



Agenda

Economic Development Advisory Commission Regular Meeting

Wednesday, November 12, 2025 at 6:00 PM

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

Homer City Hall

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

Zoom Webinar ID: 990 0366 1092 Password: 725933

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

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

AGENDA APPROVAL

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

RECONSIDERATION

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

- A. Approval of the September 9 unapproved min.

VISITORS/PRESENTATIONS (10 minute time limit)

- A. Homer Chamber of Commerce Annual Presentation.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. EDC Staff Report
- B. Chamber Directors Report
- C. Homer Marine Trades Association Report
- D. Kenai Peninsula Economic Development District Report
- E. Guiding Homer's Growth and Housing

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- [A.](#) Annual Meeting Schedule
- [B.](#) Cancellation of December meeting
- C. Annual Work Plan

INFORMATIONAL MATERIALS

- [A.](#) City Managers Report

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, December 9, at 6:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

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.)

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORTS/COMMITTEE REPORTS

PUBLIC HEARING(S)

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL ITEM(S)

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF THE CITY STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next regular meeting is **[DAY]**, **[DATE]**, at **[TIME]** p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

CALL TO ORDER

Session 25-07 a regular meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:06pm on September 9, 2025, at the City Hall Cowles Council Chambers located at 491 E, Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the pledge of allegiance.

PRESENT: COMMISSIONERS AREVALO, MARKS, NOOMAH, YOUNG, ZUBEK, STARK AND ISSAK

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK LYNN

AGENDA APPROVAL

Chair marks request a motion and a second to approve the agenda.

AREVALO/ISSAK MOVED TO APPROVE THE AGENDA

There was no discussion

VOTE: NON- OBJECTION: UNANIMOUS CONSENT

Motion carried.

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

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of August 12, 2025

AREVALO/ISSAK MOVED TO APPROVE THE MEETING MINUTES OF AUGUST 12, 2025

There was no discussion

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS/PRESENTATIONS (10-minute time limit)

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. Community Development Director Staff Report

Community development Director Engbretson stated that the city was awarded a \$1.5 million NOAA grant to purchase land in the bridge creek watershed and will also pay for the new weather station.

- B. Chamber Director Report

Community Development Director Engebretson noted that candidate forums and debates are happening in the coming months by various organizations including the Chamber.

- C. Homer Marine Trades Association (HMTA) Report
- D. Kenai Peninsula Economic Development District (KPEDD) Report

Chair Marks reported that the Kenai Peninsula Economic District had their annual meeting in August. KPED is also interested in housing development and bringing together like-minded groups on the peninsula.

- E. HERC Update

Contractors were hired and were scheduled to be done by August 1st. The time frame has shifted and is now scheduled to be done by the end of September. The work is consisting of testing results on the HERC building as well as an Analysis of Brownfield Cleanup Alternatives.

- F. Housing/Guiding Growth Update
- G. Planning Update

Planning commission recommendations for the comprehensive plan and will be going to the city council in the coming weeks. Title 21 open house on Wednesday October 22.

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Review and Recommendations on Ordinance 25-54, Title 8

-Make itinerant merchant rules to mirror current food truck regulations.

Chair Marks motions-

“EDC feels Ordinance 25-54 does not solve a variety of problems and the EDC supports a review of the itinerant merchant code with consideration of the simplicity of the mobile food regulations”

Seconded

- B. Cancellation of October EDC regular meeting.

INFORMATIONAL MATERIALS

- A. 2024-2025 EDC Strategic Plan & Goals
- B. 2025 Economic Development Advisory Commission Calendar

COMMENTS OF THE AUDIENCE (3-minute time limit)

COMMENTS OF THE CITY STAFF

- Deputy City Clerk Lynn Thanks the council for a good meeting and for dealing with his learning curve.
- Director Engebretson thanks the commissioners for working through the ordinance and is looking forward to working on it more in depth.

COMMENTS OF THE COMMISSION

- Commissioner Young is excited to be working with like-minded individuals who really care about home and volunteering their time.
- Commissioner Isaak welcomed Clerk Lynn to the board and had a great meeting.
- Commissioner Arevalo welcomes Mike Stark and is excited to hear more from him at future meetings.
- Commissioner Zubek is feeling more confident in her role in the commission thanks the commission for listening to her.

ADJOURNMENT

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



City of Homer

www.cityofhomer-ak.gov

Community Development

491 E Pioneer Avenue
Homer, Alaska 99603

planning@cityofhomer-ak.gov

(p) 907-235-3106

(f) 907-235-3118

TO: Economic Development Advisory Commission
FROM: Julie Engebretsen, Community Development Director
DATE: November 6, 2025
SUBJECT: Annual Work Plan

Requested action: Review the 2024-2025 Strategic Plan. Please bring ideas of what you and the EDC could work on during calendar year 2026.

Background

The Commission has historically used a "Strategic Plan to plan out what the Commission will work on each year. At the All Hands meeting on Monday 11/3, the Mayor expressed interest in Commissions having more achievable 1-year plans, with goals that align with Council priorities. Those priorities are attached (I'm not 100% sure it's their latest list, but it's pretty close), as well as the EDC's prior strategic plan, and SWOT analysis work from 2022.

Requested action: Review the 2024-2025 Strategic Plan. Please bring ideas of what you and the EDC could work on during calendar year 2026. The EDC makes recommendations to Council and the City Manager on policies or actions the City should take.

Relevant code:

2.76.040 Duties and responsibilities of the Commission.

- a. Oversee responsibility of the City of Homer's work with KPEDD in developing a strategic plan for the specific Homer portion of the regional CEDS that is written every five years.
 1. Cohost with KPEDD public meetings to collect comments on local strengths, opportunities, weaknesses and threats especially relating to the economy to determine the City's needs and wants. This is done to broaden public involvement.
 2. Review and comment on yearly CEDS updates.
 3. Monitor the implementation of the regional CEDS in terms of the Homer portion.
- b. Collect and analyze data to evaluate existing City of Homer resources.
- c. Formulate and develop the overall long-range economic development goals of the residents of the City of Homer through public hearing process.
- d. Identify specific alternatives or projects to accomplish the City's objectives.
- e. Recommend priorities for the projects or alternatives.
- f. Promote public interest in overall economic development.
- g. Make inquiries regarding matters related to economic development.

- h. Commission may take part in activities with the Chamber of Commerce, Kenai Peninsula Borough Economic Development District, and Kenai Peninsula Borough Tourism Marketing Council upon the approval of the Council.
- i. Commission should provide a representative for the KPB Economic Development District Board.
- j. Any recommendation the Commission may have regarding economic development is to be directed to the City Council through the City Manager or the recommendations of the Commission concerning policy issues shall be sent directly to the Council upon request of the Commission.
- k. The Commission shall consider any specific proposal, problem or project as directed by the City Council and any report or recommendations thereon shall be made directly to the Council, unless otherwise directed by the Council.
- l. The City Council may at a future date expand or withdraw duties and responsibilities of the Commission. [Ord. [20-64\(A\)](#) § 1, 2020; Ord. 93-15(S)(A), 1993; Ord. [06-25](#) § 1, 1993. Code 1981 § 1.78.040].

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
2024 -2025 STRATEGIC PLAN & GOALS

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

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

Vision Statement

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

Mission Statement

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

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



MEMORANDUM

City Council Projects and Initiatives

Item Type: Action Memorandum
Prepared For: Homer City Council
Date: April 9, 2025
From: Rachel Lord, Mayor
cc: Melissa Jacobsen, City Manager

Over the last several years, the City Council has identified a wide range of projects, initiatives, and policy updates. Some originated as far back as 2022 and continue to evolve, while others are newer efforts that will shape Homer's future. After bringing back the list of strategic priorities from our January worksession, I received some feedback that the list was incomplete, and future discussions truly needed to include the large ongoing projects that the Council has fully committed to. That made me reflect back to the 2022 strategic planning session and try to ensure as complete of a list as possible for the Council's considerations.

Council plays a critical role in establishing clear priorities and expectations for the City Manager to execute with staff. This guidance is essential to ensure that City efforts align with the community's values and needs. At the same time, it's important that we recognize the City's finite capacity—in both time and resources. By working collaboratively to identify which initiatives are most urgent, where sustained attention is needed, and where flexibility exists, the Council can help the City Manager and staff focus their efforts for the greatest impact.

Councilmember Aderhold reminded me of the "Strategic Doing" sessions started by Mayor Beth Wythe. In looking back at those memos and agendas, I believe we should engage in a similar effort to ensure alignment and strong communication. Strategic prioritization, tracking, and communication is not just a matter of efficiency; it's a commitment to good governance and responsible stewardship of public resources.

To strengthen prioritization, communication, and accountability, I recommend establishing **regular worksessions with the City Manager**. These sessions will allow for structured updates, progress tracking, and timely conversations about prioritization, resource allocation, definitions, metrics and benchmarks of success, and Council direction on a **Priority Work Plan** for the year.

In 2015, these ‘Strategic Doing’ sessions were set up as worksessions for the first meeting every other month, beginning in January. **For the remainder of 2025, I would like to ask that we hold these sessions during the second meeting of the month in April, June, August, October.**

Next Steps

At the next Council meeting, I propose we hold our first **Priority Work Plan worksession**, during which we:

- **Compile rankings** from all Council members and the City Manager for each project. Please take time beforehand to rate each on a scale of 1-10 according to level of difficulty and level of impact.
 - Difficulty rated on a scale of 1-10, 1 predicting relative ease in accomplishment, and 10 predicting extreme difficulty in accomplishment.
 - Impact rated on a scale of 1-10, 1 predicting a relatively low impact in accomplishment, and 10 predicting an extremely high impact in accomplishment.
- Identify a short list of projects for **in-depth focus**
- Begin developing **milestones and timelines** for Council-priority projects
- Request staff to provide **status updates** and highlight key decision points

Questions for Council to Consider:

1. Which three to five projects are you most interested in prioritizing for 2025?
2. Are there projects where additional background or a refresher would be helpful?
3. What does success look like for these projects—and what milestones or deliverables should we track?
4. Are there projects you feel can be paused, delegated, or re-evaluated in light of other demands?
5. Would the Council like to see a simple project tracker or dashboard to monitor status between worksessions?

Backup Included:

- Rankings of Council Projects spreadsheet - printed that can be handwritten & returned to the Clerk’s office (you will also get an emailed .xls that can be filled out and emailed back to the

Clerk's office if you prefer electronic!) (**action**)

- Grants Tracker spreadsheet (informational, from Jenny)
- 2025 Worksession Schedule (informational)

Project / Initiative	Difficulty (1–10)	Impact (1–10)	What Would Success Look Like?	Notes/Questions
	1 = relatively easy / 10 = extremely difficult	1 = relatively low impact / 10 = extremely high impact	If we accomplished this project/initiative, what would ultimate success look like to you?	
FY 26/27 Budget				
Comprehensive Plan				
Title 21 Rewrite				
Harbor General Investigation (GI)				
Harbor Expansion Local Services Plan				
Spit Erosion				
Traffic Calming / Street Design				
Election Code Updates				
Procurement Policy Review				
Lease Policies & Procedures				
Public-Private Partnerships				
Expanding Transportation Options				
Financial Policy Development				
HART Policy Manual Update				
Asset & Reserve Management				

Project / Initiative	Difficulty (1–10)	Impact (1–10)	What Would Success Look Like?	Notes/Questions
	1 = relatively easy / 10 = extremely difficult	1 = relatively low impact / 10 = extremely high impact	If we accomplished this project/initiative, what would ultimate success look like to you?	
Homer Volunteer Fire Dept. Operations				
Volunteerism at the City				
Cemetery Management				
Rec Center Development				
Town Center Planning & History Review				
New Public Works Facility				
New HVFD Facility				
Sister City – New Fund & Program				
City Employee Morale Survey				
HERC Demolition (2022)				
Stormwater Management Plan (2022)				
Climate Action Plan Update (2022)				
Building Safety & Code Enforcement (2022)				
Strengthening Cybersecurity Program (2022)				
Emergency Preparedness Planning & Training (2022)				

Project / Initiative	Difficulty (1–10)	Impact (1–10)	What Would Success Look Like?	Notes/Questions
	1 = relatively easy / 10 = extremely difficult	1 = relatively low impact / 10 = extremely high impact	If we accomplished this project/initiative, what would ultimate success look like to you?	
Public Safety Citizens' Advisory Board (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. As the Commission discovered, it's the people who make Homer, Homer. 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 Chero

Luke Gamble

Hazel Pearson

Adele Person

Tulio Perez

Debbie Speakman

Staff

Julie Engebretsen, Economic Development Manager

Rachel Tussey, CMC, Deputy City Clerk II

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.

QUALITY OF LIFE

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

Business climate

Strengths	Variety of businesses and activities.	Working town with rich history.	Lots of jobs for entry level workers.	Small, locally owned business are the majority; few chains.	Vibrant cultural community that has rich opportunities for arts, sports, music, gathering, education, and entertainment.	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.
Threats + Weaknesses	Low availability of vocational training.	Not enough homes available for sale or rent to meet the demand. Affects the work force and tax paying residents.	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.	Cost of living and doing business here is increasing. Harder to live and move here. (food, housing, development, energy costs).	Risk of over-regulation. Potential mismatch between level of local regulation and community desire for regulation.	Uncertain energy supplies and future prices (natural gas in Cook Inlet).
Opportunities	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.	Solicit developers (could be from outside of Homer) to build multifamily housing.	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.		Promote policies that are favorable to economic growth (tax environment, seasonal labor initiatives, etc.).	Balance growth with cohesive town "feel."

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.	Low density can cause 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, planning for pedestrian and storm water drainage, and rezoning to allow more housing and tiny homes.	Collaborate with the Homer Chamber of Commerce to help maintain focus towards building up our local small businesses across sectors.	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.	Addiction 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/landscaping 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.



MEMORANDUM

Resolution 25-xxx, A Resolution of City Council of Homer, Alaska Establishing the 2025 Regular Meeting Schedule for City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation & Culture Advisory Commission, Planning Commission, Port & Harbor Advisory Commission and ADA Advisory Board. City Clerk.

Item Type: Action Item
Prepared For: Advisory Bodies
Date: October 2, 2025
From: Zach Pettit, Deputy City Clerk II

Please review the draft resolution that establishes your meetings for 2026 and make any changes by way of motion.

Requests for meeting schedule changes will then go to City Council, who will be setting the 2026 meeting schedule for Council and Advisory Bodies via resolution no later than their November 24, 2025 meeting.

Recommendation

Review the attached draft resolution; make a motion to approve the resolution either as-is or with amendments and recommend adoption by City Council.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 25-xxx

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2026 REGULAR MEETING SCHEDULE FOR CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION, PLANNING COMMISSION, PORT AND HARBOR ADVISORY COMMISSION, AND AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD.

WHEREAS, Pursuant to Homer City Code (HCC) Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Planning Commission, Advisory Commissions and Boards; and

WHEREAS, The public is informed of such meetings through notices located at the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2025 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Planning Commission, Port and Harbor Advisory Commission, and the American with Disabilities Act (ADA) Advisory Board of the City of Homer, Alaska, as follows:

HOLIDAYS – City Offices closed:

January 1, New Year's Day, Wednesday	February 16, Presidents' Day, third Monday	March 30, Seward's Day, last Monday	May 25, Memorial Day, last Monday	July 3*, Independence Day, Friday	September 7, Labor Day, first Monday
October 19*, Alaska Day Monday	November 11, Veterans Day, Wednesday	November 26 Thanksgiving Day, Fourth Thursday	November 27, Friday, the day after Thanksgiving	December 25, Christmas, Friday	

*If a holiday is on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 12, 26	February 9, 23	March 9, 23	April 13, 27	May 11, 26*	June 8, 22
July 27**	August 10, 24	September 14, 28	October 6 Election	October 12, 26 Oath of Office October 12	Canvass Board October 09
November 3 Runoff Election	November 9, 23	December ***If needed			

*Second meeting in May will be held on a Tuesday due to Memorial Day

**There will be no First Regular Meeting in July.

*** The City Council will not schedule a regular meeting in December to allow for attendance at AML Annual Conference and may hold Special Meetings as needed.

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. Council will not conduct a First Regular Meeting in July or a meeting in December.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 13	February 10	March 10	April 14	May 12	June 9
July 14	August 11	September 8	October 13	November 10	December 8

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each month at 6:00 p.m.

LIBRARY ADVISORY BOARD (LAB)

January 20	February 17	March 17	April 21	May 19	
	August 18	September 15	October 20	November 17	December 15

Library Advisory Board Regular Meetings are held on the third Tuesday of January through May and August through December at 5:30 p.m.

PARKS, ART, RECREATION AND CULTURE ADVISORY COMMISSION (PARC)

	February 19	March 19	April 16	May 21	June 18
	August 20	September 17	October 15	November 19	

Parks, Art, Recreation and Culture Advisory Commission Regular Meetings are held on the third Thursday February through June and August through November at 5:30 p.m.

PLANNING COMMISSION (PC)

January 7, 21	February 4, 18	March 4, 18	April 1, 15	May 6, 20	June 3, 17
July 15*	August 5, 19	September 2, 16	October 7, 21	November 4*	December 2*

*There will be no First Regular Meeting in July or Second Regular Meetings in November and December.

Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m.

PORT AND HARBOR ADVISORY COMMISSION (PHC)

January 28	February 25	March 25	April 22	May 27	June 24
July 22	August 26	September 23	October 28	November 12*	December 9

*November meeting will be held on Thursday due to Veterans Day.

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of month January through October and the second Wednesday of November and December at 5:30 p.m.

AMERICANS WITH DISABILITIES ACT (ADA) ADVISORY BOARD (ADAAB)

	February 12		April 9	May 14	June 11
July 9	August 13		October 8	November 12	

The Americans with Disabilities Act (ADA) Advisory Board Regular Meetings are held on the second Thursday at 4:00 p.m. in the months of February, April through August, October and November, with additional meetings called as needed.

PASSED AND ADOPTED by the Homer City Council this _____ day of November, 2025.

CITY OF HOMER

RACHEL LORD, MAYOR

ATTEST:

RENEE KRAUSE, MMC, CITY CLERK

Fiscal Impact: Advertising of meetings in regular weekly meeting ad and advertising of any additional meetings.



MEMORANDUM

Cancelation of December Meeting

Item Type: Action Item
Prepared For: Economic Development Advisory Commission
Date: November 6, 2025
From: Julie Engebretsen, Community Development Director

Background

The Commission reviewed the annual meeting calendar in November, and recommended cancelation of the July and December meetings. Unfortunately, those minutes did not get shared in time with the City Clerk, so the official resolution for City meetings includes July and December. Staffing in December is limited and its typically a busy time for Commissioners. I'm not aware of any topics that are time sensitive that would require consideration prior to January. Staff requests the Commission cancel the December meeting.

Requested Actions:

1. Cancel the December meeting



City of Homer

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(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
FROM: Melissa Jacobsen, City Manager
DATE: November 5, 2025
SUBJECT: City Manager's Report for November 10, 2025 Council Meeting

International City/County Management Association (ICMA) Annual Conference

I was fortunate to be able to attend the ICMA Annual Conference October 25-29 in Tampa, Florida. I participated in sessions on Council/Manager relations, Budgeting and Fraud Risk Vulnerabilities, and personal strategic planning. There were over 5000 attendees at this year's conference and nine of us made it from Alaska. The training sessions were



great, the networking was invaluable, and connecting with other Alaska Managers was the icing on the cake.

I so appreciate Community Development Director Julie Engebretsen's willingness to take the reins when I'm away, also a huge shoutout to the Department/Division Heads and entire City team for the work they do to keep the City running!

Happy Halloween!

City Hall joined the Trick or Treat on Pioneer event on Halloween. Staff gave fruit snacks and reflective zipper pulls to over 400 kids. It was great to see families enjoying Pioneer Ave's festive atmosphere!

City Manager Meetings and Events:

October 23rd and November 6th – Microsoft 365 Pilot Team Meeting

October 21st – Landslide Open House

November 3rd – Council/Commission/Board All Hands Training

November 6th – Title 21 Open House

And, ongoing weekly meetings with Departments, Mayor and Councilmembers, and City Attorney

