



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

City of Homer Agenda

Economic Development Advisory Commission Regular Meeting

Tuesday, April 12, 2022 at 6:00 PM

Cowles Council Chambers and via Zoom Webinar

Webinar ID: 990 0366 1092 Password: 725933

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

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

AGENDA APPROVAL

PUBLIC COMMENTS 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. March 8, 2022 Regular Meeting Minutes **Page 3**

VISITORS/PRESENTATIONS

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B. Homer Chamber of Commerce Report

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E. Homer Marine Trades Association (HMTA) Report **Page 10**

PUBLIC HEARING

PENDING BUSINESS

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COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **TUESDAY, MAY 10, 2022 at 6:00 p.m.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

Session 22-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:03 p.m. on March 8, 2022 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance. Student Representative Pearson was appointed February 14, 2022.

PRESENT: COMMISSIONERS MARKS, BROWN, GAMBLE, AREVALO, CHEROK, AND STUDENT REPRESENTATIVE PEARSON

ABSENT: COMMISSIONERS SPEAKMAN (excused) AND PERSON (unexcused)

STAFF: DEPUTY CITY PLANNER AND SPECIAL PROJECTS COORDINATOR ENGBRETSSEN
DEPUTY CITY CLERK TUSSEY
PUBLIC WORKS DIRECTOR KEISER

AGENDA APPROVAL

BROWN/AREVALO MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON MATTERS ALREADY ON THE AGENDA

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. February 8, 2022 Regular Meeting Minutes

Chair Marks read the Consent Agenda and requested a motion.

GAMBLE/BROWN MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

Deputy City Planner and Special Projects Coordinator Engebretsen spoke to her written report. Staff activities included her work on the public input phase of the HERC conceptual drawings and plans,

gathering feedback from other commissions/board on the mobile food and special event permit changes, and asking for their priorities on the Wayfinding and Streetscape Plan. She provided an update on how the other advisory bodies and City Council weighed in on implementing the Wayfinding-Streetscape Plan and that they commended the EDC for all their work.

B. Homer Chamber of Commerce Report

Deputy City Planner and Special Projects Coordinator Engebretsen noted that the Chamber of Commerce's new Homer Visitor Guide has been published and is now circulating in the community.

C. Public Works Director Report

Public Works Director Keiser reported on the following items:

- Public Works requests for mid-year budget adjustments
- Update on how the "Semester by the Bay" intern program is going
- Notable Public Works projects that are scheduled for construction this summer or for approval by City Council, some of which coincide with EDC's strategic plan and goals

D. Kenai Peninsula Economic Development District Report

Chair Marks reported there was a meeting on February 17th. KPEDD and other state groups similar to it came together to apply for a maritime cluster type of business grant, and their group was one of 60 selected nationwide to receive a sub-award that allows them to submit an actual application for up to \$50 million with the idea of making the mariculture business in Alaska viable. She provided updates on the Resiliency Program, how KPEDD is supporting the Pratt Museum's renovation projects, new resource videos available on the KPEDD's YouTube channel, and Homer will be hosting next year's Outlook Forum.

E. Homer Marine Trades Association Report

Chair Marks noted the HMTA meeting minutes provided.

Deputy City Planner and Special Projects Coordinator Engebretsen reported on HMTA activities she learned from attending the Port and Harbor Advisory Commission meeting, specifically their efforts to establish a local welding certification program in partnership with the local college.

Chair Marks commented that a quarterly or biannual report from a member of HMTA would be beneficial.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Pioneer Gateway Revitalization Project Discussion (HERC) (15 minute time limit)
- i. HERC Conceptual Drawings & Plans Flier

Chair Marks introduced the item by reading the title and gave a brief update on the ongoing public meetings and exhibits regarding the Multi-Purpose Community Center conceptual drawings and plans.

Deputy City Planner and Special Projects Coordinator Engebretsen reported on how the public events are going, the status on the conceptual plans and where the City currently is in the process, and noted we are years away from building so this is all still in the stage of gathering input. She did a visual walk-through of the components and floor plans of the proposed new community center grounds, and requested feedback from the commission.

At Commissioner Brown's request, Ms. Engebretsen shared some of the feedback she has received so far from the public events. Chair Marks requested that as commissioners are talking to people about the project that they remind them it is still very much conceptual; there were many comments from community members thinking this was it and that it was being voted on, which is not the case. Ms. Engebretsen noted the online feedback form that is available.

Commissioner Arevalo commented on room logistics for events such as conferences or trade shows. Commissioner Brown provided feedback and suggested there be a narrative included with the visuals that explain what the various spaces can be used for.

B. Housing Education Discussion (20 minute time limit)

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner and Special Projects Coordinator Engebretsen.

Ms. Engebretsen noted that City Council will be holding a visioning working event soon and one of the subjects expected to come up is the housing issue in Homer. She advised the commission to limit their discussion tonight until they have more details from that visioning event and know what direction Council is wishing to take.

Ms. Engebretsen facilitated discussion with the commissioners who provided their comments on the housing issues in the community. Discussion points will provide the basis for this agenda topic on future EDC meeting agendas.

C. Balance of Quality of Life, Change, & Community Growth Discussion (15 minute time limit)

Chair Marks introduced the item by reading the title and deferred to Deputy City Planner and Special Projects Coordinator Engebretsen.

Ms. Engebretsen requested commissioners share three things or aspects of Homer that contribute the most to their quality of life. She initiated the discussion by sharing her choices as examples. Commissioners and Student Representative Pearson provided their selections, ranging from the natural/wild beauty and resources, how it's comprised of small businesses/small business opportunities, the coastal/maritime culture and living, and Homer's small town/eclectic feel.

In response to Chair Marks' inquiries on funding for implementation of the Wayfinding-Streetscape Plan, Public Works Director Keiser explained how the funding request is part of a mid-year budget adjustment that will be going through City Council in March or April.

INFORMATIONAL MATERIALS

- A. Memo 22-022 EDC Student Representative Appointment of Hazel Pearson
- B. Resolution 22-016 Approval of the Wayfinding-Streetscape Plan
- C. EDC 2021-2022 Strategic Plan/Goals

- D. City Manager's Report for February 14, 2022
- E. City Manager's Report for February 28, 2022
- F. EDC 2022 Calendar

Chair Marks noted that Commissioner Gamble will be giving the EDC report at the next Council meeting and thanked staff for the additional informational items.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Tussey welcomed the new Student Representative Pearson. She reported term expiration notices and reappointment applications were sent out to Commissioners Cherok and Brown and reminded them she will need a response back no later than Friday, March 18th. She reminded the commission there is a 5:00 p.m. worksession scheduled before the next regular meeting in April for commissioner training facilitated by the City Clerk's Office.

Deputy City Planner and Special Projects Coordinator Engebretsen thanked everyone for a productive meeting.

COMMENTS OF THE COMMISSION

Commissioner Brown thanked Deputy City Planner Engebretsen for all her work and welcomed Student Representative Pearson.

Commissioner Arevalo commended Deputy City Planner Engebretsen for the structural elements she put into this meeting, how the homework she asked them to do benefitted their work as commissioners, and for finding ways for them to understand each other's' perspectives. She welcomed Student Representative Pearson and gave an update on the Alaska Food Policy Council's Statewide Food Festival and Conference which takes place next weekend.

Student Representative Pearson commented that she is excited to become part of this group.

Commissioner Gamble welcomed Student Representative Pearson, noting he was also fairly new to the commission and that it's good to have a student voice and perspective. He thanked Deputy City Planner Engebretsen for all her hard work and clarified that he's to reach out to her for talking points for the EDC report.

Commissioner Cherok welcomed Student Representative Pearson and commented that he is excited to start solving the housing issue.

Chair Marks welcomed Student Representative Pearson and that it is a pleasure in all aspects to have the commission be moving forward because they almost weren't. She clarified with Deputy City Planner Engebretsen that the next meeting will provide an opportunity for the public to address the commission and comment on the West Pioneer Gateway Development plan.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:48 p.m. Their next regular meeting is Tuesday, April 12, 2022 at 6:00 p.m. and a Worksession at 5:00

p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II

Approved: _____



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: April 7, 2022
SUBJECT: April Staff Report

City Budget- the watered down version (relevant to wayfinding and streetscapes)

The City budget has two parts: operating and capital. What's the difference? The operating budget includes funding for regular day to day department spending – staff wages, advertising, electricity, etc. The operating budget is based on revenue- sales tax, property tax etc, and the five year trends for revenue and budget forecasting. The capital budget is typically items worth more than \$25,000 that are one time purchases or projects. The money for capital items can come from annual tax revenues, but it can also come from savings, or grants. On Monday the 11, Council may pass an amended operating budget for fiscal year 23, July 1 2022- June 20 2023. After that, the City Manager will bring forward a capital budget. (April/May). The Wayfinding and Streetscape improvements fall into the capital budget. When that is before Council, I will let the EDC know so you can advocate for EDC projects.

Wayfinding and Streetscape

Public Works applied for a grant! From Owen Meyer, PW Project Technician: “The grant is through an annually offered event called the AARP Community Challenge. The amount that I applied for was \$50,000 and this was intended to cover the purchase of materials and installation of all of 1 gateway sign, 16 informational signs, 20 directional signs, 48 pedestrian wayfinding signs, 6 park benches, seeds/saplings for 12 plantings and 4 picnic tables. Although \$50,000 was the amount applied for, AARP could decide to give us less than that. AARP will alert us as to whether we have received funding by mid-May and selected grantees will be publicly announced on June 29.”

Planning Commission Activities

- All hazard mitigation update is underway. This plan is required for certain types of federal funding.
- Made a recommendation to Council to ban connex (shipping) containers as housing. Council voted down the ban, in favor of a broader conversation about housing and building codes.
- The Commission will be talking about Tiny Homes on their next agenda.
- Started rezoning parts of West Homer, which will allow for more housing. Public hearing is scheduled for April 20th. It will go to the Council in May.

Calendar: One calendar activity this month was to review our Strategic Plan and the Business Retention and Expansion Survey. We did that in the fall, and are in the midst of your chosen priorities. So I moved that task to August.



Alaska Small Business Development Center

UAA BUSINESS ENTERPRISE INSTITUTE

April 1, 2022

City of Homer
491 E. Pioneer Ave
Homer, AK 99603

Dear Mayor Castner, City Council, and City Staff,

This letter serves as our quarterly report for the period January 1st to March 31st, 2022. The Homer Business Advisor, Robert Green, has been busy this quarter working with clients gearing up for what should be a record-setting summer. Entrepreneurs in Homer have really appreciated having a business advisor on site, who is an expert in the community. In the absence of a Homer Business Advisor in 2019, the Alaska SBDC provided 156.5 advising hours to Homer clients, but surpassed that total in this quarter alone. Here is a summary of deliverables to the Homer community during the quarter:

Advising Hours: 184.7
Total Clients Advised: 57
New Businesses Started or Bought: 5
Jobs Supported: 237
Capital Infusion: \$183,500
Client Satisfaction Surveys: 91% positive

The contract rate for a business advisor is \$55 per hour, which includes salary, benefits, fixed, and administrative expenses. In addition to local expertise, the Alaska SBDC provides IBISWorld industry reports, retailing for \$925 each, and ProfitCents financial analyses, valued at \$2,750 each, to clients free of charge. Here is a summary of value provided to the Homer community during the quarter:

Business Advisor: \$27,335
IBISWorld Industry Reports: \$9,250
ProfitCents Financial Analyses: \$16,500
Total: \$53,085

We would like to thank the City of Homer for their support of the Homer Business Advisor position. Robert has been doing a great job with our clients in the Homer area and we feel this will be a beneficial partnership for years to come. Please do not hesitate to contact us if you have any questions.

Sincerely,

DocuSigned by:

F3E1FE8A6ADF4BD...

Jon Bittner
Executive Director
Alaska SBDC

WHERE BUSINESS IS ANYTHING BUT USUAL MAKING IT



A GROWING HOMER SHIPYARD LIFTS THE COMMUNITY



SPONSORED: Northern Enterprises Boat Yard's recent expansion fuels economic opportunity on the Kenai Peninsula and beyond.

PRESENTED BY FIRST NATIONAL BANK ALASKA

So much of the community and economy in Homer is intertwined with what happens on the water. There are the salmon seiners, the halibut charters, and the dive tenders that serve pipelines and utilities. But before the 1980s, it was difficult for larger boats – whether commercial or recreational – to dock or get serviced in Homer; the city didn't have a boatyard for hauling such vessels in and out.

Husband-and-wife team Ken and Snooks Moore started Northern Enterprises Boat Yard in 1981 to tap into the huge potential they saw to support the local marine industry.

"We just found it very difficult to get anything done, and people were fishing False Pass, some 500 miles out in the Aleutian Chain, and then going back to Seattle," said Ken Moore. "Those were mostly stateside people, and after working in the Homer labor market, I started to realize how much talent there was in this little town."

So they launched their dock and their business, and in the early 1980s, their one 60-ton travel lift was able to get most boats in and out of the water. Over the years, however, boats have gotten bigger and the shipyard has gotten busier, and it became a challenge to accommodate so many larger vessels.

All of a sudden, "we have boats that are 27 and 28 feet wide, compared to 20 feet, and we were finding ourselves not able to capture the whole market and be who we want to be and get everybody out of the water in the best (shape) we can," said Ken Moore.

Northern Enterprises Boat Yard needed to grow. In 2021, after years of planning, the family business started and completed a massive expansion with help from First National Bank Alaska to navigate the project.

As part of the improvements, a new boat lift was installed capable of hoisting ships weighing up to 220 tons, almost three times the capacity of the old one. The dock was more than doubled in size.

Now the shipyard can serve more fishermen and women, along with boat owners from across Southeast Alaska, Prince William Sound, Norton Sound, King Cove, and communities around the Alaska Peninsula.

Many of those communities have boat lifts of their own, but Northern Enterprises offers more than just a way in and out of the water. The boatyard – which sits on nearly 30 acres and has 20 buildings on site – is a one-stop shop for repairs, seasonal outfitting, storage, boat building and more. The Moores rent its space to about 30 different companies.

"I don't believe there's a business in this town that's not affected by this boatyard," said Aaron Fleenor, the Moores' grandson and yard manager at Northern Enterprises. "We're a huge economic engine in this community, and for the Kenai Peninsula, and we want to continue to do that and grow and bring more business into Homer."

Generations on the water

The Moores have spent decades in the fisheries business, since well before the boatyard existed.

Snooks Moore comes from a long line of commercial Cook Inlet fishers and is herself a sixth-generation gillnetter. Not long after Ken Moore moved to Alaska from Kansas in 1966 – after a previous stint a few years earlier working as a logger in Southeast – the two were married and bought their first boat.

Together they learned the industry firsthand, which helped them understand the need for a place like Northern Enterprises Boat Yard. That passion led their grandson, and now, great-grandson – Fleenor's 19-year-old, who works as a yard hand – to be part of the business.

"In the 14 years I've been here, I've seen a lot of vessels built here, and I've contributed to a lot of projects – put motors in hundreds of boats, taken motors out of boats," Fleenor said. "It's been pretty awesome because I grew up commercial fishing in Bristol Bay and looking back, it's kind of what helped to make me, me. It gave me that work ethic and drive."

That family drive and work ethic was key to enabling the company's expansion last year. Just because a bigger lift and larger dock were obvious needs didn't mean undertaking the project was easy – not by a long shot, especially in terms of navigating various rules and statutes from the Alaska Department of Fish and Game, the Kenai Peninsula Borough and other agencies.

That's where First National Bank Alaska played a major role in bringing the project to fruition. The Moores are longtime customers of the bank, which has participated in equipment loans, construction loans and more for Northern Enterprises over the years.

"They've always been in expansion mode," said First National Vice President and Homer Branch Manager Erik Niebuhr. "We knew the dock expansion had been on their list for a long time. It's been a conversation piece for 10 years, leading up to whenever they were ready to pull the trigger."

When that day finally came, the bank worked to partner with the Alaska Industrial Development and Export Authority (AIDEA) to secure a significant loan for the expansion, with the majority of financing through AIDEA. The bank's role went well beyond securing the loan; it took explaining the large, complicated project to all the parties involved, and understanding what other changes the growth would necessitate for the business.

"First National really did put a lot of work into making it happen," said Fleenor. His grandmother agrees.

"Everybody made it happen in the end, and it was a lot of work," said Snooks Moore. "So many people in the community put this together, for a project that supports the community."

A reflection of Alaska

With the workforce and new infrastructure to haul larger vessels in and out of the water, Northern Enterprises Boat Yard provides crucial services in a location that helps keep more business in Alaska. Ken Moore stresses that a big part of his business is supporting other enterprises in Homer.

"We take the boats out of the water and then furnish the equipment to do the work," he said, "but the community does the work."

Welders rent bays on the property, as do fiberglass and other types of repair businesses. Tenants include a propeller shop, a glass installation shop and a vessel management company. Niebuhr, with the bank, points to that economic activity as a sign the shipyard is a nexus in the town.

"Not everything revolves around Northern Enterprises, but a lot of it does," he said. "All the services they have provided over the decades – the fishing industry in Homer would be a fraction of what it is without that."

The family's dedication enabled the business to grow and flourish into what it is today.

"When you come across customers like this, you just know how the state of Alaska became the way that it is," Niebuhr said. "And you can see the community through them, and how they reflect on the community."

First National Bank Alaska has been Alaska's community bank since 1922. We're proud to help Alaskans shape a brighter tomorrow by investing in your success as you take the leaps of faith, large and small, that enrich communities across the state.





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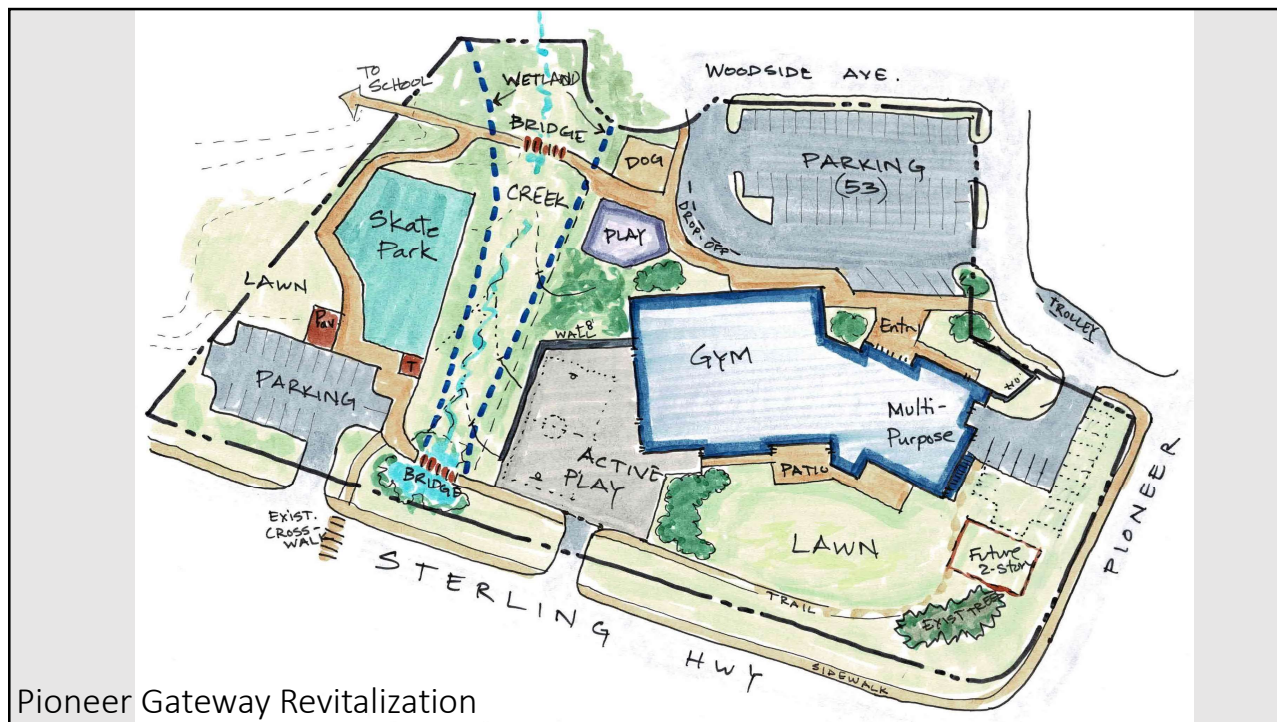
(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: April 7, 2022
SUBJECT: Pioneer Gateway Revitalization Project Update (HERC)

Requested Action: View presentation at the meeting, and hear any public comments. The EDC can comment on the plans! Staff is not looking for a motion of support at this time.

At the last meeting, the EDC viewed a presentation on the Pioneer Gateway Revitalization project (HERC) at the corner of W Pioneer Ave and the Sterling Hwy. I will provide a brief project update. If members of the public attend our meeting, they have the opportunity to comment. I'd also like to hear Commission comments or concerns!



Pioneer Gateway Revitalization

Public Engagement - March

Pratt Museum

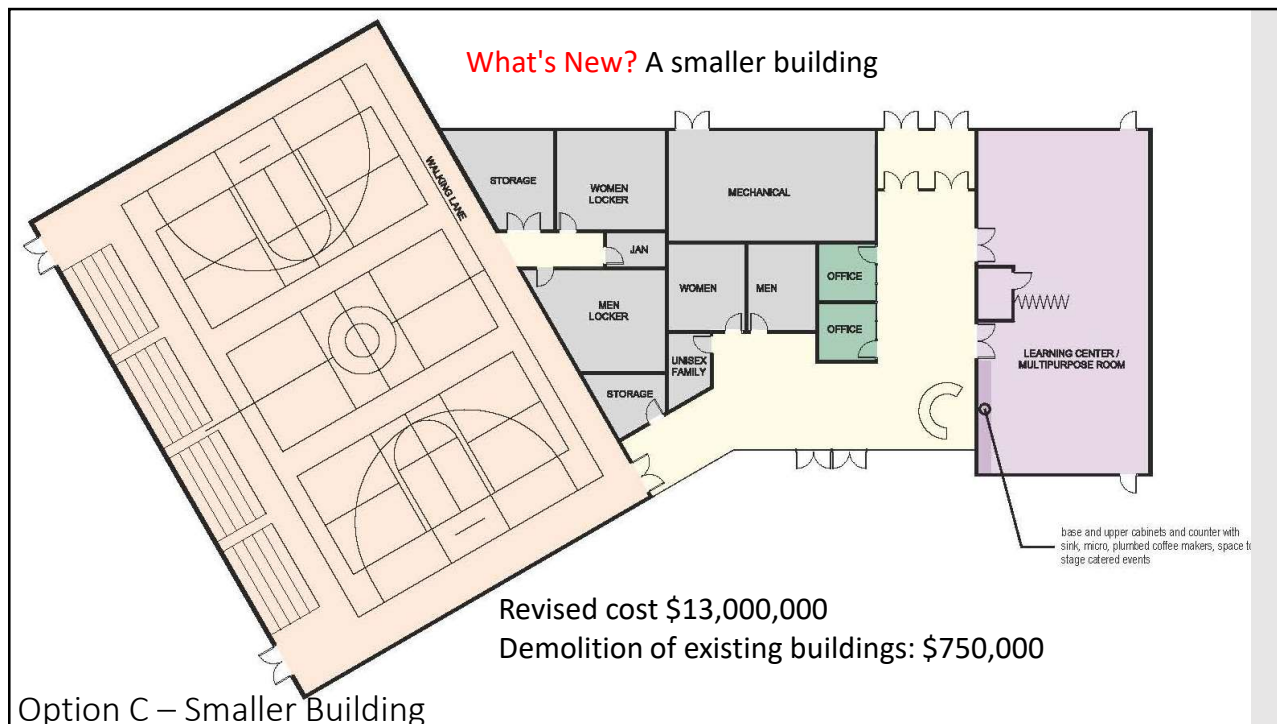
- First Friday
- Thursday Drop in session
- Saturday Drop in session
- Exhibit up about 2 weeks
- About 50 participants

- Spoke at Rotary
- Fliers went home with schoolchildren prior to Spring Break
- Posted on City website, Facebook and Chamber of Commerce newsletter
- Met with PARCAC

Online Web survey

- 40-50 responses
- Will continue through May





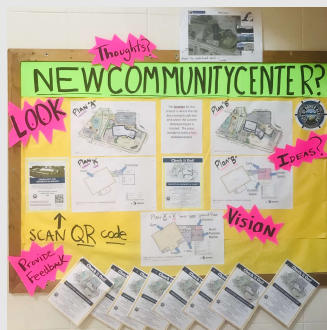
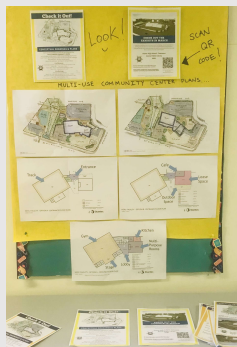
Public Engagement - April

- EDC meeting April 12
- User groups by request
- HS students – Mike Illg

- Web Survey through May
- Library/High School/HERC displays through April

Upcoming outreach:

- Facebook
- Website
- Chamber newsletter
- MaPp video
- Newspaper



End Goal: April 25th CC Meeting

- Wrap up this phase of the project
- Provide choices for next steps and funding opportunities





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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: April 7, 2022
SUBJECT: Balance of Quality of Life, Change & Community Growth Discussion

Commission Goal: View economic development through the lens of balancing growth with quality of life. We are using a SWOT analysis approach - strengths, weakness, opportunities, threats.

Recap from last meeting: The Commission did a great job identifying the strengths that contribute to our Homer quality of life. The summarized list is below. I divided all the Homer strengths into four broad categories: Natural Environment, Built Environment, Business/non-profit Climate, and Social Strengths. These are our core quality of life strengths.

Next Steps: Identify Weaknesses and Threats! We will do a spreadsheet on the big screen like we did at the last meeting. (If you think of a great opportunity we can track that too.)

Homework: Identify 3-5 weaknesses or threats to Homer's quality of life

1. _____
2. _____
3. _____

Quality of Life Themes:

Natural Environment

- Natural beauty + thriving ecosystems
- Abundance of natural resources and scenery
- Outdoors, nature, nearby hiking, skiing and beaches in the same day
- Coastal living
 - Maritime culture
 - Jobs
 - Fishing (commercial + sport)
 - Water activities

Built Environment – how development has changed raw land.

- Small town - feel and size
- Human scale buildings
- Skate Park –good public spaces
- Eclectic feeling to the town
- Houses that are not cookie cutter
- Integrated town to the outdoors – can observe wildlife and be immersed in nature, or enjoy Spit nature + boardwalk business in the same trip.
- Wild spaces – less manicured yards, trails & remote access opportunities

Business/non-profit climate

- Variety of businesses and activities
- Business opportunities + healthy small business climate
- Working town with rich history
- Mostly small, locally owned businesses
- Lots of jobs for HS students

Social Strengths

- Safety
- Eclectic people. End of the road community; people are here by choice
- Connectedness/community feel
 - People with each other
 - Businesses and nonprofits with each other and with the community (such as fundraising support, chamber membership and non-profit coalitions/teamwork, and shop local attitudes)
- Vibrant cultural community with rich opportunities for arts, sports, music, education, entertainment, worship and getting together. (civic and social engagement and the intuitions that support them)

Next Steps: Ultimately the goal is to find ways to balance this quality of life in the face of a growing & changing community. We have our list of strengths, now it's time to identify weaknesses, opportunities and threats. That's a lot to chew – let's focus on weaknesses and threats for the April meeting. (And yes we can track opportunities if you get a great idea)

Homework: Identify 3 weaknesses or threats to Homer's quality of life



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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: April 6, 2022
SUBJECT: Housing Education Staff Report

Commission Goal: Housing

- Planning for growth
- Familiarize with smart growth principles and best practices

Staff UPDATE:

Last month, the Commission had brief discussion on this topic. Council was scheduled for their annual visioning work session, where they set Council goals and priorities for the year. At the session, housing was identified as a priority. I am now waiting to see the final report... and see where Council goes. I know that I will be involved in this work going forward, and the EDC will have a role. But we're in a holding pattern for a bit. When I have more information, I will bring it to you!



City of Homer

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Office of the City Clerk

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Homer, Alaska 99603

clerk@cityofhomer-ak.gov

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(f) 907-235-3143

Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION

FROM: RACHEL TUSSEY, CMC, DEPUTY CITY CLERK II

DATE: APRIL 6, 2022

SUBJECT: ELECTION OF EDC OFFICERS

Per Article IV, Sec. 1 of the EDC Bylaws: "A Chairperson and Vice-Chairperson shall be elected from among the appointed commissioners at the regular April meeting of the Commission."

Recommended process for Election of Vice Chair:

- 1) A commissioner will make a motion to determine the EDC's method of voting for the elections. Voting is commonly done by a Show of Hands or a Voice Vote (yes/no).
- 2) Once the election method is decided, the Chair will open the floor for nominations.
- 3) Commissioners are free to call out nominations, they do not need to be recognized by the Chair.
 - **These are not motions and do not require a second**, although providing a second shows support.
 - It's ok for a commissioner to nominate themselves.
 - If a commissioner calls out a nomination and that individual is fully against serving, it is acceptable for that nominated commissioner to speak up and say they would not be willing to accept the seat if elected. They have still been nominated though and should still go through the voting process; the rest of the commission at least now knows who of the nominees is/is not interested in serving.
- 4) Once all nominations are called out, the Chair will close the floor to nominations.
- 5) Chair will then call out each nominee's name for voting. For each name called out, commissioners will vote using the selected method (Show of Hands/Voice Vote).
- 6) As soon as one of the nominees receives the majority of votes, the Chair will declare them elected. If only one person is nominated, the Chair simply declares the nominee elected.

Recommended process for Election of Chair:

- 1) It is preferred the gavel be handed over to the newly elected Vice Chair to conduct the vote for Chair.
- 2) Election is conducted in the same manner as it was for the Vice Chair (see steps 2-6 above).
- 3) The gavel/meeting will be turned over to the newly elected (or re-elected) Chair to conduct the remainder of the meeting.

**ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2021-2022 STRATEGIC PLAN/GOALS**

| | |
|--|--|
| <p>Ongoing Goals</p> | <p>1. Define what is positive economic development for Homer, and how it leads to the quality of life and growth outcomes desired in the Comprehensive Plan.</p> |
| | <p>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."</p> |
| <p>Near Term Goals < 6 Months</p> | <p>1. Familiarize 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.</p> <p><i>Task:</i> Staff to provide smart growth resources.</p> <p><i>Task:</i> Invite a member of the KPB Resiliency and Security Commission make a presentation to the EDC about what the Commission does.</p> |
| | <p>2. View economic development through the lens of balancing growth with quality of life.</p> <p><i>Task:</i> Create an EDC Mission statement as a guiding principle for what the EDC does.</p> <p><i>Task:</i> Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.</p> |
| | <p>3. Housing: affordable short and long term housing. Seasonal workers, general work force, seniors, etc affordable year round housing.</p> <p><i>Task:</i> Define one or two housing types/populations of people to focus on.</p> |
| | <p>4. Assess jobs training needs and workforce development. Communicate to KPC.</p> <p><i>Opportunity:</i> Invite KBC Director Reid Brewer as speaker, how does the college make course offering decisions? How is work force development part of the planning? What does the KBC Advisory Board do?</p> <p><i>Opportunity:</i> KPEDD/Chamber to host in Homer will be hosting a jobs meeting for employers to help them learn how to attract workers, and a job fair for job seekers.</p> |
| | <p>5. Do some outreach to local businesses to take the pulse of the business community in pandemic recovery.</p> |
| | <p>6. Present an annual report of EDC accomplishments to the City Council</p> <p><i>Task:</i> approve memo to Council, read accomplishments to Council</p> |
| <p>Mid Term Goals 1 - 3 Years (2020 – 2023)</p> | <p>1. Multipurpose community center (HERC) <i>Status:</i> Scoping study has been funded</p> |
| | <p>2. Downtown vitalization momentum and wayfinding/streetscape plan</p> <p><i>Status:</i> Wayfinding and Streetscape work ongoing through 21 and implementation activities in 2022</p> <p><i>Longer term:</i> Consider storefront/Downtown and landscaping improvement program</p> |

| | |
|---|--|
| | 3. Economic resiliency planning. <i>Opportunity:</i> EDC provide suggestions to KPEDD on the business tool box. EDC promote tool box to community. |
| Long Term Goals 5 Years or More (2025+) | 1. BR&E – review annually and plan for a new report (5 year mark is 2022-2023) <i>Opportunity:</i> consider a funding request for the FY 2024-2025 budget |

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

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 22-045

TO: HOMER CITY COUNCIL

FROM: MAYOR CASTNER

DATE: MARCH 22, 2022

SUBJECT: REAPPOINTMENT OF KATE FINN & MARCIA KUSZMAUL TO THE LIBRARY ADVISORY BOARD, JAY CHEROK & DEBORAH BROWN TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION, & APPOINTMENT OF BRUCE FRIEND TO THE PORT & HARBOR ADVISORY COMMISSION

Kate Finn and Marcia Kuszmaul are reappointed to the Library Advisory Board. Their new terms expire April 1, 2025.

Jay Cherok and Deborah Brown are reappointed to the Economic Development Advisory Commission. Their new terms expire April 1, 2025.

Bruce Friend is appointed to the Port and Harbor Advisory Commission to fill the seat vacated by Jeff Erickson and complete the remaining term, which expires February 1, 2023.

Recommendation

Confirm the reappointment of Kate Finn and Marcia Kuszmaul to the Library Advisory Board, Jay Cherok and Deborah Brown to the Economic Development Advisory Commission, and appointment of Bruce Friend to the Port & Harbor Advisory Commission



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

MAR 18 2022 AM 08:30

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 reappointed by the Mayor and your reappointment is confirmed by the City Council.

Applicant Information

Full Name: Deborah A. Brown

Physical Address Where you Claim Residency: 210 Island View Ct. Homer, AK 99603

Mailing Address: same as physical

City: Homer State: AK Zip: 99603

Phone Number(s): 907-756-3414

Email: islandviewgarden@gmail.com

Advisory Body You Are Requesting Reappointment To

- Planning Commission
- Parks, Art, Recreation & Culture Advisory Commission
- Port & Harbor Advisory Commission
- Economic Development Advisory Commission
- Library Advisory Board
- ADA Compliance Committee
- Other - Please Indicate _____

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? Yes No

What resident type is your current seat? City Resident Non-City Resident

Has your residency changed since your last appointment? Yes No

How long have you served on this advisory body? 4 years

Background Information

Please list any current memberships or organizations that you belong to related to the advisory body you serve on:

None

Please explain why you wish to be reappointed to the Advisory Body to which you currently serve. This may include information on accomplishments or projects completed, future goals for the body, or any additional information that may assist the Mayor in the decision making process. (You may attach an additional page if needed)

I am seeking reappointment to the E.D.C. because I wish to continue serving the Homer community in this capacity. I think my seat on the commission has made a positive difference with my voice and dedication on this commission. My goal is to support small business, locally-owned business and positive and responsible growth in Homer. I support a strong tax-revenues base that keeps local sales tax and property taxes low and in-check for our community's residents. I would be honored to be reappointed to the E.D.C.



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

March 30, 2022

Deborah Brown
210 Island View Court
Homer, AK 99603

Dear Deborah,

Congratulations! City Council confirmed and approved your reappointment to the Economic Development Advisory Commission during their March 29, 2022 Regular Meeting via Memo 22-045. Your new term will expire April 1, 2025.

Your 2021-2022 Public Official Conflict of Interest Disclosure Statement is currently on file in the City Clerk's Office. In October you will be notified to complete the 2022-2023 disclosure statement. Public officials are required to comply with this reporting requirement pursuant to HCC 1.18.043.

Also included is the EDC's Orientation Packet, which provides a helpful refresher on the important guidelines for your role as a commissioner.

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

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 22-045
Certificate of Reappointment
EDC Orientation Packet

Cc: Economic Development Advisory Commission

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

Greetings
Be It Known That

Deborah Brown

Has Been Reappointed to Serve As
“Commissioner”

On The
“Economic Development Advisory Commission”

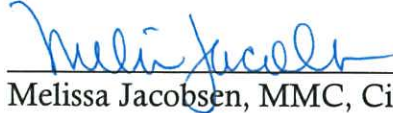
This reappointment is made because of your dedication to the cause of good government, your contributions to your community, and your willingness to serve your fellow man.

In Witness whereof I hereunto set my hand
This 29th day of March 2022.



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk





Advisory Body Application For Reappointment 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 reappointed by the Mayor and your reappointment is confirmed by the City Council.

Applicant Information

Full Name: Jay Cherk
Physical Address Where you Claim Residency: 58865 Dietz Lane Homer Ak
Mailing Address: PO Box 933
City: Homer State: AK Zip: 99603
Phone Number(s): 412-527-5234
Email: just2@gmail.com

Advisory Body You Are Requesting Reappointment To

- Advisory Planning Commission
 Parks, Art, Recreation & Culture Advisory Commission
 Port & Harbor Advisory Commission
 Economic Development Advisory Commission
 Library Advisory Board
 Other - Please Indicate _____

Please Answer the Following

Do you have a current Public Official Conflict of Interest Disclosure Statement on file with the City Clerk as required by HCC 1.18.043? Yes No

What resident type is your current seat? City Resident Non-City Resident

Has your residency changed since your last appointment? Yes No

How long have you served on this advisory body? 3 years

Background Information

Please list any current memberships or organizations that you belong to related to the advisory body you serve on:

- St. John the Baptist Catholic Church Finance Council
- Experience Homer, LLC
- Summit Physical Therapy, Inc

Please explain why you wish to be reappointed to the Advisory Body to which you currently serve. This may include information on accomplishments or projects completed, future goals for the body, or any additional information that may assist the Mayor in the decision making process. (You may attach an additional page if needed)

I would like to be reappointed to this Body because I have seen the successes in our community it has & the benefits it offers to get a collective voice of our community members heard on topics. I am extremely excited to solve the housing crisis that Homer is facing. I look forward to identifying the causes of this & finding short & long term sustainable solutions to allow the economy of Homer to thrive!



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

March 30, 2022

Jay Cherok
P.O. Box 933
Homer, AK 99603

Dear Jay,

Congratulations! City Council confirmed and approved your reappointment to the Economic Development Advisory Commission during their March 29, 2022 Regular Meeting via Memo 22-045. Your new term will expire April 1, 2025.

Your 2021-2022 Public Official Conflict of Interest Disclosure Statement is currently on file in the City Clerk's Office. In October you will be notified to complete the 2022-2023 disclosure statement. Public officials are required to comply with this reporting requirement pursuant to HCC 1.18.043.

Also included is the EDC's Orientation Packet, which provides a helpful refresher on the important guidelines for your role as a commissioner.

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

Cordially,

Ken Castner, Mayor

Enclosed: Memorandum 22-045
Certificate of Reappointment
EDC Orientation Packet

Cc: Economic Development Advisory Commission

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

Greetings
Be It Known That

Jay Cherok

Has Been Reappointed to Serve As
“Commissioner”

On The
“Economic Development Advisory Commission”

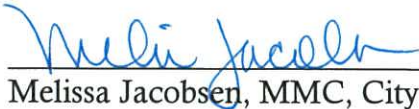
This reappointment is made because of your dedication to the cause of good government, your contributions to your community, and your willingness to serve your fellow man.

In Witness whereof I hereunto set my hand
This 29th day of March 2022.



Ken Castner, Mayor

Attest:



Melissa Jacobsen, MMC, City Clerk



**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 22-16

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA APPROPRIATING \$30,000 FROM THE FISHING LAGOON CAPITAL ASSET REPAIR AND MAINTENANCE ALLOWANCE (CARMA) FUND FOR THE PURPOSE OF FUNDING THE DEVELOPMENT OF AN ENGINEERED CONCEPT AND COST ESTIMATE FOR AN ACCESSIBLE FISHING PLATFORM AT THE NICK DUDIAK FISHING LAGOON. CITY MANAGER/PUBLIC WORKS DIRECTOR.

WHEREAS, The ADA platform at the Nick Dudiak Fishing Lagoon has deteriorated and no longer serves its purpose of providing ADA access to the fishing waters; and

WHEREAS, Funds are available in the Fishing Lagoon CARMA Account; and

WHEREAS, The likelihood of securing a grant for construction of a new access platform would be greater if we had an engineered concept and reasonable cost estimate.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer City Council hereby amends the FY22 Capital Budget by appropriating \$30,000 from Fishing Lagoon CARMA Account for the purpose of funding the development of an engineered concept and reasonable cost estimate for an ADA accessible fishing platform at the Nick Dudiak Fishing Lagoon as follows:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|----------------|----------------------|---------------|
| 156-0397 | Fishing Lagoon CARMA | \$30,000 |

Section 2. This is a budget amendment ordinance only, is not permanent in nature, and shall not be codified.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this ____ day of _____, 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

43

44 ATTEST:

45

46

47 _____

48 MELISSA JACOBSEN, MMC, CITY CLERK

49

50

51 YES

52 NO:

53 ABSTAIN:

54 ABSENT:

55

56 First Reading:

57 Public Reading:

58 Second Reading:

59 Effective Date:



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum 22-047

TO: Mayor Castner and Homer City Council

THROUGH: Robert Dumouchel, City Manager

FROM: Janette Keiser, PE, Director of Public Works

DATE: 3/18/2022

SUBJECT: ADA Access for Nick Dudiak Fishing Lagoon

Issue: We need funds authorized from the Fishing Lagoon CARMA to pay for engineering for ADA access for the Nick Dudiak Fishing Lagoon.

Background: The ADA platform at the Nick Dudiak Fishing Lagoon has deteriorated and no longer serves its purpose of providing ADA access to the fishing waters. Parts of it have detached from the main body and are a safety hazard. The problem with the existing platform is that it is subject to damage from tidal action and gravel build-up. A new access platform is needed that will better resist these forces. Such a solution will not be quick, cheap or easy. It will, in all likelihood, require grant funding to construct a new access platform.

The probability of securing a grant would be greater if we had an engineered concept and reasonable cost estimate. There is \$110,165 in the Fishing Lagoon CARMA Account available to fund this work. Fishing Lagoon CARMA is one of three specific CARMA “buckets” that was not part of the CARMA consolidation associated with Ordinance 21-30(S). The funds in the Fishing Lagoon CARMA are set aside to care for the specific infrastructure and support future dredging maintenance projects.

Recommendation:

That the City Council appropriate \$30,000 from the Fishing Lagoon CARMA Account to fund the development of an engineered concept and reasonable cost estimate for an ADA accessible fishing platform at the Nick Dudiak Fishing Lagoon

CITY OF HOMER
FINANCIAL SUPPLEMENT

| | | | |
|------------------|--|---------|---------------------------------|
| PROJECT NAME | <u>ADA Access for Nick Dudiak Fishing Lagoon</u> | DATE | <u>03/24/2022</u> |
| DEPARTMENT | <u>Public Works</u> | SPONSOR | <u>City Manager/PW Director</u> |
| REQUESTED AMOUNT | <u>\$ 30,000</u> | | |

| | |
|-------------|---|
| DESCRIPTION | <p>The ADA platform at the Nick Dudiak Fishing Lagoon has deteriorated and no longer serves its purpose of providing ADA access to the fishing waters. Parts of it have detached from the main body and are a safety hazard. The problem with the existing platform is that it is subject to damage from tidal action and gravel build-up. A new access platform is needed that will better resist these forces. Such a solution will not be quick, cheap or easy. It will, in all likelihood, require grant funding to construct a new access platform. The probability of securing a grant would be greater if we had an engineered concept and reasonable cost estimate.</p> |
|-------------|---|

| 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 Lagoon CARMA | FUNDING SOURCE 2: | FUNDING SOURCE 3: |
|---|-------------------------------------|-------------------------------------|
| Current Balance <u>\$ 110,165</u> | Current Balance _____ | Current Balance _____ |
| Encumbered <u>\$ 0</u> | Encumbered _____ | Encumbered _____ |
| Requested Amount <u>\$ 30,000</u> | Requested Amount _____ | Requested Amount _____ |
| Other Items on Current Agenda <u>\$ 0</u> | Other Items on Current Agenda _____ | Other Items on Current Agenda _____ |
| Remaining Balance <u>\$ 80,165</u> | 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 _____ |



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

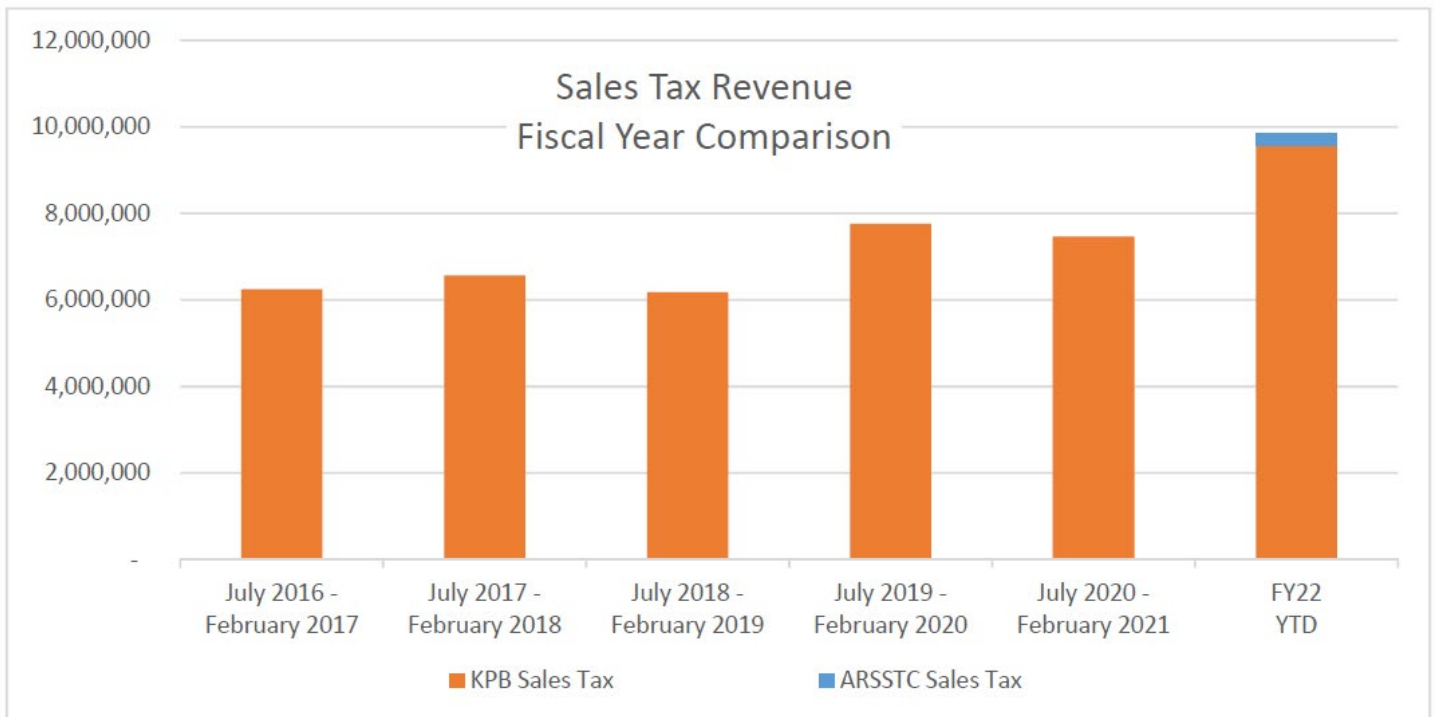
TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: March 10, 2022
SUBJECT: City Manager's Report for March 14, 2022 Council Meeting

Pioneer Gateway Redevelopment Project

Following the presentation at the February 28th Council meeting, staff worked with Stantec to initiate a plan that includes a scaled down option for the HERC site. The deliverable will include one additional building plan and a cost estimate for a smaller building. These items will be provided to Council and posted on the project website when available (anticipated in March). Since the meeting, staff has been hosting public engagement opportunities. We will provide a report to Council on that public process at the next Council meeting.

Sales Tax Update

We continue to experience very strong sales tax numbers here in Homer. Attached to this report is information provided by the Finance Director related to our regular and remote sales tax numbers. The 4th quarter of calendar year 2021 had \$40M in taxable sales, which brought us up to \$235M in taxable sales for calendar year 2021 and an estimated \$11.4 in sales tax revenue to the City. FY22 year to date is similarly strong as shown in the chart below. As part of the preparation for the midbiennium budget adjustment, we are reforecasting sales tax revenue and I expect to share those numbers at the next Council meeting on March 29th.



Bridge Creek and Kachemak Drive Properties Acquired

Council passed Ordinance 22-01(A) appropriating funds to acquire two parcels and two easements in the Bridge Creek Watershed. We were able to complete the acquisition of the parcels before the end of February. Remaining is the acquisition of easements on related properties which will be completed once the snow melts and surveyors can get better access to the properties. Council also passed Ordinance 21-72 that allowed us to acquire tax foreclosed property from the Kenai Peninsula Borough. Those two parcels are also now under City ownership.

BIL Funding Opportunities

Staff have been researching the Bipartisan Infrastructure Law (BIL) and are beginning the process of identifying which of the competitive grant opportunities for local governments align with City projects, and which make sense to target. Of particular interest are Transportation and Resilience grant opportunities, as well as potential opportunities afforded through increases for Alaska's Clean Water and Drinking Water State Revolving Funds. I will have staff attending an Infrastructure Grant Symposium sponsored by Senator Lisa Murkowski on April 11th and an Infrastructure Planning and Assistance workshop on April 12th to learn more and meet folks at the various federal agencies administering these grant programs. To maximize our efforts, I will likely be coming to Council for funding to contract professional services for grant writing assistance and technical expertise for cost benefit analysis, detailed engineering/plans, and cost estimates as required by granting agencies.

Redistribution of ARPA NEU Funds

The Alaska Division of Community and Regional Affairs recently sent notification that Homer will receive an additional \$3,845.46 in American Rescue Plan Act (ARPA) non-entitlement unit (NEU) funding for local governments. The additional allotment reflects a per capita redistribution of \$115,868.29 remaining in the NEU account after six Alaskan municipalities declined to take distributions.

Cybersecurity

On Feb. 14, the EPA and one of our security-monitoring services alerted the City to possible nationwide cyberattacks on municipal infrastructure, particularly water treatment facilities. In response, the IT division took steps to strengthen the security on City-owned equipment. We have also seen increased efforts to break into other City systems, and in coming months the City will work to progressively improve its defenses.

All-Hazards Mitigation Plan Update

The All-Hazards Mitigation Plan is nearing completion. Our FEMA-provided consultant has circulated a draft to the review team (which includes Councilmember Erickson), and we're taking a hard look at the document. I expect we'll have something to share with Council in the very near future.

Tsunami Follow Up

Following the presentation by Dr. Elena Sulemani, staff held discussions the next morning with her and Logan Stolpe from the National Weather Service related to tsunami evacuations lines. We are working on mapping the evacuation line for the city. We are also working on content for the Homer-specific tsunami brochure. I'll continue to update Council as this project progresses.

Meeting with Alaska Department of Fish and Game

Staff from my office, the Harbor, and Public Works met with representatives from Alaska Department of Fish and Game to discuss the Nick Dudiak Fishing Lagoon. We mainly focused on dredging and improved ADA access. I expect that we will be coming back to Council later this year with a request for funding to support the engineering of an improved ADA access solution with the intent of using the design as a tool to help staff apply for grants to upgrade the facility in the future.

Enclosures:

1. Memo and spreadsheets related to Calendar Year 2021 Sales Tax Data



City of Homer

www.cityofhomer-ak.gov

Finance Department

491 East Pioneer Avenue
Homer, Alaska 99603

finance@cityofhomer-ak.gov

(p) 907-235-8121

(f) 907-235-3140

Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: March 10, 2022
SUBJECT: Calendar Year 4th Quarter Sales Tax Analysis

The purpose of this memo is to provide contextual information associated with taxable sales figures for the 4th quarter of calendar year 2021 (now 2nd quarter of fiscal year 2022 with the change in City fiscal year which went into effect on July 1, 2021). Also provided in this memo is an analysis of sales tax revenue received to date for Fiscal Year 2022.

Basic Sales Tax Information:

Sales tax is one of the primary drivers of revenue for the General Fund as it represents roughly 46% of total projected revenue for the FY22 budget. Consumers in Homer pay a sales tax rate of 7.85%. Of that, 3% goes to the Kenai Peninsula Borough while the other 4.85% is remitted to the City of Homer. The majority of City sales tax (3%) collected goes to the General Fund to cover the expenses associated with providing core services. Other dedicated purposes of the City of Homer share of sales tax are as follows: HART (0.75%), HAWSP (0.75%), Public Safety Operations and Infrastructure (0.35%).

| Sales Tax Destination | Sales Tax Amount Charged to Consumers* |
|--|---|
| Kenai Peninsula Borough | 3% |
| Homer General Fund | 3% |
| Homer Accelerated Roads and Trails | .75% |
| Homer Accelerated Water and Sewer Program | .75% |
| Homer Police Station | .35% |

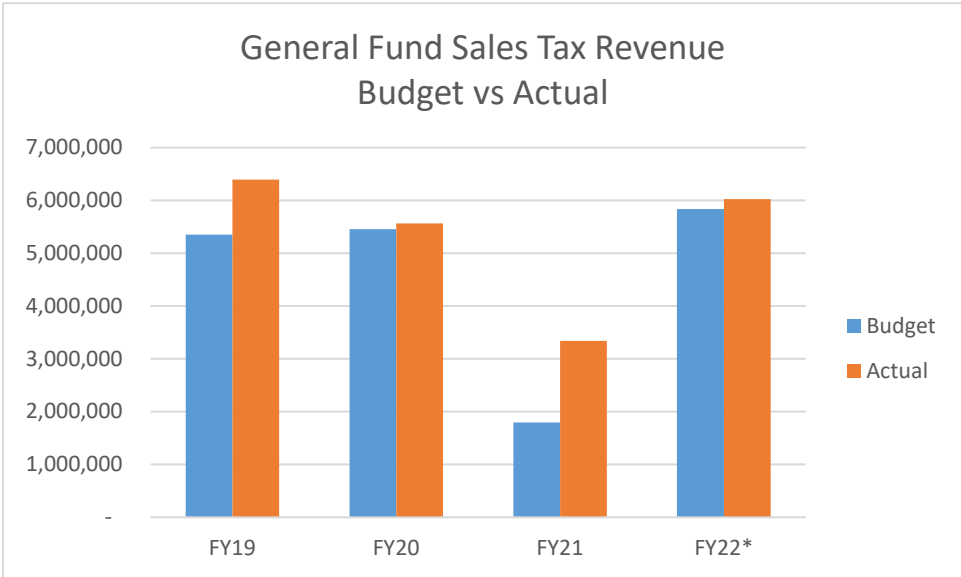
*Sales tax is only charged on the first \$500 of a single purchase

An important reminder is that the City of Homer does not collect sales tax directly. The City elects for the Kenai Peninsula Borough to collect, administer and then remit sales tax revenue to us. KPB remits sales tax revenue to the City on a monthly basis, but there is a two month "lag" in the revenue received. This means that the revenue that is received by the City in one month is not a reflection on sales tax actually earned in that particular month. Finance

makes an accounting entry at the end of the year to adjust for this delay. This is important to keep in mind when comparing sales tax revenue received vs. taxable sales.

General Fund Sales Tax Revenue Analysis:

The General Fund budgeted sales tax for FY22 is \$5,837,403, with an additional \$207,225 budgeted for remote sales tax. Actual current data for FY22 (July 1, 2021 – February 28, 2022) reports that the City’s General Fund has received \$6,027,408 in sales tax and \$161,867 in remote sales tax. The City has already received \$190,005 over budget expectations with sales tax revenue collected by the Kenai Peninsula Borough. If current trends continue, the City should have no issue meeting remote sales tax budget expectations for FY22, as the General Fund has received 78% of budgeted remote sales tax.



***FY22 data is reflective of sales tax revenue received July 2021 – February 2022.**

Enclosures:

Accompanying this memo are four documents to help provide context to the historical trends associated with sales tax revenue.

Attachment A provides a data set of Line of Business (LOB) taxable sales for the 4th quarter going back to 2016. The LOB categories are determined and reported by the Kenai Peninsula Borough. The biggest dollar share in taxable sales has historically come from the Retail Trade sector and this quarter is no different. This sector experienced a 8% increase comparative to the 4th quarter in 2020 and a 18% increase over 2019. Most of the sectors tied closely with the tourism industry rebounded in 2021 comparative to 2020 and came back in line (and above) with taxable sales in 2019. Overall, the City experienced a roughly 12% increase in taxable sales comparative to the 3rd quarter in 2020 and a 16% increase over 2019.

Attachment B provides a data set comparing the LOB taxable sales on a quarterly basis back to 2017.

Attachment C provides a data set of sales tax revenue collected on a quarterly basis going back to 2017. The sales tax data is broken out by the funds that received a portion of the total revenue. One thing to note is that HART sales tax was diverted into the General Fund for

fiscal years 2016-2018. In 2019, HART began receiving their respective share of the overall revenue. Also to note in 2019, the sales tax rate increased to fund debt service payments and maintenance of the police station facility.

Attachment D provides a data set of sales tax revenue collected for the period of July – February of each year going back to 2016. The purpose of this chart is to provide current fiscal year to date sales tax revenue comparison with previous years using the same time interval (July – December).

Attachment A
 LOB Taxable Sales
 Calendar Year 4th Quarter
 Presented March 10, 2022

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | % Δ 2021 - 2020 | % Δ 2021 - 2019 |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|
| ADMINISTRATIVE, WASTE MAN | 224,073 | 164,649 | 155,250 | 166,876 | 152,225 | 229,764 | 51% | 38% |
| AGRICULTURE, FORESTRY, FI | 22,190 | 49,869 | 37,022 | 44,149 | 41,097 | 47,153 | 15% | 7% |
| ARTS AND ENTERTAINMENT | 268,703 | 328,352 | 277,357 | 303,677 | 145,134 | 259,658 | 79% | -14% |
| CONSTRUCTION CONTRACTING | 406,932 | 372,787 | 386,079 | 364,590 | 487,741 | 538,442 | 10% | 48% |
| EDUCATIONAL SERVICES | 73,547 | 66,973 | 78,859 | 90,528 | 58,566 | 52,301 | -11% | -42% |
| FINANCE AND INSURANCE | 16,324 | 30,128 | 27,189 | 26,563 | 25,265 | 20,505 | -19% | -23% |
| GUIDING LAND | 500 | 5,898 | - | - | 477 | 99 | -79% | 0% |
| GUIDING WATER | 78,346 | 117,984 | 134,694 | 120,809 | 193,829 | 368,104 | 90% | 205% |
| HEALTH CARE AND SOCIAL AS | 63,034 | 54,418 | 50,658 | 38,063 | 16,437 | 16,517 | 0% | -57% |
| HOTEL/MOTEL/BED & BREAKFA | 1,712,384 | 1,641,953 | 1,455,582 | 1,734,109 | 1,710,573 | 2,195,084 | 28% | 27% |
| INFORMATION | 1,043,506 | 985,693 | 1,008,965 | 992,162 | 710,741 | 696,968 | -2% | -30% |
| MANAGEMENT OF COMPANIES | - | - | - | - | - | - | 0 | 0% |
| MANUFACTURING | 326,180 | 318,410 | 339,803 | 406,462 | 428,970 | 381,130 | -11% | -6% |
| MINING/QUARRYING | - | - | 150 | 19,981 | 21,611 | 21,916 | 1% | 10% |
| PROFESSIONAL, SCIENTIFIC | 647,970 | 700,387 | 680,434 | 635,037 | 763,313 | 801,164 | 5% | 26% |
| PUBLIC ADMINISTRATION | 1,188,557 | 999,094 | 1,143,132 | 1,022,188 | 874,562 | 1,262,184 | 44% | 23% |
| REMEDATION SERVICES | - | - | - | - | - | - | 0% | 0% |
| RENTAL COMMERCIAL PROPERT | 59,815 | 61,466 | 64,428 | 60,191 | 71,944 | 93,266 | 30% | 55% |
| RENTAL NON-RESIDENTAL PRO | 171,965 | 146,382 | 148,707 | 126,417 | 96,490 | 132,963 | 38% | 5% |
| RENTAL OF SELF-STORAGE & | 385,338 | 284,593 | 276,934 | 294,635 | 322,683 | 337,600 | 5% | 15% |
| RENTAL PERSONAL PROPERTY | 147,841 | 150,791 | 157,676 | 174,262 | 192,495 | 190,524 | -1% | 9% |
| RENTAL RESIDENTAL PROPERT | 1,052,578 | 1,140,120 | 1,089,752 | 1,116,156 | 1,140,114 | 1,174,940 | 3% | 5% |
| RESTAURANT/BAR | 3,149,958 | 3,337,515 | 3,482,700 | 3,501,273 | 2,851,904 | 3,827,710 | 34% | 9% |
| RETAIL TRADE | 14,894,226 | 15,948,127 | 17,314,037 | 18,463,774 | 20,013,292 | 21,707,718 | 8% | 18% |
| SERVICES | 1,708,265 | 2,078,565 | 2,071,964 | 2,001,089 | 2,059,134 | 2,246,554 | 9% | 12% |
| TELECOMMUNICATIONS | 430,659 | 440,014 | 534,464 | 334,477 | 462,880 | 528,912 | 14% | 58% |
| TELECOMMUNICATIONS-CABLE | 130 | 2,771 | 519 | 429 | 1,932 | 1,680 | -13% | 292% |
| TIMBERING | - | - | 500 | - | - | - | 0% | 0% |
| TRANSPORTATION AND WAREHO | 144,554 | 178,728 | 168,374 | 165,792 | 252,295 | 190,942 | -24% | 15% |
| UTILITIES | 1,993,120 | 2,156,588 | 2,045,862 | 2,028,860 | 2,365,856 | 2,437,793 | 3% | 20% |
| WHOLESALE TRADE | 404,805 | 421,454 | 355,568 | 223,920 | 208,920 | 257,298 | 23% | 15% |
| TOTAL | 30,615,500 | 32,183,709 | 33,486,659 | 34,456,469 | 35,670,480 | 40,018,888 | 12% | 16% |
| Applied Sales Tax 4.85% | 1,484,852 | 1,560,910 | 1,624,103 | 1,671,139 | 1,730,018 | 1,940,916 | 210,898 | 269,777 |

*Effective January 1, 2019 the sales tax rate for the City of Homer was increased from 4.5% to 4.85%. The applied rate of 4.85% is used here for comparison puposes only. This value is derived by mutiplying the total taxable sales by the sales tax rate.

This chart represents taxable sales that are collected by KP&B and does not include taxable sales collected by ARSSTC.

Attachment B
LOB Taxable Sales
Calendar Year - Quarterly
Presented March 10, 2022

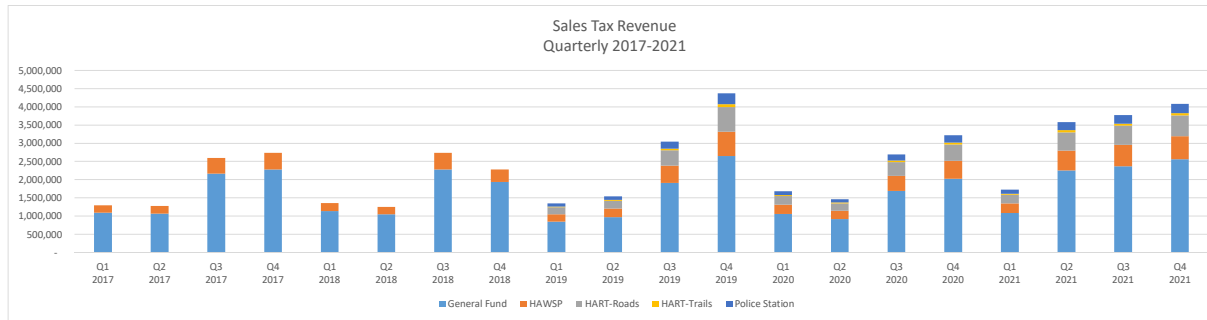
| | Q1 2017 | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 | Q3 2018 | Q4 2018 | Q1 2019 | Q2 2019 | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 | Q4 2020 | Q1 2021 | Q2 2021 | Q3 2021 | Q4 2021 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| ADMINISTRATIVE, WASTE MAN | 207,412 | 305,688 | 336,793 | 164,649 | 155,528 | 203,986 | 204,971 | 155,250 | 136,996 | 211,749 | 202,322 | 166,876 | 126,571 | 115,955 | 162,542 | 152,225 | 158,366 | 200,697 | 317,064 | 229,764 |
| AGRICULTURE, FORESTRY, FI | 14,600 | 144,996 | 205,859 | 49,869 | 33,710 | 203,853 | 234,217 | 37,022 | 640,248 | 160,020 | 202,286 | 44,149 | 18,712 | 111,415 | 187,204 | 41,097 | 18,509 | 163,842 | 221,045 | 47,153 |
| ARTS AND ENTERTAINMENT | 249,016 | 472,227 | 674,135 | 328,352 | 249,287 | 501,469 | 737,507 | 277,357 | 253,475 | 548,940 | 731,228 | 303,677 | 216,312 | 165,688 | 477,017 | 145,134 | 147,074 | 514,908 | 879,483 | 259,658 |
| CONSTRUCTION CONTRACTING | 484,978 | 438,379 | 381,548 | 372,787 | 315,934 | 409,170 | 385,926 | 386,079 | 333,640 | 373,100 | 336,222 | 364,590 | 367,431 | 392,005 | 397,914 | 487,741 | 491,123 | 416,849 | 473,646 | 538,442 |
| EDUCATIONAL SERVICES | 71,272 | 52,994 | 53,633 | 66,973 | 61,687 | 54,866 | 55,190 | 78,859 | 58,316 | 56,928 | 75,184 | 90,528 | 72,931 | 42,283 | 44,879 | 58,566 | 53,019 | 44,623 | 52,725 | 52,301 |
| FINANCE AND INSURANCE | 19,204 | 23,980 | 28,566 | 30,128 | 27,385 | 25,820 | 25,924 | 27,189 | 28,275 | 36,654 | 29,481 | 26,563 | 26,553 | 19,785 | 40,410 | 25,265 | 24,390 | 25,729 | 22,441 | 20,505 |
| GUIDING LAND | - | 94,324 | 169,829 | 5,898 | - | 105,778 | 228,047 | - | - | 125,677 | 258,602 | - | - | 42,822 | 79,186 | 477 | - | 88,796 | 188,069 | 99 |
| GUIDING WATER | 36,497 | 2,697,548 | 6,158,152 | 117,984 | 79,447 | 2,869,368 | 6,061,804 | 134,694 | 187,753 | 2,985,820 | 5,988,975 | 120,809 | 110,697 | 1,359,274 | 4,822,074 | 193,829 | 274,578 | 4,896,767 | 9,582,806 | 368,104 |
| HEALTH CARE AND SOCIAL AS | 77,243 | 126,554 | 134,541 | 54,418 | 80,890 | 95,062 | 80,786 | 50,658 | 78,958 | 62,473 | 45,090 | 38,063 | 21,795 | 15,422 | 28,941 | 16,437 | 11,280 | 52,394 | 112,550 | 16,517 |
| HOTEL/MOTEL/BED & BREAKFA | 1,532,096 | 4,558,923 | 7,153,924 | 1,641,953 | 1,490,223 | 4,422,516 | 7,518,922 | 1,455,582 | 1,543,084 | 4,629,194 | 8,375,973 | 1,734,109 | 1,279,481 | 2,828,851 | 6,389,397 | 1,710,573 | 1,865,239 | 6,938,219 | 10,468,820 | 2,195,084 |
| INFORMATION | 1,020,993 | 1,084,186 | 1,093,603 | 985,693 | 972,981 | 1,061,677 | 1,031,736 | 1,008,965 | 984,852 | 978,052 | 1,037,924 | 992,162 | 983,669 | 883,165 | 935,171 | 710,741 | 669,902 | 747,268 | 716,705 | 696,968 |
| MANAGEMENT OF COMPANIES | - | - | - | - | - | - | - | - | - | 126,214 | 311,026 | - | - | 10,508 | - | - | - | - | - | - |
| MANUFACTURING | 225,385 | 503,806 | 633,841 | 318,410 | 249,843 | 530,866 | 641,802 | 339,803 | 281,903 | 756,819 | 715,234 | 406,462 | 344,961 | 505,214 | 687,424 | 428,970 | 417,190 | 713,612 | 850,127 | 381,130 |
| MINING/QUARRYING | 500 | - | - | - | - | - | 150 | 150 | 150 | 1,150 | 10,926 | 19,981 | 3,220 | 14,961 | 26,838 | 21,611 | 3,618 | 28,586 | 42,077 | 21,916 |
| PROFESSIONAL, SCIENTIFIC | 698,422 | 708,767 | 771,398 | 700,387 | 691,012 | 756,620 | 770,672 | 680,434 | 648,929 | 785,571 | 761,163 | 635,037 | 702,504 | 767,048 | 823,623 | 763,313 | 856,513 | 857,983 | 819,924 | 801,164 |
| PUBLIC ADMINISTRATION | 1,100,333 | 1,309,629 | 2,560,676 | 999,094 | 816,016 | 1,427,693 | 2,458,720 | 1,143,132 | 829,528 | 1,432,737 | 2,845,900 | 1,022,188 | 971,581 | 1,368,423 | 3,105,875 | 874,562 | 866,942 | 1,466,313 | 2,921,998 | 1,262,184 |
| REMEDATION SERVICES | 32,666 | - | - | - | 38,717 | - | - | - | 33,767 | - | - | - | - | - | - | - | - | - | - | - |
| RENTAL COMMERCIAL PROPERTY | 58,558 | 96,775 | 101,707 | 61,466 | 69,250 | 85,800 | 130,158 | 64,428 | 196,565 | 99,765 | 95,207 | 60,191 | 58,935 | 80,696 | 81,163 | 71,944 | 62,633 | 72,545 | 92,538 | 93,266 |
| RENTAL NON-RESIDENTIAL PRO | 128,347 | 180,793 | 246,013 | 146,382 | 144,070 | 187,303 | 238,829 | 148,707 | 138,064 | 184,240 | 234,955 | 126,417 | 92,816 | 90,896 | 129,139 | 96,490 | 89,296 | 155,709 | 201,955 | 132,963 |
| RENTAL OF SELF-STORAGE & | 201,259 | 248,428 | 561,005 | 284,593 | 232,561 | 265,933 | 528,223 | 276,934 | 217,415 | 272,863 | 537,757 | 294,635 | 231,287 | 271,739 | 570,643 | 322,683 | 230,502 | 289,507 | 683,119 | 337,600 |
| RENTAL PERSONAL PROPERTY | 138,081 | 197,202 | 242,233 | 150,791 | 148,701 | 210,142 | 259,883 | 157,676 | 141,046 | 221,419 | 229,691 | 174,262 | 165,835 | 194,678 | 216,695 | 192,495 | 172,735 | 214,495 | 287,696 | 190,524 |
| RENTAL RESIDENTIAL PROPERT | 1,035,396 | 1,512,623 | 1,835,339 | 1,140,120 | 1,146,434 | 1,638,398 | 1,880,675 | 1,089,752 | 1,077,295 | 1,632,238 | 1,834,018 | 1,116,156 | 1,101,887 | 1,402,570 | 1,708,348 | 1,140,114 | 1,085,363 | 1,703,802 | 2,044,382 | 1,174,940 |
| RESTAURANT/BAR | 2,787,404 | 6,211,565 | 8,780,547 | 3,337,515 | 3,101,373 | 6,773,895 | 9,542,688 | 3,482,700 | 3,179,549 | 6,848,886 | 9,553,633 | 3,501,273 | 2,514,895 | 3,762,292 | 6,529,920 | 2,851,904 | 2,841,878 | 8,170,597 | 11,337,427 | 3,827,710 |
| RETAIL TRADE | 12,505,192 | 24,992,523 | 30,421,714 | 15,948,127 | 12,769,708 | 27,043,054 | 34,053,544 | 17,314,037 | 14,151,272 | 29,033,873 | 34,490,183 | 18,463,774 | 15,612,943 | 27,598,497 | 34,754,701 | 20,013,292 | 17,584,839 | 34,839,450 | 41,805,658 | 21,707,718 |
| SERVICES | 1,799,351 | 2,703,585 | 2,645,475 | 2,078,565 | 1,894,742 | 2,768,109 | 2,305,938 | 2,071,964 | 1,749,125 | 2,701,456 | 2,586,137 | 2,001,089 | 1,608,833 | 2,196,866 | 2,465,235 | 2,059,134 | 1,742,283 | 2,875,372 | 2,980,616 | 2,246,554 |
| TELECOMMUNICATIONS | 408,560 | 430,719 | 428,326 | 440,014 | 449,669 | 469,468 | 511,781 | 534,464 | 401,118 | 337,618 | 332,138 | 334,477 | 335,461 | 440,569 | 468,600 | 462,880 | 446,343 | 490,947 | 495,505 | 528,912 |
| TELECOMMUNICATIONS-CABLE | 627 | 1,811 | 2,771 | - | 574 | 1,202 | 1,305 | 519 | 495 | 6,282 | 691 | 429 | 861 | 516 | 809 | 1,932 | 694 | 1,389 | 2,386 | 1,680 |
| TIMBERING | 500 | - | 430 | - | - | - | 500 | 500 | 505 | - | - | - | - | - | - | - | - | - | - | - |
| TRANSPORTATION AND WAREHO | 190,285 | 780,040 | 1,569,692 | 178,728 | 177,563 | 853,236 | 1,545,966 | 168,374 | 196,800 | 925,578 | 1,410,586 | 165,792 | 195,409 | 347,778 | 1,072,654 | 252,295 | 201,873 | 1,209,752 | 1,918,578 | 190,942 |
| UTILITIES | 2,322,217 | 1,992,650 | 1,795,759 | 2,156,888 | 2,445,497 | 2,058,123 | 1,787,390 | 2,045,862 | 2,503,521 | 2,114,534 | 1,727,760 | 2,028,860 | 2,710,459 | 2,197,539 | 1,812,700 | 2,365,856 | 2,683,123 | 2,348,284 | 1,958,574 | 2,437,793 |
| WHOLESALE TRADE | 262,379 | 317,823 | 214,032 | 421,454 | 325,567 | 355,069 | 298,755 | 355,568 | 296,494 | 398,831 | 280,016 | 223,920 | 273,328 | 338,319 | 291,360 | 208,920 | 303,219 | 450,299 | 295,931 | 257,288 |
| TOTAL | 27,609,373 | 52,187,369 | 69,200,581 | 32,183,709 | 28,168,369 | 55,378,476 | 73,491,609 | 33,486,659 | 30,290,138 | 58,049,081 | 75,240,308 | 34,456,469 | 30,149,367 | 47,565,777 | 68,310,460 | 35,670,480 | 33,302,524 | 69,978,734 | 91,773,846 | 40,018,888 |
| Applied Sales Tax 4.85%* | 1,339,055 | 2,531,087 | 3,356,228 | 1,560,910 | 1,366,166 | 2,685,856 | 3,564,343 | 1,624,103 | 1,469,072 | 2,815,380 | 3,649,155 | 1,671,139 | 1,462,244 | 2,306,940 | 3,313,057 | 1,730,018 | 1,615,172 | 3,393,969 | 4,451,032 | 1,940,916 |

*Effective January 1, 2019 the sales tax rate for the City of Homer was increased from 4.5% to 4.85%. The applied rate of 4.85% is used here for comparison purposes only. This value is derived by multiplying the total taxable sales by the sales tax rate.

This chart represents taxable sales that are collected by KPB and does not include taxable sales collected by ARSSTC.

Attachment C
Sales Tax Revenue
Calendar Year - Quarterly
Presented March 10, 2022

| | Q1 2017 | Q2 2017 | Q3 2017 | Q4 2017 | Q1 2018 | Q2 2018 | Q3 2018 | Q4 2018 | Q1 2019 | Q2 2019 | Q3 2019 | Q4 2019 | Q1 2020 | Q2 2020 | Q3 2020 | Q4 2020 | Q1 2021 | Q2 2021 | Q3 2021 | Q4 2021 |
|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| General Fund | 1,098,377 | 1,068,738 | 2,167,895 | 2,282,295 | 1,136,958 | 1,049,686 | 2,285,324 | 1,937,016 | 848,744 | 972,481 | 1,917,010 | 2,656,754 | 1,058,824 | 921,925 | 1,694,506 | 2,026,245 | 1,085,933 | 2,257,774 | 2,375,582 | 2,568,192 |
| HAWSP | 203,692 | 213,799 | 433,683 | 456,366 | 227,446 | 209,988 | 457,167 | 349,894 | 208,708 | 239,135 | 471,396 | 663,850 | 260,367 | 226,703 | 416,682 | 498,129 | 267,033 | 546,802 | 584,159 | 631,523 |
| HART-Roads | - | - | - | - | - | - | - | - | 187,837 | 215,221 | 424,256 | 675,890 | 234,330 | 204,033 | 375,014 | 448,446 | 240,329 | 500,650 | 525,744 | 568,370 |
| HART-Trails | - | - | - | - | - | - | - | - | 20,871 | 23,913 | 47,140 | 81,879 | 26,037 | 22,670 | 41,668 | 49,942 | 26,703 | 63,208 | 58,416 | 63,152 |
| Police Station | - | - | - | - | - | - | - | - | 83,483 | 95,654 | 188,558 | 297,006 | 104,147 | 90,681 | 166,673 | 199,252 | 106,813 | 218,721 | 233,664 | 252,609 |
| Total | \$ 1,302,069 | \$ 1,282,537 | \$ 2,601,579 | \$ 2,738,660 | \$ 1,364,404 | \$ 1,259,673 | \$ 2,742,491 | \$ 2,286,910 | \$ 1,349,642 | \$ 1,546,404 | \$ 3,048,360 | \$ 4,375,378 | \$ 1,683,704 | \$ 1,466,011 | \$ 2,694,542 | \$ 3,222,014 | \$ 1,726,812 | \$ 3,587,155 | \$ 3,777,565 | \$ 4,083,846 |



Key Points:

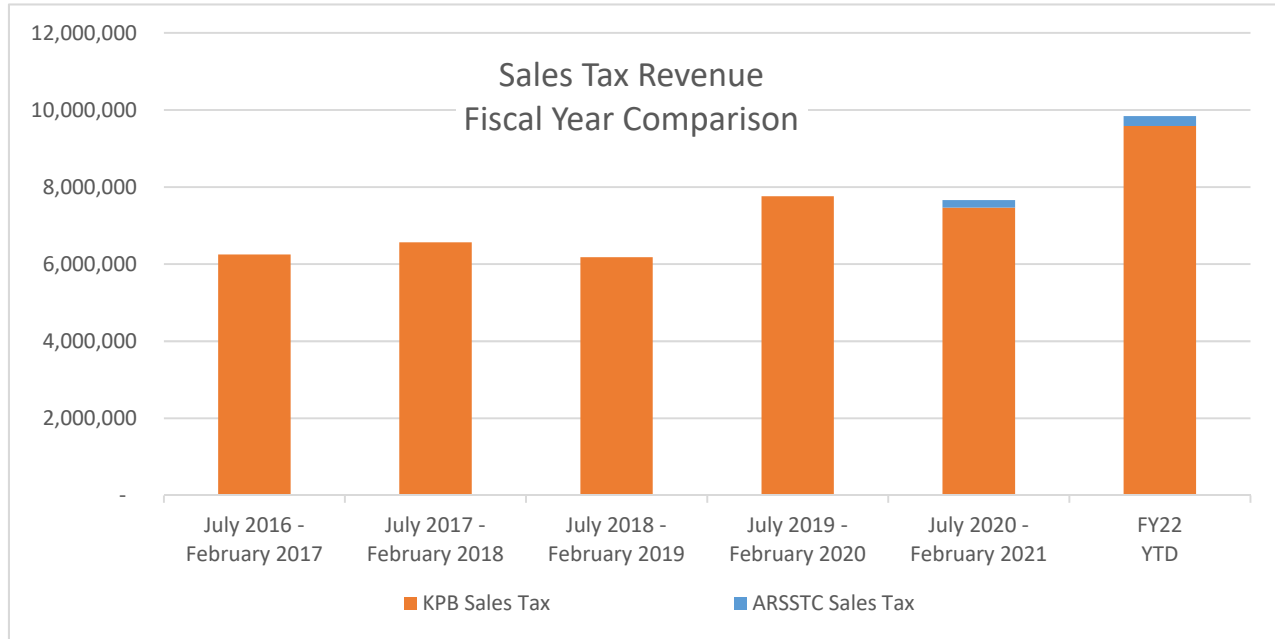
- HART Sales Tax was diverted into the General Fund from 2016-2018
- Sales Tax increased in 2019 to fund debt service payments associated with Police Station bond

Attachment D

Sales Tax Revenue
Fiscal Year Comparison
Presented March 10, 2022

| KPB Sales Tax | July 2016 - February 2017 | July 2017 - February 2018 | July 2018 - February 2019 | July 2019 - February 2020 | July 2020 - February 2021 | FY22 YTD |
|--------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------|
| General Fund | 5,222,439 | 5,473,039 | 4,946,880 | 4,788,287 | 4,696,372 | 6,027,408 |
| HAWSP | 1,028,809 | 1,094,668 | 985,227 | 1,187,997 | 1,154,718 | 1,482,150 |
| HART-Roads | - | - | 160,349 | 1,147,623 | 1,039,376 | 1,333,935 |
| HART-Trails | - | - | 17,817 | 134,294 | 115,601 | 148,215 |
| Police Station | - | - | 71,266 | 506,665 | 461,887 | 592,860 |
| Total | 6,251,248 | 6,567,707 | 6,181,538 | 7,764,865 | 7,467,953 | 9,584,568 |

| ARSSTC Sales Tax | July 2016 - February 2017 | July 2017 - February 2018 | July 2018 - February 2019 | July 2019 - February 2020 | July 2020 - February 2021 | FY22 YTD* |
|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|----------------|
| General Fund | | | | | 130,154 | 161,867 |
| HAWSP | | | | | 26,480 | 39,803 |
| HART-Roads | | | | | 23,832 | 35,823 |
| HART-Trails | | | | | 2,648 | 3,980 |
| Police Station | | | | | 10,592 | 15,921 |
| Total | | | | | 193,707 | 257,396 |





City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: March 24, 2022
SUBJECT: City Manager's Report for March 29, 2022 Council Meeting

Council Visioning

On March 16th and 17th the Mayor, Council, and staff leadership team met at the Pratt Museum for a visioning work session. We discussed priorities for the future and had a lot of very productive conversation. Susie Amundson from Wise at Work facilitated and provided a wonderful service in guiding us through the visioning process. Assistant to the City Manager Christine Drais did a fantastic job of handling event logistics throughout the event. I would also like to acknowledge Jennifer Gibbins and her team at the Pratt Museum for being excellent hosts. Susie has completed a written follow up to the meeting (attached to this report) that I am now using to help me begin to create a roadmap for achieving the various goals and initiatives generated by the visioning session. I expect to have an update to share with Council at our next meeting (April 11th).

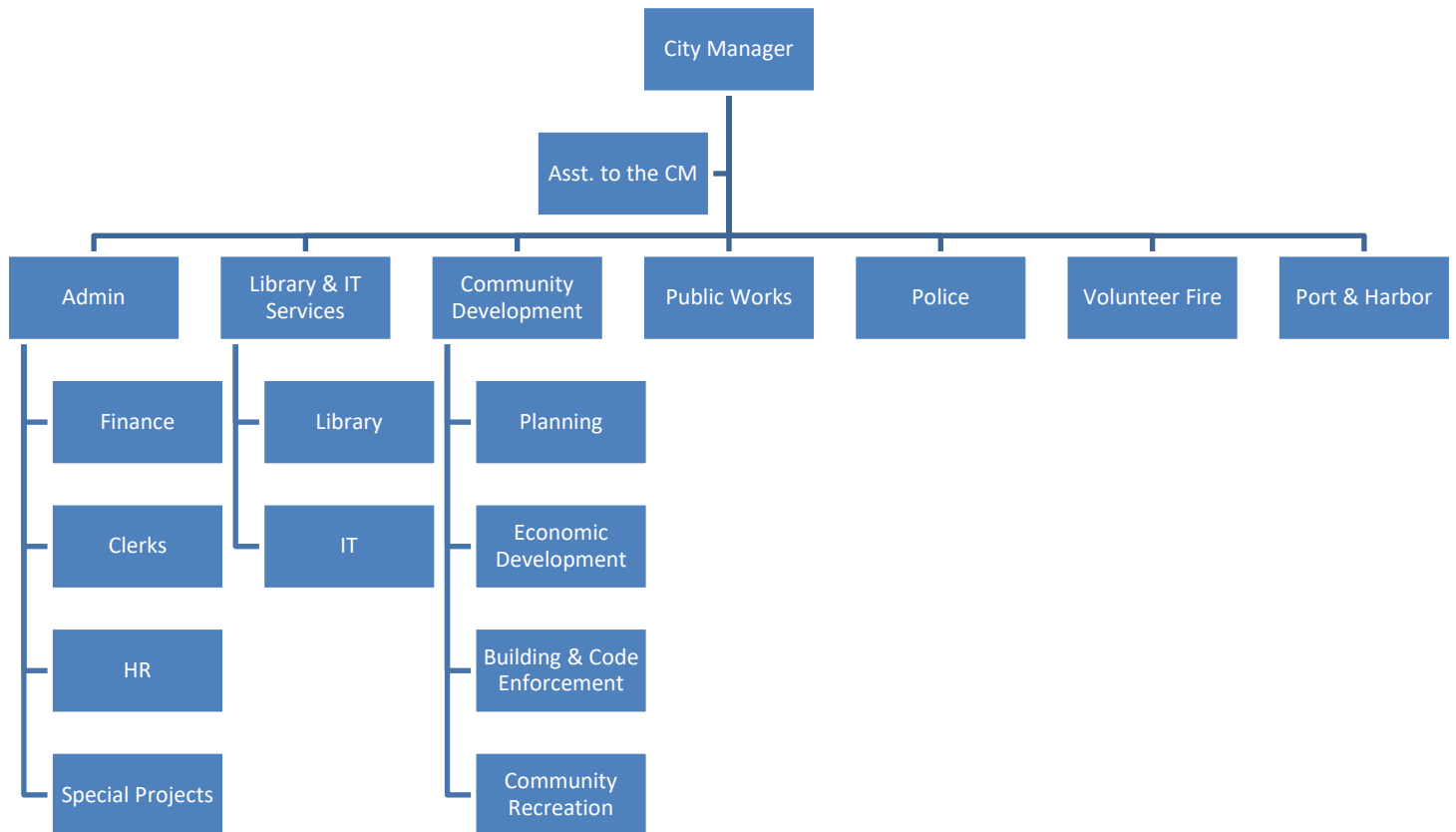


Organizational Goals

At the Council visioning, I presented a set of organizational goals based on staff goalsetting exercises. I have attached a memo to this report reiterating those goals so that they are more easily located by the public if interested in the staff perspective.

Reorganization Concept

At the Council visioning, I also presented a reorganization concept which is focused on reshaping the Administration Department. The main changes include the creation of a Library & Information Technology (LIT) Services Department, the creation of a Community Development Department (Planning, Economic Development, Community Recreation, and a future Building & Code Enforcement division), and the merger of Finance into Administration. The figure below shows an outline of the changes with a focus on affected departments/divisions. Officially creating or merging departments does require an act of Council, and staff will be working towards bringing ordinances to Council across the next couple months.



Development Work Group

As a complementary action to the proposed creation of a Community Development Department through staff reorganization, I have also launched a weekly Development Work Group that brings together staff from Community Development (Planning, Economic Development, and, in the future, Building) and Public Works (PW Director, PW Superintendent, and Engineering Division staff).

This working group was created with the express purpose of strengthening connections between departments/divisions/individuals involved in development at the City. Homer is growing and changing. The way we work together needs to change as well. At each meeting, we get together to review potential projects,

permit applications, and discuss the challenges and opportunities relevant to development in Homer. With many planning and utility-related interests supported by Council at the recent visioning, I believe that this will be a very active group within our organization.

Surplus Sale

The City has an active surplus sale underway at this time. Bids are due in by 5pm on Tuesday, April 12th. We have everything from a Christmas tree and Xtratuf slippers to a 2003 Ford F-250 Super Duty and a forklift. I have staff experimenting with some supplemental noticing of items for sale on platforms like Craigslist, Alaska's List, etc.



<https://www.cityofhomer-ak.gov/cityclerk/city-homer-surplus-equipment-sale-%E2%80%93-april-2022>

Community Kids Spring Break Program

The City of Homer Community Recreation program recently teamed up with South Peninsula Behavioral Health Services, also known as The Center, to offer some fun, safe indoor activities during the spring break for kids ages 6-12. There was a total of 24 children who attended over six days with lots of physical activities and team building skills. The program was an incredible success. This is an ongoing partnership that has been very successful as The Center provides most of the staffing/supervision and Community Rec provides the space and equipment. We are intending to expand this offering whenever there are scheduled breaks from school during the school year and throughout the summer months to provide some much needed healthy options for local families and youth. We continue to receive very positive feedback from the parents as they express the great need for this opportunity and we will continue to find creative ways to meet this demand.



Special Election

The 2022 election season will begin earlier this year. With the unexpected passing of Congressman Don Young, the State of Alaska is required to hold two special elections, a special primary and a special general election, to fill the vacancy. The State Division of Elections (DOE) will hold a special primary election on June 11th and the special general election will fall on August 16th, the date of the regular primary election. The special primary will be a by mail election, as allowed under AS 15.20.080(a). The Governor has to issue a proclamation for these elections by Friday, March 25th to meet the relevant federal and state deadlines. This special election will be the State's first ranked choice election since the passage of Ballot Measure 2 in 2020. The City Clerk's Office staff works with the State to facilitate their elections and looks forward to working with the DOE and the citizens on this election and the remaining elections in August and November this year.

Meeting with Army Corps Colonel Delarosa

On March 15th, Harbormaster Bryan Hawkins, Special Projects Coordinator Jenny Carroll, and I met with Colonel Delarosa, Army Corps of Engineers Alaska District Commander, and Randy Bowker, Deputy District Engineer for Program Management and Chief of the Program and Projects Management Division. We spoke about the large vessel port expansion project, spit erosion, and basic wetland-related code enforcement issues. While the federal government has not yet authorized a new start general investigation for the port project, we remain the Alaska District's number one new start priority.

Enclosures:

1. Employee Anniversaries
2. Report from Susie Amundson regarding 2022 Visioning
3. Memo from the City Manager regarding Staff Goals
4. Surplus sale information
5. Memo from Parks Superintendent regarding Bayview Park

ECONOMIC DEVELOPMENT ADVISORY COMMISSION 2022 Calendar

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

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