	2,000,000	1.35	5,993	1,197.92	1,161.46	1,443

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '300 - North Kenai', '305 - Kenai', '310 - Kalifornsky Beach', '315 - S of Soldotna', '320 - Kasilof', '322 - Clam Gulch', '325 - W side KPB', '330 - Soldotna', '335 - Ridgeway', '340 - Sterling', '345 - Funny River', '360 - Hope', '365 - Seward - Cooper Landing', '476 - Ninilchik/Happy Valley', '478 - Caribou Hills', '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork', '486 - South Kenai Rec', '488 - Diamond Ridge/Skyline', '490 - Homer', '492 - Kachemak City/Fritz Creek', '494 - McNeil & East', '496 - Seldovia', '498 - South Side of Kachemak Bay'; Date-Closing between '01/01/2022' and '12/31/2022'.

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# Anchorage 2023

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/ List Price	SF- Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	2,166	1,041,369,493	1,040,314,990	Low 995	995	0.58	1	1.53	1.53	0
				Avg 480,780	481,182	1.00	2,072	338.28	334.15	23
				Med 424,900	425,000	1.00	1,912	232.04	232.95	5
				High 2,995,000	2,895,000	1.46	11,180	216,300.00	205,000.00	421
Overall	2,166	1,041,369,493	1,040,314,990	Low 995	995	0.58	1	1.53	1.53	0
				Avg 480,780	481,182	1.00	2,072	338.28	334.15	23
				Med 424,900	425,000	1.00	1,912	232.04	232.95	5
				High 2,995,000	2,895,000	1.46	11,180	216,300.00	205,000.00	421

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality'; Date-Closing between '01/01/2023' and '12/31/2023'.

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# Anchorage 2022

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF- Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	2,856	1,296,876,764	1,300,695,308	Low 69,000	65,000	0.40	450	59.86	53.52	0
				Avg 454,089	456,545	1.01	2,070	225.71	227.37	21
				Med 405,000	410,000	1.00	1,920	219.34	221.58	5
				High 2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812
Overall	2,856	1,296,876,764	1,300,695,308	Low 69,000	65,000	0.40	450	59.86	53.52	0
				Avg 454,089	456,545	1.01	2,070	225.71	227.37	21
				Med 405,000	410,000	1.00	1,920	219.34	221.58	5
				High 2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality'; Date-Closing between '01/01/2022' and '12/31/2022'.

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# State of AK 2023

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	4,992	2,127,808,891	2,106,279,964	Low	1	995	0.54	1	0.00	1.53	0
				Avg	426,244	423,714	61.05	1,906	278.35	274.62	35
				Med	389,900	389,900	1.00	1,786	229.73	229.14	10
				High	2,995,000	2,895,000	153,570.00	40,152	216,300.00	205,000.00	834
Overall	4,992	2,127,808,891	2,106,279,964	Low	1	995	0.54	1	0.00	1.53	0
				Avg	426,244	423,714	61.05	1,906	278.35	274.62	35
				Med	389,900	389,900	1.00	1,786	229.73	229.14	10
				High	2,995,000	2,895,000	153,570.00	40,152	216,300.00	205,000.00	834

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality', '1B - Kenai Peninsula Borough', '1C - Kodiak Island Borough', '1D - Matanuska Susitna Borough', '1E - Prince William Sound', '2A - Haines Borough', '2B - Juneau Borough', '2C - Ketchikan Gateway Borough', '2D - Prince of Wales-Outer Ketchikan Census Area', '2E - Sitka Borough', '2F - Skagway-Hoonah-Angoon Census Area', '2G - Wrangell-Petersburg Census Area', '2H - Yakutat Borough', '3A - Denali Borough', '3B - Eastern Interior', '3C - Fairbanks North Star Borough', '3D - Northwest Arctic Borough', '3E - North Slope Borough', '3F - Yukon-Koyukuk Census Area', '4A - Aleutians East Borough', '4B - Aleutians West Census Area', '4C - Bethel Census Area', '4D - Bristol Bay Borough', '4E - Dillingham Census Area', '4F - Lake & Peninsula Borough', '4G - Nome Census Area', '4H - Wade Hampton Census Area'; Date-Closing between '01/01/2023' and '12/31/2023'.

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# State of AK 2022

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	2,856	1,296,876,764	1,300,695,308	Low	69,000	65,000	0.40	450	59.86	53.52	0
				Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
				Med	405,000	410,000	1.00	1,920	219.34	221.58	5
				High	2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812
Overall	2,856	1,296,876,764	1,300,695,308	Low	69,000	65,000	0.40	450	59.86	53.52	0
				Avg	454,089	456,545	1.01	2,070	225.71	227.37	21
				Med	405,000	410,000	1.00	1,920	219.34	221.58	5
				High	2,400,000	2,280,000	1.72	8,500	1,052.63	964.91	812

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1A - Anchorage Municipality'; Date-Closing between '01/01/2022' and '12/31/2022'.

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# 2023 Juneau Sales

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	14	5,887,750	5,902,500	Low 19,900	14,500	0.73	475	22.33	16.27	0
				Avg 420,554	421,607	0.99	1,650	247.39	247.90	47
				Med 422,000	425,500	1.00	1,606	248.82	258.57	8
				High 835,000	835,000	1.08	3,860	489.96	489.96	366
Overall	14	5,887,750	5,902,500	Low 19,900	14,500	0.73	475	22.33	16.27	0
				Avg 420,554	421,607	0.99	1,650	247.39	247.90	47
				Med 422,000	425,500	1.00	1,606	248.82	258.57	8
				High 835,000	835,000	1.08	3,860	489.96	489.96	366

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '2B - Juneau Borough'; Area of '500 - Downtown Juneau', '505 - Salmon/Lemon Creek', '510 - Mendenhall Valley', '512 - Auke Bay', '515 - Out the Road', '520 - Thane Rd', '525 - West Juneau', '530 - Douglas', '535 - North Douglas'; Date-Closing between '01/01/2023' and '12/31/2023'.

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# 2022 Juneau Sales

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SF-Res	List Price Per SF-Res	Sold Price Per SF-Res	Agent Days on Market
Closed	71	38,691,300	39,549,145	Low 197,500	187,500	0.83	821	143.46	148.37	0
				Avg 544,948	557,030	1.02	1,892	298.50	304.36	17
				Med 509,000	520,000	1.00	1,770	291.96	294.85	6
				High 1,200,000	1,280,000	1.21	3,820	471.89	491.97	216
Overall	71	38,691,300	39,549,145	Low 197,500	187,500	0.83	821	143.46	148.37	0
				Avg 544,948	557,030	1.02	1,892	298.50	304.36	17
				Med 509,000	520,000	1.00	1,770	291.96	294.85	6
				High 1,200,000	1,280,000	1.21	3,820	471.89	491.97	216

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '2B - Juneau Borough'; Area of '500 - Downtown Juneau', '505 - Salmon/Lemon Creek', '510 - Mendenhall Valley', '512 - Auke Bay', '515 - Out the Road', '520 - Thane Rd', '525 - West Juneau', '530 - Douglas', '535 - North Douglas'; Date-Closing between '01/01/2022' and '12/31/2022'.

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Homer Area

## 10-year Comparison Report

Property Type: Residential

Areas: 488 - Diamond Ridge/Skyline, 490 - Homer, 492 - Kachemak City/Fritz Creek, 494 - McNeil & East

Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2014	89	\$253,779	NA	\$245,906	NA	171
2015	124	\$243,535	-4.04%	\$236,157	-3.96%	162
2016	120	\$267,312	9.76%	\$254,473	7.76%	178
2017	126	\$277,799	3.92%	\$265,006	4.14%	132
2018	114	\$301,885	8.67%	\$286,016	7.93%	138
2019	107	\$320,338	6.11%	\$303,161	5.99%	101
2020	132	\$348,261	8.72%	\$340,304	12.25%	100
2021	153	\$379,867	9.08%	\$369,812	8.67%	45
2022	147	\$486,332	28.03%	\$473,936	28.16%	33
2023	124	\$506,105	4.07%	\$494,077	4.25%	63

## 10-year Comparison Report

Property Type: Residential  
Borough: 1B - Kenai Peninsula Borough  
Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2014	740	\$224,540	NA	\$217,412	NA	140
2015	812	\$232,829	3.69%	\$224,595	3.30%	120
2016	773	\$236,104	1.41%	\$227,631	1.35%	124
2017	776	\$243,106	2.97%	\$235,097	3.28%	111
2018	763	\$246,977	1.59%	\$238,319	1.37%	114
2019	786	\$261,247	5.78%	\$252,981	6.15%	91
2020	871	\$281,233	7.65%	\$274,638	8.56%	93
2021	1086	\$316,833	12.66%	\$311,401	13.39%	48
2022	898	\$355,332	12.15%	\$346,811	11.37%	40
2023	689	\$383,662	7.97%	\$375,387	8.24%	46

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Prepared by Gordon Pitzman on Thursday, February 22, 2024 1:50 PM.

# Statistical Market Analysis

Status	#	List	Sold		List Price	Sold	Sale/List	SF-	List Price Per	Sold Price Per	Agent Days on
	Listings	Volume	Volume			Price	Price	Res	SF-Res	SF-Res	Market
Closed	51	15,886,200	13,060,900	Low	45,000	40,000	0.80	192	70.31	62.50	0
				Avg	311,494	272,102	0.97	1,343	251.34	242.25	83
				Med	268,000	254,000	0.99	1,326	219.79	219.02	21
				High	1,695,000	649,000	1.10	3,798	828.12	802.08	1,443
Overall	51	15,886,200	13,060,900	Low	45,000	40,000	0.80	192	70.31	62.50	0
				Avg	311,494	272,102	0.97	1,343	251.34	242.25	83
				Med	268,000	254,000	0.99	1,326	219.79	219.02	21
				High	1,695,000	649,000	1.10	3,798	828.12	802.08	1,443

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork'; Date-Closing between '01/01/2022' and '12/31/2022'.

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# Statistical Market Analysis

Status	#	List	Sold		List Price	Sold	Sale/List	SF-	List Price Per	Sold Price Per	Agent Days on
	Listings	Volume	Volume			Price	Price	Res	SF-Res	SF-Res	Market
Closed	41	14,420,999	13,529,900	Low	30,000	30,000	0.63	300	23.08	23.08	1
				Avg	351,732	338,248	0.95	1,523	304.04	290.91	83
				Med	295,000	292,000	0.98	1,260	239.96	224.86	38
				High	1,275,000	1,100,000	1.04	4,454	2,028.12	1,843.75	671
Overall	41	14,420,999	13,529,900	Low	30,000	30,000	0.63	300	23.08	23.08	1
				Avg	351,732	338,248	0.95	1,523	304.04	290.91	83
				Med	295,000	292,000	0.98	1,260	239.96	224.86	38
				High	1,275,000	1,100,000	1.04	4,454	2,028.12	1,843.75	671

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Status of 'Closed'; Borough/Census Area of '1B - Kenai Peninsula Borough'; Area of '480 - Anchor Point', '482 - Anchor Point to Homer', '484 - North Fork'; Date-Closing between '01/01/2023' and '12/31/2023'.

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# 10-year Comparison Report

Property Type: Residential

Areas: 480 - Anchor Point, 482 - Anchor Point to Homer, 484 - North Fork

Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2014	38	\$152,189	NA	\$144,625	NA	222
2015	39	\$141,520	-7.01%	\$127,848	-11.60%	192
2016	41	\$150,553	6.38%	\$140,992	10.28%	218
2017	41	\$176,439	17.19%	\$172,029	22.01%	146
2018	58	\$191,410	8.49%	\$181,870	5.72%	124
2019	52	\$186,923	-2.34%	\$177,716	-2.28%	135
2020	52	\$207,711	11.12%	\$201,491	13.38%	238
2021	71	\$267,068	28.58%	\$258,974	28.53%	83
2022	51	\$311,494	16.63%	\$272,102	5.07%	81
2023	41	\$351,731	12.92%	\$338,247	24.31%	83

All information is deemed reliable, but is not guaranteed. Interested parties are advised to independently verify all information contained herein. © 2024 [MLS](#) and [FBS](#).  
Prepared by Gordon Pitzman on Saturday, February 24, 2024 9:22 AM.



# AGENDA ITEM REPORT

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## City Business Licenses

**Item Type:** Action Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** 12 March 2024  
**Staff Contact:** Julie Engebretsen, Community Development Director

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### Introduction

Over the winter, Council identified priorities they wanted to work on and appointed Council people to the tasks. One topic was a City business license, with the Mayor, EDC Chair Marks and Councilwoman Venuti as champions. The full Council has not taken any formal steps on this issue, but the project sponsors have been in discussion over the past several months. Before formal action goes before Council, the EDC has the opportunity to discuss the concept of a City business license, and ask questions.

### Very tentative timeline:

March – EDC discusses the concept and identifies what additional information is desired before having a broader community discussion.

April – Council introduces a resolution providing direction to the EDC to work on this topic. Staff includes a memo with the background information requested by the EDC.

?? EDC + staff have community conversations

?? EDC comments back to Council

?? Council introduces an ordinance on City Business Licenses

### Staff requests:

1. Think about what information you'd like to have or share with businesses. I will provide what I can find at the next meeting and to Council, and begin building a website.
2. Think about how you'd like to have this community conversation/how we can communicate with businesses.



# AGENDA ITEM REPORT

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## City Lands

**Item Type:** Action Memorandum  
**Prepared For:** Economic Development Advisory Commission  
**Meeting Date:** 12 March 2024  
**Staff Contact:** Julie Engebretsen, Community Development Director

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**Strategic Plan Mid Term Goal 3:** Engage in land planning for City property as well as the larger problems of constraints on the Spit, and within the Central Business District.

### Introduction

As the City heads in to the Comprehensive Plan and Land Allocation Plan, staff would like to provide some general information and discussion about city owned property. If you have questions about land use, wetlands, steep slopes or development in general, let's talk about it!

Staff anticipates spending 15 -20 minutes on this topic, meeting time allowing.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)  
(p) 907-235-8121 x2222  
(f) 907-235-3148

### Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: March 7, 2024  
SUBJECT: City Manager's Report for March 11, 2024 Council Meeting

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#### EPA Award

The City of Homer has been selected to win an award from the EPA's Drinking Water SRF AQUARIUS program. The AQUARIUS program recognizes exceptional projects funded by the Drinking Water State Revolving Loan Fund (DWSRF) in six different categories which include excellence in: innovative financing, system partnerships, community engagement, environmental and public health protection, creative solutions, and climate change mitigation and adaptation. The City of Homer will receive the excellence in climate change mitigation and adaptation award for our seawall Armor Rock project. This award category is new as of this year's award cycle, and we will be the first winners. Winners will be recognized at the Council of Infrastructure Financing Authorities (CIFA) Summit in Washington, DC on April 3, 2024 and the City will be providing a one-minute long video for the awards ceremony.

#### Homer All-Ages and Abilities Pedestrian Pathway Wins State Grant

Alaska Department of Transportation recently announced that the Homer All-Ages and Abilities Pedestrian Pathway (HAPP) project was awarded Transportation Alternatives Program (TAP) grant funds in the amount of \$3,487,500. Funding will complete design and construct 5-foot wide asphalt sidewalks (with concrete curbs and gutter, ADA-compliant curb cuts, and storm drain renovations where needed) on the following roads:

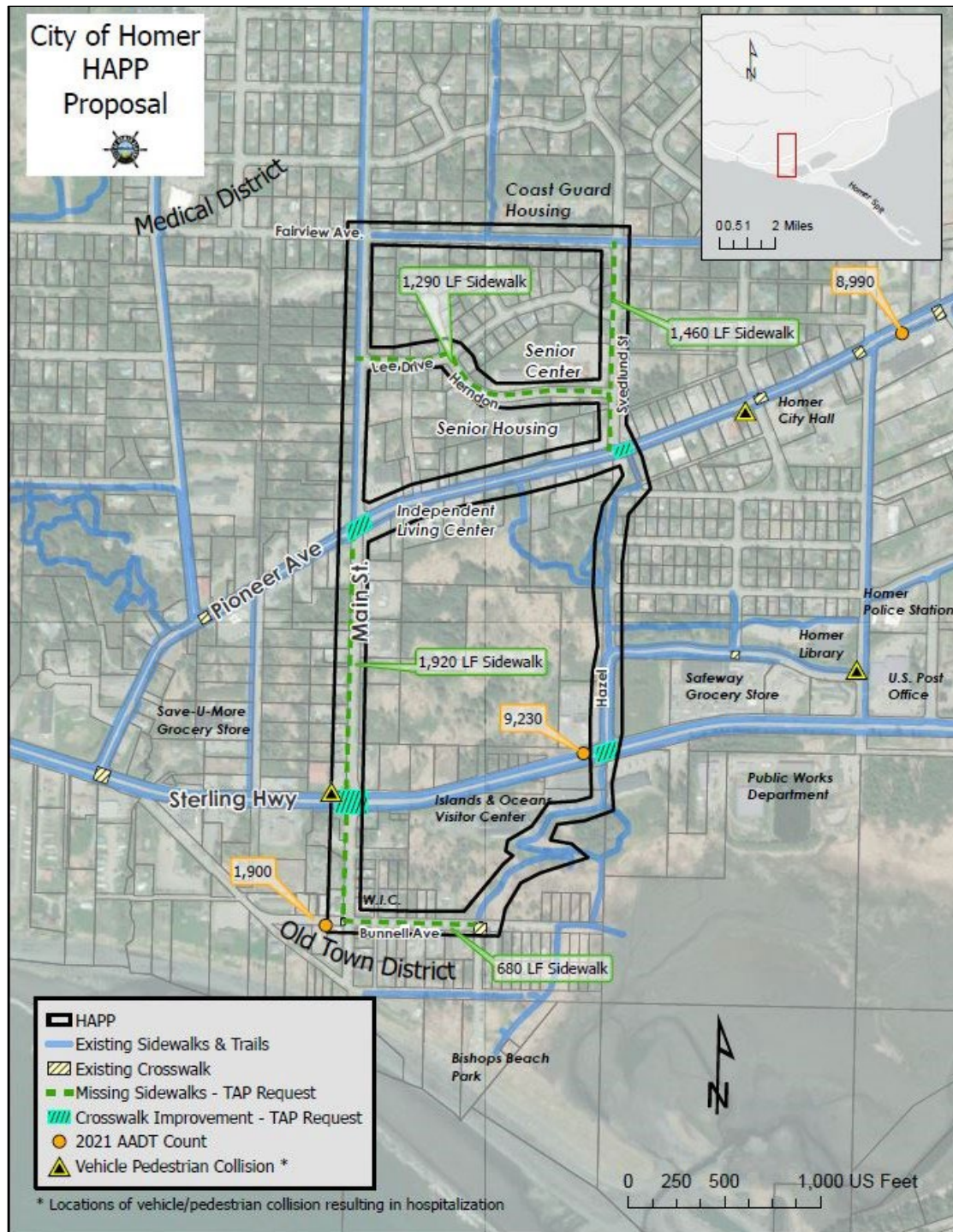
- a. Main Street South, between Pioneer Ave and Bunnell Avenue
- b. Bunnell Ave, between Main St and Beluga Place
- c. Svedlund Street, between Pioneer Ave and Fairview Ave
- d. Herndon Avenue and Lee Drive to Main Street

High visibility crosswalks were also requested for Pioneer Avenue at Svedlund, and on the Sterling Hwy at Pioneer Avenue, Main Street and Hazel Avenue.

While the funding is contingent on the Alaska STIP receiving Federal Highway Administration approval, and Council agreement to the terms required by the state in any grant agreements, we are excited about this news! The project fills significant gaps in Homer's non-motorized transportation network within the downtown core that the City and Homer citizens have long advocated for. This was truly a group effort. Thanks to the Independent Living Center staff who worked with City staff to develop the HAPP concept (combining disparate City sidewalk projects into a single project). Thanks to the many non-motorized



transportation advocates who participate in community-wide planning and write letters to support City funding applications, and to the City of Homer voters who approve the HART fund which provides valuable



matching funds for opportunities like this.

At some point, DOT&PF's regional transportation planner will reach out to the City to initiate the Memorandum of Agreement (MOA) process, which will lay out the specifics of the collaboration and coordination between DOT&PF and the City. Our understanding of the TAP program is that the State will construct the project. The City, as acknowledged in Resolution 23-013, would be required to provide a matching funds which a currently estimated to be 10.03% of the total project which equals \$387,500. The FY24/25 set aside "HART Roads Match" funds of \$500,000 in anticipation of a grant award for this project. Other City commitments will include wayfinding pedestrian signs on Main Street, Svedlund Avenue and

Pioneer Avenue, and a Neighborhood Information sign on Bunnell Avenue per the Wayfinding/Streetscape Plan. The City will also assume maintenance of the sidewalk on Main St South (not ownership).

### **Video Pilot Project**

Deputy Clerk Zach Pettit and Assistant to the City Manager Lori Pond have been collaborating with me on a pilot project that creates short videos previewing City Council agendas and providing brief recaps after Council meetings. The goal is to engage the public with a new channel of marketing for Council meetings and activities. We've completed a few test runs in-house in an effort to dial in the templates and processes for creating these videos quickly and efficiently. We are intending to begin publishing videos publicly to the City website and social media accounts this month. We are excited to have another way to reach out to the public with information about their local government.



### **Mid-Biennium Budget Adjustment**

In March, I will begin reviewing the budget with the leadership team to assess how the FY24 operating budget has met, or not met, expectations so far. We will work to identify potential modifications for FY25. We will likely have a few additions or adjustments for the FY24/25 capital budget as well. I expect that we will begin talking about our findings and proposed modifications with Council in April, and then aim to have a budget adjustment approved in late May or early June.

### **Questions about Microplastics in Water**

The Public Works Department has received a few questions recently in regards to microplastics and the City of Homer's drinking water following the news article titled "[Microplastics prevalent in Kenai Peninsula waterways](#)" published in the Homer News on February 7, 2024. The City of Homer obtains its drinking water from the Bridge Creek Reservoir. The water is pumped from the reservoir to the Water Treatment Plant. The Water Treatment Plant uses a state of the art ultrafiltration membrane treatment system to produce high quality drinking water that meets or exceeds USEPA drinking water standards. The ultrafiltration membranes

are capable of removing colloidal particulate matter, bacteria, and viruses from the water prior to the water entering the drinking water distribution system where it is eventually distributed to individual households for use. The removed material is dried out and disposed of appropriately. The City is in the process of replacing the membrane filter trains at the Water Treatment Plant. Council approved a contract with Zenon Environmental Corporation for the purchase of five membranes across the next five years (Resolution 23-123, purchases of membranes two through five are contingent upon Council appropriating the funds for each unit).

Microplastics can be derived from numerous sources ranging from plastic wastes degrading in the environment to the clothing we wear. Microplastics are defined as plastic debris measuring less than 5 millimeters (or 5,000,000 nanometer) in size and can be as small as 100 nanometers. The ultrafiltration membrane used in the City's Drinking Water Treatment Plant has a porosity of 0.04 micrometers (or 40 nanometers). Microplastics are larger in size than the pore size diameter of the ultrafiltration membranes, and the microplastics are being filtered out and removed from the drinking water before the water enters the water distribution system.

### **Comprehensive Plan Update**

Agnew:Beck will be in Homer the week of March 25<sup>th</sup> meeting with staff, Council, commissions, various stakeholders, and the general public. The Comprehensive Plan will be the subject of a joint work session with Council and the Planning Commission on March 26<sup>th</sup>, the Port and Harbor Advisory Commission meeting on March 27<sup>th</sup>, and the City and Agnew::Beck will be hosting the first public meeting on March 28<sup>th</sup> at Islands and Oceans from 6p to 8pm. The project website is now live and can be viewed at: <https://homercompplanupdate.com/>

### **New Pumper Tanker Design Visit**

Chief Kirko will be headed to Appleton, Wisconsin to review the final drawings of the two pumper tankers being built by Piece Manufacturing. Homer and Kachemak City both ordered vehicles at the same time, and Chief Kirko is providing review for both entities as part of our fire services agreement with our neighboring city. Chief Kirko will be reviewing truck specifications and working with the engineers to ensure the build out meets the needs of our firefighters and the context of firefighting in Alaska. The new apparatus are slated to have seating capacity for six firefighters (current vehicles seat three), they will have a 2500 gallon capacity (500 gallons more than the current apparatus), and the equipment storage capacity will nearly double. The vehicles will also have stronger motors and transmissions to allow for improved hill climbing capabilities, and stronger brakes for safer descents.

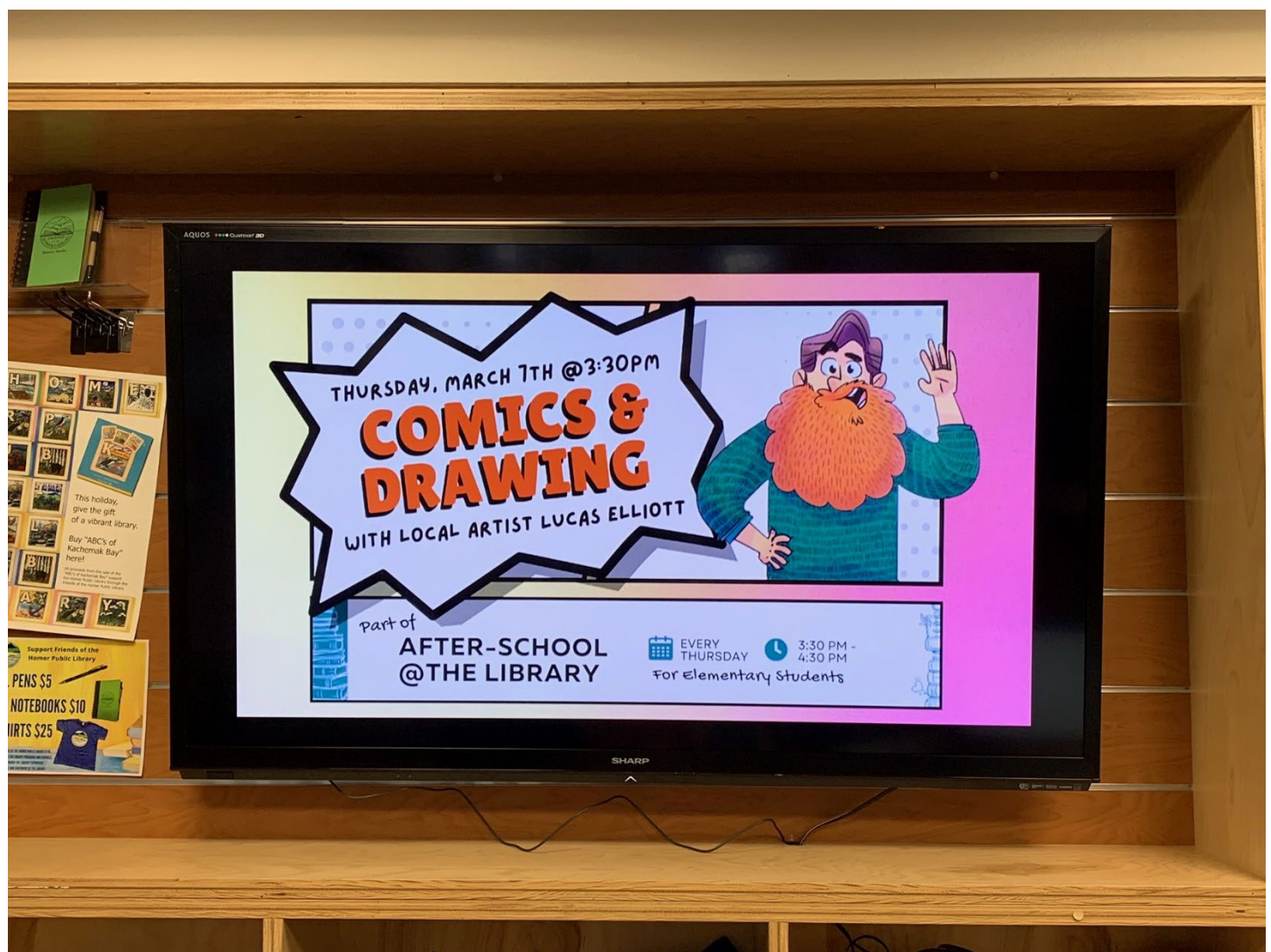
### **How to Run for Elected Office Event**

Kenai Peninsula Votes, the League of Women Voters, and the City Clerk's office are collaborating on a program for citizens who are interested in learning more about running for office. The forum will include information on qualifications to run for office, filing deadlines, and Alaska Public Office Commission (APOC) requirements related to State, Borough, and City candidacy. There will also be a panel of citizens who have held these offices to share some perspective on what it's like to hold an elected seat, time commitments involved, challenges and rewards of serving, and to answer questions from the audience. The event is scheduled for Thursday, April 4th from 5:30 p.m. to 7:30 p.m. at the City Hall Cowles Council Chambers. An informational flyer is being developed and should be out soon!

### **Library Improvements**



The Building Maintenance Division hung a “new” display screen at the Library’s front desk. This was made possible by the replacement of the television in the Library’s meeting room. This screen, now that it has been redeployed to the front desk area, will be used for displaying information to the public regarding upcoming events, library hours, upcoming events, highlights of the collection, and featured services or resources like electronic databases and special equipment of which the public may not be aware.





Dear Homer City Council (Sprout Champions),

In 2023, Sprout Family Services was awarded the Homer Foundation City Grant to support programming for families with young children. Because of this funding, we were able to offer more opportunities for caregivers to build social connections, learn about child development, and positively foster their child's growth. It is our mission at Sprout to promote the healthy development of children *in partnership* with families and *community*. The Homer Foundation City Grant is one way the Homer City Council can play an active role in this partnership. *How does the Homer Foundation City Grant positively impact the families served by Sprout?*

#### *Playgroup Champions*

Funds from the city grant were used to purchase developmentally appropriate equipment, toys, food, and safety supplies for use at Sprout sponsored playgroups. These items allow us to create safe, play environments that engage families and encourage young children to explore. Funds from the grant were also used to support increasing a caregiver's knowledge of child development. We offer families valuable information on early childhood development through the Parents As Teachers curriculum. If a caregiver has a question about development, including topics ranging from sleep to dental health, we can give them information that is grounded in research, relationship based, and relevant to their child's needs.

#### *Parenting Workshop Support*

Funds from the city grant were also used to purchase an annual subscription to the Conscious Discipline e-course "Building Resilient Homes & Schools." Up to 75 individuals/families now have access to content that builds family resilience through brain-based social emotional learning. Sprout will also be able to dedicate staff time to leading workshops that focus on the skills of Conscious Discipline and how they can uniquely apply to families.

There are many ways to partner with families to ensure their children have healthy, safe, and positive starts. We are grateful for the Homer City Council and their contribution to programming that puts Sprout's partnerships with families first. Sprout's vision is that all children are valued and fully nurtured and give the same to the next generation. Thanks to City Council we can work on that vision together!





# CITY OF HOMER NEWSLETTER



VOL. III - ISSUE VII | MARCH 2024

## WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

### INVASIVE SPECIES WEEK

Did you know, National Invasive Species Week is February 26th through March 4th? This initiative raises awareness of invasive species, the threat they pose, and what we can do about it. One of the most aggressive invasive weeds in Homer is orange hawkweed. This vibrant but invasive plant is spreading rapidly. Digging, burning and smothering don't work very well to control hawkweed. Occasionally the public brings concerns to the City's attention about



Orange Hawkweed

invasive plants in City rights-of-way, parks, and the cemetery.

In 2021, the City of Homer contracted with the Homer Soil & Water Conservation District (HSWCD) to develop an Integrated Pest Management Strategic Plan aiming to control invasive species on city properties. The goal was to prevent the introduction and spread of invasive species to protect private properties and the greater ecosystem and habitats that our fish and wildlife on the Kenai Peninsula depend upon.



Chicken Tractor

As a part of our partnership with HSWCD, last year an experimental site was set up to test chickens as a weed control tool. The most successful approach involved placing 4 chickens in a 24-square-foot chicken tractor (mobile coop) over a designated area for 4 weeks. This timeframe proved to be the most effective in removing vegetation while ensuring the well-being of the chickens.

Many in our community already have chickens, whether for egg laying or not. These chickens could offer an organic and practical solution for weed control. In the future this method could be used on other City properties, especially road rights-of-way, once a 34 to keep the chickens contained is found.

- Invasive Species Week
- Library Events
- Community Corner
- Library
- Community Recreation
- Economic Development
- Port & Harbor
- Harbor Expansion Study Update
- City Hall
- Public Works
- Police Department
- Fire Department
- Public Safety Corner
- Hazard Mitigation
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

Discover something new today and see the latest City project updates information! Learn about ways community members can get involved at City Hall and in the Homer community.

### Follow us on Social Media

- City Hall: [@cityofhomerak](#)
- Parks & Recreation: [@homerparksandrec](#)
- Homer Public Library: [@homerpubliclibrary](#)
- Homer Police: [@homerpolice](#)
- Fire Department: [@HomerVolFireDept](#)

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Newsletter**

[Click Here to Subscribe](#)

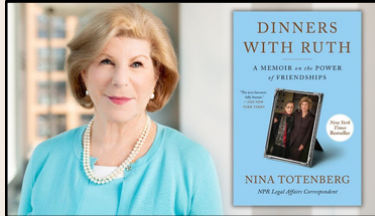
# LIBRARY EVENTS

## VIRTUAL AUTHOR TALKS

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to [libraryc.org/homerlibrary/upcoming](https://libraryc.org/homerlibrary/upcoming).

### March 6 at Noon

The Power of Friendships with NPR Legal Affairs Correspondent **Nina Totenberg**



### March 14 at Noon

20 Years of Dragon-Riding in YA Fantasy with International Bestselling Author **Christopher Paolini**



### March 21 at 3 pm

On Retelling Greek Classics: An Exploration of the Modern Epics with **Madeline Miller**



## SPECIAL & ONGOING EVENTS



### Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

### March 12: Rachel Lord

### Lit Lineup 2024

The Homer Public Library has created a community-wide initiative to read fifteen books throughout the year.

View the list and submit entries [here](#). You could be eligible to win the grand prize!



CHECK OUT MORE LIBRARY PROGRAMS AND EVENTS



**Homer Public Library**  
500 Hazel Street - 907-235-3180  
[circ@ci.homer.ak.us](mailto:circ@ci.homer.ak.us)  
[www.cityofhomer-ak.gov/library](http://www.cityofhomer-ak.gov/library)



# COMMUNITY CORNER

*What's happening around the City of Homer*

## 30th Annual Winter King Salmon Tournament



The Homer Winter King Salmon Tournament is the premier fishing tournament of Alaska. Every Spring anglers take to the waters of Kachemak Bay in search of King Salmon.

Tournament is Saturday, **March 23, 2024**

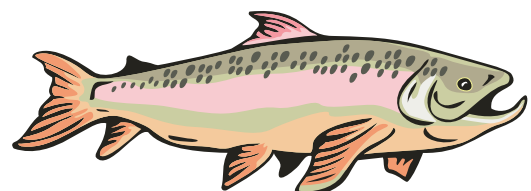
The cost to register an angler in the tournament is \$150.

The one-day tournament awards tens of thousands of dollars in prize money to the largest kings caught. Festivities happen at the weigh-in stations by the Deep Water Dock, located at 4667 Freight Dock Road. After the fishing lines are pulled from the water, join the festivities of live music, beer & wine garden, food trucks, vendors and some extra surprises as we celebrate the 30th anniversary.

The Homer Chamber of Commerce is the official host of this event. [Click here to register](#), or call the Chamber office at 907-235-7740. Port & Harbor information can be found [here](#).

### Get one FREE night of moorage!

Port & Harbor is collaborating with the Homer Chamber of Commerce to provide one free night of moorage on the Friday or Saturday of the tournament weekend. To qualify for the free night your boat must **be registered with the Chamber of Commerce** and **have a Moorage Agreement on file with the Port & Harbor office**. Additional nights are subject to normal moorage charges.





# LIBRARY

## ART IN THE LIBRARY

The Art in the Library program, organized by the Friends of the Homer Library, features annual submissions from local artists, both professional and amateur. A Community Artworks Selection Panel chooses pieces to be showcased at the Library for three months each throughout the year. While the displayed pieces are not for sale, the program provides artists with an opportunity to showcase their work.

Currently featured in the Homer Public Library Fireplace Lounge is artist Alexandra “Andy” Sonneborn. Specializing in vibrant oil and pastel paintings, Andy draws inspiration from impressionists and colorists. Her artistic goal is to evoke emotions in viewers by capturing the unique interplay of light and color. Andy discovered her passion for art at the age of 8 when her artist uncle gifted her a set of tube watercolors. She pursued formal training in painting at the Rhode Island School of Design and the University of Vermont. In 1978, Andy, along with her husband and four children, moved to Anchorage and “have loved it ever since”.

Next time you visit the Library, be sure to stop by the Fireplace Lounge and enjoy the works of art!



Homer Public Library Fireplace Lounge



Pet Portraits by Andy Sonneborn

# COMMUNITY RECREATION

The City of Homer Community Recreation Adult Basketball League had their playoff and championship games on February 3rd and 4th, at Homer High School. Congratulations to Team Alaska Arches for winning the 2023-24 season!

The “City League” has been a tradition for over 40 years. It is a self-sustaining league for adult men and women who have graduated high school. It is common to see up to 100 people in the stands full of family, friends and fans cheering on their favorite players making it a fun and entertaining community event.

Regular season games occur on Sunday afternoons at the Homer High gym from October to February.

**A very big thanks to the team sponsors:**

Alaska Arches, Alaska Bible Institute, Alaska PT + Wellness, Alaska Salt Co., Bay Welding, and Ulmer’s Drug & Hardware

### 2023-24 Season STATS:

- 90 individual players
- 45 regular season games
- 9 playoff games
- 1 championship game



Team Alaska Arches





# ECONOMIC DEVELOPMENT

## STRONG TOWNS PRESENTATION



Chuck Marohn, Founder of Strong Towns, Presents to Community Members of Homer



On Tuesday, February 20th, the City hosted a visit by Chuck Marohn, founder of Strong Towns. Chuck, a nationally renowned speaker from Brainerd, Minnesota, advocates for financially strong and sustainable land development patterns for municipal governments. About 80 community members attended his presentation in person and via Zoom.

Chuck's visit marked the beginning of discussions about the City's Comprehensive Plan. While he found the Homer Spit, the Harbor, and scenery breathtaking, he expressed feeling "underwhelmed" by our built community. One of his key points emphasized the need for a robust tax base to cover long-term maintenance costs of infrastructure, including water and sewer pipes, road maintenance, and eventual repaving.

As an example, Marohn said the numerous gaps between buildings on Pioneer Avenue present an opportunity for development that utilizes existing infrastructure, aiding in covering those long-term costs. Filling in those gaps not only fosters economic activity but also contributes to creating a walkable environment, offering a more financially successful development pattern, especially for small towns with a limited tax base. The presentation was recorded, so if you missed the event, you can watch the recording at <https://vimeo.com/916136735?share=copy>. Many thanks to Adele Person and Bunnell Street Arts Center for coordinating his visit, and to Guiding Growth for assisting with advertising this event.

## CRUISE BOOM

The City hosted a second event on February 27th to spur additional conversation in advance of comprehensive planning: a screening of Cruise Boom. Cruise Boom is a documentary created by Sitka resident and filmmaker Ellen Frankenstein. More than 55 people attended to watch a film that shows Sitka, a Southeast Alaska community in transition, wrangling with questions about economic vitality, cultural heritage, and how to welcome tourism on their terms.

Economic Development Manager Julie Engebretsen and Port Director Bryan Hawkins introduced the film. "Homer's never really been a cruise ship destination, and to be clear, that's not what we're talking about here," began Hawkins. He said that the Port has 8 cruise ship landings scheduled in 2024, most of which are 300-500 passenger ships. Prior to the COVID-19 pandemic Sitka had approximately 14 ships and 10,000 passengers per season. In comparison some ports in Southeast Alaska see 1.1 million passengers per year. "The main thing about this film is that this is a good kickoff for the comprehensive plan."

Engebretsen discussed increasing cruise ship numbers in the community of Juneau that led to landings of as many as 21,000 passengers in a single day. She also cited Juneau's **Tourism Best Management Practices** program as a model for Alaskan communities to learn from when managing growth. Looking ahead is important. As the film stated, tourism businesses make significant investments to attract new customers, and it is difficult to impose limits after local business owners have already committed hundreds of thousands-- if not millions-- of dollars in a new venture.

Homer is kicking off its multiyear Comprehensive Plan rewrite, Engebretsen explained. "This is a great time to think about 'What do you want our community to be in 20 years?' or 'What do you want it to not be?'"

Missed the screening, or hoping to share it with more people? You can get a license to screen the documentary through **New Day Films**.



Bryan Hawkins and Julie Engebretsen

# PORT & HARBOR

## LARGE VESSEL HAUL OUT & REPAIR

City Staff was given the opportunity to tour the Polar Bear, one of vessels in the large vessel haul out and repair yard located on the Homer Spit. In the **2024 - 2029 Capital Improvement Plan** (CIP), a project has been identified to improve this Large Vessel Haul Out Repair Facility.

The vessel haul out repair yard is an important facility that allows Homer to provide complete marine services and capitalize on the full economic opportunity vessels like the Polar Bear bring to the local economy. Improvements would benefit the operation of the regional fleet of large vessels, the local marine trades businesses and the regional economy.



Polar Bear

Regional economies rely heavily on the marine transportation sector. The Polar Bear, a flat bottomed landing craft that has a very large hauling capacity (250 ton deck load) serves many purposes. When operating, it typically has a 14-member crew and makes essential supply deliveries to Seldovia, Port Graham, Dillingham, other Bristol Bay communities and commercial fisheries via Port Williams and arctic communities like Nome and Barrow. The Polar Bear can carry seven semi-trailers of essential supplies, 48,000 gallons of fuel, vehicles and even on occasion, small planes. Vessels like this also contract to assist with infrastructure maintenance, such as dredging operations and delivery of rock for armor and breakwater projects and laying telecommunication cables containing fiberoptics on the ocean floor.



Chris Youngblood giving a tour of the engine room.

These commercial vessels are required to be hauled out for inspection every 5 years. Repairs are to be completed and approved before they go back into the water for the next season. Homer has a treasure trove of many talented marine trades people that attract maritime repair business. The large vessel haul out activities help provide year-round jobs for the local marine trades and supports local businesses in what is typically the down time of the year.

The Polar Bear was pulled out of the water in November last year and is expected to return to the water mid-March this year. The vessel was built in 1990 and required many updates. The living quarters were stripped back and fully rebuilt; hull repairs are being completed by welders and other skilled craftsmen; electronics and engine room components are being revamped. 14 - 20 local marine trades professionals work on the boat daily. Much of the materials and supplies are also sourced locally.



Tyson Alward giving tour to Rob Dumouchel, Bryan Hawkins, Matt Clark, and Jenny Carroll.



Five months is not much time to complete the robust list. This shows great dedication of the team, especially given the unusually cold temps and windy weather this winter! The crew built a makeshift shelter over the vessel and have used 9,000 gallons of diesel to run generators for heat and for power. This is a big operation!

Upgrades to the haul out area, including shore power, water and sewer will greatly assist jobs like this; shore power will reduce site emissions and installation of wash down pads will backup the Stormwater Pollution Prevention Plan.





# HOMER HARBOR EXPANSION



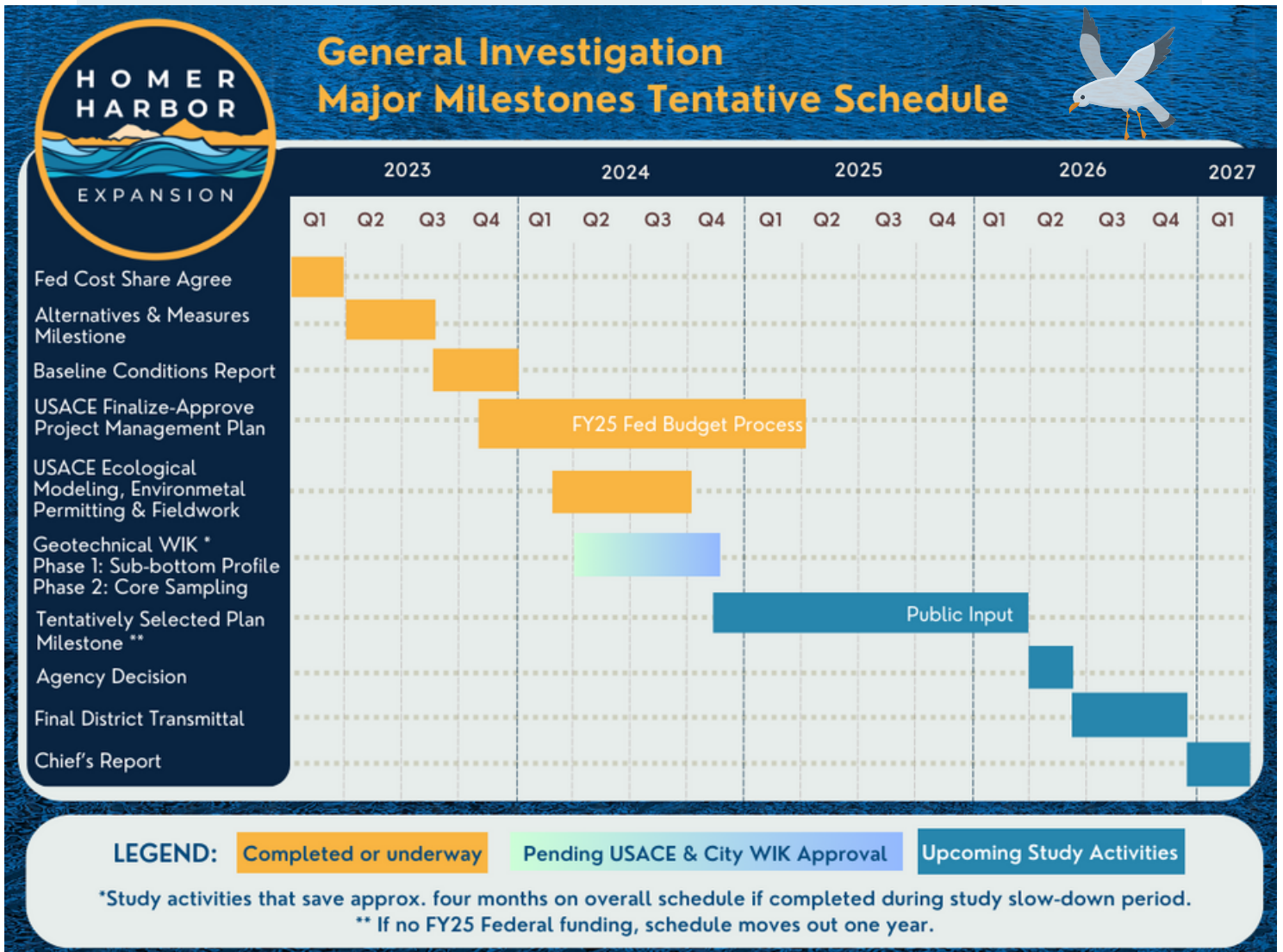
## STUDY UPDATE



The Homer Harbor Expansion study is presently on a reduced work schedule, but still moving forward as we await word on Federal continuation funds in the Federal FY25 budget.



The chart below shows tasks the study has accomplished, and lays out a schedule for upcoming study activities. This summer, the US Army Corps of Engineers will be conducting environmental field work. Their work, coupled with completion of the geophysical survey and core sampling plan will allow the US Army Corps of Engineers to move forward with design work when study activities resume at pace in the fall.



Keep engaged with the study at [www.homerharborexansion.com](http://www.homerharborexansion.com)



# CITY HALL

## LOBBYING IN JUNEAU



City Manager Dumouchel, USCG Rear Admiral Megan Dean, Port Director Hawkins, and USCG Captain John D. Cole

The primary capital projects lobbied for were Homer Harbor Expansion USACE General Investigation Matching Funds (which now tops Senator Stevens and Representative Vance's capital priority list for the District), the Slope Stability & Erosion Mitigation Program, Float System Replacement and the A-Frame Water Transmission Line Replacement.

Overall, there were many good meetings and connections made. The proposals were well received by officials, and we look forward to the progress that could be made in Homer's future.

A delegation from Homer traveled to Juneau on February 20-22 for legislative and administrative visits. Mayor Ken Castner, Councilmember Storm Hansen, City Manager Rob Dumouchel and Port Director Bryan Hawkins represented the City, advocating for inclusion of Homer's FY25 legislative priority capital projects in the State budget, and on behalf of several Council-approved State budget and policy items.

As well as meeting with Federal and State senators and representatives, Homer officials met with Rear Admiral Megan Dean of the U.S. Coast Guard, Commissioner Ryan Anderson from the Department of Transportation and Public Safety, and Lacey Sanders the new State Director of the Office of Management and Budget.



Councilmember Hansen testifying before the Senate Finance Committee

## SISTER CITY CULTURAL EXCHANGES

The City of Homer has a **Sister City** relationship with the City of Teshio, Japan. This year marks the 40th anniversary of that relationship. We want to thank Homer resident and our Sister City Liaison, as well as Interpreter, Megumi Beams, for her dedication to nurturing Japanese culture in Homer. With her vision and support, we hope to pass along this Sister City Program to the next generation.

Megumi is highly involved with students in Homer who are a part of her Alaska Japanese Club. They participated this year in the Winter Carnival Parade, hosted by the Homer Chamber of Commerce, and won the prize for Best Performing Arts float in the parade! They worked hard creating the float and drums and being a bright spot in our community. [Click here](#) to read a letter from the group expressing their thanks to the community and those involved for their support.



Megumi Beams and students in the Winter Carnival Parade



Megumi Beams with West Homer Elementary students participating in online classes with Japanese students.

A part of the Sister City International's initiative is the **Japan-Alaska Sister City Town Pride FESTA**, which was held on January 26, 2024. Out of 24 submissions, Teshio Town's submission won 1st place, and Megumi's submission on behalf of the Japanese Club won 3rd place! Congratulations!

Teshio and the Alaska Japanese Club have continued to participate together in online class sessions and have exchanged cards and activities. The club is planning to perform Taiko drumming for the 40th Anniversary of the relationship between Teshio and City of Homer in 2024. Stay tuned for more events to come related to our Sister City Program!

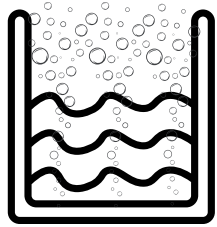


# PUBLIC WORKS

## WASTEWATER TREATMENT BLOWER REPLACEMENTS

This past summer Water/Sewer Division of Public Works purchased two new Kaeser blowers for the Wastewater Treatment Plant to replace the original blowers that were installed in 1990.

Blowers are primarily used in the secondary phase of wastewater treatment. They create air bubbles that add oxygen and that help keep the liquid moving. Wastewater contains organic solids that are decomposed by microorganisms. The beneficial microorganisms use oxygen to break down those solids and need a certain amount of oxygen in the water to do their work. The Kaeser blowers also help maintain an appropriate oxygen level so that it is not diluted when the wastewater moves to a larger body of receiving water.



The main purposes of having blowers in wastewater treatment are:

- Keeps bacteria suspended.
- Aids separating solid particles from a liquid.
- Supplies sufficient oxygen transfer and helps to remove ammonia from the water.

In the past, there was no way to adjust the airflow to the digesters, so it was a “feast or famine” situation for the microorganisms. The Kaeser blowers, like everything today, are “smart” blowers. Operators can now make fine adjustments to the airflow, enhancing the treatment process. This improved treatment means that less solid waste needs to be delivered to the landfill in Soldotna. Additionally, the new blowers are more energy-efficient, resulting in cost savings!

To save even more money, the water/sewer crew installed the blowers and fabricated all the piping themselves. They also had to create a special lifting mechanism to lower the blowers into the basement. There’s not much this talented crew can’t do!

All in all, the microorganisms, operators, and mechanics are happy with the new equipment.



New Kaeser blower unit



Control panel and inside mechanisms

# POLICE DEPARTMENT

## FBI-LEEDA LEADERSHIP SEMINAR



Last month Lieutenant Ryan Browning and Sergeant Jessica Poling attended a Command Leadership Course put on by the Federal Bureau of Investigation Law Enforcement Executive Development Association (FBI-LEEDA). Attending FBI-LEEDA sessions contributes to the continuous professional development of our police officers, ensuring they are well-equipped to lead and serve Homer effectively.

The FBI-LEEDA Command Leadership Institute is a comprehensive week-long program designed to prepare law enforcement leaders for command roles. Taught by experienced faculty with executive-level law enforcement backgrounds, the program provides practical strategies and techniques for those aspiring to command positions. Covering crucial topics such as credibility, command discipline, liability, managing difficult employees, and leading organizational change. The institute ensures a dynamic and challenging learning experience with a focus on real-life scenarios, creating an environment for strong student participation.

# FIRE DEPARTMENT

## EMT CLASS



Marisela, Paige, Nikki, Matthew, Fred the Head, Nathan, Samantha, Collin, Cody, Kate, Amber, and Galina

Our EMT class is truly remarkable, with nine dedicated providers engaging in impressive work such as backboarding, administering medications, and mastering bleeding control techniques. The experience has been a mix of excitement and exhaustion for everyone involved, but the camaraderie and team spirit are exceptional.



Kate McGregor Spiking a Line



Kate McGregor, Nikki Graham, Marisela Sanchez-Ramos, and volunteer backboard victim



Cody Czer-Ransom, Marisela Sanchez-Ramos, and Matthew Bullard

Surprisingly, our EMT students have also showcased their culinary talents, turning out to be adept charcuterie board creators.

We're delighted to have such enthusiastic learners, and we eagerly anticipate welcoming new providers into our department. Stay tuned for the upcoming Firefighter class – let's fill those trucks with even more skilled and passionate individuals!

## THANKS TO HOMER-KACHEMAK BAY ROTARY

The Homer Volunteer Fire Department (HVFD) received a generous donation of new Motorola Minitor VI voice pagers from the Homer-Kachemak Bay Rotary. Members of the department can carry these pagers, both on and off duty, to receive notifications when there is an emergency.

In the past year, HVFD promptly responded to 850 emergencies, some of which occurred simultaneously. Emergencies can arise at any time, day or night. Having equipment like these pagers significantly contributes to the ability to maintain operational readiness 24/7. Thank you Homer-Kachemak Bay Rotary!



Motorola Minitor VI voice pager



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

## TSUNAMI PREPAREDNESS

Tsunami Preparedness Week is March 23rd to 30th. Tsunamis don't happen often, but awareness and preparation go a long way in keeping you and your loved ones safe.

In honor of National Tsunami Awareness Week, from Saturday, March 23rd to Saturday, March 30th, we will feature tips so you can be better prepared. Look for these featured tips on the City's [website](#) and on the City of Homer [Facebook](#) and [Instagram](#): @cityofhomerak pages.

If you live, work, or play near the coast in Homer, you should prepare for tsunamis. Below are simple tools you can use to be informed and take action when needed.



### BEFORE

- Know Your Risk: Educate yourself!
- [Know Homer's tsunami zone.](#)
- [Evacuation routes.](#)
- [How to get alerts.](#)
- [Know the signs of a tsunami.](#)
- [Have an emergency kit ready.](#)



### DURING

- Go to high ground and away from water.
- Stay inland until you hear from officials.
- If shaking from earthquake, DROP, COVER and HOLD ON.



### AFTER

- Wait! Tsunami waves may continue to arrive for hours.
- Avoid flooded roads.
- Do not enter flood waters.
- Avoid fallen or damaged power lines.
- Clean and disinfect everything that got wet, and boil drinking water if instructed by officials.
- Dry buildings out within 24-48 hours, if possible.
- Use safety gear including gloves, goggles, rubber boots, and N95 masks.

[Click Here for More Information on Emergency Preparation](#)



### What are the signs to look for?

The natural signs of a potential tsunami are a strong, long earthquake, a loud roar from the ocean, or unusual ocean behavior, such as a sudden rise or wall of water or sudden draining showing the ocean floor.

### If you feel an earthquake:

DROP



COVER



HOLD ON



## HOMER HAZARD MITIGATION PLAN

### Tsunami Warning System

Tsunami warning systems are in place to send out warnings after an earthquake if a tsunami is or could potentially be triggered.

Warning sirens are located on the Homer Spit, at Bishop's Beach, and near the intersection of Kachemak Drive and East End Road.

Homer tsunami siren testing occurs the first Wednesday of every month, at 1 pm.



Find the Local Hazard Mitigation Plan on the City's website: [City of Homer Local Hazard Mitigation Plan](#)



# MEET THE STAFF

*Welcome to the Team!*



Public Works welcomes **Dan Kort** as Public Works Director. Dan brings a wealth of experience from prior roles in consulting and city engineering in Northern Minnesota. Most recently Dan was employed with Kenai Peninsula Borough (KPB), primarily in the solid waste department with a focus on civil and environmental consulting.

Dan and his wife, Jill, fell in love with Homer during a vacation in 2006. Having lived in Homer for four years now, Dan enjoys pursuing his hobbies of hunting, fishing, and hiking in this ideal location.

Dan steps into his new role following the retirement of Jan Keiser, who retired earlier this year. Jan served Homer as its first City Engineer in the early 1980s and later returned as Public Works Director in 2020.

**Leon Galbraith** has recently joined Public Works as the Special Projects Coordinator/City Engineer. With 17 years of experience in the engineering consulting industry, he looks forward to contributing to the construction of great new infrastructure in Homer.

Leon is originally from Alaska. Fun fact, he was born at home in a little log cabin next to the Kenai River in Cooper Landing! He graduated from college in Fairbanks and lived in Anchorage for about 15 years. Leon, his wife Allison, and their three children moved to Homer 6 years ago to enhance the quality of life for their family. Leon finds joy in the picturesque scenery of Homer while pursuing his outdoor hobbies, which include fishing, hiking, snow machining, and skiing.



## Work Anniversaries

Thanks to the following staff members for your dedication, commitment and service to the City and to the taxpayers of Homer!

### February

Names	Dept.	Years
Jenny Carroll	Admin	8 Years
Morgan Tracy	Police	7 Years
Kevin Co	Library	5 Years
Tyler Jeffres	Police	5 Years
Matt Swerdzewski	Fire	1 Years
Mike Swoboda	Public Works	1 Years

## Farewell



After dedicating 12 and a half years to Public Works, equipment operator **Joe Inglis** has decided to move on. His last day was February 14th. Joe is an accomplished operator and is leaving to explore other opportunities in the private sector and spend more time with family. We wish him the best in his future endeavors.



# CITY OF HOMER ROSTER

**Mayor** - Ken Castner (2024)

## City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

## City Staff Leadership

Rob Dumouchel, City Manager

Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Economic Development Manager

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Dan Kort, Public Works Director

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

## Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

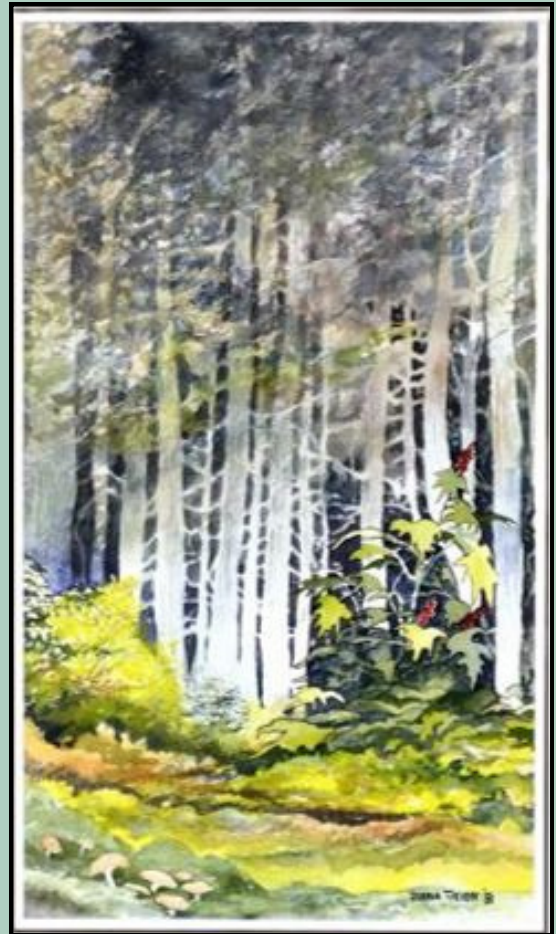
Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

# MUNICIPAL ART COLLECTION



Green Trees watercolor by Diana Tillion - Clerks Office

Learn more about the municipal art collection at:

[www.cityofhomer-ak.gov/  
prac/city-homer-municipal-art-collection](http://www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection)

## STAY CONNECTED TO CITY COUNCIL

Go to [cityofhomer-ak.gov/cityclerk/stay-connected-city-council](http://cityofhomer-ak.gov/cityclerk/stay-connected-city-council) to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

## UPCOMING MEETINGS

### March

5	5:30 pm	Port & Harbor Advisory Commission Worksession
6	5:30 pm	Planning Commission Worksession
6	6:30 pm	Planning Commission Regular Meeting
12	6:00 pm	Economic Development Advisory Commission Regular Meeting
19	5:30 pm	Library Advisory Board Regular Meeting
20	5:30 pm	Planning Commission Worksession
20	6:30 pm	Planning Commission Regular Meeting
21	4:30 pm	Parks, Art, Recreation & Culture Advisory Commission Worksession
21	5:30 pm	Parks, Art, Recreation & Culture Advisory Commission Regular Meeting
27	5:30 pm	Port & Harbor Advisory Commission Regular Meeting

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## JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at: [cityofhomerak.applicantpro.com/jobs](http://cityofhomerak.applicantpro.com/jobs)

**ABOUT THIS NEWSLETTER**  
The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at [citymanager@ci.homer.ak.us](mailto:citymanager@ci.homer.ak.us).

## City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603

907-235-8121

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION**  
**2024 -2025 STRATEGIC PLAN & GOALS**

<b>Ongoing Goals</b>	1. Use the Commission’s SWOT analysis to develop strategies to implement policies that support Homer’s quality of life.
	2. Keep our ears to the ground and seek out areas of "lack." Confer with Julie about communicating with City Council and advising them on ways to overcome barriers- "the nexus of economic goals."
	3. Be familiar with smart growth principles and best practices, and also green infrastructure concepts. Have these in our toolbox when development decisions come our way for consideration.
<b>Near Term Goals</b> < 6 Months	1. Become familiar with the Community Health Needs Assessment and Community Health Improvement Plan (CHIP)  <i>Opportunity:</i> Invite a speaker from MaPp to educate this EDC on these plans and how they relate to community and economic health.
	2. View economic development through the lens of balancing growth with quality of life.  <i>Task:</i> Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.  <i>Task:</i> Review the Business Retention and Expansion Plan for quality of life elements
	3. Housing: affordable short and long term housing. Seasonal workers, general work force, seniors, etc. affordable year round housing. (Marks, Kim)  <i>Task:</i> Stay engaged with the City for all housing conversations  <i>Task:</i> Have a meeting on housing options and final housing report.  <i>Opportunity:</i> Stay engaged with the Guiding Homer’s Growth Conversation
	4. Engage in the Comprehensive Plan Process  <i>Opportunity:</i> Participate in public events <i>Opportunity:</i> Encourage business participation at public events <i>Opportunity:</i> Host a Commission event targeted to small businesses
<b>Mid Term Goals</b> 1 - 3 Years (2024 – 2027)	1. Refine how the EDC can work with KPEDD; Economic resiliency planning and other topics as they arise.  <i>Opportunity:</i> Attend annual KPEDD Industry Outlook Forum
	2. Downtown vitalization momentum and wayfinding/streetscape plan  <i>Status:</i> Wayfinding and Streetscape work ongoing through implementation activities in 2024-2025  <i>Task:</i> Participate in the Transportation Plan, focusing on a walkable town with greenspace and connected business districts  <i>Longer term:</i> Consider storefront/Downtown and landscaping improvement program

	<p>3. Engage in land planning for city property as well as the larger problems of constraints on the Spit, and within the Central Business District.</p> <p><i>Opportunity:</i> Participate in the Land Allocation Plan annual review</p> <p><i>Opportunity:</i> Participate in Comprehensive Plan and Zoning Code Rewrite projects</p>
	<p>4. Assess jobs training needs, workforce development, availability of workers and workforce supports including child care, housing.</p> <p><i>Opportunity:</i> Invite speakers to talk about workforce development such as KPB, South Peninsula Hospital</p> <p><i>Opportunity:</i> Engage in Comprehensive Plan and other outreach opportunities</p>
<p><b>Long Term Goals</b> 5 Years or More (2025+)</p>	<p>1. Multipurpose community center (HERC) Pioneer redevelopment vs new facility in a new location.</p> <p><i>Status:</i> The City is applying for funding to remediate the existing HERC site. Separately, there is discussion about finding a different site for a new facility.</p> <p>2. Plan for a new Business Retention and Expansion Plan BR&amp;E</p> <p><i>Opportunity:</i> Consider a funding request for the FY 2026-27 budget</p>

## OVERALL EDC DUTIES AND RESPONSIBILITIES

The Economic Development Advisory Commission will act in an advisory capacity to the City Manager and the City Council on the overall economic development planning for the City of Homer in accordance with Homer City Code Chapter 2.76; [www.codepublishing.com/AK/Homer](http://www.codepublishing.com/AK/Homer). The EDC also assists with official City planning documents including the following:

- Kenai Peninsula Economic Development District (KPEDD) – Regional Comprehensive Economic Development Strategy (link will bring you to all KPEDD reports): <https://kpedd.org/reports>
- Homer’s Comprehensive Economic Development Strategy (CEDS): [www.cityofhomer-ak.gov/economicdevelopment/comprehensive-economic-development-strategy](http://www.cityofhomer-ak.gov/economicdevelopment/comprehensive-economic-development-strategy)
- Business Retention and Expansion Survey Report (BR&E): <https://www.cityofhomer-ak.gov/economicdevelopment/2017-business-retention-expansion-survey-report>
- Homer Comprehensive Plan: <https://www.cityofhomer-ak.gov/planning/comprehensive-plan>

## DUTIES OF COMMISSION/STAFF

### Commissioners

- Attend City Council meetings as assigned.
- Attend work sessions and training opportunities.
- Come prepared to make a motion for action at meetings, or ask staff before the meeting for more information.
- Communicate with City Council members to gain support on EDC-related projects that need sponsorship at the Council level.

Staff (Julie Engebretsen)

- Aid the Chair in setting the agenda.
- Compile packet material from commissioners, write backup memos, and submit to Clerk.
- Provide information on items the commission needs to review annually.
- Inform the Commission of City Council actions and discussion of economic development related issues.

Clerk's Office

- Aid Staff in compiling packet materials and print/distribute them to the Commission.
- Aid Staff and Chair in setting the agenda.
- Tracking yearly items such as reappointments and elections.
- Help the Commission learn to be more efficient and effective in their meetings.
- Support the Commission's ability to communicate with the Mayor and City Council (through Memorandums, Resolutions, and Ordinances).

***City of Homer***  
***Economic Development Advisory Commission***

***Vision Statement***

The Economic Development Advisory Commission provides a forum for civic and business engagement on behalf of the City of Homer with the goal of fostering sustainable growth of an economically diverse community while preserving its cultural and natural heritage to maintain a high quality of life.

***Mission Statement***

The Economic Development Advisory Commission (EDC) of the City of Homer is a volunteer advisory body that bridges citizens and city government. Our core mission is to foster sustainable economic growth, safeguard our rich culture and natural heritage, and promote a high quality of life for Homer residents and businesses.

The EDC serves as a resource for our local community by providing a platform for engagement in economic matters. Commissioners facilitate community quality of life initiatives and offer actionable recommendations to the City of Homer. Through collaboration and a lens of diverse perspectives, we aim to bring lasting value to our city. We believe that by engaging with our community and facilitating discussions on sustainable economic growth, we can play a role in shaping a positive economic future for our community.

## ECONOMIC DEVELOPMENT ADVISORY COMMISSION

### 2024 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
<b>JANUARY</b>	Wednesday 1/3 5:00 p.m.	Tuesday 1/9 6:00 p.m.	Monday 1/22 6:00 p.m.	<ul style="list-style-type: none"> <li>• City Budget Review/Develop Requests *may be n/a during non-budget years</li> <li>• KPEDD Industry Outlook Forum</li> </ul>
<b>FEBRUARY</b>	Wednesday 2/7 5:00 p.m.	Tuesday 2/13 6:00 p.m.	Monday 2/26 6:00 p.m.	<ul style="list-style-type: none"> <li>• KPC Job Fair</li> </ul>
<b>MARCH</b>	Wednesday 3/6 5:00 p.m.	Tuesday 3/12 6:00 p.m.	Tuesday 3/25 6:00 p.m.	<ul style="list-style-type: none"> <li>• Clerk Reappointment Notices Sent Out</li> <li>• March 28 Comp Plan Open House</li> </ul>
<b>APRIL</b>	Wednesday 4/3 5:00 p.m.	Tuesday 4/9 6:00 p.m.	Monday 4/22 6:00 p.m.	<ul style="list-style-type: none"> <li>• Terms Expire April 1<sup>st</sup></li> <li>• Advisory Body Training Work session</li> <li>• Land Allocation Plan Review</li> <li>• SPH speaker</li> <li>• KPEDD Industry Outlook Forum</li> </ul>
<b>MAY</b>	Wednesday 5/8 5:00 p.m.	Tuesday 5/14 6:00 p.m.	Tuesday 5/28 6:00 p.m.	<ul style="list-style-type: none"> <li>• Annual Review of Commission's Bylaws</li> <li>• Election of EDC Officers</li> <li>• KPEDD CEDS Review</li> <li>• Update from Public Works Director</li> </ul>
<b>JUNE</b>	Wednesday 6/5 5:00 p.m.	Tuesday 6/11 6:00 p.m.	Monday 6/24 6:00 p.m.	<ul style="list-style-type: none"> <li>• Comprehensive Plan Review</li> <li>• June 17: Joint WS w City Council</li> </ul>
<b>JULY</b>	No Regular Meeting			
<b>AUGUST</b>	Wednesday 8/7 5:00 p.m.	Tuesday 8/13 6:00 p.m.	Monday 8/26 6:00 p.m.	<ul style="list-style-type: none"> <li>• Capital Improvement Plan Review</li> <li>• Update from Public Works Director</li> </ul>
<b>SEPTEMBER</b>	Wednesday 9/4 5:00 p.m.	Tuesday 9/10 6:00 p.m.	Monday 9/23 6:00 p.m.	<ul style="list-style-type: none"> <li>• Workforce Development Speaker</li> </ul>
<b>OCTOBER</b>	Wednesday 10/2 5:00 p.m.	Tuesday 10/8 6:00 p.m.	Monday 10/14 6:00 p.m.	<ul style="list-style-type: none"> <li>• Annual Review of EDC's Strategic Plan/Goals &amp; BR&amp;E</li> </ul>
<b>NOVEMBER</b>	Wednesday 11/6 5:00 p.m.	Tuesday 11/12 6:00 p.m.	Monday 11/25 6:00 p.m.	<ul style="list-style-type: none"> <li>• Chamber's Annual Presentation to EDC</li> <li>• Approve Meeting Schedule for Upcoming Year</li> </ul>
<b>DECEMBER</b>	No Regular Meeting			

\*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.