



Agenda

City Council Regular Meeting

Monday, September 08, 2025 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 205 093 973 Password: 610853

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

MAYORAL PROCLAMATIONS AND RECOGNITIONS

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Special Meeting Minutes for August 19, 2025 and Regular Meeting Minutes for August 25, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-218 from City Clerk re: Liquor License Renewals for Bidarka Best Western/Otter Room and Wild Honey Bistro and Liquor License Transfer for Patel's #2 to Slack Tide. Recommend approval.
- c. Memorandum CC-25-219 from City Clerk re: Confirmation of Election Judges and Canvass Board for the City of Homer Regular Election October 7, 2025. Recommend approval.
- d. Memorandum CC-25-220 from Mayor re: Student Representative Appointments to the Library Advisory Board, Economic Development Advisory Commission and Port & Harbor Advisory Commission. Recommend approval.
- e. Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding from the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager. Introduction September 8, 2025 Public Hearing and Second Reading September 22, 2025.

Memorandum CC-25-221 from Port Director as backup.

- f. Resolution 25-076, A Resolution of the City Council of Homer, Alaska, Amending the Homer Public Library's Policy on Overdue Materials. Aderhold. Recommend adoption.

Memorandum CC-25-222 from Library Director as backup.

- g. Resolution 25-077, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for a Loan from the State of Alaska Department of Environmental Conservation (ADEC) under its Alaska Drinking Water Fund Program in an Amount Not To Exceed \$1,331,882 to Finance the A-Frame Transmission Line Replacement Project. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-25-223 from Public Works Director as backup.

- h. Resolution 25-078, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Acquisition of Real Property Consisting of 26.5 Acres, More or Less and Designating the Use as Conservation. Community Development Director/City Manager. Recommend adoption.

Memorandum CC-25-224 from Community Development Director as backup.

- i. Resolution 25-079, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Highland Drive Culvert Replacement Project to East Road Services, Inc., of Homer, Alaska, in the Amount Not to Exceed \$587,990 and Authorize the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk. Recommend adoption.

Memorandum CC-25-225 from City Engineer as backup.

- j. Resolution 25-080, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Coastal FREIGHT Project, Endorsing the City's Grant Application to the United States Department of Transportation Maritime Administration's FY2025 Port Infrastructure Development Program (PIDP) and Committing Local Match Funds. City Manager/Port Director. Recommend adoption.

Memorandum CC-25-226 from Special Projects & Communications Coordinator as backup.

VISITORS

- a. The Ferguson Group - Chris Griffin and Lane Dickson
 - i. 2025 Federal Advocacy Strategy
 - ii. City of Homer 2025 Federal Legislative Platform

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Worksession Report
- b. Committee of the Whole Report
- c. Mayor's Report

- d. Borough Report
- e. Comprehensive Plan and Title 21 Status Update
- f. Planning Commission Report
- g. Port & Harbor Advisory Commission Report

PUBLIC HEARING(S)

- [a.](#) Ordinance 25-57, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$40,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Global Positioning System (GPS) Survey Equipment. Public Works Director/City Manager. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-209 from Public Works Director as backup.

- [b.](#) Ordinance 25-58, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$20,000 from the Fishing Hole Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision. City Manager/Port Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-212 from Port Director as backup.

- [c.](#) Ordinance 25-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials. City Manager/Library Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-213 from Library Director as backup.

ORDINANCE(S)

CITY MANAGER'S REPORT

- [a.](#) City Manager's Report
- b. FY25 4th Quarter Report

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY ATTORNEY

COMMENTS OF THE CITY CLERK

COMMENTS OF THE CITY MANAGER

COMMENTS OF THE MAYOR

COMMENTS OF THE CITY COUNCIL

ADJOURNMENT

Next Regular Meeting is Monday, September 22, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 25-20 a Special Meeting of the City Council of Homer, Alaska was called to order on Monday, June 16, 2025 by Mayor Rachel Lord at 5:30 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COUNCILMEMBERS HANSEN, ADERHOLD, VENUTI, PARSONS, DAVIS.

ABSENT: COUNCILMEMBER ERICKSON

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
CITY ATTORNEY GATTI

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order.

City Clerk Krause called attendance.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual)

Mayor Lord requested a motion to approve the agenda.

ADERHOLD/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

There was no public present in the Conference Room or attending via Zoom.

NEW BUSINESS

- a. Memorandum CC-25-208 from City Clerk re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(1,4) Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity and which by Law, Municipal Charter or Ordinance are Required to be Confidential, Potential litigation and Attorney Client Privilege. (Lot 88-2, Homer Spit No. 2 Subdivision Amended Lease Matters)

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/VENUTI MOVED TO ADJOURN TO EXECUTIVE SESSION PURSUANT TO AS 44.62.310 (A-C)(1,4) MATTERS, THE IMMEDIATE KNOWLEDGE OF WHICH WOULD CLEARLY HAVE AN ADVERSE EFFECT UPON THE FINANCES OF THE PUBLIC ENTITY AND WHICH BY LAW, MUNICIPAL CHARTER OR ORDINANCE ARE REQUIRED TO BE CONFIDENTIAL, POTENTIAL LITIGATION AND ATTORNEY CLIENT PRIVILEGE. (LOT 88-2, HOMER SPIT NO. 2 SUBDIVISION AMENDED LEASE MATTERS).

There was no discussion.

Mayor Lord requested a roll call vote.

VOTE. YES. HANSEN, DAVIS, PARSONS, ADERHOLD, VENUTI.

Motion carried.

Mayor Lord adjourned the meeting to Executive Session at 4:03 p.m.

Mayor Lord called the meeting back to order at 5:25 p.m.

COMMENTS OF THE AUDIENCE

There was no audience present.

ADJOURNMENT

Mayor Lord adjourned the meeting at 5:27 p.m. the next Regular Meeting is Monday, August 25, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. A Worksession at 4:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED: _____

Session 25-21 a Regular Meeting of the City Council of Homer, Alaska was called to order on Monday, August 25, 2025 by Mayor Rachel Lord at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COUNCILMEMBERS ADERHOLD, VENUTI, PARSONS, DAVIS, HANSEN AND ERICKSON

STAFF: CITY MANAGER JACOBSEN
CITY CLERK KRAUSE
PORT DIRECTOR HAWKINS
HR DIRECTOR BROWNING
PUBLIC WORKS DIRECTOR KORT
FINANCE DIRECTOR FISCHER
INFORMATION TECHNOLOGY OFFICER JIRSA
SPECIAL PROJECTS & COMMUNICATIONS COORDINATOR CARROLL
COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSEN
POLIC CHIEF ROBL

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Lord called the meeting to order and invited everyone present to stand for the Pledge of Allegiance.

City Clerk Krause called attendance, a full Council was in attendance.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered pursuant to City Council's Operating Manual)

Mayor Lord read the Supplemental Items into the Record as follows: Under the **CONSENT AGENDA** Item b. Memorandum CC-25-210 Liquor License Renewals Memorandums of Non-Objection from the Homer Police Department. **Provided as laydowns: Under REPORTS** Item e. Comprehensive Plan and Title 21 Update – Written report by City Planner item i. Planning Commission Report – Written Report provided by Commissioner S. Smith **Under City Manager's** Report Multipurpose Community Recreation Facility Next Steps Memorandum from Mayor and Informational item on Port Infrastructure Underpins Innovation from the Mayor.

ADERHOLD/PARSONS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

MAYORAL PROCLAMATIONS AND RECOGNITIONS

- a. Mayoral Proclamation Acknowledging Kachemak Bay Recovery Connection and Encouraging City of Homer Residents to Participate in September for National Recovery Month.

Mayor Lord read the proclamation into the record and presented to a representative of the Kachemak Bay Recovery Connection and stood for pictures.

- b. Mayoral Proclamation Supporting National Patriotism Week September 8-14, 2025

Mayor Lord read the proclamation into the record and presented to a group of representatives of the Homer Elks and stood for pictures.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA

Mayor Lord invited the public to comment on any item on the agenda with the exception of the following:

- a. Ordinance 25-53, Appropriating an Additional \$16,000 from the Port Reserves Fund for the Deep Water Dock Fender Repair Project.
- b. Ordinance 25-56, Appropriating \$1,200,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Highland Drive Culvert Replacement Project.

Pat Case, city resident, expressed his appreciation for the Proclamation for National Recovery Month relating his personal experience.

RECONSIDERATION

CONSENT AGENDA (Items listed below will be enacted by one motion. If a separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- a. Homer City Council Regular Meeting Minutes for August 11, 2025. City Clerk. Recommend approval.
- b. Memorandum CC-25-210 from City Clerk re: Liquor License Renewals for Patels, Patels #2, Homer Liquor & Wine Company and Latitude 59. Recommend approval.
- c. Memorandum CC-25-211 from Mayor re: Re-appointment of Christine Thorsrud to the ADA Advisory Board. Recommend approval.
- d. Ordinance 25-58, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$20,000 from the Fishing Hole Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision. City Manager/Port Director.

Memorandum CC-25-212 from Port Director as backup.

- e. Ordinance 25-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials. City Manager/Library Director. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025

Memorandum CC-25-213 from the Library Director as backup.

- f. Resolution 25-075, A Resolution of the City Council of Homer, Alaska, Approving a Services Agreement between the City of Homer and the City of Kachemak for Emergency Fire, Rescue, Haz-Mat, and Emergency Medical Services and Authorizes the City Manager to Negotiate and Execute the Agreement. City Manager. Recommend adoption.

Memorandum CC-25-214 from City Manager as backup.

City Clerk Krause read the Consent Agenda as presented into the record.

ADERHOLD/PARSONS MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

- a. Annual Burning Basket Event, Mavis Muller
 - i. Recognition of Mavis Muller and the Burning Basket Project from September 24, 2018

Mayor Lord read the Recognition from September 2018 into the record and invited Mavis Muller to speak to the Council.

Ms. Muller provided a history of the event, how the process of building the basket was done, what the event has come to symbolize and the intent of bringing the community together.

- a. Southern Kenai Peninsula Resilience Coalition - Updates on Youth Initiatives, Hannah Gustafson & Anna Meredith

Mayor Lord introduced the item and invited Hannah Gustafson and Anna Meredith to speak to the Council.

Ms. Gustafson and Ms. Meredith presented to Council on the achievement of the organization and the focus on youth and services provided to the community and upcoming event.

ANNOUNCEMENTS / PRESENTATIONS / REPORTS (5 Minute limit per report)

- a. Worksession Report

City Manager Jacobsen reported on the Strategic Planning that Council started in January, providing some revisions and updating the prioritization. A further worksession will be scheduled to complete the planning stage at a future meeting.

- b. Committee of the Whole Report

Councilmember Aderhold reported on the Council discussion regarding the HART program Funds 155 and 160 and how they are used the City Manager's Attendance at the grand opening for the Soldotna Fieldhouse and continued work on the Strategic Planning.

- c. Mayor's Report

Mayor Lord reported on the start of the school year and Port Director Hawkins meeting with Legislative staff for Begich and giving them a tour of the Harbor, provided a memorandum in the laydown packet as an outline for the Strategic Planning and attendance at the Planning Commission's Comprehensive Plan Public Hearing and that the Commission will submit their recommendation at their September 3rd meeting the

Comprehensive Plan will be introduced at the Council meeting on September 22nd and hold a public Hearing on October 13th which will then be forwarded to the Borough..

d. Borough Report

There was no report for this meeting.

e. Comprehensive Plan and Title 21 Status Update

Ryan Foster, City Planner provided a written report as a laydown and spoke to his report.

f. Economic Development Advisory Commission

There was no Commissioner present to report.

g. Americans with Disabilities Act Advisory Board

Pat Case, Board member reported on the Board meeting for August 14th the Board welcomed their new Student Representative Allison Engebretsen and they now know it's cool what the Board does. He then related that they reviewed and recommended the top three projects for the CIP and spoke at length on recommendations received from the Request for Information that was issued so will have a new project to submit for Council consideration.

h. Library Advisory Board

Kathy Carssow, Boardmember reported that she was newly elected chair and Micheal McKinney was re-elected as vice chair, the Board as other bodies selected their top three recommendations for Council to consider, reached the goal of \$100,000 for the Endowment Fund in 5 years and 4 months, they are working on standardizing donations and will have a worksession at the September meeting to discuss celebrations for the Library's 20th anniversary in 2026.

i. Planning Commission

Scott Smith, Commissioner provided a written report as a laydown.

j. Parks Art Recreation and Culture Advisory Commission

Dave Lewis, Commissioner reported that the Commission had two presentations one from the Friends of the Skate Park advocating for the support of a proposed new Skate Park using the grounds of the HERC facility and Jenny Carroll on the Capital Improvement Plan process and use. Later in the meeting the Commission selected and recommended three projects, they received reports from Public Works on the new Karen Hornaday Trail and supported engineered plans for the trail versus using animal paths, trail work that has been completed and damage to the new portable restroom at Jack Gist Park and creating a Task Force to address ways that funding could be done for the Pool and Theater at Homer High School.

PUBLIC HEARING(S)

- a. Ordinance 25-53, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating an Additional \$16,000 from the Port Reserves Fund for the Deep Water Dock Fender Repair Project. City Manager/Port Director. Introduction August 11, 2025 Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-200 from Port Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing.

There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD /PARSON MOVED TO ADOPT ORDINANCE 25-53 BY READING OF THE TITLE ONLY FOR SECOND AND FINAL READING.

Council briefly discussed concerns linked to funding source and not included in the budget, providing additional information as to the projects that are funded on the bottom of the financial supplement with each ordinance and transfers into the accounts with the wrap up of the FY25 budget.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-56, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$1,200,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Highland Drive Culvert Replacement Project. City Manager/Public Works Director. Introduction August 11, 2025 Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-203 from Public Works Director as backup.

Mayor Lord introduced the item by reading of the title and opened the public hearing.

There was no public testimony.

Mayor Lord closed the public hearing and requested a motion.

ADERHOLD/PARSONS MOVED TO ADOPT ORDINANCE 25-56 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

Public Works Director Kort provided information on costs and development of the project at the request of Council.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Venuti lost connection at 7:05 p.m. She was unable to reconnect due to technological issues.

ORDINANCE(S)

- a. Ordinance 25-57, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating \$40,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Global Positioning System (GPS) Survey Equipment. Public Works Director/City Manager. Introduction August 25, 2025 Public Hearing and Second Reading September 8, 2025.

Memorandum CC-25-209 from Public Works Director as backup.

Mayor Lord introduced the item by reading of the title and requested a motion.

ADERHOLD/PARSONS MOVED TO INTRODUCE ORDINANCE 25-57 BY READING OF TITLE ONLY.

Mayor Lord facilitated discussion on the ordinance noting the following:

- Basis for having it on the regular agenda versus the consent agenda
- Historical information on funding actions
- Concerns on expending funds at this time
- Preparation for things that break
- Addressing deferred maintenance
- Receiving an overall financial picture for the next meeting

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

CITY MANAGER'S REPORT

- a. City Manager's Report
- b. FY25 Year End Report – Preliminary

Mayor Lord introduced the topic and deferred to City Manager.

City Manager Jacobsen reviewed the report in the packet and provided brief comments on the following:

- Provided additional details on the Soldotna Fieldhouse project
 - Funding Strategies
 - Offices
 - 54,000 sf
 - Elevated walking running track
 - Three courts
- HEA was interested in speaking with the City but would not be able to donate the property, possible trade of land with comparable value.
- Homer Foundation Field of Interest Fund for the Community Rec Center, requires Council input on possible alternative uses if this facility is not constructed
 - Programming
 - Staff
 - Equipment
 - Fields, Parks, and Recreation assets
- Water and Wastewater plans update
- Homer Spit Project concerning fill permit at Mud Bay
 - Private Property not a city project until they apply for Zoning Permit in the hands of the Corp of Engineers at this time.
 - Councilmember Aderhold provided information on how the public can provide comments on the project.
- Provided status update on Fire Chief search

PENDING BUSINESS

NEW BUSINESS

RESOLUTIONS

COMMENTS OF THE AUDIENCE

Robert Archibald, city resident, expressed concern and dismay on the removal of vegetation and the closeness of the structures for the project being constructed at 955 Sterling Highway.

Elisa Garvey, City resident, expressed comments on Ordinance 25-53, damage to pilings, additional expenditures and financial impacts regarding the use of funds by spending to the cap, and leaning away from a bad deal regarding the HEA property.

Pat Case, city resident, expressed comments regarding affordable housing and business start ups for young people, Homer's aging residents, and suggested allowing smaller lots to encourage home ownership with starter homes.

COMMENTS OF THE CITY ATTORNEY

City Attorney Gatti had no comments.

COMMENTS OF THE CITY CLERK

City Clerk Krause commented on the student representative vacancy available and noted that an application was received for the Library Advisory Board.

COMMENTS OF THE CITY MANAGER

City Manager Jacobsen had no comments.

COMMENTS OF THE MAYOR

Mayor Lord expressed comments on the start of school being successful and reminding everyone to register or update their registration to vote by September 7th and to make a plan to vote on October 7th.

COMMENTS OF THE CITY COUNCIL

Mayor Lord confirmed with the Clerk that Councilmember Venuti was not on the meeting. It was noted that she had some connections issues.

Councilmember Parsons expressed his appreciation for the service of the Clerk's Office staff, reporting from the City Manager on the Soldotna Fieldhouse and the overall number of reports and people at the meeting tonight. It showed how passionate, committed and informed people are and well I am just bursting with pride sitting here, so "way to go Homer."

Councilmember Davis expressed comments on the wonderful summer and glad it is winding down, exhausting but beautiful between the beekeeping and the rest of it. He then expressed comments on the Gateway District issue and noted that it currently is not very beautiful and wondered if the borough would take a different approach.

Councilmember Erickson expressed comments on the wonderful summer but being ready to wind down some and look forward to our winter lives by getting ready for harvesting and hunting, reminding everyone to be safe, and acknowledged the many bunnies in the city.

Councilmember Hansen expressed comments on dodging the rabbits while driving, volunteering for the football games, not being ready for summer to end yet as there are still so many things she wanted to do. She expressed her appreciation for Mr. Case providing his experiences and commented on the housing availability that is affordable noting that she just bought her house, and it took a while and it's even harder for their children.

ADJOURNMENT

Mayor Lord adjourned the meeting at 7:30 p.m. The next Regular Meeting is Monday, September 8, 2025 at 6:00 p.m., Committee of the Whole at 5:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, CITY CLERK

APPROVED:_____



MEMORANDUM

Renewal Alcohol License Applications for Best Western Bidarka and Wild Honey Bistro Liquor License Transfer Application for Patel's #2 to Slack Tide

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: September 8, 2025
From: Renee Krause, MMC, ADAC, City Clerk/ADA Coordinator

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a Liquor License Transfer Application within the City of Homer for the following:

Type: Package Store - Seasonal
License #: 3472
DBA Name: Slack Tide
Service Location: 4400 Homer Spit Road #3, Homer, AK 99603
Licensee: Uncle Thirsty's, LLC
Designated Licensee: Thomas Beck
Email Address: dearunclethirsty@gmail.com
Phone: 907-630-0663

The City Clerk's Office has been notified by the Alcohol and Marijuana Control Office of a Liquor License Renewal Applications within the City of Homer for the following:

Type: Beverage Dispensary – Tourism
License#: 1402
DBA Name: Best Western Bidarka Inn/Otter Room
Service Location: 575 Sterling Hwy. Homer, AK 99603
Licensee: Johnson Inn Homer, LLC
Designated Licensee: Douglas Johnson
Email address: dj_bidarkainn@hotmail.com
Phone: 907-299-1413
Endorsements: Restaurant #15611 Hotel or Motel #15714

Type: Restaurant Eating Place
License #: 5607
DBA: Wild Honey Bistro
Service Location: 106 W Bunnell Avenue #2 Homer, AK 99603
Licensee: Broad Point LLC
Designated Licensee: Melody Livingston
Email address: melodylivingston@yahoo.com
Phone: 907-942-5205 or 773-504-4043

Recommendation:

Voice non-objection and recommend AMCO approve the Liquor License Applications.

Attachments:

AMCO Application Packets for: Slack Tide/Patels#2, Wild Honey Bistro & Bidarka Best Western/Otter Room
Homer Police Department Non-Objection
Kenai Peninsula Borough Non-Objection



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 25, 2025

City of Homer
Kenai Peninsula Borough

VIA Email: mjacobsen@ci.homer.ak.us; rkrause@ci.homer.ak.us; clerk@ci.homer.ak.us; micheletturner@kpb.us;
sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; mboehmler@kpb.us; rraidmae@kpb.us;
slopez@kpb.us; jrasor@kpb.us; hills@kpb.us

License Type:	Package Store	License Number:	3472
Licensee:	Uncle Thirsty's LLC		
Doing Business As:	Slack Tide		
Premises Address	4400 Homer Spit Rd. #3, Homer 99603		
Endorsement(s):	none		

☐ **New Application**

☒ **Transfer of Location Application**

☐ **Transfer of Ownership Application**

☐ **Transfer of Controlling Interest Application**

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,
Kristina Serezhenkov, Local Government Specialist
For,
Kevin Richard, Director
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Uncle Thirsty LLC	License #:	3472		
License Type:	Package Store-Seasonal	Statutory Reference:	04.09.230		
Doing Business As:	Patels 2				
Premises Address:	4287 Homer Spit Rd. #1				
City:	Homer	State:	AK	ZIP:	99603
Local Governing Body/Bodies:	City of Homer				

Transfer Type:

- ☐ Regular transfer
- ☐ Transfer with security interest
- ☐ Involuntary retransfer
- ☐ Controlling interest transfer
- ☒ Location transfer

**OFFICE USE ONLY**

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



RECEIVED

APR 08 2025

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcohol Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	Uncle Thirsty LLC				
Doing Business As:	Slack Tide				
Premises Address:	4400 Homer Spit Rd. #3				
City:	Homer	State:	AK	ZIP:	99603
Community Council, (If applicable):	City of Homer				

Mailing Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	(907) 630-0663		

Designated Licensee:	Thomas Beck			
Contact Phone:	(907) 299-8667	Business Phone:	(907) 630-0663	
Contact Email:	dearunclethirsty@gmail.com			

Seasonal License? ☒ Yes ☐ No If "Yes", write your six-month operating period: April 1 - Sept 30

Section 3 – Premises Information

Premises to be licensed is:

☒ an existing facility ☐ a new building ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

22,176 ft. (4.2 miles)

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

31,152 ft. (5.9 miles)



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any **sole proprietor** who is applying for a license. Entities should skip to Section 5.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Section 5 – Entity Ownership Information

This section must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, whether manager managed or member managed, the following information must be completed for each **member with an ownership interest of 10% or more** and for each **manager regardless of ownership share**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.
- For **any entity**, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Tom Beck				
Title(s):	Member	Phone:	907-299-8667	% Owned:	100%
Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	907-630-0663		



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10189583	AK Formed Date:	3/10/2022	Home State:	AK
Registered Agent:	Tom Beck	Agent's Phone:	907-630-0663		
Agent's Mailing Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	907-299-8667		

Residency of Agent:

Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?

☒ ☐



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?



If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

*Thomas Beck**Package Store # 479 Grog Shop**Package Store # 2301 Grog Shop East End**Package Store # 3176 Patel's**Package Store # 4432 Rum Locker**Package Store # 2531 Homer Liquor & Wine*

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?



If "Yes", disclose the name of the individual and the reason for this authorization:

Sonja Beck - manager; assisting with logistics of license transfer and other office work



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

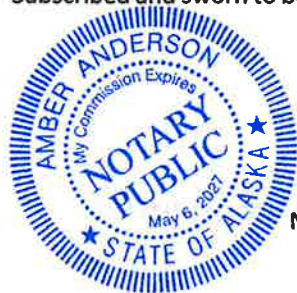
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

T. Beck
Signature of transferor

Tom Beck
Printed name of transferor

Subscribed and sworn to before me this 18 day of February, 2025.



Amber Anderson
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 5-6-27

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____

My commission expires: _____





Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

TB

I certify that all proposed licensees have been listed with the Division of Corporations.

TB

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

TB

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

TB

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

TB

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

TB

I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

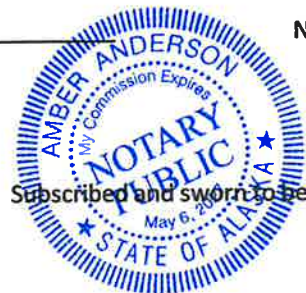
TB

T. Beck
Signature of transferee
Tom Beck
Printed name

Amber Anderson
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 5-6-27



Subscribed and sworn to before me this 18th day of Feb, 2025

ကမ္ဘာ့ကျန်းမာရေးအဖွဲ့အစည်း (WHO) မှတ်တမ်း

အထွေထွေ အချက်အလက် - ၁၉၇၅

၁။ ကမ္ဘာ့ကျန်းမာရေးအဖွဲ့အစည်း (WHO) သည် ၁၉၄၈ ခုနှစ်တွင် ဖွဲ့စည်းတည်ထောင်ခဲ့သည်။

၂။ WHO ၏ အဓိက ရည်ရွယ်ချက်မှာ ကမ္ဘာတစ်ဝှမ်းရှိ လူသားများ၏ ကျန်းမာရေးကို မြှင့်တင်ရန် ဖြစ်သည်။

၃။ WHO ၏ အဓိက လုပ်ငန်းများမှာ ကျန်းမာရေးနှင့် ဆက်စပ်သော အချက်အလက်များကို စုံစမ်းရန် ဖြစ်သည်။

၄။ WHO ၏ အဓိက လုပ်ငန်းများမှာ ကျန်းမာရေးနှင့် ဆက်စပ်သော အချက်အလက်များကို စုံစမ်းရန် ဖြစ်သည်။

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၉။ WHO ၏ အဓိက လုပ်ငန်းများမှာ ကျန်းမာရေးနှင့် ဆက်စပ်သော အချက်အလက်များကို စုံစမ်းရန် ဖြစ်သည်။



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
 - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
 - Stored
 - Served/Sold
 - Manufactured
 - Consumed
- All diagrams must include:
 - Dimensions (AMCO does not accept diagrams drawn to scale)
 - Cross streets
 - Points of reference, such as a compass rose indicating True North
 - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
 - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.



Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Uncle Thirsty's LLC	License Number:	3472
License Type:	Package Store		
Doing Business As:	Slack Tide		
Premises Address:	4400 Homer Spit Road #3		
City:	Homer	State:	AK
		ZIP:	99603



RECEIVED

APR 08 2023

ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

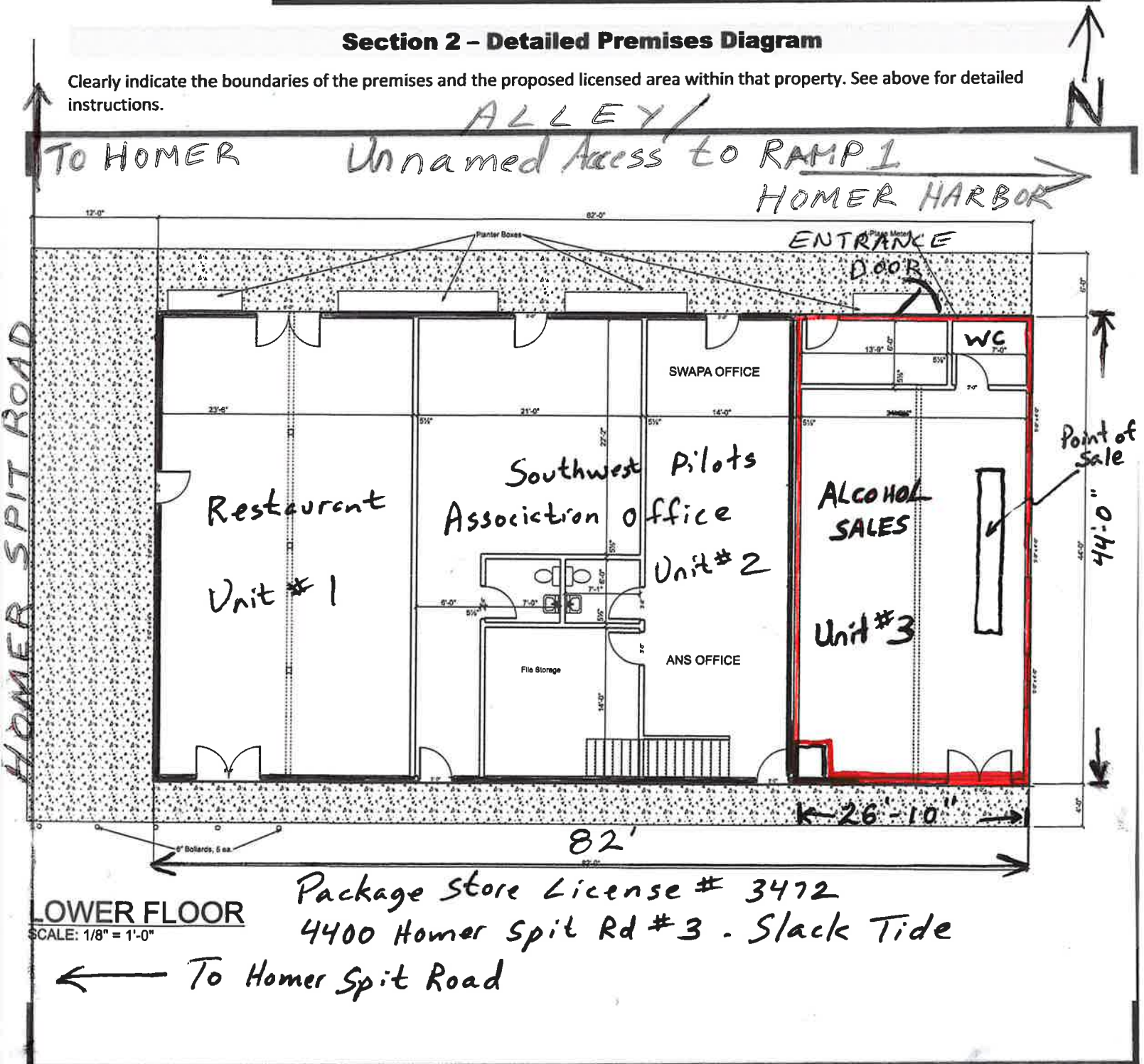
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Section 2 - Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.

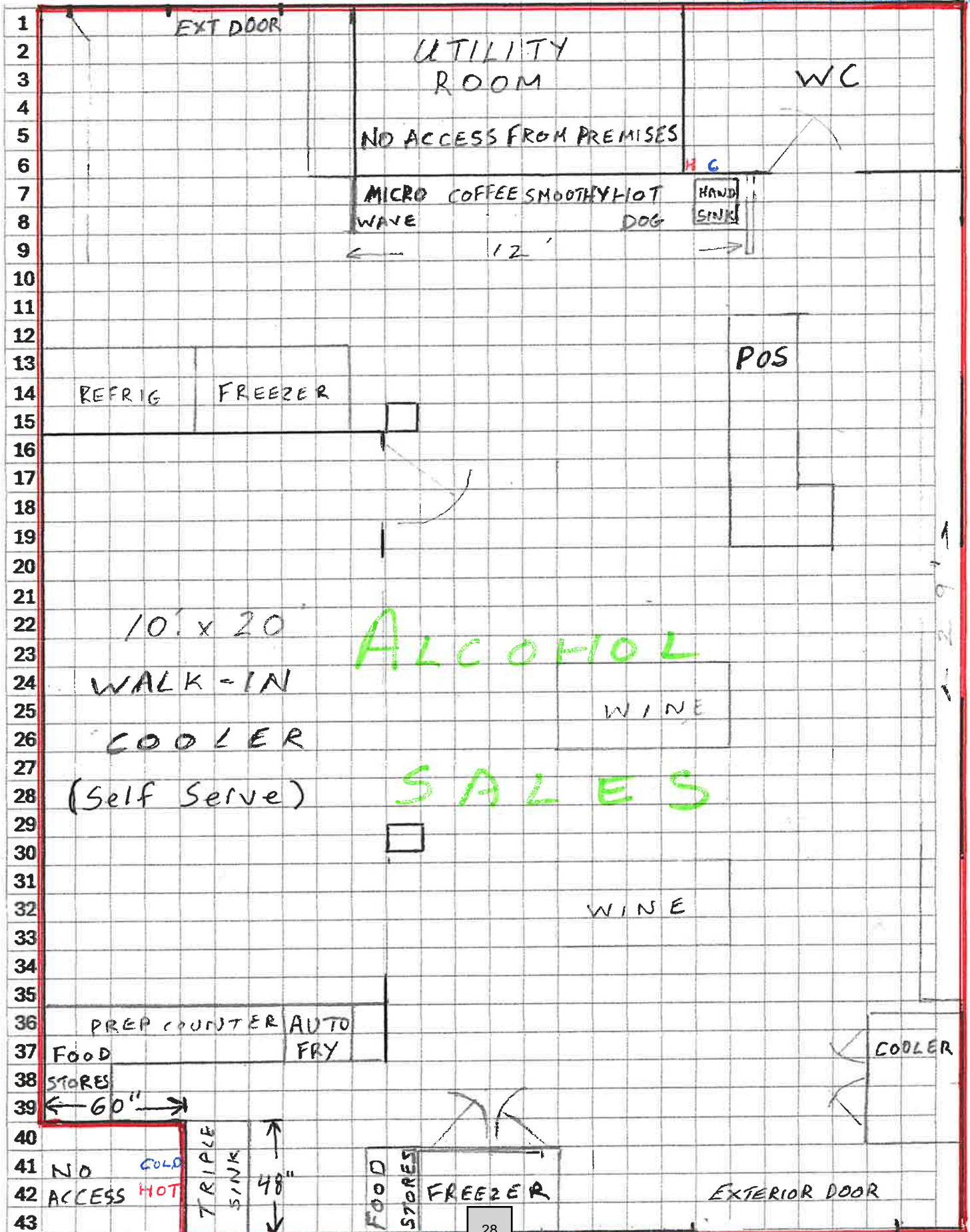


SLACK TIDE
4400 HOMER SPIT ROAD #3
FLOOR PLAN

RECEIVED

APR 08 2025

ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA





Imagery

Bookmarks

HOMER HARBOR

Proposed Location

4400 HOMER SPIT ROAD
UNIT #3

RAMP #1

4400 HOMER
SPIT RD

HOMER SPIT ROAD

TO HOMER

FISH DOCK ROAD

Scale 2934

100 ft





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 21, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Johnson Inn Homer, LLC**

DBA: Best Western Bidarka Inn / Otter Room

VIA email: dj_bidarkainn@hotmail.com

Local Government 1: City of Homer

Local Government 2: Kenai Peninsula Borough

Via Email: micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us;

mboehmler@kpb.us; rraidmae@kpb.us; slopez@kpb.us; jrasor@kpb.us; hills@kpb.us;

[mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); rkrause@ci.homer.ak.us; clerk@ci.homer.ak.us

Re: Beverage Dispensary - Tourism License #1402 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#1402
License Type:	Beverage Dispensary - Tourism
Licensee:	Johnson Inn Homer, LLC
Doing Business As:	Best Western Bidarka Inn / Otter Room
Physical Address:	575 Sterling Hwy Homer, AK 99603
Endorsement Type:	Restaurant Endorsement #15611; Hotel or Motel Endorsement #15714
Designated Licensee:	Douglas Johnson
Phone Number:	(907) 299-1413
Email Address:	dj_bidarkainn@hotmail.com

☒ License Renewal Application

☒ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



Document reference ID : 4832

Licensing Application Summary

Application ID:	4832
Applicant Name:	Johnson Inn Homer, Llc
License Type applied for:	Beverage Dispensary Tourism License (BDTL) (AS 04.09.350)
Application Status:	In Review
Application Submitted On:	12/23/2024 06:21 PM AKST

Entity Information

Business Structure:	Limited liability company
Alaska Entity Number (CBPL):	10024779

Entity Contact Information

Entity Address:	575 Sterling Highway, Homer, AK, 99603, USA
-----------------	---

Premises Address

Address:	575 Sterling Hwy, Homer, AK, 99603, USA
Does the proposed site include a valid street address?	Yes

Basic Business information

Business/Trade Name:	<div>32</div> Best Western Bidarka Inn / Otter Room
----------------------	---

Local Government and Community Council Details

City/Municipality

Homer

Borough

Kenai Peninsula Borough

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

The proposed changes conform to all applicable public health, fire, and safety laws.

Signature

This application was digitally signed by : Douglas Johnson on 12/23/2024 06:32 PM AKST

Payment Info

Payment Type : CC

Payment Id: d88f6d09-1265-4351-afca-8f0726a413fa

Receipt Number: 100997403

Payment Date: 12/23/2024 06:33 PM AKST



Document reference ID : 4832

Renewal Application Summary

Application ID:	4832
License No:	1402
License Type applied for Renewal:	Beverage Dispensary Tourism License (BDTL)
Licensee Name:	Johnson Inn Homer, Llc
Application Status:	In Review
Application Submitted On:	12/23/2024 06:21 PM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Alaska Entity number (CBPL):	10024779
Alaska Entity Formed Date:	
Home State:	

Entity Contact Information

Entity Address:	575 Sterling Highway, Homer, AK, 99603
------------------------	--

Renewal Information

Are there any changes to your ownership structure that have not been reported to AMCO prior to this application?:

No

As set forth in AS 04.11.330, how many hours did you operate during the first calendar year for this renewal period?:

The license was regularly operated continuously throughout the first calendar year for this renewal period.

As set forth in AS 04.11.330, how many hours did you operate during the second calendar year for this renewal period?:

The license was regularly operated continuously throughout the second calendar year for this renewal period.

Please select the seasonality:

Year-round

Has any person or entity in this application been convicted or disciplined for a violation of Title 04, 3 AAC 304 or 305, or a local ordinance adopted under AS 04.21.010 in the preceding two calendar years?:

No

Have any notices of violation or citations been issued for this license during the preceding two years?:

No

Endorsements

License #	License Type	Trade Name	License Status	City
15714	Hotel or Motel Endorsement (HME)	Best Western Bidarka Inn / Otter Room	Active	

Tourism Statement

Explain how issuance of a alcoholic beverage license at your establishment has/will encourage tourism.

Our business encourages tourism by giving tourists a place to stay, dine and drink all in one establishment. We have a close relationship with many of the local businesses. To further encourage tourism we have a brochure rack and keep a stock of the chamber of commerce visitors guide. We also have a list of tourist based businesses for direct references to our guests.

Explain how the facility was/will be constructed or improved as required by AS 04.11.400(d)(1)

We have replaced all room furniture in late 2024. We also repair what is needed and follow a preventative maintenance plan as well, to make our guests stay a positive experience.

Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located? Yes

Do you offer room rentals to the traveling public? Yes

How many rooms are available? 74

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)? 0

Do you stock or plan to stock alcoholic beverages in guest rooms? No

Is your facility located within an airport terminal? No

If your establishment includes a dining facility, please describe that facility. If it does not please write “none”.

We have a breakfast restaurant located upstairs in the main building and a dinner restaurant located in the same space as the Otter Room.

If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write “none”.

We offer our guests meeting facilities, fitness center, freezing and packaging for fish. Freezer space for game and laundry facilities. We also offer free breakfast to all of our guests as well.

Attestations

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.

I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.

I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature

This application was digitally signed by : Douglas Johnson on 12/23/2024 06:32 PM AKST

Payment Info

Payment Type : CC

Payment Id: d88f6d09-1265-4351-afca-8f0726a413fa

Receipt Number: 100997403

Payment Date: 12/23/2024 06:33 PM AKST



Wednesday, August 27, 2025

Sent via email: clerk@ci.homer.ak.us

Renee Krause, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Johnson Inn Homer, LLC
Business Name	:	Best Western Bidarka Inn/Otter Room
License Type	:	Beverage Dispensary/Tourism
License Location	:	575 Sterling Highway, Homer, AK 99603, City of Homer
License No.	:	1402
Application Type	:	License Renewal
		Endorsements

Dear Ms. Krause,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: DJ_Bidarkainn@hotmail.com;



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 22, 2025

From: Alcohol.licensing@alaska.gov; amco.localgovernmentonly@alaska.gov;

Licensee: **Broad Point, LLC**

DBA: Wild Honey Bistro

VIA email: melodylivingston@yahoo.com

CC: Livingston.edscott@gmail

Local Government 1: City of Homer

Local Government 2: Kenai Peninsula Borough

Via Email: mjacobsen@ci.homer.ak.us; rkrause@ci.homer.ak.us; clerk@ci.homer.ak.us;

micheletturner@kpb.us; sessert@kpb.us; mjenkins@kpb.us; nscarlett@kpb.us; mboehmler@kpb.us;

rraidmae@kpb.us; slopez@kpb.us; jrasor@kpb.us; hmills@kpb.us

Re: Restaurant Eating Place License #5607 Combined Renewal Notice for 2025-2026 Renewal Cycle

License Number:	#5607
License Type:	Restaurant Eating Place
Licensee:	Broad Point, LLC
Doing Business As:	Wild Honey Bistro
Physical Address:	106 W Bunnell Ave #2 Homer, AK 99603
Designated Licensee:	Melody Livingston
Phone Number:	(907) 942-5205; (773) 504-4043
Email Address:	melodylivingston@yahoo.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and the required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(s), your community council if your proposed premises are in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(s) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 16th, 2025** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above-listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsements, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above-listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above-referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding the review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director



Alaska Alcoholic Beverage Control Board

Form AB-17: 2025/2026 General Renewal Application

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than December 31, 2024, per AS 04.11.270, 3 AAC 305.050, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal and required fees that have not been postmarked, emailed, or submitted through AK-ACCIS by February 28, 2025, will result in expiration of the alcoholic beverage license per AS 04.11.540.
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the mandatory fees and all documents required, or the application will be returned without being processed, per AS 04.11.270.
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

Section 1 - Establishment Contact Information

Doing Business As:	Wild Honey Bistro	License #:	5607
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If your mailing address has changed, write the NEW address below:

Mailing Address:	106 W Bunwell #2		
City:	Homer	State:	AK
		ZIP:	99603

Section 2 - Licensee Contact Information

Contact Licensee: The individual listed below must be part of the ownership structure of the licensee listed in Section 1. This person will be the designated point of contact regarding this license unless the Optional contact is completed.

Contact Licensee:	Melody Livingston	Contact Phone:	907-942-5205
Contact Email:	melodyliving@yahoo.com		

Optional: If you wish for AMCO staff to communicate with anyone other than the Contact Licensee (such as legal counsel) about your license, list their information below:

Name of Contact:	Scott Livingston	Contact Phone:	773-504-4043
Contact Email:	livingston.edscott@gmail.com		

Section 3 - Renewal of Endorsement or Endorsements

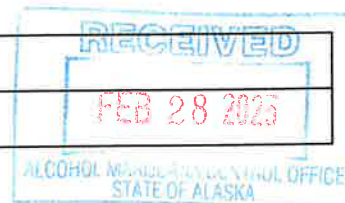
Do you have an active endorsement(s) associated to the license you are renewing? If no skip to the next section.
If YES answer ONE of the below questions in the affirmative:

1. I will renew ALL of my active endorsement or endorsements.
2. I will NOT renew ANY of my active endorsement or endorsements.
3. I want to renew one or more of my active endorsement or endorsements and I am listing here the endorsement or endorsements I do NOT want to renew.

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Endorsement Not Renewing		Endorsement Not Renewing	
Endorsement Not Renewing		Endorsement Not Renewing	





Section 4 – for Package Stores ONLY: Written Order Information

Package Stores ONLY: Do you intend to sell alcoholic beverages and ship them to another location in response to written solicitation in calendar years 2025 and/or 2026? If so, if you have not already done so, you will need to apply for a Shipping Endorsement here: <https://accis.elicense365.com/#>

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

Section 5 – Ownership Structure Certification

Did the ownership structure of the licensed business change in 2023/2024?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

If **Yes** and you have **NOT** notified AMCO, you will need to apply for a Change of Officials here: <https://accis.elicense365.com/#>

If **No**, certify the statement below by initialing the box to the right of the statement:

I certify that the ownership structure of the business who owns this alcohol license did not change in any way during the calendar years 2023 or 2024.



Section 6 – License Operation

Unless you continuously operated (more than 240 hours) in 2023 or 2024, check **ONE BOX** for EACH CALENDAR YEAR that best describes how this alcoholic beverage license was operated as set forth in AS 04.11.330:

1. The license was **only operated during a specified time (seasonal)** each year. (Not to exceed 6 months per year)
If your seasonal operation dates have changed, list them below:

2023	2024
<input type="checkbox"/>	<input type="checkbox"/>

to

2. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.
A complete AB-30: Proof of Minimum Operation Checklist, and all documentation and corresponding fee must be provided with this form, or through AK-ACCIS here: <https://accis.elicense365.com/#>

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

3. The license was not operated at all or was operated less than the minimum requirement of 240 total hours each year, during one or both calendar years. A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated. You may submit this through AK-ACCIS here: <https://accis.elicense365.com/#>

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

Section 7 - Violations and Convictions

Have any Notices of Violation been issued for this license in 2023 or 2024?

Has any person or entity in this application been convicted of a violation of Title 04, 3AAC 304, 3 AAC 305 or a local ordinance adopted under AS 04.21.010 in 2023 or 2024?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2). If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.

Section 8 – Certifications

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 305, and that this application, including all accompanying schedules and statements, are true, correct, and complete.



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and the license being potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that in accordance with AS 04.11.450, no one other than the licensee(s), as defined in AS 04.11.260, has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current, and I have provided AMCO with all required changes of the ownership structure of the business license and have provided all required documents for any new or changes of officers.
- I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 305.700.
- I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Melody Livingston
Printed name of licensee

Melody Livingston
Signature of licensee

Restaurant and Eating Place applications must include a completed AB-33: Restaurant Receipts Affidavit
Sporting Activity/Recreational Site applications must include a completed AB-36: Sporting Activity/Recreational Site Statement
Beverage Dispensary Tourism applications must include a completed AB-37: Beverage Dispensary Tourism Statement
Wholesale applications must include a completed AB-25: Supplier Certification
Common Carrier vessel applications must include a current safety inspection certificate

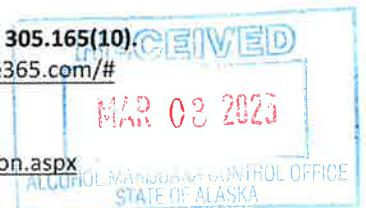
Manufacturer Direct Shipment Licensees must apply for renewal through the
AK-ACCIS online system here: <https://accis.elicense365.com/#>

New This Renewal- Endorsement Fee(s) and Paper Application Fee:

Endorsement renewals will require the biennial \$200.00 fee per endorsement. **Multiple Fixed Counter Endorsements** require ONE \$200.00 biennial fee regardless of how many fixed counters are attached to the license.

This paper form requires an additional submission fee of \$150.00 per 3 AAC 305.165(10).
Avoid additional fees and apply through AK-ACCIS here: <https://accis.elicense365.com/#>

All renewal and supplemental forms are available online:
<https://www.commerce.alaska.gov/web/amco/AlcoholLicenseApplication.aspx>



FOR OFFICE USE ONLY

License Fee:	\$ 300	Application Fee:	\$ 300.00	Misc. Fee:	\$ 300
Endorsement Fee:	\$	Paper Form Fee	\$150.00		\$ 150
Total Fees Due:				\$	950



Alaska Alcoholic Beverage Control Board

Form AB-33: 2025/2026 Renewal Restaurant Receipts Affidavit

What is this form?

A restaurant or eating place licensee must file a complete copy of this form along with its 2025/2026 license renewal application, in order to provide evidence to the Alcoholic Beverage Control Board that this licensed restaurant's receipts from the sale of food upon the licensed premises constitute no less than 50% of the gross receipts (food + alcohol sales) of the licensed premises for each calendar year in 2023 and 2024, as currently required by AS 04.09.210(e) and AS 04.09.360(g). This form is confidential.

This form must be completed and submitted with Form AB-17 to AMCO's main office before a license renewal application may be reviewed.

Section 1 – Establishment Information

This form is being submitted for the following license: *ML*

Licensee:	Broad Point, LLC	License #:	5607
License Type:	Restaurant + Eating Place		
Doing Business As:	Wild Honey Bistro		

Section 2 – Gross Receipts for 2023 and 2024

Please fill out the following information carefully, contact AMCO staff if you have questions regarding this form. Enter the dollar amounts of the food and gross (food + alcohol) receipts on the licensed premises and calculate the percentage of gross revenue that is from food sales on the licensed premises for each calendar year. (Food Revenue ÷ Gross Revenue x 100 = %)

<input type="text"/>	÷	<input type="text"/>	X 100 =	<input type="text"/>	%
2023 Food Sales		2023 Food + Alcohol Sales		93.8	

<input type="text"/>	÷	<input type="text"/>	X 100 =	<input type="text"/>	%
2024 Food Sales		2024 Food + Alcohol Sales		96.1	

I declare under penalty of perjury that this form, including all accompanying schedules and statements, is true, correct, and complete.

Melody Livingston
Printed name of licensee

Melody Livingston
Signature of licensee





Wednesday, August 27, 2025

Sent via email: clerk@ci.homer.ak.us

Renee Krause, City Clerk
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Broad Point LLC
Business Name	:	Wild Honey Bistro
License Type	:	Restaurant/Eating Places - Public Convenience
License Location	:	106 West Bunnell Avenue, Unit 2, Homer, AK 99603, City of Homer
License No.	:	5607
Application Type	:	License Renewal

Dear Ms. Krause,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC
Borough Clerk

cc: melodyliving@yahoo.com;



MEMORANDUM

Renewal Alcohol License Applications for Best Western Bidarka and Wild Honey Bistro Liquor License Transfer Application for Patel's #2 to Slack Tide

Item Type: Memorandum
Prepared For: Renee Krause, MMC, ADAC, City Clerk/ADA Coordinator
Copy to: Lisa Linegar, Dispatch Supervisor
Ryan Browning, Lieutenant
Date: September 2, 2025
From: Mark Robl, Chief of Police

Homer Police Department has no objection to the Alcohol and Marijuana Control Office of a Liquor License Transfer Application within the City of Homer for the following:

Type: Package Store - Seasonal
License #: 3472
DBA Name: Slack Tide
Service Location: 4400 Homer Spit Road #3, Homer, AK 99603
Licensee: Uncle Thirsty's, LLC
Designated Licensee: Thomas Beck
Email Address: dearunclethirsty@gmail.com
Phone: 907-630-0663

Homer Police has no objection to Liquor License Renewal Applications within the City of Homer for the following:

Type: Beverage Dispensary – Tourism
License#: 1402
DBA Name: Best Western Bidarka Inn/Otter Room
Service Location: 575 Sterling Hwy. Homer, AK 99603
Licensee: Johnson Inn Homer, LLC
Designated Licensee: Douglas Johnson
Email address: dj_bidarkainn@hotmail.com
Phone: 907-299-1413
Endorsements: Restaurant #15611 Hotel or Motel #15714

Type: Restaurant Eating Place
License #: 5607
DBA: Wild Honey Bistro
Service Location: 106 W Bunnell Avenue #2 Homer, AK 99603
Licensee: Broad Point LLC
Designated Licensee: Melody Livingston
Email address: melodylivingston@yahoo.com
Phone: 907-942-5205 or 773-504-4043



MEMORANDUM

Confirmation of Election Judges and Canvass Board for the City of Homer Regular Election October 7, 2025

Item Type: Action Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: September 8, 2025
From: Renee Krause, MMC, ADAC, City Clerk

Pursuant to Homer City Code Sections 4.20.010 and 4.35.010 the Election Judges, also referred to as Election Workers and Canvass Board are appointed by the City Clerk and confirmed by the City Council.

Homer Absentee voting and Precincts No. 1 and No. 2 are assigned the following Election Judges:

Homer AVO	Homer No. 1	Homer No. 2	Canvass Board
Kelly Behen	Christine Anderson, Chair	Cynthia Barker, Chair	Susie Myhill
Beth Bowe	Derotha Ferraro, Co-Chair	Tressa Hidden Friend	Julie Nolan
Pamela Brodie	Nancy Lord	Kent Smith	Beth Bowe
Kate Finn	Pamela Brodie	Joan Smith	
Nancy Lord	Vicki Berney	Julie Nolan	
Julie Nolan	Beverly Cronen		
Colleen Powers	Lorena "Lori" Evans		
Stephanie Silianoff	Charlie Franz		
Susie Myhill	Margaret Heneghan		
	Susie Myhill		
	Carly Nienaber		
	Elizabeth "Liz" Niznik		
	Claire Almond		

Recommendation:

Confirm the appointment of the Canvass Board and Election Judges for the October 7, 2025 City of Homer Regular Election.

Fiscal Note: Per the Memorandum of Agreement with the Kenai Peninsula Borough approved by Resolution 24-084, wages for election judge's recruitment, training, and administration are split equally between the Borough and the City. Wages are based on the current hourly rate as set by the Division of Elections. The Kenai Peninsula Borough pays the election judges and then bills the City of Homer for their portion.

The City is responsible to hire and compensate their Election Canvass Board members. Part-time wages are \$25/hour, 2-4 hours or until done.

Account: 100-0102-5103 thru 5107



MEMORANDUM

Appointment of Daniel Christ to the Library Advisory Board, Lukas Renner to the Economic Development Advisory Commission and Cecily Shavelson to the Port & Harbor Advisory Commission

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: September 8, 2025
From: Rachel Lord, Mayor

Daniel Christ is appointed to serve as Student Representative to the Library Advisory Board for a term to expire upon graduation.

Lukas Renner is appointed to serve as Student Representative to the Economic Development Advisory Commission for a term to expire upon graduation.

Cecily Shavelson is appointed to serve as Student Representative to the Port & Harbor Advisory Commission for a term to expire upon graduation.

Recommendation

Confirm the appointments for Student Representatives for the Library Advisory Board, Economic Development Advisory Commission and Port & Harbor Advisory Commission of Daniel Christ, Lukas Renner and Cecily Shavelson respectively.

Attachments:

Application of Daniel Christ
Application of Lukas Renner
Application of Cecily Shavelson

From: [Application for Appointment to an Advisory Body](#)
To: [Department Clerk](#)
Subject: ** Application for Appointment **
Date: Friday, August 22, 2025 10:39:11 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submitted on Friday, August 22, 2025 - 10:39pm

Submitted by anonymous user: 66.230.105.81

Submitted values are:

Applicant Information

Full Name Daniel Christ

Physical Address Where you Claim Residency ^{XXXXXXXXXX}

Homer, AK 99603

Mailing Address XXXXXXXXXXXX Homer, AK
99603

Phone Number(s)XXXXXXXXXX

Email XXXXXXXXXXXX

Advisory Bodies Library Advisory Board – Meetings
held on the 3rd Tuesday of each month, excluding
June and July, at 5:30 p.m.

Residency

Are you a City Resident? Yes

If yes, how long have you been a City Resident? 9 years

How long have you been a resident of the South Peninsula Area? 9 years

Background Information

Have you ever served on a similar advisory body?

If so please list when, where, and how long: I did one year of student council in elementary school

Other memberships

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

Special Training & Education

Please list any special training, education, or background you may have which is related to your selection(s): currently in high school (10th grade) involved in several sports and music programs. I have MC'd for Homer OPUS's sea of strings concert. I have passed the tests and hold a general class ham radio license.

Why are you interested in serving on the selected Advisory Body?

Please briefly state why you are interested in serving on the advisory body selected. This may include information on future goals or projects you

wish to see accomplished or any additional information that may assist the Mayor in the decision making process. I think that it is very important for the library to have a student voice, I also would love to learn more about being on a board. I am an avid reader and I enjoy what the library does for the public and I want to bring some of the events that I remember as a younger kid, and add more.

The results of this submission may be viewed at:

<https://www.cityofhomer-ak.gov/node/9051/submission/53740>



Advisory Body Application For Appointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

Phone: (907) 235-3130

Fax: (907) 235-3143

clerk@cityofhomer-ak.gov

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

Applicant Information

Full Name: Lukas Renner

Physical Address Where you Claim Residency: XXXXXXXXXXXX

Mailing Address: XXXXXXXXXXXX

City: Homer State: AK Zip: 99603

Phone Number(s): XXXXXXXXXXXX

Email: XXXXXXXXXXXX

Advisory Body You Are Requesting Appointment To

- ☐ **Planning Commission** – Meetings held on the 1st and 3rd Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. No first meeting in July or second meetings in November and December.
- ☐ **Parks, Art, Recreation & Culture Advisory Commission** – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.
- ☐ **Port & Harbor Advisory Commission** – Meetings held on the 4th Wednesday of January, February, March, April, September, and October at 5:30 p.m.; the 4th Wednesday of May, June, July, and August at 5:30 p.m.; and the 2nd Wednesday of December at 5:30 p.m.
- ☒ **Economic Development Advisory Commission** – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.
- ☒ **Library Advisory Board** – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.
- ☐ **ADA Advisory Board** – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed at 4:00 p.m.
- ☐ **Other** – Please Indicate _____

Please Answer the Following

Are you a City Resident? ☒ Yes ☐ No If yes, how long have you been a City resident? xxxxxxx years

How long have you been a resident of the South Peninsula? xxxxxxx years

Background Information

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

I have not.

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

I'm in the National Honor Society. Over the summer I was an employee at the Pratt Museum.

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

AP English and government classes. ~~I am in the National Honor Society.~~

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

I highly value open and public education with free learning resources. The library is a great place because it provides so many public services and resources for free. I want to be a part of that.

I ride my bike and walk a lot. Homer does not have many bike paths, and many intersections are unfriendly to bikers. Homer has the potential to be a biker friendly city, and I'd like to help.

FOR PLANNING COMMISSION ONLY:

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

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

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

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



Advisory Body Application For Appointment to Committees, Commissions, Board & Task Forces

Office of the City Clerk
491 East Pioneer Avenue
Homer, Alaska 99603
Phone: (907) 235-3130
Fax: (907) 235-3143
clerk@cityofhomer-ak.gov

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

Applicant Information

Full Name: Cecily Shavelson

Physical Address Where you Claim Residency: ~~XXXXXXXXXXXX~~

Mailing Address: P.O. Box 1498

City: Homer State: AK Zip: 99603

Phone Number(s): ~~XXXXXXXXXX~~

Email: ~~XXXXXXXXXX@XXXXXX~~

Advisory Body You Are Requesting Appointment To

- ☐ **Planning Commission** – Meetings held on the 1st and 3rd Wednesday of each month at 6:30 p.m. and Worksessions at 5:30 p.m. prior to each meeting. No first meeting in July or second meetings in November and December.
- ☐ **Parks, Art, Recreation & Culture Advisory Commission** – Meetings held on the 3rd Thursday of February through June and August through November at 5:30 p.m.
- ☒ **Port & Harbor Advisory Commission** – Meetings held on the 4th Wednesday of January, February, March, April, September, and October at 5:30 p.m.; the 4th Wednesday of May, June, July, and August at 5:30 p.m.; and the 2nd Wednesday of December at 5:30 p.m.
- ☒ **Economic Development Advisory Commission** – Meetings held on the 2nd Tuesday of each month at 6:00 p.m.
- ☐ **Library Advisory Board** – Meetings held on the 3rd Tuesday of each month, excluding June and July, at 5:30 p.m.
- ☐ **ADA Advisory Board** – Meetings held on the 2nd Thursday in the months of April, May, June, July, October, November, and as needed at 4:00 p.m.
- ☐ **Other** – Please Indicate _____

Please Answer the Following

Are you a City Resident? ☒ Yes ☐ No If yes, how long have you been a City resident? ~~10~~ years

How long have you been a resident of the South Peninsula? ~~10~~ years

Background Information

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

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

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

~~I am in High school, and I have worked on the spit in the office of True North Kayak Adventures. My~~



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

~~I have grown up in Homer, and am very connected to the community here. I want to become the stuc~~



FOR PLANNING COMMISSION ONLY:

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

FOR PORT & HARBOR ADVISORY COMMISSION ONLY:

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

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



MEMORANDUM

Ordinance 25-60, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$25,000 Additional Funding From the Port Reserves Fund for the High Mast Light Inspection and Service Project. Port Director/City Manager.

Item Type: Back Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 28, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Background:

In the FY26–27 budget, the Port & Harbor identified a project to rebuild two of the twelve high-mast lights that serve the Small Boat Harbor. Since that budget was developed more than a year ago, updated bids and cost estimates have shown that our original projection was incomplete. Specifically, it did not include crane and crew services required to safely remove, lay down, and reset each pole during the rebuild process.

The harbor lighting system consists of:

- Seven 150-foot-high mast light poles surrounding the Small Boat Harbor; and
- Two 75-foot-high mast light poles on the Fish Dock; and
- Three 50-foot-high mast poles on the Pioneer Dock.

All of these poles will eventually require rebuilds. Our plan is to start with two of the 150-foot poles above the harbor basin as a pilot project, then continue rebuilding the remaining poles in priority order over the coming years using harbor staff once they are trained in the process.

The rebuild scope includes replacement of all hardware, lifting mechanisms, wiring and winch systems. The poles themselves appear to be in excellent condition, though a full inspection will be completed once each is laid down. With these upgrades, we expect decades of additional service life.

Budget Update

Our approved budget for this pilot project was created over a year ago. Since then:

- The low bid from the two Alaska firms capable of this work came in \$8,000 over our original budget; and
- Crane and crew costs must be added, bringing the total to \$65,500; and
- To protect against unforeseen issues once the poles are down, we have included a 15% contingency.

This approach ensures we will not need to return to Council mid-project should unexpected conditions be discovered.

Approach:

Crescent Lighting, the original supplier nearly 40 years ago, submitted the low bid and has the necessary expertise. Our plan is to hire Crescent for the first two rebuilds. Their technicians will work closely with our harbor staff so that crews gain hands-on experience and can take over future rebuilds in-house, reducing costs over time.

Request:

We are requesting supplemental funding in the amount of \$25,000 to cover the updated project cost, including crane services and contingency. This investment will ensure safe and reliable harbor lighting, safeguard a critical piece of infrastructure, and build staff capacity for cost-effective maintenance in the future.

Recommendation:

Approve Ordinance 25-xx to appropriate an additional \$25,000 to fund the High Mast Light Inspection and Service project.

Attachments:

Ordinance 25-39(S)(A)

CITY OF HOMER
HOMER, ALASKA

City Manager

ORDINANCE 25-39(S)(A)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2026 AND
2027 CAPITAL BUDGET.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2026:

Capital Projects Funds:

General Fund Fleet CARMA (152)	\$ 79,000
General Fund CARMA (156)	\$ 261,600 <u>248,172</u>
Utility CARMA (256)	\$ 189,200
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 260,000
HART Roads (160)	\$ 0 <u>125,000</u>
HART Trails (165)	\$ 265,000 <u>175,000</u>
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 1,054,800 <u>1,076,372</u>

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2027:

Capital Projects Funds:

General Fund Fleet CARMA (152)	\$ 0
General Fund CARMA (156)	\$ 0
Utility CARMA (256)	\$ 326,500
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 0
HART Roads (160)	\$ 0
HART Trails (165)	\$ 0
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 326,500

Section 3. Grant funds.

(a) If grant funds that are received during the fiscal year exceed the amounts of such funds appropriated by this ordinance by not more than \$25,000, the affected appropriation is increased by the amount of the increase in receipts.

(b) If grant funds that are received during the fiscal year exceed the amounts appropriated by this ordinance by not more than \$25,000, the appropriation from city funds for the affected program may be reduced by the excess if the reduction is consistent with applicable federal and state statutes.

(c) If grant funds that are received during the fiscal year fall short of the amounts appropriated by this ordinance, the affected appropriation is reduced by the amount of the shortfall in receipts.

Section 34. The amounts appropriated by this ordinance are appropriated to the purposes stated in the adopted budget.

Section 45. This Ordinance is limited to approval of the Budget and appropriations for Fiscal Year 2026 and 2027, is a non code Ordinance and shall become effective July 1, 2025.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 24th day of June, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

Renee Krause
RENEE KRAUSE, MMC, CITY CLERK

YES: 5
NO: 0
ABSTAIN: 0
ABSENT: 1

First Reading: 5/12/25
Public Hearing: 5/27/25 + 6/09/25
Second Reading: 6/23/25
Effective Date: 7/01/25





MEMORANDUM

Ordinance 25-39, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget. City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: June 18, 2025
From: Melissa Jacobsen, City Manager

At previous council meetings, Councilmembers requested additional information including historical revenue and expenditure information for HART Roads and Trails, and an updated fund balance report showing balances that include capital requests recommended for approval to date. Finance Director Fischer is providing this information for your review.

There were also questions regarding the Trackless MT7 Municipal Sidewalk Tractor and the viability of splitting the costs between HART Roads and HART Trails funds, and what an appropriate percentage of splitting the cost would be.

In discussing this internally, looking at the HART funds, and receiving more information on potential costs for the Highland Drive project, it seems feasible to split the cost of the tractor between funds. We also agree that a 50/50 split in cost is valid because usage on trails and sidewalks will vary from year to year based on snow fall and trail needs. The purchase includes-

- The MT7 Trackless Tractor,
- A Snowblower,
- An Angle Broom, and
- A Sander

Having this tractor as part of the City's fleet is expected to improve walkability in the winter time and aid in trail maintenance, which is something we often hear about from our citizens.

Fund Balance Report

General Fund CARMA		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
156-0369	Seawall	60,383	554	59,830		59,830
156-0372	ADA	60,000	-	60,000		60,000
156-0375	General*	351,351	-	351,351	77,972	273,379
156-0384	City Hall	56,170	55,350	820		820
156-0385	Recreation	45,570	1,078	44,493		44,493
156-0387	Community Development	298,042	211,236	86,806	20,000	66,806
156-0388	Airport	0	-	-		0
156-0390	Library	43,119	25,907	17,212		17,212
156-0393	Fire	51,017	39,012	12,005		12,005
156-0394	Police	66,135	13,135	53,000	49,000	4,000
156-0395	Public Works	602,077	596,376	5,701		5,701
156-0396	HERC	266,000	106,003	159,997	7,200	152,797
156-0397	Fishing Hole	91,351	-	91,351		91,351
156-0398	IT	104,537	-	104,537	84,000	20,537
156-0399	Sister City	4,757	4,757	-		0
Total		2,100,510	1,053,407	1,047,104	238,172	808,932

General Fund Fleet CARMA		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
152-0375	General	15,392	-	15,392		15,392
152-0380	Administrative	20,000	-	20,000		20,000
152-0381	Fire	161,461	15,461	146,000		146,000
152-0382	Police	150,120	150,000	120		120
152-0383	Public Works	103,092	11,603	91,489	79,000	12,489
Total		450,065	177,064	273,001	79,000	194,001

Water & Sewer CARMA		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
256-0378	Water	2,113,452	1,025,304	1,088,148	338,200	749,948
256-0379	Sewer	830,190	189,355	640,835	177,500	463,335
Total		2,943,642	1,214,659	1,728,983	515,700	1,213,283

Port & Harbor Depreciation Reserve		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
456-0380	P & H Reserve	1,044,071	501,657	542,413	260,000	282,413
456-0386	Load and Launch Reserve	657,949	-	657,949		657,949
456-0389	Match Reserve	1,993,675	1,393,524	600,151		600,151
456-0373	USCGC Berth Space	148,845	20,000	128,845		128,845
Total		3,844,540	1,915,181	1,929,359	260,000	1,669,359

Port & Harbor Fleet Reserve		YTD	Encumbered	Available	Pending	Remaining
Fund # - Account #	Account Name	Ending Balance FY 2025			CM Approval	
452-0374	P & H Fleet	87,158	8,305	78,853		78,853
Total		87,158	8,305	78,853	0	78,853

HART Roads		YTD	Encumbered	Available	Pending	Remaining
Fund #	Fund Name	Ending Balance FY 2025			CM Approval	
160	HART Roads	6,006,789	4,247,644	1,759,146	125,000	1,634,146
160	HART Roads Match	500,000	0	500,000		500,000
Total		6,506,789	4,247,644	2,259,146	125,000	2,134,146

HART Trails		YTD	Encumbered	Available	Pending	Remaining
Fund #	Fund Name	Ending Balance FY 2025			CM Approval	
165	HART Trails	1,246,466	206,677	1,039,790	140,000	899,790
Total		1,246,466	206,677	1,039,790	140,000	899,790

General Fund Unassigned Fund Balance		YTD	Encumbered	Available	Adopted	Remaining
Fund #	Fund Name	Ending Balance FY 2025			Operating Budget	
100	GF Unassigned FB	2,136,339	447,131	1,689,208	415,417	1,273,791
Total		2,136,339	447,131	1,689,208	415,417	1,273,791

*General CARMA (156-0375) Pending - CM Approval:
 - \$25,000 for Hickerson Cemetery Improvements
 - \$22,000 for Server Room Environmental Controls
 - \$22,000 for Server Room Fire Suppression
 - \$8,972 for TruNarc Narcotics Analyzer (\$23,428 funded thru ORD 25

Fund 160 - HART Roads Reconciliation	FY 19 Actual	FY 20 Actual	FY 21 Actual	FY 22 Actual	FY 23 Actual	FY 24 Actual	FY 25 YTD
<u>Beginning Balance:</u>							
HART Roads	6,039,672	5,907,370	6,465,598	6,746,078	6,564,392	4,659,608	5,198,768
HART Roads Match	-	-	-	-	-	500,000	500,000
Beginning Balance	6,039,672	5,907,370	6,465,598	6,746,078	6,564,392	5,159,608	5,698,768
Revenue							
Sales Tax	1,503,204	1,261,822	740,980	1,652,656	1,694,524	1,713,223	1,663,267
Remote Sales Tax			-	79,249	111,782	96,366	118,042
Interest Income	180,137	152,136	(6,132)	(187,901)	91,697	326,181	287,611
Total Revenue	1,683,341	1,413,958	734,847	1,544,005	1,898,003	2,135,770	2,068,920
Transfers							
Transfer to GF for Roads Maintenance*	589,843	608,810		807,065	866,100	933,347	
Other Transfers	(2,270,275)	(1,217,620)	(272,200)	(1,774,809)	(1,913,084)	(1,912,737)	(142,749)
Total Transfers	(1,680,432)	(608,810)	(272,200)	(967,743)	(1,046,983)	(979,390)	(142,749)
Expenditures							
HART Roads	20,126	128,290	182,168	757,947	2,255,804	617,220	1,118,150
HART Roads GF Admin Fees	115,085	118,629	-	-	-	-	-
HART Roads Match	-	-	-	-	-	-	-
Total Expenditures	135,211	246,920	182,168	757,947	2,255,804	617,220	1,118,150
<u>Ending Balance:</u>							
HART Roads	5,907,370	6,465,598	6,746,078	6,564,392	4,659,608	5,198,768	6,006,789
HART Roads Match	-	-	-	-	500,000	500,000	500,000
Ending Balance	5,907,370	6,465,598	6,746,078	6,564,392	5,159,608	5,698,768	6,506,789
Fiscal Year Appropriations - HART Roads	65,097	1,265,000	1,128,910	4,254,772	957,105	2,998,667	2,001,905
Fiscal Year Appropriations - HART Match	-	-	-	-	-	-	-

*FY25 General Fund Roads Maintenance expenses YTD is \$704,923 - budgeted transfer to GF for Roads Maintenance is \$1,161,227

Fund 165 - HART Trails Reconciliation	FY 19 Actual	FY 20 Actual	FY 21 Actual	FY 22 Actual	FY 23 Actual	FY 24 Actual	FY 25 YTD
<u>Beginning Balance:</u>							
HART Trails	568,352	688,136	722,208	798,295	878,406	1,035,778	1,043,034
Beginning Balance	568,352	688,136	722,208	798,295	878,406	1,035,778	1,043,034
Revenue							
Sales Tax	173,803	140,317	89,912	169,153	188,281	190,358	184,808
Remote Sales Tax			-	8,805	12,420	10,707	13,116
Interest Income	17,859	17,058	(696)	(23,078)	18,033	56,461	45,286
Total Revenue	191,662	157,376	89,215	154,880	218,733	257,527	243,209
Transfers							
Transfer to GF for Trails Maintenance	25,000	39,570	-	39,026	41,706	12,037	
Other Transfers In							4,168
Other Transfers Out	13,005	-	-	-	-	180,440	3,167
Total Transfers	38,005	39,570	-	39,026	41,706	192,478	1,001
Expenditures							
HART Trails	5,102	54,076	13,128	35,744	19,655	57,793	40,777
HART Trails GF Admin Fees	28,771	29,657	-	-	-	-	-
Total Expenditures	33,874	83,733	13,128	35,744	19,655	57,793	40,777
<u>Ending Balance:</u>							
HART Trails	688,136	722,208	798,295	878,406	1,035,778	1,043,034	1,246,466
Ending Balance	688,136	722,208	798,295	878,406	1,035,778	1,043,034	1,246,466



MEMORANDUM

Ordinance 25-39(S), An Ordinance of the City Council of Homer, Alaska, Appropriating Funds for the Fiscal Years 2026 and 2027 Capital Budget. City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: June 17, 2025
From: Amy Woodruff, Port Administrative Supervisor
CC: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Summary:

The Port & Harbor Advisory Commission reviewed the Port & Harbor Department's Capital Budget requests in October 2024 as draft requests and again in April 2025 once they had been submitted to the City Manager for review.

At the May 28, 2025 meeting of the Port and Harbor Advisory Commission, Commissioners reviewed Memorandum CC-25-153, where the City Manager submitted 23 capital budget requests to Council for approval, 4 of which were from the Port & Harbor.

Commissioners discussed the information provided and their options for recommending amendments or mid-biennium budget adjustments. Ultimately, the Commission passed a motion of support for the capital budget as written.

Recommendation:

Pass the City Manager's FY 26/27 Capital Budget

Attachment:

Excerpted Draft Minutes from the May 28, 2025 regular meeting of the Port and Harbor Advisory Commission.

7.A. Port & Harbor FY25 YTD

Port Administrative Supervisor Woodruff noted that the enterprise is behind on parking and other items heavily reliant on the summer season. She added that she expects monthly moorage to pick up in the next month or so. Other discussion topics included bad debt expenses, subsistence, transportation, and the Homer Harbor Terminal Tariff.

7.B. Port & Harbor Staff Report – May 2025

Port Administrative Supervisor Woodruff provided the Port & Harbor Staff Report, covering the following items:

- Homer Harbor Expansion update
- Denali Commission Grant for the float replacement for system 4
- Notice of Funding Opportunity for FY25 Port Infrastructure Development Program
- Financial plan update
- Leasing updates
- Commissioner reports from City Council meetings
- Special projects update

7.C. Homer Marine Trades Association (HMTA) Report

Commissioner Friend reported that the Association has been focused on gearing up for Homer Harbor Fest. He noted the Association's involvement with the Homer High School graduation, as well as a scholarship that was awarded to a local youth who will be attending AVTEC.

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

10.A. FY26/27 Operating & Capital Budgets
Memorandum PHC-25-008 from Port Administrative Supervisor as backup

Chair Siekaniec introduced the item by reading of the title and deferred to Port Administrative Supervisor Woodruff, who provided a summary explanation of her memorandum included in the packet.

ROTH/FRIEND MOVED TO SUPPORT THE BUDGET AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

10. NEW BUSINESS

CITY OF HOMER
FY26/27 DRAFT BUDGET

Page #	Fund Dept A/C	Requests ($\geq \$5000$) Description	BY	Amount	City Manager Approval	Council Approved
		General Fund - FY26				
6	152-0383	E-157 Dump Truck Replacement	PW	190,000		
7	152-0383	E-162 Skid Steer	PW	90,000		
9	152-0383	E-195 Snowplow	PW	15,000	15,000	
10	152-0383	E-268 Stainless Steel Sander	PW	17,000	17,000	
11	152-0383	E-283 Stainless Steel Sander	PW	17,000	17,000	
12	152-0383	E-274-A Flail Mower Head	PW	30,000	30,000	
14	152-0383	Hydro-seeder (ACWA Grant pending)	PW	90,000		
15	156-0395	GPS Survey Equipment	PW/IT	40,000		
16	156-0395	PW Campus Conceptual Design	PW	150,000		
18	156-0395	Hickerson Cemetary Improvements (transfer from 156-0375)	PW	25,000	25,000	
19	156-0395	Ballfield Improvements	PW	20,000		
21	156-0395	Pioneer Avenue Improvements	PW	10,000		
22	156-0387	Bayview Park Fence	PW	20,000	20,000	
23	156-0388	Airport Sidewalk Heating	PW	20,000		
24	156-0390	Library Re-Siding	PW	500,000		
25	156-0388	Airport Hardstand Replacement	PW/Port	200,000		
26	156-0388	Airport Fire Panel	PW	50,000		
27	156-0390	Library Sidewalk Repairs	PW/Library	20,000		
28	156-0372	City Hall ADA Ramp and Sidewalk	PW	100,000		
29	156-0388	Airport Re-Siding	PW	500,000		
30	156-0393	Slipline Sewer to Sewermain	PW/Fire	20,000		
31	156-0395	Wood Chipper	PW	45,000		
32	156-0395	Furnance and Water Heater Replacement	PW	40,000		
33	156-0395	Sand Storage	PW	50,000		
34	156-0385	HERC Gym Floor Re-Finishing	PW/CR	30,000		
51	156-0394	Police Laptop Replacement	Police	49,000	49,000	
52	156-0394	TruNarc Narcotics Analyzer (FY25 CAP partial; 156-0375 transfer)	Police	32,400	8,972	
53	156-0394	Portable Radios	Police	19,000		
57	152-0381	Brush/Fast Attack Truck	Fire	480,000		
58	156-0393	Station Design Project	Fire	120,000		
59	152-0381	Engine 4 Replacement	Fire	850,000		
60	156-0396	HERC Gym Floor Re-Coat	CR	7,200	7,200	
63	156-0398	Server Room Environmental Controls (transfer from 156-0375)	IT	22,000	22,000	
64	156-0398	Server Room Fire Supression (transfer from 156-0375)	IT	22,000	22,000	
65	156-0384	Council Chambers Audio Video Equipment	IT	125,000		
61	156-0398	Digital Video Recording (DVR) Servers	IT	84,000	84,000	
		Total General Fund CARMA Requests - FY26		4,099,600	317,172	-
		General Fund - FY27				
54	156-0394	Stancil Recorder Replacement	Police	50,000		
55	152-0382	Patrol Vehicles x 2	Police	160,000		
36	152-0383	E-171 Bucket Truck	PW	60,000		
37	152-0383	E-292 V-Plow	PW	15,000		
38	152-0383	E-172 Loader	PW	565,000		
39	152-0383	E-275 Snow Blower	PW	150,000		
42	152-0383	E-284 Heavy Equipment Trailer	PW	100,000		
43	152-0383	E-120 1/2 ton 4x4 Pick-Up	PW	55,000		
44	156-0395	Replace Bishops Beach Restroom	PW	500,000		
45	156-0395	Replace Baycrest Restroom	PW	300,000		
46	156-0388	Front Entry Sliding Door Replacement	PW	50,000		
47	156-0388	Airport Airhandler Replacement (pending FY26 CAP funding)	PW	70,000		
48	156-0388	Airport Seating	PW	60,000		
49	156-0388	Standby Generator	PW	120,000		
		Total General Fund CARMA Requests - FY27		2,255,000	-	-

CITY OF HOMER
FY26/27 DRAFT BUDGET

Page #	Fund Dept A/C	Requests ($\geq \$5000$) Description	BY	Amount	City Manager Approval	Council Approved
		Water/Sewer - FY26				
5	256-0378	Membrane Train Replacement	PW	99,200	99,200	
8	256-0379	WTP Pond Liner Repair	PW	25,000	25,000	
13	SPLIT	E-104 3/4 ton 4x4 Pick-Up (50/50 256-0378 & 256-0379)	PW	65,000	65,000	
		Total Water and Sewer CARMA Requests - FY26		189,200	189,200	-
		Water/Sewer - FY27				
35	256-0378	Membrane Replacements	PW	206,500	206,500	
40	256-0379	E-230 Mobile Generator (pending FY25 CAP funding)	PW	120,000		
41	256-0379	E-231 Mobile Generator	PW	120,000	120,000	
		Total Water and Sewer CARMA Requests - FY27		446,500	326,500	-
		Port and Harbor - FY26				
69	456-0380	Crane Control Software	Port	100,000	100,000	
67	456-0380	Replacement Handheld Computers	Port	10,000	10,000	
68	456-0386	Launch Ramp Dry Well	Port	30,000		
70	456-0380	Repairs to Fish Dock Fendering	Port	100,000	100,000	
71	456-0380	Replace Roof/Plumping at Sea Tow Building (GF Share?)	Port	35,000		
72	456-0380	Drainage & Outfall on 30-acre Lot	Port	50,000		
73	456-0380	High Mast Light Inspection and Service	Port	50,000	50,000	
74	456-0380	Rebuild/Replace Crane #2	Port	200,000		
75	456-0380	Fishing Hole Campground Drainage Improvement	Port	30,000		
76	452-0374	Small Skid Steer	Port	80,000		
77	456-0380	Removal of Old Infrastructure over Fish Dock	Port	67,000		
78	456-0380	Mariner Park Drainage Improvements	Port	50,000		
79	456-0380	M/V Waters Disposal Fees	Port	75,000		
80	456-0380	Campground Picnic Tables and Fire Rings	Port	10,000		
81	456-0380	Additional Storage Unit	Port	10,000		
		Total Port Reserves Requests - FY26		897,000	260,000	-
		Port and Harbor - FY27				
		Total Port Reserves Requests - FY27		-	-	-
		HART-Homer Area Roads & Trails - FY26				
17	SPLIT	Trackless MT7 Municipal Sidewalk Tractor (50% Roads and 50% Trails)	PW	250,000	250,000	
20	165-xxxx	Trail Improvements	PW	15,000	15,000	
84	165-xxxx	Green Timbers Trail Head, Parking Lot & Connector Trails	PARCAC	250,000		
		Total HART Requests - FY26		515,000	265,000	-
		HART-Homer Area Roads & Trails - FY27				
		Total HART Requests - FY27		-	-	-
		Total Capital Requests Only		8,402,300	1,357,872	-

**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 25-39(S)

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
APPROPRIATING THE FUNDS FOR THE FISCAL YEARS 2026 AND
2027 CAPITAL BUDGET.

THE CITY OF HOMER ORDAINS:

Section 1. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2026:

Capital Projects Funds:

General Fund Fleet CARMA (152)	\$ 79,000
General Fund CARMA (156)	\$ 261,600
Utility CARMA (256)	\$ 189,200
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 260,000
HART Roads (160)	\$ 0
HART Trails (165)	\$ 265,000
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 1,054,800

Section 2. Pursuant to the authority of Alaska Statutes Title 29, the following appropriations are made for the fiscal year ending June 2027:

Capital Projects Funds:

General Fund Fleet CARMA (152)	\$ 0
General Fund CARMA (156)	\$ 0
Utility CARMA (256)	\$ 326,500
Port Fleet Reserves (452)	\$ 0
Port Reserves (456)	\$ 0
HART Roads (160)	\$ 0
HART Trails (165)	\$ 0
HAWSP (205)	\$ 0
Total Capital Expenditures	\$ 326,500

Section 3. Grant funds.

(a) If grant funds that are received during the fiscal year exceed the amounts of such funds appropriated by this ordinance by not more than \$25,000, the affected appropriation is increased by the amount of the increase in receipts.

(b) If grant funds that are received during the fiscal year exceed the amounts appropriated by this ordinance by not more than \$25,000, the appropriation from city funds for the affected program may be reduced by the excess if the reduction is consistent with applicable federal and state statutes.

(c) If grant funds that are received during the fiscal year fall short of the amounts appropriated by this ordinance, the affected appropriation is reduced by the amount of the shortfall in receipts.

Section 3. 4 The amounts appropriated by this ordinance are appropriated to the purposes stated in the adopted budget.

Section 4. 5 This Ordinance is limited to approval of the Budget and appropriations for Fiscal Year 2026 and 2027, is a non-code Ordinance and shall become effective July 1, 2025.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 23rd day of June, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

ORDINANCE 25-60

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING AN
ADDITIONAL \$25,000 FROM THE PORT RESERVES FUND FOR THE
HIGH MAST LIGHT INSPECTION AND SERVICE PROJECT.

WHEREAS, The high mast lights around the harbor are approximately 38 years old and
require maintenance, with the raising and lowering components still relying on the original
hardware; and

WHEREAS, This project will remove two poles for inspection and rebuild the worn
components, extending the service life of the high mast lights for an estimated 30 additional
years; and

WHEREAS, Ordinance 25-39(S)(A) approved \$50,000 for the High Mast Light Inspection
and Service project in FY26 Capital Budget; and

WHEREAS, The Port and Harbor received two quotes from the only companies in Alaska
qualified to supply the necessary staff and materials, and the lowest bid exceeded the project
amount approved in the FY26 Capital Budget; and

WHEREAS, An additional \$25,000 from the Port Reserves is required to complete the
High Mast Inspection and Service project, which is critical to maintaining the safety and
security of the Homer Harbor; and

WHEREAS, This total project cost includes a 15% contingency.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
appropriating an additional \$25,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	High Mast Light Inspection/Service	\$25,000

Section 2. The total project cost budget is \$75,000, as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
456-0380	Port Reserves – Existing Appropriation	\$50,000
456-0380	Port Reserves – New Appropriation	\$25,000

Section 3. This ordinance is a budget amendment only, is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Additional Funding - High Mast Light Inspection/Service</u>	DATE	<u>09/04/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 25,000</u>		

DESCRIPTION	The high mast lights around the harbor are approximately 38 years old and require maintenance, with the raising and lowering components still relying on the original hardware. This project will remove two poles for inspection and rebuild the worn components, extending the service life of the high mast lights for an estimated 30 additional years. Ordinance 25-39(S)(A) approved the High Mast Light Inspection and Service project in FY26 Capital Budget. The Port and Harbor received two quotes from the only companies in Alaska qualified to supply the necessary staff and materials, and the lowest bid exceeded the project amount approved in the FY26 Capital Budget. An additional \$25,000 from the Port Reserves is required to complete the High Mast Inspection and Service project, which is critical to maintaining the safety and security of the Homer Harbor. This total project cost includes a 15% contingency.
-------------	--

FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Port Reserves (456-0380)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 1,545,806</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 870,154</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 25,000</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 650,652</u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u> </u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u> </u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u> </u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Remaining Balance	<u> </u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>



MEMORANDUM

Resolution 25-076, A Resolution of the City Council of Homer, Alaska Amending the Homer Public Library's Policy on Overdue Materials. Aderhold.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: August 20, 2025
From: Dave Berry, Library Director
Through: Melissa Jacobsen, City Manager

The library's current policy on overdue materials contains the following language: **"Patrons who do not return overdue library materials after receiving two notices will have their accounts blocked until library material is returned or compensated for."** The current policy doesn't block a library card until items have been out for their entire circulation period and then for several weeks afterwards, since notices aren't generated immediately.

Staff recommend changing the policy to read **"Patrons are responsible for returning items by the specified due date. An account that has items in overdue status will be blocked automatically until those items are returned or paid for."** This can be implemented directly through the catalog software, so it requires no intervention by staff. It may also cut down on the number of overdue notices we mail out.

The Library Advisory Board endorsed this change at its regular meeting on August 19, 2025.

Recommendation:

Update the policy to block library cards immediately when items become overdue.

Attachments:

HPL Policies—Damaged, Lost or Overdue Materials (with relevant text highlighted in yellow)

Damaged, Lost or Overdue Materials

OVERDUE MATERIALS

Patrons who do not return overdue library materials after receiving two notices will have their accounts blocked until library material is returned or compensated for. Patrons with large delinquencies may be referred to a collection agency and may be charged an additional administration fee, as well as all collection agency fees.

LOST MATERIALS

- A patron will be charged the cost of the lost item plus a processing fee.
- A patron should not purchase a replacement copy of a lost item; the library may choose not to accept a replacement item due to a variety of circumstances (e.g., the item has a reinforced binding, there is a newer edition, or more current information is available in a different item).
- After an item has spent 60 days in lost status, patrons will be charged replacement cost and a processing fee even if the item is returned.

REFUND OF REPLACEMENT FEES

The amount paid for a lost book that is later found and returned in good condition to the library can be refunded within 60 days of being marked lost.

INCOMPLETE MATERIALS

If an item is returned missing a part, it will not be checked in. If the patron does not return the missing part within 6 weeks, the patron will be charged a replacement fee as well as a processing fee.

DAMAGED MATERIALS

If an item is returned damaged due to negligence by the patron, the patron may be assessed a fee for the repair. If the item has been damaged beyond repair, the patron will be charged a replacement fee plus a processing fee.

MATERIALS LOST TO THEFT OR NATURAL CAUSES

- Charges for materials lost or destroyed by natural causes such as fire or flood may be waived at the discretion of library staff.
- The library may request documentation of the loss.
- The library will furnish a list of borrowed materials with costs for insurance purposes if asked to do so.

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 25-076

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE HOMER PUBLIC LIBRARY'S POLICY ON OVERDUE
MATERIALS.

WHEREAS, The Homer Public Library's current policy on overdue materials allows patrons to continue using their library accounts for several weeks after items on the account become overdue; and

WHEREAS, In the interest of ensuring that all patrons have access to library materials, staff recommends suspending library accounts immediately when items become overdue; and

WHEREAS, The Library Advisory Board discussed and endorsed this change at its regular meeting on August 19, 2025; and

WHEREAS, A memorandum explaining and summarizing the changes is attached, together with the specific language to be implemented.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby amends the Policy Manual for the Homer Public Library to reflect the changes recommended by the Library Advisory Board.

PASSED AND ADOPTED by the City Council of Homer, Alaska this 8th day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ADAC, CITY CLERK



MEMORANDUM

Resolution 25-077, A Resolution of the City Council of Homer, Alaska, Authorizing the City Manager to Apply for a Loan from the State of Alaska Department of Environmental Conservation (ADEC) under its Alaska Drinking Water Fund Program in an Amount Not To Exceed \$1,331,882 to Finance the A-Frame Transmission Line Replacement Project. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: August 27, 2025
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

I. Issue: The purpose of this Memorandum is to request approval to allow the City Manager to apply for a loan from the ADEC for the A-Frame Transmission Line Replacement Project.

II. Background:

This project is to replace the 60-year-old, cast iron trunk line carrying water from the treatment plant to the west side of Homer. The line runs from the water treatment plant down the steep hill behind the hospital to feed into the water mains on Mountain View and Island View. Public Works is concerned that the ground, which is on a 50 – 65% slope, will move, from earthquake or slope slumping, causing the pipe to fail.

The City submitted a questionnaire to receive a loan from the ADEC State Revolving fund. The State Revolving Fund doesn't technically issue grants, but they can issue loans and then forgive a portion of the loan, which they call principal forgiveness. The loan for the A-Frame Transmission Line Replacement Project has \$1,331,882 in principal forgiveness attached, which is the full value of the loan.

III. RECOMMENDATIONS: That the City Council authorize the City Manager to apply for an ADEC loan in the amount of \$1,331,882 for the A-Frame Transmission Line Replacement Project.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 25-077

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING THE CITY MANAGER TO APPLY FOR DRINKING
WATER STATE REVOLVING LOAN FUNDS FROM THE ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION IN THE
AMOUNT OF \$1,331,882 FOR THE A-FRAME TRANSMISSION LINE
REPLACEMENT PROJECT.

WHEREAS, The A-Frame Transmission line is critical to Homer's water distribution
system because it is the only trunk line supplying the west side of town; and

WHEREAS, The A-Frame Transmission line is 60 years old and located on a steep hill
where it is prone to damage from earthquakes and slope slumping; and

WHEREAS, The estimated cost of replacing the line is \$1,331,882; and

WHEREAS, The Transmission Line Replacement is listed on the Alaska Department of
Environmental Conservation's FY26 Intended Use Plan for the Drinking Water State Revolving
Loan Fund and the City is eligible for principal forgiveness in the amount of \$1,331,882; and

WHEREAS, In order to receive this subsidy, the City must apply for the loan funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
authorizes the City Manager to apply for Drinking Water State Revolving Loan Funds in the
amount of \$1,331,882 for the A-Frame Transmission Line Replacement Project.

PASSED AND ADOPTED by the Homer City Council this 8th day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK
Fiscal Note: See Memorandum CC-25-223



MEMORANDUM

Resolution 25-078, A Resolution of the City Council of Homer, Alaska Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for the Acquisition of Real Property consisting of 26.5 Acres, more or less and Designating the Use as Conservation. Community Development Director/City Manager.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: August 28, 2025
From: Julie Engebretsen, Community Development Director
Through: Melissa Jacobsen, City Manager

The City of Homer was awarded a NOAA grant in 2023 for Green Infrastructure. Staff is happy to report the City is closing in on the first land purchase funded by the grant. This 39-acre parcel is undergoing a replat; the northern portion with the junk yard will remain in Mr. Kennedy's ownership, and the City will own the remaining vacant acreage. The subdivision process is expected to be completed by the end of the year and recording of the transaction slated for January. The funding source requires a deed restriction against future development.

The property authorized by this purchase is 26.5 acres owned by Mr. Kennedy. The appraised value and purchase price is \$246,000.

NOAA grant funds will cover the purchase costs, a third-party appraisal that met NOAA standards, and a Phase 1 Environmental Site Assessment for due diligence. This transaction has taken many steps to get to the point of Council approval and has more steps with NOAA prior to the release of federal funds. The goal over the next few months is to complete the platting process, NOAA's 90 day review period, and complete the transaction in early 2026.

Attachments:

Preliminary plat
Ordinance 23-46
Resolution 24-124(s)
Appraisal Synopsis
Phase 1 Environmental Site Assessment
 7.0 Summary of Findings and Recommendations
 8.0 Limitations
*title documents forthcoming

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE FRONT 15 FEET ADJOINING THE TERNVIEW PLACE AND SPRUCE LANE RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED BY THIS PLAT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

5. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

6. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

WASTEWATER DISPOSAL

TRACTS A AND B

THESE LOTS ARE AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE TERNVIEW PL. RIGHT-OF-WAY

THE SPRUCE LN. RIGHT-OF-WAY

THE 15 FOOT UTILITY EASEMENTS ADJOINING THE RIGHT-OF-WAY DEDICATIONS

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____
MELISSA JACOBSEN, CITY MANAGER
CITY OF HOMER, ALASKA

LEGEND

- INDICATES 3-1/4" ALUM. CAP MONUMENT (7538-S 2017) RECOVERED THIS SURVEY
- INDICATES 3" ALUM. CAP MONUMENT (3686-S 1996) RECOVERED THIS SURVEY
- INDICATES 1/2" GIP WITH TACK IN WOOD PLUG RECOVERED THIS SURVEY
- INDICATES X IN GRANITE BOULDER (RECORD HM 2004-8) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8"x30" REBAR (7538-S 2024) SET THIS SURVEY

INDICATES POTENTIAL WETLAND/UPLAND COMPLEX AND/OR DRAINAGEWAY PER KENAI WATERSHED FORUM WETLANDS MAPPING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°54'30" E	208.71'
L2	N 0°04'36" W	208.71'
L3	N 0°04'36" W	208.71'
L4	N 89°54'30" E	208.71'

CURVE TABLE

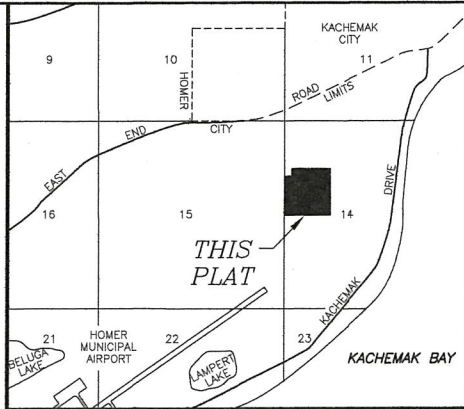
CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	138°42'00"	50.00'	121.04'	N 20°34'24" E	93.58'
C2	123°00'40"	50.00'	107.35'	N 28°25'04" E	87.89'
C3	15°41'20"	50.00'	13.69'	N 40°55'56" W	13.65'
C4	143°07'48"	50.00'	124.90'	N 71°28'24" E	94.87'

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

SCALE 1"=100'



VICINITY MAP

SCALE: 1" = 1/2 MILE U.S.G.S. QUAD. SELDOVIA (C-4)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GEORGE M. KENNEDY
844 OCEAN DRIVE LOOP
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR GEORGE M. KENNEDY
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE No. 2024-???

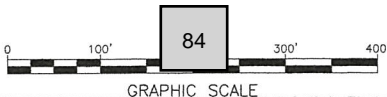
STORMWATER WORKS TRACTS ONE

CREATING TRACTS A AND B
LOCATED WITHIN THE SW 1/4 NW1/4 SECTION 14,
EXCLUDING THE NORTH 208.71' OF THE WEST 208.71'
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 38.973 ACRES
OWNER:
GEORGE M. KENNEDY 844 OCEAN DRIVE LOOP HOMER, AK 99603

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: JULY 2024 SCALE: 1" = 100'
CHK BY: SCS JOB #2023-12 SHEET 1 OF 1



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 23-46

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY24 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A SUB-RECIPIENT GRANT FROM THE
UNIVERSITY OF ALASKA ANCHORAGE IN THE AMOUNT OF
\$1,171,410 FOR THE KACHEMAK SPONGE GREEN
INFRASTRUCTURE STORM WATER TREATMENT SYSTEM.

WHEREAS, the Kachemak Bay National Estuarine Research Reserve (KBNERR) has
worked with the City to identify wetlands/peatlands that could be used as a wetland treatment
system as part of the City's Kachemak Sponge Green Infrastructure Storm Water Treatment
System and to submit a proposal for a grant to acquire such lands; and

WHEREAS, The University of Alaska Anchorage (UAA), the fiscal agent for KBNERR, has
received a grant from NOAA for the purpose of acquiring wetlands and peatlands to be
preserved for conservation in perpetuity as part of the Kachemak Sponge Green Infrastructure
Storm Water Treatment System; and

WHEREAS, The City will be a sub-recipient of the NOAA grant and responsible for
conducting the environmental reviews, surveys, appraisals and other services required to
support the property acquisition; and

WHEREAS, The NOAA grant supports one of the projects within the Slope Stability and
Erosion Mitigation Program, a Legislative Priority in the 2023-2028 City of Homer Capital
Improvement Plan.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY24 Capital Budget by
accepting and appropriating, as a sub-recipient, a grant from the University of Alaska
Anchorage in the amount of \$1,171,410 as follows:


<u>Fund</u>	<u>Description</u>	<u>Amount</u>
151-XXXX	University of Alaska Anchorage Grant	\$1,171,410

Section 2. The City Manager is authorized to execute the appropriate documents.

Section 3. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 14th day of August, 2023.

CITY OF HOMER


KEN CASTNER, MAYOR

ATTEST:

Milieu

MELISSA JACOBSEN, MMC, CITY CLERK

YES: 6

NO: 0

ABSENT: 0

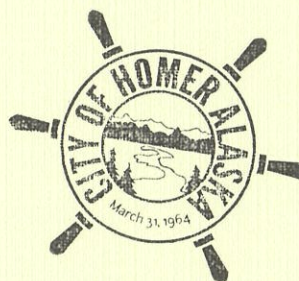
ABSTAIN: 0

First Reading: 6.26.23

Public Hearing: 7.24.23, 8.14.23

Second Reading: 8.14.23

Effective Date: 8.15.23



CITY OF HOMER
HOMER, ALASKA

City Manager/
Community Development Director

RESOLUTION 24-124(S)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING THE CITY MANAGER TO PURSUE THE PURCHASE
OF LANDS FOR THE PURPOSE OF GREEN INFRASTRUCTURE
~~PLANNING, CONSTRUCTION AND~~ CONSERVATION AND TO
BRING FORWARD THE NECESSARY ORDINANCES TO THE CITY
COUNCIL.

WHEREAS, The City Council adopted Ordinance 23-46, accepting and appropriating a
sub-recipient grant in the amount of \$1,171,410 for the Kachemak Sponge Green
Infrastructure Storm Water Treatment System; and

WHEREAS, The National Oceanic and Atmospheric Administration (NOAA) grant
funds will cover some property acquisition and the design of a green infrastructure storm water
project; and

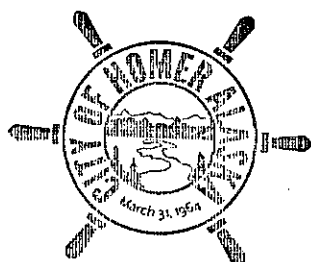
WHEREAS, The FY 2024 Capital Budget included \$418,100 in HART Roads funds for the
purchase of lands that are required for the project, but not grant eligible; and

WHEREAS, The City wishes to negotiate with property owners in good faith and
additional City funds will be required to purchase properties; and

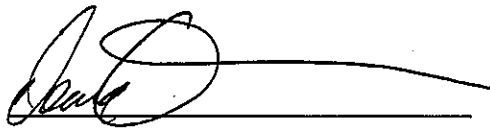
WHEREAS, With Council approval of this resolution, staff will pursue purchase of lands
and bring forward the appraisal ordinances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska hereby
authorizes the City Manager to pursue the purchase of lands for the purpose of Green
Infrastructure ~~planning, construction, and~~ conservation and bring forward the necessary
ordinances to City Council.

PASSED AND ADOPTED by the Homer City Council this 10th day of February, 2025.



CITY OF HOMER


DONNA ADERHOLD, MAYOR PRO TEM

45 ATTEST:

46

47

Renee Krause

48 RENEE KRAUSE, MMC, CITY CLERK

49

50 Fiscal information: ~~\$130,000 Unbudgeted~~, \$418,100 Budgeted. Unbudgeted portion to come
51 from HART Roads.

MacSwain Associates

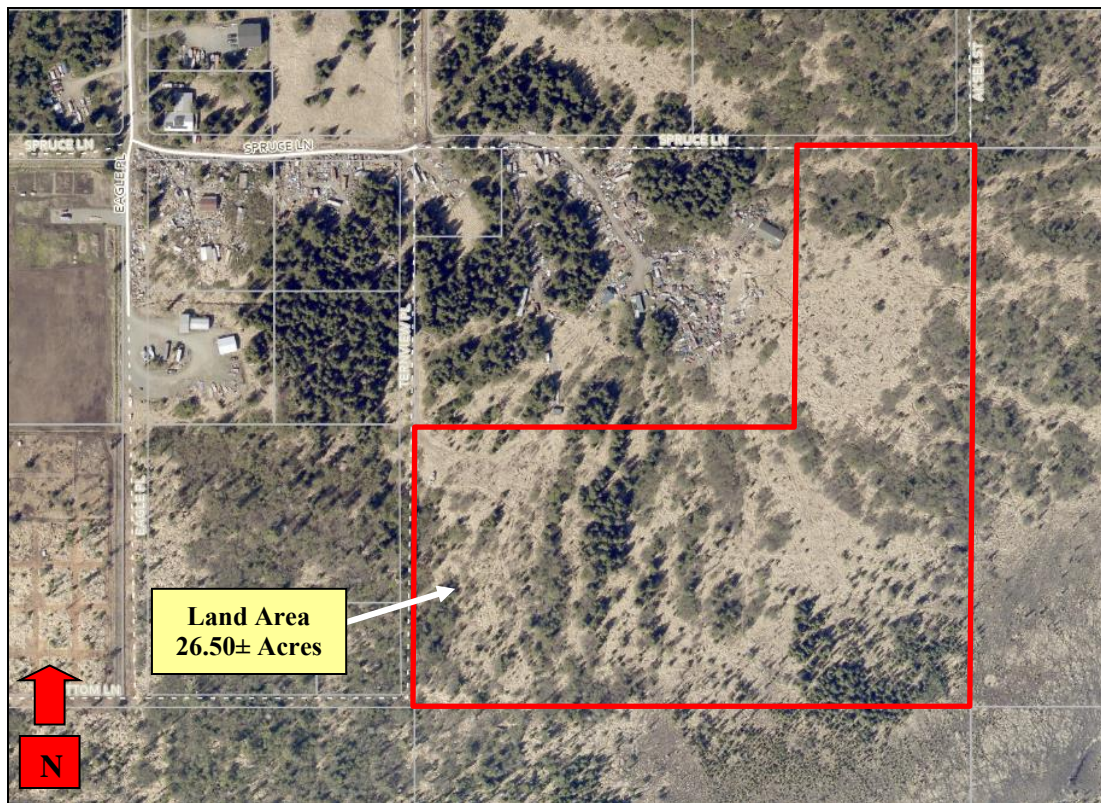
4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

APPRAISAL REPORT

George M. Kennedy Parcel
Kachemak Sponge Green Infrastructure Project
26.50± Acre Portion of KPB #17908030
Homer, Alaska

Legal Description
Portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$,
Section 14, T6S, R13W, SM

Market Value Estimate



Effective Date of Appraisal: June 6, 2024

File No. 23-3834

Submitted To:

Homer Public Works Department
3575 Heath Street
Homer, AK 99603

MacSwain Associates

**4401 Business Park Blvd., Suite 22
Anchorage, Alaska 99503
Telephone: 907-561-1965
a.kleinke@macswain.com**

January 8, 2025

Homer Public Works Department
3575 Heath Street
Homer, AK 99603

Re: George M. Kennedy Property
Kachemak Sponge Green Infrastructure Project
26.50± Acre Portion of KPB #17908030
Homer, Alaska

To: City of Homer, Public Works Department

MacSwain Associates has prepared an *Appraisal Report* that analyzes the above-referenced land owned by George M. Kennedy. The property is a portion of a legally-separated parcel identified by the City as Homer for acquisition for the Kachemak Sponge Green Infrastructure Project. The purpose of the appraisal is to estimate the market value of the fee simple estate, with the intent to assist the client with a potential purchase of the property with the use of National Oceanic and Atmospheric Administration (NOAA) funding. Use of these funds entails a UASFLA-compliant appraisal. In addition to the City of Homer and the review appraiser, additional intended users include the property owner, and Kachemak Heritage Land Trust, who is contracting with the City to oversee the project.

The appraised property is a portion of a 39-acre parcel identified as KPB Assessor No. 17908030. Importantly, our larger parcel analysis includes that the appraised 26.60± acres constitutes a separate larger parcel, as it does not have an integrated highest and best use with the portion of the property containing improvements and salvage yard.

We prepare this *Appraisal Report* to comply with requirements set forth in the *Uniform Appraisal Standards for Federal Land Acquisitions* (UASFLA) and *Uniform Standards of Professional Appraisal Practice* (USPAP). UASFLA states an estimate of market value tied to exposure time is inappropriate and requires exclusion from the appraisal report. Thus, we invoke the jurisdictional exception rule permitted in USPAP.¹ This departure represents the only conflict between UASFLA and USPAP.

¹ Standard Rule 1-2(c) of USPAP requires the appraiser to estimate a reasonable exposure time in conjunction with their market value opinion. Section 1.2.7.2 of UASFLA provides legal authority for invoking the Jurisdictional Rule.

We employ the sales comparison approach to value the appraised land. Based on the data, reasoning, and analysis contained in this *Appraisal Report*, it is our opinion the market value of the 26.50± acre Kennedy Parcel, as of June 6, 2024, is \$246,000.

Parcel	Property Owner	Area (Acres)	Market Value
Portion of SW¼NW¼, Section 14, T6S, R13W, SM	George M. Kennedy	26.50	\$246,000

We direct your attention to the Appraiser Certification, Scope of Work, assumptions and limiting conditions, and the ***extraordinary assumption***, for explanation of the appraisal process and limitations of this *Appraisal Report*. The extraordinary assumption pertains to the environmental condition of the property, which is influenced by our review of the Phase I Environmental Assessment prepared by Coble Geophysical Services for the City of Homer Public Works dated December 1, 2022

If you have questions regarding our analysis or conclusions, please contact our office. We appreciate the opportunity to provide these appraisal services.

Respectfully submitted,



Alex Kleinke
State of Alaska Certificate No. 148873

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Appraiser Certification

We certify that to the best of our knowledge and belief:

- ➔ The statements of fact contained in this report are true and correct.
- ➔ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and they are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ➔ We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ➔ We completed an appraisal of a portion of the Kenndy Parcel in the report dated July 18, 2022 for the City of Homer. We have performed no other services, as appraisers or in any other capacity, regarding the property this is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ➔ We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ➔ Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ➔ Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ➔ No one provided significant real property appraisal assistance to the persons signing this certification.
- ➔ The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ➔ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ➔ As of the date of this report, Alex Kleinke is a certified General Real Estate Appraiser in the State of Alaska and has completed the education requirements through June 2025.
- ➔ As of the date of this report, Alex Kleinke has completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.

- ➔ As of the date of this report, Alex Kleinke has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.
- ➔ The appraisal was developed and the appraisal report prepared in conformity with the *Uniform Appraisal Standards for Federal Land Acquisitions*.
- ➔ The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's *Uniform Standards of Professional Appraisal Practice* and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the *Uniform Appraisal Standards For Federal Land Acquisitions*.
- ➔ Alex Kleinke made a physical inspection of the appraised property on June 6, 2024. The property owner was notified prior to the inspection by Kachemak Heritage Land Trust but opted to not be present during the inspection. We have inspected the comparable sales, unless otherwise noted. Discussion pertaining to comparable sales inspection is on page 34 of the report.
- ➔ Our opinion of market value of the Kennedy Parcel, as of June 6, 2024, is \$246,000.



1/8/25

Alex Kleinke

Date

State of Alaska Certificate No. 148873

Assumptions and Limiting Conditions

This *Appraisal Report* is subject to the following Assumptions and Limiting Conditions.

- ➔ We assume no responsibility for the legal descriptions provided or for other matters pertaining to legal or title considerations. We assume title to the appraised property is marketable unless otherwise stated.
- ➔ We appraise the property free and clear of all liens or encumbrances unless otherwise stated.
- ➔ We believe the information furnished by others is reliable, but we do not guarantee its accuracy.
- ➔ We assume all engineering studies are correct. We believe all maps, surveys, and other illustrative material are accurate. We include these exhibits only to help the reader visualize the appraised property.
- ➔ We assume there are no hidden or unapparent conditions that render the property more or less valuable. We assume no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.
- ➔ We assume the appraised property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
- ➔ Possession of this report, or a copy thereof, does not carry with it the right of publication.
- ➔ The appraisers are not required to give consultation, testimony, or attend court proceedings with reference to the subject property without prior arrangements.
- ➔ The appraisers acknowledge the appraisal report may be available for public review upon request. However, this right does not allow dissemination to the public through advertising, public relations, news, sales, or other media without prior written consent and approval from the appraisers.
- ➔ We did not observe any hazardous material or other type of environmental contamination that may affect the appraised property. Furthermore, we do not have any knowledge that such substances exist. However, the presence of environmental conditions may impair property value. Therefore, we urge the client to retain an environmental assessment for discovery and evaluation. We are aware of a Phase I Environmental Assessment prepared by Coble Geophysical Services for the City of Homer Public Works dated December 1, 2022. The assessment focuses on the 10-acre scrapyard portion of the Kennedy Parcel, which is not included in the subject larger parcel. Moreover, it states the southern portion of the property is “apparently pristine and more than likely unaffected by the adjacent scrapyard”. It is reasonable to assume the land to the east of the scrapyard shares this characteristic. See ***extraordinary assumption*** on the next page.

Extraordinary Assumption

This *Appraisal Report* is subject to the following *extraordinary assumption*.

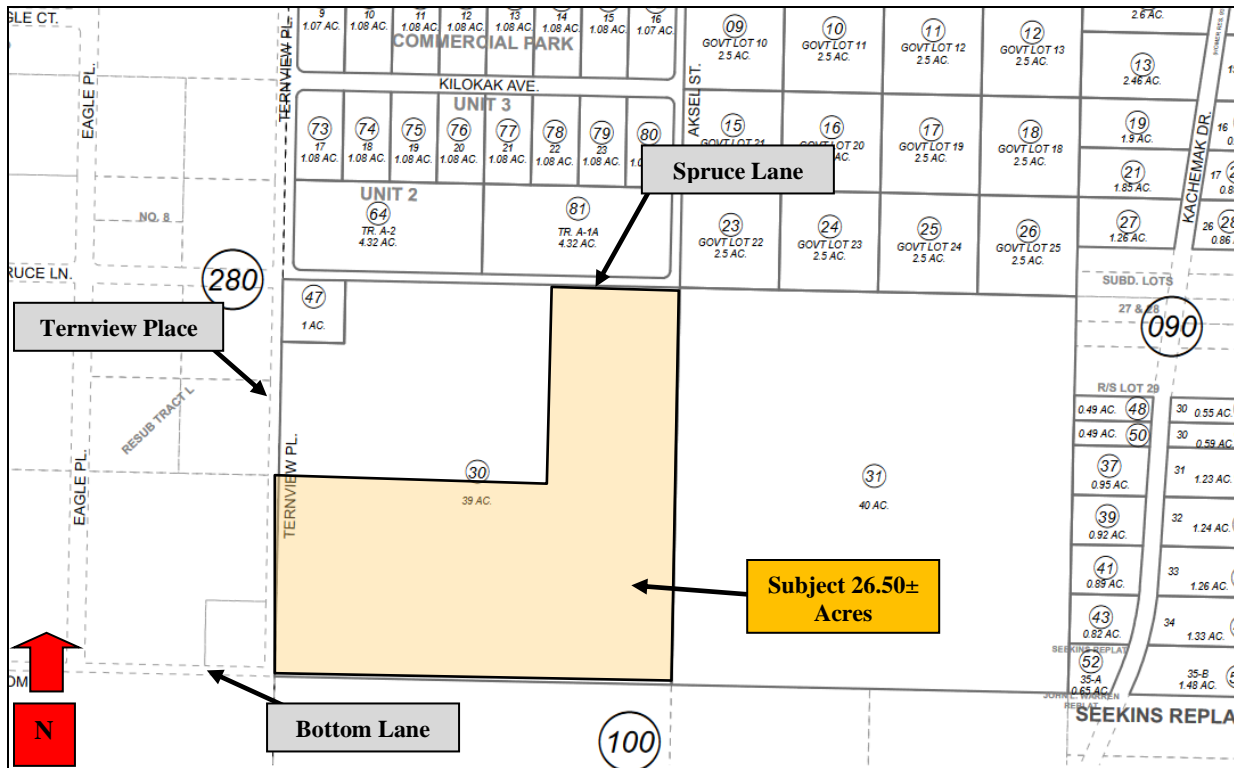
- ➔ It is an *extraordinary assumption* of the appraisal that potential contamination related to the adjacent salvage yard has not affected the appraised land. The extraordinary assumption is premised on a review of the Phase I Environmental Assessment prepared by Coble Geophysical Services for the City of Homer Public Works dated December 1, 2022. The assessment pertains to the 10-acre scrapyard owned by Kennedy, which is not part of the larger parcel. The opinions expressed in the Phase I report indicated the southerly portion of Kennedy's property is "apparently pristine and more than likely unaffected by the adjacent scrapyard". We also consider it reasonable to assume the easterly portion outside of the scrapyard boundaries are similar in terms of these characteristics. A copy of the Phase I Environmental Assessment is contained in the addendum of the report. We note, if the extraordinary assumption is found false, our opinion of value could be affected.

Executive Summary

Property Type: Raw land

Property Name: Kennedy Parcel

Location: Property sets at northeast corner of unimproved Bottom Lane and Ternview Place, and fronts south side of unimproved Spruce Lane, Homer, Alaska.



Property Rights Appraised: Fee simple estate

Type of Value: Market value as defined by UASFLA

Legal Description: Portion of SW¼ NW¼ , Section 14, Township 6 South, Range 13 West, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska.

Property Owner: George M. Kennedy per Borough records

Land Area: 26.50± acres or 1,154,340± square feet

Access: Legal access from Ternview Place along west boundary, and Spruce Lane along north boundary, which are not improved. Spruce Lane's gravel surface terminates to the northwest, the nearest City-maintained road is Eagle Place to the northwest

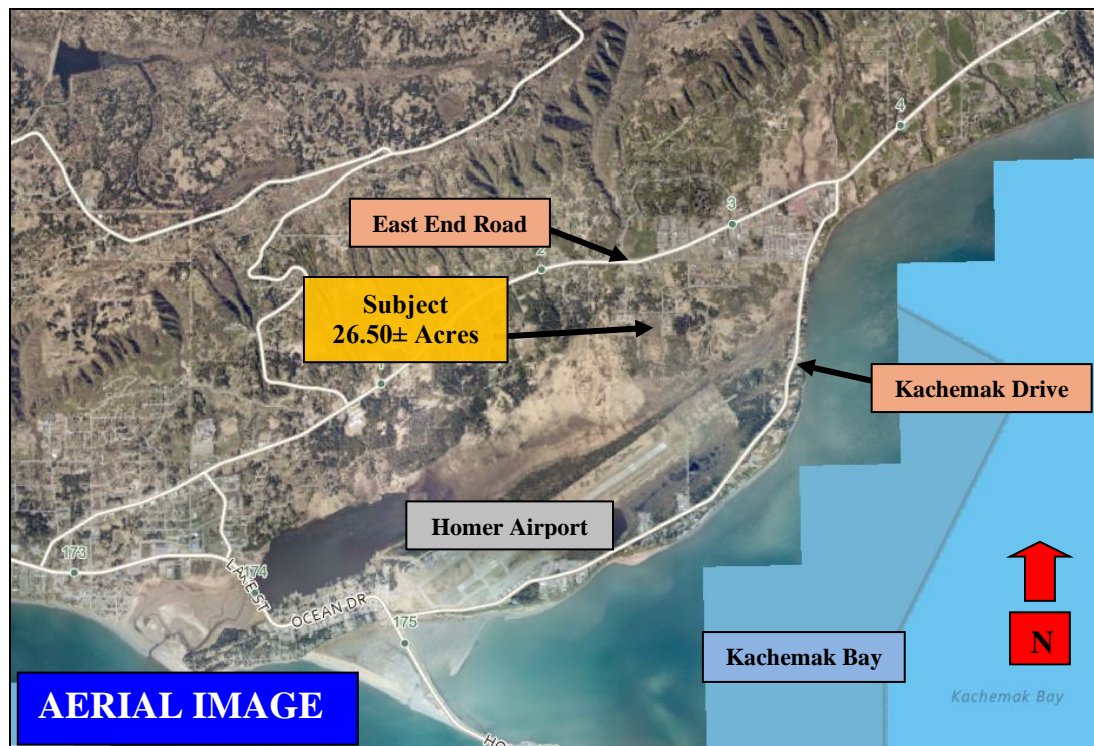
Topography: Gently sloping from west to east with descending contour

Vegetation:	Parcel contains a mix of alder, spruce, low-lying herbaceous shrubs, and barren land
Wetland Classification:	Per City of Homer Wetland Mapping, “Moderate Rank” wetlands; KWF Wetland Assessment identifies the property as Discharge Slope Wetlands and Drainageway Wetlands
Utility Service:	Public electricity, natural gas, water, and sewer in area, but not on site
Easements and Restrictions:	Section line easement presumed along west boundary, none shown on Borough mapping
Zoning:	East end Mixed Use District per City of Homer
Improvement Description:	None
Larger Parcel Determination:	Larger parcel is the subject consisting of 26.50± acres
Highest and Best Use:	Industrial development
Environmental Condition:	No known adverse conditions, see <i>extraordinary assumption</i>
Effective Date of Appraisal:	June 6, 2024 (date of inspection)
Report Date:	January 8, 2025
Extraordinary Assumptions:	Potential contamination from adjacent salvage yard has not affected subject land
Hypothetical Conditions:	None
Value Indicated by Cost Approach:	Not applicable
Value Indicated by Sales Comparison Approach:	\$246,000 (\$9,300± per acre)
Value Indicated by Income Capitalization Approach:	Not applicable
Estimated Market Value of Kennedy Parcel (26.50± Acres):	
\$246,000	

Chapter 1: Description of Scope of Work

Overview

This *Appraisal Report* analyzes a parcel of land near the Homer Airport in Homer, Alaska. The Kennedy Parcel contains 26.50± acres of raw land inundated with wetlands between Kachemak Drive and East End Road. The purpose of the appraisal is to estimate the market value of the fee simple estate, with the intent to assist with a potential purchase of the property by the City of Homer utilizing National Oceanic and Atmospheric Administration (NOAA) funding.



The appraisal complies with the requirements set forth in the *Uniform Appraisal Standards for Federal Land Acquisitions* (UASFLA) and *Uniform Standards of Professional Appraisal Practice* (USPAP). We understand the appraisal report may be transmitted to Nancy King for a third-party review.

Client

The client is the City of Homer. The City of Homer is contracting with KHLT to help facilitate the project.

Intended Users of the Appraisal Report The intended users of the report are the City of Homer, KHLT, NOAA, and the property owner.

Intended Use of the Appraisal Report The intended use of the report is to assist the potential acquisition of the Kennedy Parcel by the City of Homer.

Property Rights Appraised We were not provided a title report. Based on review of publicly-recorded documents, the property entitlements are assumed to be fee simple estate, as we found no recorded documents stating the reservation of oil, gas, minerals, etc.

Definition of Market Value While a number of different definitions of market value are available for citation, all generally state value results from the behavior of market participants. Based on the intended use of this report, we cite the UASFLA definition of market value for the appraisal assignment.

Market Value

Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.²

Legal Description Based on review of public recorded documents, and information provided by the client the subject's legal description is as follows:

Portion of SW¹/₄NW¹/₄ of Section 14, Township 6S, Range 13W, Seward Meridian, Homer Recording District, Third Judicial District, State of Alaska.

² *Uniform Appraisal Standards for Federal Land Acquisitions*, 6th Addition, by the Interagency Land Acquisition Conference, published by the Appraisal Foundation in cooperation with the U.S. Department of Justice, 2016, p. 10.

Property Owner	Public Records indicate the owner of the appraised property is as follows. <ul style="list-style-type: none">• George M. Kennedy 844 Ocean Drive Loop Homer, AK 99603-7920
Effective Date of the Appraisal	June 6, 2024
Date of Report	January 8, 2025
Property Inspection and Owner Contact	Alex Kleinke inspected the appraised property on June 6, 2024, unaccompanied by the property owner. The property owner was informed of the inspection at a prior date, but opted to not be present for the inspection. However, the property owner authorized the appraisal inspection. Lauren Rusin with Kachemak Heritage Land Trust obtained permission to inspect the property on behalf of the appraiser. We discussed the property and property history with George M. Kennedy, property owner, over the phone.
Special Appraisal Problems	We encountered an analytical problem affecting the appraisal process that concludes with our opinion of market value. The analytical problem pertains to the larger parcel analysis. Currently, the property is comprised of a 39-acre parcel with a salvage yard on the northwest portion. Our larger parcel determination concluded that the appraised 26.50± acres represent an independent larger parcel. Several factors preclude the remaining 12.5-acre salvage yard portion from inclusion, as our analysis determined this portion lacks an integrated highest and best use. Moreover, additional lands west of Ternview Place right-of-way are excluded from the larger parcel. Our larger parcel analysis is contained in the highest and best use chapter of this report.
Investigation and Analysis Undertaken to Develop Appraisal	Based on the larger parcel determination, the appraisal assignment involves a full acquisition. Therefore, before and after analyses are not necessary. In developing our opinion of value, we considered the cost, sales comparison, and income capitalization approaches.

We employ the sales comparison approach to develop an opinion of market value. This approach is the only meaningful method of valuing this type of land. Neither the cost nor the income capitalization approaches reflect the behavior of market participants for this type of property. As the Homer land market tends to be controlled by owner users, there is rarely land rental data available for consideration, which precludes developing the income capitalization approach. Moreover, the cost approach is not considered applicable for valuing vacant land. In certain markets, cost data may be available that enables an extraction of land value; however, this neighborhood lacks such information. Therefore, we rely upon land sales in the subject's neighborhood that contain similar physical and economic characteristics. While these sales require adjustments that are difficult to quantify, qualitative analytics produce a reliable conclusion.

Alex Kleinke is responsible for all aspects of the appraisal, including the analysis that concludes with an opinion of market value. Alex Kleinke performed the data collection, analysis, property inspection, report writing, concluded with an opinion of value, and signed the certificate as the appraiser responsible for the contents of the report. A tabular summary of the investigation and analysis undertaken to develop the appraisal follows.

- ➔ Participated in a Pre-Work Meeting and discussed the property with representatives from the City of Homer, KHLT, NOAA, and the review appraiser on December 20, 2023;
- ➔ Inspected the appraised property June 6, 2024;
- ➔ Discussed property and property history with George M. Kennedy, property owner;
- ➔ Reviewed mapping pertaining to Kachemak Sponge Green Infrastructure Project;
- ➔ Reviewed aerial and wetland mapping from Kenai Peninsula Borough and other sources;
- ➔ Reviewed wetland, zoning, and utility mapping from City of Homer;
- ➔ Reviewed Phase I Environmental Assessment prepared by Coble Geophysical Services effective December 1, 2022;
- ➔ Reviewed KPB Tax Parcel Map 179-080;
- ➔ Reviewed Kenai Peninsula 2021-2026 Comprehensive Economic Development Strategy prepared by KPEDD in June 2021;
- ➔ Reviewed the City of Homer Comprehensive Plan 2018;

- ➔ Performed analysis to determine the larger parcel based on tests of unity of title (ownership), contiguity, and unity of highest and best use;
- ➔ Concluded with opinion of highest and best use of the appraised property;
- ➔ Collected, verified, and analyzed land transactions in the Homer and general KPB areas;
- ➔ Confirmed land sales with the buyer, seller, broker, or other knowledgeable third party;
- ➔ Developed the sales comparison approach to arrive at indications of market value; and .
- ➔ Reconciled the indications of value and concluded with an opinion of market value for the Kennedy Parcel.

Exposure Time

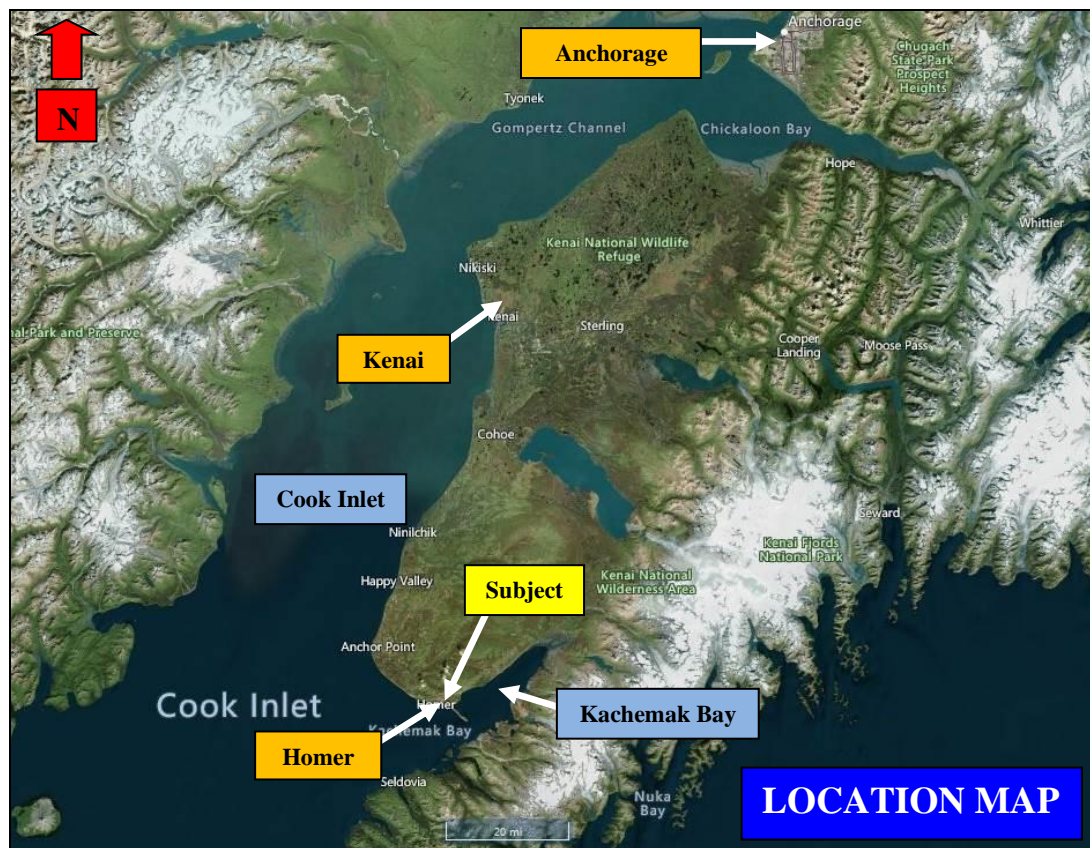
We invoke the Jurisdictional Exception Rule permitted in USPAP to comply with Section 1.2.4 of UASFLA that states, “the appraiser shall not link an opinion of market value for federal acquisition purposes to a specific exposure time”.³

³ Since Standard Rule 1-2(c) of USPAP requires the appraiser to estimate a reasonable exposure time in conjunction with their opinion of value, we invoke the Jurisdictional Exception Rule that permits departure.

Chapter 2: Area Overview and Neighborhood Analysis

Overview

We present an overview of the subject's neighborhood character as well as provide a market summary. The appraised land sets northeast of the Homer Airport in Homer, Alaska, a coastal city in the Kenai Peninsula Borough. The City of Homer is an independent economic hub in the southern Kenai Peninsula tied heavily to the commercial fishing and maritime industry. Economic diversity has emerged in recent years due to a full-time population core that supports seasonal residents and tourism. Retail, health services, hospitality, and construction industries have added to the employment sectors in Homer. Surrounding communities have evolved due to this residential expansion, while much of the land north of the city limits remains predominantly undeveloped. The Southcentral Alaska map below locates the Homer Area in relation to Kenai and Anchorage.



Homer Summary

The City of Homer is a First Class City, located on the north shore of Kachemak Bay on the southwestern portion of the Kenai Peninsula. Homer's population has seen a 10% increase over the past ten years,

with a 2020 Census Population of 5,522. Including the surrounding communities of Kachemak and Diamond Ridge, the 2022 area-wide population estimate was 7,536. It is one of the four largest communities on the Kenai Peninsula, along with Kenai, Soldotna, and Seward. Homer is approximately 227 road miles south of Anchorage, the southernmost point of the Sterling Highway. Information for this analysis was obtained from various sources, including the Homer Chamber of Commerce, Kenai Peninsula Economic Development District, and the Alaska Department of Community and Regional Affairs (DRCA).

Economy

Homer's economy is primarily supported by the tourism and fisheries industries. Unlike other regions of Alaska, the economy of Homer is not directly related to the success of the oil industry. Homer acts as a regional hub for other smaller communities such as Anchor Point, Ninilchik, and Seldovia. Over the past several years, Homer has transitioned more towards the tourism industry, as it is estimated to be a \$100± million per year industry on the Kenai Peninsula. Homer is a popular destination for both resident and non-resident tourists. Most of the tourism business occurs between June and August when sport fishing is at its peak. In addition, the Alaska Islands and Ocean Visitor Center contributes to the local economy. A relatively new 72-room Aspen Hotel located on the Sterling Highway next to the visitor center has added approximately 15 full time jobs. In 2021, Grace Ridge Brewing constructed a new 2,400± square foot facility on the corner of Smoky Bay Way and Ben Walters Lane north of Beluga Lake. In 2023, Doyon, Limited purchased the property known as Lighthouse Village on Homer Spit Road and is planning a joint-venture to expand sustainable tourism in Alaska.

Transportation

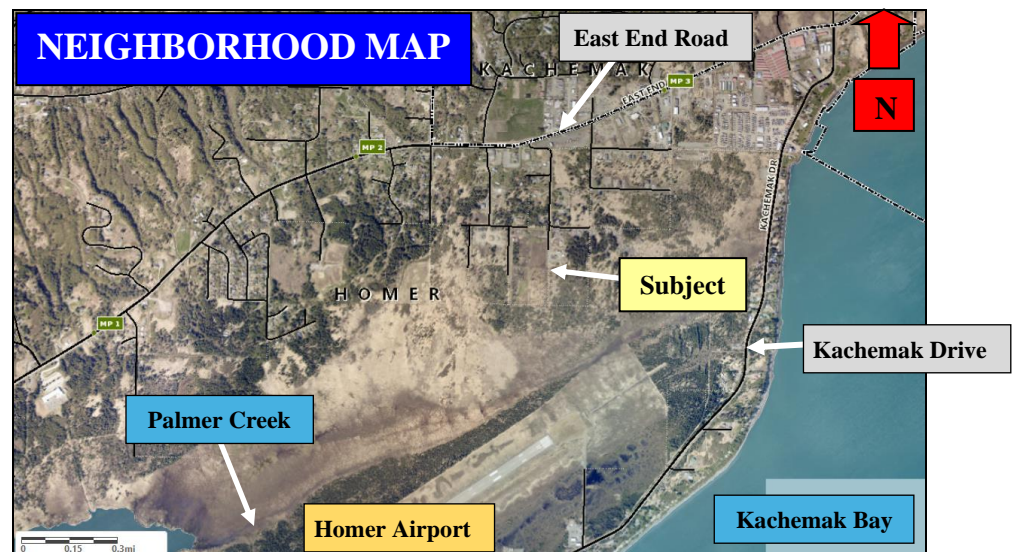
The primary road system to Homer is the Sterling Highway, which connects to the Seward Highway leading to Anchorage and other road systems with linkage to Fairbanks, Canada, and the Lower 48. The State owns and operates the Homer Airport, with a 6,700-foot asphalt runway and floatplane basin. There is also a seaplane base at Beluga Lake. The City is served by several scheduled and chartered flight services with Ravn Alaska, Aleutian Airways, and Kenai Aviation providing service to Anchorage with multiple flights per day. There are also four alternative private landing strips in the vicinity. The Alaska Marine Highway and local ferry services provide marine transportation to other communities in Kachemak Bay and Kodiak.

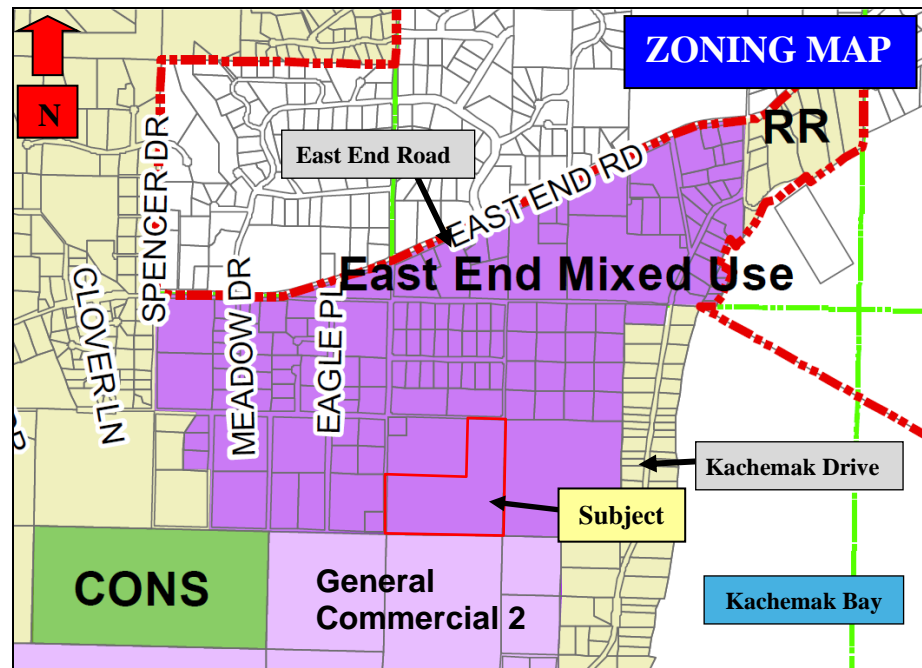
Public Utilities, Schools, and Health Care

Approximately 90% of Homer is served by public water, while the remaining residents have on-site well systems or have water delivered. There is a City sewer treatment center designed to treat 880,000 gallons per day, but with the capability of treating 1,400,000 gallons per day peak flow. Electricity is provided by Homer Electric Association, and refuse is collected by a private firm and hauled to the Borough landfill. There are eight schools located in the community attended by approximately 1,120 students. Local health care facilities include South Peninsula Hospital and auxiliary health care is provided by the Homer Volunteer Fire Department/EMS, as well as private practitioners.

Neighborhood Analysis

The subject is located within a neighborhood known as East End, located approximately three miles northeast of the primary commercial area of Homer. Bound by East End Road to the north, Kachemak Bay to the east, and Homer Airport boundaries to the south and west, development is primarily industrial, with residential and commercial uses interspersed. Local businesses include boat storage and repair, ministorage, welding, and automotive. Public utilities available in the immediate neighborhood include water, sewer, natural gas, and electricity. Access to the neighborhood is afforded by East End Road and Kachemak Drive, State-maintained roads. Little Fireweed Lane, Ternview Place, and Kilokak Lane are maintained by the City of Homer. Neighborhood zoning includes East End Mixed Use south of East End Road and west of Kachemak Drive. Rural Residential zoning is evident fronting Kachemak Drive and Kachemak Bay. Conservation and General Commercial zoning districts are also within the immediate neighborhood.





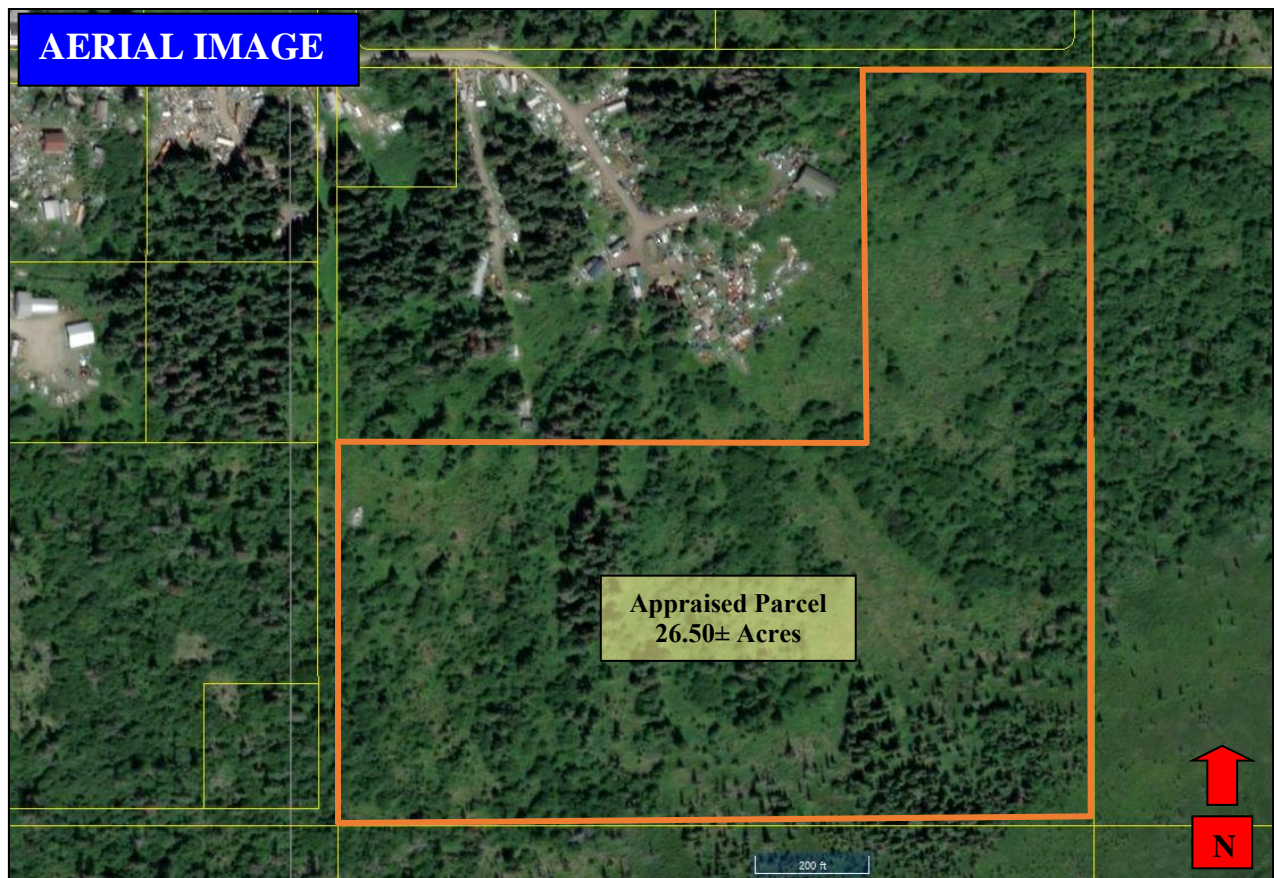
Conclusion

To summarize, the immediate neighborhood is situated northeast of the airport, three miles northeast of the primary commercial area of Homer. This is a mixed-use neighborhood comprised of industrial and residential use, with large swathes of vacant wetlands. We anticipate continued slow to moderate growth for the neighborhood.

Chapter 3: Property Description and Analysis

Overview

The Kennedy Parcel contains 26.50± acres situated northeast of the Homer Airport. The land is in a raw state and consists of wetland inundation. The inserted aerial image provides location reference and displays the physical character, while succeeding tax parcel map shows Borough property boundaries. The aerial image below was generated by the Alaska Mapper and should be considered an approximation.

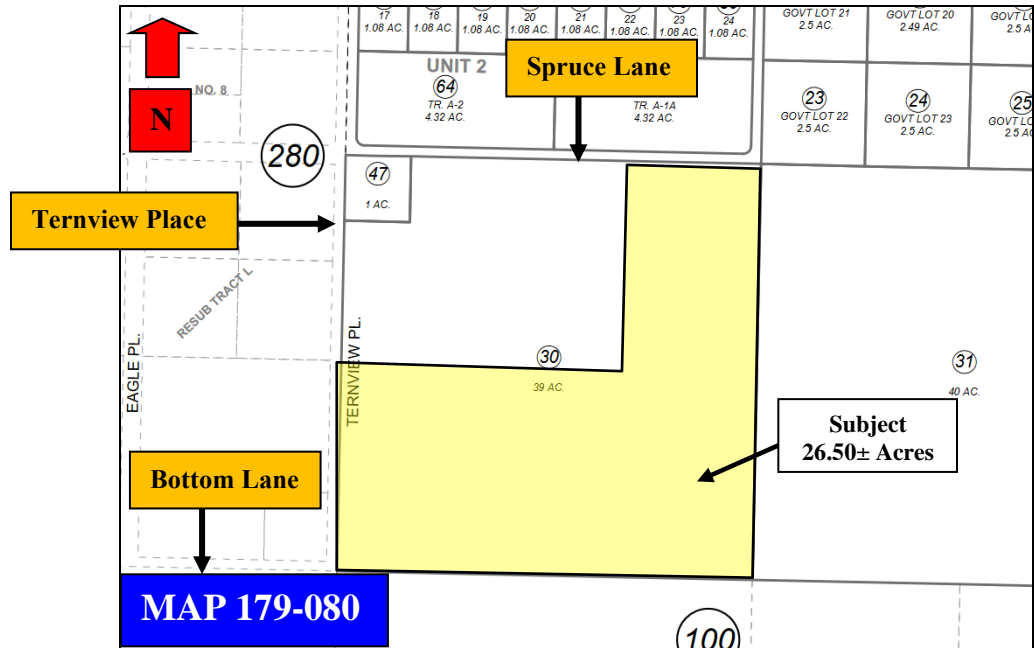


The property inspection, available mapping, and aerial imagery are principal visual sources used to analyze the appraised land. We employ a tabular-type format to describe important physical characteristics; and then discuss sale history, use history, real property assessment, zoning, and other regulatory requirements that affect land use potential thereafter. Photographs that follow provide a visual overview, while inserted exhibits help illustrate the physical and economic character.

Land Description

Kennedy Parcel

The appraised land is within the City of Homer and KPB boundaries. The Borough assessor map is below, while additional mapping continues on the following pages. The mapping is intended to assist with the description and analysis of the subject land.



Land Area and Shape: 26.50± acres or 1,154,340± square feet with a flag shape

Access: Legal, but unimproved access from Spruce Lane along north boundary, Ternview Place along west boundary, and Bottom Lane to southwest corner. Spruce Lane's gravel surface terminates to the northwest, the nearest City-maintained road is Eagle Place to the northwest

Public Utilities: Public electricity, natural gas, water, and sewer in area, but not on site; public water and sewer is situated in Kilokak Avenue per City of Homer utility mapping. The utilities terminate in Ternview Place approximately 850± feet to the north.

View Amenity: Average mountain views

Vegetation: Parcel contains a mix of alder, spruce, low-lying herbaceous shrubs, and barren land

Soil Geology: Soil data obtained from U.S. Department of Agriculture mapping indicates the property is comprised of Beluga silt loam, very poorly-drained plant material over silt loam and silty clay loam

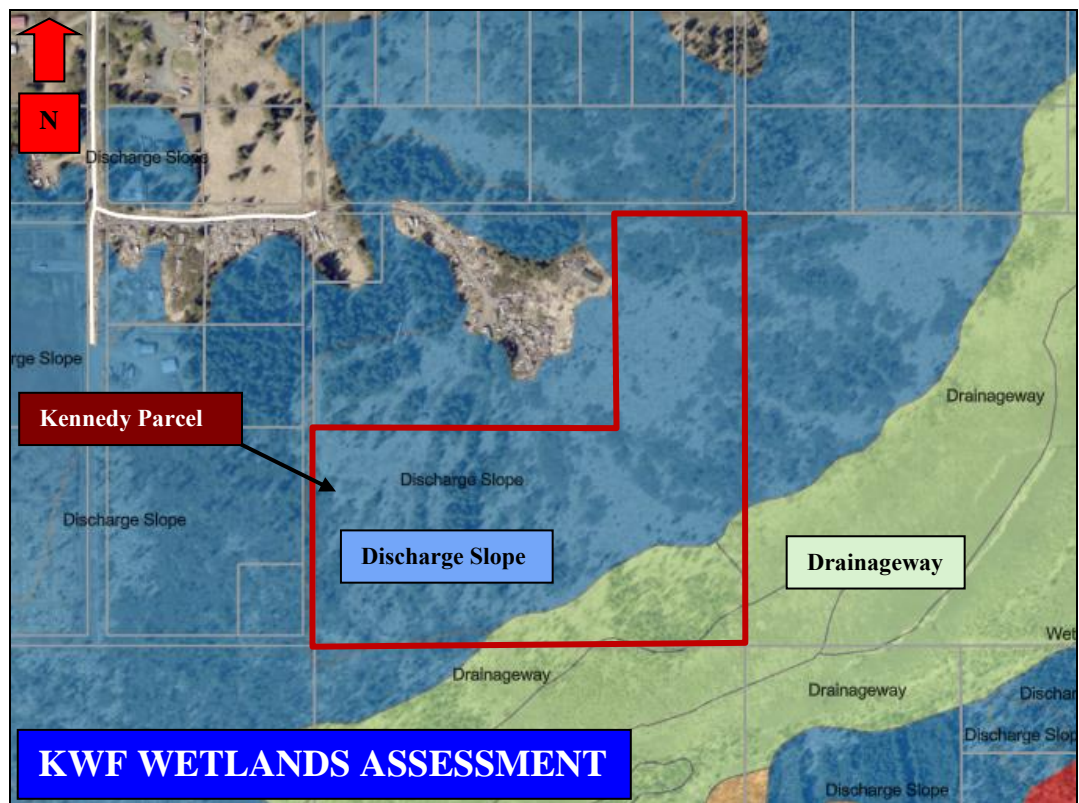
Topography: Gently sloping from northwest to southeast with descending contour, elevation change approximately 20 feet

Flood Plain: FEMA Map 0200124335A dated May 19, 1981 indicates no digital information is available for the panel. The panel immediately to the south is mapped as Zone D, areas of undetermined, but possible flood hazards. The property is outside of the City of Homer's flood mapping area.

Mineral Deposits: It is our understanding the subsurface rights have not been reserved by any previous owner; however, it is clear no commercially viable minerals exist on the subject property

Easements and Restrictions: None noted on tax parcel map, assumed section line easement along west boundary

Wetlands: Per City of Homer Wetland Mapping, primarily "Moderate Rank" wetlands; KWF Wetland Assessment identifies the property as Discharge Slope Wetlands and Drainageway Wetlands, which encumber the entire property.



Environmental Assessment: No evidence of adverse environmental conditions observed during the property inspection, it is an *extraordinary assumption* of the appraisal that potential contamination related to the adjacent salvage yard has not affected the appraised land. We reviewed the Phase I Environmental Assessment

prepared by Coble Geophysical Services for the City of Homer Public Works dated December 1, 2022. The assessment focuses on the 10-acre scrapyard portion of the Kennedy Parcel, which is not included in the subject larger parcel. Moreover, it states the southern portion of the property is “apparently pristine and more than likely unaffected by the adjacent scrapyard”. It is reasonable to assume the land to the east of the scrapyard shares this characteristic. If the *extraordinary assumption* is proved false, our value conclusion could be affected.

**Improvement
Description**

None

Use History

Property is thought to have been used for logging in prior decades. In recent years, it has not been used in any known official capacity. The adjacent lands are utilized as a salvage yard. The property has been identified by the City of Homer as land capable of facilitating the Kachemak Sponge Green Infrastructure Project.

Sale History

Public records indicate George M. Kennedy acquired the property from the Estate of John A. Hollis in September 2014. The property rights were granted via Personal Representative Deed recorded under Document No. 2014-002879-0, on September 30, 2014. Based on discussions with George M. Kennedy, this was an arm’s-length transaction. However, Mr. Kennedy opted not to share the sale price. As Alaska is a non-disclosure state, sale prices of real property transactions are not required to be reported. Thus, the sale price is unknown. This transaction included additional acreage that Mr. Kennedy now utilizes as a salvage yard. We are not aware of any active listings, or written offers to purchase the subject property. Mr. Kennedy indicated he has not made any attempts to sell the property.

Rental History

There is no known rental history pertaining to the appraised land.

Assessed Value and Real Estate Taxes

Table 1 summarizes the historical KPB real property assessments, mill rates, and property taxes for the subject land, which includes additional acreage and improvements associated with a salvage yard.

Table 1: KPB Real Property Assessments (17908030)

Year	Land	Improvements	Total	Mill Rate	Property Tax
2024	\$124,200	\$10,200	\$134,400	10.26	\$1,378.96
2023	\$103,200	\$2,000	\$105,300	11.48	\$1,149.88
2022	\$41,200	\$2,000	\$43,200	11.24	\$485.57

Zoning and Land Use Regulations

EEMU - East End Mixed Use district-specific regulations are summarized on the following page:

Purpose and Intent: Primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area

Permitted Uses: A wide variety of uses are allowable within this zoning designation, including industrial, commercial, institutional, and residential development.

Conditional Uses: Junk yards, construction camps, auto fueling stations, mining, impound yards, etc. resource extraction and any other use approved through the public hearing process

Minimum Lot Size: 40,000 square feet if not served by public sewer or water; 20,000 square feet if served by public water **or** sewer, 10,000 square feet if served by **both** public water and sewer

Setbacks: 20 feet from dedicated rights-of-way other than alleys, five feet from boundary lines, increasing depending on number of stories

Maximum Building Area and Building Height: 75,000 square feet area for single building, and 35 feet maximum height

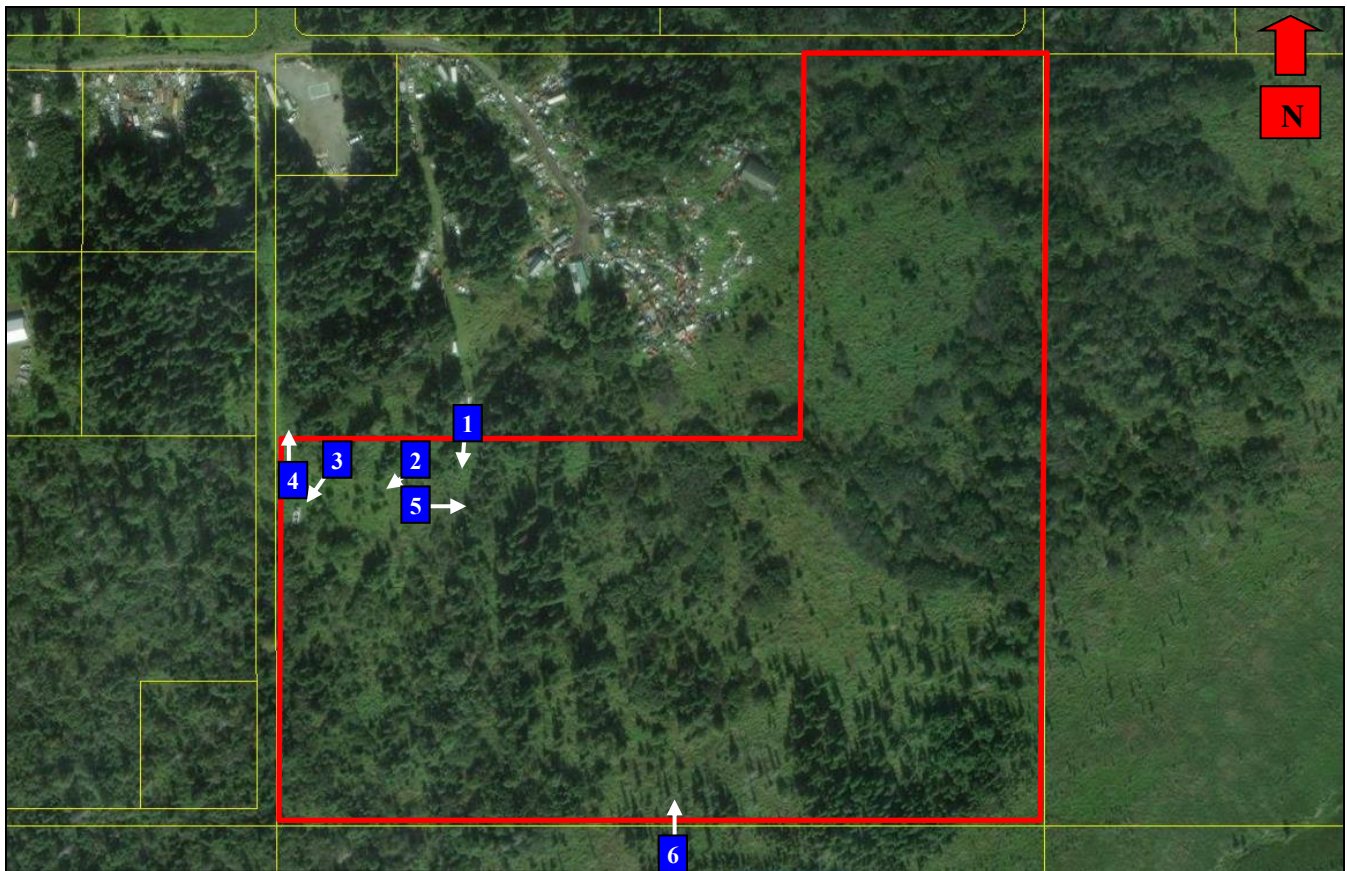
Other Land Use Regulations

The State Department of Environmental Conservation (DEC) regulates development of on-site water and wastewater systems. Moreover, development of wetlands requires a permit from the Corps, which will likely incur mitigation costs.

Property Photographs

Photographs of the Kennedy Parcel begin on the following page. The map on the following page depicts the location and direction of each photograph. The photographs were taken on June 6, 2024 by Alex Kleinke of MacSwain Associates. Due to the difficulty navigating the

property on foot due to vegetation and wetlands, our on-site inspection was limited to the westerly portion and augmented by viewing the property from satellite imagery, and aerial overflight.



PROPERTY PHOTOGRAPHS



1. South view of land from north boundary near west end of Kennedy Parcel



2. Creek/wetland area on south portion of Kennedy Parcel



3. South view of abandoned boat on property, marking westerly boundary



4. North view showing clearing along section line easement bounding property's west side



5. Typical vegetation on property

Kennedy Parcel
(Approximate)



6. Aerial view of property taken near south boundary

Chapter 4: Highest and Best Use Analysis

Overview

Highest and best use is a market-driven concept rather than a subjective conclusion based on the experience of the appraiser or a property owner's wishes. Economic incentive is the motivation that has a market-effect on the productivity or profitability of the land. Our market value estimate relies upon the following UASFLA definition of highest and best use.

The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.⁴

Essential to the highest and best use analysis is the determination of the larger parcel. By definition, the larger parcel is land with unity of title (ownership) and an integrated highest and best use that may or may not be contiguous. Evaluating the most profitable use of the Kennedy Parcel requires analysis of feasible alternatives. The criteria for analyzing potential use are physically possible, legally permissible, financially feasible, and highest value. The highest and best use analysis that follows the larger parcel determination is the foundation of the appraisal.

Larger Parcel Determination

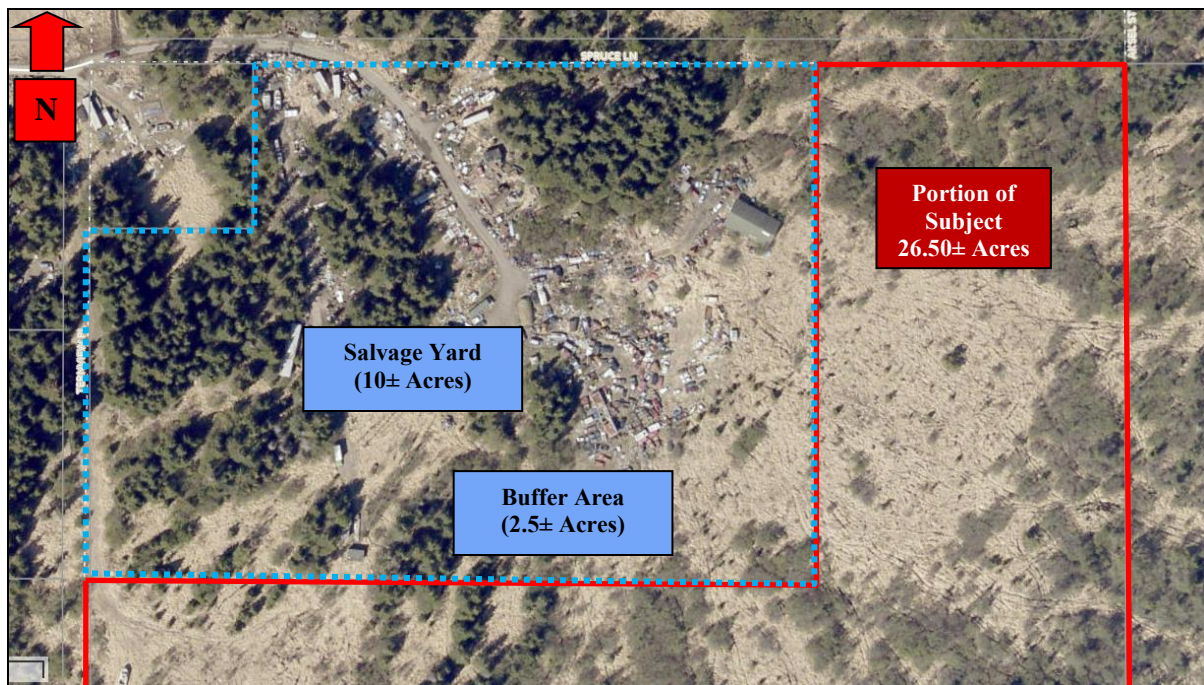
The larger parcel determination hinges on the test of unity of highest and best use, which evaluates whether an integrated use of five proximate properties owned by George M. Kennedy is the most productive.

The contiguous properties are identified by the Kenai Peninsula Borough as Parcel ID Numbers 17908030, 17928037 (Tract L-1), 17928038 (Tract L-2), and 17928039 (Tract L-3). Ownership mapping and a table explaining ownership and property usage are on the following page.

⁴ *Uniform Appraisal Standards for Federal Land Acquisitions* by the Interagency Land Acquisition Conference, 2016, p. 22.

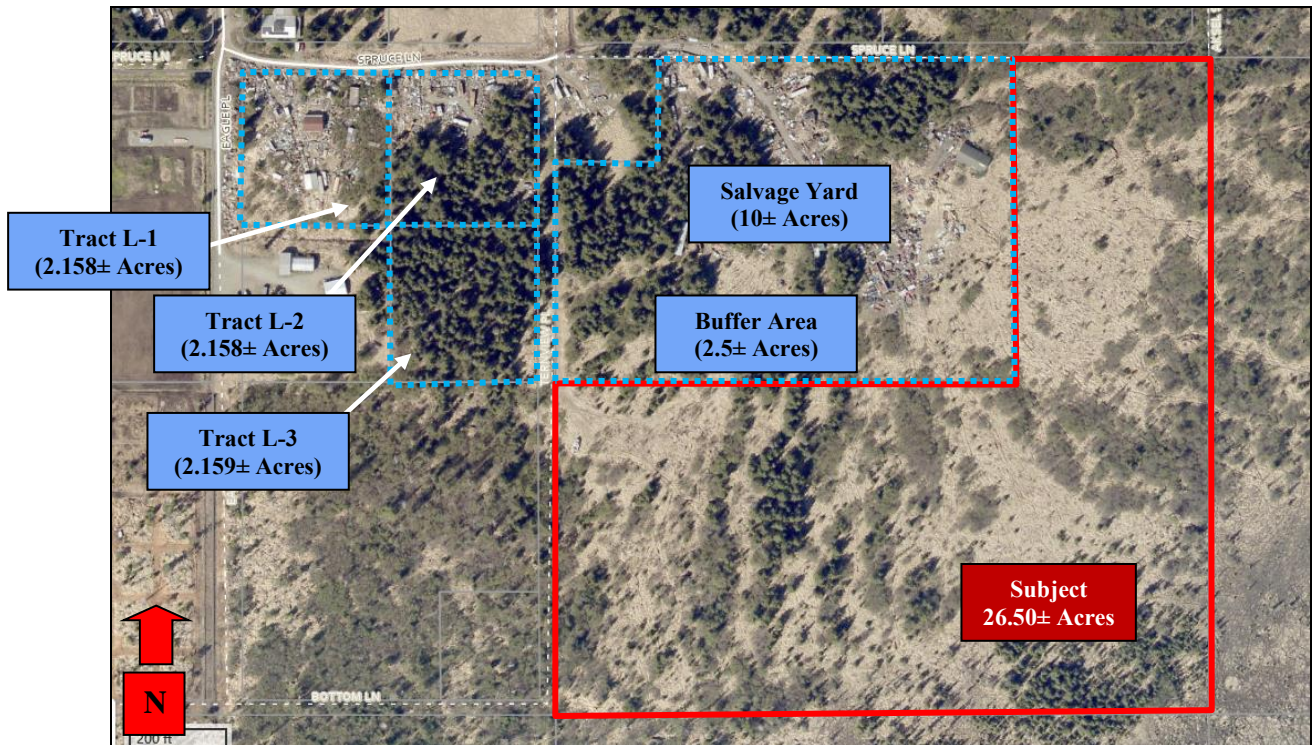
Table 2: Summary of Contiguous Properties with Same Owner

Legal	Land Area	Property Type
<i>Ptn. of SW¼ NW¼, Sec. 14</i>	<i>39± acres</i>	<i>12.5± acres comprised of a salvage yard, modular dwelling, and buffer area, with 26.5± acres of raw land, assumed free of wetland inundation</i>
<i>Tract L-1, Tietjen Subdivision</i>	<i>2.158 acres</i>	<i>Smaller parcel in platted subdivision, utilized as original salvage yard, acquired by George M. Kennedy in 1995</i>
<i>Tract L-2, Tietjen Subdivision</i>	<i>2.158 acres</i>	<i>Smaller parcel in platted subdivision, utilized as continuation of salvage yard, acquired September 2015</i>
<i>Tract L-3, Tietjen Subdivision</i>	<i>2.159 acres</i>	<i>Smaller parcel in platted subdivision, heavily treed raw land, acquired September 2015</i>



The adjacent parcel outlined in blue is owned by George M. Kennedy. The subject parcel outlined in red contains 26.50± acres and consists of raw land inundated with wetlands. Alternatively, the 12.50-acre salvage yard and buffer areas are partially free of wetland inundation, and have soils more suitable for development. Moreover, it has been utilized as a salvage yard for a number of years and contains a modular-type structure for a dwelling. There remains sufficient unused land area to expand the salvage yard, or to accommodate future industrial use, as the salvage yard is considered an interim use. Given the type of materials stored, there is a risk of environmental contamination. The 26.5± acre acquisition area is assumed to be free of environmental contamination. Excluding the northwest, potentially contaminated salvage yard portion decreases risk associated with the acreage to be acquired. Moreover, this 26.5± acres are sufficient land

area to support a variety of potential uses. The salvage yard parcel has improved access to the northwest corner; thus, developing the subject parcel would entail extending physical access. We consider the cost associated with this endeavor to be substantially less than mitigating the potential salvage yard contamination. Given the foregoing, the property differences result in a lack of an integrated highest and best use.



Additional parcels to the west, which are separated by the Ternview Place right-of-way are also owned by George M. Kennedy. Two of these parcels also have salvage yard use, while one parcel remains vacant. Again, there is no economic justification for assemblage with the subject parcel. As there is no economic incentive to assemble the parcels into a larger property mixed with salvage yards and vacant lands, we consider subject 26.50± acres to be the larger parcel.

Highest and Best Use Analysis

Physically Possible: The larger parcel contains 26.50± acres of wetland-inundated raw land. Currently, vehicular access is not improved to the parcel. Legal access is afforded by Spruce Lane along the north boundary and Ternview Place along the west boundary.

Gravel access is constructed to the intersection of these rights-of-way just northwest of the larger parcel. In addition to extending utilities and improving road access, gravel fill is necessary to facilitate development. Surrounding development is comprised primarily of light industrial uses, including the boatyard to the northeast, storage uses, and automotive repair. A light industrial subdivision is currently undergoing development to the north. Based on surrounding development, the subject's size, and location, the most probable use is for industrial development. Although recreational use is possible in the subject's current state, industrial development provides a greater return to the land, despite the necessary development costs.

Legally Permissible: The parcel is located within the City of Homer boundaries, subject to zoning regulations. Zoning is EEMU, East End Mixed Use district. According to the City of Homer Zoning Code, this designation is:

Primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area. The district is meant to accommodate a mixture of existing and accessory residential with nonresidential uses. When a conflict exists between residential and nonresidential uses conflicts shall be resolved in favor of nonresidential uses.

A variety of uses are allowable within this zoning designation, including industrial, commercial, institutional, and residential development. Other legal constraints pertain to City/Borough permitting, and obtaining a permit from the Corps of Engineers due to the presence of wetlands. Zoning does not restrict the property from industrial development.

Financially Feasible: Industrial use is a proven financial land use option. There is evidence of industrial development to the immediate north, as well as ongoing development of an industrial park to the north. The developer purchased 40 acres of raw land with the intention of creating 32 industrial lots. To date, the subdivision has yielded 24± lots that have been sold off. The remaining 8.5± acres are yet to be subdivided. Based on a review of publicly-available data, the development has had a positive financial return. In the case of the subject, surrounding inventory with superior access and utility infrastructure detracts from the feasibility of immediate subdivision. However; the larger 20± acre parcel allows for more flexibility and decreases development costs. Industrial and marine industrial uses that utilize larger sites while avoiding subdivision costs include yard storage, boat storage, equipment storage sites, etc. Subdivision is a development alternative, which we do not consider to be currently financially feasible due to existing inventory and rates of absorption.

Subdividing into smaller industrial lots increases risk and uncertainty and diminishes financial feasibility.

Highest Value: Based on physical and economic factors, industrial use is the most productive financial option. Since the larger parcel is wetland inundated, site development costs such as Corps permitting and gravel fill would be incurred. Additional costs to facilitate access are necessary. This would entail construction of a 650± foot gravel road to either the north or west boundaries of the larger parcel. Based on preceding analysis, we conclude the highest and best use of the subject is for industrial use that does not require subdivision in the near term and avoids higher development costs.

**Highest and Best Use of Larger Parcel:
Industrial Use (Industrial Storage Yard Development)**

Chapter 5: Property Valuation

Overview

This chapter analyzes land sales with industrial or mixed-use potential. Initial search parameters focused on recent transactions in the immediate neighborhood of wetland-inundated parcels with similar access constraints. A paucity of sales required us to expand our search to include smaller parcels in the immediate neighborhood that benefit from superior access. An irregular pattern of market activity in the neighborhood included the City of Homer and Kenai Peninsula Borough selling parcels in the Mid-2010's by way of sealed bid auctions, rendering prices to vary widely. We place greater emphasis on sales that reflect more typical marketing terms, but include all types of sale data with accompanying explanations of the comparables' merits or deficiencies.

Sales Comparison Approach

The sales comparison approach is a market-based analysis that compares price behavior of rural land with similar physical, legal, and economic character as the subject. Qualitative analysis is the primary technique used to measure differences between the sales and the appraised land. These adjustments employ a procedure known as "relative comparison analysis", which represents a study of market relationships without recourse to quantification. By analyzing and interpreting market behavior, we rate various elements of comparison that influence price as superior, inferior, or similar. Although limited market activity and interrelated comparative factors make quantification difficult, we collected sufficient data to perform a credible analysis.

Analysis of Elements of Comparison

In this step of the valuation process we ascertain what comparative elements cause price to vary. We first discuss potential property rights and market conditions adjustments. In the absence of a title report, we performed a comprehensive search on the State of Alaska DNR Recorder's Office to examine what property rights were conveyed to the current property owner. We found no evidence that oil, gas, and mineral rights were reserved by the State, or another individual or entity. Despite certain sales being subject to the restriction of oil, gas, and minerals during initial conveyance, we found no market evidence that this affects prices paid for raw, wetland parcels in Homer. Thus, no property rights adjustments were deemed necessary.

Notably, the transactions occurred within an interval spanning the past 9± years. While demand for land and improved residential/recreation

properties in Homer saw a stark increase subsequent to Covid, the available supply of wetland-inundated parcels similar to the subject ensured more gradual appreciation in terms of the price structure. A paucity of sale data precluded a paired-sales analysis. We reviewed data of sales and resales in the Homer area, but other factors typically contributed to year-over-year price increases, such as improvement of access and utility infrastructure, or general site development. Thus, we consider this market evidence cautiously when applying upward qualitative market conditions adjustments to the three oldest land sales, Land Sales 2, 3, and 6.

Conditions of Sale Adjustment: Two comparable sales required adjustments for sale conditions that had an influence on the sale price. Land Sale 1 was sold via an auction by the Kenai Peninsula Borough, in which competing bids escalated the sale price above market norms. Conversely, Land Sale 5 requires an upward adjustment as the buyer and seller have a personal and business relationship. Per the buyer, the property was offered to him for sale at what he considered to be an attractive price, facilitating immediate acceptance.

Location Adjustment: As can be seen by the land sales map on page 35, the land sales are all located east of the Homer Airport in generally similar areas. Therefore, no location adjustments are required.

Physical Characteristics Adjustment: Land area (size), access, utilities, vegetated cover, topography, and wetlands are physical features that affect market dynamics and price behavior. An analysis of each physical characteristic follows.

Size Adjustment: The sales analyzed range from 2.5± acres to 40± acres, while the appraised parcel contains 26.5± acres. Since paired analysis is not possible, qualitative size adjustments are necessary. Analysis indicates size and price have an inverse relationship with a non-linear price curve reflecting market behavior. Based on this price relationship, we adjust Land Sales 1, 2, 4, 5, and 6 downward, and Land Sale 3 upward.

Road Access Adjustment: The appraised land is legally accessed from Ternview Place along the west boundary and Spruce Lane along the north boundary. Neither of these access modes are improved, as Spruce Lane's gravel surface terminates to the northwest. The most proximate road with City maintenance is Eagle Place to the northwest. Land Sales 2 through 6 have superior access that mandate downward adjustments by varying degrees, dependent on the quality of the roadbed and maintenance. Land Sale 1 is similarly afflicted by unimproved access and not adjusted.

Utilities Adjustment: Similar to the previous category, all land sales benefit from utility infrastructure, including electricity, natural gas, water, sewer, or a combination thereof. Thus, we make downward qualitative adjustments to the comparables.

Topography and Vegetation Adjustment: The subject and comparables all have generally similar undulating terrain. While the subject is heavily vegetated, Land Sale 5 contains primarily sedges and grasses, which incur lower development costs compared to thickets of alder, spruce, birch, and cottonwood. Thus, we adjust Land Sale 5 downward. The remaining sales do not require adjustments.

Wetlands Adjustment: Review of wetland mapping indicates the subject is primarily inundated with discharge slope and drainageway wetlands. Land Sales 1, 2, 4, and 5 are either entirely, or nearly entirely inundated with discharge slope wetlands and not adjusted. Land Sales 3 and 5 also contain wetland inundation, but to a lesser extent and are adjusted downward qualitatively to reflect lower development costs.

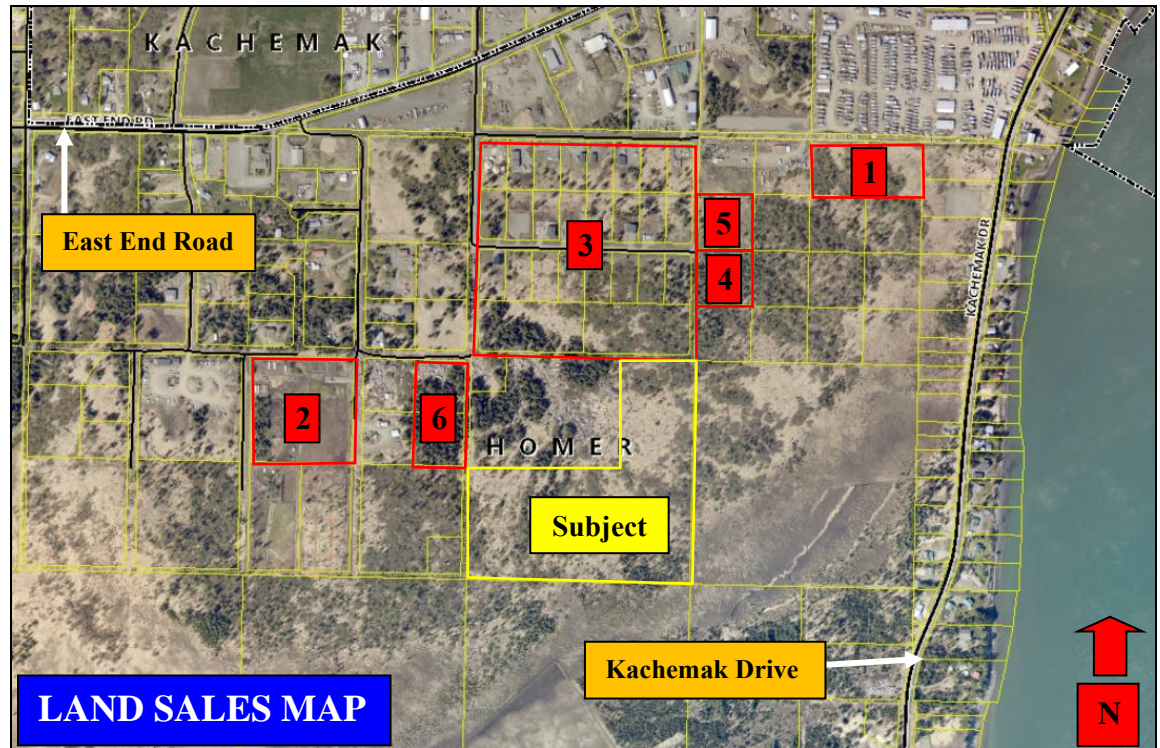
Legal Characteristics Adjustment: The subject and comparable sales are situated within the City of Homer's East End Mixed Use (EEMU) district, and subject to the same zoning controls. Therefore, no adjustments for zoning are required.

**Analysis of
Comparable Land
Sales**

Table 3 on the following page presents a summary analysis of the land sales relied upon to develop our opinion of market value. The inserted map that follows on page 35 depicts the location of the comparable sales. Enclosed in the addendum are additional pertinent facts and mapping for each land sale. In terms of comparable inspection, we made attempts to inspect each comparable, but encountered difficulties gaining access to all the comparables due to lack of road infrastructure, road blockages, or risk of trespass. In general, we were able to inspect the comparable sales, and at a minimum could view the comparable sales from nearby public rights-of-way.

Table 3: Summary Analysis of Comparable Land Sales

No.	Location	Property Rights / Dev. Constraints	Land Area (Acres)	Sale Date	Sale Price	\$/Acre
1	South side of Little Fireweed Ln. (unimproved), adjacent to subject north boundary	Fee simple (less oil, gas minerals)	4.999	11/21	\$327,000	\$65,413
2	SWC of Spruce Lane and Eagle Place	Fee simple	8.680	11/16	\$155,000	\$17,857
3	SEC of Little Fireweed Lane and Ternview Place	Fee simple less reservations	40.000	10/15	\$269,000	\$6,725
4	East terminus of Kilokak Avenue, on south side	Fee simple (less oil, gas minerals)	2.500	6/22	\$200,000	\$80,000
5	East terminus of Kilokak Avenue, on north side	Fee simple (less oil, gas minerals)	2.500	2/22	\$154,000	\$61,600
6	Southwest corner of Spruce Lane and Ternview Place (unimproved)	Fee simple	4.317	9/15	\$70,000	\$16,203
West of Kachemak Bay and Kachemak Drive (subject parcel)		Fee simple estate	26.500	6/24 (Date of value)	NA	NA



Land Sale 1 is the November 2021 sale located northeast of the subject property. The property consists of two (2) 2.5± acre lots totaling nearly five acres. The lots are in a raw state, mapped as discharge slope wetlands per KWF Wetlands Assessment. Legal

access is from Little Fireweed Road to the north, but the lots will likely be accessed from the adjoining land owned by the buyer. Electricity is available to the north, while water and sewer terminate 700± feet to the west. The lots were purchased through a Kenai Peninsula Borough surplus land auction. The buyer owns the adjoining land to the north and west for operation of a boatyard. From the buyer's perspective, securing these lots was critical for the boat yard business as no alternative sites remain for expansion. Competing bids at the auction caused the buyer to pay a premium for the land. The Borough reported the sale price to be \$327,000 for both lots, equating to \$65,413 per acre. The buyer paid a 10% down payment with the seller financing the balance at 5.25% over ten years.



Comparatively, downward adjustments are required for superior size differential, utility infrastructure, and vegetative cover. These physical characteristics support a unit value significantly less than \$65,413 per acre for the Kennedy Parcel. We also consider the superior conditions of sale that resulted from a competitive auction that enhanced the sale price.

Land Sale 2 is the November 2016 sale located west of the subject on the southwest corner of Spruce Lane and Eagle Place. According to Borough records, the property contains 8.680± acres. The majority of the property is mapped as discharge slope wetlands per KWF Wetlands Assessment. Access is provided by Spruce Lane on the

north boundary and Eagle Place on the east boundary. The broker indicates the property was partially cleared at the time of sale. Electricity is available to the property, but water and sewer are not in the immediate area. The property was exposed to the market for over 700 days, originally listed for \$175,000. The sale price of \$155,000 indicates a unit price of \$17,857 per acre. It had previously been listed for several years with no sale culminating. A recorded deed of trust indicates a \$20,000 cash down payment with the balance financed by the seller at undisclosed terms. The buyer previously purchased the adjacent 4.34-acre Tract O-1 on the south/west in 2010. In 2021, the same buyer purchased the adjacent 4.34-acre Tract O-2 on the south/east boundary. Previously, the buyer had leased Tract O-2 from the prior owner for \$1,500 per year. The purchase clause capped the sale price at 200% of the average assessed value for the preceding three years, or \$32,933 (\$7,590 per acre).

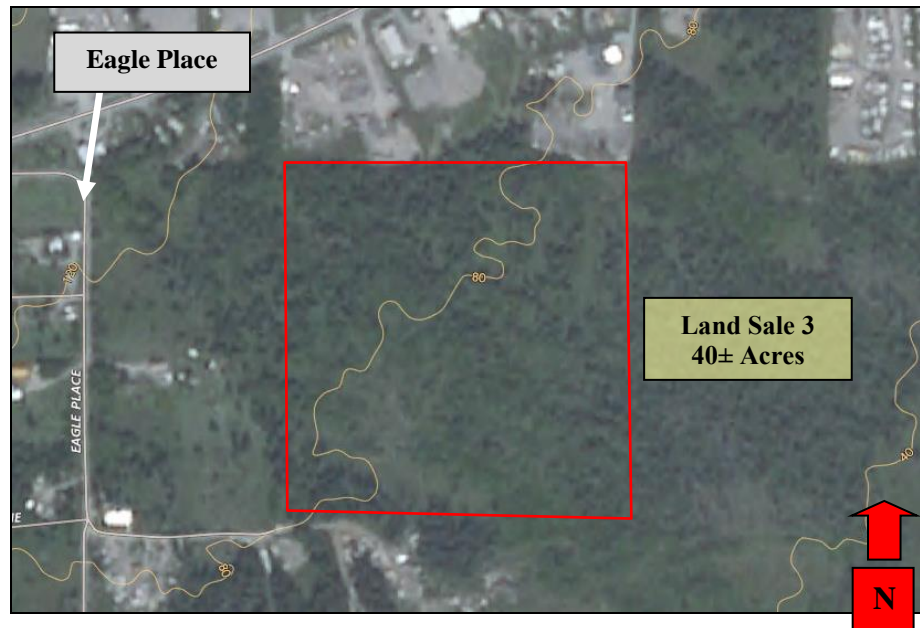


By comparison, the land sale compared to the subject requires an upward adjustment for market conditions. Overriding downward adjustments are required for superior access, utilities, and size differential. The net adjustment is downward indicating a unit value less than \$17,857 per acre for the Kennedy property.

Land Sale 3 is the October 2015 sale located just north of the subject fronting the south side of Little Fireweed Lane. Approximately 50% of the property is mapped as discharge slope wetlands, mostly confined to the south half. According to the broker, at the time of sale

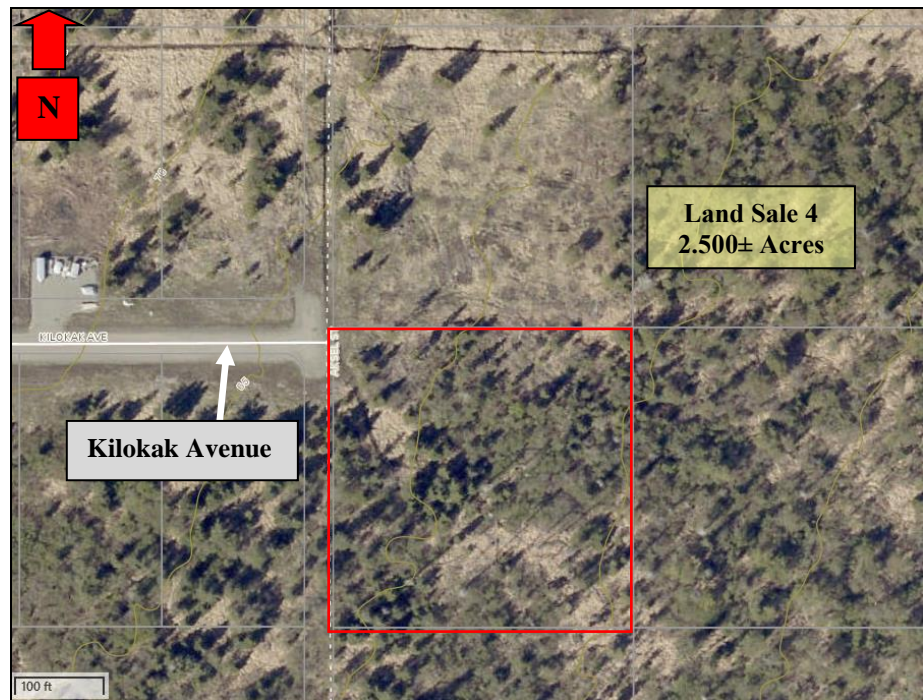
the property benefited from three access points. Review of historic aerial imagery and public records indicates access was not fully constructed at the time of sale. Further, the broker reported electricity and natural gas were adjacent to the site, and City utility mapping indicates water and sewer service was available at the time of sale along portions of the north and west boundaries. Subsequent to the sale, Ternview Place was constructed, linking Little Fireweed Lane to East End Road. The property was exposed to the market for 187 days, originally listed for \$329,000, however it had been listed in prior years for \$345,000. The sale price of \$269,000 indicates a unit price of \$6,725 per acre.

Subsequent to the sale, the buyer subdivided the parcel into 24 one-acre lots and two four-acre lots reserved for future development. In the platting process, Kilokak Avenue and Little Fireweed Lane were improved and became City-maintained roads with water and sewer. The one-acre lots have nearly all been sold off with the majority now developed. The majority of the subdivided lots have sold, but the sale prices were not publicly available. One of the lots resold in 2023 for \$155,000.



By comparison, upward adjustments are necessary for market conditions and size differential. Conversely, access and utility infrastructure are rated superior, necessitating downward adjustments. We note, at the time of the sale, access was much more limited compared to the access observed during recent inspections. Thus, this adjustment is tempered. An additional downward qualitative adjustment is required for a lower ratio of wetland inundation. After analysis, the net adjustment is upward, indicating a unit value greater than \$6,725 per acre for the Kennedy property.

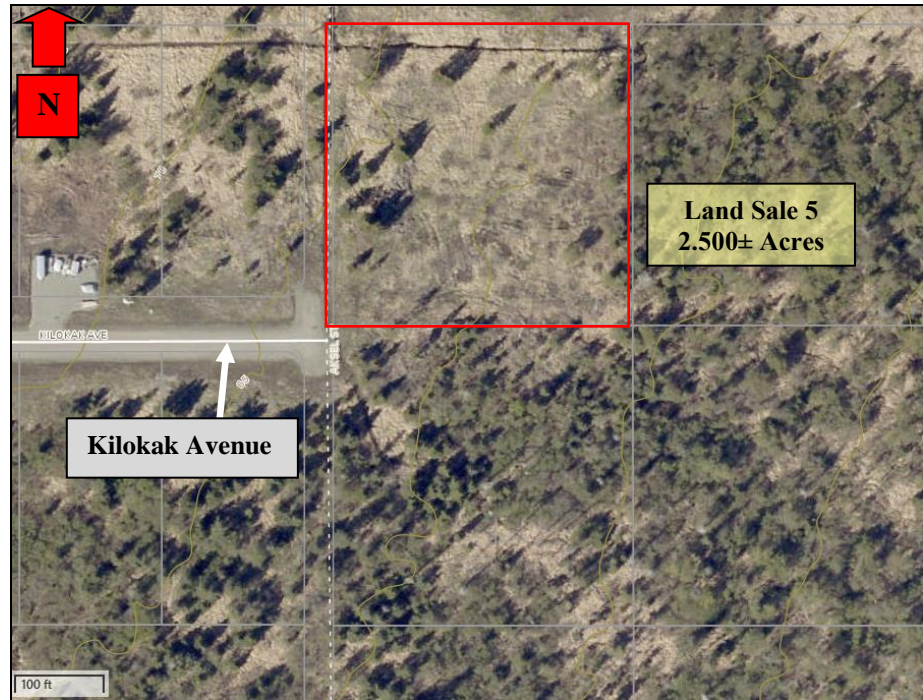
Land Sale 4 is June 2022 sale of a 2.5-acre parcel located just northeast of the subject at the east terminus of Kilokak Avenue. The rectangular-shaped parcel is in a raw state and inundated with discharge slope wetlands. Heavily treed, the land sets below the Kilokak Avenue roadbed. Reportedly, access off Kilokak Avenue will be permitted, per the grantee. Likewise, electric and natural gas can be connected to, and water and sewer service is situated in Kilokak Avenue. The seller obtained the property through the development of the adjacent industrial park. The buyer indicated he had been seeking similar land to hold for future development, but had no specific near-term development plans when purchasing.



This 2.5± acre parcel sold for \$200,000, cash, which indicates a unit price of \$80,000 per acre. Comparatively, size differential, access, and utility infrastructure all warrant downward qualitative adjustments. Thus, Land Sale 4 indicates a unit value less than \$80,000 per acre for the Kennedy Parcel.

Land Sale 5 is the February 2022 sale of a 2.5-acre parcel located just northeast of the subject at the east terminus of Kilokak Avenue. The rectangular-shaped parcel is in a raw state and partially inundated with discharge slope wetlands. The property lacks tree covering, and rather is defined by lower brush, grasses, and sedges. It sets below the Kilokak Avenue roadbed. Located adjacent to Land Sale 4, it is assumed access off Kilokak Avenue will be permitted. Although the grantee indicated he has not applied for a driveway permit, he believes

access would be granted. Likewise, electric and natural gas can be connected to, and water and sewer service is situated in Kilokak Avenue. The seller obtained the property from the City of Homer in 2016 through a sealed bid auction. Subsequent to developing the adjacent business park, the lot was available for sale, although not marketed through a brokerage. The buyer owns property to the north for his marine welding services company. The purpose of the purchase of the 2.5± acre parcel was for future expansion, and because he was offered the parcel at an attractive price.



This 2.5± acre parcel sold for \$154,000, cash, which indicates a unit price of \$61,600 per acre. Comparatively, size differential, access, and utility infrastructure all warrant downward qualitative adjustments. While conditions of sale require an upward adjustment, the net adjustment is downward. Thus, Land Sale 4 indicates a unit value less than \$61,600 per acre for the Kennedy Parcel.

Land Sale 6 is the September 2015 sale located immediately west of the subject on the south side of Spruce Lane, just east of Eagle Place. The property consists of two lots totaling 4.317± acres. The majority of the property is mapped as discharge slope wetlands per KWF Wetlands Assessment. Access is provided by Spruce Lane on the north boundary. Ternview Place on the east boundary is not improved. At the time of sale, the broker reported electricity and natural gas were adjacent to the site. Public water and sewer are located 660± feet to

the north. The buyer had owned the adjacent 2.16± acre lot to the west since the mid 1990's, and then purchased the 39±-acre parcel to the east in September 2014. This purchase of the 4.32± acres analyzed in this transaction effectively connected the properties for a salvage yard.

The property was exposed to the market for four days, listed at \$75,000. The exact sale price was not disclosed by the broker. The buyer could not recall the exact sale price but indicated it was close to the list price. We consider \$70,000 a reasonable expectation of the sale price, which equates to \$16,203 per acre.



By comparison, downward adjustments are necessary for size differential, access, and utility infrastructure. A partially-offsetting upward adjustment is recognized for market conditions. The net adjustment is downward, indicating a unit value less than \$16,203 per acre for the Kennedy property.

Comparative Adjustment Summary

A recapitulation of the foregoing analysis follows with a comparative adjustment grid on page 42. Land Sales 1, 4, and 5 require multiple downward adjustments, which are primarily for physical components. Land Sales 2 and 6 also require multiple downward adjustments, which are partially offset by upward adjustments for market conditions. These sales support a value less than \$16,203 per acre for the subject. Land Sale 3 requires both downward and upward adjustments, which ultimately supports a value greater than \$6,725 per acre for the subject. Table 4 on the following page presents a summary of the comparative adjustments.

Table 4: Adjustment Grid Summarizing Comparative Analysis

Comparative Element	Appraised Land	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Sale Price	NA	\$327,000	\$155,000	\$269,000	\$200,000	\$154,000	\$70,000
Price Per Acre	NA	\$65,413	\$17,857	\$6,725	\$80,000	\$61,600	\$16,203
Property Rights	Fee simple estate	Fee simple (less oil, gas, minerals) similar	Fee simple similar	Fee simple less reservations similar	Fee simple (less oil, gas, minerals) similar	Fee simple (less oil, gas, minerals) similar	Fee simple (less oil, gas, minerals) similar
Conditions of Sale	Typical	superior	similar	similar	similar	inferior	similar
Market Conditions	6/24	3/21 similar	11/16 inferior	10/15 inferior	6/22 similar	2/22 similar	10/15 inferior
Location	East of Homer Airport	East of Homer Airport	East of Homer Airport	East of Homer Airport	East of Homer Airport	East of Homer Airport	East of Homer Airport
Physical Character							
Land Area (Size)	26.500± acres	4.999± ac superior	8.860± ac superior	40.000± ac inferior	2.500± ac superior	2.500± ac superior	4.317± ac superior
Road Access	Unimproved access	Unimproved access similar	Maintained gravel road to corners superior	Unmaintained gravel road marginally superior	Maintained gravel road superior	Maintained gravel road superior	Maintained gravel road superior
Public Utilities	None available in vicinity	Electric available superior	Electric available superior	W, S, E, NG available superior	W, S, E, NG available superior	W, S, E, NG available superior	Electric and natural gas available superior
Vegetation	Heavily vegetated /treed	Mix of trees and sedges superior	Heavily vegetated/treed similar	Heavily vegetated/treed similar	Heavily vegetated/treed similar	Mix of trees and sedges superior	Heavily vegetated/treed similar
Topography	Generally level with some undulation	Level to undulating similar	Level to undulating similar	Level to undulating similar	Level to undulating similar	Level to undulating similar	Level to undulating similar
Wetlands/ Floodplain	Discharge slope & drainageway	Discharge slope similar	Discharge slope (85±%) similar	Discharge slope (50±%) superior	Discharge slope (90±%) similar	Discharge slope (65±%) superior	Discharge slope (85±%) similar
Legal Characteristics	EEMU	EEMU similar	EEMU similar	EEMU similar	EEMU similar	EEMU similar	EEMU similar
<i>Relative Comparison Rating</i>		<i>Superior</i>	<i>Superior</i>	<i>Inferior</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>
Price Per Acre After Analysis		<\$65,413	<\$17,857	>\$6,725	<\$80,000	>\$61,600	<\$16,203

Reconciliation and Estimate of Market Value

After analysis, the comparable transactions indicate a wide value range of \$6,725 to \$80,000 per acre. Land Sales 1, 5, and 6 were considered because of their recency, but required multiple downward adjustments for a variety of physical components including size, utility infrastructure, access, etc. Land Sales 2 and 6 were older sales that also required downward size adjustments, and possessed other superior physical traits, establishing an upper bracket of \$16,203 per acre. Land Sale 3 was emphasized due to its adjacency. Moreover, it has a larger site area, but benefitted from closer proximity to access and utility infrastructure. After considering the age of the sale, and accounting for appreciation in the Homer land market, this land sale sets the low end of the bracket at \$6,725 per acre.

Based on the forgoing, Land Sale 3 indicates a unit value for the Kennedy Parcel exceeding \$6,725 per acre due to appreciation in the market over the past nine years. Land Sales 1, 4, and 5 are vastly superior, primarily attributed to their smaller size and more viable access. These comparables are given only minimal weight in reconciliation. Land Sales 2 and 6 are proximate to the subject, but support a value less than \$16,000± per acre for the Kennedy Parcel due to superior size differential and access availability. The land sales are listed in Table 5 below which summarizes the preceding discussion.

Table 5: Net Adjustments to Kennedy Parcel

Land Sale	\$/Acre	Rank	Net Adjustment	Weight In Reconciliation
4	\$80,000	Superior	↓	Minimal weight
5	\$61,600	Superior	↓	Minimal weight
1	\$65,413	Superior	↓	Minimal weight
2	\$17,857	Superior	↓	More weight
6	\$16,203	Superior	↓	More weight
Subject	--	-- --	--	-- --
3	\$6,725	Inferior	↑	More weight

After reconciliation, the bracket narrows from \$6,725 to \$17,857 per acre. We conclude with a unit value of \$9,300 per acre, developing the following value indicator.

Kennedy Parcel: 26.50± Ac. @ \$9,300/Ac. = \$246,450

We round the above value indicator to \$246,000. Therefore, based on the preceding data, reasoning, and analysis, it is our opinion the market value of the Kennedy Parcel, as of June 6, 2024, is as follows.

Market Value of Kennedy Parcel	\$246,000
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Addendum

Land Sale 1



Location:	South side of Little Fireweed Lane, west of Kachemak Drive, adjacent to the boatyard on the south boundary, Homer
Legal Description:	Government Lots 6 and 7, Section 14, Township 6 South, Range 13 West, Seward Meridian, Record of Survey No. 2021-15, Homer Recording District
Tax ID No:	17908003 & 17908004

Grantor:	Kenai Peninsula Borough	Instrument:	Quitclaim Deed
Grantee:	Roseleen L. Moore	Document No:	2021-004089-0
Sale Date:	November 2021	Data Source:	City of Homer
Sale Price:	\$327,000	Confirmed By:	Alex Kleinke
Cash Equivalent Price:	\$327,000	Property Rights:	Fee simple less oil, gas, and minerals
Terms:	10% cash downpayment, balance financed by seller over 10 years at 5.25%		

Land Area:	4.999± acres	Utilities:	Electric
Zoning:	EEMU	Use at Sale:	Vacant
Access:	Little Fireweed Lane (unimproved)	Intended Use:	Boatyard expansion
Easements/Restrictions:	33' SLE on north boundary	Highest & Best Use:	Industrial

Property Description:

This property consists of two 2.5± acre lots, totaling 4.999± acres per the record of survey. There is no physical road access to the property, and currently the land is accessed through the adjacent boatyard to the north. A small creek also runs along the north boundary. The property is mapped as discharge slope wetlands and is fully-inundated.

Analysis:

The Kenai Peninsula Borough obtained the land via State patent, conveyed in March 2000. In 2021, the Borough issued an ordinance authorizing the sale of numerous parcels via auction. With regards to this sale, Lots 6 and 7 were offered for sale along with eight other parcels (Homer 8 Property). The Borough reported the sale price to be \$327,000 for Lots 6 and 7, equating to \$65,413 per acre. The buyer paid a 10% down payment, with the seller financing the balance at 5.25% over ten years. Reportedly, competing bids at the auction caused the buyer to pay a premium, as these parcels were essential for future boatyard expansion.

Price Analysis	\$327,000	4.999± Acres	= \$65,413/Acre
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Land Sale 2



Location:	Southwest corner of Spruce Lane and Eagle Place, Homer		
Legal Description:	Tract K, Tietjen Subdivision, Plat No. 70-591, Homer Recording District		
Tax ID No:	17928014		
Grantor:	Daniel E. Krogseng	Instrument:	Statutory Warranty Deed
Grantee:	Porcupine Properties, LLC	Document No:	2016-003879-0
Sale Date:	November 2016	Data Source:	Listing agent
Sale Price:	\$155,000	Confirmed By:	Alex Kleinke
Cash Equivalent Price:	\$155,000	Property Rights:	Fee simple less reservations
Terms:	\$20,000 cash downpayment, balance financed by seller at undisclosed terms		
Land Area:	8.680± acres	Utilities:	Electric
Zoning:	EEMU	Use at Sale:	Vacant
Access:	Eagle Place and Star Lane (gravel)	Intended Use:	Industrial development
Easements/Restrictions:	None shown on plat	Highest & Best Use:	Industrial
Property Description: This property consists of an 8.68± acre parcel on the southwest corner of Spruce Lane and Eagle Place, with additional access from Star Lane. The property is mapped primarily as discharge slope wetlands and consisted of raw land at the time of sale.			
Analysis: The property was originally conveyed to the Krogseng family from Tietjen in 1973, along with adjacent Tract J. Tract J was then sold to Mike Arno in 2011 for \$120,000. In 2014, the Krogseng's listed the Tract K for sale for \$175,000. After 700± days, of market exposure, the parcel sold for \$155,000. In 2021, the same buyer purchased the adjacent 4.34-acre Tract O-2 on the south/east boundary, which it had previously leased for \$1,500 per year. The purchase clause capped the sale price at 200% of the average assessed value for the preceding three years, or \$32,933 (\$7,590 per acre). The buyers had already acquired Tract O-1 in 2010 under a different LLC.			
Price Analysis	\$155,000	8.680± Acres	= \$17,857/Acre

Land Sale 3



Location:	Southeast corner of Little Fireweed Lane and Ternview Place, Homer		
Legal Description:	NW¼NW¼ of Section 14, Township 6 South, Range 13 West, Seward Meridian, Homer Recording District		
Tax ID No:	17908029 (previous)		
Grantor:	East Road Investors	Instrument:	Statutory Warranty Deed
Grantee:	Mike Arno & TL Investments, LLC	Document No:	2015-003674-0
Sale Date:	October 2015	Data Source:	Listing agent
Sale Price:	\$269,000	Confirmed By:	Alex Kleinke
Cash Equivalent Price:	\$269,000	Property Rights:	Fee simple less reservations
Terms:	Cash		
Land Area:	40.00± acres	Utilities:	Electric, natural gas, water, sewer
Zoning:	EEMU	Use at Sale:	Vacant
Access:	Spruce Lane (gravel)	Intended Use:	Industrial subdivision
Easements/Restrictions:	None shown on assessor map at time of sale	Highest & Best Use:	Commercial / Industrial
Property Description: This property consists of a 40± acre parcel on the southeast corner of Little Fireweed Lane and Ternview Place. At the time of sale, the property consisted of raw land with improved gravel access to the southeast corner, but three legal access points. The broker stated electricity and natural gas were available at the time of sale. City of Homer mapping indicates water and sewer were also in the vicinity. The property is mapped primarily as discharge slope wetlands, which are confined mostly to the south half.			
Analysis: The seller acquired the property in 1984, and it remained undeveloped through the duration of ownership. The property was listed for sale for \$329,000 before selling after 187 days of market exposure for \$269,000. The buyers subdivided the property for the purpose of developing an industrial park.			
Price Analysis	\$269,000	8.680± Acres	= \$6,725/Acre

Land Sale 4



Location:	East terminus of Kilokak Avenue, on south side, Homer
Legal Description:	Government Lot 21, Township 6 South, Range 13 West, Seward Meridian, Homer Recording District
Tax ID No:	17908015

Grantor:	Tom & Lisa Stafford	Instrument:	Quit Claim Deed
Grantee:	Joshua S. & Karen L. Weston	Document No:	2022-002000-0
Sale Date:	June 2022	Data Source:	Grantee
Sale Price:	\$200,000	Confirmed By:	Alex Kleinke
Cash Equivalent Price:	\$200,000	Property Rights:	Fee simple less reservations
Terms:	Cash		

Land Area:	2.500± acres	Utilities:	Electric, natural gas, water, sewer
Zoning:	EEMU	Use at Sale:	Vacant
Access:	Kilokak Avenue (gravel), Askel Street (unimproved)	Intended Use:	Industrial
Easements/Restrictions:	None shown on assessor map	Highest & Best Use:	Industrial

Property Description:

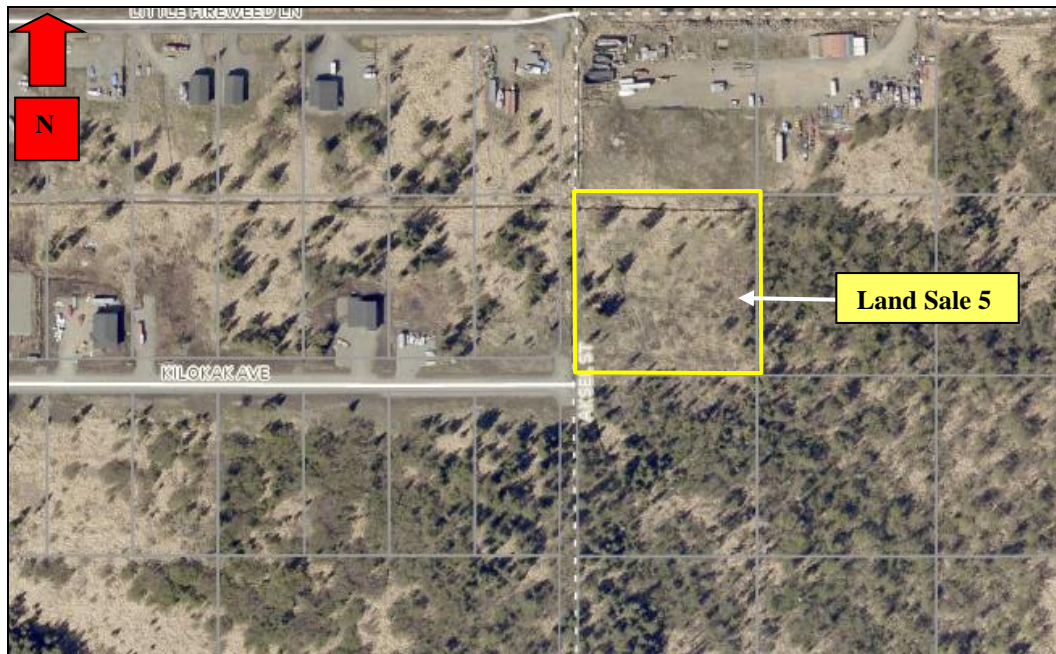
This property consists of a 2.5± acre parcel at the end of Kilokak Avenue on the corner of unimproved Askel Street. The property is in a raw state and inundated with wetlands, rife with heavy vegetation. The recently developed Commercial Park Subdivision to the west introduced access and utilities to the immediate neighborhood.

Analysis:

The parcel was originally owned by the City of Homer who conveyed the property to Michael Arno in 2016 for \$22,500 through sealed bid. Arno subsequently deeded the parcel to Tom and Lisa Stafford, who co-developed the adjacent commercial park with Arno. Joshua and Karen Weston purchased the property from the Staffords in 2022, and subsequently conveyed the lot to Metacenter Properties, LLC, which they own. The sale price was reported to be \$200,000. To date, the property remains in a raw state. The property owner indicated access and utility extension off Kilokak Avenue is permissible.

Price Analysis	\$200,000	137	2.500± Acres = \$80,000/Acre
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Land Sale 5



Location:	East terminus of Kilokak Avenue, on north side, Homer		
Legal Description:	Government Lot 10, Township 6 South, Range 13 West, Seward Meridian, Homer Recording District		
Tax ID No:	17908009		
Grantor:	Michael J. Arno	Instrument:	Statutory Warranty Deed
Grantee:	ENT Properties, LLC	Document No:	2022-000491-0
Sale Date:	February 2022	Data Source:	Grantee
Sale Price:	\$154,000	Confirmed By:	Alex Kleinke
Cash Equivalent Price:	\$154,000	Property Rights:	Fee simple less reservations
Terms:	Cash		
Land Area:	2.500± acres	Utilities:	Electric, natural gas, water, sewer
Zoning:	EEMU	Use at Sale:	Vacant
Access:	Kilokak Avenue (gravel), Askel Street (unimproved)	Intended Use:	Industrial
Easements/Restrictions:	None shown on assessor map	Highest & Best Use:	Industrial
Property Description: This property consists of a 2.5± acre parcel at the end of Kilokak Avenue on the corner of unimproved Askel Street. The property is in a raw state and inundated with wetlands. While vegetated with grasses and sedges, the impact is less significant compared to heavily-wooded adjacent parcels. The recently developed Commercial Park Subdivision to the west introduced access and utilities to the immediate neighborhood.			
Analysis: The parcel was originally owned by the City of Homer who conveyed the property to Michael Arno in 2016 for \$22,500 through sealed bid. ENT Properties, LLC purchased the property from Arno in 2022. The sale price was reported to be \$154,000. To date, the property remains in a raw state. The buyer, who has an existing personal and business relationship with the seller, felt he was offered the property at an attractive price and purchased the land for potential expansion from the property that houses his welding business to the north.			
Price Analysis	\$154,000	÷	2.500± Acres = \$61,600/Acre

Land Sale 6



Location:	Southwest corner of Spruce Lane and Ternview Place (unimproved), Homer		
Legal Description:	Tracts L-2 & L-3, Tietjen Subdivision, Plat No. 76-103, Homer Recording District		
Tax ID Nos:	17928038 & 17928039		
Grantor:	William E. Smith & Gale O'Connell-Smith	Instrument:	Statutory Warranty Deed
Grantee:	George M. Kennedy	Document No:	2015-003013-0
Sale Date:	September 2015	Data Source:	Listing agent
Sale Price:	\$70,000	Confirmed By:	Alex Kleinke
Cash Equivalent Price:	\$70,000	Property Rights:	Fee simple, less oil, gas, and minerals
Terms:	Cash		
Land Area:	4.317± acres	Utilities:	Electric and natural gas
Zoning:	EEMU	Use at Sale:	Vacant
Access:	Spruce Lane (gravel), Ternview Place (unimproved)	Intended Use:	Industrial
Easements/Restrictions:	10-foot utility easement along south and east boundaries	Highest & Best Use:	Industrial
Property Description: This property consists of two (2) lots totaling 4.317± acres at the southeast corner of Spruce Lane and Ternview Place (unimproved). Spruce Lane affords access along the north boundary, although City maintenance terminates west of the property. At the time of sale, the property was in a raw state and inundated with wetlands. Heavy treed areas comprise the majority of the property.			
Analysis: The property was exposed to the market for four days, before selling at a price very close to the list price. Although the listing and selling agent would not reveal the exact sale price, it was reportedly just below the list price. Thus, we consider \$70,000 to be a reasonable estimate. The purchase allowed the grantee to expand his salvage yard, as he owns multiple other properties in the area. The seller's family acquired ownership of the property several decades ago.			
Price Analysis	\$70,000	÷	4.317± Acres = \$16,215/Acre

COBLE GEOPHYSICAL SERVICES

P.O. Box 1637

Homer, Alaska

99603-1637

(907) 399-6366

GEOPHYSICAL CONSULTING

Groundwater/Surface Water
Geophysics

CGS MEMO 2/14/23

Janette Keiser, PE, JD

Director of Public Works, City of Homer

3575 Heath Street

Homer, Alaska 99603

Phone: (206) 714-8955

JKeiser@ci.homer.ak.us

RE: Kennedy Property Phase I Environmental Assessment for KPB Parcel #17908030 (39 Acres)

Phase I Environmental Assessment

-for- City of Homer Public Works

Property includes ~10 Acres of Scrap and Salvage Yard

Dear Janette,

The East Kachemak Drive area is a subject of Coble Geophysical Services (CGS) reports for the City of Homer (11/29/21, and 2/22) which addressed concerns caused by local concentrated stormwater discharges.

This report supports the ongoing property acquisition effort required to achieve the goals for the project, and the property referenced above has generated a need for this Phase I environmental investigation to assess its value for the City of Homer (COH).

We proposed a field approach to the environmental assessment of the property referenced above which required extensive field sampling in order to establish an acceptable reconnaissance of the property. Ultimately the property contained about 10 acres of a variety of equipment and scrap stored outside as well as outbuildings and numerous vehicles.

Soil samples from the reconnaissance were measured with a PID meter to determine volatiles content, and then processed in the lab using an XRF instrument to evaluate other constituents. Soil samples can also be sent off for additional and more accurate analyses after the Phase I is submitted and reviewed if desired. Please let me know if you have any questions regarding this summary memo, and thank you very much for your business.

Sincerely,

COBLE GEOPHYSICAL SERVICES

Geoff Coble, M.S., PG

Homer Professional Building

910 East End Rd, Suite #1

Homer, Alaska 99603



Kennedy Property

Phase I Environmental Investigation



Coble Geophysical Services
12/1/22

Introduction

A Phase I Environmental Investigation is intended to address the environmental liabilities of a property to assist in property valuations and transactions. This routine documentation can sometimes require more effort when a property is used in an industrial capacity, and also sometimes if a proposed future use of the property is different than the current use. Both are the case in the property referenced above.

The subject property seems to have been pristine until the late 1990s when Paul Roderick owned the land. A primary interest of Roderick was logging, and this is clear from comparing the 1996 and 2000 aerial photographs. After logging, Roderick also developed the property using his gravel pit resources and KPB road maintenance and road building business.

Following the sale of the subject property to John A. Hollis in 1999, the property gradually was expanded with more out-buildings. Hollis then used the property to store some vehicles and scrap metal according to his son Lawrence. Some of the vehicles are related to the COH port and harbor and construction business that he was involved with.

However there are many wrecked cars on the property, so at some point the property began to be used as a scrap yard, in addition to general recycling ideas, with rental and possibly fabrication in its history. This scrap yard may have been focused on selling parts and recycling metals, and to this end there are numerous piles of batteries onsite. However, there are also piles of other metals, and tanks with fluids that are harder to ascribe a purpose, along with some associated spills.

This report seeks to assess the liabilities of the property for purchase, and although the entire property was logged in the late 1990s, the focus of this report is on the 10 acre portion of the property which is actively used/developed.

Interviews

12/5/22 Community interview to color in the more distant site history. Paul Roderick was the previous owner of the subject property to John Hollis. The property is assumed pristine at the time Paul purchased the property in the 1990s, and appears mostly pristine in 1996 at the start of his development (Appendix _). At that time Paul was doing a lot of Kenai Peninsula Borough roadwork, had his own gravel pit and was also involved in logging. His first priority was to log the useful timber from the 40 acre property, followed by doing the initial development of the subject property using his gravel resources, which included installation of roads and drainage ditchworks prior to selling it to John Hollis on September 1st, 1999 (Appendix _).

12/2/22 Online research (Homer News May 10, 2014) – John Hollis was a heavy equipment operator and a truck driver, and also employed by the City of Homer as Harbormaster. Some evidence of his ownership of this land is shown by the vehicles left on the property such as in Photo _.



Photo __. Port of Homer Step Van on the Subject Property, probably left there from previous owner John Hollis, a COH Harbormaster at one time.

12/2/22

Lawrence Hollis (son of John A. Hollis) – (801) 735-2984 Provo Utah. He came to Homer to settle accounts after his father John passed in 2014. He recalls the subject property having cabins, and that his father John was mainly focused on construction activity. Lawrence was in Homer in 2014 to deal with the affairs of his father passing away, and he did recall some piles of scrap metal. He does not recall pallets of batteries, tanks of fluids. He provided his mother Deni's phone number.

12/2/22

Deni Charron (ex-wife of John A. Hollis). (907) 399-1234. She mentioned that she had no information about the property in question. She was, however, the personal representative for the estate of John Hollis, and sold the property to George M. Kennedy (Mike Kennedy) on September 30th, 2014 (Appendix __).

1/18/23 Carla 'Tang' Johnston, nee Jones (Brody is her nephew) phone (907) 707-5800; or (907) 745-8863 (phone interview). Tang's father was deeded the 1-acre property KPB #17908047 by the original landowner Nordby in the 1950's in exchange for helping with selective logging of the area – Nordby owned the full 40 acres

of woodland prior to that time. Tang grew up a cabin on the 1-acre property, and there was no road at the time – they would walk up to a parking lot on East End Road from the cabin. She and her ex-husband Charlie built the road to the cabin in 1982 using slabs – wood slabs from saw milling – and imported gravel. This became the access road for the subject property.

Tang then sold the property to her sister – it changed hands a few times, and wound up being sold back to Tang. This is how Tang came to sell the 1-Acre property in 2008 to Joe ‘Jay’ Rand. Tang mentioned that while they owned it there were no oil spills. In reference to the cars parked on the 39 acre parcel, it was a ‘matter of survival’ in that people did what they could to make a living. So it appears the scrapyard began with Hollis – and Mike Kennedy bought the 39 acres that included many of the junked cars that are on that property today. Tang was unfamiliar with the fact that Hollis had passed away, or otherwise did not know the 39 acres had been sold to Kennedy. She was unaware that the scrapyard/storage yard property usage is how the Rand property she grew up on is currently used.

Soils Sampling and Site Characterization

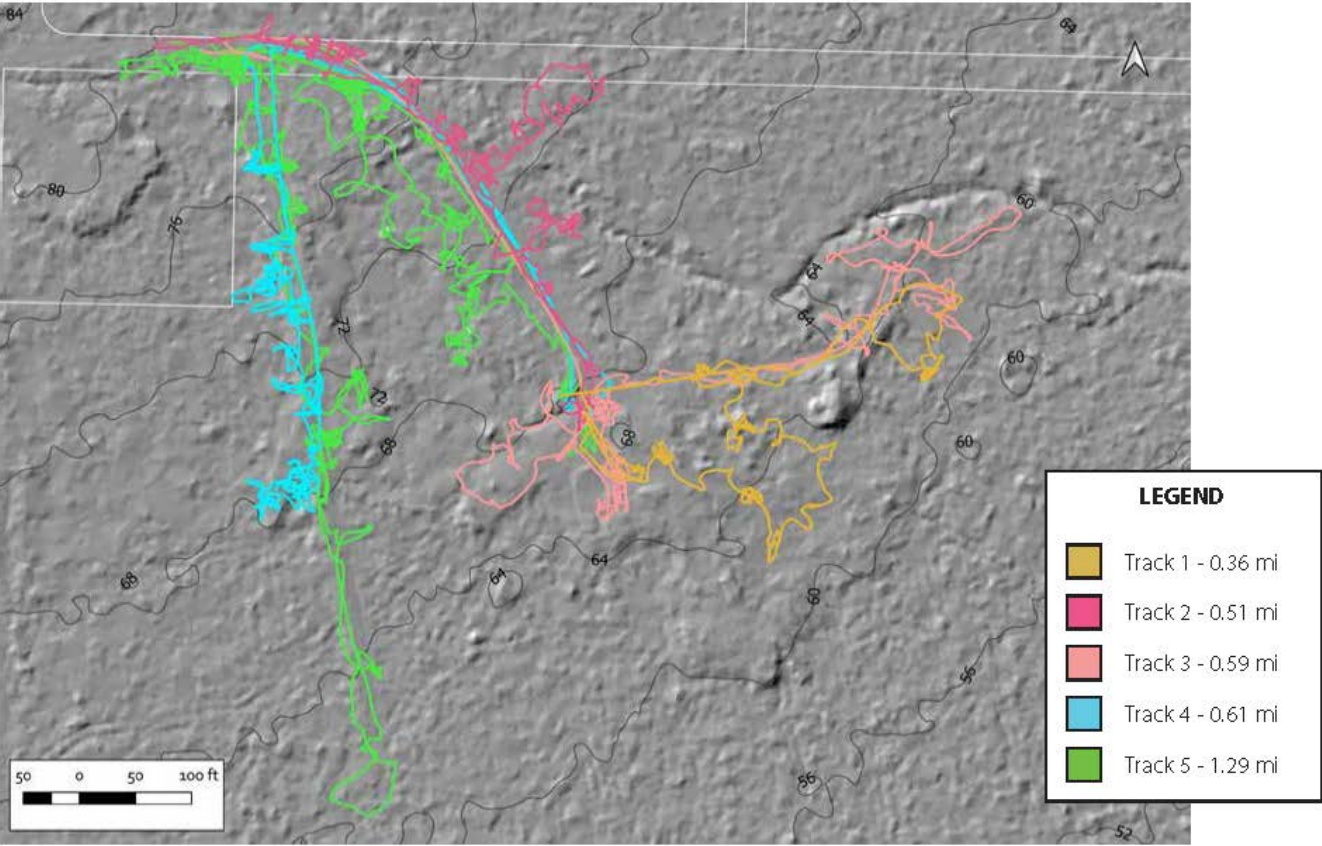
We obtained verbal permission from the owner, Mike Kennedy, to sample the soils and examine the subject property as part of the environmental assessment for the City of Homer (COH). The sampling took place on October 26th and 27th, 2022 in clear weather, with no obstructions in viewing soils stains from snow cover. Photographs from this effort are given in Appendix _.

Figure _ shows the exact movement of the field crew during sampling, and it follows the areas where scrap piles are located. Logged and pristine areas which did not have visible signs of industrial use were not hiked, and those areas form a substantial portion of the subject property.

Figures _, _ and _ show the approximate soils sample locations associated with various scrap piles. Each soils sample location was briefly described as to what it was, located in the field and photographed. The soils samples were put into ziplock plastic bags – the headspace of each bag was measured for volatile organic hydrocarbons (VOC's) using a PID instrument. The PID results for each sample are given in Appendix _.

The soils were then processed in the lab for XRF measurement to obtain metals concentrations at each site. The XRF results are summarized in Appendix _, with the details provided in a separate Excel spreadsheet.

Kachemake Drive Overview



CLIENT
City of Homer
Homer Public Works Dept
3575 Heath St
Homer, AK 99603

PROJECT
East Kachemak Drive
Treatment Wetlands and
Drainage

DRAWN BY
C.F.



DESCRIPTION

MMR

**FIGURE
MMR**

City of Homer
Homer Public Works Dept
3575 Heath St
Homer, AK 99603

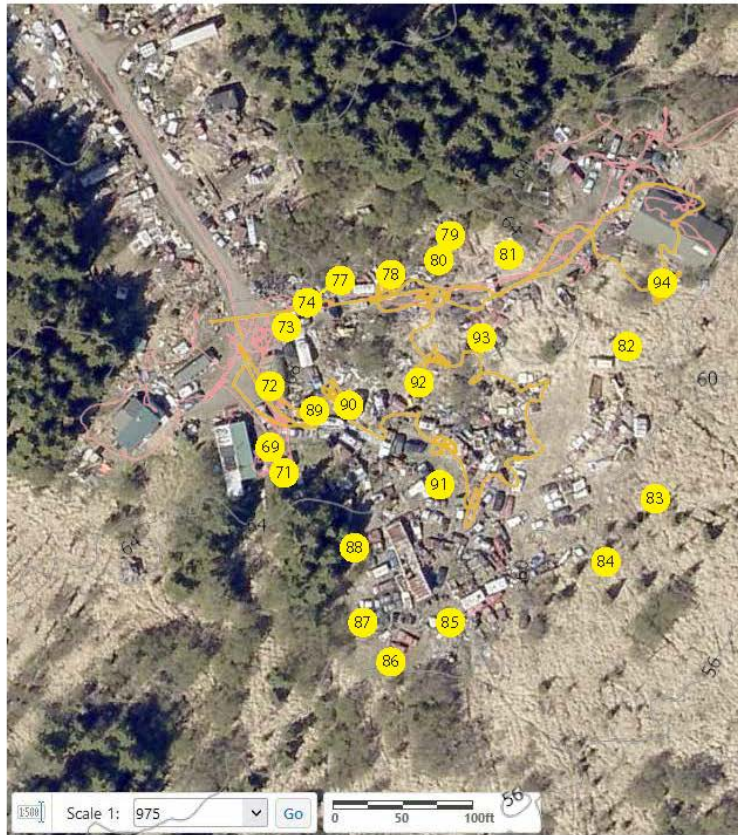
East Kachemak Drive
Treatment Wetlands and
Drainage

C.F.

M M R

FIGURE 1017

Kachemake Drive Overview



CLIENT

City of Homer
Homer Public Works Dept
3575 Heath St
Homer, AK 99603

PROJECT

East Kachemak Drive
Treatment Wetlands and
Drainage

DRAWN BY

C.F.

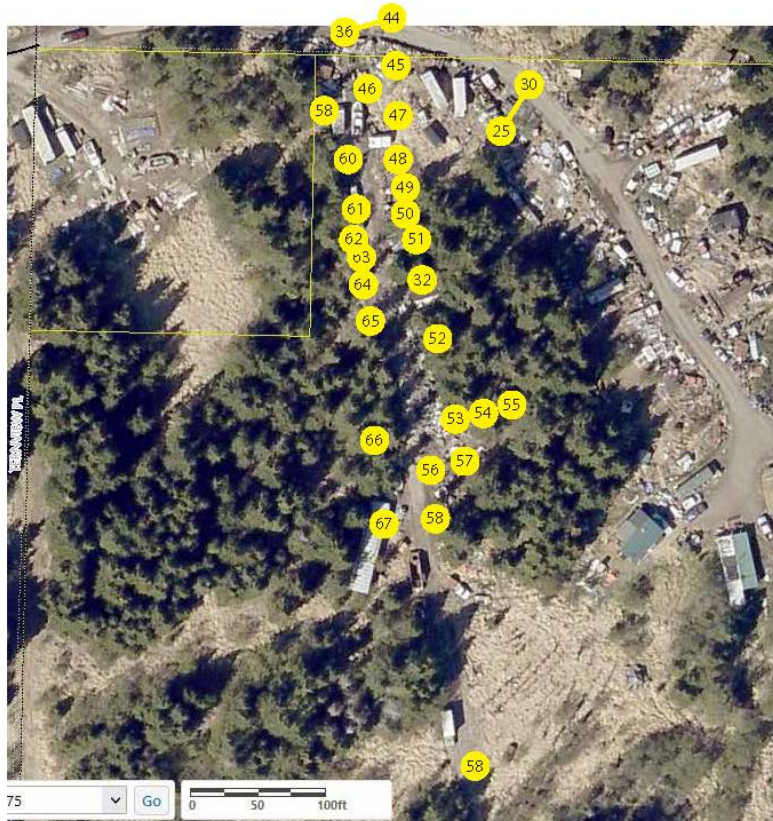


DESCRIPTION

MMR

**FIGURE
1018**

Kachemake Drive Overview



CLIENT
City of Homer
Homer Public Works Dept
3575 Heath St
Homer, AK 99603

PROJECT
East Kachemak Drive
Treatment Wetlands and
Drainage

DRAWN BY
C.F.

DESCRIPTION
MMR



FIGURE
1019

Soils Analyses: Regulatory

Contaminated soils can be hazardous or harmful, but this by itself does not mean such soils are a hazardous waste. ADEC sets regulatory limits for contaminated soils, and in most cases ADEC is the sole regulator for contaminated sites.

However, in some cases, as identified in this report, there are RCRA hazardous wastes, which are still regulated by EPA as Alaska is only one of two states that does not administer hazardous waste disposal. Hydrocarbons in the volatile range were measured using a Photoionization Detector (PID). Metallic constituents were identified

from soils obtained from the subject property using a Thermo-Fisher Xray Fluorescence instrument. Both instruments measure in the parts-per-million range, and are suitable for Phase I Environmental analyses.

Hydrocarbons

ADEC regulates the cleanup standards for chemicals in soil under 18 AAC 75.340. The soil cleanup levels are given in Table B1: Method Two – Soil Cleanup Levels, which get reviewed and revised periodically. This table specifies different cleanup levels depending on property parameters (migration to groundwater) and what region of Alaska the property is within. For Homer, we frequently use the ‘Under 40 Inch Zone’ although there are cases where Migration to Groundwater numbers from Appendix _ are used.

All the soils sampled for this project were analyzed with a PID meter to look for the presence of volatile organic hydrocarbons. These readings are shown in Appendix _. Elevated PID readings represent issues with the volatile petroleum hydrocarbons listed in Table B1. The results showed that 25 of the 94 soil samples had PID readings of over 10 ppm, and many of those well over 100 ppm. It’s therefore likely that 25% of the samples have a clear danger of exceeding one or more petroleum hydrocarbon cleanup standards listed in ADEC Table B1 of Appendix _.

Metals

ADEC cleanup standards are different than making a hazardous waste determination, however. We used the XRF instrument to analyze the 94 soil samples to determine estimated concentrations for a variety of metals constituents (As, As, Au, Co, Cr, Cu, Fe, Hg, Mn, Mo, Ni, Pb, Rb, Se, Sr, Th, U, V, W, Zn).

Many of these soils would be susceptible to other analyses to determine remedial options available – and these are frequently limited if metals contamination exceed EPA or specific disposal guidelines such as those for ASR in a thermal remediation scenario, or KPB Solid Waste in a lined disposal option.

ADEC has a table of contaminants that can be used to determine if soils can be left in place or require remedial action. There are different types of remedial action, depending on the contaminant(s). However ADEC’s contaminated sites program does not regulate hazardous waste. So if the limits go above the values in ADEC’s constricts, the contaminated soils then become regulated by RCRA requirements of hazardous waste as overseen by EPA for Alaska.

RCRA has a specific list of constituents it considers hazardous, with a table of limits based on a leaching procedure called TCLP, but with limits similar to the ADEC table of contaminants. An EPA accepted method to estimate the RCRA leaching result – simply dividing the soils analyses by 20 – is the approximation used in this report to determine RCRA hazardous waste soils. The sites that violate these standards are given in red in Appendix _.

Hazardous waste *cannot* be disposed of within the State of Alaska, and must be shipped out of state (confirmed with Lori Aldrich, ADEC Hazardous Waste Section Manager, personal communication, (907) 269-0116). Typically hazardous waste is shipped to Portland, Oregon for disposal, as this is considered proximal to Alaska. So hazardous waste disposal is expensive due to the cost of shipping and the disposal itself. The sites listed in red in Appendix _ contain soils that technically would need to be disposed of in this way.

Cleanup Costs

The approximate area being used as a storage yard is 10 acres. Some of the materials are located in rights-of-way at least according to the KPB based site maps. The entire property has been logged as noted previously, but other than that most of the property appears pristine outside of the scrapyard areas.

This Phase I did not do an accurate job of estimating the costs of cleanup due to the large number of sites to investigate. However we discovered 15 unique sites with RCRA hazardous soils metals waste as shown in

Appendix __. There were also approximately 24 sites that exhibited high levels of volatile hydrocarbons in soil, of which 20 are unique sites with hydrocarbon issues. The unique sites may be approved for a different method of disposal ranging from thermal remediation to disposal as ‘special waste’ at the CPL lined facility in Soldotna.

While this represents a large number of individual sites, Figure __ shows that these sites are sometimes consolidated in an area and could represent individual soil samples from a single spill area, while some sites such as Site 26 are likely small owing to leaks from an isolated container or pallet.

Cleanup of the soils is overseen by an ADEC project manager from the contaminated sites program, and soils disposal in this case also involves EPA Region 10 when it comes to contaminated soils disposal of the hazardous waste designated soils (typically the metals contaminated soils). The fieldwork entails two field instruments to determine approximate extents and types of contamination during cleanup, confirmation sampling and analyses by an approved laboratory, and potentially a second iteration of sampling and cleanup – typically called ‘footprint sampling’. The 35 identified sites mentioned above would likely be consolidated when spill boundaries are identified.

Overall cleanup costs involve the 1) Workplan and implementation, including soils field identification and excavation, laboratory confirmation sampling and analyses; 2) Soils transport and disposal costs to the different facilities; 3) Footprint confirmation sampling and reporting.

A cost estimate is somewhat speculative for environmental work until cleanups proceed as it is difficult to estimate contaminated soils volumes until after a cleanup is complete. That said, such estimates are important to assess property value, so some effort was made to evaluate this number. A number in the range of \$200,000 should be considered, given the following discussion. This does not account for the discovery of additional contaminants, which routinely occurs during environmental remediation projects.

Soils Contaminants

Metals contamination of concern in soils often remain proximal to the source, as these transport mechanisms cause their plumes to taper off quickly into the subsurface, and thus minimizing hazardous contaminated soils volumes. In contrast, volatile organic hydrocarbon spills generally disperse more easily and therefore often present larger volumes of contaminated soil to deal with – albeit those soils are mostly dealt with in Alaska. Costs of disposing of contaminated soils on the inexpensive end would be hydrocarbon contamination that can be disposed of at the Soldotna landfill (CPL) lined facility. This offers minimal transportation costs and a disposal fee of \$90 per ton paid to the Kenai Peninsula Borough.

Hydrocarbons that exceed the CPL limits can still be thermally remediated and/or bioremediated assuming they do not contain metals – and this requires extensive laboratory analyses to make that determination. Thermal remediation can be accomplished now in Nikiski, and also at ASR in Anchorage. Transportation costs are more significant, but also the disposal expense is much higher due to fuel costs.

The most expensive waste is the RCRA hazardous waste, which there is an unknown volume at the subject property. U.S. Ecology, which was recently bought by Republic Services, is the company that can transport hazardous waste out of the State of Alaska to one of their hazardous waste facilities, for example in Idaho (Nick Russell, Pers. Comm. (907) 395-4606). A rough estimate for transport and disposal of approximately 20 supersacks of RCRA solids to their Idaho facility is \$30,000. This did not include the one site where we had mercury contaminated soils, although it would be transported the same way but handled differently and is likely more expensive to dispose of.

Palleted Goods, Containers of Fluids and Miscellaneous Scrap

Many of the items onsite were out in the open – such as numerous pallets of batteries of all sizes. Some batteries had tarps over them but some of these were solar-degraded; some batteries were weathered and a small number of them were not whole. Clearly batteries were a cause for the large number of lead-in-soil contaminated areas, which were from samples proximal to the battery pallets and from shallow soils sampling.

Batteries can be disposed of for free through auto parts stores over time. For example, O'Reilly Auto Parts will accept a pallet of batteries each week or so, in any condition, at no cost (Andre Tipikin, Asst. Manager, O'Reilly Auto Parts (907) 226-2005).

The tanks, barrels and containers of fluids are often in the category of not being sure of what type of waste it is. Characterizing the type of waste (e.g. fluid) that is in each container is necessary so that it can be disposed of properly. Disposal can in some cases be inexpensive: there are some local facilities which burn waste oil, for example ACE (Alaska Collision Experts at the base of the Homer Spit), assuming the oil is not contaminated with heavy metals. We did find that the hydrocarbon spills on the subject property tended not to have significant heavy metals contamination. Hopefully this translates to many of the containers with fluids that the spills came from. However, there are at least some fluids that require special waste handling, such as at Site 26 shown in Photo _.



Photo __. Site 26, soil sampled adjacent to 5-gallon can labeled 'Chem-Dip'. The contents of this container, if original, are extremely hazardous, and should be disposed of properly and carefully.

The bulk of the volume of scrap at this site would be considered non-hazardous and viable for recycling (e.g. empty tanks, automobiles, trailers, scrap buildings).

Neighboring Properties

The subject property is still relatively remote owing to the surrounding wetlands, despite these properties also being mostly other private properties.

The entire eastern boundary of the subject property is 40-acre KPB Parcel ID #17908031, owned by Kachemak Fifty General Partnership, and remains relatively undeveloped. There are some remnant ditches, and the northwest portion of this property is likely to have been selectively logged.

The southern boundary of the subject property is entirely bordered by 80-acre KPB Parcel ID #17910023, owned by Alaska State DNR, an undeveloped parcel, although with some drainage impacts from ditching and utility easements.

The northern boundary has become more subdivided in recent years, and currently is bordered by two 4.3 Acre KPB Parcels #17908064 and 17908081 owned by Mike Arno. These parcels have likely been logged previously, but are currently undeveloped. The Spruce Lane road right-of-way defines the western portion of this boundary with the subject property, and Spruce Lane is also the access road for the subject property. According to the KPB maps, the right-of-way is being used for scrapyard storage.

The western boundary is bordered by two additional ~2-Acre properties owned by Mike Kennedy, KPB Parcel ID's #17928038 and #17928039. KPB #17928039 is apparently pristine. The northern third of KPB Parcel #17928038 however has significant scrapyard storage, including along the Spruce Lane access road (and also including the ~2 Acre KPB Parcel #17928037 to the east of the aforementioned property, which is also owned by Mike Kennedy and about 2/3 covered in scrap and buildings, with particularly dense coverage along Spruce Lane).

The remaining properties along the western boundary of the subject property, KPB Parcel ID #17928042 (~7.7 Acres) and #17928043 (1 Acre) are pristine properties owned by Kachemak Moose Habitat.

Finally, the 1-acre inset property to the subject property, located in the northwest corner, is KPB Parcel #17908047, and owned now by Joe Rand, is also significantly covered by scrap, boat and building storage.

At least some housing is being used on the scrapyard properties – one family is living in the house on the subject property accessed by Spruce Lane. This house uses in above ground storage tank (AST) for heating fuel as shown in Photo __. It is assumed that there are no underground storage tanks at this site (UST's), however there is a literal collection of AST's. At least one AST near the house does have a small spill near its valve – the tank is not used, and the valve is resting next to the ground as shown in Photo __.



Photo _ . AST associated with living quarters within the subject property scrapyard area.



Photo __. This grey AST near the living quarters but not connected, does contain some heating fuel presumably and has a small leak around its valve.

Conclusions

For the purposes of this Phase I Environmental Assessment, the subject parcel is subject to the scrapyard examined in this report, an ~10-acre area distributed on the northern third of the 39-acre parcel. Also of concern are the bordering properties mentioned that contain scrapyards. While contaminant transport in these wetlands would be poor, road dust mixed with spills, as well as the streams that flow through these areas add other elements of transport. The well located on the subject property located near the house central to the subject property scrapyard is not in use according to the people living there.

While there are plenty of things to rectify if the subject property was purchased as a whole – including significant environmental costs owing to how the property is being used – there is a substantial portion of the subject property (in its southern half) that could be subdivided from the original as shown in Photo __. While this southern portion includes land that was logged previously, it is otherwise apparently pristine and more than likely unaffected by the adjacent scrapyard.



MacSwain Associates

4401 Business Park Boulevard, Suite 22, Anchorage, Alaska 99503

Appraiser: Alex Kleinke
State of Alaska, Certified General Real Estate Appraiser – License #148873

Education: Bachelor of Business Administration, Finance, University of Alaska Anchorage (2009)
Master of Business Administration (MBA), University of Alaska Anchorage (2012)

Professional Experience: 2009 to Present – MacSwain Associates

Real estate appraiser of all property types throughout Alaska including commercial, industrial, land, rights-of-way, and special-purpose properties. Appraisals performed for financing, right-of-way acquisitions, conservation easements, leasing, insurance, taxation, estate planning, investment analysis, and buy-sell decisions.

Appraisal Education: The following is a list of completed appraisal courses and seminars.

2024 – *Advanced Concepts & Case Studies* by the Appraisal Institute, Woburn, MA

2024 – *7-Hour National USPAP 2024-2025 Update Course* by the Appraisal Institute, Online

2024 – *Advanced Income Capitalization* by the Appraisal Institute, Chicago, IL

2023 – *7-Hour National USPAP 2022-2023 Update Course* by the Appraisal Institute, Sandy, UT

2022 – *UASFLA: Practical Applications* by the Appraisal Institute, Freeport, ME

2022 – *Valuation of Conservation Easements* by the Appraisal Institute, Bordentown, NJ

2022 – *Fundamentals of UASFLA* by the Appraisal Institute, Online

2021 – *Cool Tools: New Technology for Real Estate Appraisers* by the Appraisal Institute, Online

2021 – *Analyzing Operating Expenses* by the Appraisal Institute, Online

2021 – *Business Practices and Ethics* by the Appraisal Institute, Online

2020 – *7-Hour National USPAP 2020-2021 Update Course* by the Appraisal Institute, Anchorage, AK

2017 – *Business Practices and Ethics* by the Appraisal Institute, Online

2017 – *7-Hour Equivalent USPAP Update Course* by the Appraisal Institute, Online

2016 – *Advanced Market Analysis and Highest and Best Use* by the Appraisal Institute, Chicago, IL

2016 – *General Sales Comparison Approach* by the Appraisal Institute, Chicago, IL

2015 – *Real Estate Finance, Statistics, and Valuation Modeling* by the Appraisal Institute, San Diego, CA

2015 – *General Report Writing and Case Studies* by the Appraisal Institute, Las Vegas, NV

2015 – *General Income Approach Part II* by the Appraisal Institute, San Diego, CA

2015 – *General Income Approach Part I* by the Appraisal Institute, San Diego, CA

2013 – *The Discounted Cash Flow Model: Concepts, Issues, and Apps.* by the Appraisal Institute, San Diego, CA

2013 – *General Appraiser Site Valuation and Cost Approach* by the Appraisal Institute, Fort Lauderdale, FL

2012 – *General Market Analysis and Highest and Best Use* by the Appraisal Institute, San Diego, CA

2011 – *15-Hour National USPAP Course* by the Appraisal Institute, Anchorage, AK

2010 – *Basic Appraisal Procedures* by the Appraisal Institute, Anchorage, AK

2010 – *Basic Appraisal Principles* by the Appraisal Institute, Anchorage, AK

Sample of Significant and Project Assignments:

2024 – USFWS land acquisitions including “hypothetical parcel” for DOI-AVSO, Fairbanks

2023-2024 – Conservation easement encumbering 49,863± acres around Point Lay

2023-2024 – NPS conservation easement acquisitions for DOI-AVSO, Lake Clark Region

2022-2023 – USFWS land acquisitions for DOI-AVSO, Fairbanks

2022-2023 – Lions Club Park land exchange with five conversion parcels including 10,160± acres on Pioneer Peak

2022 – Agricultural Land Easement in Palmer for Alaska Farmland Trust, USDA/NRCS
 2021 – Transportation corridor for DOI-AVSO on Native Allotment in Knutson Bay, Iliamna,
 2020-21 – Eight right-of-way appraisals for Knik-Goose Bay Road Reconstruction Project
 2020 – 43 City of Seward Lease Parcels including commercial, industrial, and marine-type properties
 2020 – 41 City of Kenai Lease Parcels including aviation, commercial, industrial, and marine-type properties
 2019 – City of Kodiak Lease Parcels including aviation and communication sites, seaplane base, and shipyard
 2018 – Fractional interest of land and sandwich leases for Anchorage hotel and fuel station properties
 2017 – Pacific Spaceport Complex, market rent of launch complex facilities within PSCA on Kodiak Island
 2016-2017 – Provided insurable value project appraisals for properties in Utqiagvik, Dillingham, Iliamna, Kotzebue, Nome, Cordova, Naknek, Angoon, Haines, Hoonah, Juneau, Kake, Anchorage, Bethel, and Yakutat
 2015 – 40 City of Seward Lease Parcels including commercial, industrial, and marine-type properties
 2015 – 97 City of Kenai Lease Parcels including aviation, commercial, industrial, and marine-type properties
 2015 – Assisted with cost estimate to acquire lands to develop proposed AKLNG from Pt. Thomson to Nikiski
 2014-2020 – 50+ Right-of-way appraisals for Parks Highway MP 48.8 to 52.3 Reconstruction Project
 2014 – Assisted with project management and appraisals of Nikiski properties for Alaska LNG acquisitions
 2012 – Assisted in the income analysis portion of the Trans Alaska Pipeline System (TAPS)
 2010-2022 – Alaska Railroad Corporation (ARRC) land lease appraisals in Anchorage, Seward, and Whittier

Professional Affiliation: Practicing Affiliate – Appraisal Institute

License #: 148873 Effective: 5/18/2023 Expires: 06/30/2025	<p align="center">State of Alaska</p> <p align="center">Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing</p> <p align="center">Board of Certified Real Estate Appraisers</p> <p>Licensee: ALEXANDER H KLEINKE</p> <p>License Type: Certified General Real Estate Appraiser</p> <p>Status: Active</p> <p align="right">Commissioner: Julie Sande</p>
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7.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

MSE has performed this Phase I ESA of Tract B, Township 6S Range 13W Section 14 (Parcel 17908030) in the records of the Kenai Peninsula Recording District in conformance with the scope and limitations of ASTM Practice E 1527.

The subject property, Tract B, remains largely undisturbed. The last known disturbance occurred in the late 1990s during a logging operation. The adjacent northern lot, Tract A, currently contains trash and debris, including materials that may contain hazardous substances such as petroleum products such as oil, grease, and gasoline containers. No soil sampling or testing was conducted as part of this Phase I ESA. While the presence of potential contaminants in the soil of Tract A is acknowledged, and the possibility of migration between the two parcels exists, Tract B appears to be unaffected by the current use of Tract A as a scrapyard.

During a site visit conducted on June 2, 2025, MSE observed no debris or scrap material on the property, with the exception of a single boat staged at the western end of the site. The boat exhibited no visible signs of leakage or contamination and does not appear to pose any environmental risk. No other structures or buildings were present on the property.

Research, historical photos, and interviews confirm the property was logged between 1996 & 2006, and that the property has remained mostly undisturbed since then. No evidence of hazardous use, storage, releases, or USTs was found on-site, and MSE identified no significant RECs on the property or from neighboring areas.

The areas surrounding the property are comprised mostly of residential properties. No off-site contamination is expected to have impacted the property. No RECs concerning the property were identified from surrounding properties during MSE's site reconnaissance. MSE observed no active ADEC contaminated sites, CERCLIS, NPL, or RCRA sites data within the specified ASTM distance.

8.0 LIMITATIONS

This Phase I Report has been prepared for exclusive use for the **City of Homer**. It is intended to provide an understanding of the potential for environmental contamination by hazardous substances or petroleum products at the property assessed. The findings and recommendations in this report are based upon data and information obtained during the site visit by MSE personnel to the property identified herein and the condition of the property on June 2, 2025, supplemented by information and data obtained by MSE and described herein. The findings and recommendations contained in this report are based on the expertise and experience of MSE in conducting similar assessments. In assessing the property, MSE has also relied upon representations and information furnished by individuals noted in the report, for existing operations and property conditions and the historic uses of the properties, to the extent that the information obtained has not been contradicted by data obtained from other sources. Accordingly, MSE accepts no responsibility for any deficiency, misstatements, or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent information provided by the persons interviewed.

It should be recognized that this study was not intended to be a definitive assessment of contamination at the site. Given that the scope of service for this assessment did not include comprehensive groundwater sampling and analytical testing, nor asbestos or lead-based assessment, it is possible that currently, unrecognized contamination may exist at the site and, if present, that the levels of contamination may vary across the site. Opinions and recommendations presented herein apply to site conditions existing at the time of our assessment and those conditions reasonably foreseeable. Should environmentally significant changes to the site or additional information become available, MSE should be provided the opportunity to review this information/data and amend our opinions, as appropriate.

MSE's objective is to perform our work with care, exercising the customary thoroughness and competence of environmental and engineering consulting professionals, following the standard for professional services at the time and location those services are rendered. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental liability on a particular site. Therefore, MSE cannot act as insurers and cannot "certify or underwrite" that a site is free of environmental contamination, and no expressed or implied representation or warranty is included or intended in our reports except that our work was performed, within the limits prescribed by our client, with the customary thoroughness and competence of our profession.

This Phase I ESA was prepared by Kelly Kennedy, Environmental Scientist of MSE. This report was reviewed by Annie Collie, Project Scientist of MSE. Mr. Kennedy and Ms. Collie have performed numerous similar site visits and reports for various clients throughout the state of Alaska. Ms. Collie has over 10 years of professional environmental consulting experience and has conducted and managed hundreds of similar assessments throughout Alaska and meets the definition of Environmental Professional as defined in 40 CFR Part 312.

Prepared by



Kelly Kennedy
Environmental Scientist
Midnight Sun Environmental

Reviewed by



Annie Collie
Project Scientist
Midnight Sun Environmental

**CITY OF HOMER
HOMER, ALASKA**

Community Development

RESOLUTION 25-078

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS FOR THE REAL PROPERTY
ACQUISITION OF 26.5 ACRES, MORE OR LESS, AND DESIGNATING
THE USE AS CONSERVATION.

WHEREAS, The City of Homer is the sub-recipient of a \$1,171,410 National Oceanic and
Atmospheric Administration (NOAA) grant, authorized and appropriated via Ordinance 23-46; and

WHEREAS, The project includes the purchase and conservation of approximately 26.5 acres
more or less with the preliminary description of Tract B, Storm Water Tracts One Subdivision; and

WHEREAS, The purchase price is \$246,000, which is the appraised value of the property; and

WHEREAS, Grant funds will cover all property acquisition costs; and

WHEREAS, Resolution 24-124(S) provided directions to pursue the purchase of lands for green
infrastructure conservation; and

WHEREAS, The property will include a deed restriction and shall be managed for conservation
in perpetuity; and

WHEREAS, Homer City Code 18.06.030 requires Council approval for land acquisition.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The City Manager is authorized to negotiate and execute the appropriate
documents.

Section 2. The land shall be designated as conservation property.

PASSED AND ADOPTED by the Homer City Council this 8th day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

45 ATTEST:

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RENEE KRAUSE, MMC, ADAC, CITY CLERK

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50 Fiscal Note: Refer to Resolution 24-124(S)



MEMORANDUM

Resolution 25-079, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Highland Drive Culvert Replacement Project to East Road Services, Inc., of Homer, Alaska, in the Amount Not to Exceed \$587,990 and Authorize the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk/City Engineer.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: August 29, 2025
From: Leon Galbraith, P.E., City Engineer
Through: Melissa Jacobsen, City Manager

Summary:

This Resolution serves to authorize a contract to East Road Services, Inc. for construction of the Highland Drive Culvert Replacement Project.

Bids Received:

An invitation to bid for the above-referenced project was publicly advertised in the Homer News on July 31, 2025 and August 7, 2025 and in the Anchorage Daily News on August 3, 2025. The final engineer's construction cost estimate was for \$1,109,280.54. Bids were opened at 2:00 PM on August 28, 2025 and four bids were received. Below is a breakdown of the bids and how they are affected by the City's local bidder preference clause, required by HCC 3.16.080.

Bidder No.	Bidder Name	Bid Amount	Local Preference	Local Preference Comparison
1	East Road Services, Inc.	\$587,990.00	\$27,199.75	\$560,790.25
2	Southcentral Construction Inc.	\$566,915.50		\$566,915.50
3	Granite Construction Company	\$1,221,900.00		\$1,221,900.00
4	Tutka, LLC	\$855,565.00		\$855,565.00

Because of the local bidder preference, East Road Services, Inc. is considered the lowest responsive and responsible bidder even though Southcentral Construction, Inc. had a lower bid. Homer City Code Section 3.16.080 (b) states that a contract will be awarded to a local bidder, where the local bidder is, in all material respects comparable to the lowest nonlocal bid if the amount bid does not exceed the nonlocal bid by more than five percent (5%) on first \$500,000, and an additional two and one-half percent (2.5%) on the amount over \$500,000 to \$1,000,000.

Five percent of \$500,000 is \$25,000 and two and a half percent of \$87,990 is \$2,199.75. This means that as a local bidder, \$27,199.75 must be subtracted from East Road Services' bid when compared to non-local bids.

Project Budget:

Enough funds are budgeted to the project to absorb the cost of construction. Ordinance 25-25 appropriated \$71,000 from the HART Roads Fund for completion of the design. Ordinance 25-56 appropriated \$1,200,000 from the HART Roads Fund for the construction of the project. Total project funding from all sources is \$1,271,000. Of this, \$68,882 has been spent completing the project design. The adjusted low bid for construction, from East Road Services, Inc., is \$587,990.

Recommendation:

Public Works recommends that a construction contract be awarded to East Road Services, Inc. in the amount of \$587,990 for construction of the Highland Drive Culvert Replacement Project.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 25-079

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AWARDING THE CONTRACT FOR THE HIGHLAND DRIVE CULVERT
REPLACEMENT PROJECT TO EAST ROAD SERVICES, INC OF
HOMER, ALASKA IN THE AMOUNT NOT TO EXCEED \$587,990 AND
AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE
THE APPROPRIATE DOCUMENTS.

WHEREAS, In accordance with the Procurement Policy the Invitation to Bid was
advertised in the Homer News on July 31, 2025 and August 7, 2025 and in the Anchorage Daily
News on August 3, 2025; and

WHEREAS, The Invitation to Bid was listed with three plans rooms in the State and on
the City website; and

WHEREAS, There were two addendums issued, and bids were due by 2:00 p.m. on
Thursday, August 28, 2025, with four bids received; and

WHEREAS, Homer City Code Section 3.16.080 (b) states that a contract will be awarded
to a local bidder, where the local bidder is, in all material respects comparable to the lowest
nonlocal bid if the amount bid does not exceed the nonlocal bid by more than five percent (5%)
on first \$500,000, and an additional two and one-half percent (2.5%) on the amount over
\$500,000 to \$1,000,000; and

WHEREAS, Bids were reviewed in accordance with the criteria established, and it was
determined that the firm of East Road Services, Inc. of Homer, Alaska provided the overall best
selection for the services requested as identified in the Invitation to Bid documents.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, awards the
Contract for the Highland Drive Culvert Replacement Project to East Road Services, Inc. of
Homer, Alaska, in the Amount Not to Exceed \$587,990 and authorizes the City Manager to
negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 8th day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

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46 ATTEST:

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49 RENEE KRAUSE, MMC, CITY CLERK

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51 Fiscal Note: Ordinance 25-56 appropriated \$1,200,000 from HART Roads



MEMORANDUM

Resolution 25-080, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Coastal FREIGHT Project, Endorsing the City's Grant Application to the United States Department of Transportation Maritime Administration's FY2025 Port Infrastructure Development Program (PIDP) and Committing Local Match Funds. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: September 4, 2025
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager

The purpose of this Memorandum is to provide information regarding the need to adopt a Resolution to supercede Resolution 25-072 stating the City's commitment to the FY25 Federal Port Infrastructure Development Program (PIDP) grant application for the Homer Port Coastal FREIGHT project.

Background: A Resolution of support from the governing body is required for the PIDP application, which is due September 10, 2025. To meet this requirement, staff brought forward Resolution 25-072, which Council adopted on August 11, 2025. The Resolution states the City's commitment to the FY25 Federal Port Infrastructure Development Program grant application for the Homer Port Coastal FREIGHT project.

Discussion: During finalization of the PIDP grant application, staff discovered budget inconsistencies that affect the project cost and match requirement. The inconsistencies arose from how Denali Commission funds were integrated with the PIDP project budget and from the need to distinguish between total project funds and PIDP-specific funds.

Staff brings Resolution 25-080 forward to adjust the total project cost, PIDP request amount, and local match commitment to reflect the corrected budget calculations and align with the PIDP grant application. All corrections are contained in the Resolution clauses spanning lines 103-113.

RECOMMENDATION: Approve Resolution to express project support and match commitment for the Homer Port Coastal FREIGHT project FY2025 PIDP application.

Attachment: Memorandum CC-25-201



MEMORANDUM

Resolution 25-072, A Resolution of the City Council of Homer, Alaska, Expressing Support for the Homer Port Coastal FREIGHT Project, Endorsing the City's Grant Application to the United States Department of Transportation Maritime Administration's FY2025 Port Infrastructure Development Program and Committing Local Match Funds. City Manager/Port Director.

Item Type: Backup Memorandum
Prepared For: Mayor and City Council
Date: August 6, 2025
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Melissa Jacobsen, City Manager

The purpose of this Memorandum is to provide information regarding the City's FY25 Federal Port Infrastructure Development Program grant application. A Resolution of support from the governing body is required to be included in the application, which is due September 10, 2025.

Background: With City Council support, the City applied to the FY24 PIDP for funds to assist with replacing Float Systems 1 and 4 in the Homer Port and Harbor. The FY24 application went to the US Department of Transportation Secretary's desk for final funding evaluation, but ultimately was not selected. In an application debrief with the Maritime Administration, we were encouraged to apply again. The main recommendations to improve the City's application were to reduce the project scope to come in with a small port request and enhance project readiness, both of which we have done.

City Council approved funds via Ordinance 25-09 and Task Orders via Resolutions 25-013 and 25-046 to prepare a 2025 PIDP application. The 2025 PIDP FREIGHT application reflects a reduced scope; it replaces 60-year old components in Float System 4, the harbor's oldest float system. A grant from the Denali Commission has allowed us to progress to 50% design (to date) and submit permit applications, for enhanced project readiness. The redesign will:

- Replace and lengthen connector float AAA to correct inadequate slip separation space, widen narrow fairways and slightly increase moorage capacity and flexibility;
- Replace gangways, corroded and undersized pilings to meet load demands on the systems and install new floats to correct low freeboard and wracking to reduce injury risk for port users; and
- Provide code-compliant water and electrical supply systems.

The total project cost estimate for construction is \$16,501,706 based on nearly 50% design completion. PIDP awards for small port projects are under \$11.25M. The City will request \$11,240,000 in MARAD PIDP grant funds, requiring a local match of \$5,261,706. This local match amount falls in the 32% quintile, indicating excellent competitiveness.

The plan to meet local match is bonding through the Alaska Municipal Bond Bank Authority. Annual bond payments will be funded from port and harbor revenues. The US Department of Transportation offers low-interest (1/2 market rate) Transportation Infrastructure Finance and Innovation Act (TIFIA) financing options for qualified transportation infrastructure projects. Staff has had meetings with TIFIA program staff and consultants and has determined that the FREIGHT project is eligible, if awarded.

RECOMMENDATION: Approve a Resolution of support and match commitment for the Homer Port Coastal FREIGHT project FY2025 PIDP application.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Port Director

RESOLUTION 25-080

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
EXPRESSING SUPPORT FOR THE HOMER PORT COASTAL
FREIGHT PROJECT, ENDORSING THE CITY'S GRANT APPLICATION
TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION
MARITIME ADMINISTRATION'S FY2025 PORT INFRASTRUCTURE
DEVELOPMENT PROGRAM (PIDP) AND COMMITTING LOCAL
MATCH FUNDS.

WHEREAS, City Council adopted Resolution 25-072 authorizing the City's application for
the USDOT FY2025 PIDP Grant Program for \$11,240,000 and match fund commitment of up to
\$5,261,706; and

WHEREAS, In the application process a necessary project budget adjustment was
discovered and the purpose of this resolution is to correct the total project cost and match,
hereby superseding Resolution 25-072; and

WHEREAS, The City of Homer strives to provide and improve city-operated facilities and
services to meet community, regional and statewide needs; and

WHEREAS, The City of Homer owns and maintains the Homer Port & Harbor, a regional
maritime transportation hub facility that provides broad community benefits, serving:

- barges and landing craft that deliver cargo and essential supplies to 135 non-road
connected communities and work sites in Southcentral, Southwestern and Western
Alaska;
- pilot boats and tugs that assist freight delivery to the Port of Alaska and industries
located in Southcentral, Southwestern, and Western Alaska;
- commercial fishing vessels working nearly every fishery in the State of Alaska; and

WHEREAS, A comprehensive Homer Port & Harbor Condition Assessment completed in
2022 by R&M Consultants rated the condition of all port structures and prioritized the need to
replace System 4, which is in critical condition due to decades of deferred maintenance by the
State before being transferred to City ownership in 1999 through a Transfer of Responsibility
Agreement from the State of Alaska; and

WHEREAS, The assessment report also noted that electrical, fire suppression and water
supply to these float systems are not up to code; and

WHEREAS, These issues can no longer be adequately or economically addressed through maintenance and major repairs; and

WHEREAS, Float System 4 is facing load restrictions in the short-term and will require being condemned and decommissioned in the near future to mitigate the risk of sudden and catastrophic float failure; and

WHEREAS, Losing this float system will displace a significant number of vessels from the Port facility, increase rafting of vessels on the remaining floats, increase safety hazards for vessel owners and their crews, create vessel delays, and disrupt reliable, affordable means to move freight, supplies and people; and

WHEREAS, Demands for moorage and regional freight movement have increased over time, driving the need to safeguard and maximize moorage capacity and efficiencies in Homer's Port & Harbor to meet this demand; and

WHEREAS, The Homer Port Coastal FREIGHT (*Freight Resiliency & Efficiency – Improving Greater Homer-area Transportation*) project designs, permits and replaces major portions of System 4 to preserve the foundational integrity and maximum, efficient functioning of the Homer Port facility to serve regional and statewide maritime transportation needs; and

WHEREAS, The project will furnish float systems that are in compliance with modern engineering standards, safety, fire and electrical codes and ADA standards to address safety and accessibility issues; and

WHEREAS, The project has strong local and regional support evidenced by being selected as a Legislative Priority project in the City's Capital Improvement Plan, and letters of support; and

WHEREAS, The project is aligned with Alaska's Statewide Long-Range Transportation Plan goal of sustainability of Alaska's public harbor system; and

WHEREAS, The project is identified as an objective in the Kenai Peninsula Borough Comprehensive Economic Development Strategy: to advance the stability and resilience of Homer's marine transportation infrastructure so that it continues its critical role in facilitating regional economic activity and community resilience; and

WHEREAS, The City is presently investing in the completion of System 4 design and permitting with grant funds from the Denali Commission and local match funds; and

WHEREAS, The United States Department of Transportation Maritime Administration is making Port Infrastructure Development Program (PIDP) grant funds available to support

investments in construction projects that improve port resilience, efficiencies in freight movement, equity and workforce development; and

WHEREAS, The Homer Port Coastal FREIGHT project aligns with PIDP's intent and merit criteria; and

WHEREAS, PIDP provides a key funding opportunity to complete the rehabilitation of this critical port infrastructure, with future project costs estimated at \$17,053,846 for the benefit of the communities, industry and other regional stakeholders in Southcentral and Western Alaska, which would otherwise be out of reach for the city; and

WHEREAS, In light of the regional importance of the project, the City of Homer has developed a financial plan to provide significant match funds through port match reserves and bond/loans, and meeting loan payments utilizing current and new revenues in the Port & Harbor Enterprise Reserve Account.

WHEREAS, This financial plan includes non-Federal funding from the Denali Commission and City match to the Denali Commission funds. The future expenditures of these funds associated with the PIDP grant project is \$1,339,990.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, supports the Homer Port Coastal FREIGHT project and the City's request to FY2025 PIDP Grant Program for \$11,240,000; and

BE IT FURTHER RESOLVED that the City Council of Homer, Alaska commits to providing local match funds of 26% (twenty-six percent) of the PIDP project future expenditures, for a total PIDP match fund commitment of up to \$4,473,856.

PASSED AND ADOPTED by the Homer City Council this 8th day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, ADAC, CITY CLERK

Fiscal Note: See Memorandums CC-25-201 and CC-25-226



2025 Federal Advocacy Strategy

City of Homer, AK



Prepared in coordination with TFG, LLC.

For questions, please contact Chris Griffin at cgriffin@tfgnet.com or Lane Dickson at ldickson@tfgnet.com

2025 Strategic Overview and Priorities

Homer Harbor Expansion Project

ADVANCING THE CITY'S INTERESTS AND PREFERRED ALTERNATIVES IN THE PORT OF HOMER EXPANSION PROJECT

Objective: Ensure that the Homer Harbor Expansion project proceeds in a timely and cost-effective manner by working with the U.S. Army Corps of Engineers, Homer's Congressional delegation, and other relevant Congressional and federal agency stakeholders. Specifically, secure the City's preferred workplan in order to defray as much of the cost of the Harbor project borne by the City as possible.

Message: The project has major potential benefits for the City of Homer, including new jobs, increased revenue and more. Further, this project is not just key for Alaska's commercial fisheries – which are important for the national economy – but is also a key national security priority. The aims and purposes of the Expansion project align closely with the President's Executive Orders (EO) on *Restoring America's Maritime Dominance* and *Restoring American Seafood Competitiveness*. The Harbor Expansion is an important component of Alaska's infrastructure development and is important as the Coast Guard fleet undergoes modernization and expansion. The Harbor will help Alaska meet its responsibilities as an increasingly important geostrategic asset to the United States in the Arctic.

As a secondary consideration, the Harbor Expansion would be a critical component of the planned Alaska Gasline, as Homer is the closest deep-water port to the planned Nikiski liquefaction terminal. Overall, the Harbor expansion has a significant benefit for Homer, the State of Alaska, and the Nation.

Political Landscape and Considerations:

- The project is being developed at a time of disruption and uncertainty at the federal level. Federal staffing levels, including at the Army Corps, are being significantly curtailed, leading to project delays and manpower challenges. Though impacts to Alaska are limited at this time, it is possible that this becomes a challenge down the line.
- Federal funding is also in a state of disruption and uncertainty, with the Administration pausing, cancelling, or reducing the scope and amount of various federal funding programs. However, "hard" infrastructure, such as roads, highways, ports, and more are still identified as a priority by the administration and there are efforts to accelerate application and project delivery. Consequently, clearly demonstrating the economic benefit from these projects should be a focus in discussions with federal partners and stakeholders.
- Homer (and other Alaska communities) are well positioned for to be awarded funding with an all-Republican Delegation and Republican Administration, along with Senators that occupy key Committee positions, with Senator Murkowski being a senior member of the Senate Appropriations Committee, and Senator Sullivan being a senior member of the Senate Armed Services Committee and the Senate Environment and Public Works Committee. All three of these committees have purview over the Army Corps and related public works projects. Congressman Begich, though new to the House, also holds a key position on the House Committee on Transportation & Infrastructure.
- As referenced in the high-level message, the President has issued EOs on *Restoring America's Maritime Dominance* and *Restoring American Seafood*

Competitiveness that are expected bring new and expanded opportunities for port projects.

Milestones:

TIME FRAME	MILESTONE OR TASK
<i>Rolling</i>	Continued outreach and engagement with the Congressional delegation to keep them apprised of project status and relevant developments. While the delegation will not have direct decision-making authority on the project, they may be able to push the Army Corps and other agencies.
	Support the City's ongoing engagement with agency partners including the Army Corps of Engineers.
<i>Short term (1-6 months)</i>	Collaboration with the City and its partners to develop project-specific materials for distribution to federal partners
	Introduction of City of Homer to Congressman Begich and his team.
	Brief Senate Environment and Public Works Committee (EPW), of which Senator Sullivan is a member, on projects and priorities due to its oversight jurisdiction over the Army Corps of Engineers.
	Introduction to and engagement with the White House Office of Intergovernmental Affairs (IGA) to position project for funding and highlight alignment with EOs.
<i>Intermediate term (6 months – 1 year)</i>	Invitation of delegation members and staff to the City to see the Harbor in person.
	Invitation of agency principals and key staff to the City. This can include partners from the Army Corps of Engineers, EPA, Department of Transportation, and more.

2025 Federal Advocacy Strategy

		Refinement of projects and advocacy for submissions in future Congressional appropriations/earmark cycles, which may provide further federal funding for certain aspects of the project, such as specific phases or other discrete components.
	<i>Long term (1+ years)</i>	Secure federal funding for the Expansion project via USACE and/or other federal partners.
		Secure a decision from the Army Corps to move forward with the City's preferred alternative in order to minimize the City's cost burden.
		Identify and develop potential alternative funding/financing programs that may assist the City in developing the Harbor expansion project.
		Secure authorization to proceed to construction of the project.

Homer Spit Erosion Project

ADVOCATING FOR SUPPORT AND FUNDING TO MITIGATE EROSION ON THE HOMER SPIT

Objective: Secure political support and funding for the City of Homer's efforts to mitigate ongoing erosion on the Homer Spit, as well as prevent further erosion into the future.

Message: Erosion on the Homer Spit poses significant risks for critical infrastructure as well as businesses and property across Homer. Notably, parts of the Sterling Highway are under threat of damage and possible closure due to erosion. This has consequences for regular traffic in and out of the City but also poses an indirect economic risk to commercial traffic making use of the Harbor. The State of Alaska declared an emergency over damage to the Homer Spit Road caused by erosion. This problem needs to be addressed with a long-term solution – not just continued band-aid fixes which will not fix the problem and will cost much more in the long-run.

Political Landscape and Considerations:

- Alaska's Congressional delegation holds positions on key Committees that may be helpful in securing funding for the project.
- So-called "hard" infrastructure, such as this project, remain a popular purpose for federal investments across party lines.
- Discussion of this project with federal partners should focus on the economic and safety risks posed by inaction or otherwise short-term band-aid fixes.
- In the near future (end of 2025/beginning of 2026) Congress is expected to begin consideration of the Surface Transportation reauthorization bill, which may provide a pathway to securing authorization/funding for the project.

This bill, whose previous iteration was part of the Infrastructure Investment and Jobs Act in 2022, is generally developed and passed every five years.

Milestones:

TIME FRAME	MILESTONE OR TASK
<i>Rolling</i>	Engagement with relevant and potential federal partners including the U.S. Army Corps of Engineers, EPA, and other entities that may help fund or support erosion mitigation projects.
	Monitor funding opportunities that may be useful for the mitigation of impacts of erosion on the Homer Spit.
	Support city staff and officials in developing project proposals and subsequently soliciting political support from the City's Congressional delegation.
<i>Short term (1-6 months)</i>	Develop understanding of separable/discrete project elements in order to best assess and recommend funding pathways and strategies.
	Further refine messaging and talking points over the importance of Spit erosion mitigation efforts: economic and commercial, safety/security, environmental, etc.
	Based on Short-term action item 2, complete a funding strategy that identifies potential funding sources (including competitive grants, annual appropriations, surface transportation authorization, and others) that apply to this priority and begin to position the project with the Delegation and agencies responsible for such funding.
<i>Intermediate term (6 months – 1 year)</i>	Development of potential earmark requests for consideration by Congressional delegation.
	Securing funding for erosion mitigation activities, in whole or in part.
	Identify and pursue opportunities in the Surface Transportation Reauthorization that could be utilized for components of this project.

		Support City applications for FY 2027 (and beyond) grant and financing opportunities.
	<i>Long term (1+ years)</i>	Explore and pursue alternative funding avenues and seek authorizations and/or funding as required to pursue additional programs.

Float Replacement Project

SECURING FUNDING AND A PATHWAY FORWARD TO REPLACE CRITICAL FLOAT SYSTEMS IN THE PORT OF HOMER THAT HAVE REACHED THE END OF SERVICE LIFE.

Objective: Assist the City with securing funding and support in ongoing efforts to replace aging and outdated float systems in the Homer Harbor, which provide berths for hundreds of vessels in the Harbor.

The Message: Homer Harbor Float Systems 1 and 4 are in desperate need of renewal and refit. At a time when demand for berths in the Harbor are increasing for transportation, commercial, recreational, and freight purposes, the need for a sufficient float system is as crucial as ever. Poor or non-functioning floats have the potential to damage vessels, endangering property, livelihoods, and personal safety.

Political Landscape and Considerations:

- Much the same as the City's other projects, we do not anticipate that this will be a politically controversial project as it falls within the realm of "hard" infrastructure.
- Making the economic, safety, and security benefits and considerations clear should be at the forefront of discussions of the project.
- Alaska's Congressional delegation will be influential in facilitating funding and authorization for the project.
- Federal funds are tightening across the board, but infrastructure projects like this are more likely to be funded than many other projects – particularly if funding is applied for construction phase activities as opposed to design/permitting activities.
- Though it is a distinct project from the Harbor Expansion, it will be compelling to present the Float Replacement as a part of the City's broader efforts to modernize and expand Homer's Harbor/Port facilities.

Milestones:

TIME FRAME	MILESTONE OR TASK
<i>Rolling</i>	<p>Monitor funding and financing opportunities to ensure that the City is kept apprised of all potential options to fund the float replacement.</p> <p>Support City's PIDP grant application as it proceeds through DOT consideration.</p>

	<i>Short term (1-6 months)</i>	Assess alternative funding means, including Congressional earmarks, to determine suitable options in the event PIDP grant is not approved.
		Ensure that federal partners including the DOT are kept aware of the project. Introductory discussions with DOT Intergovernmental Affairs.
	<i>Intermediate term (6 months – 1 year)</i>	Development of earmark requests for consideration by Congressional delegation.
	<i>Long term (1+ years)</i>	Securing funding for the replacement of Float 4.
		Pursue funding for the replacement of Float 1

Ongoing Actions and Activities

NON-PROJECT SPECIFIC ACTION ITEMS AND STRATEGIES.

Objective: Provide the City of Homer with a persistent presence in Washington, including identifying threats and opportunities as they arise, while advising and taking direct action to advance needs and projects. This includes federal funding and support for projects, as well as beneficial legislative and/or regulatory for the City. Over time, the objective is to increasingly relieve City staff of day-to-day workload of federal government relations by being its consistent eyes and ears in Washington.

The Message: Though it is a small community, Homer has an outsized impact on Alaska's economy, as well as the nation's. Homer's economy is multifaceted and has numerous paths for growth. As a regional hub for tourism and recreation, as well as a major hub for the State's commercial fisheries and other industries, Homer has a growing role to play in the State's economy as well as nationally important industries.

Political Landscape and Considerations:

- Fully incorporating new federal advocates takes time and effort at the outset, but as TFG becomes more familiar with Homer's priorities (identified and future/specific and general), communication preferences, and other factors it
- Federal funding and advancing priority projects always takes longer than is ideal for communities trying to address immediate needs and limited financial resources. As such, it is important to begin to think about longer-term priorities to position them for engagement when appropriate.
- In addition to the "big-ticket" items identified above, identifying expenditures and needs of the City in terms of public safety, public services, and other general municipal responsibilities will help TFG monitor and advise

on additional funding opportunities that could help relieve general fund pressures for the City.

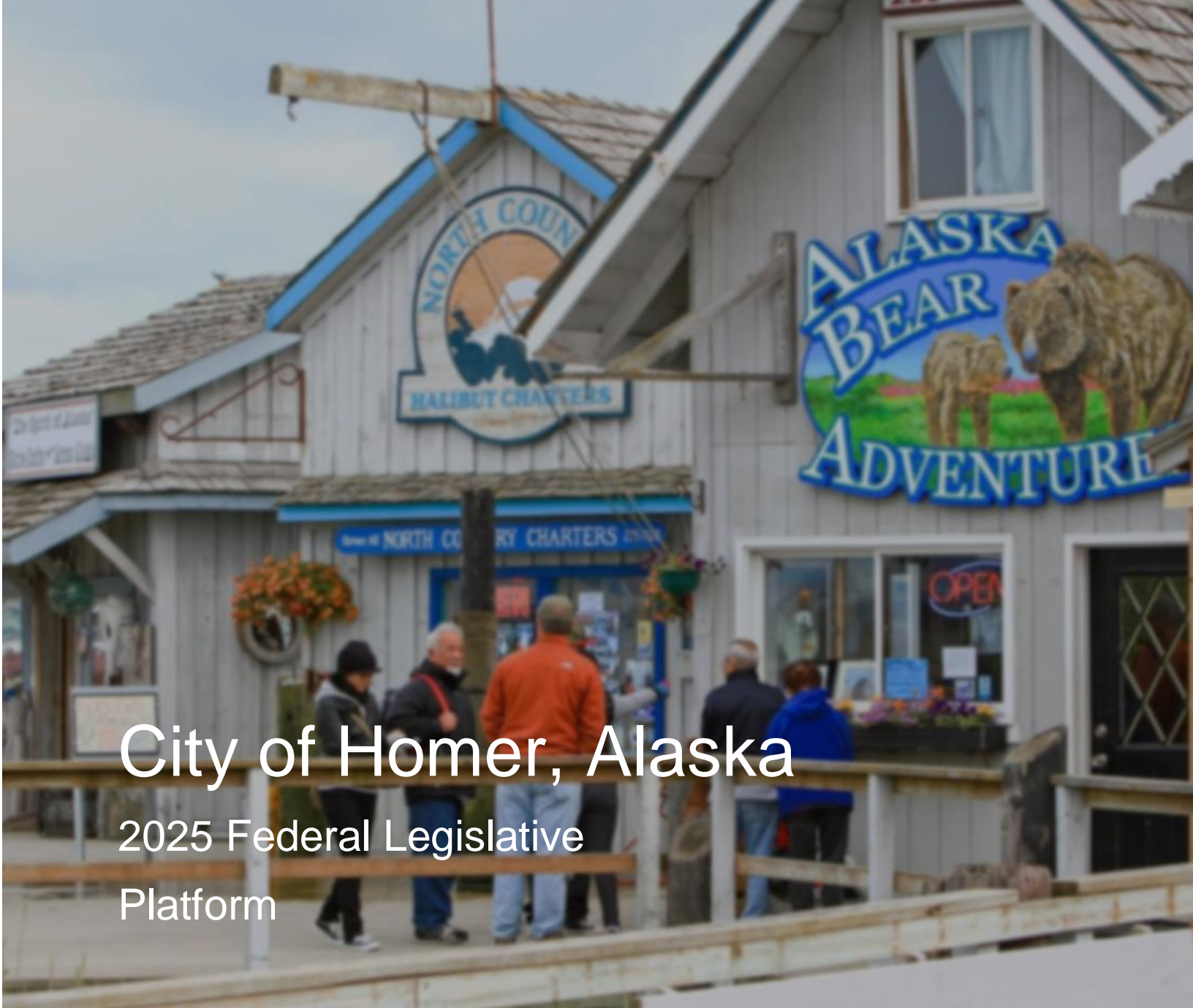
- With a new member of the Alaska Congressional delegation in Representative Begich, it will be important to introduce the City and its priorities to him and his office as soon as possible.

Milestones:

TIME FRAME	MILESTONE OR TASK
<i>Rolling</i>	Discuss and maintain awareness of the City's project and other priorities, particularly in the context of the unique situation faced by rural communities in Alaska. It is key to ensure that federal partners, aside from the Congressional delegation (who are already generally aware), are made aware of how projects advanced by Alaskan communities often do not fit neatly in the framework of many federal programs. Case in point: the Army Corps' National Economic Development score in the Harbor Expansion project.
	Continued advocacy for the protection and development of Alaska's recreational and tourism industry, and commercial fisheries.
	Support City staff and officials in engagements with federal offices and officials as needed, for existing projects, as well as new issues and needs arise.
<i>Short term (1-6 months)</i>	Development of 2025 federal platform.
	Introductory meetings with Congressional delegation.
<i>Intermediate term (6 months – 1 year)</i>	Connect City staff and elected officials with appropriate federal agency personnel as needed for various projects and issues.
	Work with City staff and elected officials to develop and refine future Congressionally Directed Spending/Community Project Funding ("earmark") requests.

2025 Federal Advocacy Strategy

		Organize a visit for key City staff and officials in Washington D.C to meet with Congressional delegation, Committees, Federal Agencies, and more.
	<i>Long term (1+ years)</i>	Modification and continued development of future iterations of federal platform and strategy. Important as the political landscape and composition of Congress, the White House, and federal agencies change.
		Support the City's efforts to secure federal financing and grant funding for various projects, including soliciting political support for these financing mechanisms from the Congressional delegation.



City of Homer, Alaska

2025 Federal Legislative
Platform

SEPTEMBER 2025





Homer City Government



Rachel Lord
Mayor



Donna Aderhold
Councilmember



Shelly Erickson
Councilmember



Storm P. Hansen
Councilmember



Bradley Parsons
Councilmember



Jason Davis
Councilmember



Caroline Venuti
Councilmember



Overview

The City of Homer, Alaska is an economic, maritime, and cultural hub on the southern Kenai Peninsula with a population of just over 6,000. Homer's economy is anchored by maritime transportation and commercial fishing, which support local processing, supply, and marine service industries. The Port of Homer and the four-mile Homer Spit—a designated State freight corridor developed with both marine industrial facilities and tourism-related businesses—provide essential infrastructure for local fleets, freight deliveries throughout Southcentral and Western Alaska, and a robust tourism industry. The port also provides critical pilot boat services for cargo and tanker vessels traveling north to the Port of Alaska, which handles 50% of all freight shipped to Alaska and serves 90% of the state's population. As a key harbor of refuge and logistics hub, Homer supports commercial fishing, charter operations, marine industrial transportation, research vessels, and U.S. Coast Guard operations. These facilities and services play a vital role in ensuring safe maritime operations, giving Homer outsized regional importance.

As a working waterfront community, Homer balances economic growth with environmental stewardship alongside changes that directly impact its fisheries and coastal infrastructure. By strengthening marine industries and transportation networks, maintaining its role as a regional maritime hub, and supporting diverse local economies, Homer continues to grow while serving both community livelihoods and broader state and national maritime interests.

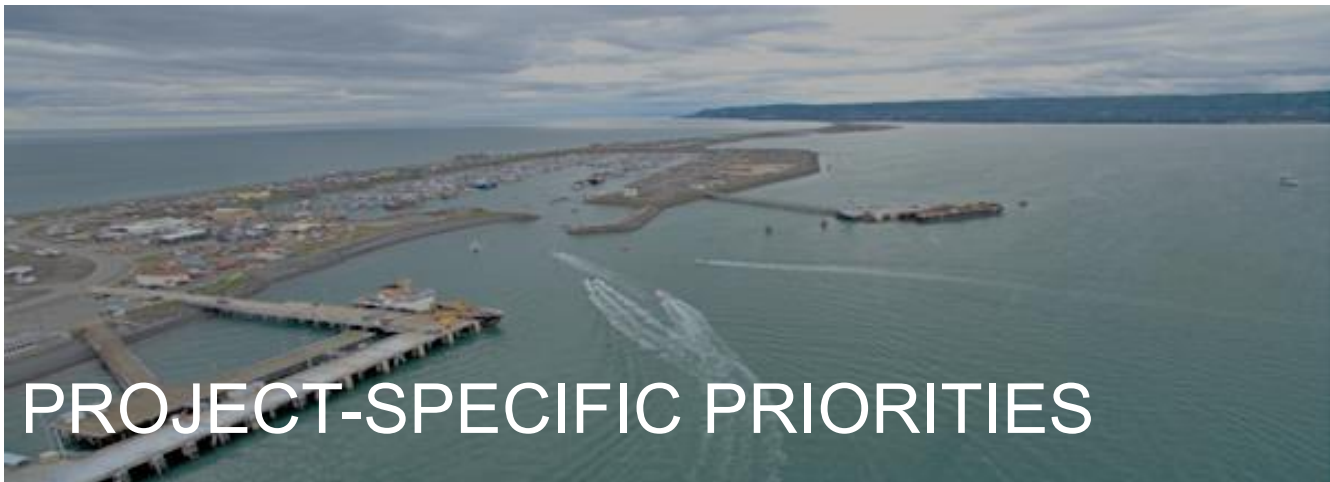
Through the City's Federal Legislative Platform, Homer will advocate for federal assistance and policy in five major areas, including:

1. MARITIME INDUSTRY AND FISHERIES
2. PROJECT-SPECIFIC PRIORITIES
3. GENERAL INFRASTRUCTURE
4. TOURISM AND RECREATION
5. GENERAL GOVERNMENTAL FUNCTIONS



Maritime industry and fisheries are the backbone of Homer's economy. They support countless businesses, marine vessels, and families in Homer, and are also a major draw for sport and personal use fishermen. The City of Homer supports federal efforts to bolster Alaska's – and the nation's – commercial fishing industries and other aspects of the maritime economy.

- Support federal programs that promote and develop sustainable fisheries and fishery practices.
- Support commercial, charter and recreational fisheries.
- Support maintained and/or increased funding for NOAA, the National Weather Service, the U.S. Coast Guard and other federal agencies that provide critical services for the fishing industry.
- Support federal efforts surrounding enhanced fisheries monitoring, species protection and management, and marine biology sciences.
- Support federal investments in marine science research, as well as public-private partnerships for the benefit of fisheries and other maritime industries.
- Support increased U.S. Coast Guard funding to ensure the sanctity of Alaska's waters and fisheries, particularly from foreign interference and illegal fishing operations.
- Support the Clean Water Act and coastal restoration programs that reduce runoff, support shellfish beds, and protect the health of coastal ecosystems that attract anglers, boaters, and recreators.
- Support increased federal funding for harbor and port infrastructure and fair distribution of funds between large and small ports.
- Ensure fishery laws balance sustainability with community needs by supporting small-boat fleets, cooperative research, and flexibility in management decisions.
- Support increased flexibility and cost-sharing options within the U.S. Army Corps of Engineers programs, particularly for small and/or rural communities like Homer.
- Support enhanced disaster assistance and more efficient disaster assistance processes for fishing communities, businesses, and regions, particularly during fishery disasters and other marine and coastal disasters.
- Support efforts to develop other marine services.
- Support marine highways and other marine transportation infrastructure.
- Support federal science and technology agencies, including the USGS, NOAA, NSF, and more.



PROJECT-SPECIFIC PRIORITIES

The City of Homer has several large-scale, long-term projects that it is seeking federal assistance for. These projects are critical to the City's economy and role in Alaska's – and the Nation's – transportation infrastructure. Further, these projects will require investment and support from Federal partners to ensure their completion and to support the already substantial investments made by the City and its taxpayers. A brief summary of each project, as well as top advocacy priorities for each, are included below.

Homer Harbor Expansion Project

Beginning in 2023, the City of Homer engaged with the U.S. Army Corps of Engineers in a General Investigation to design and scope feasible solutions for expanding the City's Harbor to meet growing demand for berths and the Harbor's facilities. The expansion is necessary for navigational safety and to provide harbor space for large vessels including commercial fishing vessels, marine transportation and freight shipping vessels, the U.S. Coast Guard Buoy Tender Aspen and turn around facilities for USCG Fast Response Cutters. The Port of Homer is one of Alaska's most important ice-free deep-water ports and consequently has an outsized impact beyond the boundaries of the City itself.

Priorities:

- Coordinate with federal partners including the USACE to advance the USACE's Tentatively Selected Plan
- Work with Alaska Congressional delegation to ensure awareness of the project's importance and develop political support for funding the expansion project.
- Emphasize the regional and national importance of the Port of Homer and the necessity of the planned expansion.
- Urge federal decision-makers – particularly the USACE – to prioritize decisions that mitigate the fiscal impact to the City of Homer.



Float System Replacement

The Homer Harbor Float System is an important component of the City's efforts to modernize and grow the City's port facilities. In total, the Float Systems currently accommodate 920 stalls for reserved vessels, as well as 4,100 feet of transient moorage, a significant portion of the Harbor's overall vessel capacity. With a range from 37 to over 60 years old, the Float Systems need replacement and refurbishment – needs that originated before the Systems were transferred from the State of Alaska to the City of Homer's ownership. Ensuring that these Float Systems are functioning in good order will ensure that people and vessels remain safe, are able to access the Harbor's facilities and to keep established freight supply chains uninterrupted.

Priorities:

- Work with federal partners to support funding for the Float Replacement project.
- Advance the City's pending Port Infrastructure Development Program grant and determine potential alternative Federal funding pathways.
- Ensure that the Alaska Congressional delegation is kept apprised of the project's importance and progress in securing funding.

Homer Spit Erosion Mitigation

Coastal erosion is an ever-present threat to Homer's infrastructure, degrading roads and utility equipment. Homer Spit Road, which is the terminus of Alaska Route 1 and the Sterling Highway and provides Homer's only road connection to the rest of the Kenai Peninsula and Alaska is particularly impacted. This State designated freight route supports multimodal access to the port and harbor and airport. The highway is essential for connecting Port of Homer tenants and users to Alaska's overland transportation network. In November 2024, the State of Alaska issued an emergency disaster declaration after severe erosion washed out lanes on the Homer Spit Road. A comprehensive, long-term solution—not just short-term “band-aids”—is necessary to ensure the city can effectively mitigate ongoing erosion impacts.

Priorities:

- Work with Congress to develop potential solutions and funding pathways to combat this erosion, particularly in significant legislation such as the upcoming iterations of the Water Resources Development Act and the Surface Transportation reauthorization bill.
- Support funding/financing for roads, utilities, and other infrastructure impacted directly or indirectly by erosion.
- Support flexibility in federal programs designed to combat erosion including flexibility in usage of dredged materials from harbor dredging, including U.S. Army Corps of Engineers authorization to maintain the Homer Spit with beach nourishment with the aim of preventing long-term negative impacts of erosion.



Homer, as with much of rural Alaska, faces challenges posed by deferred maintenance needs of infrastructure including roads, public buildings, utilities, and more. Moreover, due to Homer's coastal location and discharge slope geography, it experiences significant levels of erosion, which will necessitate federal intervention to help mitigate. As a part of Homer's responsibility to residents and visitors, the City strongly supports federal investments in rural America and local infrastructure resilience.

Roads, Surface Transportation, and Coastal Infrastructure

- Support federal funding for infrastructure that supports entrance and egress points to federal lands, including National Parks, Forests, and more.
- Support federal assistance for communities experiencing coastal erosion.
- Support federal efforts and programs to mitigate coastal erosion, including through increased flexibility for the use of dredged material utilization in beach renourishment.
- Support assistance for infrastructure impacted by coastal erosion, including roads and streets, buildings, utility lines, and more.

Water and Wastewater

- Support funding and programs that improve wastewater infrastructure projects.
- Support funding for water supply infrastructure projects, and programs that protect water supply systems and naturally increase the reliability of clean water.
- Support federal programs that help small and rural communities expand water and wastewater infrastructure to accommodate population growth.



Public Facilities, Parks, Museums, and Libraries

- Support funding for community facilities and programs including parks, libraries, community centers, government support buildings, emergency operations, jail facilities, and more.
- Support funding to increase the energy efficiency of public buildings and facilities.
- Support funding for veteran facilities and programs.



TOURISM AND RECREATION

The City of Homer is committed to supporting and maintaining the world-class tourism and recreational opportunities the community and region has to offer. Homer strongly supports federal efforts to invest in Alaska's public lands and waters, as well as effective wildlife conservation and management strategies that ensure vibrant hunting, fishing, and outdoor recreation are open to all, and ensuring they will remain open into the far future. The City supports these measures for those who live in our City, as well as those looking to visit our city and the region.

- Support funding for federal land management agencies.
- Support funding for staffing federal land management agencies in order to maintain and keep open America's public lands.
- Oppose efforts to reduce the size of parts of the federal workforce that provide critical maintenance, oversight, and services for public lands.
- Support investments in public lands in order to ensure that they are or remain accessible and affordable for all.
- Support federal programs that invest in and assist small businesses, particularly those involved in marine and tourism industries.
- Support training programs for young people and veterans in commercial fishing, marine trades, conservation, and ecotourism.
- Invest in multi-modal transportation including bike paths and pedestrian routes, and accompanying infrastructure like visitor centers, clean restrooms, and wayfinding that enhance safety and coastal recreation experiences.
- Support efforts to preserve maritime history, indigenous history, historic buildings, historic vessels, and museums that draw heritage tourism and foster community identity.
- Support federal funding to maintain and expand trails, campsites, visitor centers, and recreational facilities on public lands. Programs like the Recreational Trails Program (RTP) and Land and Water Conservation Fund (LWCF) must be fully funded and accessible.
- Encourage and support federal efforts to bolster and create year-round tourism economies.



The City of Homer is also responsible for a wide variety of other governmental services that we provide to our citizens. Opportunities to defray costs associated with these critical services and relieve pressure on the general fund is an important ongoing activity at the federal level.

Access to Federal Funding and Financing

- Support policies that increase the accessibility of federal grant funding, including simplified application, local administration, and reporting processes.
- Support tax-exempt financing and other local government tax and financing preferences and incentives.
- Support policies that allow for the extension of spending deadlines for grant funding to ensure work can continue until all funding is expended.

Community Resiliency

- Support legislation that will provide emergency economic assistance to for disaster mitigation and preparedness, response capabilities, and infrastructure resilience against changing weather and erosion patterns and natural disasters. Oppose legislation that would reduce local input to federal regulatory processes.
- Support funding for forest management and wildfire prevention.

Communications and Broadband

- Support funding for public telecommunications, radio, and broadband infrastructure and technology, including advancements to increase the resiliency of public safety communications.
- Seek support for broadband funding for rural communities.
- Support programs that expand the use of GIS and GPS technologies for community and emergency response planning.



Protection of Local Revenue

- Oppose any federal effort to borrow, defer, or take local discretionary revenue.
- Oppose the redirecting of existing revenues and/or the creation of additional unfunded mandates.
- Support efforts to generate new intergovernmental revenue and/or enhance existing revenue and reimbursement levels.
- Support programs and initiatives that offset the loss of revenue on publicly managed lands including the Secure Rural Schools and Payment in Lieu of Taxes programs.

Cybersecurity

- Support funding and programs for cybersecurity services, training, and equipment particularly for rural communities.

Election Reform

- Monitor and track legislation pertaining to local election regulations and processes.
- Support federal initiatives that provide funding for reform and equipment that bring efficiencies to the election process.



MEMORANDUM

Ordinance 25-57, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital budget by Appropriating \$40,000 from the General Fund Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purchase of Global Positioning System (GPS) Survey Equipment. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: August 12, 2025
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

- I. **Issue:** This memorandum serves to support the Ordinance requesting funding for the purchase of new GPS Survey Equipment.
- II. **Background:** The City owns and utilizes survey equipment for a multitude of purposes, such as: utility locates; locating infrastructure; locating property lines, right-of-way lines, and easements. The Public Works Department relies upon this vital equipment nearly daily. The existing GPS equipment was purchased used approximately 5 years ago. The exact age of this equipment is not known, however through research, the IT Department has identified that the last manufacture date for this model was 2012, which would place the age of this equipment at a minimum of 13-years old and likely older.

The Public Works Department and IT Department teamed together to create a Capital Budget request to replace this unit because IT identified this as a potential security vulnerability. Due to the City's current fiscal situation, the IT Department determined a "work around" that could be done to isolate the GPS device from our network and thereby providing a layer of protection from the vulnerability. Based upon this discovery, combined with competing capital requests, the Public Works Department and IT Department decided that this purchase could be "put-off" to another year since the current GPS was still functional.

Two weeks ago, the GPS Survey Equipment had a catastrophic failure and no longer functions. Since this unit is no longer supported by the manufacturer, it is not repairable. The lack of a GPS unit makes us 100% reliant on hiring a surveyor to do simple tasks or putting off work until a replacement unit is purchased.

- III. **RECOMMENDATIONS:** That the City Council appropriate \$40,000 towards the purchase of new GPS Survey Equipment.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 25-57

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING
\$40,000 FROM GENERAL FUND CAPITAL ASSET REPAIR AND
MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURCHASE
OF GLOBAL POSITIONING SYSTEM (GPS) SURVEY EQUIPMENT.

WHEREAS, The City of Homer (City) owns and operates GPS Survey Equipment for the
purpose of locating buried utilities, infrastructure, locating property lines, right-of-ways and
easements; and

WHEREAS, The Public Works Department relies on this vital equipment nearly daily; and

WHEREAS, The City purchased the existing GPS Survey Equipment used approximately
5-years ago; and

WHEREAS, The used GPS Survey Equipment was manufactured prior to 2012; and

WHEREAS, Replacement of this GPS Survey Equipment was requested in the Capital
Budget but was put off to a future year because of competing needs, the IT Department had
determined a way to isolate the security vulnerability, and the unit was still functional; and

WHEREAS, The used GPS Survey Equipment experienced a catastrophic failure in the
first week of August.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
transferring \$40,000 within the General Fund CARMA as follows:

Transfer from:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0375	General CARMA	\$40,000

Transfer to:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0395	Public Works CARMA	\$40,000

Section 2. The Homer City Council hereby amends the FY26 Capital Budget by appropriating \$40,000 as follows:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-0395	Public Works CARMA	\$40,000

Section 3. The City Manager is authorized to negotiate and execute the appropriate documents.

Section 4. This is a budget amendment ordinance, is temporary in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ___ day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

CITY OF HOMER FINANCIAL SUPPLEMENT

PROJECT NAME	GPS Equipment	DATE	08/21/2025
DEPARTMENT	Public Works	SPONSOR	City Manager/PW Director
REQUESTED AMOUNT	\$ 40,000		

DESCRIPTION	<p>The City of Homer (City) owns and operates GPS Survey Equipment for the purpose of locating buried utilities, infrastructure, locating property lines, right-of-ways and easements. The Public Works Department relies on this vital equipment nearly daily. The City purchased the existing GPS Survey Equipment used approximately 5-years ago. The used GPS Survey Equipment was manufactured prior to 2012. Replacement of this GPS Survey Equipment was requested in the Capital Budget but was put off to a future year because of competing needs, the IT Department had determined a way to isolate the security vulnerability, and the unit was still functional. The used GPS Survey Equipment experienced a catastrophic failure in the first week of August.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: GF CARMA General (156-0375)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	\$ 299,036	Current Balance	_____	Current Balance	_____
Encumbered	\$ 0	Encumbered	_____	Encumbered	_____
Requested Amount	\$ 40,000	Requested Amount	_____	Requested Amount	_____
Other Items on Current Agenda	\$ 0	Other Items on Current Agenda	_____	Other Items on Current Agenda	_____
Remaining Balance	\$ 259,036	Remaining Balance	_____	Remaining Balance	_____
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	_____	Current Balance	_____	Current Balance	_____
Encumbered	_____	Encumbered	_____	Encumbered	_____
Requested Amount	_____	Requested Amount	_____	Requested Amount	_____
Remaining Balance	_____	Remaining Balance	_____	Remaining Balance	_____



MEMORANDUM

Ordinance 25-58, An Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating \$20,000 from the Fishing Hole Capital Asset Repair and Maintenance Allowance (CARMA) Fund for the Purpose of Installing a Drywell in Tract 2 of the Fishing Hole Subdivision. City Manager/Port Director.

Item Type: Back Up Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 13, 2025
From: Bryan Hawkins, Port Director
Through: Melissa Jacobsen, City Manager

Staff is requesting approval to proceed with drainage improvements on Tract 2 of the Fishing Hole Subdivision to resolve longstanding storm water issues that impact both Fishing Lagoon users and adjacent campers. Specifically, we recommend the installation of a drywell this fall to mitigate the persistent flooding and improve year-round accessibility for truck staging and commercial use.

Background

Tract 2 of The Fishin Hole subdivision is located along Homer Spit Road and includes the basin of the Fishing Lagoon as well as a paved trail, parking lots, public restrooms, and fish cleaning tables. The adjacent tract 1-A is home to campsites, the building leased to Pier One Theatre, and a seasonal vessel repair yard.

Tract 2 has become a collection point for stormwater and runoff from the fish cleaning tables. The lack of drainage presents not only a functional problem for users of the Fishing Lagoon, but also a long-term liability for the City infrastructure on the site.

Proposed Solution

After a discussion with the Public Works team, staff recommends the installation of a drywell on Tract 2 to handle storm water runoff and eliminate the recurring ponding problem. Drywells have been successfully used elsewhere on the Homer Spit and represent a cost-effective and low-maintenance drainage solution.

This work should be completed this fall, before winter conditions return. Addressing the issue now while contractors are mobilized to install additional dry wells on the Homer Spit can provide cost efficiencies.

Funding

Staff recommends using funds from the Fishing Hole CARMA to fund the cost of this improvement.

Recommendation

Staff respectfully request approval for funding and implementing this drainage solution from the Fishing Hole CARMA Fund.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/Port Director

ORDINANCE 25-58

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING THE FY26 CAPITAL BUDGET BY APPROPRIATING
\$20,000 FROM THE FISHING HOLE CAPITAL ASSET REPAIR AND
MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURPOSE
OF INSTALLING A DRYWELL IN TRACT 2 OF THE FISHING HOLE
SUBDIVISION.

WHEREAS, The uplands south of the Nick Dudiak Fishing lagoon have drainage issues
that impact the functionality of the campground and fish cleaning tables; and

WHEREAS, This tract collects a majority of the stormwater as well as runoff from the fish
cleaning tables; and

WHEREAS, The Port and Harbor has successfully utilized drywells in other areas on the
Homer Spit and they have proven to be a cost effective and low-maintenance solution to
improve stormwater drainage; and

WHEREAS, Combining this project with other planned drainage projects on the Homer
Spit could allow for cost savings to the City.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY26 Capital Budget by
appropriating \$20,000 as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
156-0397	Fishing Hole CARMA	\$20,000

Section 2. This ordinance is a budget amendment only, is not of a permanent nature
and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

44

45

46 ATTEST:

47

48

49 _____
RENEE KRAUSE, MMC, CITY CLERK

50

51 YES:

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 First Reading:

57 Public Hearing:

58 Second Reading:

59 Effective Date:

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>Fishing Hole Drywell</u>	DATE	<u>08/21/2025</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR	<u>City Manager/Port Director</u>
REQUESTED AMOUNT	<u>\$ 20,000</u>		

DESCRIPTION	<p>The uplands south of the Nick Dudiak Fishing lagoon have drainage issues that impact the functionality of the campground and fish cleaning tables. This tract collects a majority of the stormwater as well as runoff from the fish cleaning tables. The Port and Harbor has successfully utilized drywells in other areas on the Homer Spit and they have proven to be a cost effective and low-maintenance solution to improve stormwater drainage. Combining this project with other planned drainage projects on the Homer Spit could allow for cost savings to the City.</p>
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	100%	0%	0%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Fishing Hole CARMA (156-0397)		FUNDING SOURCE 2:		FUNDING SOURCE 3:	
Current Balance	<u>\$ 91,351</u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u>\$ 0</u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u>\$ 20,000</u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Other Items on Current Agenda	<u>\$ 0</u>	Other Items on Current Agenda	<u> </u>	Other Items on Current Agenda	<u> </u>
Remaining Balance	<u>\$ 71,351</u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>
FUNDING SOURCE 4:		FUNDING SOURCE 5:		FUNDING SOURCE 6:	
Current Balance	<u> </u>	Current Balance	<u> </u>	Current Balance	<u> </u>
Encumbered	<u> </u>	Encumbered	<u> </u>	Encumbered	<u> </u>
Requested Amount	<u> </u>	Requested Amount	<u> </u>	Requested Amount	<u> </u>
Remaining Balance	<u> </u>	Remaining Balance	<u> </u>	Remaining Balance	<u> </u>



MEMORANDUM

Ordinance 25-59, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Accepting and Appropriating a State of Alaska Public Library Assistance Grant for FY26 in the Amount of \$7,000 for Books and Library Materials. City Manager/Library Director.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and City Council
Date: August 20, 2025
From: Dave Berry, Library Director
Through: Melissa Jacobsen, City Manager

Homer Public Library has received the Public Libraries Assistance (PLA) grant every year since 1978, and I am pleased to report that we have received it again. This year's grant of \$7,000 is the same amount as in the last several years.

The grant requires a local match of \$7,000, but this is already covered by the library's regular operating budget.

RECOMMENDATION:

Adopt Ordinance 25-59, accepting the funds from the Public Libraries Assistance grant.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Library Director

ORDINANCE 25-59

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING THE FY26 CAPITAL BUDGET BY ACCEPTING AND
APPROPRIATING A STATE OF ALASKA PUBLIC LIBRARY
ASSISTANCE GRANT FOR FY26 IN THE AMOUNT OF \$7,000 FOR
BOOKS AND LIBRARY MATERIALS.

WHEREAS, The City submitted an application for the Alaska Public Library Assistance Grant for books and library materials; and

WHEREAS, The State has awarded the grant in the amount of \$7,000; and

WHEREAS, The required total match of \$7,000 is funded in the FY2026 budget.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby accepts and appropriates a State of Alaska Public Library Assistance Grant in the amount of \$7,000 for books and library materials as follows:

<u>Fund</u>	<u>Description</u>	<u>Amount</u>
157-7100	State of Alaska Public Library Assistance Grant	\$7,000.00

Section 2. The City Manager is authorized to negotiate and execute the appropriate documents.

Section 3. This ordinance is a budget amendment only, is not of a permanent nature and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of September, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

44 ATTEST:

45

46

47 _____
RENEE KRAUSE, MMC, CITY CLERK

48

49 YES:

50 NO:

51 ABSTAIN:

52 ABSENT:

53

54 First Reading:

55 Public Hearing:

56 Second Reading:

57 Effective Date:



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Education & Early Development

DIVISION OF LIBRARIES, ARCHIVES & MUSEUMS

395 Whittier Street
P.O. Box 110571
Juneau, Alaska 99811-0571
Main: 907.465.4837
Fax: 907.465.2151

August 18, 2025

FY2026 Alaska Public Library Assistance Grants

Dear Alaska Library Colleague,

The Alaska State Libraries, Archives and Museums is pleased to offer your library a FY2026 Alaska Public Library Assistance Grant Award. We recognize the many challenges this year has brought, from construction needs and staffing shortages to uncertainty at the federal level impacting library operations and services. While this award cannot solve the current financial landscape, we hope it helps to alleviate some of the funding pressure at your library and allows you to focus on what you do best, providing unparalleled access to information and educational resources to patrons. Thank you for your continued commitment and exceptional efforts in supporting your library, community, and Alaska.

From all of us at LAM,

A handwritten signature in blue ink that reads "Amy Phillips-Chan".

Amy Phillips-Chan, PhD

Director, Alaska State Libraries, Archives & Museums

Andrew P. Kashevaroff Building

Mail: PO Box 110571, Juneau, AK 99811

Visit: 395 Whittier St., Juneau, AK 99801

Office Phone: 907.465.8718

Cell Phone: 907.419.4283



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Education
& Early Development

DIVISION OF LIBRARY, ARCHIVES & MUSEUMS

P.O. Box 110571
Juneau, Alaska 99811-0571
Main: 907.465.4837
Fax: 907.465.2151

August 19, 2025

The **Public Library Assistance (PLA)** grant for FY26 for Homer Public Library will be **\$7000**. We are pleased your library is eligible to receive this annual operating grant so that you can provide the best possible service to your library patrons.

In order to receive your grant money, please return the attached grant agreement within forty-five days of this award letter. Two different people (the librarian and the appropriate legal authority) must sign the grant agreement, since it is a legal document committing your library to certain obligations in return for receiving the public library assistance grant. Once we have your agreement, we will be able to electronically deposit your grant award (or mail a paper check in specific instances).

Librarians and officials should carefully note and follow the regulations governing the administration of this grant. To remain eligible for future grants, I have highlighted some of the most important grant requirements:

- Meet the four statutory requirements:
 - Maintain a Collection for Lending
 - Provide Interlibrary Loan
 - Provide Reference
 - Offer Children's Programming
- Submit the online Alaska Public Library Report for this fiscal year grant by **September 1, 2026**.
- Spend **at \$3500** on library materials and online services.
- Be open 48 weeks and the appropriate number of hours for your population and type of library (weeks closed because of natural disasters will be waived).
- Attend **at least 6 hours of continuing education** (CE) during the current two-year cycle (7/1/2025-6/30/2027).

Please note that in addition to the above requirements, non-profit and school/public libraries have additional requirements. Non-profit organizations must have at least quarterly (4) public board meetings and **submit minutes to eed.library.grants@alaska.gov**. School libraries must execute and keep in force a **binding legal agreement** between the school district and the public library governing body. The governing body of the public library may be the municipal assembly, an advisory board appointed by the municipal assembly, or the board of directors of a non-profit corporation.

The State Library audits the records of selected libraries at the end of the grant year and reclaims any grant funds not properly accounted for. Also, any portion of this grant money not spent or encumbered by June 30, 2026, should be returned to the State Library. You may request a brief extension to spend unused FY2026 grant funds.

Please return your signed agreements to Kate Enge at eed.library.grants@alaska.gov. Questions should be directed to Kate at 907-465-2271 or the email above. Thank you!

Sincerely,

Kate Enge
Grants and Continuing Education Librarian
Alaska State Library

Alaska Public Library Assistance Grant Agreement FY2026

This agreement made and entered into on Tuesday, August 19, 2025, by and between the **Alaska State Library**, hereafter referred to as the Grantor; and the **Homer Public Library**, hereafter referred to as the Grantee.

Whereas, the State of Alaska has appropriated funds for public library assistance; and whereas, the application of the Grantee for a grant for public library assistance has been approved. NOW THEREFORE, for and in consideration of the mutual covenants herein contained the parties hereto agree as follows:

The Grantor will agree to:

1. Furnish funds in the amount of **\$7000**(dispersed after the agreement is received).
2. Provide advisory services in furtherance of the grant project.
3. Acknowledge the Grantee's eligibility for additional grants and services.

The Grantee will agree to:

Provide at least the following services free to residents of the municipality or community:

- Establish and maintain a **collection** of books and other materials for loan;
- Provide access to **interlibrary loans**;
- Provide **reference** information; and
- Provide **programming for children**.

Abide by the conditions set forth in its application, guidelines, and approved by the Grantor, including:

- Expend at least **\$3500** on library materials and online services for each outlet.
- The number and timing of **open hours**;
- The existing and ongoing **educational requirements** for the library director.
- Have **trained paid or volunteer staff on duty** in the library during the scheduled open hours.

Maintain accurate financial records for auditing purposes.

- Return any grant funds **unexpended or unencumbered** by June 30, 2026, and all funds for which there is no proper accounting.
- Receive prior approval from the Grantor for **any line item change** that exceeds 10% of the line item, except that no prior approval is required for: Line item changes of less than \$100; or line item changes that add funds to library materials and online services.
- **Expend local funds** of at least **\$7000** for project purposes. Repay any portion of grant funds that have not actually been matched by local funds over the course of the grant period. Local fund match can include volunteer service as described in the Guidelines.
- Expended funds must be clearly attributable to **public library (not school) services and operations**.

Uphold specific governance requirements

- Non-profits will maintain "**Good Standing**" with the State and **submit minutes** of required quarterly public board meetings to the Grantor.
- School/public libraries will have **an agreement** between the school district and the public library governing body.

Submit reports, certifications, and contact information such as:

- The online **Public Library Annual Report (PLAR)** by September 1, 2026.
- The follow-up **signed certification** for the PLAR
- Any changes in director or library **contact information** within 30 days.

Funding for this grant is dependent on the following source:

Library GF	PLA26-Homer	\$7,000
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By accepting this award or agreement, the grantee may become subject to the audit requirements of State of Alaska Administrative code 2 AAC 45.010. As a result, the grantee may be required to provide for an audit and to permit independent auditors to have access to their records and financial statements. The grantee should consult with an independent auditor for assistance in determining audit requirements for each fiscal year.

The undersigned understands and agrees to the conditions of this agreement. Both signatures are required.

For the Library

For the Legal Entity

Signature

Signature

Title

Date

Title

Date

MAIL TO: Grants Coordinator Alaska State Library,
P.O. Box 110571, Juneau, AK 99801, SCAN TO eed.library.grants@alaska.gov, or FAX to 907-465-2151



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: September 3, 2025
SUBJECT: City Manager's Report for September 8, 2025 Council Meeting

Homer Harbor Expansion Study Tentatively Selected Plan Release Date Delayed

On August 26, 2025, the Army Corps (USACE) Project Development Team (PDT) for the Homer Harbor Expansion (HHE) General Investigation Study (GI) met with the City of Homer to discuss realignment of the Tentatively Selected Plan (TSP). The PDT explained that economic and engineering analyses have continued since the TSP milestone meeting in July of 2025, and the PDT and USACEs teams have identified data gaps that will be addressed before selecting a final plan. The draft report will be delayed until the 1st quarter of 2026, the date to be announced as soon as it's available. More detailed information is included in the Memorandum attached to this report.

NOAA Grant Funding Recommendation

Great news! The City of Homer has been notified that NOAA grants are moving forward again. In January, the City applied for a \$1.5 million grant to purchase land within the Bridge Creek Watershed Protection District, and our project was recommended for funding. While grants have experienced a few bumps this year, we've received confirmation that these projects are now progressing. The City can expect to receive grant agreement paperwork in the near future. Once received, staff will bring forward an ordinance for Council consideration to formally accept the grant.

Rural and Tribal Assistance Pilot Program

Staff will be applying for a no-match grant from the Rural and Tribal Assistance Pilot Program for funds to assist with financial planning and Local Services Facilities (LSF) project implementation planning (i.e. conceptual design, more detailed cost estimating, phased project planning and regulatory planning) to advance the City's understanding of infrastructure needs and development strategies for local infrastructure responsibilities in the Homer Harbor Expansion General Investigation feasibility study. The RTA Program awards grants to eligible entities on a first-come, first-serve basis to support legal, technical, and financial advisors to help advance infrastructure projects in rural and tribal communities.

2025 Candidate Forum Series

KDLL and the Peninsula Clarion are hosting live, open-to-the-public candidate forums in partnership with the League of Women Voters, KBBI and KSRM radio. Two forums will be held at Homer Public Library: September 18 will feature Kenai Peninsula School Board candidates for Homer and Southern Kenai Peninsula seats; September 24 will feature Homer City Council candidates. Each forum will be from 6-7 pm. The public is encouraged to attend in person, or listen to a live broadcast on KBBI AM 890 radio or on kbbi.org. If you have suggestions for questions for the candidates, you can submit them in advance to news@kbbi.org. Flyer attached.

State of Alaska Long-Range Transportation Planning

The Alaska Department of Transportation & Public Facilities (DOT&PF) is updating the Statewide Long-Range Transportation Plan. This plan will guide Alaska's transportation policies and investments through 2055. This 30-year plan will set the course for how people and goods move across Alaska by:

- Roads & Highways
- Airports & Air Travel
- Ferries & Ports
- Rail Connections
- Walking & Biking Paths

To help build the plan, they are collecting User Stories, a quick way to share your transportation needs in one short sentence stating what kind of user you are, what you need and why it matters.

Let them hear from Homer! Go to the link [Alaska Long Range Transportation Plan 2055 - PublicInput](#). DOT&PF News Release is attached for more information. Council Member Aderhold reached out to my office to coordinate a Resolution or action memo, providing City Council the opportunity to provide official input.

City of Homer Zoning Permit Application

At the last meeting Council asked for information about the City's zoning permit process, following some public outreach regarding a US Army Corps of Engineers public notice of a recent application for a permit. A copy of the City's zoning permit is attached for informational purposes. Per Homer City Code (HCC), a private property owner who wishes to develop their private property is required to have all appropriate permissions and permits in place to develop their property. A zoning permit must be obtained prior to the commencement of any activity for which the permit is required. An applicant for a zoning permit must provide copies of any permits required by applicable Federal, State, or local laws or regulations as part of their application. When an application is submitted to City Planning, it is reviewed to ensure all appropriate permitting is in place and that it meets the requirements outlined in Homer City Code for the zoning district in which the property is located. The City's Zoning Permit process is outlined in HCC 21.70. Additional information regarding permits can be found at <https://www.cityofhomer-ak.gov/planning/permits>

City Manager Meetings and Events:

August 21st – Lease application meeting with a citizen

August 22nd - Special Assessment District meeting with a citizen

August 27th – Meeting with KPB, KBNERR, KHLT and Staff on Kachemak Green Infrastructure properties

And, ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

Attachments:

- Memorandum re: Homer Harbor Expansion Update
- 2025 Candidate Forums Flyer
- DOT&PF Long Range Transportation Planning News Release
- City Zoning Permit Application
- Memorandum from Public Works re: Eric Lane Paving
- Water/Sewer Rate Model for FY25
- Employee Anniversaries for September



Homer Harbor Expansion Update

Item Type: Informational Memorandum

Prepared For: Homer City Council, Port & Harbor Advisory Commission

Date: August 27, 2025

From: Jenny Carroll, Special Projects Coordinator

Through: Melissa Jacobsen, City Manager

On August 26, 2025, the Army Corps (USACE) Project Development Team (PDT) for the Homer Harbor Expansion (HHE) General Investigation Study (GI) met with the City of Homer to discuss realignment of the Tentatively Selected Plan (TSP). City of Homer attendees were Mayor Rachel Lord, Melissa Jacobsen, Bryan Hawkins, Amy Woodruff and Jenny Carroll.

Background:

At the USACE TSP Milestone meeting in late July, General Goetz of the Pacific Ocean Division told the PDT to reassess economic benefits before deciding on a recommended TSP under the Comprehensive Benefits policy. He also indicated that a USACE policy change at Headquarters now requires Feasibility Studies to come in at 35% design.

Meeting recap:

The PDT explained that economic and engineering analyses have continued since the TSP milestone meeting in July of 2025. Both teams have identified data gaps that will be addressed before selecting a final plan.

The Economic team started considering more comprehensive benefits under the Remote and Subsistence Harbor category to model the broader benefits of additional harbor capacity.

The Engineering team identified that they require data from the geotechnical investigation, scheduled for late September 2025, to reevaluate the design of the breakwater for seismic stability. Breakwater design is a major driver of costs; boring data is necessary to reduce the risk that project costs are underestimated.

Precise project costs are especially important because the Economics team has quantified additional community benefits that may change which plan is selected as the recommended

plan for Harbor Expansion. The updated models show Alternative 1b and Alternative 3 as Best Buy Plans. However, at this point, the PDT is looking at the full suite of [Alternatives](#) for potential recommended plans.

Updated list of study tasks prior to release of draft report:

1. Geotech investigation and analysis & Economics focused Agency Tech Review **~3 months**
2. Vertical Team alignment and draft report finalization **~1 month**
3. Quality Control, and legal sufficiency review **~1 month**

Scheduling has not yet taken place, but release of the draft report will be delayed until the 1st quarter of 2026. Ship simulation will be postponed until after the TSP is finalized. The release for the Chief's Report, which is the final component of the GI study, is currently scheduled for spring of 2027; however, that may also change under the updated schedule.

The City expressed that we want a solid study, and the reassessment is positive from the City's point of view, but the longer the process takes, the more expensive the study is. PDT Project Manager Curtis Lee said he still needs to work with his team to develop a full timeline and budget and get vertical team alignment, and that he'll keep the City's concerns in mind.

This delay will increase overall study cost. At present the USACE has received all federal funds programmed for the study and they will use those funds to reach the draft feasibility report release milestone. Additional funds will be required from USACE and the City (in match), probably in Spring 2026. The bulk of the additional project cost will be staff labor from USACE PDT members to bring the TSP to 35% design. Curtis Lee estimated that additional funding required will be on the order of hundreds of thousands, not millions, of dollars. More precise costs will be shared with City Council as soon as they are received from the PDT.



2025 CANDIDATE FORUMS



Sept 18
KPBSD School Board
Homer & Southern Peninsula Seats



Sept 24
Homer City Council



6 pm – 7 pm at Homer Public Library

**Attend in person
or listen to a live broadcast
on KBBI AM 890 radio or kbbi.org.**

Have questions for this year's candidates? Submit them in advance to news@kbbi.org.

These events are being hosted by KDLL and KB 212 io and the Peninsula Clarion in partnership with the League of Women Voters, The Seward Folly, KSRM radio station. Event questions? Call KBBI at 907-235-7721.

Ryan Anderson, P.E.
Commissioner

www.DOT.Alaska.Gov



Department of Transportation
and Public Facilities

Juneau, Alaska

STATE OF ALASKA

PRESS RELEASE

FOR IMMEDIATE RELEASE: August 25, 2025

Press Release: 25-0033

Contact: Sara Lucey, [907-451-2315](tel:907-451-2315), sara.lucey@alaska.gov

Alaska DOT&PF Launches Long-Range Transportation Plan 2055

Alaskans are encouraged to share their transportation stories.



[Visit Long Range Transportation Plan 2055](#)

(ANCHORAGE, Alaska) – The Alaska Department of Transportation & Public Facilities (DOT&PF) is inviting Alaskans to help shape the state’s transportation future by contributing their experiences and ideas to the Alaska Long-Range Transportation Plan 2055 (LRTP 2055). This 30-year plan will guide how people and goods move across Alaska by road, air, water, rail, bike, and foot—setting priorities that will influence generations to come.

An LRTP is required by state and federal law and provides a long-term vision for the state’s transportation system. It ensures that funding is directed toward projects that advance safety, mobility, preservation, resilience, and economic vitality, while addressing Alaska’s unique regional needs. LRTP 2055 goes further by positioning Alaska within a rapidly changing global context—where shifts in energy, trade, technology, and climate are reshaping how transportation connects people and economies.

“Alaska’s transportation system is our link to the world,” said Ryan Anderson, DOT&PF Commissioner. “As international trade routes evolve, resource development expands, and communities adapt to new technologies and climate realities, we must plan for a system

that keeps Alaskans connected and competitive into the future. We want this plan to reflect local voices while recognizing Alaska’s global importance.”

The public is encouraged to learn more and get involved at publicinput.com/alaskaLRTP2055, where they can share a personal “user story” about their transportation experiences and sign up for updates. These stories ensure the final plan reflects the diverse ways Alaskans interact with the transportation system.

“The LRTP is our long-term vision document,” said Sara Lucey, DOT&PF Statewide Planning Chief. “It adapts to changing conditions, integrates opportunities, and prepares Alaska to meet challenges head-on. By sharing their stories, Alaskans will help guide investment decisions that balance community needs with long-term growth, development, and resilience.”

Public participation is central to the LRTP 2055 process. Alaskans will have multiple opportunities to engage through virtual open houses, surveys, public meetings, and working sessions.

#

The Alaska Department of Transportation and Public Facilities oversees 237 airports, 9 ferries serving 35 communities along 3,500 marine miles, over 5,600 miles of highway and 839 public facilities throughout the state of Alaska. The mission of the department is to **“Keep Alaska Moving.”**



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Zoning Permit Application

Property Owner

Name: _____ Phone #(s): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Email: _____

Applicant (if different than the property owner)

Name: _____ Phone #(s): _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Email: _____

Project Property Information

Address: _____ KPB Tax ID #: _____

Legal Description: _____

Lot Size: _____ Zoning District: _____

Describe the use of all existing structures: _____

For each proposed structure, describe the use & list the square footage of each floor: _____

Estimated market value of finished improvements: _____

Water Permit # (City) _____ Sewer Permit # (City) _____ Driveway Permit # _____

Will site be served by a: well or cistern? Y or N (circle one) DEC approved septic system? Y or N (circle one)

For staff use:

**** New Fees ****

Date: _____ Fee \$ _____ Residential \$300 / Commercial \$400 / Deck \$100 Late fee _____

Received by: _____ Date application accepted as complete _____

Finance Code 21-2106. Zoning Permit required by HCC 21.70

Site development standards for all projects (applies to all development in the City)

- Drainage design must deposit all runoff into either an engineered drainage system or into a natural drainage. Building setbacks are 15ft. from open ditches and 10 ft. from closed drainage systems.
- All exposed, cleared, filled and disturbed soils must be revegetated within 9 months of initial earthwork or reseeded by the next August 31st.
- Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, intentional or inadvertent fill or root damage to neighboring trees, or other damaging physical impacts.

All Projects in Any Zoning District (Check all that apply)

- New**
- ☒ A **Site Plan** is required for all projects. This “bird’s eye view” must show the entire lot and include all of the details found on the site plan checklist. See the attached example site plan.
 - ☒ An **As-built survey** is required for all structures upon completion of work
The survey must show the location and dimensions of permitted structures (see HCC 21.70.040)
 - ☒ A **Building Elevation** drawing is required for all proposed buildings. Building height from grade to the peak of the roof must be included. See the attached example building elevation drawing.
 - ☒ **Lighting standards** apply to all projects (HCC 21.59.030)
 - Outdoor lighting must be installed so that it does not produce light trespass or glare
 - The maximum height for pole lighting is 28 ft. and for building-mounted lighting, it is 15 ft.
 - Outdoor lights installed 15 ft. or higher must be cut-off luminaires
 - ☐ A **Wetlands Permit** may be required if your project is within a wetland. If the following map indicates wetlands on your property, then written authorization from the Army Corps of Engineers (ACOE) is required
 - Homer area wetland map source: <https://www.kpb.us/gis-dept/interactive-mapping>
ACOE submission status: _____ ACOE POA #: _____
 - ☐ A **Grading/Fill Plan** is required when 3 ft. of fill is placed over 25% of the lot area (HCC 21.50.150)
 - ☐ **Slope Development Standards** apply when the project includes any of the following: (HCC 21.44)
 - The average slope of the lot is greater than 15% (A rise of 15 ft. to 100 ft. run)
 - Disturbance takes place within 40 ft. of the top, or 15 ft. of the toe of a steep slope (45%), bluff, coastal bluff or ravine
 - ☐ A **Storm Water Plan (SWP)** is required when the project includes any of the following: (HCC 21.50.020)
For projects located in commercial zoning districts, skip this subsection & see SWP section below
 - Creates 25,000 square feet of new impervious surface
 - Increases the total impervious surface coverage to one acre or greater
 - Grading that moves 1,000 cubic yards of material
 - Creates a permanent slope of 3:1 or more that exceeds 10 ft. from toe of slope to top of slope
 - ☐ A **Sign Permit** is required for most projects that include advertising signage. Check with Planning Staff to find out if a permit is required for your project.
 - ☐ A **Conditional Use Permit (CUP)** may be required under certain circumstances, including but not limited to the following:
 - The project includes a conditionally permitted use, as listed in the specific zoning district section of HCC Title 21
 - Building area exceeds 8,000 (all buildings combined) or 30% of the lot area
 - The project includes more than one building with a primary use
 - The project will generate traffic in excess of 100 vehicle trips per hour or 500 vehicle trips per day
 - ☐ A **Coastal Flood Hazard Area Development Permit** is required when the project lies within mapped coastal flood hazard areas. For all projects on coastal properties, check with the Planning Office for current flood area designations.
 - ☐ The **Bridge Creek Watershed Protection District** has additional restrictions for property development (see HCC 21.40)

All Projects in Commercial Districts including the Residential Office District when the project is commercial or multifamily residential (3-plex or larger) in nature (check all that apply)

- ☐ **State Fire Marshal** approval is required for all commercial buildings and apartment projects (4-units or more)
Fire Marshal application Status: _____ Permit # _____
- ☒ **Landscaping requirements** apply to all projects (HCC 21.50.030(f))
- Landscaping shall include the retention of native vegetation to the maximum extent possible
 - A minimum buffer of 3 ft. along lot lines and 15 ft. along the top bank of a defined drainage
 - Topsoil addition, seeding, and plantings must be completed within 9 months of completion of project
 - Parking lots with 24 spaces or more have additional standards (see HCC 21.50.030(f)(1)(b))
- ☐ A **Development Activity Plan (DAP)** is required when your project includes any of the following (HCC 21.74):
- Clearing or grading of 10,000 square feet or more
 - 5,000 square feet or more of new impervious coverage. "Impervious" coverage includes all parking areas, driveways, roads, walkways, whether paved or not, and any areas covered by buildings or structures, concrete, or asphalt
 - Grading that moves 1,000 cubic yards of material
 - A temporary or permanent slope of 3:1 or more that exceeds 5 ft. from toe of slope to top of slope
 - Grading activities that will result in the diversion of existing drainage courses, both natural or human-made, from their existing point of entry or exit from the grading site
 - Any land clearing or grading on slopes steeper than 20%, or within 20 feet of wetlands.
- ☐ A **Storm Water Plan (SWP)** is required when your project includes any of the following (HCC 21.50.030):
- Creates 25,000 square feet of new impervious surface
 - Increases the impervious surface coverage to greater than 60% of the lot area
 - Grading of 1 acre or more
 - Grading that moves 10,000 cubic yards of material
 - A temporary or permanent slope of 3:1 or more that exceeds 10 ft. from toe of slope to top of slope
 - Land clearing or grading on slopes steeper than 25%, or within 10 feet of wetlands, streams, or ponds

I/we certify that all the information contained in this application is true and accurate and that I am/we are authorized to act on behalf of the property owner(s). I/we hereby hold harmless the City of Homer, its employees and agents from all suits, actions, or claims arising from any work undertaken.

The permit will be issued with the understanding that the City of Homer assumes no responsibility with regard to maintenance of private drainage systems that terminate in City ditch lines or drainages, including but not limited to foundation drains, proper location of lot lines, or site dimensions. Further, the City assumes no responsibility for the accuracy of any City-held drawings, or for the permittee's interpretation thereof.

I/we understand that the application fee covers the costs associated with processing this application, and that payment of same is nonrefundable and does not assure approval of the site plan. I/we acknowledge that by signing this application I am/we are authorizing employees or agents of the City access for exterior site inspections. This permit must be displayed so that it is readily visible from the nearest street, at the site for which the permit was obtained. If the exterior work is not completed by the permit's expiration date, one reasonable extension may be granted for good cause shown.

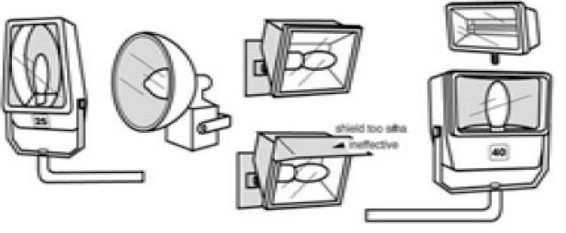
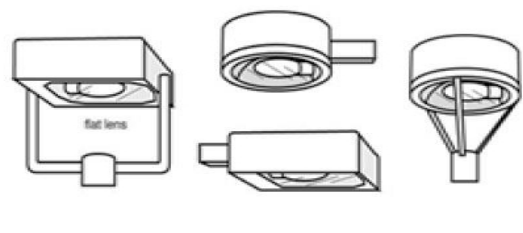
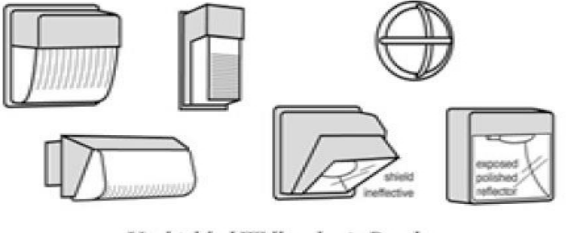
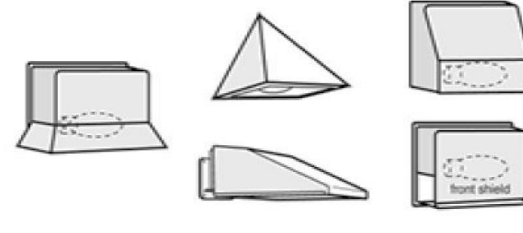
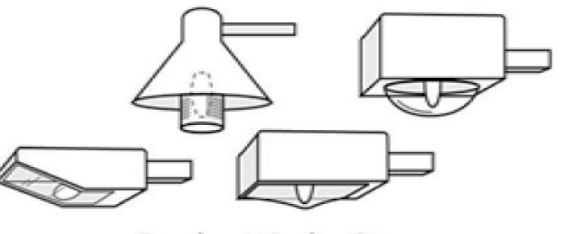
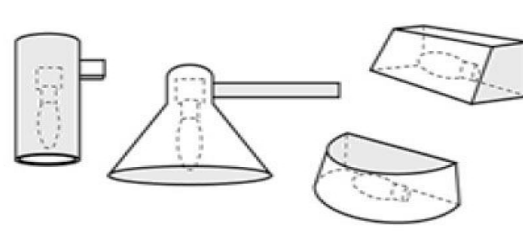
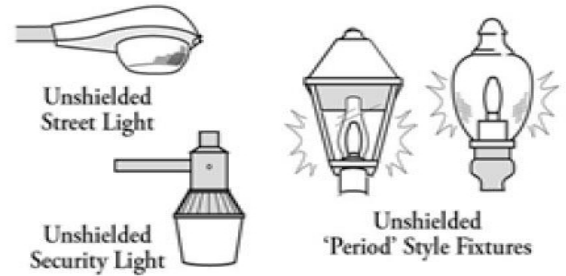
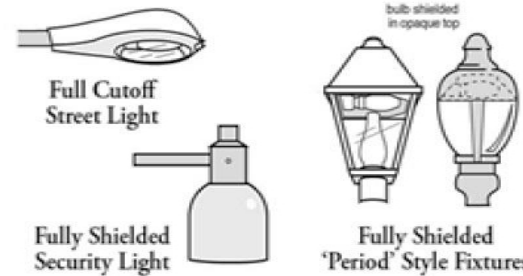
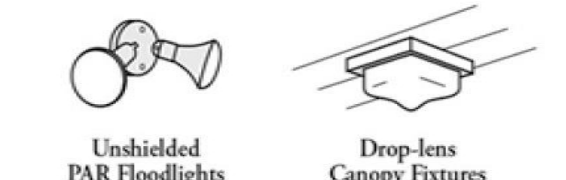
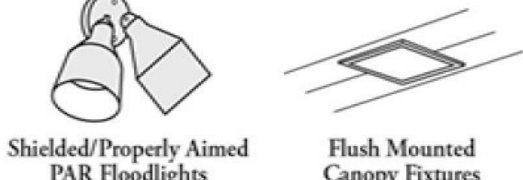
Owner Signature (required): _____ Date: _____

Applicant Signature: _____ Date: _____

Circle the type(s) of exterior fixtures to be used in your project below

All exterior lighting is subject to level one lighting standards, according to HCC 21.59.030. Lighting standards aim to reduce glare and light trespass and to improve the nighttime visual environment.

☐ Check this box if exterior lighting will not be installed or replaced with your project

<p>UNACCEPTABLE Fixtures that Produce Glare and Light Trespass</p>	<p>ACCEPTABLE Fixtures that Shield the Light Source to Minimize Glare and Light Trespass - Facilitating Better Night Vision</p>
 <p>Unshielded or Poorly-shielded Floodlights</p>	 <p>Full Cutoff Fixtures</p>
 <p>Unshielded Wallpacks & Poorly-shielded Wall Mount Fixtures</p>	 <p>Fully-shielded Wallpack & Wall Mount Fixtures</p>
 <p>Drop-lens & Sag-lens Fixtures with Exposed Bulb/Refractor Lens</p>	 <p>Fully-shielded Fixtures</p>
 <p>Unshielded Street Light</p> <p>Unshielded Security Light</p> <p>Unshielded 'Period' Style Fixtures</p>	 <p>Full Cutoff Street Light</p> <p>Fully Shielded Security Light</p> <p>Fully Shielded 'Period' Style Fixtures</p>
 <p>Unshielded PAR Floodlights</p> <p>Drop-lens Canopy Fixtures</p>	 <p>Shielded/Properly Aimed PAR Floodlights</p> <p>Flush Mounted Canopy Fixtures</p>



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

SITE PLAN

Address: _____

A site plan is a detailed scaled drawing which depicts the current and proposed improvement and uses of a parcel of land.

Drawing your site plan is easier than you might expect. With accurate measurements, pencil, paper and a ruler you can draw a site plan right at home. For more complex projects you may need professional expertise.

Below is a checklist of items that should be on your site plan. For items that do not apply to your project simply indicate N/A over the checkbox.

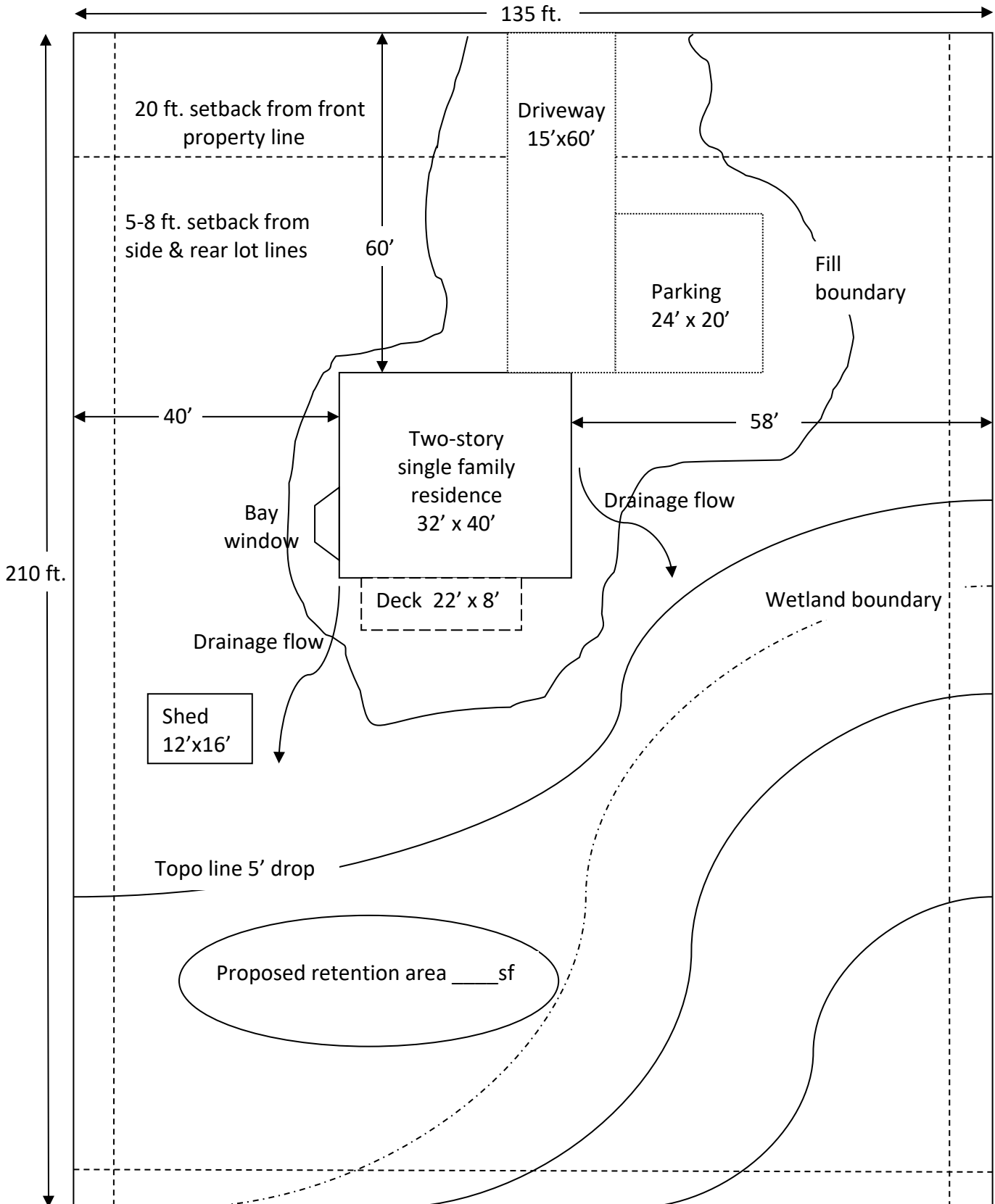
- ☐ Scale factor. For example, 1" = 20 ft. for smaller lots or 1" = 50 ft. for larger lots.
- ☐ North arrow
- ☐ All property lines and their dimensions
- ☐ All known easements – utility, drainage, driveway, etc.
- ☐ Exterior dimensions of proposed and existing structures, including additions, decks, and stairways.
- ☐ Building setbacks - distance from all structures to nearest property lines. Front property line(s) (property lines abutting a right-of-way) require a 20 ft. setback. Setbacks for other property lines are 5 – 8 ft., depending on the number of stories. Setbacks are measured from the property lines, NOT the road.
- ☐ Site work - Areas affected by excavating, filling, grading, or vegetation removal (with soil disturbance)
 - label the building location(s) disturbed area
 - label areas used for driveway/parking/maneuvering
 - approximate volume of excavated material: _____ cubic yards
 - approximate volume of filled material: _____ cubic yards
 - label areas of disturbed soil that will be revegetated naturally or landscaped (indicate areas of seeded grass or plantings such as trees and shrubs)
 - label limits of undisturbed vegetation
- ☐ Draw and label adjacent roads
- ☐ Label length and width of driveways & parking spaces (standard space is 9' x 19')
- ☐ Drainage – Indicate direction of surface flow, label structures such as ditches, french drains & swales
- ☐ Show wetland boundary if applicable

Example Site Plan

Scale 1" = ____ ft.

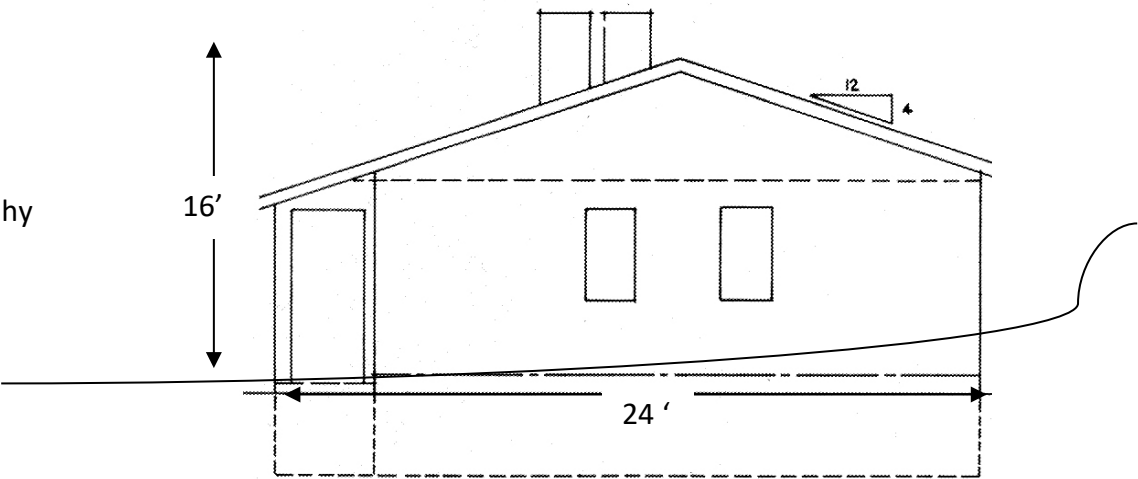


Anywhere Road

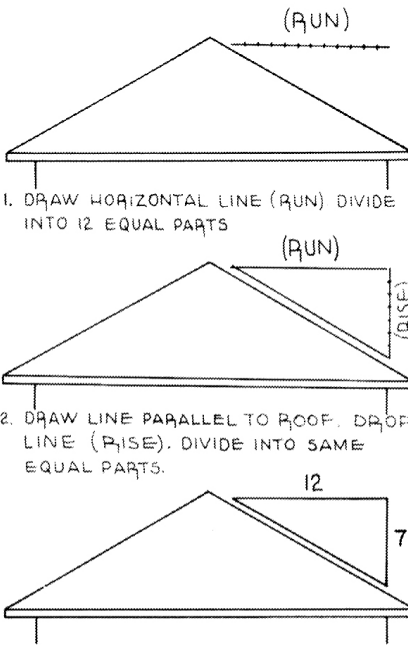


Example building elevation drawing (exterior view)

- ☐ Building height
- ☐ Wall dimensions
- ☐ Grade / topography



Draw your elevation(s) below or provide on separate sheet(s)





MEMORANDUM

To: Mayor Lord and City Council
Through: Melissa Jacobsen, City Manager
From: Daniel Kort, Public Works Director
Date: September 3, 2025
Subject: Eric Lane Paving

Background:

The developer TL Investments LLC developed properties along Eric Lane including utilities and extending Eric Lane to Fairview Avenue.

Discussion:

The developer recently contacted Public Works about their desire to pave Eric Lane this fall and asked if the City of Homer (City) has interest in paving the sidewalk as part of the same effort. Paving of the sidewalk that the City of Homer requested to be added to the project will require the City to contribute to the cost of paving for the project.

TL Investments LLC was advised that they must provide the City with drawings depicting the plan and profile of the pavement project, as well as bring utilities such as valves and manholes to grade in the asphalt surface. Public Works further explained that the proposed schedule does not allow sufficient time for the preparation and approval of drawings or for the completion of utility improvements before the seasonal closure of the asphalt plant. However, the City remains committed to working with the developer through the winter months to position this section of Eric Lane for paving early next summer. In the interim, the Public Works Department will work with the City Council to determine if we want to include paving the sidewalk as part of this same effort.

There are several things to consider while deciding whether to pave the sidewalk in conjunction with the paving of Eric Lane. The Public Works Department is bringing this subject to the attention of the City Council for discussion. We offer the following thoughts for discussion:

- The paving of the sidewalk will require adoption of an ordinance to appropriate funding for the City's portion of the project. The timing of this request to pave doesn't allow adequate time to make this decision and get a project underway this fall.
- The HART Roads fund would likely be the source of funding for this effort, and Council and staff will need to evaluate HART project priorities.

- The Eric Lane/ Fairview Avenue route has had a lot of attention over the past 2 years related to traffic calming and pedestrian safety. The Public Works Department wishes to resolve some of these issues related traffic calming and pedestrian safety by redesigning the road and sidewalk like the already paved western portion of Eric Lane where there is a curb associated with the sidewalk. This is the same configuration that was recently completed on Ben Walters Lane and provides clear demarcation between “what is a sidewalk” and “what is roadway.”
- Paving in its current design would amplify the appearance of the route looking like a wide highway and amplify the concerns related to traffic calming and pedestrian safety.
- The wide paved road and sidewalk will reinforce the need for traffic calming. As a gravel road There are limited traffic calming measures available for a gravel road, however once Eric Lane is paved, there are more options available for traffic calming.
- Leaving the path as gravel would provide more definition to “what is road” versus “what is sidewalk”. Leaving this sidewalk unpaved may serve the city better by clearly identifying the sidewalk and roadway. This paved roadway would require painted lines to clearly identify the lanes of traffic to the drivers and keep drivers out of the sidewalk. This would also allow the City time to budget for a curb and elevated sidewalk, if that is the decision.
- The developer’s paving project will leave a short segment of Fairview Avenue unpaved. Does the City Council want the Public Works Department to coordinate paving of Fairview Avenue as part of the same effort with the understanding that the City would either need to pay for the pavement itself, or form and LID to pave Fairview Avenue.

So the questions posed to the Council are:

1. Should the Public Works Department pursue paving the sidewalk as part of this effort?
2. Should the Public Works Department leave the sidewalk as gravel, and consider planning for a longer-term solution that will allow for traffic calming and a more defined sidewalk, such as an elevated sidewalk with curb along the roadway; similar to the constructed road on the western portion of Eric Lane.
3. Should the Public Works Department allow the developer to pave Eric Lane and leave the sidewalk as gravel for the long-term.

Summary:

Options #1 and #2 presented to the City Council above will have a financial impact on HART Roads fund. The Public Works Department is leaning towards the decision to leave the sidewalk as gravel rather than paving it as part of the developers’ plans, so the City can come back at a later date (when funding allows) with a larger project where curb is included in the project design and the sidewalk is elevated. City staff would like feedback from the Council on their preference.



Legend

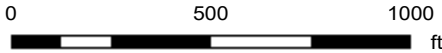
Transportation

Mileposts



Parcels and PLSS

Tax Parcels



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data, or use of the data.

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

Rate Calculations

FY2025 Model

WATER Rate Model	
Revenues	
FY25 Operating Revenue Required - Water	\$ 2,177,930
CARMA Transfer Requirement	326,689
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(60,374)
Deduct Portion Collected through Service Fee	
Hydrant Rents (10% of Total)	(108,896)
Multi-Units (\$5/unit/mo.)	(38,400)
Surplus Water Sales (Bulk) surcharge only	(83,851)
Revenue Required for Commodity Rate Calculation	\$ 2,213,098
Water Consumption (Gallons)	
Gross Meters Water Sales	129,126,600
Total Estimated Water Sales	129,000,000
Water Rates:	
Commodity Rate (per gal)	\$ 0.0172
Bulk Rate (per gal)	\$ 0.0212
Monthly Service Fees	\$ -
Consumption Additional Information:	
CY23 Gross Meters Water Sales (Gallons)	129,126,600
SEWER Rate Model	
Revenues	
FY25 Operating Revenue Required - Sewer	\$ 1,932,464
CARMA Transfer Requirement	289,870
Deduct Operating Fund Balance - Rate Buydown	0
Deduct Portion Collected through Other Revenues	(22,980)
Lift Stations Costs	(231,645)
Pumping Fee	(10,125)
Dumping Station Fees	(6,024)
Multi-Units (\$5/unit/mo.)	(38,400)
Revenue Required for Commodity Rate Calculation	\$ 1,913,160
Sewer Usage (Gallons)	
Projected Billable Volume	89,000,000
Projected Billable Volume - Lift Zone Only	23,000,000
Total Projected Billable Volume	112,000,000
Sewer Rate	
Non-Lift Station Rate	\$ 0.0171
Lift Station Rate	\$ 0.0272
Lift Station Additional Information:	
CY23 Actually Billed Gallons (Lift Zone Only)	22,687,300

FY24 Total Projected Volume: 97,000,000

FY26 Total Projected Volume: 99,000,000

Sewer Usage:
Determined by the number of gallons actually billed for in the prior fiscal year. The model rounds up to the nearest million for ease of reporting.



MEMORANDUM

September Employee Anniversaries

Item Type: Informational Memorandum
Prepared For: Mayor Lord and City Council
Date: September 8, 2025
From: Andrea Browning, HR Director
Through: Melissa Jacobsen, City Manager

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Aaron Glidden	Port	21	Years
Ryan Browning	Police	15	Years
Tracie Whitaker	Police	11	Years
Lisa Linegar	Police	10	Years
Jed Frazier	PW	5	Years
Charles Benson	Police	4	Years
Jessica McGuire	Finance	3	Years
Dawn Brooks	Library	2	Years
Chad Felice	Public Works	2	Years
Andrew Williamson	Public Works	2	Years
Jared Brant	Port	1	Year
Adam Stratton	Jail	1	Year