



Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, September 09, 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: 990 0366 1092 Password: 725933

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

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

AGENDA APPROVAL

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

RECONSIDERATION

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

- [A.](#) Unapproved Regular Meeting Minutes of August 12, 2025

VISITORS/PRESENTATIONS (10 minute time limit)

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Community Development Director Staff Report
- B. Chamber Director Report
- [C.](#) Homer Marine Trades Association (HMTA) Report
- D. Kenai Peninsula Economic Development District (KPEDD) Report
- E. HERC Update
- F. Housing/Guiding Growth Update
- G. Planning Update

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Review and Recommendations on Ordinance 25-54, Title 8
Memorandum from Community Development Associate as backup
- [B.](#) Cancellation of October EDC regular meeting.

INFORMATIONAL MATERIALS

- [A.](#) 2024-2025 EDC Strategic Plan & Goals
- [B.](#) 2025 Economic Development Advisory Commission Calendar

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Tuesday, October 14, 2025 at 6:00p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 25-06 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:02 p.m. on August 12, 2025 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS AREVALO, MARKS, NOOMAH, YOUNG, & ZUBEK

ABSENT: COMMISSIONERS ISAAK & STARK

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

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

AREVALO/NOOMAH MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of June 10, 2025

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

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

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

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Community Development Director Staff Report

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

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

B. Chamber Director Report

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

C. Homer Marine Trades Association Report

D. Kenai Peninsula Economic Development District Report

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

E. HERC Update

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

F. Housing/Guiding Growth Update

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

G. Planning Update

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

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

A. Capital Improvement Plan

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

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

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

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

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Land Allocation Plan

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

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

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

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

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

Motion carried.

INFORMATIONAL MATERIALS

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

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

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

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

COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

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

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

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

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

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

ADJOURNMENT

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

ZACH PETTIT, DEPUTY CITY CLERK II

Approved: _____

**Homer Marine Trades Association
Regular Business Meeting
June 11, 2025
Harbormaster Conference Room**

Meeting Minutes

Call to order: The meeting was called to order by President, Eric Engebretsen at 6:05 p.m.

Directors Present: Eric Engebretsen, Bruce Friend, Jen Hakala, Alita Mahan, Mark Zeiset, Amy Woodruff, George Hall, Matt Alward, and Communications Director Samantha Jacobsen

Directors Absent: Aaron Fleenor, Trey Hill

Approval of Minutes of the previous BOD Meeting held April 16, 2025: Motion by George Hall to approve minutes as written, second by Mark Zeiset, Approved as presented.

Approval of Agenda: Motion by Amy Woodruff to approve the Agenda as amended to include Economic Advisory Info, Second by Matt Alward, Amended Agenda approved.

Guest Intro and Presentations:

- Kate Mitchell, Past President / Nomar
- Samantha Jacobsen, Port and Harbor – shared report/feedback regarding Harborfest outlining space limitations, concert considerations, and timing conflicts. Recommendation is to move event back one week to alleviate conflict with those needing to do boat work. If growth is expected in future years, space and layout will need to be seriously considered. Harbor expansion update and System 4 PIDP Grant update from Bryan were also provided.

Treasurer's Report:

- Jen Hakala provided report attached to minutes
- Checking balance is \$24,069. \$11,250 was billed for Harborfest, \$10,500 of that has been collected. Second half of Fish Expo payment is due in July

Communication Director's Report – Samantha Jacobsen:

- Alaska Safety Alliance, funded by AK DOT Workforce Development – Steamfest event organizers are looking for boat tour alternatives if the ferry is not in Homer. Event will be held 9/30. They would like to put on a Maritime focused community career expo in conjunction with the event. They are putting on a Maritime Camp limited to twelve students. Matt Alward is on their Advisory Committee and has been engaged with the program for approx. 15 years. Overall consensus of HMTA Board is that we are interested in supporting and/or participating in the event.
- Samantha solicited feedback/suggestions from the Board as she just reached 6 months in her position as Communications Director. Suggestions were:
 - Kate M. – website updates /edits
 - Amy – Build on relationships / connections to membership vs Board only interaction, Mark suggested Events committee organized a Round Up type event to engage membership.
 - Matt suggested making the Annual Meeting more of a celebration, or Anniversary celebration. HMTA first formed in 1994 as a Chamber committee, in 2011 HMTA was officially its own organization per Kate.
 - Should invite HHS and College Principal or Representative to meetings

Committee Reports:

- **Marketing** [Mark (Chair), Trey, George, Kate Mitchell] – No report
- **Workforce Development** [Aaron (Chair), Alita, Samantha] – No report. Suggestion made to invite HHS Principal to BOD Meeting, also new Director at the College.
- **Scholarship** [Alita (Chair), Jen, Samantha] – Jen reported that three course reimbursements were paid out. Amy will talk to new Director of The Homer Foundation to verify if there is an opportunity to list HMTA scholarship on their scholarship application.
- **Events** [Jen (Chair), Alita, Amy, Eric, Bruce] – Alita reported that she was informally quoted \$350 for the venue fee to hold the HMTA Annual meeting at the Elks Lodge Saturday 9/27/25. Board consensus is that we would like to

proceed with booking Elks Lodge as the venue. Alita will email to formalize and confirm. Committee needs to gather nominations for Business of the Year to be presented to the BOD in August for voting.

- **Finance** [Jen (Chair), Matt, Alita] – No report

Old Business:

- City Marketing Funds Update - 2024-2025 funds in the amount of \$8,000 to arrive next week. Fiscal year ends in July meaning there will be an additional \$8,000 available beginning in August 2025 for the 2025-2026 fiscal period.

New Business:

- Matt Alward made a motion to approve a \$1,000 budget for the Annual Meeting to be held Saturday 9/27/25, seconded by Mark, motion passed.
- Economic Development Commission – Amy shared that we provide the HMTA minutes to the commission. The intent is that someone from HMTA also attend their meetings and discuss/present HMTA topics with them. Eric volunteered to attend.
- Homer Harborfest Debrief
 - Eric reported overall impression is that it worked well and ended up being a fantastic event. No negatives to report, from Bay Weld perspective goal was brand exposure and promoting Homer. More visitors were on the boats at Harborfest than any boat show in Anchorage. Vendor response was positive with many already planning for next year.
 - Bruce shared feedback from non boat vendors located at front, had to stop and engage visitors to keep from walking by, overall feedback was positive and that boats had enough draw. In the future we should look at organizing non boat vendors around boats to filter more visitors to the non boat vendors.
 - HMTA banner was destroyed by weather while on display at Harborfest – needs replacement.
 - Next Tuesday is the Chamber Harborfest committee debrief, Eric and Bruce will attend.
 - Bruce met with Matt at Port and Harbor prior to event, P&H spent money on coordination, cones, etc. Their costs should be reviewed and accounted for. Suggestion for future event is that there should be a participation in ticket sale proceeds to allocate funds to offset costs.
 - Amy suggested HMTA coordinate offering Boat Shop tours / map to visit shops in conjunction with the event.

Next Meeting: August 13, 2025 6pm @ Harbormasters conference room.

Events Committee Meeting scheduled for Wednesday 7/9/25 6pm @ Alices

Adjourn: The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Alita Mahan
HMTA Secretary



Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND
HOMER ADVISORY PLANNING COMMISSION

FROM: JACKIE MCDONOUGH, COMMUNITY DEVELOPMENT ASSOCIATE

DATE: AUGUST 14, 2025

SUBJECT: ITINERANT MERCHANT CODE REVISIONS

Purpose: The City Council requests guidance on postponed Ordinance 25-54, to determine if/how to accommodate vendors who wish to sell non-food items from temporary structures or vehicles within the Central Business District.

Background

Over the last year, there have been many inquiries from entrepreneurs wanting to conduct business from vehicles or temporary structures in the Central Business District and on the Spit. Those who want to sell food can do so thanks to a 2022 code revision. A City of Homer mobile food permit costs only \$50 annually; the number of mobile food services has doubled, and compliance is at 100%.

Vendors who want to sell non-food items or offer services are limited to the Itinerant Merchant License (HCC 8.08), which is expensive, onerous, and geared more toward door-to-door solicitation. While itinerant merchants may operate in the CBD, there is currently no allowance for temporary structures without a zoning permit. Ordinance 25-54 seeks to allow temporary structures, for retail.

Questions to consider

1. How long is temporary? "Temporary business" under Itinerant Merchant code is limited to 60 days, with associated temporary structures requiring removal immediately upon expiration [HCC 8.08.060]. Food trucks do not have limitations beyond having to reapply annually. Should temporary retail sales follow the mobile food unit model?
2. How would this affect traditional business owners in the CBD, who are asked to meet standards for fire safety, plumbing, and parking? Should small temporary structures be required to observe the same rules for road setbacks and attractive storefronts as permanent establishments?

3. Would mobile vendors be welcome to operate everywhere mobile food services and itinerant merchants are allowed, or everywhere retail sales are a permitted use?
4. Are we ready for all the creative ways this might be used? Picture a shack renting scooters, a mobile sauna unit, a Christmas tree stand, a trailer with fishing tackle, a leaning tower of hats, carpet sales. The intent of this ordinance is to allow retail sales only within “structures,” so vehicles are not under current consideration. However, staff has seen interest from the public in operating from all kinds of mobile and temporary units. What would make the ordinance fair, clear, and enforceable for these vendors?
5. Should the ordinance follow most of the provisions of the existing mobile food ordinance (8.11) including allowing generators? Should it also require provision e. *Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence?*
6. Would temporary retail structure owners be required to have an Itinerant Merchant license (8.08), or should that license be eliminated as unnecessary and burdensome?

What's currently allowed where?

	CBD	Rural Residential	East End Mixed Use	GC1	GC2	Marine Commercial	BCWPD
Mobile Food Service [HCC 8.11]	✓		✓	✓	✓	✓	
Itinerant Merchant [HCC 8.08]	✓		✓	✓	✓	✓	
Mobile Commercial Structure, not used for construction [HCC 21.03, 21.04.070]			✓		✓		
Roadside Produce Stand [HCC 21.03]		✓					✓
Farmers Market [HCC 21.03]	✓		✓	✓	✓		
Open Air Business [HCC 21.03]			✓	✓	✓		

Requested Action:

- Discuss the proposed ordinance 25-54, keeping in mind the balance between supporting entrepreneurship and respecting current business owner investment in the community.

- *Make recommendations to Council, with any amendments or changes by September 11th.*

Attachments:

HCC Ordinance 25-54

Memorandum CC-25-204 Amend HCC Title 8 Adding Chapter 8.13 Temporary Retail Services

Email from Jenny Stroyeck from Supplemental Packet

Council Minutes

Memorandum from Public Works Director Kort

**CITY OF HOMER
HOMER, ALASKA**

Davis/Aderhold

ORDINANCE 25-54

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING HOMER CITY CODE TITLE 8 PERMITS, LICENSES AND
REGULATIONS BY ADDING CHAPTER 8.13 TEMPORARY RETAIL
SERVICES.

WHEREAS, The City of Homer recognizes the growing interest in temporary and movable structures, such as food trucks and small retail shops, to promote economic development and vibrant community spaces; and

WHEREAS, The existing definition of mobile food service in Homer City Code 8.11.020 supports self-contained food service establishments but does not address other temporary retail structures, limiting opportunities for diverse commercial uses; and

WHEREAS, Creating a new category of movable retail structures will provide greater flexibility for entrepreneurs with limited resources to establish small businesses, such as mobile retail shops, without requiring permanent foundations; and

WHEREAS, Allowing movable retail structures will contribute to expanding the City's tax base by enabling new business opportunities and attracting visitors to commercial areas; and

WHEREAS, Movable retail structures enhance the city fabric and promote walkability by creating dynamic, accessible, and pedestrian-friendly commercial spaces in Homer's neighborhoods; and

WHEREAS, The City of Sitka defines movable structures as "structures built on a chassis with wheels, skids, or other mechanisms designed to facilitate mobility, not permanently affixed to a foundation," providing a model for broadening Homer's regulations to support temporary retail uses; and

WHEREAS, This amendment is intended to establish a new category of movable retail structures to include those on a chassis, skids, or wheels, thereby encouraging diverse, temporary commercial land uses that contribute to the economic and cultural vitality of Homer.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

~~Strike out~~ is deleted language, **bold underline** is new language

Section 1. Homer City Code Title 8 is hereby amended by adding Chapter 8.13 Temporary Retail Services as follows:

Chapter 8.13
TEMPORARY COMMERCIAL SERVICES

Sections:

8.13.010 Intent

8.13.020 Definition.

8.13.030 Permit Required

8.13.035 General standards

8.13.040 Permit – Application – Fees.

8.13.050 Permit Terms

8.13.080 Violation – Penalty.

8.13.085 Appeal of Decision

8.13.010 Intent

The intent of this chapter is to allow and regulate temporary retail services which may be beneficial to the City and its residents.

8.13.020 Definition.

For the purpose of this chapter, “temporary retail service” means a self-contained small commercial building, no larger than 150 square feet, that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

8.13.030 Permit – Required.

No person may operate from a temporary retail service as defined in this chapter within the City without first obtaining a temporary retail service permit from the City Manager or designee.

a. Exemptions. The permitting requirements of this chapter do not extend to the following instances:

1. Isolated or casual sales of personal goods, wares, vehicles, animals, etc., or to the sale of similar items at such functions as garage sales, flea markets, and bazaars;

2. Vendors participating in a special events permitted under HCC 5.46 or activities conducted at conferences that cater to a specialized audience;

3. A commercial fisherman who has a valid commercial fishing license issued by the State of Alaska and who has completed and filed with Alaska Department of Fish and Game the forms required to qualify as a “catcher-seller”.

8.13.035 General standards

The following general standards shall apply as requirements for the operation of temporary retail service in the City of Homer. The owner/operator of the temporary retail service shall:

1. Be registered to collect sales tax with the Kenai Peninsula Borough and be current on all sales tax remittances;

2. Have obtained permission from the property owner where operating;

3. Be located in a zoning district in which retail sales is a permitted use, or in any specific location authorized as part of an approved special event permitted under HCC 5.46;

4. Not create hazardous traffic patterns for vehicles or pedestrians;

5. Not diminish the ability of others to conduct business, through excessive noise, odor, or other occurrence;

6. Provide for the collection and removal of all waste from the site at the end of each day of operation;

7. Be in accordance with the regulations found in the City's Sign Code, HCC 21.60;

8. Post in a conspicuous place, able to be observed by the general public, their State of Alaska Business License, and the temporary retail service permit issued by the City of Homer (if applicable);

9. Ensure that, with the exception of generators, all operations, merchandise and services provided by and related to the temporary retail service be contained in or attached to the unit;

10. Not be located within a utility easement; within a building setback area, or within a State of Alaska Department of Transportation Right of Way;

11. If authorized to operate in a City right-of-way or on City property, hold a certificate of insurance indicating that the owner/operator's operation of a temporary retail service is covered by liability insurance that meets or exceeds the following:

<u>Personal Injury (each occurrence)</u>	<u>\$100,000</u>
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Aggregate Products (each occurrence) \$100,000

Property Damage (each occurrence) \$50,000

8.13.040 Permit – Application – Fees.

Unless waived by the City Manager as part of a permitted special event under HCC 5.46, a valid permit is required prior to operating a temporary retail service in the City. An application for a temporary retail service permit shall be submitted to, and approved by, the City of Homer and shall contain the following:

- 1. Completed application form, as provided by the City of Homer;**
- 2. Permit fee as set out in the City of Homer Fee Schedule;**
- 3. If operating in a City right-of-way or on City property, proof of insurance;**

8.13.050 Permit Terms.

The temporary retail service permit shall expire at the end of the calendar year of issuance.

The City Manager, or designee, may revoke a temporary retail service permit if it is determined that the conduct of the operation(s) is not in compliance with either the terms and conditions of the permit, or the provisions of the Municipal Code. The permit may be revoked immediately, including during the operation of the temporary retail service.

8.13.080 Violation – Penalty.

The following actions are unlawful and considered a minor offense as defined in HCC 1.16.040:

- 1. Operating a temporary retail service without obtaining a valid city temporary retail service permit or special event waiver under HCC 5.46;**
- 2. Operating a temporary retail service in violation of any of the general standards set forth in HCC 8.13.035;**

3. Selling or attempting to sell food and/or beverage, merchandise or other services on foot or from a motor vehicle, trailer, tent or other temporary facility that does not qualify as a temporary retail service and is not exempted in HCC 8.13.030.

The owner, agent, or contractor of a temporary commercial service where a violation has been committed or exists, may be fined as provided in HCC 1.16.040. Each and every day that the violation continues shall be deemed a separate and distinct violation. All remedies and penalties provided for in this chapter shall be cumulative and not exclusive.

8.13.085 Appeal of Decision.

Judicial review by the superior court of a final decision on a temporary commercial service permit issued by the City may be had by filing a notice of appeal in accordance with the applicable rules of court governing appeals in civil matters. The notice of appeal shall be filed within 30 days of notice of the final decision on the permit. Appeals of temporary retail service permits are heard solely on the administrative record which shall be prepared by the City. A copy shall be filed in the superior court within 30 days after the appellant pays the estimated cost of preparing the complete or designated record or files a corporate surety bond equal to the estimated cost.

Section 2. This ordinance is of a permanent and general character and shall be codified in Homer City Code.

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

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

YES:

NO:

ABSENT:

ABSTAIN:

200 First Reading:
201 Public Hearing:
202 Second Reading:
203 Effective Date:



MEMORANDUM

Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: August 5, 2025
From: Melissa Jacobsen, City Manager

At the July 28, 2025, City Council meeting, Councilmember Davis introduced Resolution 25-070 to direct the Planning Commission to amend city code, likely Title 21, to allow temporary retail structures on vacant lots in the Central Business District.

After discussion and postponement to August 11, 2025, city staff, including Community Development Director Engebretsen and myself, collaborated with Councilmembers Davis and Aderhold to develop a more streamlined solution that aligns temporary retail structures with mobile food service regulations, eliminating the need for the broader zoning code changes proposed in Resolution 25-070.

Currently, Chapter 8.11 regulates mobile food services as self-contained, movable establishments not requiring permanent utility connections. However, no clear framework exists for other temporary retail activities, such as mobile shops selling clothing or crafts. The existing Itinerant Merchant's License (HCC 8.08) is outdated, requiring burdensome processes like criminal background checks and high fees (\$1,020 for 180 days), and does not address mobile structures, making it unsuitable for modern entrepreneurs.

Ordinance 25-54 creates Chapter 8.13, Temporary Retail Services, to regulate self-contained small commercial buildings, no larger than 150 square feet that are designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

RECOMMENDATION:

City Staff have been approached multiple times this year by would-be entrepreneurs wishing to engage in temporary retail services, and Staff agrees with the sponsors that the avenue for temporary vendors of non-food items or services to operate in Homer is a gray area. Ordinance 25-54 gets us moving in the direction of finally saying "yes" to folks eager to open such businesses in our community. However, Staff believes a little extra time should be taken to re-craft this ordinance to also include updates to our outdated Itinerant Merchant code.

From: [Rachel Lord](#)
To: [Renee Krause](#)
Cc: [Melissa Jacobsen](#)
Subject: Fw: Temporary Retail Ordinance
Date: Monday, August 11, 2025 12:09:08 PM

Hi Renee,

Could you please include this in the supplemental or laydown packets tonight?
I checked with Jenny and she gave a thumbs up.

Thanks!

Rachel

Rachel Lord
Mayor
City of Homer
c. 907-435-7209
[From the Desk of the Homer Mayor](#) - Newsletter

PUBLIC RECORDS LAW DISCLOSURE: Most e-mails from or to this address will be available for public inspection under Alaska public records law.

From: Jenny Stroyeck <wordfolk@xyz.net>
Sent: Saturday, August 9, 2025 10:26 PM
To: Mayor Email; Jason Davis; Donna Aderhold
Subject: Temporary Retail Ordinance

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

Hello Rachel, Jason, and Donna-

I am curious about this ordinance as a business owner in the CBD. Are these temporary businesses required to have parking and ADA accessibility like those of us with permanent buildings? I can tell you that parking is at a premium on Pioneer Avenue in the summer and if there are going to be a bunch of tiny businesses popping up, where are their patrons going to park? I love the idea of a walking accessible downtown shopping area, but since we have no city or public parking lots for people to park their vehicles while strolling this pedestrian accessible shopping area..... how does this work?

Also, it seems that the city has a spoken commitment to increasing ADA accessibility. (And we have a long way to go!) Many businesses have done their best to provide access when remodeling, at their own cost. Others have not. This is where I see a temporary shop as different from a food truck. In every food truck I have seen, only employees enter and as long as the surface where the truck is parked is smooth and reasonably level, accessibility is generally

not a problem. If customers are entering these shops, then it is my personal opinion that they need to be following the same accessibility standards as a permanent building. Otherwise we are just perpetuating the current double standard of accessibility only for the able.

I'm also concerned about the allowance of generators. Not a fan of adding to the noise pollution already present by the increasing number of floatplanes and growing traffic. I see that the ordinance does say that noise shall not impede the business of others. But who will enforce that? We have a current sandwich board ordinance in place, and it's pretty clear that there is no enforcement of that when the sidewalks and road edges are routinely blocked both in the CBD and on the Spit. (Also creating accessibility problems and unsafe conditions on the Spit where pedestrians walk into the traffic lane to get around the sandwich boards.)

I agree with Melissa that perhaps this needs to go back to planning and be thought through a bit more. I think it's great to offer an avenue to enter retail in a small way, but I would much prefer to see a planned area (maybe adjacent to the new rec center?) where shops could be clustered, and electrical hookups could be offered to minimize noise pollution and parking is available on site.

Our town is growing by leaps and bounds. I think planing and wise growth will keep it a spot tourists love to visit, and where people can live and raise families.

Thanks for your time and all the effort you put in to make our town a safe and livable place!

Jenny Stroyeck
65240 Diamond Ridge Rd.
Homer, AK 99603

Dear Council Members, Planning Commissioners, and members of the Economic Development Committee,

As owners of The Homer Bookstore on Pioneer Avenue, we have some concerns about the proposed ordinance 25-54 addressing temporary and movable small retail shops in the central business district.

To start, please note that we are not voicing these concerns from a fear of competition. Homer is beloved by many locals and tourists from inside and outside Alaska for its diverse and interesting shops which makes it unlike many towns now populated with big chains and franchises. More small shops are better. Ask any business owner in the CBD, and I believe you will receive the same answer- Amazon has been our biggest competitor for more than 10 years and will continue to be for the foreseeable future. (Requiring them to collect sales tax was a huge step in the right direction to even this imbalance.)

However, we are concerned about the appearance of the CBD, and Pioneer Avenue in particular. In the last 25 years, since we bought our building at the corner of Pioneer and Svedlund, many buildings have been remodeled and improved and the street looks much different than it did in the 1980s and 1990s. Among the improvements just on Pioneer: The Classic Cook, the building housing Hospice and the Independent Living Center, Cycleological, and most recently The Porcupine Theater have received major upgrades. Nomar, North Wind, The Twisted Goat, and Zen Den have repainted and spruced up their facades. The murals and Peonies on Pioneer have added local color and flavor. We'd like to see this trend continue!

Our concerns about this proposed ordinance focus on 3 areas:

- 1) Generators: These would be allowed as a power source. Our town is already getting noisier from increased air and street traffic. Generators seem like a potential source of a LOT of noise and air pollution.
- 2) Parking: As it stands, there doesn't seem to be a parking requirement for these shops. While nowhere near the chaos on the Spit, parking on Pioneer is also becoming a problem. We understand that the city is interested in promoting walkability and we completely support that. But the large majority of those shopping on Pioneer do not live or stay within walking distance of the CBD. The reality is that they are arriving in the CBD by car. It would be great if a central city parking area was established - perhaps in conjunction with the proposed rec center? If customers ask us at the bookstore if they can leave their car in our lot while they browse up and down Pioneer, the answer is almost always "of course." The exception is large motor homes or trailers that take up a significant part of the lot. But if there are 10 or 20 small shops added to the browsing time, it would be helpful if those shops bore some of the parking burden.
- 3) Seasonality: Homer has for a very long time had a Spit and town split. Businesses on the Spit open for only the summer season, and are closed and often boarded up the rest of the year. The CBD has been the home for year round business. Galleries and restaurants downtown sometimes close for a month or two in the winter, but generally we are all open year round. We are not in favor of small shops in town that will be only open for the tourist season, and dark, empty, and possibly boarded up for more than half the year. We're also not clear what sort of structure will be required- will it be ok to have a booth that sits on the ground with sides that flip up, like a booth at the State Fair? That doesn't seem like something that will be sustainable in the colder months.

There are two temporary business clusters off the Spit- one at the corner of the bypass and Main Street, and one on the curve on Ocean Drive. One food trucks, one mostly retail. It would be interesting to talk to the owners of those businesses and see if they would consider their business viable for year-round sales or are they only interested in the tourist season. Maybe

having a similar cluster somewhere on Pioneer or Main Street would allow small businesses a place to start while not having temporary businesses scattered throughout the CBD?

In 2014, there was a conflict between Cosmic Kitchen and The Juicy Bus food truck. In the resolution of that Walt Wrede, then City Manager, said “We felt like we had a duty to protect permanent businesses that are here year round and have made a lot of investment in their buildings.” We’re not looking to ban or forbid new businesses but we and many others in the CBD have done exactly that. If we want to continue to have a thriving and viable year-round business district, please consider how temporary and mobile businesses will fit into that.

Lee Post, Sue Post, Jenny Stroyeck
The Homer Bookstore
332 E. Pioneer Ave #1
Homer, AK 99603

Mayor Lord requested a roll call vote.

VOTE. NO. VENUTI, ERICKSON, ADERHOLD, PARSONS, DAVIS, HANSEN.

Mayor Lord called a five-minute recess at 8:08 p.m. She called the meeting back to order at 8:13 p.m.

ORDINANCE(S)

- a. Ordinance 25-54, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Memorandum CC-25-204 from City Manager as backup.

Mayor Lord introduced Ordinance 25-54 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-54 BY READING OF TITLE ONLY.

Discussion ensued on the following:

- Allowing retail sales in movable structures outside of food trucks
 - Not requiring connection to water & sewer as it would not be needed
 - ADA Accessibility
 - Use of generators and more noise pollution
 - Steppingstone to a more structured business
 - Not intended to put undue pressure on existing businesses
- Introduction and postponement to the second meeting in September
 - Staff review and make substantial edits
 - Council review staff edits and refers to the Planning Commission and EDC for recommendations
 - Having public input on this ordinance could provide valuable information before postponing it and giving it to staff rather than leaving it solely to the judgement of the staff
 - Having input from the Chamber of Commerce would be of great value as well, from Robert Green, Small Business Development
 - Postpone to the end of September and refer to the September 9th EDC meeting and Planning Commission September 3rd meeting
- Concern on impacts to “*brick & mortar*” businesses
 - Supporting temporary structures does not support the existing businesses
- Several preferences were recommended:
 - introduce the ordinance and hold a public hearing at the next meeting to hear from the public
 - Implement this ordinance and staff work on city code to address issues and concerns in detail over the next several months addressing itinerant merchant section in city code, etc.
- Implementation would allow business owners opportunities now or in the near future.
- Intent to create a walkable downtown, but there is nowhere to park

Mayor Lord restated for the record the three options presented by Councilmembers for the ordinance as she understood:

- Introduce and hold public hearing as normally done
- Introduce, postpone and refer to staff;
- Postpone and refer to advisory bodies; or

- Council can do nothing at all, as it is their decision.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER THE ORDINANCE TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND HAVE STAFF DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

Brief discussion on referring the ordinance to the Planning Commission followed.

ERICKSON MOVED TO AMEND THE MOTION TO ADD REFER TO THE CHAMBER OF COMMERCE.

Mayor Lord called for a second. Hearing none the motion failed due to lack of a second.

VENUTI/ADERHOLD MOVED TO AMEND THE AMENDMENT TO ADD REFER TO THE PLANNING COMMISSION AND ADD THE MEETING DATES

There was a brief acknowledgement that the ordinance would still need to be back before the Council at their second meeting in September and it was determined that the Planning Commission had a regular meeting on September 3, 2025 and the EDC had a meeting on September 9, 2025.

VOTE. (Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Lord stated the amended motion to postpone for the record as follows and expressed her appreciation for the compromises and collaboration displayed.

ADERHOLD/ERICKSON MOVED TO POSTPONE ORDINANCE 25-54 TO THE SEPTEMBER 22, 2025 COUNCIL MEETING AND REFER TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION AND THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION AT THEIR SEPTEMBER MEETINGS AND FOR STAFF TO DO ADDITIONAL REVIEW AND AMENDMENTS AS NEEDED.

There was no further discussion.

VOTE. (Main motion as amended). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- b. Ordinance 25-55, An Ordinance of the City Council of Homer, Alaska, Amending the FY26 Capital Budget by Appropriating Funds in the Amount of \$8,000 from the Community Recreation Center Fund for a Public Information Campaign in Connection with the Ballot Proposition to Approve a City Sales Tax Increase in the Amount of 0.3%, for a Term of Eight Years, for the Purpose of Financing the Acquisition and Construction of a Multi-Purpose Community Recreation Center. Davis/Aderhold. Introduction August 11, 2025, Public Hearing and Second Reading August 25, 2025.

Mayor Lord introduced Ordinance 25-55 by reading of the title and requested a motion.

DAVIS/ADERHOLD MOVED TO INTRODUCE ORDINANCE 25-55 BY READING OF TITLE ONLY.

There was a brief comment on not making a motion or second and letting the motion die at the table.



MEMORANDUM

To: Planning Commission
Through: Ryan Foster, City Planner & Staff Liaison to the Planning Commission
From: Daniel Kort, Public Works Director
Date: August 27, 2025
Subject: Supplementary Information related to Ordinance 25-54

Background:

Discussion began relating to temporary businesses and whether they were required to connect to City of Homer (City) water and sewer services. The creation of Ordinance 25-54 came from these discussions.

Discussion:

In July 2025, Resolution 25-070 was introduced to direct the Planning Commission to amend city code to allow temporary retail structures on vacant lots in the Central Business District. After discussion, a new approach was proposed, which led to the introduction of Ordinance 25-54 Amending Homer City Code Title 8 Permits, Licenses and Regulations by Adding Chapter 8.13 Temporary Retail Services.

Some of the interest in this code amendment is to relieve the temporary structure from the requirement of connecting to city water and sewer. Water and wastewater utilities fall under the Public Works Department, and on behalf of the Public Works Department, I'd like to offer the Planning Commission information related to this proposed code change.

Homer City Code HCC 14.04.020(a) states *"Except as otherwise provided in this chapter, no person shall erect or occupy a dwelling or commercial or industrial building directly adjacent to the sanitary system without connecting to the sanitary system."* If a person builds on vacant land that has water and wastewater utility "frontage", they must hook up to the utility. The intent is likely tied to encouraging more water and sewer customers (residential, commercial, and industrial), and also health and safety reasons.

City code currently allows accessory structures to be built on a lot that has a primary structure which is already served by water and sewer. This accessory structure does not need to be served with water and sewer service, provided the primary structure on the lot has water and sewer service. The difference would be that in the proposed Ordinance, there would only be a temporary structure on the property fronting the water and sewer utility, but there is no utility connection made to the property.

Support of the proposed Code change is related to a presentation from “Strong Towns”, in which the presenter spoke about his observations of Pioneer Avenue, how he observed a lot of vacant land and parking lots, and how he believed we did not have developed property density to “pay for the miles of pipe in the ground”. There were also comments that the “Temporary Retail Services” would fill in the gaps and generate sales tax revenue. While this could provide people the opportunity to initiate a business opportunity to see if it will be successful and create sales tax revenue, it also raises question that Temporary Retail Service is no different than vacant land when it comes to the Strong Towns conversation of paying for the “miles of pipes in the ground”, because the “Temporary Retail Services” are bypassing the connection to the City’s utilities.

This proposed Code change brings up some questions/comments for consideration, such as:

- There are other existing “brick and mortar” retail facilities that are connected to City utilities. This Code change could cause some inequity where some retail businesses are connected to the City utilities, while other “Temporary Retail” are not connected. How would the City balance these inequities?
- How would the City prevent “quiet quitting” and retail facilities transitioning to temporary facilities to avoid overhead costs related to utilities?
- There are other businesses that don’t require water or sewer services to operate. This Code change currently only specifies “retail”, but how long before other businesses request coverage under this Code change?
- How long is “temporary”? How will the code prevent these temporary structures from becoming structures that are permanently located on properties?
- A business typically needs to provide employees and customers with restrooms. In this scenario, the temporary business would be shifting this responsibility onto the City owned and operated restrooms. This means that the City bears the cost related to providing restrooms, and all City customers offset the cost.

The concern is the less customers of the water and wastewater utility, the more expensive the rates are for each connected customer.

The Public Works Department understands the reason behind the proposed Code change and supports the general principle, however we are responsible to maintain and operate water and wastewater utilities in the best interest of the City and the customers. Perhaps there are things that can be considered in the formation of this proposed code change. Some examples:

- The presenter for Strong Towns mentioned that some City’s have “business incubator districts” where the City or a developer owns a single property and there are multiple temporary structures located upon the single property where people can operate temporary business as a “trial balloon” to determine if the business is successful.
- Perhaps the Code change limits the time period a temporary structure can be used before they have to transition to a “brick and mortar” structure.

- Perhaps the Code change includes stipulations where a property can only host a temporary structure for a set time period, followed by a “cooling off period” where a temporary structure cannot be located on the property to prevent one temporary structure being replaced with a second temporary structure, followed by a third, and so on.

Summary:

The Public Works Department recognizes the value in the proposed Code change, however has reservations on the potential impact. The potential impact being a reduction in users of the water and wastewater utility and shifting of cost burden upon other utility users. We are hopeful that some middle ground can be found where the City is fostering an environment that is conducive to new businesses, while simultaneously is advocating for connection to the City’s utilities.



City of Homer

www.cityofhomer-ak.gov

Community Development

491 E Pioneer Avenue
Homer, Alaska 99603

planning@cityofhomer-ak.gov

(p) 907-235-3106

(f) 907-235-3118

Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: JULIE ENGBRETSSEN, COMMUNITY DEVELOPMENT DIRECTOR
DATE: September 3, 2025
SUBJECT: October meeting cancelation

Requested Action: *Cancel the October meeting*

Background

The City will be hosting a community meeting about the Title 21 Zoning Code rewrite on Wednesday, October 22nd. (Stay tuned for more details.) Your attendance at the meeting is valuable! Chair Marks and I propose canceling the October 13th EDC meeting to focus attendance on the zoning code open house. The Planning Commission will be reviewing the new draft code in 2026, and this open house is a great way to learn about the project and participate if you are interested.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2024 -2025 STRATEGIC PLAN & GOALS

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

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

OVERALL EDC DUTIES AND RESPONSIBILITIES

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

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

DUTIES OF COMMISSION/STAFF

Commissioners

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

Staff (Julie Engebretsen)

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

Clerk's Office

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

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

Vision Statement

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

Mission Statement

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

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

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2025 Calendar

	AGENDA DEADLINE	MEETING	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	Wednesday 1/8 5:00 p.m.	Tuesday 1/14 6:00 p.m.	Monday 1/27 6:00 p.m.	
FEBRUARY	Wednesday 2/5 5:00 p.m.	Tuesday 2/11 6:00 p.m.	Monday 2/24 6:00 p.m.	<ul style="list-style-type: none"> • KPC Job Fair
MARCH	Wednesday 3/5 5:00 p.m.	Tuesday 3/11 6:00 p.m.	Tuesday 3/24 6:00 p.m.	<ul style="list-style-type: none"> • Clerk Reappointment Notices Sent Out
APRIL	Wednesday 4/2 5:00 p.m.	Tuesday 4/8 6:00 p.m.	Monday 4/14 6:00 p.m.	<ul style="list-style-type: none"> • Terms Expire April 1st • SPH speaker • KPEDD Industry Outlook Forum
MAY	Wednesday 5/7 5:00 p.m.	Tuesday 5/13 6:00 p.m.	Tuesday 5/23 6:00 p.m.	<ul style="list-style-type: none"> • Annual Review of Commission's Bylaws • Advisory Body Training Work session • Election of EDC Officers • KPEDD CEDS Review • Update from Public Works Director
JUNE	Wednesday 6/4 5:00 p.m.	Tuesday 6/10 6:00 p.m.	Monday 6/24 6:00 p.m.	<ul style="list-style-type: none"> • Comprehensive Plan Review • Annual Review of EDC's Strategic Plan/Goals & BR&E
JULY	No Regular Meeting			
AUGUST	Wednesday 8/5 5:00 p.m.	Tuesday 8/12 6:00 p.m.	Monday 8/25 6:00 p.m.	<ul style="list-style-type: none"> • Capital Improvement Plan Review • Land Allocation Plan Review
SEPTEMBER	Wednesday 9/3 5:00 p.m.	Tuesday 9/9 6:00 p.m.	Monday 9/22 6:00 p.m.	<ul style="list-style-type: none"> • Workforce Development Speaker • Discussion items from Council?
OCTOBER	Wednesday 10/8 5:00 p.m.	Tuesday 10/14 6:00 p.m.	Monday 10/27 6:00 p.m.	<ul style="list-style-type: none"> • City Budget Review/Develop Requests *may be n/a during non-budget years • Title 21 zoning code Open House 10/22
NOVEMBER	Wednesday 11/5 5:00 p.m.	Tuesday 11/1 6:00 p.m.	Monday 11/24 6:00 p.m.	<ul style="list-style-type: none"> • Chamber's Annual Presentation to EDC • Approve Meeting Schedule for Upcoming Year
DECEMBER	Wednesday 12/3 5:00 p.m.	Tuesday 12/9 6:00 p.m.	No Council Meetings	<ul style="list-style-type: none"> *to be scheduled: Strategic Plan review when needed

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