



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

City Council Worksession

Monday, December 06, 2021 at 4:00 PM

In Person at City Hall Cowles Council Chambers and by Zoom Webinar

<https://cityofhomer.zoom.us/j/96586314135?pwd=WTdvVHdDVmxxZHJwaC9ZNmFYlZ3dz09>

Or Dial: (669) 900 6833 or (253) 215 8782 or Toll Free (888) 788 0099 or (877) 853 5247

Webinar ID: 965 8631 4135 Passcode: 792566

CALL TO ORDER, 4:00 P.M.

AGENDA APPROVAL (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

DISCUSSION TOPIC(S)

- a. Redevelopment of the Homer Education and Recreation Campus (HERC) presentation and discussion by Josh Cooper and Giovanna Gambardella AIA NCARB, Stantec

COMMENTS OF THE AUDIENCE (3 minutes)

ADJOURNMENT

Next Regular Meeting is Monday, December 13, 2021 at 6:00 p.m., Committee of the Whole at 5:00 p.m. and a Worksession November 22, 2021. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



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Homer, Alaska 99603

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Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Julie Engebretsen, Deputy City Planner and Special Projects Coordinator
DATE: December 2, 2021
SUBJECT: HERC work session

The ink is dry on the contract and planning for the HERC site is underway! The current contract amount is \$52,493. An additional \$23,166 is held aside for a detailed economic analysis. When our community arrives at a decision about what should be built, then the economic analysis can be conducted. But there is work to do first!

At the Monday, December 6th Work Session, Josh Cooper and Giovanna Gambardella will have a PowerPoint presentation, and have some discussion points for the City Council. The meeting will touch on three topics:

1. Update the 2015 PARC Needs Assessment
2. Narrow down what needs the HERC site can meet and what Homer can afford
3. Next Steps (including public process) and a project timeline

REDEVELOPMENT OF THE HOMER EDUCATION & RECREATION CAMPUS (HERC)

Homer City Council

December 6, 2021

The City of Homer (City) owns a 4.3-acre property at the corner of West Pioneer Ave and the Sterling Highway and it is available for development. The site is in a key location: anchoring downtown, providing an entrance to Pioneer Avenue, and spectacular views of the ocean.

One alternative is to use a portion of the property for a Homer Education & Recreation Campus (HERC). Recent increases in federal grant and/or infrastructure funding may provide the City the opportunity to pursue development of the HERC.

Before the City can prepare an application for federal funds, there needs to be a clear plan of what activities will happen in the HERC, and an ongoing business plan.



Figure 1 HERC Parcel at Pioneer Ave and the Sterling Highway

STEP 1: UPDATE 2015 PARC NEEDS ASSESSMENT

The 2015 Parks, Art, Recreation, and Culture (PARC) Needs Assessment found that the most significant need was for indoor space for active recreation, arts, youth activities, and community events.

Since 2015, SPARC has been constructed, the Pratt Museum completed a major renovation, and other community changes have occurred.

Does Homer still have the same needs? Have they changed?

Discussion will take place during the meeting about updating the following 2015 needs list.

2015 Needs	Existing Resources
Primary Needs	
Multi-purpose gym	HERC, High School, Middle School, SPARC
Convention center	Land's End, Bidarka Hotel, Islands and Ocean, Kevin Bell Ice Arena, Pratt Museum
200 – 250-person theater	Mariner Theater (499 cap.), Homer Theater (220 cap.), Pier One (100 cap.), Homer Council on the Arts (70 cap.), Pratt Museum
Space and programming for children and teens when school is not in session	High School, Senior Center, Library, Islands and Ocean, Homer Council on the Arts, Pratt Museum, Kevin Bell Arena, Pool, Schools, private businesses, SPARC.
More programming for mentally and physical disabled older people, and for seniors	Community Recreation, Independent Living Center TRAILS Program

STEP 2: WHAT NEEDS CAN HERC MEET AND HOMER AFFORD?

Funding would come from several sources but may require area residents to contribute, on average, several hundred dollars a year per household through both user fees and increased taxes.

Discussion will take place on the advantages and disadvantages of various sources of funding, including:

- Dedicated Service Area
- Reallocate Existing Funding
- Dedicated Sales Tax
- User Fees
- Grants
- Public Private Partnerships

NEXT STEPS

- December 2021/January 2022: Public Survey of Recreation Needs
- January/February 2022: Develop a Friends of HERC group for grassroots support
- January/February 2022: Needs consolidation and existing infrastructure update
- January/February 2022: 2 HERC Conceptual Plans