



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, September 13, 2022 at 6:00 PM

Cowles Council Chambers In-Person & 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. August 23, 2022 Special Meeting Minutes

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VISITORS/PRESENTATIONS (10 minute time limit)

A. Alaska Small Business Development Center (AK SBDC) Update – Robert Green, Homer Business Advisor

B. Short Term Rentals – Ryan Foster Special Projects Coordinator & Julie Engebretsen, Economic Development Manager

C. Public Works Update – Jan Keiser, Public Works Director

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STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

Page 12

B. Homer Chamber of Commerce Report

C. Homer Marine Trades Association (HMTA) Report

D. Kenai Peninsula Economic Development District (KPEDD) Report

PUBLIC HEARING

PENDING BUSINESS

- A. Balance of Quality of Life, Change, & Community Growth Discussion **Page 13**
 - i. Final Draft SWOT Plan & Graphic **Page 15**

- B. Housing Staff Report **Page 23**

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. EDC 2021-2022 Strategic Plan/Goals **Page 24**

- B. City Manager’s Report for August 22, 2022 **Page 26**

- C. EDC 2022 Calendar **Page 36**

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **TUESDAY, OCTOBER 11, 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 22-07 a Special Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:01 p.m. on August 23, 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.

PRESENT: COMMISSIONERS MARKS, BROWN, AREVALO, PERSON, GAMBLE, PEREZ, CHEROK
(arrived at 6:39 p.m.)

ABSENT: STUDENT REPRESENTATIVE PEARSON

STAFF: ECONOMIC DEVELOPMENT MANAGER ENGBRETSEN
DEPUTY CITY CLERK TUSSEY

AGENDA APPROVAL

PERSON/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. June 14, 2022 Regular Meeting Minutes

Chair Marks read the Consent Agenda and requested a motion.

At the request of Commissioner Brown, Consent Agenda Item A was moved to New Business Item D for discussion.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. EDC Staff Report

Economic Development Manager Engebretsen summarized her written staff report and facilitated questions from the commission.

B. Homer Chamber of Commerce Report

Economic Development Manager Engebretsen and Chair Marks provided verbal reports on current Chamber of Commerce events, including their work on a new visitor guide, new dates for next year's peony celebration, and how the farm tours have been going.

C. Homer Marine Trades Association (HMTA) Report

Chair Marks noted the HMTA's meeting minutes and flyer for their 2022 Membership Drive event, which is taking place August 26th at Northern Enterprises Boat Yard.

D. Kenai Peninsula Economic Development District (KPEDD) Report
i. KPEDD Broadband Service & Infrastructure Flyer

Chair Marks provided a verbal report on the large maritime culture federal grant requests that are proceeding, the current work for the Resiliency Program, and the Broadband Service and Infrastructure survey flyer she provided as a supplemental item.

PUBLIC HEARING

PENDING BUSINESS

A. Housing Staff Report

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen reported that a newly-hired part-time Special Projects Coordinator has been working on this issue and is expected to have a report and presentation to City Council at their October 10th meeting. EDC will be the first ones to see the information in September as part of getting the word out. She explained how he is looking at census data, zoning, short-term rental statistics, and business licenses to try and quantify the number of seasonal rentals in Homer and how many of them are licensed or registered to collect sales tax, how other communities comparable to Homer handle and/or regulate short-term rentals, and will be incorporating all of the findings into a comprehensive report.

In response to questions, Ms. Engebretsen explained how the EDC can weigh in on the topic and facilitate discussion in the community. More information will be expected at the EDC September meeting.

B. Balance of Quality of Life, Change, & Community Growth Discussion
i. Draft SWOT Plan & Graphic

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen explained the plan for finalizing the Homer Quality of Life SWOT analysis. She recapped how each commissioner was asked to proofread different sections and provide their feedback, either directly to her over the next few days or at the meeting together.

Commissioner Brown requested to add additional "threats" to the analysis, specifically 1) nonprofits and 2) risk of overregulation of businesses. Discussion ensued on the suggested changes and the overall direction of the final SWOT analysis.

Commissioner Cherok arrived at 6:39 p.m.

At the request of Chair Marks, Ms. Engebretsen agreed to email out the draft SWOT spreadsheet to commissioners interested in having it. Ms. Engebretsen facilitated further discussion on amending the

assigned pages/sections and concerns about not making the SWOT analysis too detailed; its purpose is intended to be a launching point for bigger planning projects. She took in feedback from commissioners on the following sections:

- Business Climate
- Built Environment – Town Buildings and Infrastructure
- Natural Environment
- Social Climate

Chair Marks requested their September meeting be the last meeting to review and finalize this document and reminded commissioners to submit their remaining comments to Ms. Engebretsen. Chair Marks spoke to giving presentations on this subject to other commissions; Ms. Engebretsen will ensure these materials are on the agenda, and requested commissioners be ready to volunteer to show up at those other meetings to support EDC's project.

NEW BUSINESS

- A. City of Homer Draft 2023-28 Capital Improvement Plan (CIP)
- i. DRAFT 2023-2028 CIP
 - ii. Everything You Always Wanted to Know About the CIP Info Sheet
 - iii. CIP Project Nomination Form
 - iv. DRAFT CIP Project Sheet for Wayfinding & Streetscape Implementation

Chair Marks introduced the agenda item by reading the title and deferred to Economic Development Manager Engebretsen.

Ms. Engebretsen explained the purpose of the Capital Improvement Plan and the importance of making sure City projects are on the list so they can be eligible for federal or state funding. She spoke to and facilitated discussion on the draft CIP project sheet for Wayfinding and Streetscape Implementation project, how she came up with the estimated project costs, and her request to the commission to nominate it to be added to the list.

Chair Marks requested a motion to make that nomination.

PERSON/GAMBLE MOVED TO NOMINATE THE WAYFINDING AND STREETSCAPE IMPLEMENTATION PROJECT AND RECOMMEND CITY COUNCIL CONSIDER ADDING IT TO THE CIP.

There was no discussion.

VOTE: YES: MARKS, CHEROK, AREVALO, BROWN, PEREZ, PERSON, GAMBLE

Motion carried.

Ms. Engebretsen explained the process for selecting the commission's CIP legislative priorities and spoke to the recommended changes from staff that were described in Special Projects and Communications Coordinator Carroll's memo. Chair Marks requested the commission to share their priority selections.

Commissioner Arevalo: 1) Green Infrastructure Storm Water Management and Erosion Mitigation System; 2) Steel Grid Repair; 3) Pioneer Avenue Gateway Redevelopment: Multi-Use Community Center; 4) Raw Water Transmission Main Replacement; 5) Ice Plant Upgrades.

Chair Marks: 1) Port of Homer: New Large Vessel Harbor; 2) Pioneer Avenue Gateway Redevelopment: Multi-Use Community Center; 3) Green Infrastructure Storm Water Management and Erosion Mitigation System; 4) New Public Works Facility; 5) Fire Hall Expansion, Phase 1.

Commissioner Person: 1) Green Infrastructure Storm Water Management and Erosion Mitigation System; 2) Homer Spit Erosion Mitigation.

Commissioner Gamble: 1) Port of Homer: New Large Vessel Harbor; 2) Green Infrastructure Storm Water Management and Erosion Mitigation System; 3) Homer Spit Erosion Mitigation; 4) New Public Works Facility.

Commissioner Cherok: 1) Green Infrastructure Storm Water Management and Erosion Mitigation System; 2) Pioneer Avenue Gateway Redevelopment: Multi-Use Community Center; 3) City of Homer Radio Communication System Upgrades; 4) Raw Water Transmission Main Replacement.

Commissioner Perez: 1) Green Infrastructure Storm Water Management and Erosion Mitigation System; 2) Homer Spit Erosion Mitigation; 3) Pioneer Avenue Gateway Redevelopment: Multi-Use Community Center; 4) Raw Water Transmission Main Replacement.

Commissioner Brown: 1) Green Infrastructure Storm Water Management and Erosion Mitigation System; 2) Harbor Ramp 8 Public Restroom.

There was discussion on the projects selected and which of the choices would be prioritized by the commission in their motion.

AREVALO/PERSON MOVED TO RECOMMEND THE FOLLOWING FOUR CITY PROJECTS FOR CITY COUNCIL TO CONSIDER FOR INCLUSION IN THE LEGISLATIVE PRIORITY SECTION:

- #1. PRIORITY IS THE GREEN INFRASTRUCTURE STORM WATER MANAGEMENT AND EROSION MITIGATION SYSTEM PROJECT;
- #2. PRIORITY IS THE PIONEER AVENUE GATEWAY REDEVELOPMENT MULTI-USE COMMUNITY CENTER PROJECT; AND
- #3. PRIORITY IS THE HOMER SPIT COASTAL EROSION MITIGATION PROJECT; AND
- #4. PRIORITY IS THE RAW WATER TRANSMISSION MAIN REPLACEMENT PROJECT.

There was no further discussion.

VOTE: YES: PERSON, GAMBLE, MARKS, PEREZ, BROWN, AREVALO, CHEROK

Motion carried.

Commissioner Person commented on the Beluga Slough Trail Extension Project and suggestion of its removal from the CIP.

PERSON/GAMBLE MOVED TO RECOMMEND TO CITY COUNCIL THAT THEY REMOVE THE BELUGA SLOUGH TRAIL EXTENSION PROJECT FROM THE CIP.

Commissioner Person commented on how the project's description explains all the issues with the project, that there is no specific champion or nonprofit supporting it, and while she isn't saying it's not important she thinks the CIP is filled with high-priority projects with passionate champions behind them, and this project in particular does not seem to meet that level of interest.

Chair Marks inquired on the intentions of Aspen Hotels using the Beluga Trail, and whether the lack of having it would impact visitors. Ms. Engebretsen shared her professional opinion on the project from a planning perspective and has strong reservations against it. She agreed with Commissioner Person that there isn't really a community advocate for it.

Discussion ensued on the motion on the floor and if there were any negative impacts from removing the project.

VOTE: YES: GAMBLE, PERSON, MARKS, BROWN
NO: CHEROK, PEREZ, AREVALO

Motion carried.

- B. Funding Request for the Alaska Small Business Development Center (AK SBDC) Homer Office
 - i. July 12, 2022 Letter from Jon Bittner, Executive Director AK SBDC
 - ii. AK SBDC Presentation from Fall 2021

Chair Marks introduced the agenda item by reading the title. She spoke to the previous request approved by City Council that helped fund the part-time position for Robert Green to work as the Homer representative. This request is to cover additional costs for the position after the University of Alaska, where this position falls under per this arrangement, discovered the initial budget did not cover the full wages per the University's wage requirements. She noted a presentation by Mr. Green would be possible if more information is needed.

GAMBLE/PEREZ MOVED TO RECOMMEND TO CITY COUNCIL TO APPROVE THE FUNDING REQUEST FOR \$10,000 TO SUPPORT A PART-TIME EMPLOYEE IN HOMER FOR THE ALASKA SMALL BUSINESS DEVELOPMENT CENTER.

Commissioner Brown requested clarification on what City Council's thoughts were when this was before them earlier this year, and where the SBDC offices were located. Economic Development Manager Engebretsen summarized how those councilmembers who had a hand in economic development understood that supporting small business development was very important for our Homer economy, and that Council should support that development. She noted there was a kind of ideological split about what the government's role is in that. Ms. Engebretsen further explained how the main office is located in Kenai, which is largely paid by the Borough. The office in Seward is funded significantly by the City of Seward. Homer pays the least amount on the peninsula towards their office.

Chair Marks explained how these funds are applied to operating the SBDC in Homer. She clarified what she considered a misunderstanding during Council's discussion on the subject; there is in fact other assistance coming from other government bodies: the Borough was providing income. And the Chamber of Commerce was providing assistance through free office rent and essentially a receptionist, phone service, and internet. Chair Marks commented that when this goes before Council, she will be emphasizing these clarifying points, and how this funding is for salary.

Commissioner Person noted that at the Council meeting, some councilmembers did not want to support the funding request as they already offered nonprofit funding through the Homer Foundation. Chair Marks responded by noting that the SBDC is not a nonprofit and while some may think going up to the Central Peninsula office or reaching out virtually may not be difficult for some, there are others and some situations that greatly benefit from having a live person locally.

Commissioner Perez commented on the statistical information provided in the SBDC's letter and proposal. He voiced his hesitancy to support the additional funding but acknowledged we are a small community, the growth and dollar amounts are relatively small, but it would be nice to see what those numbers look like a year out before determining if we have to commit more.

Commissioner Arevalo clarified with Ms. Engebretsen on the previous monies allocated, and what portion of that was from COVID-related funds. Commissioner Arevalo commented on her reasons for supporting the initial funding request. It's not subsidizing a private business or normal nonprofits, it's subsidizing a service that the City can't provide based on its own infrastructure regarding economic development. That ties into their SWOT analysis and a good reason to invest in it.

VOTE: YES: PEREZ, AREVALO, CHEROK, GAMBLE, MARKS
NO: PERSON, BROWN

Motion carried.

C. June 14, 2022 Regular Meeting Minutes

Commissioner Brown requested Consent Agenda Item A be moved to New Business for discussion.

Chair Marks requested a motion.

AREVALO/PERSON MOVED TO APPROVE THE JUNE 14TH MEETING MINUTES.

Commissioner Brown requested clarification on the last sentence under the Housing Staff Report that read "Aspen was constructing employee housing units..." It was clarified by Economic Development Manager Engebretsen that it was in relation to the Aspen Hotel.

Commissioner Brown Engebretsen inquired if the commission had discussed plans to have much larger community input, in reference to a statement made under the agenda item Balance of Quality of Life, Change, and Community Growth Discussion. Ms. Engebretsen clarified that Commissioner Perez had asked if they could use a survey to get the SWOT analysis out to the larger public for more input, and she had responded saying it's a great idea but it's a Comprehensive Plan-level of effort and how that impacts staff's and the commission's time.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. EDC 2021-2022 Strategic Plan/Goals
- B. City Manager's Report for August 8, 2022
- C. EDC 2022 Calendar

Chair Marks spoke to the informational materials. She noted the update from Public Works Director Keiser has been moved to the EDC's September meeting.

Discussion ensued on selecting volunteers for giving Council reports. Feedback was provided to Deputy City Clerk Tussey to update the EDC's meeting calendar.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Tussey shared her personal news of getting married.

Economic Development Manager Engebretsen thanked everyone for a great meeting; the Capital Improvement Plan and their other agenda items each take a chunk of time so she thanked the commission for sticking with it and getting all done.

COMMENTS OF THE COMMISSION

Commissioner Gamble had no further comments and wished everyone a good night.

Commissioner Cherok commented good night.

Commissioner Perez had no comments and wished everyone a good evening.

Commissioner Arevalo acknowledged Ms. Tussey's marriage news.

Commissioner Brown congratulated Ms. Tussey.

Commissioner Person commented on upcoming gallery, art installation, and cultural events that are taking place this fall. She noted how nice it is to see everyone come back from summer activities to these wonderful art/culture events. She thanked the commission.

Chair Marks commented on the Pier One play that's currently going on and thanked the commission for working through a long meeting.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:30 p.m. The next regular meeting is Tuesday, September 13, 2022 at 6:00 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: _____



City of Homer

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Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: Economic Development Commission
FROM: Janette Keiser, PE, Public Works Director
DATE: September 7, 2022
SUBJECT: Public Works Director's Report

- 1. Master Transportation Plan.** We have started work on a new Master Transportation Plan, which will, among other things evaluate transportation options for areas of town that have the potential to be, or are, centers of economic development. I'm working with the engineering team and Julie Engebretsen to develop a public involvement process.
- 2. New Paths and Trails.** The City Council created a Non-Motorized Transportation Opportunity Fund of over \$1 million so we could take advantage of windows of opportunity to build non-motorized routes in various new residential developments. We have several projects in the works. Further, we have been working with Homer Drawdown to build several new paths and trails in both new and existing neighborhoods.
- 3. Main Street Sidewalk.** This project is about 75% complete. Paving of the first segment, from Pioneer Avenue to Fairview Avenue when the weather and availability of asphalt merge into favorable orbits.
- 4. Master Plan for Jack Gist Park.** We issued a small Purchase Order to Corvus Design to help develop a better defined vision for Jack Gist Park. We felt compelled to do this because of the new developments going into the neighborhood. Matt Steffy will be sharing information as time goes by. There is no designated funding for Park improvements.
- 5. ADA Fishing Access at Nick Dudiak Fishing Lagoon.** We issued a contract to HDR Engineering to develop an engineered concept for a new fishing access. We have several conceptual designs, which are all at least \$500,000. Plus, the Lagoon needs to be dredged at the estimated cost of \$300,000. There is no designated funding for these improvements.
- 6. Next Budget Cycle – FY 24/25.** The City Manager has started the planning process for the next budget cycle by soliciting input regarding each department's goals, vision and opportunities for the next cycle. Public Works would welcome your input.

FY24/25 Budget Kick-Off Session Worksheet

Department/Division:	
Budget Prep Team Members:	
Mission Statement – list the mission statement and comment on the following: is the mission still applicable?; is the dept/div meeting the mission?; what obstacles are in the way of achieving the mission?	
FY22/23 Goals – were goals stated in the FY22/23 budget achieved? Are there relevant goals in other planning documents? Provide commentary.	FY24/25 Goals – what are dept/div goals for FY24/25? Comment on whether goals are achievable with current budget trends
Sustainability and Equity – does your dept/div feel that the current budget is sustainable and fair/equitable? Provide Commentary.	Opportunities – does your dept/div see opportunities for new revenues, creative cuts, consolidations of services, etc?
Wild Budget-Related Ideas – Get weird, any and all ideas welcome!	



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Planning

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(p) 907-235-3106

(f) 907-235-3118

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

- Sales tax numbers are in; record sales and tax revenue for on-line sales, and for all sales and revenues are very healthy. Homer sales and economy continue to grow.
- Planning Commission: No new agenda items beyond continuing work to reduce Conditional Use Permits, and when sidewalks are required in new developments.
- Travis Brown Planning Technician has resigned, so the planning office is short staffed. I am answering the phones more often and helping out as needed. We're hiring!
- Transportation Plan: I am working closely with Public Works on a new Comprehensive Transportation Plan. There will be a presentation on the plan and public outreach at all the city meetings in October. Stay Tuned!
- Port & Harbor Commission (PHC): They are looking at the Spit Comprehensive Plan and making some recommendations to the Planning Commission. I'm hopeful they can speak to the EDC, and that the EDC can share the Quality of Life work with the PHC. (October/November/December)
- Job openings: <https://cityofhomerak.applicantpro.com/jobs/2512821.html> IT Support Specialist, and Assistant/Associate Planner: <https://cityofhomerak.applicantpro.com/jobs/2529403.html>. Fire department staff and volunteers are always needed too!



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Planning

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(p) 907-235-3106

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TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: September 8, 2022
SUBJECT: Balance of Quality of Life, Change & Community Growth Discussion

Thanks to Commissioners who sent me comments! Most of them are included, unless I ran out of space or they were outside of the group discussion.

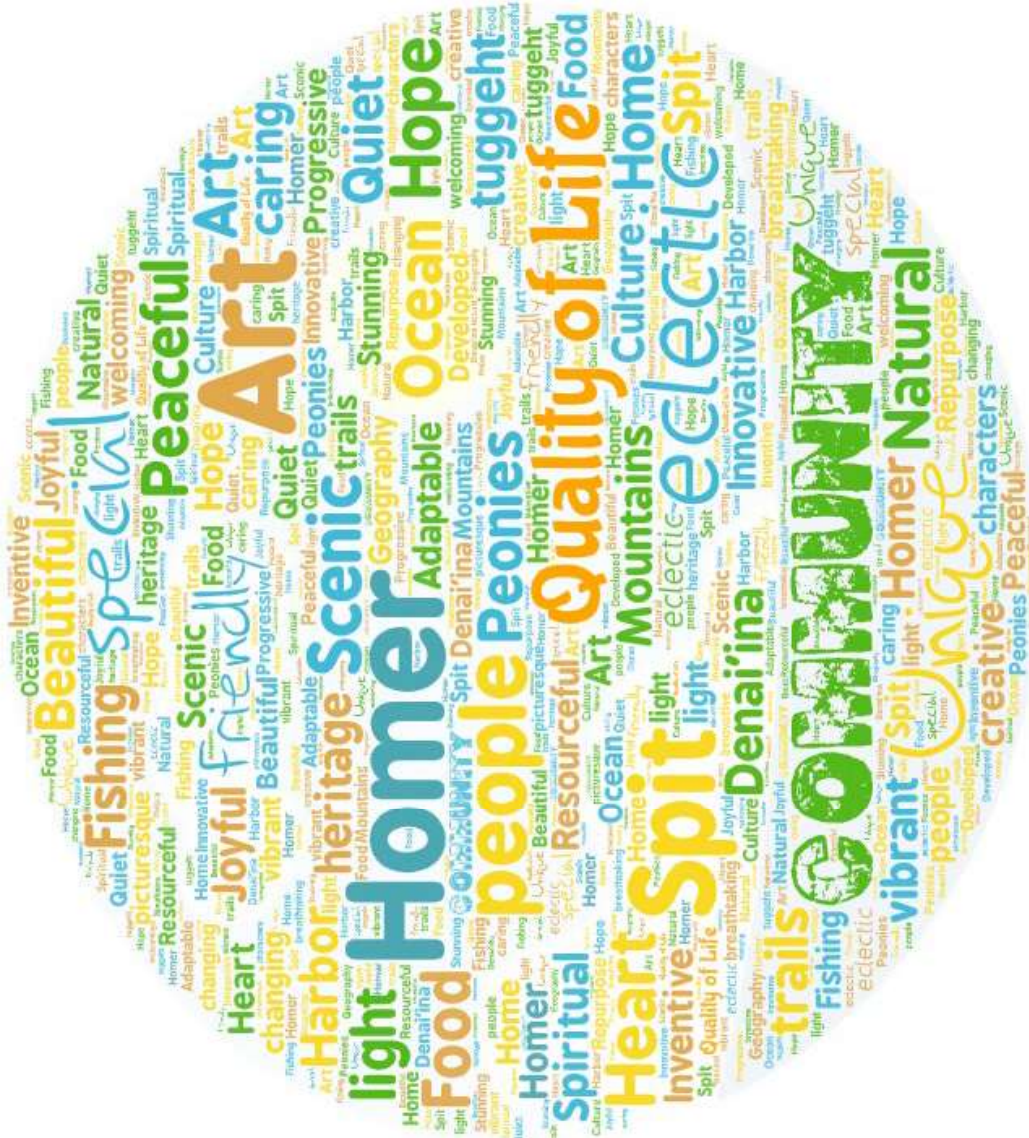
At this point, we have hashed out a lot! If there is a statement you can't live with, bring it up at the meeting as well as substitute language. The Commission can discuss on the change, or vote and move on.

Next Steps: After the Commission adopts the document, the EDC (or a member or two) is scheduled to speak to the planning commission on September 21st. Think about making a presentation to other Commissions - PARCAC, Port, ADA, Library. Most would be a 5-10 minute presentation with some Q&A. Part of the goal here is to increase communication between Commissions, the other is to increase awareness of the EDC and the issues you see. These presentations could happen anytime, October – December. Any volunteers?

Staff recommendation:

1. Adopt the document
2. Consider if there are one or two other Commissions you would consider making a presentation to. (*I will be at the Port meeting on October 26th if you want to tag team!)

Side note: The Commission usually makes an end of the year presentation to Council. That's a great time to share this work. (November? CC meeting date has not been finalized)



HOMER QUALITY OF LIFE

City of Homer Economic Development Commission
September 2022

Background

The City of Homer Economic Development Advisory Commission has an ongoing goal of defining what is positive economic growth for Homer, and how it leads to the quality of life and growth outcomes desired by the community. The Commission has begun working on this goal by conducting a SWOT analysis - strengths, weakness, opportunities and threats- for Homer's quality of life. There are four board categories included in this document: Business Climate, Built Environment, Natural Environment and Social Climate. This analysis is offered as a gateway to a larger community conversation about Homer's future as a place to live, work and thrive as we proceed to Homer Comprehensive Plan.

Acknowledgments

Economic Development Commission

Karin Marks, Chair

Nicole Arevalo

Deborah Brown

Jay Cherok

Luke Gamble

Hazel Pearson

Adele Person

Tulio Perez

Debbie Speakman

Staff

Julie Engebretsen, Economic Development Manager

Rachel Tussey, CMC, Deputy City Clerk II

QUALITY OF LIFE

Strengths

- Small town feel and scale
- Eclectic businesses, buildings and people
- Wide variety of locally owned small businesses
- Integrated town with outdoor environment
- Connected community with vibrant cultural and business groups

Weaknesses

- Lack of worker support: Housing, Childcare, Training.
- Difficulty for early to mid-career residents to thrive
- Some infrastructures is in need of repair (roads) or expansion - storm water + green infrastructure
- Local regulation is not resulting in the patterns and development the community would like to see.

Opportunities

- Encourage multi-family housing
- Increase ease of walking and biking
- Collaborate with community partners on habitat, climate, erosion and other natural environment issues that impact quality of life
- Find ways to keep young or returning residents in the community

Threats

- Difficult to recruit new talent
- Poor retention of workers
- Loss of town/wildlife interface
- New residents may not become involved in the community; slow loss of volunteer run organizations, events and services; Risk of gentrification; becoming a community of empty households.
- Costs of living and doing business

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Business Climate

<p>Strengths</p>	<p>Variety of businesses and activities.</p>	<p>Working town with rich history.</p>	<p>Lots of jobs for entry level workers.</p>	<p>Small, locally owned business are the majority; few chains.</p>	<p>Vibrant cultural community that has rich opportunities for arts, sports, music, gathering, education, and entertainment.</p>	<p>Community that is growing and maturing, that is developing opportunities for families, businesses, visitors, but at a pace that does not create change so quickly that what is here is lost or displaced.</p>
<p>Threats + Weaknesses</p>	<p>Low availability of vocational training.</p>	<p>Not enough homes available for sale or rent to meet the demand. Affects the work force and tax paying residents.</p>	<p>Lack of year round affordable housing. Problem for entry level and low income workers, and also potential future middle income workers. Losing the potential to build up the work force due to entry/early hurdles.</p>	<p>Cost of living and doing business here is increasing. Harder to live and move here. (food, housing, development, energy costs).</p>	<p>Risk of over-regulation. Potential mis-match between level of local regulation and community desire for regulation.</p>	<p>Uncertain energy supplies and future prices (natural gas in Cook Inlet).</p>
<p>Opportunities</p>	<p>Tax breaks could encourage growth by certain groups that could improve commerce. A tax break to encourage certain business activities, such as construction of multi family homes.</p>	<p>Solicit developers (could be from outside of Homer) to build multifamily housing.</p>	<p>Keeping youth in the community and providing skills training to grow the local work force. Kachemak Bay Campus, voc tech training/apprenticeship programs, and partnerships with existing businesses such as NOMAR, Bayweld and other small manufacturing operations are all opportunities.</p>	<p>Promote policies that are favorable to economic growth (tax environment, seasonal labor initiatives, etc.).</p>	<p>Promote policies that are favorable to economic growth (tax environment, seasonal labor initiatives, etc.).</p>	<p>Balance growth with cohesive town "feel."</p>

Built Environment - Town Buildings and Infrastructure

Strengths	Eclectic, organic feel to the town. Human scale buildings.	Integrated town with the outdoors - can observe wildlife (moose, eagles) and be in nature.	Small town feel and scale.	Multiple economic zones; Homer Spit, spit trail & boardwalks, Pioneer Ave, Old Town, Ocean Drive, East End Road.	Wild spaces - less manicured yards, trails in town, remote access opportunities to the back country and across the bay.	Unique houses, not cookie cutter.
Threats + Weaknesses	Lack of mechanisms to pay for growth or balance the pace of change.	Infrastructure - road system in need of repair, limited access options. Storm water management is a growing issue.	Lack of housing including multi family housing and creative ideas for seasonal housing.	Density is too low - people spaced out too far, causing sprawl. Cost of utilities and infrastructure increases as a result.	Lower levels of energy efficiency, at risk for pricing swings in energy prices.	Cookie cutter buildings/strip mall.
Opportunities	Accommodate population growth with zones of increased density & reduced commute. Encourage ADU's (Accessory Dwelling Units).	Use the City HART Fund wisely to address roads maintenance + trails.	Increase walkability/biking. Promote an easy flow of people whether they walk, bike or drive within the community, with wayfinding. Plan for all transportation modes to keep the small town feel and the opportunity to meet.	Manage growth wisely, such as road and infrastructure planning with new subdivisions, and storm water drainage, and rezoning to allow more housing and tiny homes.	Rethink Chamber marketing. Marketing the community away from aggressive tourism to other industries could give Homer time to manage the tourism we have, and grow in different directions.	Aesthetics: Use some natural living landscape to break up box store type look. Blend built environment with nature.

Natural Environment

Strengths	Natural beauty.	Community connection to outdoors, nature, skiing and beaches in the same day.	Coastal living - maritime culture of sport and commercial fishing and water based activities	Abundant and pristine natural resources.	Large areas of park and public lands surrounding Homer.
Threats + Weaknesses	Human affect on natural environment. Pollution, overfishing, lack of crab in K Bay, warming climate.	Development of lands without consideration of wildlife/habitat corridors, wetlands (salmon habitat, water connectivity) + groundwater + storm water flow channels.	Destruction of built and natural environment. Storm drains and roads based on 1970's planning and engineering ideas.	Oil + gas lease sale potential in lower cook inlet.	Fisheries: closure of lowed CI salmon fishery, other declining or poorly managed fisheries. Large vessel trawl fleets. (threat to marine economy, wealth + culture).
Opportunities	Local potential for use of alternative energy sources from Tidal energy to household heat pumps.	Study groundwater to increased understanding of this local resource and the ability to plan for the natural environment.	Collaborate with partnerships to create connected greenspace for trails, water management, and wildlife. Purchase or preserve key habitat locations.	Identify wildlife and habitat corridors, and take steps to maintain the health of local fish and wildlife within these corridors.	Fisheries: City could be participating more in partnerships that aim to identify solutions to bycatch issues.

Social Climate

Strengths	Community has many social connections between residents, and also with the natural environment.	Small business and small non-profit, integrated nature of the community (fundraising, meeting community needs).	Community feeling: People are here by choice at the end of the road.	Eclectic nature of the town and people.	Safety - low crime.	Diverse and rich heritage.	"Work from Anywhere" trends increasing nationally to benefit novel living locations.
Threats + Weaknesses	Cost of living does not support middle/low income work. Median income 60K, Median House costs of \$20K/year.	Many young families need to work outside of Homer to live year-round. Childcare difficult to obtain.	How to entice mid-career small business owners to move to Homer, and have all new residents embrace Homer culture.	Explosive growth (outside wealth outpacing local population) second homes, short term rentals, rapid change.	Addition education need for resources, outreach, networking.	Risk of losing the full character of Homer. Not talking to enough people about Homer's future.	Not a very age - diverse population. Unbalanced demographics. 20% of the population over 65. Increasing rate of snowbirds.
Opportunities	Provide education on what government does. Highlight what makes Homer a unified community.	Educate the community on how decisions will impact taxes, utility rates, and cost of living as Homer grows.	Use social appeal to support businesses in obtaining out of area workers. Resource in helping get H2B & vetted workers.	Art/murals as a draw for downtown, in a thoughtful way. Could encourage more businesses participation, cost sharing.	Partner w NTC or SVT on community health, well being & cultural heritage. They have other funding streams not available to the City.	Revisit the Parks, Art Rec+ Culture needs assessment, and potential city partnerships with other organizations.	Provide a spectrum of housing for all residents: housing first.



City of Homer

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Planning

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

Chair Marks requested this item remain on the agenda as a standing item.

Staff UPDATE:

No action needed.

Short Term Rentals “STR’s”

- In the past, the Council would get all the information first on a new topic, and then have staff provide information to the public. Sometimes it felt like Council was already making decisions before the public knew what was going on. This time, the city is providing information up front to some groups, a website, and a presentation to Council, with no action on the immediate Council agenda.
- Myself and Ryan Foster will be making a presentation to the EDC at the meeting. This is our first run; Ryan and I will be presenting to you and then at a Chamber of Commerce luncheon on the 21st. (I have inquired about speaking to the Kachemak Board of Realtors as well.) I welcome your feedback on the presentation; suggestions, clarifications etc. This will be a ‘topic of discussion; in the community... anything Ryan and I can do to make a better presentation, let me know!
- The City will have a web page on this topic, probably live on the 21st.
- On October 10th, Council will have a worksession for a more in depth presentation and discussion with Ryan and David (I’m off the hot seat). It will be Council’s decision what happens next.

**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

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Office of the City Manager

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(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: August 18, 2022
SUBJECT: City Manager's Report for August 22, 2022 Council Meeting

Main Street Sidewalk Construction & Ben Walters Sidewalk Planning

The Main Street Sidewalk project has resumed. East Road Services received their storm drain materials and has been installing them. We have also replaced two obsolete fire hydrants.

On a related note, the Ben Walters Way Sidewalk is at 35% design. The current cost estimate is \$1.5M which is in line with what has been forecast in the Road Financial Plan for the project.

Visit from AKDOT&PF Commissioner

Alaska Department of Transportation and Public Facilities Commissioner Ryan Anderson and Communications Director Shannon McCarthy visited with Harbormaster Bryan Hawkins, Deputy Harbormaster Matt Clarke, Special Projects Coordinator Jenny Carroll, and I at the Harbormaster's office on August 17th. We discussed topics ranging from the port expansion and beach renourishment along the spit to winter snow plowing operations and employee recruitment/retention. We are very appreciative of the Commissioner making the time to visit Homer in person and discuss our transportation needs and ideas for partnerships in the future.

Master Transportation Plan

City staff and Kinney Engineering held a Kick-off Meeting to review the Scope of Work for the Master Transportation Plan which was funded earlier this month by Ordinance 22-38. One of the things we will be doing is working with the community to identify goals and objectives. We will be debating questions like – What Levels of Service do we want for Homer's roads? We told Kinney that rather than seeking Levels of Service that focus on moving cars as quickly as possible from Point A to Point B, we've heard the community is envisioning a more "People First" approach.

Kinney will also be memorializing the importance of State-owned roads to the City's transportation system and helping us work through a critical dichotomy; that is, we want to control our vision, but we don't own the most important roads that affect that vision and it's challenging to control, or even influence, what you don't own. We held a brief discussion on this item with the AKDOT&PF Commissioner while he was in Homer and he provided a member of his staff as a point of contact for this work when we are ready to engage the state.

Visit with NOAA Administrator

Richard Spinrad, Ph.D., the Under Secretary of Commerce for Oceans and Atmosphere & NOAA Administrator, and members of his staff, visited Homer Wednesday, August 17. Dr. Spinrad is responsible for the strategic direction and oversight of the agency. His visit to Homer was part of a 10-day trip in Alaska to gain an understanding of local needs and concerns regarding NOAA services, meet local NOAA staff, discuss the changing climate and how NOAA can help foster sustainable development in the coastal marine economy. Special Projects Coordinator Jenny Carroll had the opportunity to attend a meet and greet with Dr. Spinrad where they discussed topics ranging from community and economic development as it relates to water resources, local initiatives to address climate change, erosion and clean water, including the Green Infrastructure Slope Stability/Erosion Mitigation project, and NOAA's tsunami warning system and communications. Other stops on NOAA's itinerary include Anchorage, Juneau, Kenai, Nome and Fairbanks.

Alaska Municipal League Summer Conference

I attended the Alaska Municipal League (AML) summer conference in Sitka. August 10th was a full day meeting of the Alaska Municipal Management Association (AMMA). After dispensing with our business meeting (I'm an AMMA board member), we spent the rest of the day focused on employee recruitment and retention. All throughout the state, cities and boroughs are struggling to find and retain quality employees. Similar to Homer, housing is a major barrier. Most attendees were also struggling to offer competitive wages for most positions. We'll be digging more into employee issues at our December meeting in Anchorage. August 11th and 12th were focused on statewide topics and discussion led by AML.

Quarterly Finance Report

Attached to this report is a report covering the 4th quarter of FY22. Sales tax revenue is artificially low in the report because at the time it was written, we still had not completely received 4th quarter sales tax data from the Kenai Peninsula Borough. I expect that we will have that information available for the next Council meeting.

Enclosures:

1. FY22 Q4 Report from Finance Director



City of Homer

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Finance Department

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Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: August 18, 2022
SUBJECT: FY2022 4th Quarter Financials

This memo is broken into two sections. The first section provides some analysis of the fourth quarter data from the perspective of the Finance Department. The second section provides some background information that may be helpful in interpreting the associated spreadsheet.

Remember that these financial reports are preliminary and are subject to change.

General Fund:

Preliminary estimates show the General Fund experiencing roughly a \$336k operating surplus at the close of FY22. This number is expected to increase when final sales tax figures are received.

Financial Analysis:

- Sales tax revenue was originally budgeted at \$5.8 million, amended to \$8.3 million and actual revenue received fiscally to date is \$7.3 million. Remote sales tax revenue was budgeted at \$207,225 and actual revenue received fiscally to date is \$308,693. **Remember, we are awaiting final sales tax figures for the 4th quarter and will have more revenue to record once that information is received from the borough.**
- The use of money (investment) category shows revenue/losses for long-term investments. There are periods in which we experience losses, but in the end (maturity) the City will likely experience net gains on our investment decisions.
- Operating transfers are slighter under budget, as the full budgeted amount for HART-Roads wasn't transferred due to actual road maintenance costs coming in under budget. The transfer amount now matches the actual costs less the mandatory \$500,000 required deposit into HART-Roads.
- Most General Fund expenditure categories managed to keep within budget parameters. Looking at historical trends, the collective expenditure is in line with historical spending.
- Two key areas to highlight:

- Clerks. It is important to remember that this category also includes the Mayor/Council operating expenses. The main driver with this overage is legal expenses. These expenses were budgeted at \$275,000 for FY22 and preliminary actuals are \$402,087.
- Non-departmental. The \$25,000 overage is attributed to the funding of a portion of the Homer Business Advisor of the Alaska Small Business Development Center (ORD 21-68).

Water and Sewer Fund:

Preliminary estimates show the Water and Sewer Fund experiencing just under a \$235k operating surplus after the close of FY22.

Financial Analysis:

- Utility total revenues are exceeding budget expectations and consistent with historical trends. Historically, water revenues are down slightly and sewer revenues are above trends. This can be attributed to changes in water and sewer rates over the years.
- Utility preliminary expenditures are in line with budget expectations. The collective expenditures are down from the same time interval in 2020, but some of this can be attributed to the difficulty in acquiring items.
- One key area to highlight is the Water Distribution System – The main cause of this overage is associated with electricity expenses. The budget was \$40,382 and the preliminary actuals are roughly \$216k.

Port and Harbor Fund:

Preliminary estimates show the Port and Harbor Fund experiencing just over a \$625k operating surplus at the close of FY22.

Financial Analysis:

- Seasonality is a huge factor in the harbor operations and the timing of receiving its revenues. The largest single component of revenue for the harbor is stall revenues and it is collected in the first half of the fiscal year. The Harbor budgeted roughly \$1.54 million in reserved stall revenue and actual revenue received fiscally to date is \$1.55 million. There is a year-end accounting entry to adjust for period reporting, so this value is subject to change.
- The majority of harbor expenditure categories managed to stay within budget appropriations by the close of FY22.

Background Information:

The purpose of these reports is to provide a budget versus actual comparison for City Council and at the same time illustrating the operating revenues and expenditures each fund has experienced within a given time period.

Therefore, it is important to remember that these reports are not all inclusive and do not represent all financial activity of the City. The focus is to report on those revenues and expenditures that present themselves as operating and are included in our budget.

An update to this report this fiscal year is the inclusion of a historical fiscal analysis. The purpose of this section is to provide City Council and the public comparative data for the same date range. As time goes on, this data will allow for better trend analysis and benchmarking.

General Fund:

Revenue Breakdown:

- Property tax is collected and administered by the Kenai Peninsula Borough and remitted to the City. The majority of these payments are remitted in September, October and November. Taxpayers can either split tax installments in two (first half due on September 15 and second half due on November 15) or can pay taxes in full on October 15.
- Sales tax is collected and administered by the Kenai Peninsula Borough (KPB) and then remitted to the City. 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.
- Use of money represents the interest income earned (lost) on investments held.
- Intergovernmental revenues include: Prisoner Care Contract with the State of Alaska for \$440,066; Pioneer Avenue Maintenance Contract with the State of Alaska for \$34,000; Police Special Services Contract with the State of Alaska for \$36,000; and the Borough 911 Contract with the Kenai Peninsula Borough for \$52,800.
- Charges for services include revenues received from the charges the City charges for some services it provides (i.e. application fees, ambulance fees, camping fees).
- Other revenues received for this time period is primarily from ACS for \$75,000 (reference ORD 21-42).
- Airport revenues represent those revenues collected through business at the Homer airport (leases, car rental, concessions, and parking fees).
- Operating transfers represent the admin fees charged to Water, Sewer and Port funds. The budget transfer from HART-Roads and HART-Trails to contribute to road and trail maintenance is also under this category. The \$10,000 transfer is representative of the amount the Utility Fund transfers to the General Fund to contribute to Public Works maintenance costs connected with Utility facilities and equipment.

Water and Sewer Fund:

Revenue Breakdown:

- Revenues received into the water fund include: metered sales, connection fees, investment income, penalties, and hydrant transfer from the General Fund.
- Revenues received into the sewer fund include: metered sales, inspection fees and dump station fees.

Expenditure Highlights:

- General Fund Admin Fees were waived for the Utility Fund in FY22 and FY23, per the amended FY22/23 Operating Budget (ORD 22-20).
- Other transfers include: transfer to health insurance fund (balancing mechanism), transfers to revolving energy fund, hydrant transfer to the water fund and \$10,000 transfer to General Fund for Public Works maintenance.

Port and Harbor Fund:

Revenue Breakdown:

- Administration revenues include: rents and leases, storage fees, investment income and any surplus revenues.
- Harbor revenues primarily represent stall revenues, but it also includes income received from energy charges, parking revenue and commercial ramp wharfage.
- Pioneer dock revenues include: Coast Guard leases, fuel wharfage, water sales and docking fees.
- Fish dock revenues include: ice sales, cold storage, crane rental, seafood wharfage and fish tax.
- Deep water dock revenues primarily represent docking and water sales at the deep water dock.

Expenditure Highlights:

- General Fund Admin Fees were waived for the Port Fund in FY22 and FY23, per the amended FY22/23 Operating Budget (ORD 22-20).
- Debt Service transfer represents the Lot 42 loan with the General Fund. The Port has budgeted to pay this loan off by the end of FY23.
- Load and Launch Ramp revenues in excess are accounted for separately from the larger harbor reserves.

Treasurer's Report:

The treasurer's report illustrates the investment positions of the City of Homer. It details the total amount held in our bank accounts and the timeline of maturity.

Quarterly General Fund
Expenditure Report
Thru Quarter Ended June 30, 2022

	Current Fiscal Analysis				Historical Fiscal Analysis			
	Amended FY22 Budget	Actual FY22 YTD	Budget Remaining	% Budget Remaining	Actual July 2018 - June 2019	Actual July 2019 - June 2020	Actual July 2020 - June 2021	Actual July 2021 - June 2022
Revenues								
Property Taxes	\$ 3,794,794	\$ 3,818,464	\$ 23,669	1%	\$ 3,522,082	\$ 3,631,221	\$ 3,730,911	\$ 3,818,464
Sales and Use Taxes*	8,548,113	7,659,654	(888,459)	-10%	6,128,318	6,582,962	7,117,886	7,659,654
Permits and Licenses	46,595	40,594	(6,001)	-13%	42,754	45,012	41,672	40,594
Fines and Forfeitures	22,930	21,246	(1,684)	-7%	17,855	23,265	11,849	21,246
Use of Money	146,718	(196,256)	(342,974)	-234%	187,572	244,060	22,068	(196,256)
Intergovernmental	562,866	571,866	9,000	2%	662,360	572,713	553,866	571,866
Charges for Services	597,597	677,360	79,762	13%	422,098	672,578	360,130	677,360
Other Revenues	-	123,185	123,185	0%	47,475	64,425	130,950	123,185
Airport	198,729	201,972	3,243	2%	203,324	209,116	171,375	201,972
Operating Transfers	864,165	799,825	(64,340)	-7%	2,026,004	2,058,582	315,184	799,825
Total Revenues	\$ 14,782,507	\$ 13,717,910	\$ (1,064,597)	-7%	\$ 13,259,841	\$ 14,103,934	\$ 12,455,891	\$ 13,717,910
Expenditures & Transfers								
Administration	\$ 1,392,969	\$ 1,178,744	\$ 214,225	15%	\$ 1,060,060	\$ 1,041,825	\$ 1,101,871	\$ 1,178,744
Clerks	880,182	950,980	(70,798)	-8%	722,341	746,276	881,584	950,980
Planning	416,528	373,735	42,794	10%	362,197	370,951	408,041	373,735
Library	952,536	806,336	146,200	15%	858,099	832,823	858,734	806,336
Finance	888,674	715,766	172,908	19%	658,125	698,130	774,959	715,766
Fire	1,481,683	1,268,979	212,704	14%	981,961	1,060,985	1,336,019	1,268,979
Police	3,837,209	3,638,646	198,564	5%	3,251,742	3,338,503	3,797,479	3,638,646
Public Works	3,272,912	2,763,561	509,351	16%	2,538,235	2,485,682	2,908,328	2,763,561
Airport	226,517	225,033	1,484	1%	197,848	193,191	215,442	225,033
City Hall, HERC	189,087	190,221	(1,134)	-1%	166,428	149,286	174,815	190,221
Non-Departmental	94,000	119,000	(25,000)	-27%	94,000	94,000	94,000	119,000
Total Operating Expenditures	\$ 13,632,299	\$ 12,231,001	\$ 1,401,298	10%	\$ 10,891,038	\$ 11,011,651	\$ 12,551,269	\$ 12,231,001
Transfer to Other Funds								
Leave Cash Out	\$ 136,126	\$ 136,126	\$ -	0%	\$ 85,232	\$ 104,643	\$ 58,222	\$ 136,126
Other	983,164	983,164	-	0%	180,642	122,991	69,860	983,164
Total Transfer to Other Funds	\$ 1,119,290	\$ 1,119,290	\$ -	0%	\$ 265,874	\$ 227,635	\$ 128,082	\$ 1,119,290
Transfer to CARMA								
General Fund Fleet CARMA	\$ 20,918	\$ 20,918	\$ -	0%	\$ 231,222	\$ 196,500	\$ -	\$ 20,918
General Fund CARMA	-	-	-	0%	290,559	170,654	-	-
Seawall CARMA	10,000	10,000	-	0%	10,000	10,000	10,000	10,000
Total Transfer to CARMA Funds	\$ 30,918	\$ 30,918	\$ -	0%	\$ 531,781	\$ 377,154	\$ 10,000	\$ 30,918
Total Expenditures & Transfers	\$ 14,782,507	\$ 13,381,209	\$ 1,401,298	9%	\$ 11,688,693	\$ 11,616,440	\$ 12,689,351	\$ 13,381,209
Net Revenues Over (Under) Expenditures	\$ 0	\$ 336,701						

*This is subject to change as we are awaiting final sales tax figures for the 4th quarter from the borough.

These numbers are preliminary and are subject to our annual audit.

Quarterly Water and Sewer Fund
Expenditure Report
Thru Quarter Ended June 30, 2022

	Current Fiscal Analysis				Historical Fiscal Analysis			
	Amended FY22 Budget	Actual FY22 YTD	Budget Remaining	% Budget Remaining	Actual July 2018 - June 2019	Actual July 2019 - June 2020	Actual July 2020 - June 2021	Actual July 2021 - June 2022
Revenues								
Water Fund	\$ 2,014,420	\$ 1,982,663	\$ (31,757)	-2%	\$ 2,235,019	\$ 2,402,659	\$ 2,074,837	\$ 1,982,663
Sewer Fund	1,762,264	1,805,224	\$ 42,960	2%	1,804,184	1,711,095	1,684,775	1,805,224
Total Revenues	\$ 3,776,685	\$ 3,787,887	\$ 11,202	0%	\$ 4,039,204	\$ 4,113,753	\$ 3,759,612	\$ 3,787,887
Expenditures & Transfers								
<u>Water</u>								
Administration	\$ 202,025	\$ 221,177	\$ (19,152)	-9%	\$ 176,350	\$ 192,630	\$ 201,588	\$ 221,177
Treatment Plant	616,638	540,669	75,969	12%	562,810	580,862	618,900	540,669
System Testing	28,608	33,152	(4,544)	-16%	44,278	23,843	30,361	33,152
Pump Stations	93,119	91,365	1,753	2%	100,526	81,088	109,313	91,365
Distribution System	348,073	463,852	(115,780)	-33%	313,363	332,513	396,757	463,852
Reservoir	17,326	13,272	4,054	23%	29,583	22,907	13,002	13,272
Meters	181,863	97,100	84,763	47%	150,071	171,481	150,509	97,100
Hydrants	203,479	173,604	29,875	15%	184,073	198,417	206,058	173,604
<u>Sewer</u>								
Administration	\$ 191,623	\$ 190,922	\$ 702	0%	\$ 154,812	\$ 173,910	\$ 183,661	\$ 190,922
Plant Operations	701,815	612,641	89,174	13%	662,341	673,868	760,302	612,641
System Testing	15,160	10,330	4,830	32%	36,682	14,448	12,406	10,330
Lift Stations	210,079	227,855	(17,776)	-8%	170,984	201,218	217,180	227,855
Collection System	326,795	237,302	89,493	27%	271,880	237,618	298,303	237,302
Total Operating Expenditures	\$ 3,136,603	\$ 2,913,242	\$ 223,360	7%	\$ 2,857,753	\$ 2,904,804	\$ 3,198,338	\$ 2,913,242
Transfer to Other Funds								
Leave Cash Out	\$ 72,026	\$ 72,026	\$ -	0%	\$ 14,859	\$ 20,810	\$ 16,117	\$ 72,026
GF Admin Fees	-	-	-	0%	517,046	524,290	303,634	-
Other	23,030	23,030	-	0%	59,969	36,475	23,492	23,030
Total Transfer to Other Funds	\$ 95,056	\$ 95,056	\$ -	0%	\$ 591,874	\$ 581,575	\$ 343,242	\$ 95,056
Transfers to CARMA								
Water	\$ 247,542	\$ 247,542	\$ -	0%	\$ 84,252	\$ 81,240	\$ -	\$ 247,542
Sewer	297,484	297,484	-	0%	155,164	14,856	-	297,483.72
Total Transfer to CARMA Funds	\$ 545,026	\$ 545,026	\$ -	0%	\$ 239,416	\$ 96,096	\$ -	\$ 545,026
Total Expenditures & Transfers	\$ 3,776,685	\$ 3,553,324	\$ 223,360	6%	\$ 3,689,042	\$ 3,582,475	\$ 3,541,581	\$ 3,553,324
Net Revenues Over(Under) Expenditures	\$ -	\$ 234,563						

These numbers are preliminary and are subject to our annual audit.

Quarterly Port and Harbor Fund
Expenditure Report
Thru Quarter Ended June 30, 2022

	Current Fiscal Analysis				Historical Fiscal Analysis			
	Amended FY22 Budget	Actual FY22 YTD	Budget Remaining	% Budget Remaining	Actual July 2018 - June 2019	Actual July 2019 - June 2020	Actual July 2020 - June 2021	Actual July 2021 - June 2022
Revenues								
Administration	\$ 596,909	\$ 552,014	\$ (44,895)	-8%	\$ 569,959	\$ 692,855	\$ 719,854	\$ 552,014
Harbor	3,312,100	3,636,466	324,366	10%	2,846,131	3,054,776	4,093,742	3,636,466
Pioneer Dock	330,646	294,761	(35,884)	-11%	311,943	333,371	268,274	294,761
Fish Dock	565,242	590,159	24,917	4%	591,475	577,314	556,319	590,159
Deep Water Dock	161,889	157,434	(4,455)	-3%	266,373	317,882	174,775	157,434
Outfall Line	4,800	4,626	(174)	-4%	4,800	4,800	4,800	4,626
Fish Grinder	7,191	(872)	(8,063)	-112%	7,823	7,283	7,108	(872)
Load and Launch Ramp	126,483	132,446	5,964	5%	128,416	126,438	134,121	132,446
Total Revenues	\$ 5,105,259	\$ 5,367,034	\$ 261,776	5%	\$ 4,726,919	\$ 5,114,719	\$ 5,958,993	\$ 5,367,034
Expenditures & Transfers								
Administration	\$ 711,339	\$ 711,097	\$ 242	0%	\$ 616,160	\$ 647,380	\$ 709,380	\$ 711,097
Harbor	1,355,331	1,189,213	166,118	12%	1,181,983	1,147,923	1,228,818	1,189,213
Pioneer Dock	81,451	106,648	(25,197)	-31%	62,572	85,282	84,823	106,648
Fish Dock	644,058	543,789	100,270	16%	583,367	522,142	553,121	543,789
Deep Water Dock	87,824	89,177	(1,353)	-2%	86,436	82,704	76,539	89,177
Outfall Line	6,500	4,405	2,095	32%	3,137	2,475	4,044	4,405
Fish Grinder	30,333	13,930	16,404	54%	11,433	21,775	20,215	13,930
Harbor Maintenance	446,653	377,326	69,327	16%	365,131	376,878	361,515	377,326
Main Dock Maintenance	40,768	32,258	8,510	21%	31,188	32,443	27,759	32,258
Deep Water Dock Maintenance	51,268	36,635	14,633	29%	44,450	40,140	31,665	36,635
Load and Launch Ramp	92,282	79,081	13,201	14%	70,779	62,872	64,197	79,081
Total Operating Expenditures	\$ 3,547,809	\$ 3,183,560	\$ 364,249	10%	\$ 3,056,635	\$ 3,022,013	\$ 3,162,077	\$ 3,183,560
Transfer to Other Funds								
Leave Cash Out	\$ 66,243	\$ 66,243	\$ -	0%	\$ 29,241	\$ 31,457	\$ 20,620	\$ 66,243
GF Admin Fees	-	-	-	0%	591,076	579,038	-	-
Debt Service	69,285	69,285	-	0%	98,817	70,338	70,338	69,285
Other	301,517	301,517	-	0%	321,118	304,450	300,000	301,517
Total Transfer to Other Funds	\$ 437,045	\$ 437,045	\$ -	0%	\$ 1,040,252	\$ 985,283	\$ 390,958	\$ 437,045
Transfers to Reserves								
Harbor	\$ 1,086,204	\$ 1,086,204	\$ -	0%	\$ 271,984	\$ 286,611	\$ -	\$ 1,086,204
Load and Launch Ramp	34,201	34,201	-	0%	38,301	46,717	26,354	34,201
Total Transfer to Reserves	\$ 1,120,405	\$ 1,120,405	\$ -	0%	\$ 310,285	\$ 333,328	\$ 26,354	\$ 1,120,405
Total Expenditures & Transfers	\$ 5,105,259	\$ 4,741,010	\$ 364,249	7%	\$ 4,407,171	\$ 4,340,624	\$ 3,579,389	\$ 4,741,010
Net Revenues Over(Under) Expenditures	\$ -	\$ 626,025						

These numbers are preliminary and are subject to our annual audit.

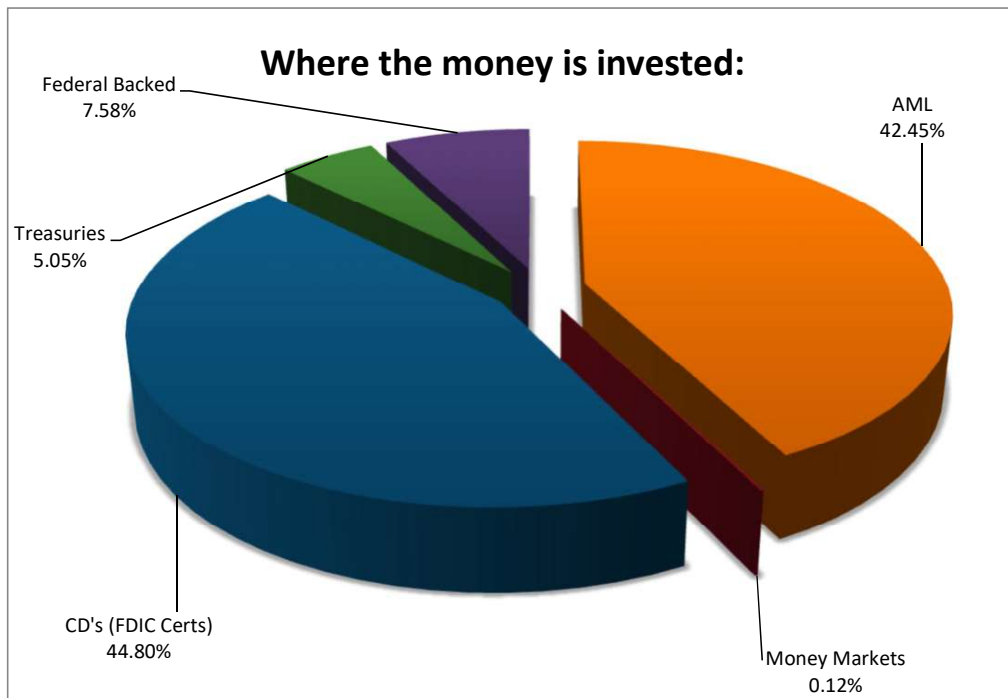
**CITY OF HOMER
Treasurer's Report**

As of:

June 30, 2022

INVESTMENT BY INSTITUTION:	\$ Invested	% Of \$ Invested
Alaska Municipal League	\$ 13,068,024	42%
Pro-Equities	\$ 17,737,263	58%
Total Cash and Investments	\$ 30,805,288	100%

MATURITY OF INVESTMENTS:		AMOUNT	% Of Investment by Maturity Date
1 to 30 Days	7/30/2022	\$ 13,650,851	44%
30 to 120 Days	10/28/2022	\$ 700,918	2%
120 to 180 Days	12/27/2022	\$ -	0%
180 to 365 Days	6/30/2023	\$ 2,594,819	8%
Over 1 Year		\$ 13,858,700	45%
TOTAL		\$ 30,805,288	100%



These investments are made in accordance with the City of Homer's investment policy pursuant to Ordinance 93-14, Chapter 3.10. The balances reported are unaudited.

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		Regular Meeting Cancelled		
AUGUST	Wednesday 8/17 5:00 p.m.	Special Meeting Tuesday 8/23 6:00 p.m.	Monday 9/12 6:00 p.m. [Marks]	<ul style="list-style-type: none"> • Capital Improvement Plan Review
SEPTEMBER	Wednesday 9/7 5:00 p.m.	Tuesday 9/13 6:00 p.m.	Monday 9/26 6:00 p.m. [Marks]	<ul style="list-style-type: none"> • Workforce Development Speaker • Update from Public Works Director
OCTOBER	Wednesday 10/5 5:00 p.m.	Tuesday 10/11 6:00 p.m.	Monday 10/24 6:00 p.m. [Gamble]	<ul style="list-style-type: none"> • Annual Review of EDC's Strategic Plan/Goals & BR&E
NOVEMBER	Wednesday 11/2 5:00 p.m.	Tuesday 11/8 6:00 p.m.	Monday 11/28 6:00 p.m. [Cherok]	<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. [Perez]	<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.